

Your Colour Selections at Toowoomba Fairways



Nelson — Dark scheme

Two External Colour Palettes

The combination of colours for external finishes on our homes has been predesigned by a colour expert to ensure that colours combine well, are relatively neutral and will be pleasing to most people. To ensure that all streetscapes feature a reasonable mix, all homes at Toowoomba Fairways have been assigned one of the two colour palettes in advance. There is a dark scheme and a light scheme.



Nelson — Light scheme





Moonah — Dark scheme



Moonah — Light scheme



Kingston — Dark scheme



Kingston — Light scheme



Jasmine — Dark scheme



Jasmine — Light scheme



Links — Dark scheme



Links — Light scheme

Three Internal Colour Palettes

The three internal colour palettes have also been designed by a colour expert to ensure that colours combine well and will be quite neutral in blending with most contemporary furniture colour combinations. Clients who place a deposit prior to construction of their villa commencing will be able to choose one of the following palettes.

Our sales office has colour sample display boards to assist you in choosing a preferred scheme.

	Calcite Scheme	Chalkstone Scheme	Zinc Scheme
Floor Tiles	Atlas Latte Matt 450 x 450	Atlas Ash Matt 450 x 450	Atlas Ice Matt 450 x 450
Stone Bench Tops	Essa Stone Calcite Gloss	Essa Stone Chalkstone Gloss	Essa Stone Zinc Gloss
Vinyl Plank	Classic Oak Natural	Seasoned Prime Oak	Weathered White Oak

Ceilings – Ceiling White.

Walls, doors, skirtings & architraves –
Snowy Mountains Half.

Cabinetry doors and panels –
Thermolaminate Classic White Gloss

Bathroom wall tiles and splashbacks –
White Gloss 200 x 400

Kitchen splashback tiles –
Gloss White Café 100 x 300

Roller blinds – Lovelight – Zen Bounty

All homes will feature the above colours as part of their design palette.
Regardless of the internal colour option you choose, you can pick your carpet from a broader swatch of carpet colours.

Home Inclusions

We include a premium level of finishes and fittings in homes at Toowoomba Fairways. Many of these items would be considered by most volume builders to be upgrades above standard inclusions in a new home.

General

Fully detached homes

Permanent structure homes

Built on engineered structural concrete slab

Genuine lock up garages, either double garage or 1.5 size

All garages have built in storage

Large front portico suitable for parking a golf buggy

Double glazed windows

Minimum 6 Star energy rating



Internal

2700mm high ceilings (9')
Square set ceiling finish
Flat acrylic paint to ceilings- "Ceiling White"
Wash & wear matt acrylic paint to walls- "Snowy Mountain Half"
All floor coverings- tiles, carpet & vinyl plank in areas shown on floor plans
Powder coated aluminium awning window frames
Fly screens to all openable windows
Holland blinds to windows
Feature internal Hume Haml doors
Gainsborough Lianna Bright Chrome door handles (lever style)
Feature bevelled architraves & skirtings
Tiled skirtings to wet areas
Ducted heating & refrigerated air conditioning

External

Colourbond roof
Rendered Hebel panel veneer
Feature linear cladding and/or stacking stone
Security screens to front door & external laundry door
Feature Hume XN5 front door with translucent glazing
Gainsborough Trilock ANG8901 bright chrome door set
Solar heated hot water service with continuous flow booster
Colorbond remote control door garage door
Colorbond guttering & fascia
Fully landscaped front yard including synthetic grass
Large portico at front, enclosed three sides
5 metre long exposed aggregate concrete driveway
Exposed aggregate paving
Rear alfresco with decking
Basic finish to rear yard, generally as shown on floor plans
Clothesline with concrete pad
1000 litre water tank

Kitchen

Smeg cooking appliances including 900 wide induction cooktop
Smeg dishwasher

Island bench- Drop down stone waterfall end & 60mm reconstituted stone edge
Rear kitchen benches – Stone benchtops with 40mm edge
Pot drawers
Overhead cupboards
Walk in pantry to most designs
Double bowl sink with single drainer & gooseneck mixer

Bathrooms

Tiled stepless shower bases
All showers over size
Double vanity basins in all ensuites
Recessed soap niches to showers
2200mm high shower screen
Reconstituted stone benchtops with 40mm edge
Medicine/shaving cabinets behind mirrors in all bathrooms (excl. powder rooms).
Porcelain basins with mixers
Double towel rails
Porcelain toilet suite with soft close seat
Stainless steel grabrails located with showers & toilets

Laundry

45 litre insert stainless steel tub with mixer
Reconstituted stone benchtop with 40mm edge
Overhead cupboards

Electrical

LED strip lighting over cook top and adjacent bench space
Two pendant lights over kitchen island bench
Exhaust fan & light combination to bathrooms
LED downlights to all other internal, alfresco & portico areas
Ceiling fans to all bedrooms, lounge areas and alfresco areas
Doorbell

These inclusions are for Toowoomba Fairway Country Club stage 1. Later stages may differ as to inclusions.
Indicative only – Inclusions are subject to change based on availability.

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COUNTRY CLUB



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