



Begin with **Precision**

STANDARD INCLUSIONS

# Welcome to Precision Living

CREATING DREAM HOMES WITH PRECISION AND CARE

At Precision Living, we understand that your home is more than just bricks and mortar—it’s where memories are made. With expert craftsmanship, attention to detail, and dedication to excellence, we create spaces tailored to fit your lifestyle and vision.

## ABOUT US

Precision Living brings years of experience, an eye for detail, and a commitment to quality that ensures every home we build stands the test of time. From initial designs to the final walk-through, our team prioritises clear communication, exceptional service, and sustainable building practices.

## OUR PROCESS

1

### INITIAL CONSULTATION

We start by getting to know you, your needs, and your vision. Together, we explore your options to design a space that fits your life perfectly.

2

### CUSTOM DESIGN

Our design team works to create a plan that blends functionality and beauty, while also making the best use of your budget.

3

### CONSTRUCTION

Our experienced builders handle every detail, maintaining clear communication and quality control throughout the project.

4

### FINAL TOUCHES AND HANDOVER

Before handing over the keys, we conduct a final quality check, ensuring everything is perfect and ready for you to call it home.

## WHY CHOOSE US?



### EXPERT CRAFTSMANSHIP

With a team of skilled builders, every home we create is built with durability and aesthetics in mind.



### INNOVATIVE DESIGNS

Choose from a variety of facade styles and interior layouts, each tailored to reflect modern living while embracing timeless appeal.



### CLIENT-FIRST APPROACH

We prioritise your vision and satisfaction, providing consistent updates and flexibility throughout the process.

## OUR DESIGNS

Each Precision Living home design reflects a blend of style, function, and attention to detail. Explore a range of facades—from contemporary and sleek to classic and elegant. Every home is carefully crafted with high-quality materials, modern amenities, and spacious interiors, perfect for families, professionals, and anyone seeking a place they’re proud to call home.

## CONTACT US

Let’s Start Building Your Dream Home



**PRECISION  
LIVING**

*dreams crafted with precision*

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✉ hello@precision-living.com


🌐 precision-living.com






Begin with Precision | External colour schemes

Ascend



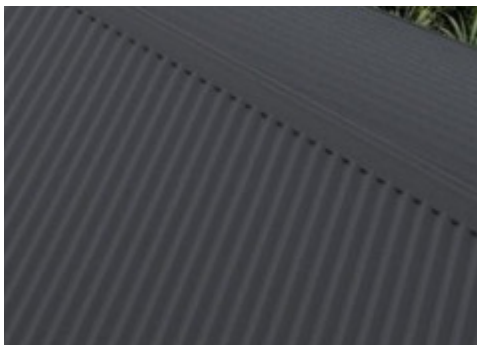
BRICKWORK

PGH Moon Dust




ROOF

Colorbond® Monument




GARAGE DOOR

Colorbond® Jasper



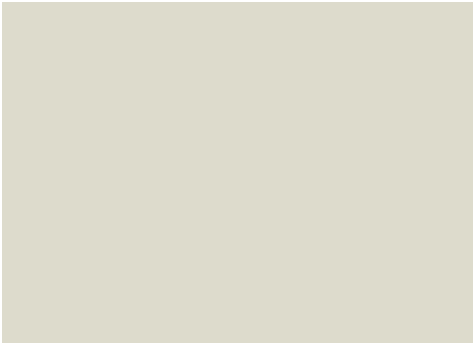
FRONT ENTRY DOOR

Dulux Colorbond® Gully




RENDER & EXTERNAL PAINTED FINISH #1

Dulux Colorbond® Surfmist



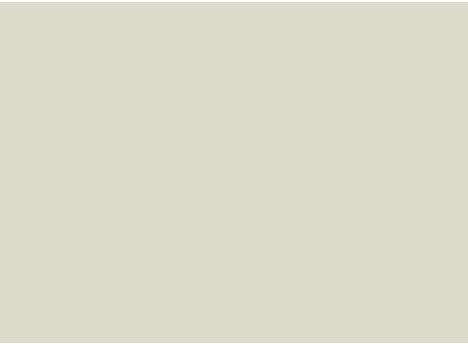
RENDER & EXTERNAL PAINTED FINISH #2

Dulux Colorbond® Gully




EAVES & DOWNPIPES

Dulux Colorbond® Surfmist




WINDOWS

Colorbond® Monument



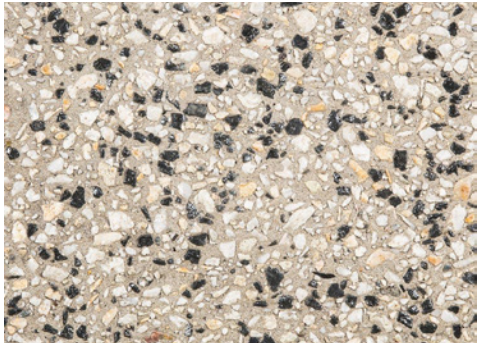
GUTTERS, FASCIA & METAL CAPPING

Colorbond® Monument




CONCRETE DRIVEWAY

Ocean Floor




Begin with Precision | External colour schemes

Haven



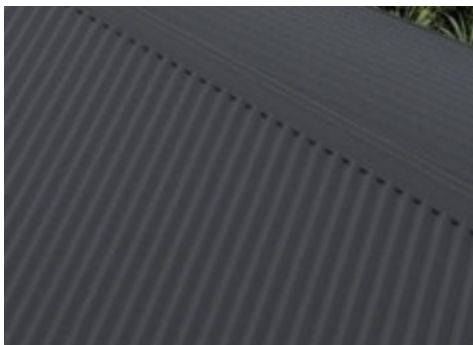
BRICKWORK

PGH Frost



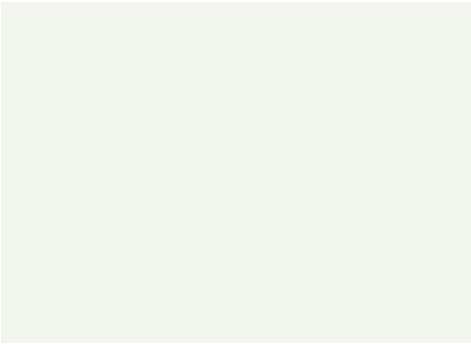
ROOF

Colorbond® Monument




GARAGE DOOR

Colorbond® Dover White




FRONT ENTRY DOOR

Sikkens Ebony (020) Filter 7



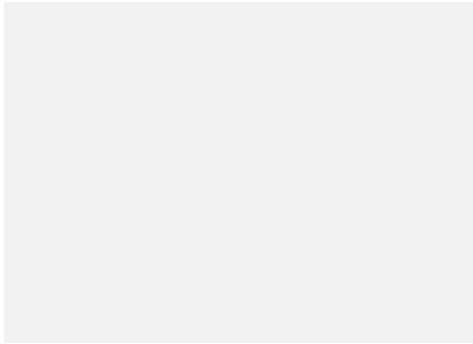
RENDER & EXTERNAL PAINTED FINISH

Dulux Tranquil Retreat




CLADDING

Dulux Lexicon® Quarter



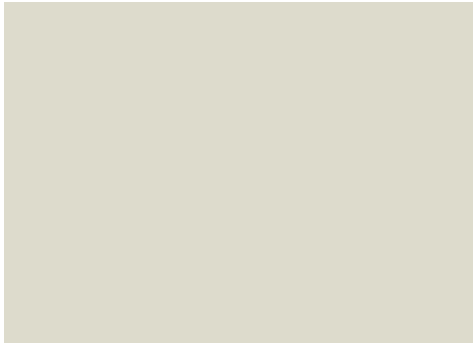
WINDOWS

White



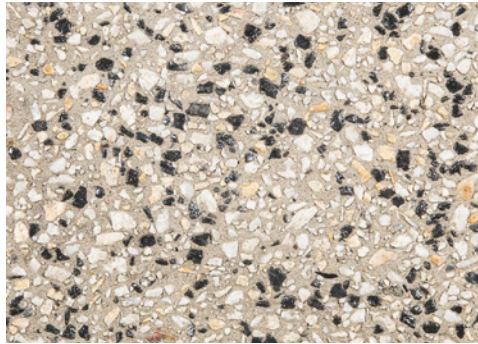
GUTTERS, FASCIA, DOWNPIPES & METAL CAPPING

Dulux Colorbond® Surfmist



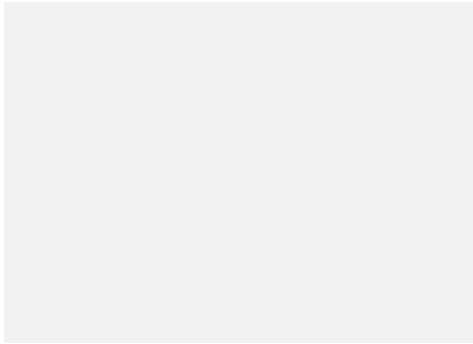
CONCRETE DRIVEWAY

Ocean Floor



CEILING LININGS

Dulux Lexicon® Quarter



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Begin with Precision | External colour schemes



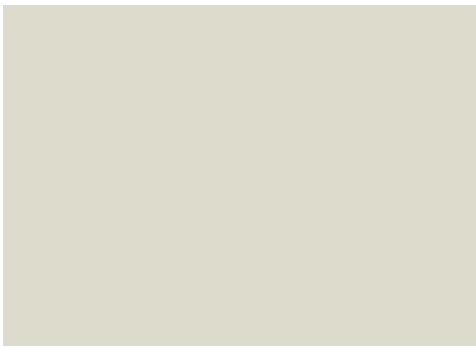
**ROOF**  
Colorbond® Dover White



**GARAGE DOOR**  
Colorbond® Paperbark



**FRONT ENTRY DOOR**  
Sikkens Ebony (020) Filter 7



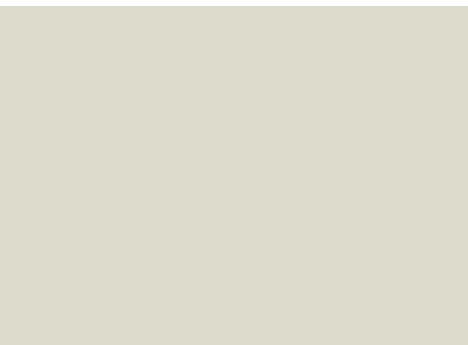
**RENDER & EXTERNAL PAINTED FINISH**  
Dulux Colorbond® Surfmist



**BAGGED BRICKWORK TO SIDES AND REAR**  
*\*Image is for illustrative purposes only for texture visualisation*



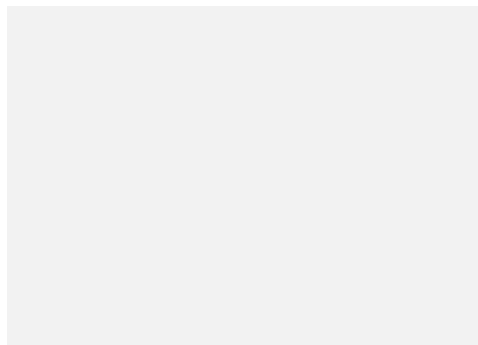
**WINDOWS**  
Colorbond® Monument



**GUTTERS, FASCIA, DOWNPIPES & METAL CAPPING**  
Dulux Colorbond® Surfmist

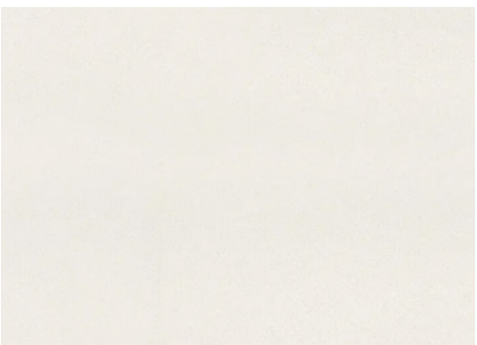
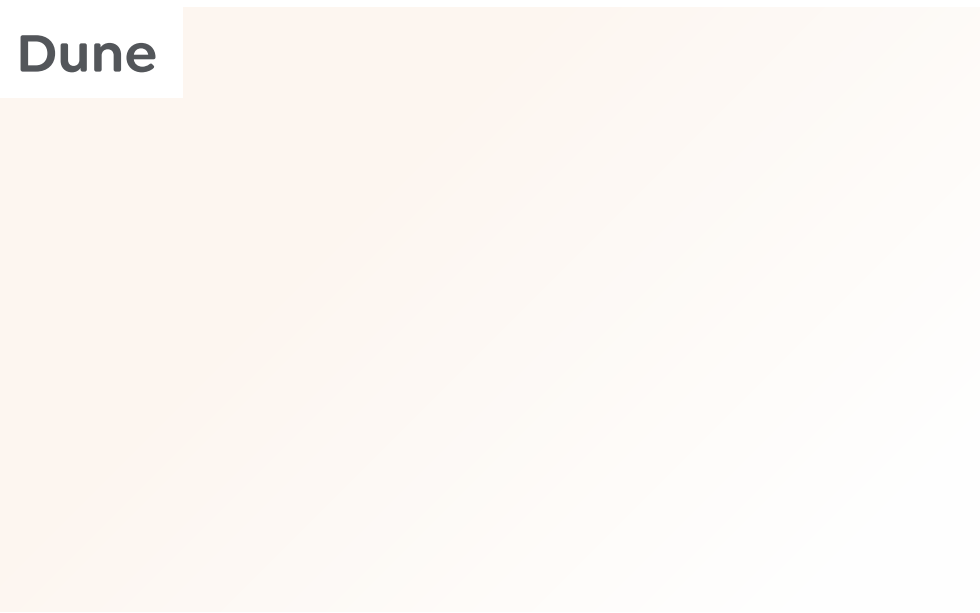


**CONCRETE DRIVEWAY**  
Ocean Floor



**CEILING LININGS**  
Dulux Lexicon® Quarter

Begin with Precision | Internal colour schemes



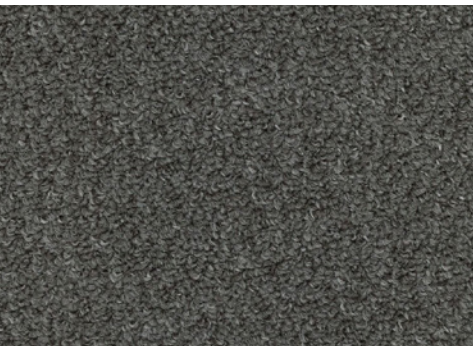
**BENCHTOP**  
Caeserstone 3141 Osprey  
*\*Kitchen benchtop only*



**FEATURE CABINETRY**  
Laminex Sepia Walnut



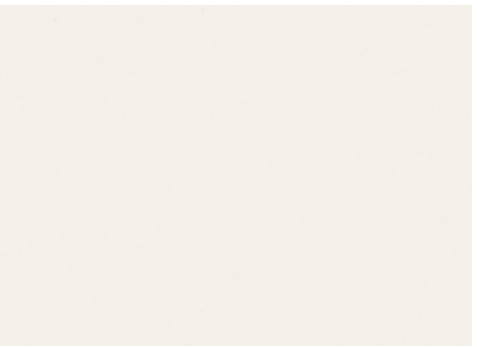
**TIMBER LOOK FLOORING**  
Carpet Call Coastal Oak



**CARPET**  
Rumble Storm Cloud



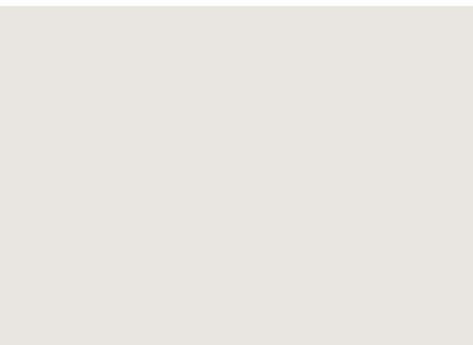
**SPLASHBACK**  
National Tiles Whoosh Smoke Grey Gloss Tile



**CABINETRY**  
Laminex Ghostgum Kitchen, Bathroom & Ensuite Base Cabinetry



**WALL & FLOOR TILES THROUGHOUT**  
National Tiles Fusion Alloy Tile



**INTERNAL PAINT COLOUR - WALLS**  
Dulux Whitsunday Island



**INTERNAL PAINT COLOUR - CEILING**  
Dulux Ceiling White

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## Begin with Precision | Internal colour schemes

# Aurora

**BENCHTOP**  
Caeserstone 5130  
Cosmopolitan White  
*\*Kitchen benchtop only*

**FEATURE CABINETRY**  
Laminex Calm Oak  
Overhead cabinetry

**TIMBER LOOK FLOORING**  
Carpet Call New England Oak



**CARPET**  
Rumble Claystone



**SPLASHBACK**  
National Tiles Whoosh Smoke  
Grey Gloss Tile

## CABINETRY

Laminex Ghostgum Kitchen,  
Bathroom & Ensuite Base  
Cabinetry

**WALL & FLOOR TILES  
THROUGHOUT**  
National Tiles Cream Ceppo  
Australis White

**INTERNAL PAINT COLOUR - WALLS**  
Dulux Lexicon® Quarter



**INTERNAL PAINT COLOUR -  
CEILING**  
Dulux Ceiling White

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## Begin with Precision | Internal colour schemes

# Sepia

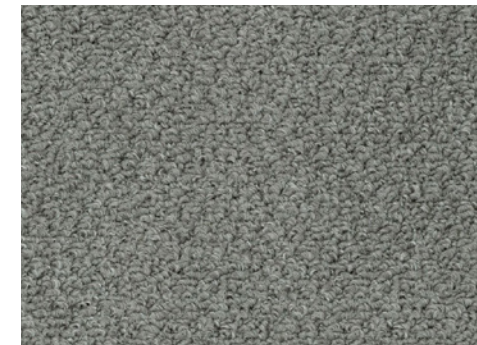
**BENCHTOP**  
Caeserstone 3141 Osprey  
*\*Kitchen benchtop only*



**FEATURE CABINETRY**  
Laminex Refined Walnut  
Overhead cabinetry



**TIMBER LOOK FLOORING**  
Carpet Call Natural Rustic Oak



**CARPET**  
Rumble Lite Shadow



## SPLASHBACK

National Tiles Whoosh Forest  
Gloss Tile

## CABINETRY

**WALL & FLOOR TILES  
THROUGHOUT**  
National Tiles Baseline Ivory  
Matt Tile

**INTERNAL PAINT COLOUR -  
WALLS**  
Dulux Lexicon® Quarter



**INTERNAL PAINT COLOUR -  
CEILING**  
Dulux Ceiling White

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# Begin with Precision | Inclusions

Our homes are equipped with a premium selection of turnkey inclusions, offering you the convenience to start renting the property immediately upon completion or to move in without delay. Through our strong partnerships with skilled tradespeople and trusted suppliers, we're able to include a range of high-quality features and finishes at no extra cost. Our comprehensive inclusions cater to even the most discerning buyers, with a variety of optional upgrades available to further customise your home.

Begin with Precision provides 100% fixed-price house and land packages, ensuring your investment property is ready to rent as soon as construction is completed. With our “rent-ready” promise, your property will be prepared for tenants the moment you receive the keys. Terms and conditions apply.

Rent-ready features include:

- 100% fixed price package
- Fully landscaped front and rear yards
- Complete fencing installation
- Clothesline and letterbox
- Concrete paving (driveway, outdoor area)
- Energy-efficient heating and cooling system
- High-quality built-in dishwasher
- Premium flooring throughout
- Stylish window coverings

TURNKEY AND TENANT-READY – MOVE IN OR START RENTING IMMEDIATELY!



# Begin with Precision | Kitchen Inclusions



**COOKTOP**  
900mm 5-burner gas cooktop. Stainless steel finish.



**OVEN**  
900mm 9 function oven. Stainless steel and glass finish. 103 litre gross oven capacity.



**RANGEHOOD**  
900mm stainless steel canopy. 2 x 1.5W LED Lights (Round) push-button control and a 3-speed motor.



**KITCHEN SINK**  
Stainless steel 1080mm with 1¾ bowl.



**TAP**  
Chrome finish single lever mixer tap.



**DISHWASHER**  
Stainless steel 600mm wide freestanding dishwasher.

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Begin with Precision | Bathroom & Ensuite Inclusions



**CABINETRY**  
Stone benchtop and under bench cabinet, finished in your chosen colour scheme.



**MIRRORS**  
Silver backed with frameless edges.



**BATH**  
Rectangular white inset acrylic bath with chrome waste.



**SHOWER SCREEN**  
2000mm high semi-framed with pivot door and clear laminated glass.



**TOILET**  
Prima II close coupled bottom inlet S trap with standard seat.



**LAUNDRY TROUGH & CABINET**  
45L Laundry metal trough & cabinet.



**SHOWER RAIL**  
Paramount Trade Shower Rail 5 Function Chrome Shower Head on Slide Rail.



**BASIN**  
Cartia Romina Square Basin.



**WALL TAPWARE**  
Paramount Deluxe Wall Mixer Chrome.



**BASIN TAPWARE**  
Paramount Trade Swivel Basin Mixer.



**LAUNDRY TAPWARE**  
Paramount Trade Sink Mixer Chrome 35mm.



**BATH OUTLET**  
Nero Classic Bath Outlet Chrome (gooseneck bath hob outlet available on certain homes only).



Begin with Precision | Flooring & Moulding Inclusions



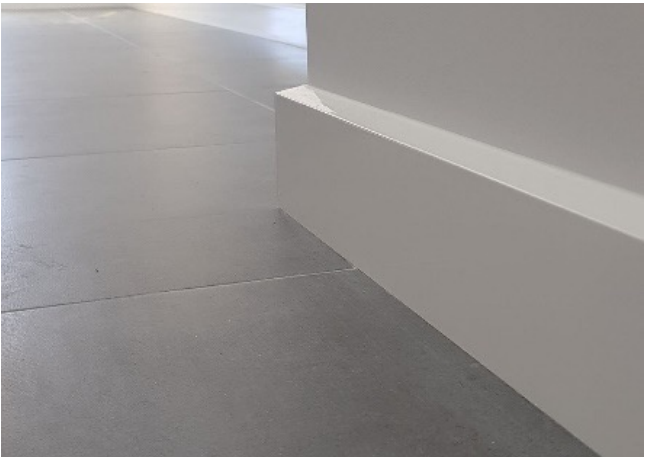
**LAMINATE**  
Laminate timberlook floating floor system to entry, kitchen, pantry, family and dining selected from Begin with Precision colour board schemes.



**CARPET**  
Carpet on foam underlay to all home areas not covered with floor tiling or laminate flooring select from Begin with Precision colour board schemes.



**WET AREA CERAMIC TILING**  
WALL TILES AND BATH HOB - Ceramic wall tiles from Begin with Precision colour board schemes to areas as per standard working drawing. Plain aluminium L-shape angle trim to bath hob/riser junction.  
  
SKIRTING TILES - 100mm high, from Begin with Precision internal colour board schemes ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and WC as per standard working drawing.



**ARCHITRAVES & SKIRTINGS**  
ARCHITRAVES - 42mm wide (same profile as skirting).  
  
SKIRTINGS - 67mm high.



**CORNICE**  
90mm Cove cornice throughout.

Begin with Precision | Surfaces & Finishes Inclusions



**CEILING HEIGHT**  
2590mm nominal ceiling height.



**PAINT WORK**  
All paint colours to be selected from Begin with Precision Interior Designed colour board schemes.

**INTERNAL**  
WOODWORK AND DOORS, INCLUDING INTERNAL FACE OF EXTERNAL SLIDING DOORS - Sealer undercoat with waterbased gloss top coats (doors, skirting and architraves to be one colour).

CEILINGS AND WALLS - Refer to Begin with Precision colour board schemes.

**EXTERNAL**  
FRONT DOOR - Sealer undercoat with enamel gloss top coats.

OTHER HINGED DOORS AND SLIDING DOORS - Sealer undercoat with low sheen acrylic top coats.

FASCIA, GUTTER AND DOWNPIPES - Colourbond®.

WOODWORK - Low sheen acrylic (one colour).



**SHELVING**  
PANTRY/LINEN: Four white melamine shelves with front rail.  
  
ROBES/WALK-IN-ROBE: One white melamine shelf and hanging rail.  
  
BROOM: One white melamine shelf with front rail.



Begin with Precision | Surfaces & Finishes + Efficiency Inclusions



**STORAGE DOORS**  
BEDROOM ROBES - Walk in robe or 2040mm high flush panel hinged doors or 2065mm high vinyl sliding doors. Selected homes only.



**INTERNAL DOORS**  
Flush panel 2040mm high with door stops.



**CABINETRY HANDLES**  
Chrome finish handles.



**INTERNAL HINGED DOOR HARDWARE**  
Gainsborough Satin Chrome G4 Series Amelia Privacy Leverset with privacy function to Bathroom, Ensuite, Powder Room, WC and Bedroom 1 with an open Ensuite. (Gainsborough Satin Chrome Circular Privacy Sliding Cavity Door Set to wet areas with a Cavity Sliding Door).



**HEATING/COOLING**  
Fujitsu split system to main bedroom and living area.



**GAS/ELECTRIC HOT WATER SYSTEM**  
Chromagen 170 Litre heat pump hot water unit OR Rheem 26L Continuous Flow Gas Hot Water Unit (no controllers, pre-set to 50°C) - site specific.

Begin with Precision | Electrical Inclusions



**INTERNAL LIGHT POINTS**  
LED downlights in white finish to Living and Entry.



**INTERNAL LIGHT POINTS**  
Fixed batten holder with frosted glass cover to all remaining light points.



**EXTERNAL LIGHT POINTS**  
Flood light with sensor to rear and laundry door.



**SMOKE DETECTOR**  
Hardwired with battery backup.



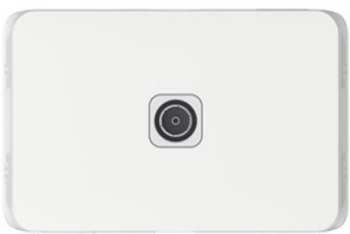
**EXHAUST FANS**  
Above all showers. Also to WC's without direct ventilation.



**POWER POINTS**  
Single and double outlets throughout.



**LIGHT SWITCHES**  
White wall mounted where practical.



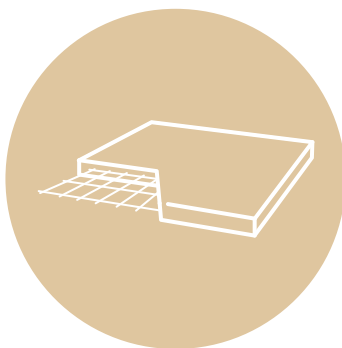
**TV POINT**  
Two points connected to digital antenna.

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# Begin with Precision | Quality Inclusions



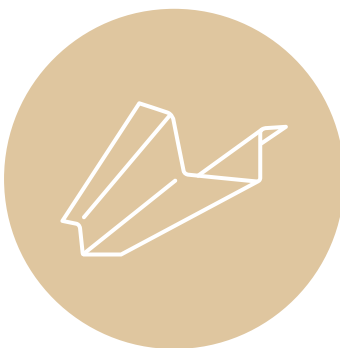
### SLAB CONSTRUCTION

Slab construction to class “M” classification.



### FRAMING

70mm thick steel frame and 90mm to load bearing walls throughout the home.



### CEILING BATTENS

Laser-levelled battens included in all large living areas. This will ensure there are no dips, bows or any other warping of your ceiling.



### INSULATION

Glasswool batts to throughout the house, plus weather wrap to ground floor.



### GAS SUPPLY

Connection of gas supply based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area. Underground power Connection of underground power based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.



### WATER SUPPLY & STORMWATER

Connection of water supply and stormwater drains (to existing serviceable connection points) based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.



### SEWERAGE SYSTEM

Connection of water supply and stormwater drains (to existing serviceable connection points) based on building maximum setback 6000mm to dwelling and fall of land up to 300mm over building area.

# Begin with Precision | List of Standard Inclusions

## OUTSIDE

### GARAGE

- ROOF - Tiled hip roof garage, plaster ceiling, concrete floor.
- INFILL - Paint finished fibre cement infill above front door opening. Refer to standard working drawings for actual sizes. (Item may not be applicable by facia style).
- INFILL - Brick infill above front door opening. Refer to standard working drawings for actual sizes. (Item may not be applicable by facia style).
- Remote - Electrical powered remote control unit to front garage door(s) with 3 hand held transmitters.

### PEDESTRIAN DOOR (HOME SPECIFIC)

- DOOR FRAME - Timber frame with sealer undercoat and low sheen acrylic top coats paint finish.
- DOOR - Weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish.
- DOOR FURNITURE - Entry set keyed alike to front door
- ACCESS - Internal access door from garage to house.

### BRICKWORK

- BRICKS - From Begin with Precicion external colour board schemes.
- MORTAR - Natural colour rolled joints.

### RENDER

- Coloured render from Begin with Precision external colour board schemes (product specific).

### ROOF

- Colorbond® roof, plaster ceiling, concrete garage floor.

### ROOF PLUMBING

- Metal fascia and barge, quad gutter with rectangular downpipes.

### FRONT ENTRY DOOR

- Paint/stain finished with glass panels, 2040mm x 820mm facade specific.

### FRONT DOOR ENTRY SET

- Gainsborough Trilock Entry Lever Lockset in Satin Chrome.

### OUTDOOR ROOM (HOME SPECIFIC)

- Painted plaster ceiling, concrete broom finished floor.

### INSECT SCREENS

- WINDOWS - Aluminium insect screens with fibreglass mesh fitted to all openable windows.
- DOORS - Aluminium insect screens with fibreglass mesh, grilled barrier & keyed lock to external sliding & hinged doors.

### DRIVEWAY

- Concrete driveway. Refer to Begin with Precision external colour board schemes.

### LANDSCAPING

- Low-maintenance landscape pre-selected from Begin with Precision standard range.

### LETTERBOX

- Rendered look letterbox with street numbers.

### CLOTHESLINE

- Powdercoated Slimline single folding wallmounted clothesline (2200mm x 1000mm)



# Begin with Precision | List of Standard Inclusions

## FENCING

- Treated pine timber paling fencing. Refer to site plan/working drawings for extent of fencing.

## CONCRETE PAVING

- Colour-on concrete paving pre-selected from Begin with Precision standard range from driveway to front porch. House specific, refer working drawings for extent of paving.

## TERMITE TREATMENT

- Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations where required.

## ELECTRICAL

### ELECTRICAL

- POWER POINTS - Double outlets throughout excluding dishwasher, microwave provision and refrigerator (refer to working drawings).
- INTERNAL LIGHT FITTINGS - LED downlights throughout, as per master plans .
- EXTERNAL LIGHT POINTS - LED downlight to entry as per drawings. Flood lights with sensor to rear and laundry door.
- SMOKE DETECTOR - Hardwired with battery backup.
- EXHAUST FANS - Above all showers and to water closet without direct ventilation to outside air.
- TV POINTS - Two points connected to digital antenna.
- SAFETY SWITCH - RCD safety switch and circuit breakers to meter box.

## STRUCTURAL

### CEILING HEIGHT

- 2590mm throughout the home.

### FRAMING

- WALLS - Steel 70mm internal and 90mm load bearing walls.
- ROOF - Steel roof trusses.

## INSIDE

### DOORS

- INTERNAL DOORS - Flush panel 2040mm high.
- ROBES - Sliding 2065mm (nominal) high, vinyl clad finish. Frame and vinyl colour selection from Begin with Precision internal colour board schemes.
- WALK IN ROBE (No Doors) - Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion).
- WALK IN ROBE (With Doors) - Vinyl sliding doors or hinged doors as for ‘Robes’ above. Refer working drawings for standard inclusion.
- PANTRY, LINEN, BROOM - Flush panel, 2040mm high hinged door(s). Product specific, refer working drawings for standard inclusion.

### HOME EFFICIENCY

- SPLIT-SYSTEM - Inverter high wall split-system air conditioning unit with manual controller to family/dining & Bed 1 (product specific).

# Begin with Precision | List of Standard Inclusions

## INSULATION

- CEILING - R4.0 Glasswool batts to house only (excludes garage, outdoor room/verandah, portico and first floor areas).
- EXTERNAL WALLS - R2.0 glasswool batts (including party wall between house and garage).

### DRAFT EXCLUSIONS

- EXHAUST FANS - Backdraft shutter incorporated in exhaust fan.
- ENTRY FRAMES - Full perimeter draft seals to all entry door frames and internal access door to garage excluding garage external pedestrian door.

### SHELVING

- ROBES - One white melamine shelf and hanging rail.
- WALK-IN-ROBE - One white melamine shelf and hanging rail.
- PANTRY/LINEN - Four white melamine shelves
- BROOM - One white melamine shelf.

### KITCHEN

- SINK - Stainless steel 1080mm with 1¾ bowl.
- TAP - Chrome single lever mixer tap.

### APPLIANCES

- OVEN - Electric stainless steel, 900mm wide, fan forced.
- COOKTOP - Stainless steel gas, 900mm wide.
- RANGEHOOD - 900mm wide stainless steel canopy rangehood, 3 speed fan. Single Storey - Ducted into roof space.
- DISHWASHER - Stainless steel 600mm wide freestanding dishwasher.

- MICROWAVE PROVISION - 600mm wide incorporated in kitchen base cupboards, including single power point. Product specific, refer working drawings for standard inclusion.

### CABINETRY

- CUPBOARDS - Fully lined modular cupboards. Overhead cupboards to both sides of rangehood to kitchen only. Refer to working drawings for extent.
- DOORS/DRAWERS - Laminate from Begin with Precision internal colour board schemes.
- HANDLES - Chrome handles. Selected from Begin with Precision internal colour board schemes.

### BENCH TOPS

- STONE - 20mm thick stone composite from Begin with Precision internal colour board schemes.

### BATHROOM AND ENSUITE

- MIRROR - Silver backed, polished edge or aluminium framed, seated on vanity.
- BASINS - White inset basin.
- BATH - White acrylic.
- SHOWER SCREENS - Semi-frameless with pivot door and clear, laminated glass.
- TAP AND OUTLETS - Bath & Basin: Mixer lever set. Shower - Mixer lever set with a shower head on slide rail.
- TOWEL RAILS - Metal double towel rails to bathroom and ensuite (house specific).
- TOILET SUITE - Luna Back to Wall Toilet Suite Bottom Inlet Soft Close Seat White.



# Begin with Precision | List of Standard Inclusions

## LAUNDRY

- TROUGH AND CABINET - Stainless steel 45 litre single bowl with concealed bypass and white metal cabinet.
- TAP - Mixer lever set. Mini washing machine stop taps inside cabinet.

## FLOOR COVERING

### CARPET

- Polypropylene loop pile carpet laid on standard underlay to all house floor areas not covered with laminate or ceramic tile flooring. Selected from Begin with Precision internal colour board schemes.

### FLOORING

- LAMINATE FLOORING - Laminate timberlook floating floor system to entry, kitchen, pantry, family and dining selected from Begin with Precision colour board schemes.

- FLOOR TILES - Ceramic floor tiles to areas as per standard working drawings. Pre-selected from Begin with Precision colour board schemes. Note: The customer has the option to replace the timber-look laminate with 600x600mm ceramic floor tiles from the builder's standard range.

### WET AREA CERAMIC TILING

- WALL TILES AND BATH HOB - Ceramic wall tiles from Begin with Precision colour board schemes to areas as per standard working drawing. Plain aluminium L-shape angle trim to bath hob/riser junction.
- SKIRTING TILES - 100mm high, from Begin with Precision internal colour board schemes ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and WC as per standard working drawing.

### SMART FINANCING, MADE SIMPLE

- ✓ Tailored home loan packages designed for new builds
- ✓ Low deposit options for eligible buyers
- ✓ Fixed and variable interest rates to suit your needs
- ✓ Construction loans with flexible terms

### MAXIMISE YOUR INVESTMENT

- ✓ Access government grants and incentives
- ✓ Assistance with stamp duty concessions
- ✓ Tailored repayment plans to match your budget

### YOUR JOURNEY STARTS HERE

From pre-approval to settlement, our team works alongside Finance Legends to ensure a smooth financing process—so you can focus on what matters most: your new home.



# Begin with Precision | Landscaping

All Begin with Precision homes come standard with front and rear landscaping to ensure your property is ready to rent from the day you take the keys. Rent-ready features include:

## FRONT LANDSCAPING SCHEDULE

### SHRUBS / GROUND COVERINGS

- An allowance of 12 mixed variety plants in 150mm pots (or similar)

### FEATURE TREE

- 2 x 45L Native feature trees

### TURF

- Rolled turf to front and rear
- Imported top soil (50mm deep)

### TOPPINGS

- 20mm River stone (60mm deep) to sides

### GARDEN BEDS – UP TO 10M²

- Black carbon mulch to garden beds (50mm deep)
- Charcoal concrete paving to garden beds 200x100x40mm pavers

### DRIVEWAY

- Up to 36m² of coloured concrete driveway

Landscaping includes up to 36m² of coloured concrete driveway. Treated pine timber paling fencing as per developer guidelines. Plant species shown are subject to availability and may be substituted if not available. No warranty is provided for plant longevity. Landscaping may not be substituted for cash or credit at contract and is subject to developer's approval. Plan based on block size of 400m² and house size of approximately 200m². This information is to be used as a guide only and Begin with Precision makes no representation about the accuracy or completeness of the information and actual appearance may vary.







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