

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

1300 755 301
hello@precision-living.com
precision-living.com



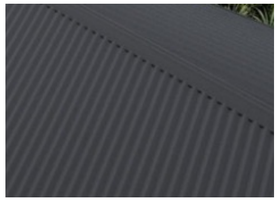
Begin with Precision | External colour schemes

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

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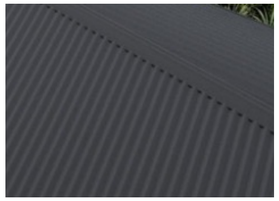
Begin with Precision | External colour schemes

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

Verano





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

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Begin with Precision | Internal colour schemes

Dune

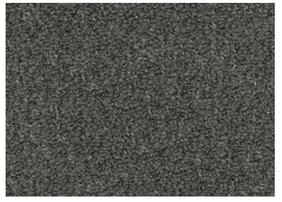
BENCHTOP
Caeserstone 3141 Osprey
**Kitchen benchtop only*



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
Caesarstone 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
Caesarstone 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
Laminex Ghostgum Kitchen, Bathroom & Ensuite Base 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



INDUCTION COOKTOP
Bosch Series 6 90cm Surface Mount without Frame Induction Cooktop.
Product Code: PIV931HC1E



GAS COOKTOP
Bosch Series 6 90cm Stainless Steel Gas Cooktop.
Product Code: PCR9A5B90A



OVEN
Bosch Series 4 Stainless Steel 90x 48cm Built-in oven.
Product Code: VBC5540S0



RANGEHOOD
Bosch Series 2 90cm Stainless Steel Wall Mounted Canopy Rangehood.
Product Code: DWP96BC50A



KITCHEN SINK
Fienza "Tiva 980" 1.5 Stainless Steel Kitchen Sink with Drainer.
Product Code: 68105



SINK MIXER
Fienza "Kaya" Chrome Sink Mixer.
Product Code: 228105



DISHWASHER
Bosch Series 2 60cm Brushed Steel under bench Dishwasher.
Product Code: SMU2ITS01A

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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.



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



BATH
Fienza “Hustle” Gloss White Acrylic Corner Bath 1500L (Left or Right Hand Fit).
Product Code: FR28-1500L-OF



TOILET
Fienza “Stella” Gloss White Toilet Suite.
Product Code: K009



BASIN
Fienza “Petra” Above Counter Basin.
Product Code: RB2173



LAUNDRY SINK
Fienza “Tiva” 45L Laundry Stainless Steel Sink.
Product Code: 68203

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Begin with Precision | Bathroom & Ensuite Inclusions



PLUG IN WASTE
Fienza Chrome Basin Pop up Waste Flat 32mm With Overflow.
Product Code: WAS61



SHOWER RAIL
Fienza “Isabella” Chrome Multifunction Rail Shower.
Product Code: 444105



BATH OUTLET
Fienza “Kaya” 180mm Chrome Bath Outlet.
Product Code: 228115



WALL TAPWARE
Fienza “Solid Eco” Chrome Wall Mixer.
Product Code: 211101



BASIN TAPWARE
Fienza “Kaya” Chrome Basin Mixer.
Product Code: 228115



LAUNDRY TAPWARE
Fienza “Kaya” Chrome Sink Mixer.
Product Code: 228115



TOWEL RAIL
Fienza “Stella” Double Towel Rail.
Product Code: 82608



TOILET ROLL HOLDER
Fienza “Stella” Toilet Roll Holder.
Product Code: 82603

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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.

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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.

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Begin with Precision | Surfaces & Finishes



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.



ENTRANCE LOCK
Zanda “Aldo” Entrance Set - Brushed Nickel Finish.
Product Code: 9134.BN



INTERNAL DOOR HANDLES (PASSAGE)
Zanda “Aldo” Passage Set - Brushed Nickel Finish.
Product Code: 9136.BN



INTERNAL DOOR HANDLES (PRIVACY)
Zanda “Aldo” Privacy Set - Brushed Nickel Finish.
Product Code: 9137.BN



ROUND CAVITY SUITE
Zanda “Round Cavity Suite” Passage Set - Brushed Nickel Finish.
Product Code: 5326.BN



DOOR STOPS
Zanda 85mm Skirting Mount Door Stop - Brushed Nickel Finish.
Product Code: 5240.BN

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Begin with Precision | Electrical + Efficiency Inclusions



INTERNAL LIGHT POINTS
All to be LED Downlights as per master plan electrical layout.



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



SMOKE DETECTOR
Hardwired with battery backup.



EXHAUST FANS
Clipsal Airflow Square Insert Grille above all showers. Also to WC’s without direct ventilation.
Product Code: CEF30-WE



POWER POINTS
Single and double outlets throughout.



LIGHT SWITCHES
White wall mounted where practical.



TV POINT
Two points connected to digital antenna.



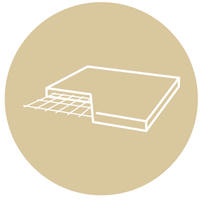
HEATING/COOLING
2.5kw Daikin Split System to main bedroom and living area.



GAS/ELECTRIC HOT WATER SYSTEM
Rheem Continuous Flow Water Heater 50°C Propane/ Natural Gas.
Product Code: 876A26PF

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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.



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.

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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 Precision 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

- Zanda “Aldo” Entrance Set in Brushed Nickel Finish.

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 with polished edge, 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 – Fienza "Stella" Gloss White Toilet Suite.

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.

Seamless Financing with Precision Living

At Precision Living, we believe your dream home should be within reach. That's why we've partnered with Finance Legends to provide tailored financing solutions that make homeownership simple and stress-free.

FINANCE LEGENDS

Let's Chat

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 keysRent-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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