

Essence Series

BUDGET-FRIENDLY INCLUSIONS

Essence Series | Inclusions

Essence is the perfect choice for those looking to elevate their homeownership experience.

This package offers a carefully curated selection of upgraded inclusions that combine luxury with practicality, providing a step up from the basics. With superior finishes and thoughtful design, Essence delivers a polished, refined living space that suits modern lifestyles. It's ideal for those who want to enjoy better quality features while still keeping things affordable. And with flexible finance options available, Essence makes it easy to create the home you've always envisioned without compromise.



Essence Series | Inclusions

PRE-CONSTRUCTION

- HIA fixed price QC1 contract.
- Plans and Specifications
  (plans remain copyright of Precision Living).
- Engineers soil report and slab design.
- Contour survey.
- Standard Council building application fees (standard applications in Qld based on Brisbane City Council, excluding town planning, relaxations etc), plumbing approval fees (excluding HSTP) & insurance fees (QBCC Insurance, Qleave Insurance & Public Liability Insurance).
- All Standard building approval fees.

SITE WORKS, FOUNDATIONS AND CONNECTIONS

- 'H1' class waffle pod concrete slab to suit "highly reactive" soil classification (no piering allowance to slab U.N.O).
- Standard cut & fill house pad (maximum crossfall 400mm, excludes any excess spoil imports or exports).
- Termite treatment to slab penetrations and physical perimeter barrier in accordance with AS3660.1.
- 25 year structural warranty (T&C's apply).
- Sewer and stormwater connections to existing serviceable connection points for sites up to 800m^2 in size (battle axe blocks may incur extra service costs).
- Water connection from pre-tapped water main up to and including six (6) metre setback to house.
- Erosion control silt fence as per Council requirements up to 20Lm.
- Driveway crossover during construction to comply with Council regulations.
- House constructed for "N2" wind rating conditions.
- No allowance for retaining walls.
- Third party Quality Control inspections at both frame stage and prior to Practical Completion inspection.
- Site skip bins and regular site cleans.
- Approx. 80mm stepdowns to alfresco and porch.
- Kerb cut out.
- Exposed aggregate driveway (Single garage = 25m^2 driveway allowance, Double garage = 35m^2 allowance).
- Yard gullies as per master plan.
- Two (2) external garden taps (front and back).

ENERGY EFFICIENCY

- Ceiling insulation batts rating R4.0 to ceiling area including Garage and Outdoor Room where applicable to master plan.
- Sisalation "Wall-wrap" to external stud walls.
- R2.0 insulation batts to lightweight cladded external stud walls.
- Energy efficient aluminium windows and sliding door units.
- WELS (Water Efficiency Labelling and Standards) rated water saving shower heads and tapware.
- Chromagen 170L heat pump hot water unit or Rheem 26L continuous flow gas hot water unit (no controllers, pre-set to 50°C - product specific).
  Note: Standard design homes with three (3) or more shower compartments include the Chromagen 280L heat pump hot water unit.
- 500 KPA Water Pressure Limiting Device.

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BRICKS, WINDOWS, ROOF TILES AND GARAGE

- Extensive range of clay bricks from the Builders standard range.
- Natural mortar with raked joints.
- Common double height brick or autoclaved aerated concrete cladding to external walls with acrylic render finish (where applicable on master plan - house specific).
- Axon fibre cement cladding to upper level (where applicable, timber battening).
- Paint finished fibre cement eave lining with timber batten.
- Powder coated aluminium windows and sliding doors in the standard Builders range of colours - with clear glass (obscure glass to bathrooms).
- Flyscreens to all openable windows and sliding doors (excluding hinged and corner doors).
- Keyed window locks to all opening sashes and sliding doors.
- Hume “Vaucluse XV14” painted external front hinged door with "Kent Knox Multi Function Entrance External Lock Set".
- Colorbond® roof in the standard Builders range of colours / profiles. Up to 25 degree pitch.
- Colorbond® slimline automatic panelift door with one (1) wireless wall mounted button and two handsets, to the front facade of the standard home Garage in the Builders standard range of colours. Applicable to 2100mmH x 2400mmW (single door) or 2100mmH x 4800mmW (double door).
- Colorbond® fascia, gutter and downpipes in the standard Builders range of colours.

KITCHEN FEATURES

- Melamine finish cupboards in the standard Builders range of colours and door handles with 20mm stone bench tops.
- 900mm wide kitchen island benchtop.
- One (1) set of drawers with cutlery tray to top drawer (450mm wide, unless noted otherwise).
- Overhead cabinets where applicable on master plan (inc. fridge space).
- Plaster bulkhead included above kitchen overhead cabinets.
- Bosch Series 2 Stainless Steel Under Bench Dishwasher with cold water connection and single power point.
- Provision for future microwave with pot drawer under and single power point.
- Choice of either a Bosch 90cm Induction 5 Zone Electric Cooktop or a Bosch 90cm Stainless Steel Gas Cooktop.
- Bosch 90cm Pyrolytic 10 Function Oven.
- Bosch 90cm Slimline Cooker Hood Slideout Rangehood.
- Fienza "Tiva" Kitchen Sink 1.75 Bowl & Drainer (Topmount).
- Fienza "Kaya" Sink Mixer.
- Soft close Drawers throughout

BATHROOM, ENSUITE, POWDER ROOM AND WATER CLOSET FEATURES (where applicable)

- Melamine finish cupboards in the standard Builders range of colours and door handles with 20mm stone bench tops.
- Matching kickboard colour.
- Clear laminated glass shower screens with powder coated aluminium frame from Builders range of colours.
- Polished edge frameless mirrors as per master plan.
- Fienza "Hustle" Multi Fit Gloss White Acrylic 1500L Bath with Overflow.
- Fienza "Kaya" 220mm Bath Outlet.
- Fienza "Koko" Undermount White Ceramic Basin with Overflow.
- Universal 32/40mm Chrome Basin Pop Up Waste.

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- Fienza "Kaya" Wall Mixer.
- Fienza "Kaya" Basin Mixer.
- Fienza "Kaya" Shower Rail.
- Fienza "Isabella" Back-to-Wall Gloss White with Slim Seat Toilet Suite.
- Fienza "Kaya" Double Towel Rail.
- Fienza "Kaya" Toilet Roll Holder.

LAUNDRY FEATURES

- Fienza "Tiva" 45L Laundry Stainless Steel Sink.
- Arco washing machine stop taps with non-return valve, installed inside cabinet.
- Fienza "Empire Slim" Sink Mixer.
- Fienza square floor waste with round grate and 80mm outlet.

CERAMIC TILING

- 600mm x 600mm tiles to main living area from the Builders standard range.
- 600mm x 600mm tiles to wet area floors from the Builders standard range.
- 600mm x 300mm or 600mm x 600mm tiles to Bathroom and Ensuite walls, 2100mm high to showers, skirting tiles and approx. 400mm above bath as per master plan.
- 600mm x 300mm or 600mm x 600mm tiles to Kitchen splashback as per master plan.
- Powder Room, Water Closet and Laundry floors, splashback over tub and skirting tiles as per master plan.
- No allowance has been made for frieze or decorator tiles (mosaic etc).
- 600mm x 600mm tiles to porch & alfresco (non-slip).
- Grout & silicone colours at builders discretion U.N.O grout lines approx. 3mm.
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts.
- Select tiles from Standard, Category 1, and Category 2 ranges.

ELECTRICAL

- Daikin 5kw cooling/5.2kw heating reverse cycle split system 1 x living area (back to back installation).
- Safety switches and circuit breakers.
- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest to mains connection point.
- Clipsal Iconic vivid white double power points throughout (excluding dishwasher/microwave provisions).
- One (1) Clipsal Iconic vivid white single power point to dishwasher provision.
- One (1) Clipsal Iconic vivid white single power point to microwave provision.
- One (1) single power point to refrigerator provision.
- One (1) double power point to each room.
- Two (2) double power points to Kitchen and Bedroom 1.
- LED downlights (2 downlights per room plus 1 downlight for every 10m^2 of home) based off master plan layout.
- White ceiling fans to all bedrooms with 4 blades.
- Clipsal Mechanical Exhaust fan to ensuite and bathroom.
- One (1) external double spotlight outside Laundry and one (1) external double spotlight outside Garage external hinged door where applicable.
- Clipsal photoelectric smoke detector (directly wired to board with battery backup).

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- NBN lead-in conduit (LIC) including double power point located in Garage, one data point to Living area and one point to Media room. Connection fees are to be paid by the customer.
- Two (2) TV points, including roof mounted digital compatible TV antenna (if required).

STANDARD EXTERNAL FEATURES

- Structural frame and roof trusses.
- Hume “Vaucluse XV14” painted external front hinged door with "Kent Knox Multi Function Entrance External Lock Set".
- Builders standard powder coated external aluminium balustrade to double storey homes as per master plan.
- Waterproofing to underlay on tiled balcony of double storey homes as per master plan.
- Two (2) coat external paint system to external trim and doors using Dulux paints to Paint Manufacturers standard specifications.
- Two (2) external taps.
- Slimline clothesline (2200mm x 1000mm) powder coated.
- Rendered look letterbox.
- External builders house clean.
- Site clean after construction.

STANDARD INTERNAL FEATURES

- Modern carpet grade staircase including painted pine hand rail and black round steel balusters to stairs and first floor voids in double storey homes.
- Quality carpet with Standard 7mm underlay to bedrooms, media/living room and upper floor (excluding wet areas)
- Termicide treated red tongue particleboard flooring to upper floor.
- 2590mm nominal ceiling height to single storey homes.
- 2590mm nominal ceiling height to ground floor and 2400mm nominal ceiling height to upper level of double storey homes.
- 10mm plasterboard to all internal walls and ceilings (10mm water resistant plasterboard to wet area walls).
- Hume 2040mm high paint grade flush panel internal doors.
- Zanda 85mm Skirting Mount Door Stop to internal and external hinged passage doors.
- Zanda "Kent" Privacy Leverset with privacy function to Bathroom, Ensuite, Powder Room, Water Closet and Bedroom 1 with an open Ensuite.
- Zanda "Kent" Passage Leverset to bedrooms, laundry, internal garage door.
- Zanda "Kent" Dummy Set to Non-Habitable rooms, Broom closet etc.
- Zanda "Round Cavity Suite" Privacy Set to wet areas with a cavity door.
- 2040mm high mirrored sliding doors to all built-in robes.
- One (1) x White melamine shelf to Broom and Robes.
- Four (4) x White melamine shelving to Linen, Pantry (where applicable on master plan).
- Roller blinds to all windows (excluding wet areas, kitchen, cornerless windows).

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- 90mm cove cornice (excluding porch and patios).
- 42mm x 11mm paint grade single bevel architraves and 66mm x 11mm paint grade single bevel skirting.
- Three (3) coat internal paint system using Dulux Professional paints with two (2) colours allowed (one colour to walls and one (1) colour to timber work) to Paint Manufacturers standard specifications. Gloss finish, water based.
- Two (2) coats to ceiling using Dulux Professional ceiling white paint to Paint Manufacturers standard specifications.
- Internal builders house clean.

WARRANTIES

- Twelve (12) month maintenance period.
- Statutory structural guarantee period.

Precision Living Pty Ltd reserve the right to alter any of the above specifications due to continuing product development or availability of items. Precision Living reserve the right to alter pricing, materials and specifications without notice.

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 FINANCES

- ✓ Access government grants and incentives
- ✓ Understand your Stamp Duty concession eligibility
- ✓ 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.

Essence Series | Product Legend



Bosch 90cm Induction 5 Zone Electric Cooktop
Product Code: PIV931HC1E



Bosch 90cm Stainless Steel Gas Cooktop
Product Code: PCR9A5B90A



Bosch 90cm Pyrolytic 10 Function Oven
Product Code: VBC578FS0



Bosch Series 2 90cm Black Wall-mounted Canopy Rangehood
Product Code: DWB96BC60A



Bosch Series 2 Stainless Steel Under Bench Dishwasher
Product Code: SMU2ITS01A



Fienza "Tiva" Kitchen Sink 1.75 Bowl & Drainer
Product Code: 68110



Fienza "Tiva" 45L Laundry Stainless Steel Sink
Product Code: 68203



Fienza "Isabella" Back-to-Wall Toilet Suite
Product Code: K014A-2



Fienza "Hustle" Gloss White Acrylic Corner Bath 1500L
Left or Right Hand Fit
Product Code: FR28-1500L-OF



Fienza "Koko" White Ceramic Basin
Product Code: RB561

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Universal Chrome Basin Pop Up Waste 32/40mm
Product Code: WAS72



Fienza Square Floor Waste with Round Grate and 80mm Outlet
Product Code: D310



Fienza "Kaya" Shower Rail
Available in 7 colours
Product Code: 444109



Fienza "Kaya" 220mm Bath Outlet
Available in 7 colours
Product Code: 228116



Fienza "Kaya" Wall Mixer
Available in 7 colours
Product Code: 228101



Fienza "Kaya" Basin Mixer
Available in 7 colours
Product Code: 228103



Fienza "Empire Slim" Sink Mixer
Available in 5 colours
Product Code: 234105



Fienza "Kaya" Sink Mixer
Product Code: 228105



Fienza "Kaya" Double Towel Rail
Available in 7 colours
Product Code: 82808



Fienza "Kaya" Toilet Roll Holder
Available in 7 colours
Product Code: 82803

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Zanda "Kent Knox" Multi Function Entrance External Lock Set
Available in 4 colours
Product Code: 9153



Zanda "Kent" Privacy Leverset
Available in 4 colours
Product Code: 9151



Zanda 85mm Skirting Mount Door Stop
Available in 5 colours
Product Code: 5240



Zanda "Kent" Dummy Set
Available in 4 colours
Product Code: 9152



Zanda "Kent" Passage Leverset
Available in 4 colours
Product Code: 9150



Zanda "Round Cavity Suite" Privacy Set
Available in 5 colours
Product Code: 5327

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dreams crafted with precision

Let's Start Building Your Dream Home

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