

# The Ultimate Living Series

Best Value! Built Right!





## The Ultimate Living Series

Best Value! Built Right!

At Shelford Quality Homes our home inclusions represent fantastic value for money, whether you're looking to nest or invest.

Right now, the value is even more impressive with these **ULTIMATE** inclusions!

**Start Exploring!**



**Fujitsu Reverse Cycle Ducted Air Conditioning**



**5.92kW Braford Energy SolarPack**



**Home Security Package with Garage Kit, Intercom & Alarm**



**Flooring throughout, Carpet plus Tiles or Timber look Vinyl**



**Window treatments throughout**



**Gourmet Kitchen Upgrade with Caesarstone® Benches, Formica Doors and Panels, 900mm Appliances and Modern Technika Dishwasher**



**Stunning Wet Area Fixtures**



**Stylish Vinyl or Mirror Sliding Robes**



**Contemporary Door and Door Furniture Selections**



**Upgraded Electrical Package and Design Consultancy**







## Fujitsu Reverse Cycle Ducted Air Conditioning

Get comfortable with Fujitsu

The ultimate way to manage comfort throughout your entire home with Fujitsu ducted reverse cycle air conditioning.

## Bradford Energy SolarPack

Save with your battery ready 5.92kW SolarPack



Take control of your power and start your electricity savings journey with Bradford Energy. We offer a carefully selected range of solar energy products that provide you with the best combination of excellent performance, superior reliability and enhanced value. By switching on Bradford solar in your new home, you can be confident you have one of the best energy sources under the sun and all backed with a CSR 10-year installation warranty.

## Home Security Package

Intercom and Alarm

Protect your home and family with our all inclusive home security package. The security package includes an intercom and alarm. These extra inclusions provide you with an added layer of defence against any potential intruders.



Paradox Alarm - Security has never been so simple



Paradox Touch Screen



Bticino Intercom



## Stunning Floor Coverings

Enjoy superior floor coverings to enhance the comfort of your new home. Choose from our carpet, tile or timber look vinyl options to suit your style.

Your choice of:



+



OR



Carpet

Matt Finish Floor Tiles

Timber Look Vinyl

## Stylish Window Treatments

Find the perfect window treatment colour to tie your room together with a great range of modern tones to choose from. Popular for large windows and sliding doors, but also great for small or medium sized windows, they can increase the appearance of height in any room. With the right window coverings installed, you can enjoy total light and privacy control.



Vertical Blinds







## Complete Gourmet Kitchen

Love spending time with your family and friends in your gorgeous designer Kitchen. Choose from our Caesarstone® and Formica® colour options.

*Your choice of:*



**20mm Caesarstone®  
Bench Top**

+



**Formica® (soft closing)  
Doors and Panels**

+



**Formica® Bathroom  
and Laundry Bench Tops**

## Kitchen Appliances

Make memories with Technika. Technika has helped Australian families make lasting memories for over 20 years. Every appliance Technika makes is designed right here in Australia to ensure the highest quality.

Surround yourself with the sophistication and style of our most popular range.



**900mm Stainless Steel Built In Oven**



**900mm Stainless Steel Gas Cooktop**



**900mm Stainless Steel Canopy  
Rangehood**



**600mm Stainless Steel Freestanding  
Dishwasher**

+ more design choices





## Tapware and Fixtures - Kitchen and Laundry

Add a touch of beauty and contemporary elegance to your Kitchen, Bathroom and Laundry with functional, modern, designer tapware and fixtures. All selected based on quality, durability and style.



**Kitchen**



**Bathroom**



**Laundry**

### Your choice of: Kitchen Sink

A busy family Kitchen requires a hard-at-work sink. With an extensive range of generous sized bowl options designed to cater to most styles and needs, made to stand up to the rigour of daily use.



**Double Bowl Sink With Drainer**



**Double Undermount**

### Your choice of: Kitchen and Laundry Tapware

Stylish, hard wearing tapware, to complete the look.



**Caroma Saracom Sink Mixer**

+ 3 more design choices





## Tapware and Fixtures - Bathroom and Ensuite

### Your choice of: Basins

Find the perfect style of basin for your Bathroom.



**Caroma Carboni  
Seamless Inset Basin**

+ 3 more design choices

### Your choice of: Basin Tapware

Stylish tapware for your Bathroom.



**Argent Pace  
Basin Mixer**

+ 3 more design choices

### Your choice of: Shower Heads

Functionality and versatility, without compromising on design.



**Argent Metro  
Shower Rail Set**

+ 2 more design choices

### Your choice of: Bath and Shower Tapware

Find the perfect tapware to compliment your Bathroom.



**Argent Pace  
Shower Wall Mixer**



**Caroma Pin  
Bath Outlet**

+ 5 more design choices







## Stylish Sliding Robes

Full height sliding doors to enhance your wardrobes and create a stylish finish to your Bedroom.

*Your choice of:*



Vinyl Sliding Robe

OR



Mirror Sliding Robe

## Letting your New Home Shine

Enjoy the added benefit of having your own dedicated Interior Designer go through your electrical plan with you and assist you with your LED lighting package, point positioning, electrical allocations and more.

*Your choice of:*



Urban Grey  
Light Switch



Urban Grey  
Power Point Coverplate  
+ more colour choices







## *The Mike Conlan Selection Studio*

### At Shelford HQ

With so many exciting products for you to choose from in our unique selection studio, let us inspire and help you enhance your home any way you like!

One of the most exciting things about building, is personalising your home to suit your own style. We are here to help make the whole experience enjoyable. We've designed our Mike Conlan Selection Studio to be a relaxed experience, by bringing together stylish fixtures and finishes all in one convenient area. Our Interior Designers will expertly guide you through the process.

Picking your flooring, to selecting your paint colours for your new home is easy thanks to our selection studio. You'll find an abundance of inspiration and choice with a wide range of products. Our experienced Interior Designers will be on hand to guide you through the process and show you everything from the latest trends and styles.

Our Interior Designers provide the benefit of their experience on everything from functional work space, lighting and home automation to future proof your home with the latest trends and technology: USB access, climate control, positioning of power points, lighting, internet, Kitchen cabinetry, solar and so much more is covered during your consultation.

**Let us help bring your style to life!**





## Quality Assurance

### Our Commitment to Quality

Great value means never compromising on quality, which is why every Shelford Quality Home is built to the highest standard, with full access to your very own Site Supervisor, who inspects and approves work carried out on your home.



### 5 Stage Quality Assurance Inspections

1. Site works and floor slab laid
2. Brick Work
3. Roof cover, ceilings and plaster
4. Second fix and tiling
5. Handover

Our internal quality assurance process is our commitment to ensuring a quality build and extra peace of mind, at each stage of the construction process.



From our first meeting, and throughout the home building process, we ensure we work together to bring your vision to life.



With careful consideration of your inspiration and individual needs, our thoughtfully planned homes are distinctively designed with you in mind.



Our home designs, packages and inclusions are flexible & can be customised to suit your lifestyle and budget without exception.



At Shelford Quality Homes we believe that great value means never compromising on quality. Which is why every Shelford home is built to the highest standards, with access to your own Supervisor who inspects and approves work carried out on your home.

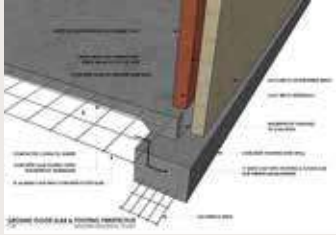


# Peace of mind inclusions

## Shelford Build With Confidence Guarantee

### Shelford Lifetime Warranty

Going above and beyond the standard 6 years and offering a 25 year structural guarantee, providing you with added peace of mind, knowing your dream home is built with quality materials and quality trades.



#### 100mm floor slab reinforced with minimum F62 mesh

Going above and beyond an 85mm floor slab and providing a 100mm thick slab reinforced with minimum F62 mesh, for better structural integrity and better control over cracking.

#### Footings reinforced with F8 trench mesh

Footing trenches reinforced with F8 Trench Mesh, a multipurpose steel reinforcing mesh specifically designed to transfer loads to the ground. Going this "extra mile" ensures the structural integrity of your home for many years to come.

#### Internal/external galvanised steel lintel

Only using galvanised steel lintels, designed and tested to support both the internal and external brickwork above any and all wall openings in your new home. Together with the brickwork and mortar, our galvanised steel lintels work to form a composite beam with exceptional strength and load carrying capacity.

#### Midland brick double clay brick construction

When you build with Shelford Quality Homes, we guarantee to build your home with two leaves of Midland Brick clay bricks, and to use only Midland Brick Maxi Bricks™ which boast vertical coring for additional load bearing capacity, to construct the internal walls of your home.

#### H2 treated pine roof timbers

H2 treated pine roof timbers create a stronger and more stable roof and ceiling structure, which helps prevent roof sagging and ceiling cracks. The H2 treatment also offers protection against attack by termites and European House Borer and provides increased durability against decay, which in turn extends the life of your home.

#### Protective corner beading to plaster

We understand that your home needs to not only stand the test of time, but it also needs to weather the rough and tumble of everyday life. Shelford Quality Homes guarantees the inclusion of protective corner beading built into the exposed corners of the plastered walls of high-traffic areas of your home as your first line of defence against chipping.

### Value

More value as standard to save you money and provide your home longevity by including 100mm concrete slab with F62 mesh (on an average 200sqm home slab this means an extra 3 cubic meters more concrete compared with 85mm slabs), and reinforced footings with F8 trench mesh in all our Shelford Homes for better structural integrity.

### 25 Year Warranty

Going above and beyond the standard 6 years and offering a 25 year structural guarantee, providing you with added peace of mind knowing your home is built with quality materials and quality trades.

### Shelford Group

Build with Confidence knowing Shelford Quality Homes is proudly part of the Shelford group who have been building quality homes in WA since 1991.

### Style

Discover personalised service to turn your house into a home with our Shelford Selection Studio. Helping to bring your style to life.





The specification set in this booklet is correct at the time of printing, however products may be subject to change without notice and we reserve the right to substitute a product with an equivalent product in the event a product is out of stock, superseded or discontinued.

Images may depict fixtures, features, and finishes, such as interior cabinetry, garden design and landscaping, not included in the specification.

*Shelford HQ*

131 Dixon Road, Rockingham, WA 6168

Ph: 9599 1500 or find us online at [www.shelford.com.au](http://www.shelford.com.au)

