



OJ PIPPIN  
HOMES



*Comfort  
Inclusions*



For more than 30 years, OJ Pippin Homes has been dedicated to crafting homes that are designed to create lasting experiences and memories.

Our hope for you is to bring you a turnkey product that is transparent in price and gives you flexibility in design.

*Dream it. Build it. Love it.*



## *Comfort*

Step into your sanctuary, where every detail has been considered. Every home we build embraces a lifestyle of elegance and adaptability with our Comfort Range designed to elevate every space. Prepare to immerse yourself in the comfort of your own home.

## *Bundles*

Our Comfort Range offers all the essentials for your home. If you want to add a touch of something special, our bundles offer a convenient solution. They bring an extra touch of excitement with minimal effort.

## *Indulge*

There are endless possibilities when it comes to constructing your own home. Each space allows you to define your unique identity and showcase your true self through a variety of upgrade options. Our Welcome Home Design Studio offers a plethora of choices to help you craft a space that truly reflects your personality.

# *Kitchen*



*Functionality combined with style and class*

# Comfort

## CABINETS

- Large selection of laminated cabinetry colours
- Choice of designer handles from Builder's Range
- One (1) bank of four (4) cutlery drawers, 450mm wide
- Wide fridge space with water tap
- Soft Close Cabinet doors (excl. fridge overhead)
- Overhead cupboards with laminated bulkhead
- Microwave recess provision + 900mm wide island bench
- 16mm Shadow line to underbench cabinetry (Kitchen only)

## PANTRY

- Four (4) white melamine shelves, hinged & handle door from builder's range

## SPLASHBACK

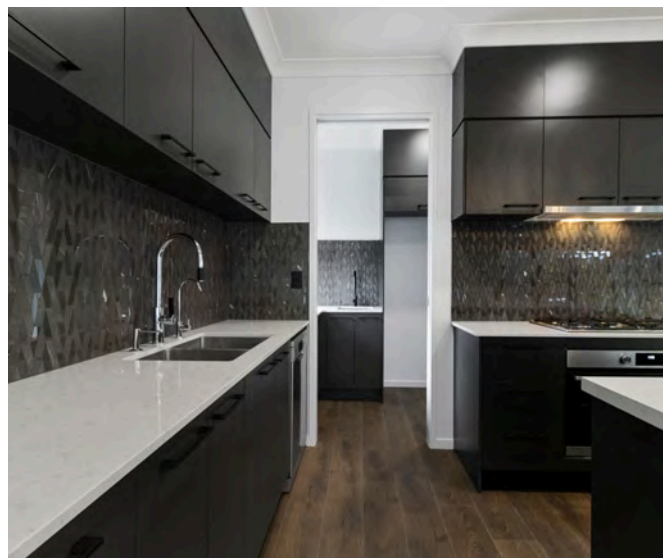
- Tiled splashback from benchtop to the underside of overhead cupboards. Selection of tiles from builder's range max. 600mmx600mm.

## SINK & TAPWARE

- Sink mixer with pull out spray
- Stainless steel 1 & 3/4 bowl top mounted kitchen sink

## BENCHTOPS

- 20mm Dekton Porcelain or Sensa Natural Stone Benchtops in a range of colours.



# Bundle

## INCLUSIONS

- Two (2) banks of three (3) pot drawers
- Undermount double bowl sink
- Soft close to pot drawers
- Soft close to cutlery drawers
- 40mm Stone to kitchen island
- Two (2) builder's range laminate colours to kitchen cabinetry

# Appliances



*Where efficiency meets innovation*

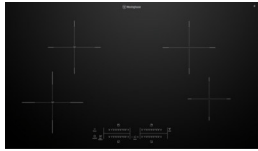
# Comfort

- 60cm free-standing dishwasher in stainless steel finish



## CHOICE OF

- 60cm Induction cooktop
- 90cm Induction cooktop



## CHOICE OF

- 60cm Integrated wall or underbench oven\*
- 90cm Underbench oven



- 86cm Integrated Rangehood (Ducted Externally)



# Bathroom



*Relax, Rejuvenate & Repeat*



# Comfort

## VANITY UNIT

- Custom-made vanities: Laminated cabinet doors and drawers in matt or sheen finish (Polytec Range)
- One (1) bank of three (3) vanity drawers and balance of cabinet doors
- Flush or Recessed vanity kick panel
- Handles: Choice from Builder's Range

## MIRROR

- 900mm high x width of the vanity in a flat polished edge to bathroom, ensuite and powder room if applicable

## SHOWER SCREEN

- Clear semi-frameless glass pivot door and glass return if applicable
- Frame - Aluminium powder coated

## EXHAUST FAN

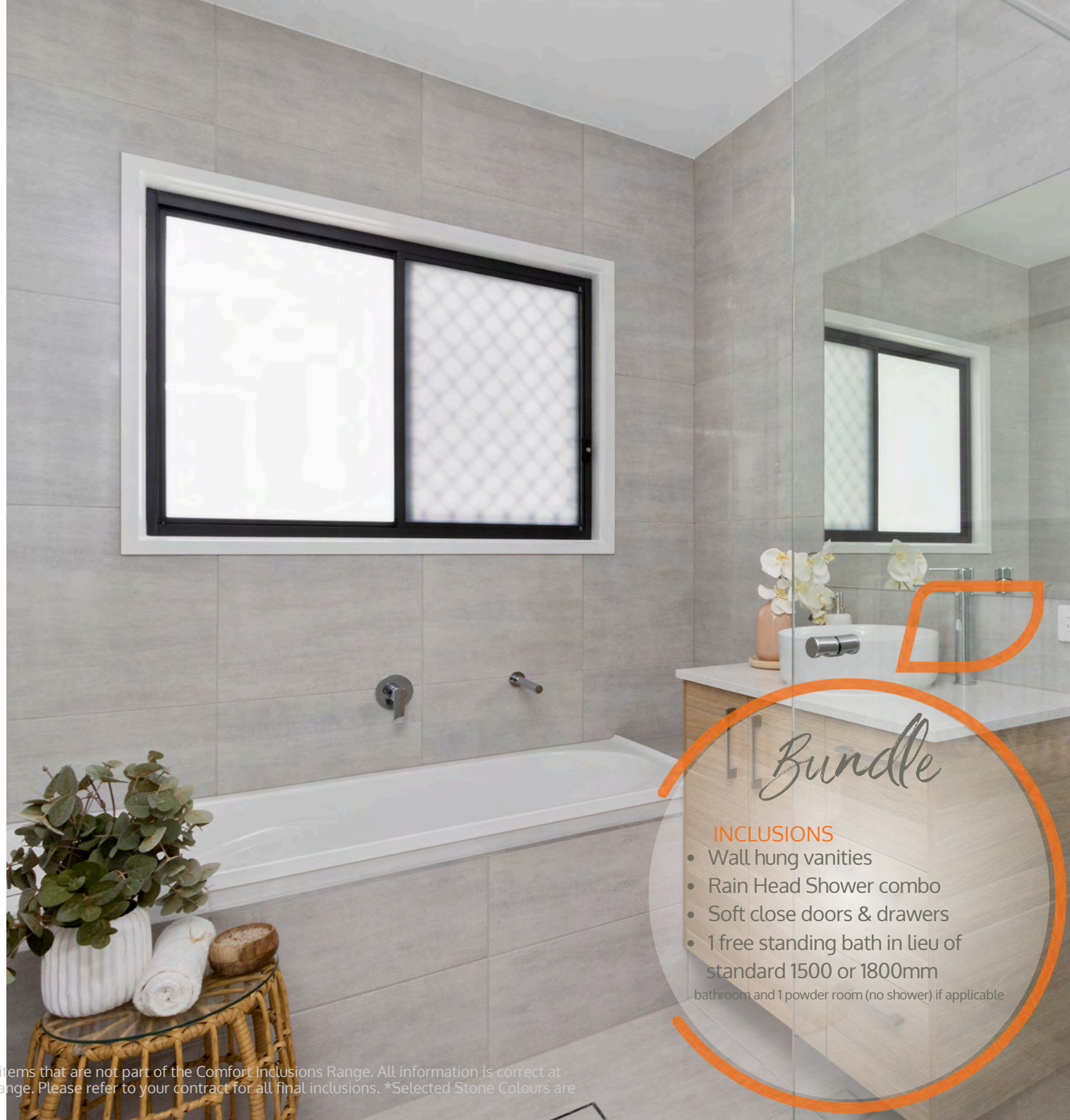
- One (1) to bathroom and ensuite
- One (1) to WC and powder room only if a window is not in the plan

## WINDOWS

- Obscure Glass (Translucent)

## TILING

- Wet area Tiling: Ceramic tiles from Builder's Range up to 600x600mm size
- Full width tiled shower niche
- Smart Tile Floor Wastes



## Bundle

### INCLUSIONS

- Wall hung vanities
- Rain Head Shower combo
- Soft close doors & drawers
- 1 free standing bath in lieu of standard 1500 or 1800mm bathroom and 1 powder room (no shower) if applicable

# Comfort

## BASINS

Choice of:

- Round Semi Inset
- Round Top Mounted
- Square drop in with 1 tap hole
- Square semi -inset
- Square top mount



## BATH & SHOWER

- 1500mm or 1650mm white acrylic bathtub (plan specific)
- Single shower rail from Builder's Range



## TOILET

- Rimless Dual Flush back to wall toilet with Soft Close lid and seat



## FIXTURES

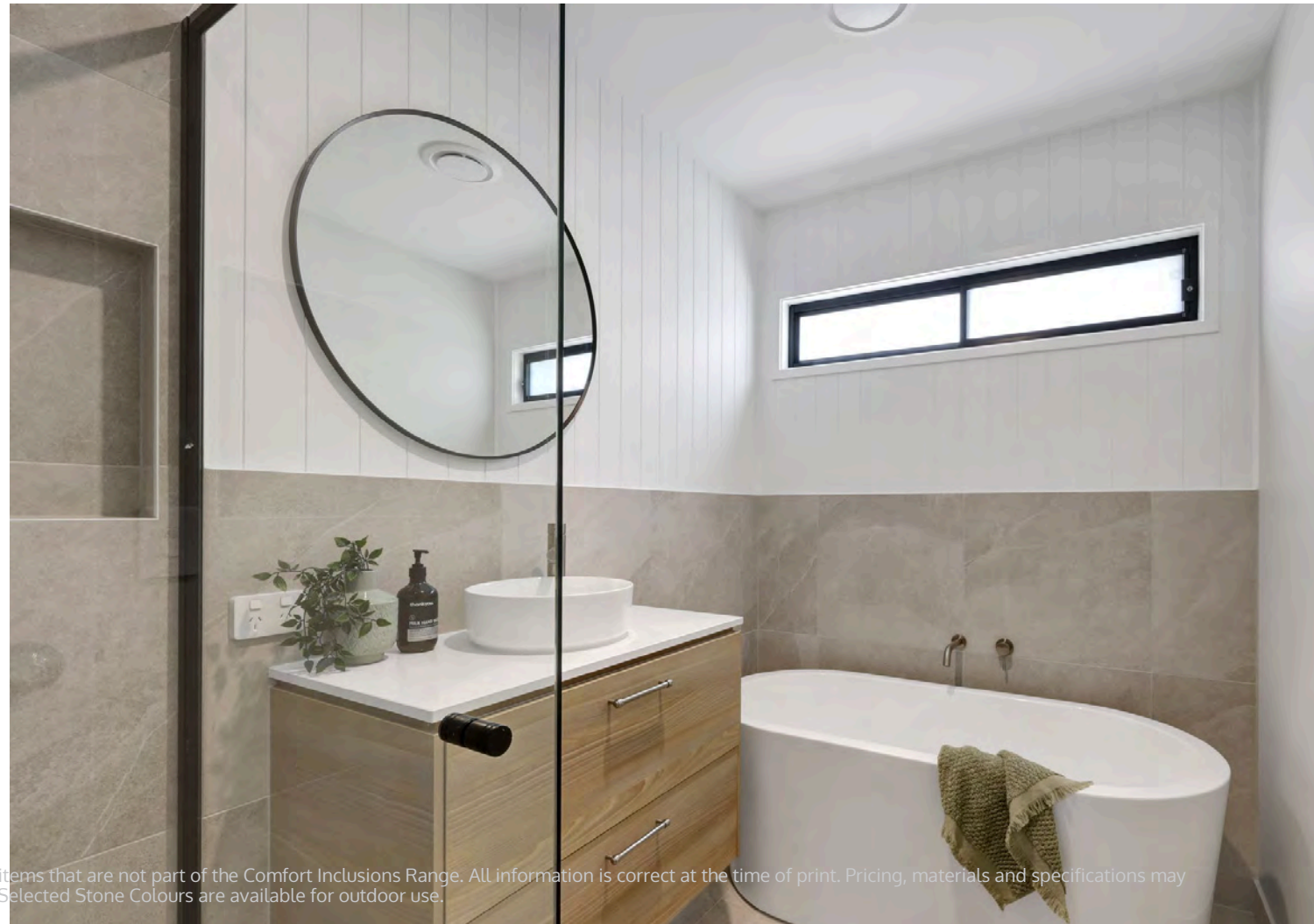
- Shower/bath taps: Pin Mixer
- Basin Tapware: Pin Mixer
- Bath Spout: Round

- Black
- Brushed Nickel
- Chrome



## BATH & SHOWER

- Hand Towel Rail (plan specific)
- Double Towel Rail - 600mm
- Toilet Roll Holder



# Laundry



*Uncompromising Quality. Unmatched Refinement*

# Comfort

- 45L drop-in laundry tub
- Laminated bench top and cabinetry (size varies design specific)
- Chrome sink mixer from Builder's Range



- Laundry tub splashback ceramic tiles from Builder's Range up to 600x600mm in size
- Tiled to 600mm high

## Bundle

- Overhead cupboards with hanging rail max. 2 metres with painted plaster lined bulkhead
  - Upgrade mixer to gooseneck mixer with pullout spray
  - Additional benchtop over appliances (plan specific)
- \*Optional Dog Wash (plan specific)



All images are for illustrative purposes only. They may feature upgrades & items that are not part of the Comfort Inclusions Range. All information is correct at the time of print. Pricing, materials and specifications may be subject to change. Please refer to your contract for all final inclusions. \*Selected Stone Colours are available for outdoor use.

# Staircases & Storage



*Step by step all the way home.*



# Comfort

## STAIRCASE

- Stairs: Paint grade stringers and carpet grade treads and risers
- Handrail: Stain grade timber on satin chrome brackets
- 1050mm low, painted plasterboard wall balustrade

## STORAGE

- Walk-in robe to master bedroom: One (1) white melamine shelf and hanging rail & handle
- Walk -in robe door & handle: Choice from Builder's Range
- Robes to secondary bedrooms: Aluminum framed, vinyl sliding doors with one (1) white melamine shelf and hanging rail.
- Linen: Four (4) white melamine shelves
- Broom: One (1) white melamine shelf
- Pantry/Butler's Pantry: Four (4) white melamine shelves, laminated cabinetry with 20mm Dekton or Sensa stone benchtop (Design Specific)



# *Interior*



*Home, the nicest word there is*

# Comfort

## INTERIOR FURNISHINGS

- Flooring: Carpet to bedrooms and media room (room specific)
- 600mm x 600mm Ceramic Tiles or Timber-look Vinyl\* to all other areas except garage.
- Blockout roller blinds from Builder's Range to all windows and doors (excludes stairwells, obscure glass and kitchen windows)

## CEILING

- 2550mm to lower level and 2440mm to upper level standard ceiling height
- 90mm cove cornice
- 68mm x 12mm splayed skirting
- 42mm x 12mm splayed architraves

## PAINT

- Walls: Three (3) coat paint system throughout
- Skirting architraves and internal doors: Gloss, one (1) colour (same as wall colour) throughout
- Ceiling and cornices: Two (2) coats of white, flat acrylic





# Comfort

## INTERNAL DOORS

- Paint grade doors from the Motive Range by Corinthian
- White clip & cushioned door stops to internal doors

## INTERNAL DOOR FURNITURE

- Choice of Gainsborough lever set in bright chrome, satin chrome, or matt black finish (Chrome hinges and latches only)
- Privacy Locks to bathroom, ensuite, powder rooms and WC (Design Specific)



# Exterior



*Creating the canvas for your future*

# Comfort

## HOUSE

- Colorbond® roof, gutters and fascia
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) WALL REMOTE
- Insect screens to all windows and doors (excluding garage external door)
- Two (2) up-down lights to Front Facade from Builder's Range
- Front Facade from Builder's Range
- Powder coated aluminum windows and sliding doors with locks to windows and doors
- Two (2) Paint colours to facade
- Rendered finish to front facade on lower level with 1m returns, face brick to sides and rear
- Feature cladding to front facade (plan specific)
- Three (3) standard facade choices included with many other designs available
- Anticon Insulation to ceiling area including garage
- T2 termite treated house frame and roof trusses
- Solar System - 3.0kw, 8 panel system
- Hot Water System - 315L Electric Storage, 3.6kw Rinnai
- Engineered foundations up to H1 class soil
- Extensive selection of bricks available, laid with grey mortar
- One (1) External weatherproof double power point
- Alfresco & Porch under main roof with tiled floor. Large selection of tiles from Builder's Range up to 600mm x 600mm
- Temporary fence if required
- Exposed aggregate driveway\*
- Exposed aggregate path to porch\*
- Tiled porch
- Two (2) garden taps



# Comfort

## ENTRANCE DOOR

- Paint grade 1020mm wide door with translucent glazing by Corinthians or equivalent (Design Specific)
- Front Door Handle: Leverset with back plate in bright chrome, satin chrome or matt black finish.



*Bundles more...*



*Making life a little more fabulous*

# Landscaping Bundle

Landscaping bundles are split into 4 options depending on your block size

400 m<sup>2</sup>   500 m<sup>2</sup>   600 m<sup>2</sup>   Split Level + Sloping Land

## INCLUDES

- Landscaping
- Turf
- Letterbox
- Clothesline



# Finishing Touches Bundle

## INCLUDES

- Upgraded Gainsborough front door handle
- Two (2) Pendant Lights from nominated range
- Stain grade front door \*no screen
- Silver Range carpet with upgraded 10mm underlay

\*Allows up to 280m2 house only



# Electrical Bundle

## INCLUDES

- Ten (10) additional LED downlights
- Ten (10) additional double powerpoint outlets
- Up to eight (8) upgraded ceiling fans in either black, white or silver
- Two (2) dimmer switches to living/dining room



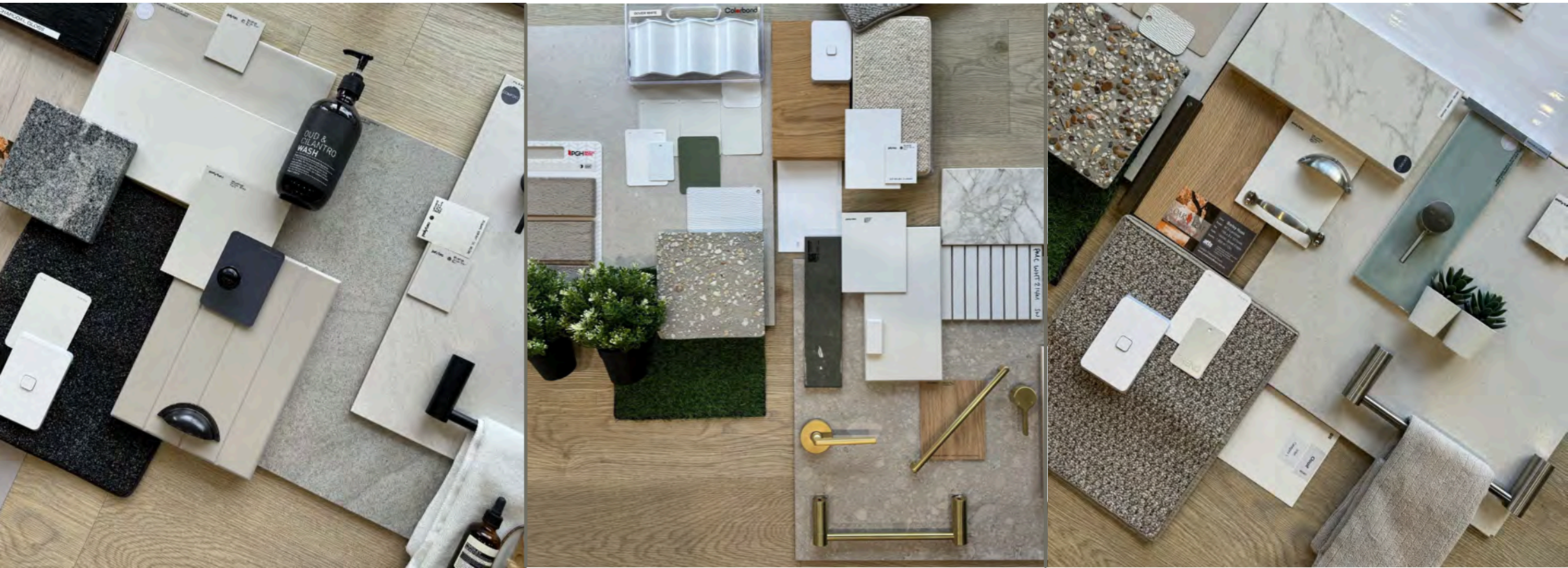
# Solar Bundle

## OPTIONS AVAILABLE

- Upgrade your Kw output
- Set up your future battery
- Install battery system
- Electric vehicle charger



# Style it! STUDIO



At our Style it! Studio, we offer a wide selection of Comfort, Bundle, and Indulge options. Our dedicated team is ready to assist you in selecting the perfect options to match your style.



 **OJ PIPPIN**  
HOMES  
*Suppliers*



# Full List of Inclusions

## GENERAL

- General foundations designed to a "H1" soil classification
- Engineers report and contour survey (soil test, slab & footing design)
- Minor earthworks and block scraping only
- Standard Building application fees, QBCC insurance and Qleave fees included
- Temporary power pole if required
- Temporary fencing if required
- Six (6) years and six (6) months structural guarantee
- 12 month defect liability period
- Quality control final inspection
- 2550mm High Ceilings to ground floor
- 2440mm to upper floor

## ELECTRICAL

- NBN Ready – your new home will be set up for future connection to the National Broadband Network. Note: This does not include connection to the NBN or the installation of fibre optic cables and equipment.
- Ceiling fans to bedrooms, living and alfresco areas
- Exhaust fan to bathrooms and ensuites. Note: One (1) to WC and powder room only if a window is not on the plan
- Double internal power points, one external
- 6.7kW (split system) air conditioning to living room
- LED downlights throughout

## KITCHEN

- Abey stainless steel 1 & 3/4 top mounted kitchen sink
- Mixer Tap with pull out spray
- 20mm Dekton or Sensa benchtops in the kitchen with laminated cabinets
- Stainless steel under bench oven, induction hot plates, dishwasher and intergrated ducted rangehood
- Plumbed water tap in fridge space (hidden behind overhead cupboards)
- Laminate bulkhead above Kitchen overhead cupboards

## BATHROOMS

- Vitreous china round or square basins
- Smart Tile Wastes
- Builders Range of quality mixer taps Semi-Frameless glass shower screens – with glass pivot doors
- 20mm Dekton or Sensa benchtops in ensuite and bathroom with laminated cabinets
- Bathtub – white acrylic – size as specified on plans
- Shower base – tiled as shown on plans 450mm H x Full length
- Niche to ensuite and bathroom
- Privacy locks to bathrooms and toilet
- Rimless Dual Flush back to wall toilets with soft close lid and seat

## INTERNAL

- Front door entry lock
- Plasterboard lining with 90mm cornice
- 68mm x 12mm skirting – splayed
- 42 mm x 12mm architraves – splayed
- Choice of floor tiles up to 600mm x 600mm or Timber Look Vinyl Flooring from Builders Range to areas as indicated on plans
- Blockout roller blinds to all windows and sliding doors, from Builders Range (excludes stairwells, obscured glass and kitchen windows)
- Vinyl sliding doors to wardrobes
- Quality light fittings supplied and fitted from Builders Range
- 45L Drop in laundry sink with laminated cabinetry and benchtop. Length is Plan Specific



## EXTERNAL

- Maintenance free Colorbond® fascia and gutter system
- Corrugated Colorbond® roofing
- R 2.5 batt insulation to ceiling
- Builders thermal wrap to all external walls
- Quality entrance doors by Corinthian or equivalent
  
- Anticon Insulation
- H2 treated frame and roof trusses
- Alfresco under main roof with tiled floor
- 10lm of sewer drain including under slab
- 10lm setback for electrical main single phase
- Termite barrier installed in accordance to the National Construction Code of Australia
  
- Rendered front façade with 1 metre returns
- Face brick to side and rear of home with off grey mortar (double storey homes may vary)
  
- Aluminium windows and sliding doors – powder coated with locks to windows and doors
  
- Fly screens screens to glass sliding & hinged doors & opening windows (excluding garage rear door)
- Colorbond® sectional panel-lift garage door with two (2) remote control units and one (1) wall remote
  
- Site clean up
- Two (2) up-and-down lights to front elevation from Builders Range
- Two (2) external paint colours of your choice to the facade
- Driveway & path to entry
- 1020mm front entry door from Builders Range (plan permitting)
- Deadlock to garage rear door



OFFICE & STYLE IT STUDIO

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*Dream it.  
Build it.  
Love it!*