

■ Kingsbridge *Elegance*



Everything You'd Expect.
Already included.

Introducing the Elegance Range





Elegance

A More Complete Home. *From The Start.*

Every room within the Elegance Range has been thoughtfully specified, creating a home where the details are already taken care of. From the kitchen and bathrooms to the laundry and beyond, each space feels complete, refined and beautifully resolved.

Less to add.

More to look forward to.

A Kitchen that *Feels Ready to live in.*



Kitchen

The kitchen is the heart of an Elegance home. Generous surfaces, a considered island and thoughtful lighting come together in a space that's already complete. Ready from the moment you move in.

- 20mm mineral surface benchtop with 40mm edge
- Waterfall ends to island (design dependent)
- 3 x pendant lights over kitchen island

The Butler's Pantry. *Fully Fitted.*



Butler's Pantry

A butler's pantry that's ready to work from the moment you move in. Bench space, cabinetry above and below, a sink - all in place. The kind of space that makes the kitchen function properly.

- 20mm mineral surface benchtop with 40mm edge, (up to 3200mm)
- Laminate base + overhead cabinets (up to 3200mm)
- Single bowl undermount sink
- Chrome or black builders range mixer, your choice

The Bathroom & Ensuite.



Bathroom / Ensuite

A beautifully finished bathroom featuring full-height tiling, an inset acrylic bathtub, and a twin shower rail. Personalise the space with your choice of tapware and cabinetry finishes, complemented by a polished-edge mirror for a clean, contemporary look.

- Floor-to-ceiling category 1 wall tiles in two (2) wet areas
- Twin shower rail to two (2) wet areas

The Laundry. *Done Properly.*



Laundry

Designed to be as stylish as it is practical, the laundry features floor and wall tiling, a tiled splashback, and elegant cabinetry with a contemporary finish. A stainless steel inset trough provides durability and functionality, while thoughtful detailing creates a clean, refined space that complements the rest of the home.

- 20mm mineral surface benchtop
- Laminate base and overhead cabinets



The details
define it.

2720mm high ceilings to ground floor. Square set cornice to the main living area, cove cornice to the rest. Flush panel internal doors at 2340mm across every ground floor room. A considered 2340mm high front entry door before you have even stepped inside. Category 1 floor tiles or timber laminate to main living areas, your choice.

Every detail resolved.



- 2720mm ceilings, single storey / ground floor (2590mm to upper floor on doubles)
- Square set cornice to main living area (including void where design allows)
- 2340mm high flush panel internal doors throughout
- 2340mm high, 920mm wide painted front entry door (single)/ 2 x 820mm where double doors are standard
- Choice of category 1 floor tiles OR category 1 timber laminate, main living areas.

Kingsbridge Elegance

New Home Features

Internal Fixtures & Finishes

- **ENHANCED** 2720mm high ceilings to single storey
- **ENHANCED** 2720mm high ceilings to ground floor & 2590mm high ceilings to first floor of double-storey homes
- **ENHANCED** Square set cornice to main living area (where design has a void, this area to be square set also)
- 75mm cove cornice to all other areas
- 67mm skirting & architrave
- 870mm wide garage/house access door
- **ENHANCED** 2340mm high flush panel internal doors to all ground Floor doors (including internal garage access door)
- 2040mm high flush panel internal doors to First Floor
- Lever door handles to internal doors
- Melamine shelf with hanging rail to robes
- Four (4) melamine shelves to pantry & linen
- Door stops (where applicable)
- LED downlights to entire house, porch and outdoor living (excludes garage)
- Gas ducted heating (design dependent)
- Single power points to fridge, dishwasher and rangehood
- Double power points to remainder of home
- Two (2) x TV Points
- One (1) x TV antenna (if allowed)
- One (1) x prewired phone point
- External double LED spotlight with sensor
- Hardwired smoke detectors
- Safety switch to meter box
- Stained hardwood staircase, stringers & pine posts, balustrading and handrails, double storey
- **ENHANCED** 2340mm high, 920mm wide painted front entry door (design dependent)

Kitchen

- **ENHANCED** 20mm M0 mineral surface with 40mm edge benchtop and waterfall edges to both ends of the kitchen island (design dependent)
- 1000mm wide kitchen island benchtop
- 900mm stainless steel freestanding cooker
- 900mm canopy rangehood
- 600mm dishwasher
- Laminate overhead cabinets to each side of rangehood
- Laminate overhead cabinets above fridge space

- Laminate base cabinets
- Four (4) Pot drawers
- Soft close to all cabinet doors & drawers
- Double bowl stainless steel undermount sink
- Choice of matt black or chrome sink mixer
- Capped water point to fridge space
- Category 1 tiled splashback
- **ENHANCED** three (3) pendant lights over the kitchen island

Butler's Pantry

- **ENHANCED** 20mm M0 mineral surface with 40mm edge benchtop up to 3200mm in length
- **ENHANCED** Laminate base cabinets up to 3200mm in length
- **ENHANCED** Laminate overhead cabinets up to 3200mm in length
- **ENHANCED** Single bowl undermount sink
- **ENHANCED** Choice of chrome or black builder's range sink mixer

Laundry

- **ENHANCED** 20mm M0 mineral surface benchtop
- **ENHANCED** Laminate base cabinets
- **ENHANCED** Laminate overhead cabinets
- 45-litre stainless steel insert trough
- Choice of chrome or black builder's range sink mixer
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles to splashback
- Concealed washing machine connection

Bathroom, Ensuite & Powder Rooms

- Laminate cabinetry
- 20mm M0 mineral surface benchtop
- Square inset basin
- Tiled shower base
- Tiled shower niche
- One (1) hobless shower with semi-frameless shower screen to one builder nominated shower, clear glass, choice from black or chrome frame (design dependent)



- Semi-framed shower screens to all other areas
- Wall faced rimless toilet suites
- Inset acrylic bath (where reqd, size per plan)
- Choice of matt black or chrome mixer taps
- Choice of matt black or chrome shower on rail
- **ENHANCED** Twin shower rail to two (2) wet areas (bathroom and ensuite)
- Polished edge mirror, width of vanity
- Category 1 floor tiles with tiled skirtings
- **ENHANCED** Category 1 wall tiles from floor to square set cornice to master ensuite and bathroom to a total of two (2) wet areas. Note: to include battening and square setting ceiling
- Category 1 wall tiles to all other wet areas (powder rooms, additional bathrooms)
- Obscure glazing to all windows (if reqd)
- Privacy lock (design dependent)
- Choice of matt black or chrome double towel rails & toilet roll holder

External, Doors and Windows

- Up to category 2 bricks
- Concrete roof tiles
- COLORBOND® fascia, gutter & downpipes
- Double glazed aluminium windows & sliding doors
- Flyscreens to all openable windows
- Double glazed aluminium entertainer sliding doors 2400mm wide & above
- Garden tap to front & rear
- Flush panel rear garage door
- Painted external frames to laundry (design dependent)
- Front entry, rear garage & garage/house access doors
- COLORBOND® sectional panel lift door with motor and three (3) remotes
- Zero step between garage and dwelling

Flooring

- **ENHANCED** Choice of Category 1 floor tiles or category 1 timber laminate flooring to main living areas
- Category 2 carpet to bedrooms, rear hallway & living areas not connected to the kitchen (per standard plan)

On-Site

- Building permit inclusive of fees, working drawings, engineering and specifications
- Site analysis including soil test, survey plan and property information
- Site & service connections for lots up to 450m²
- Up to 300mm fall over building area and 6m set back

Energy Efficiency

- 7-star energy rating report incl. whole of home assessment & compliance
- Electric heat pump hot water
- R2.5 insulation batts & sisalation to external walls & garage/ house internal wall (excludes garage external walls)
- R6.0 insulation batts to ceiling (excludes garage, porch & outdoor living)
- R2.5 to intermediate floor overhangs (i.e. porch, alfresco and garage) where applicable
- Exhaust fans positioned above showers
- External venting to all exhaust fans & rangehoods
- 3.5kW Solar PV array with 8 PV panels and 3kW inverter (design dependent)

Quality

- Brick infills above all windows and doors, including front garage door (design dependent)
- Plaster lined ceiling to porch and outdoor living
- Engineered roof trusses
- Full sarking to entire roof
- Engineered H1 class concrete waffle slab
- Concrete floor to portico and outdoor living poured as part of slab
- Concrete floor to garage poured as part of slab
- Two (2) part termite treatment in accordance with Aust. Standard AS3660
- Three (3) month homecare warranty period
- RACV emergency home assist for twelve (12) months

This information is indicative only. Kingsbridge reserves the right to change package details, prices or substitute the make, model and/ or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Please refer to final contract documents and final working drawings for exact details, E&OE. Correct as at July 2026.

■ Kingsbridge *Elegance*

Premium Comes Standard.

*Speak to a Sales Consultant
to see the full Elegance Range specification.*



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