



**The  
Empire**

16 Cinnamon Rd  
Dayton

**Building  
better homes**  
SINCE 1903



## The Empire



With a freeform living area located at the rear, the Empire is a home that offers the perfect mix of modern style balanced with homely interiors. With subtle references to the Hamptons-style homes of Long Island, this home boasts a large master bedroom with his and hers robes and a huge kitchen that wraps around a convenient scullery. With Herringbone timber look tiles coating the floors, the Empire perfectly combines contemporary sophistication with classic elegance.

 **ON DISPLAY AT:**  
16 Cinnamon Rd, Dayton

### Display Centre Opening Times

Monday & Wednesday 2-5pm

Saturday, Sunday & Public Holidays 1-5pm

[domainbyplunkett.com.au/display-homes/empire](http://domainbyplunkett.com.au/display-homes/empire)



25-YEAR WARRANTY  
BACKED BY MORE  
THAN 100 YEARS  
OF EXPERIENCE



**We know  
what works.**

With over 100 years of experience behind us, we know how to design and build homes more efficiently. Homes that include all the features you want, without cutting corners on quality.

**WE KNOW HOW  
TO DESIGN AND  
BUILD HOMES  
MORE EFFICIENTLY,  
WITHOUT CUTTING  
CORNERS ON  
QUALITY.**



**Efficiency  
by  
design.**

Plunkett have been building better homes for Western Australian families since 1903. It's in their DNA. All of that experience goes into your new home when you build with Domain by Plunkett.





## Classic Specification

### General

- Double garage with grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m<sup>2</sup> paved driveway and path with a choice of colours from Builder's selected 60mm concrete paving range
- Double clay brick construction
- Two course clay face bricks from Builder's selected range
- Cream mortar with concave joints
- H2 treated timber roof structure
- Choice of Colorbond steel or concrete roof tiles from Builder's selected range
- Colorbond gutters and fascia
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours
- Flyscreens to sliding windows and sliding doors
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Designer range of entry door/s with double deadlock
- Quality Lockwood entrance set to front entry with double cylinder
- Garage internal access door including deadlock (if applicable)
- R4.0 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range excluding internal walls
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double mirrored sliding bypass or hinged doors (as shown on plan)
- Deluxe profile metal door jambs
- Flush panel doors
- Lever door furniture throughout
- Privacy locks to master suite, bathrooms and WCs
- Two smoke detectors direct wired to mains
- White designer light switches
- One designer double power point to all habitable rooms

- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Light point to each room
- Digital ready TV point
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Full connection to sewer within six metres of last fixture
- 7.5 metre water run
- Obligation free, detailed site appraisal
- Fixed price contract
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Feature contour survey of your block
- Shire building license fee
- Water Corporation application fee
- Professional consultants to advise on building queries
- Professional interior design service
- Finance consultant (if required)
- 25-year structural guarantee
- Housing indemnity insurance

### Kitchen

- 900mm Westinghouse stainless steel gas hot plate
- 600/900mm Westinghouse stainless steel electric wall oven
- 900mm Westinghouse stainless steel rangehood
- Dishwasher recess with SGPO on separate circuit and cold water supply
- Generous pantry with white lined shelving
- Quality kitchen cupboards with white lined shelving
- Soft close doors and drawers to all kitchen cabinet work
- ABS edging to quality formica laminated doors
- Builder's selected range of cupboard handles
- Designer 1¾ bowl stainless steel sink with end drainer
- Chrome mixer tap to sink
- Generous allowance for ceramic wall tiles

### Bathrooms/Laundry

- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Semi-frameless pivot shower screen with frameless door to ensuite and bathroom showers
- Full width mirrors with frames above all vanities
- Fully lined vanity cupboards beneath vanity tops
- Contemporary design white bath with integrated arm rests for added comfort
- Quality white vitreous china basins
- Choice of stylish chrome mixer tapware to bathroom and ensuite from Builder's Classic range
- Hand held shower fitting to ensuite
- Vitreous china cistern and pan with soft close seat (white)
- Designer chrome double towel rails and toilet roll holders
- Flumed exhaust fan to ensuite or ensuite WC
- Generous allowance for ceramic wall and floor tiles
- Floor tiles to bathroom, ensuite, laundry and WC
- Obscure privacy glazing to bathroom, ensuite and WC
- Round chrome on brass floor wastes
- Clark 45 litre stainless steel sudsaver trough with coloured cabinet
- Mitred edges to tiling where possible
- Automatic washing machine taps

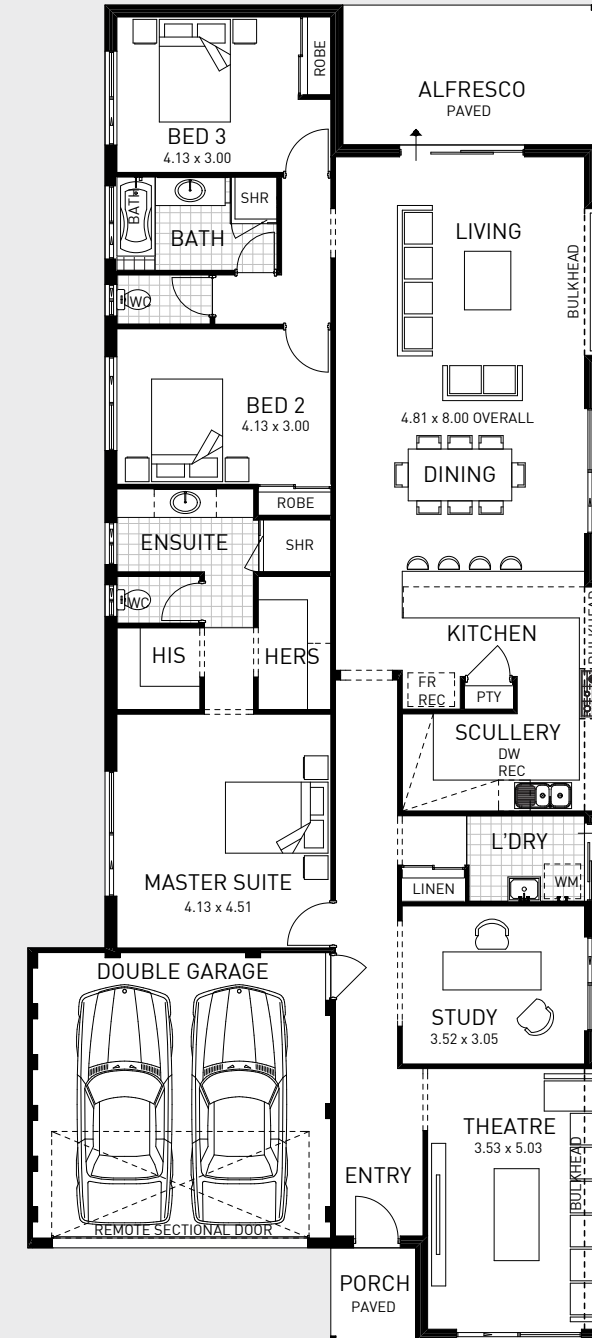
### Display Extras

- 30mm Essastone benchtops tops to kitchen and scullery from Builders standard range
- Provide 31c ceilings to kitchen, scullery, dining and living. 28c to alfresco
- Provide 31c ceilings throughout. 28c to alfresco and porch. 25c to Garage
- LED Downlights to master suite, beds 2,3, study and kitchen/scullery, dining, living and theatre standard bayonets
- Provide vinyl from builder's range to entry, kitchen, scullery, dining, living, bed passage
- Provide 600mm x 600mm porcelain tiles from Builder's standard range to entry, kitchen, scullery, dining, living, bed passage
- Provide Builder's standard range carpets with underlay to master, WIR's, bed 2,3 including robes, study and theatre bayonets
- Elevation option two

- 31c ceiling to entry, theatre, study, dining and living. 28 dropped ceiling to kitchen/scullery
- 45L inset trough with cupboards under and bench top only in lieu of trough and metal cabinet to laundry
- Overhead cupboards to kitchen and scullery
- Additional laminate colour to kitchen and scullery overhead cupboards
- Laminated pantry open shelf and overhead cupboards to fridge recess
- Clark Cellini round bowl overmount sink to kitchen
- Stacker door to living in lieu of sliding door
- Extend vanity to ensuite in lieu of benchtop only and provide additional vanity basin
- Sliding windows to master in lieu of sliding window.
- Recessed ceiling to living

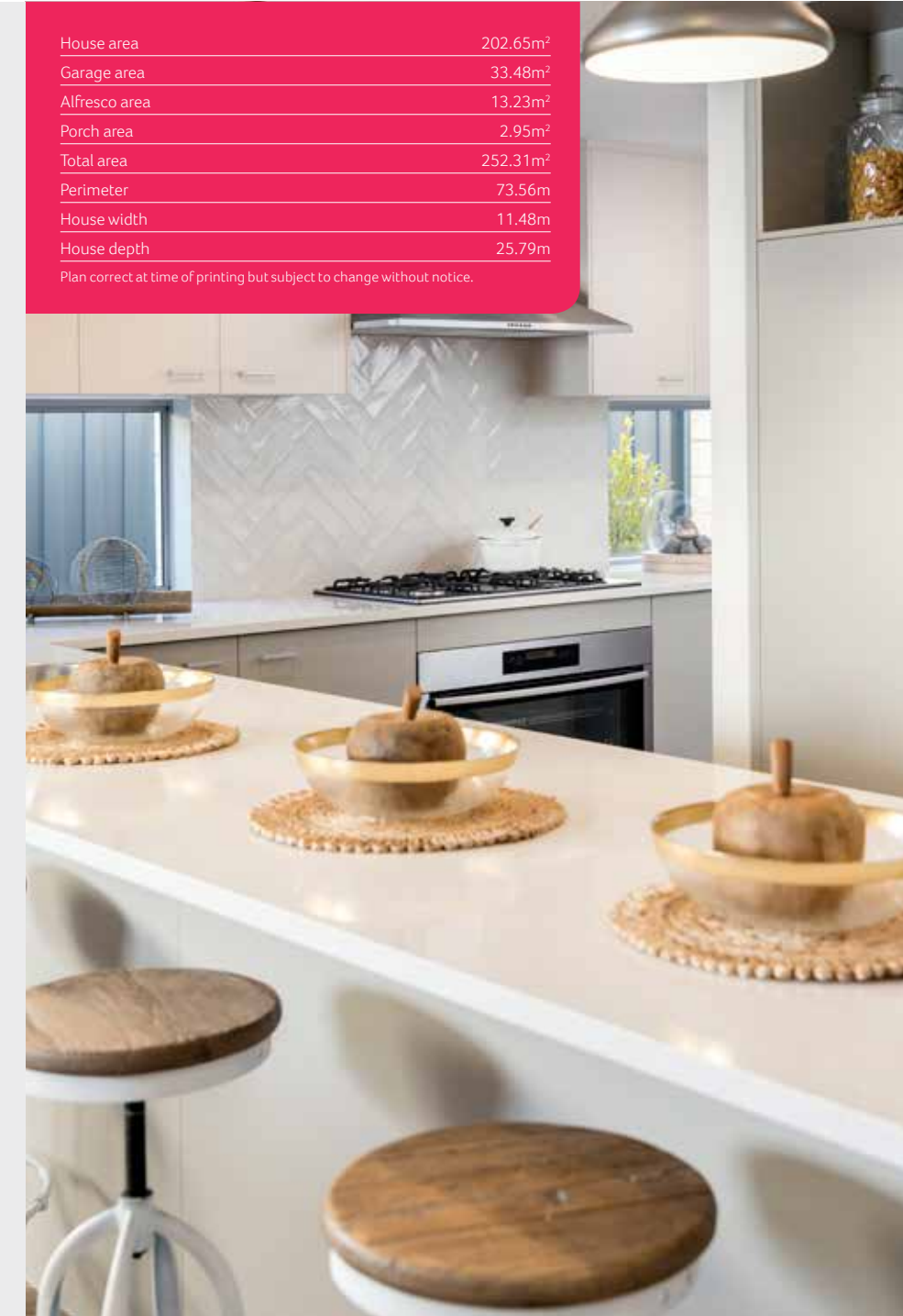
### Not Included

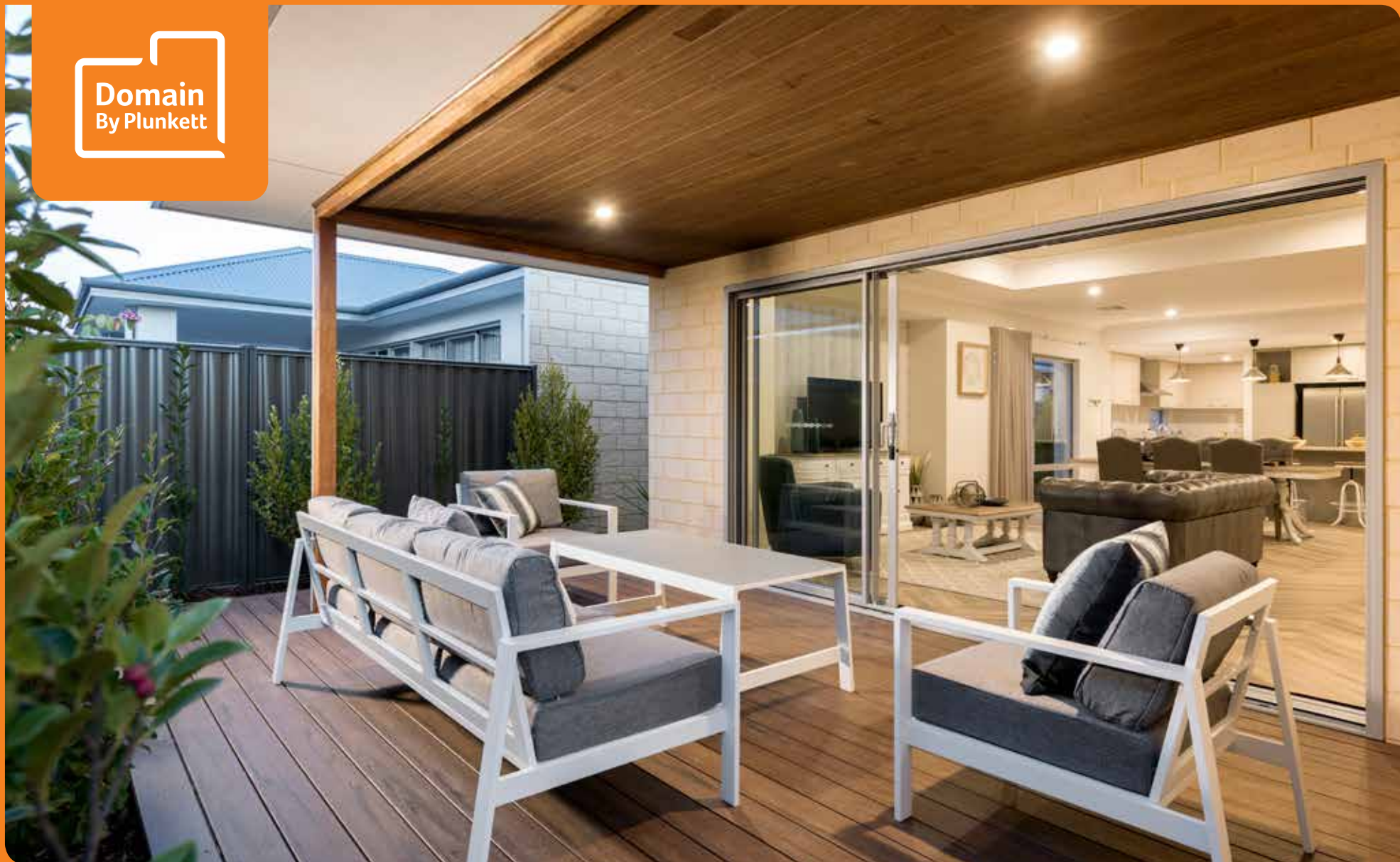
Pergola, fountain, planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier to meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, feature tiles, listello border, clear glazing to bathroom and ensuite, windows, light fittings (location & quantity), built in display units, designer masonry, timber decking to alfresco, landscaping, monier prime roof tiles and reticulation, games room cabinet work in laminex silk with smoked mirror splashback, aluminium framed doors, wine rack and bench seat, activity wall storage unit.



House area	202.65m <sup>2</sup>
Garage area	33.48m <sup>2</sup>
Alfresco area	13.23m <sup>2</sup>
Porch area	2.95m <sup>2</sup>
Total area	252.31m <sup>2</sup>
Perimeter	73.56m
House width	11.48m
House depth	25.79m

Plan correct at time of printing but subject to change without notice.





**Metro/Head Office**  
34 Burton Street  
Cannington  
Ph 9366 0300

**South West Office**  
Unit 18, 42  
Strickland Street  
Bunbury  
Ph 9780 9333

**Mid West Office**  
12 Bayly Street  
Geraldton  
Ph 9921 8835

**Albany Office**  
344 Middleton Road  
Albany  
Ph 6819 5919

Builder's Reg. No. 7995

[domainbyplunkett.com.au](http://domainbyplunkett.com.au)