

2025



**SESSIONS REGIONAL RANGE**

# Choice of External Colours



## Option 1.

Woodland grey roof  
Kurrajong Bricks  
Surfmist Fascia & windows  
Woodland Grey Garage door  
Surfmist front door



## Option 2.

Surfmist roof  
Heathwood Bricks  
Woodland Grey Fascia  
Surfmist windows  
Surfmist Garage door  
Surfmist front door



## Option 3.

Monument roof  
Jarrah Bricks  
Monument Fascia & windows  
Monument Garage door  
Surfmist front door

## Inclusions

Building Permit  
Building Insurance  
T2 Treated pine frame  
450mm wide eaves around the home  
Remote controlled garage door with two remotes  
Plaster lined walls and ceilings  
Concrete slab flooring  
Double glazed aluminium windows  
Locks to all openable windows  
Aluminium flyscreens on all windows & sliding door  
Obscure glass to Bathroom, Ensuite and W/C  
R5.0 ceiling batts excluding garage  
R2.5 wall batts to walls dividing home and garage  
R2.5 Batts and foil to all external walls  
50m2 concrete for driveway and paths  
Clothes line  
TV antenna

Stone benchtop to the Kitchen and Ensuite  
Tile to the ceiling in the Ensuite  
2x Double power points per room, Master has 3  
Hard wired smoke detectors  
Exhaust fans in Ensuite, Bathroom and W/C  
Three television points  
Iconic light switches and power points  
External lights on each external door  
LED lights throughout  
Refrigerated Heating and cooling  
2550mm High ceilings  
Plasterboard ceiling fixed to metal battens  
10mm Plasterboard to all wet areas  
75mm Cove cornice throughout  
67mm Skirting and Architraves – Bevelled profile  
Electric boosted Solar hot water service  
Waterproof double power points  
Quality Wattyl 3 coat paint

**Ask about the optional extra of adding on an Alfresco**



## Internal Colour Option 1.

Internal wall colour – Strauss White

Ceiling painted in Sessions Builder white

Doors, Architrave & Skirtings painted,

-Sessions Builder White in Semigloss

WK Stone Benchtop Kitchen & Ensuite – Polar

Nikpol Kitchen cabinets – Premium White 9

Nikpol Bathroom Benchtop – Premium White 9

Nikpol Bathroom and Ensuite cabinets –Surfside Ash SN

Kitchen splashback 200 x 400 Whit tiles in brick pattern

Bathroom, Ensuite & Laundry floor MON Dark grey tile 450 x 450

Bathroom & Ensuite walls 300 x 600 white ceramic vertical stack

Carpet in the bedrooms – colour Shadow

Choice of either:

450 x 450 MON Dark Grey ceramic tiles **or**

Tamarian Oak Vinyl flooring





## Internal Colour Option 2.

Internal wall colour – Winter Mushroom

Ceiling painted in Sessions Builder white

Doors, Architrave & Skirtings painted,

-Sessions Builder White in Semigloss

WK Stone Benchtop Kitchen & Ensuite – Driftwood Grey

Nikpol Kitchen cabinets - Overheads Sand Babara SN

Base cabinets – Porcelain 9

Nikpol Bathroom Benchtop - Porcelain 9

Nikpol Bathroom and Ensuite cabinets – Sand Barbara SN

Kitchen splashback 200 x 400 Whit tiles Vertical stack

Bathroom, Ensuite & Laundry floor MON White tile 450 x 450

Bathroom & Ensuite walls 450 x450 MON white ceramic

Carpet in the bedrooms – colour Coastal

Choice of either:

450 x 450 MON Dark White ceramic tiles **or**

Safari Sun Vinyl flooring





## Plumbing Fittings & Fixtures:

- Posh Solus 1 ¾ Kitchen sink with Goose neck mixer
- Fisher & Paykel 900mm Electric Appliances
- Laundry trough and cabinet
- Posh Solus vanity basin with Soothe mixer
- Twin shower rail in the - Ensuite and single in the Bathroom
- Bath in Hob with wall mixer
- Double towel rail
- Back to wall rimless toilet



## Front Door selection - choice of three doors

**XN1**



**XN2**



**XN5**



## Doors and Handles

Gainsborough Door Handles in Satin Chrome throughout

Double Cylinder entrance Tri-Lock on the front door

Key in lever on the Laundry, External Garage and Garage into House

Privacy handles on the Bathroom and W/C doors

Matte Chrome trim on all robe doors

