



Essentials

Inclusions

Everything you need and more !

*The essentials inclusions offers you everything you need
to build a complete dream home, at budget price.*



REAL TURNKEY HOMES

At Local Build our homes
are move in ready.

No Hidden Costs

No Surprises



What make us different

*Its your home.
Tell us what you want*



DREAM

Let your imagination
run wild

Want a custom design ?
No problems, we have
You covered



DESIGN

Choose your inclusions
package

Build it your way
From our custom menu



BUILD

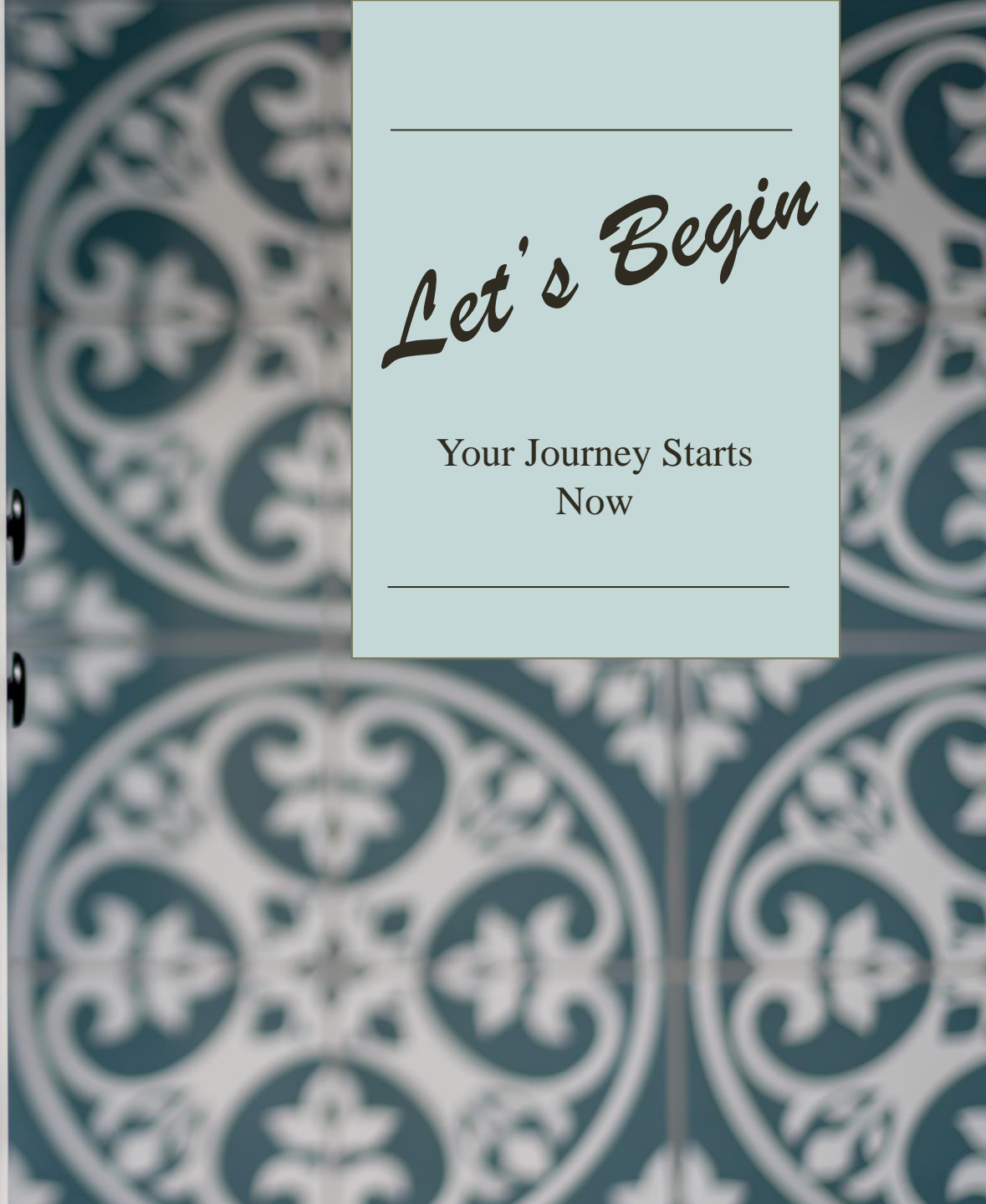
Keep up to date with
our build app and
regular onsite meetings

14 week build timeline
Gets you in your home
faster



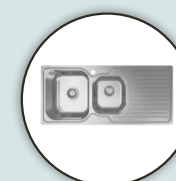
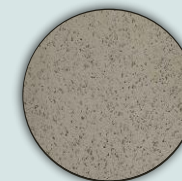
Let's Begin

Your Journey Starts
Now





KITCHEN



BENCHTOPS

Smart stone 20mm
Benchtops from
Essentials range

PANTRY

White Melamine
Shelving

CABINETRY

Custom designed
Laminate floor cabinetry
From Essentials range

Tapware

Harmony Senza
Kitchen Mixer

SINK

Everhard Square line
Stainless double bowl
Sink with drain rack

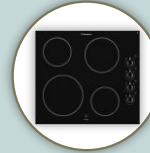
SPLASHBACK

Splashback ceramic
Tiles from Essentials
Range

Over head cabinets
From Essentials range

Designer cabinetry
Handles from Essentials
Range

APPLIANCES



COOKTOP

Westinghouse 60cm
4 burner electric
cooktop

OVEN

Westinghouse 60cm
Stainless steel 5
Function built in oven

RANGEHOOD

Westinghouse 60cm
Undercabinet Stainless
Steel Rangehood

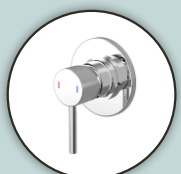
DISHWASHER

Dishlex Stainless steel
Free standing dishwasher





BATHROOM INCLUSIONS



SHOWER SCREEN
Framed Shower
screens

MIRROR
Framed Mirrors
To length of vanity

TOILET
Harmony Nardini
porcelain Toilet suite
With soft close lid

TILES
Choice of Ceramic
Tiles from Essentials
range 2100mm high

VANITY
Custom designed full
Height vanity with 32mm
Laminate benchtop from
Essentials range

Designer Handles
From Essentials range

BATH
Newbury Island Bath
1520mm

BASIN
Contract K380 Semi Inset
Basin With chrome waste
Pop up

TAPWARE
Meno 5 Function
Shower Rail

Senza Shower & bath
mixer set

Senza Basin Mixer

Senza Bath Spout

ACCESSORIES
Harmony Meno
Chrome Single
Towel rail and
Toilet roll holder
Stainless Drains

LAUNDRY INCLUSIONS



LAUNDRY MIXER

Harmony Senza laundry
Sink mixer

LAUNDRY TUB

45lt Laundry Tub

Enamel Laundry
Cabinet with door

SPLASHBACK

Ceramic Tiles from
Essentials range





INTERIOR INCLUSIONS

CEILINGS

2550mm ceiling height
to single storey and
Double storey homes

FLOORING

Ceramic tiles from
Essentials range to
main living areas

Carpet to bedrooms
And closed living areas

PAINT

Haymes 3 coat
Paint system

DOORS

2100mm high flush
Panel internal doors

Lockwood door
Handles from essentials
range

WARDROBES

2100mm high framed
Vinyl sliding doors

Single Painted Craft Wood
shelf With hanging rail
+ Bank Of shelves to WIR

STORAGE

Painted Craft Wood
Shelves to linen
Cupboard

WINDOWS & DOORS

Aluminium framed
Sliding glass windows and
Doors with locks.
Flyscreen to all aluminium
openings

STAIRCASE

Closed framed
Carpet stair case
To Double Storey



EXTERIOR INCLUSIONS

ROOF

Colourbond Steel Roof

Colourbond Steel
Gutters and Fascia

Roofing over Outdoor
Living

FACADE

Face brick with natural
Mortar from Essentials
Range

Axon cladding from
Essentials standard
range

FRONT DOOR

820mm wide stained
Front entry door from
Essentials range

Lockwood lever handle
With deadlock

GARAGE

Steeline Garage
Door with 3
Remote controls

TAPS

2 x External Garden
Taps



ELECTRICAL INCLUSIONS

LIGHTING

LED Downlights to
Living areas

Fan – Light combo
To bedrooms

Exhaust fan-light
Combo to bathrooms

Single batten fluorescent
Light to garage

FANS

1300mm steel 3 blade
Ceilings fans to Living
Areas

1300mm steel 3 blade
Fan-light combo to
Bedrooms

AIR CONDITIONING

5kw Split System
Air Conditioner to
Living area

POWER POINTS

Double Power points
Throughout Home

SWITCHES

Clipsal Flush switches
Throughout

DATA

1 x NBN Connection
Point

1 x Telephone point

SAFTEY

Hard wired smoke
Alarms to comply with
Regulations

TV Aerial

1 x Digital TV antenna
Mounted to roof

1 x TV point to home

GENERAL INCLUSIONS

EARTHWORKS

Site cut up to 50mm fall
(made up of equal 250mm
cut & 250mm Fill)

CONNECTIONS

Connections for blocks up
To 650m2 with 5m setback
Include underground single
Phase lead in power, sewer,
Stormwater and water
Connections to specified
points

SLAB

Every Local build home
Comes standard with
An engineered, steel
Re-enforced, engineered
Footing inground slab for
Piece of mind

DRAINAGE

90mm painted down pipes
Leaf catchers supplied
Where specified

2 x yard gullies to remove
Excess water from yard

SITE CLEAN

All Sites cleaned and contoured
To provide drainage fall away
from house as per regulations.
(Note: this does not include turf prep)

FRAMES

Stick built on site
Treated timber frames

Engineered treated timber
trusses

INSULATION

R2.5 55mm Anti Con
Insulation To ceiling

Rhino wrap sarking to
All external walls

R2 bulk insulation to all
Cladded external walls

TERMITE PROTECTION

Home guard termite
Management system
50 year warranty
(annual inspection)

WARRANTY

6 year structural
Warranty

6 month and 12 month
Maintenance visits

OUTDOOR LIVING

Fully lined under roof
Alfresco with 2100mm
Sliding glass door.

Tiles alfresco flooring
(from builders range)

1300mm ceiling fan to
Alfresco roof

PEACE OF MIND

No hidden extras, we provide
In our fixed price master builders
Contracts.

Council fees and approval fees

QBCC, Q Leave and Public
Liability insurance

Surveys and reports,
(contour survey, soil report,
Engineering reports)

PLUMBING

Instantaneous gas Hot
Water System

2 x External Brass garden
taps



WHY LOCAL BUILD

CUSTOM HOME DESIGNS

Whether its your design or ours.
We can tailor any plans to suit
your dream.

We offer a full custom design of
your dream home at no extra
cost.

Let the sky be your limit and
dream big.

FIXED PRICE

Know your homes price

At Local Build, we don't believe in
the smoke and mirrors. You
should know what your new
dream home price is from the
beginning.

Fixed price homes with no
surprises and added extras.
That's our promise.

YOUR HOME, YOUR WAY

Don't let someone else tell you
what to build.

This is your home and it should
be what you want.

At Local Build we listen to you.
We want to build the home of
your dreams.

BUILD TIME

At Local Build we know that
building your new home can be
an exciting process, but also a
costly process if your renting.

That is why we build quicker.

At Local Build we have a 14 week
build schedule get you into your
new home faster.

TREATED TIMBER FRAME

Your homes frame is its inner
strength.

That is why at Local Build we only
build our frames from proven
treated timber ideal for our
climate

All frames are stick built on site
to ensure the highest quality
standards are met and to avoid
warping and transport damage of
this vital part of your home.

LOCAL COMPANY

We Are locals too.

Rest comfortably knowing that
your new home has been built by
a local builder, with products
sourced from local business to
keep our community strong and
thriving.

ENGINEERED SLAB

At Local Build we know that a
quality home is only as good as
its foundation.

That is why we only build with
fully engineered footing in
ground concrete slabs.

To give you the piece of mind
that your new home will have a
base with the strength it
deserves.

WARRANTY

Quality with backup.

We offer a 6 year structural
warranty on all new homes for
piece of mind.

Add that to our 6 month and 12
month maintenance inspections
and you can take comfort in
knowing we have you covered.



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