

2025

# HUDSON RIDGE BUILDERS

Standard Inclusions





## Household names you can trust

*Reliable partnerships we build with*

As experienced builders, we've spent many years working intimately with products, materials, finishes and household appliances. Over time, we've developed a detailed understanding of the goods and services that last the test of time.

We prioritise forming strong relationships with our suppliers.

As a result, Hudson Ridge has gathered a premium selection of household products you can trust; products with intelligence and visual appeal — designed for longevity.

**Colorbond®**

**hebel®**  
The better way to build

**James Hardie**

**caesarstone®**

**Rinnai**

**TREND**  
WINDOWS  
& DOORS  
A JELD-WEN Company

**PHOENIX**

**Haymes**  
PAINT

**polytec**

**Dulux**  
Acratex®





# Inclusions

## 7 Star homes, made easy.

### General

- Construction, Public Liability & Home Owners Insurance
- Warranty Insurances
- Building permit fees
- Site assessment and soil testing
- Wind rating assessment & site level survey
- BAL 12.5 requirements
- 7 Star Energy Rating report on all Hudson Ridge

### Standard plans

- Engineers footing design
- Full working drawings
- Full specifications
- All construction to Australian standards
- Professional colour consultation
- 2 x site cleans. (Removal of all building waste.)
- Site cut up to 300mm fall

### Foundations

- Concrete Waffle Pod Slab (H2 classification) as per engineer's design
- Concrete pump

### Insulation & Internal living

- R2.5 Insulation batts to all external walls
- R6.0 Insulation batts to ceiling
- Sisalation to external walls
- 10mm plasterboard to all walls and ceilings
- 16mm metal ceiling battens
- Waterproofing to Australian Standards

### Internal Features

- 2700mm ceiling height
- Square set cornice throughout
- 67mm x 18mm skirtings and architraves

### Floor Coverings

- Premium selection of carpets with Stepmax underlay to nominated areas
- Premium engineered hardwood flooring (floating) to nominated living areas as per plan
- Premium selection of floor & skirting tiles to wet areas

### WIR & Shelving

- White, Bliss Cinder or Refined Oak colour to master bedroom WIR 2 x bank of pigeon hole shelving with hanging
- Built in robes with 1x hanging and 1x bank of pigeon hole shelving (all other bedrooms)
- 2340mm vinyl or mirror sliders to robes
- 2340mm vinyl or mirror sliders to linen & broom (design specific)
- Linen cupboard includes 4 x melamine shelves
- Broom cupboard with single melamine shelf (design specific)

### Hot Water Service

- Rinnai continuous flow hot water service

### Heating & Cooling

- Brivis 5 star gas ducted heating
- Brivis advance series evaporative cooling

### Solar

- 6.6 Kilowatt solar system





## Electrical

- LED downlights throughout including porch & alfresco
- Clipsal 'Iconic' white switches & power points throughout
- Generous power point allocation throughout including external power points
- Smoke alarms as per Australian standards
- Up to 3 x TV points
- 1 data point
- TV antenna
- Exhaust fans including draft stoppers
- 1x LED tube light to garage
- 2 x external spot lights
- 2 x external up/down feature lights

## Painting

- 3 coat paint system to wall door and skirting
- 2 coat paint system to ceiling
- 3 coat paint system to external surface areas
- Semi gloss finish to architraves and skirting boards

## External

- Choice of Bricks from builders range OR free upgrade to rendered CSR Hebel Power Panel with Dulux Acratex Acrashield Advance 4 coat system with 15 year warranty
- Choice of Monier roof tile from builders range OR COLORBOND Steel 'custom orb' roofing at 22.5 degree pitch
- Sarking under roofing
- COLORBOND Steel fascia, gutter and downpipes
- Brick OR Hebel infills above all external doors, windows and garage doors
- Painted WR plasterboard ceiling to porch and alfresco
- Exposed aggregate driveway
- 2 x external garden taps

## Services

- Single phase power lead in up to 10 L/M
- Water mains lead in up to 10 L/M
- Gas connection
- Sewerage – under slab & 10 L/M external connection point
- Stormwater – lead in up to 10 L/M plus connection to legal point of discharge
- Home to be NBN ready for connection if available in area

## Structural

- 7 year structural guarantee
- Engineer designed roof trusses
- N2 wind rating compliant
- Timber wall frames to Australian standards

## Completion

- Builder's level house clean prior to handover
- 3 month maintenance period

## Inclusions



### Kitchen

- 20mm Caesarstone benchtops up to Deluxe M1 Range\*
- Soft close doors and drawers
- Overhead cupboards to kitchen as per plan including above fridge
- Overhead shelving to pantry above base cupboards (white melamine)
- 2x banks of 3 pot drawers with cutlery insert
- Slide out under bench double bin drawer
- Premium choice of handles
- Double bowl undermount stainless steel sink
- Premium choice of tapware
- Premium choice of splashback tiles to kitchen
- Capped water fridge point

### Appliances

- 900mm under bench oven with LED light (white, black or stainless steel)
- 900mm undermount rangehood (stainless steel)
- 900mm Gas cooktop\*\* (white, black or stainless steel)
- 600mm dishwasher (white, black or stainless steel)

\*\*Standard electric cooktop available (black only)

\*Optional 40mm Caesarstone kitchen, with 33mm or 75mm laminate to walk-in pantry, laundry, ensuite and bathroom and powder.



## Kitchen

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**ARTUSI**  
900mm  
Underbench Oven



White glass



Black glass



Stainless Steel glass

**ARTUSI**  
900mm  
Gas or Electric  
Cooktop options



Gas  
White / black glass



Electric  
Ceramic black



Gas  
Stainless Steel

**ARTUSI**  
600mm  
Freestanding  
Dishwasher



**ARTUSI**  
900mm  
Undermount  
Rangehood



**PHOENIX 2000 SERIES**  
793MM Double Bowl  
- Stainless Steel



**GOOSENECK**  
Sink Mixer  
3 styles to choose from  
(Brushed Nickel, Black or  
Chrome)



Alro

Pina

Teva

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## Bathroom, Ensuite & WC

- 20mm Caesarstone benchtop up to Deluxe M1 Range\*
- Tiled shower base to ensuite & bathroom
- Tiled shower shelf or niche (design specific)
- Master ensuite & bathroom floor to ceiling tiles in shower
- Semi-frameless shower screens (black or chrome)
- 1500mm, 1675mm or 1700mm acrylic bath\*\* (white)
- Frameless polished edge mirror above vanity
- 900mm high x length of vanity
- Soft close doors and draws to vanity (design specific)
- Premium choice of handles
- Premium back to wall toilets
- Double towel rails
- Toilet roll holders
- Premium choice of mixers
- Premium selection of tiles
- Stainless steel or black square tiled point drain

**NUGLEAM**  
360mm Above  
Counter Basin



**FIENZA**  
465mm Above  
Counter Basin



**FIENZA**  
370mm Above  
Counter Basin



**HARMONY**  
480mm  
Above Counter  
Rectangle Basin



**HARMONY  
BRUNETTI BTW BATH**  
1500mm or 1700mm\*\*



**PRATO  
FREESTANDING BATH**  
1500mm or 1700mm\*\*



**KDK**  
BTW Toilet Suite



**LOUVRE**  
1675x745mm  
Inset Bath



**CORTONA**  
BTW Bath  
1500mm  
or 1700mm\*\*



## Laundry

- Premium choice of tiles
- 20mm Caesarstone benchtop up to Deluxe Range\*
- Single bowl stainless steel undermount sink
- Soft close doors to cabinetry
- Pull out laundry hamper
- Premium sink mixer
- Washing machine stops hidden in cupboard
- Drying cupboard (design specific)
- Overhead cupboards as per plan
- Premium selection of handles

**PHOENIX**  
2000 Series  
411mm 36L Laundry  
Trough  
Stainless Steel



**GOOSENECK**  
Sink Mixer  
(3 styles to choose from)  
Brushed Nickel, Black or  
Chrome)



Alro

Pina

Teva

\*Optional 40mm Caesarstone kitchen, with 33mm or 75mm laminate to walk-in pantry, laundry, ensuite and bathroom and powder (design specific).

\*\* Effective from May 14th 2025











Tapware Collection Arlo (Brushed Nickel, Black or Chrome)

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Tapware Collection Pina (Brushed Nickel, Black or Chrome)

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Tapware Collection Teva (Brushed Nickel, Black or Chrome)

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## Windows

- Powder coated double glazed aluminium to all windows
- Draft seals to windows (2400mm head height) and external doors
- Metal flyscreens to all openable windows & flydoors to all sliding doors
- Keyed locks to all windows and external doors

## Window furnishings

- Single roller block out blinds (design specific)

## Doors

- 2340mm Powder coated aluminum single glazed laundry door
- Up to 2340mm x 1200mm hinged front entry door
- 2340mm internal Corinthian flush panel or Deco range doors
- Flush panel door to external access garage door (design specific)
- Premium choice of door stops
- Premium choice of Lockwood internal door handles
- Yale Assure LED keypad deadlock with Bluetooth and pull handle
- Lockwood privacy locks to WC/bath/ensuite /powder
- Chrome hinges & latches

## Garage

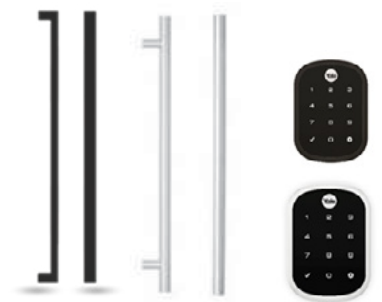
- 2400mm high sectional garage door with 2 hand-held remotes & 1 wall mount remote
- Plaster lined walls and ceiling
- External access door (design specific) with deadlock
- Internal access door with dead lock

## External Doors



## Door Handles & Locks

Yale Assure Lock® SL  
Black or Satin Chrome



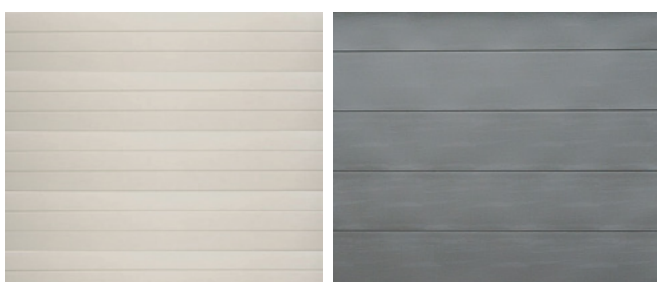
## Internal Doors



Door Handles  
Black, Satin Chrome or Chrome



## Sectional Garage Doors (Flatline and Slimline)









*"Hudson Ridge has redefined what it means  
to deliver excellence.*

*This journey has been about so much more than building a house;  
it's been about building a future, a sanctuary, and a place where  
our family can grow and thrive. The care, connection, and integrity at  
every step have been unmatched, and we cannot thank you enough  
for what you've done for us."*

*With endless gratitude,  
Lindsay, Andrew, Emilia & Ruben*

*- 2025*







Imagery may contain upgrades and variations for marketing purposes. Please discuss with Hudson Ridge New Home Consultant for specifics.



# HUDSON RIDGE

B U I L D E R S

Ballarat Head Office & Selection Centre 102 Fussell Street, Ballarat (03) 5332 6889  
Geelong Head Office & Selection Centre 127 Marshalltown Road, Grovedale (03) 5243 6120

[www.hudsonridge.com.au](http://www.hudsonridge.com.au)

