



Your guide home

tick  **HOMES**



AMAZON 25



WHAT MAKES US TICK

We're Tick Homes. And we're 100% geared around first home buyers. Let's tick off a few reasons why. First up, we'll have you walking through the front door of your new home in no time. Tick. We keep things simple. That's a big tick. Plus building with us is an absolute blast. Mega big tick. But above all, we put you in complete control.

If we sound different from 'other' builders, it's because we are, in almost every way. Totally. They zig, we zag. For example: we've done away with expensive display homes. Gone! Also gone are overpriced add-ons. The result? Huge cost savings, a much simpler building process and an unbelievable customer experience. Then there is our absolute commitment to quality and to our customers.

**What are you waiting for?
Let's do this!**

A BIT ABOUT US

Tick Homes is where industry experience meets innovation. We've brought together the best of the best to totally revolutionise the first home buying experience. Not to mention, delivering great homes at affordable prices.

What are our credentials? Well, we've got a dynamic team with a ton of home building experience in the driving seat. Our people know the home building game inside out. In fact, they've held senior roles with many of the market leaders before. And we'll let you

in on a secret: there isn't really much difference between most of the major home builders. They all operate pretty much in the same old way and haven't moved with the times.

With all their years of experience with the 'big builders', our team knew there was a better way. And they've come together, bringing all their know-how, experience and drive to totally change the game for first home buyers.

WE'VE GOT SOME BIG BACKING

We're proud to say that we've got Resimax behind us. In fact, they're our parent company, which means we have all their experience, stability and resources backing us.

For many years, Resimax has been building people's wealth through property development and construction. During that time, they've built thousands of homes for many happy customers. What truly sets Resimax apart, however, is their entrepreneurial spirit and laser focus on

creating the property business of the future. And that vision is underpinned by putting people at the centre of everything. Always people first.

Now you know a little bit about Resimax, you'll probably understand why Tick Homes is unlike any other builder. And how our commitment to doing things better and smarter is backed by the resources and means to make it happen.

RESIMAX
GROUP

WHY WE'RE SO AWESOMELY DIFFERENT

Here at Tick Homes, we're big on doing things differently. Not different for the sake of it, but different because there's a much better way to go about it. All of our experience and energy goes into making that happen in every way. We're proud that we're revolutionising the home building journey with our approach. And that means the whole experience is one amazing ride where you're in total control. Let's do this!



Zero BS, No Pressure

There's no hard sell or pressure around here. And we have a strict 'no BS rule' too. That means no jargon, no over-sell and no smoke and mirrors. Say goodbye to fine print, dodgy clauses and jumping through hoops too. Everything is simple, up-front and authentic.



Simple As

We've made the home building journey nice and simple. With us, it's an easy four-step process where everything is made crystal clear. What's more, you're in complete control the whole time. How refreshingly simple is that?



100% Fixed Price

Our prices are totally fixed. They don't contain unexpected surprises or have a list of exclusions. There's no fine print either. Our prices are set in concrete. And they contain all site costs, developer guidelines and council requirements. Everything. And that's 100% peace of mind.



Exceptional Quality & Service

We build all our homes with the same level of care as if they were our own. No corners cut. No inferior materials used. It's quality all the way. Our quality assurance program guarantees that. At the heart of this is our service mantra of always putting the customer at the centre of all we do.



Premium Partner Brands

We know the importance of having quality partners. It's a non-negotiable for us. That's why we've teamed up with the most respected and best quality brands in the building industry. No no-name brands - just quality from start to finish. And every brand's stood the test of time.



Flying Start

Once your land is titled, we will start building your house within 12 weeks[^]. That's just 12 weeks[^]. Because we understand that when you're building, time is money. Your money. So getting you off to a flying start not only gets you in the door quicker, but saves you plenty too.



18 Weeks Build Guarantee*

There's nothing worse than paying rent and a mortgage at the same time. So we've developed an express build program that guarantees your house will be finished in 18 weeks*. It's all thanks to improved efficiencies, streamlined processes and our quality supply partners.



Rock Solid Guarantee

We stand by all our homes with a 20-year guarantee against any structural defects. Forget the normal industry guarantees, this is the real deal. Because we build right the first time and only use the best materials, our homes stand the test of time.

[^]12 weeks from title release.

*For single storey homes. Does not include landscaping.

STEP UP!

The easy steps home

We're with you the whole inspiring way – from starting out, right through to popping the champers. No journey is the same either – it's tailored to suit your specific needs. We call it 'The easy steps home'. And it all starts with you meeting one of our New Home Advisors. They'll guide you through every step of this exhilarating journey – finance, land and every aspect of your new home. Let's do this!



01 / Learn

We keep you in the loop the entire time, so you're totally educated and informed about what's happening. That means important stuff like First Home Owners Grant and eligibility for stamp duty concessions.

And even how the right block of land can maximise your investment. We'll give you all the information and confidence to put you totally in charge. After all, it's one of the biggest decisions you'll ever make.



02 / Loan

When it comes to loans, it's a jungle out there. So many options, so much choice. But we'll cut through it all real fast.

We will work with you to set a budget, and we'll find the right home loan for you. It's a free service and you'll get pre-approval within 24 hours. How easy is that?



03 / Land

We'll match your Tick home with a great block of land - within your budget too. Then we'll give you a guaranteed fixed price for your house and land. No haggling with developers or shopping around for

land, we'll take care of everything. No hidden costs and expensive add-ons. No council or developer 'surprises'. Just one fixed price, locked in. No more stress.



04 / Home

Our homes are so much more than generic boxes. Our mantra is maximum liveability at a great price. No poky little rooms here.

Our homes are cleverly planned to give you the right amount of space not just for now, but into the future too. We'll help you create the home that gets your heart pumping.

MEET YOUR NEW HOME ADVISOR

Other builders have 'consultants' or 'sales executives', and mostly they're paid big commissions to make sales. Just think for a moment where that commission comes from. You got it - it's you. But here at Tick we're unashamedly different. Our people are a different breed and we march to a different beat.

There are no big commissions. No pressure tactics. And no over-promise and under-deliver. We're totally genuine when we say our people are

your 'New Home Advisors'. They are here to guide, to inspire and to be alongside you the entire way. They're your coach, your go-to person.

Their mission is a simple one: to get you into your new home. And to make sure you have an inspiring, empowering and fun time along the way.

What are you waiting for? Drop into our Tick Space, and have a chat to our New Home Advisors over a coffee.



FINANCE THE FRIENDLY TICK WAY



You got it, our finance people# from Mortgage Domayne are a friendly, knowledgeable bunch. You'll find them on-site at Tick Space. There's no hard sell and no bamboozling with jargon. Rather, they'll help you to develop a budget and find the right loan for you.

Our guys work with all the major banks and financial institutions. That means all the options are on the table, not just a 'chosen few'. What's more, our Mortgage Domayne team are construction loan experts, so you're in great hands.

The other thing they'll help you with is maximising the First Home Owners Grant. There's quite an art to it, but handled by experienced people, it can make all the difference. Did we mention that our financial service is 100% free and there's no obligation?

Finance made super easy

- ✔ Meet with a Mortgage Domayne finance consultant
- ✔ Establish your budget
- ✔ Complete an application
- ✔ Go ahead and secure your house and land package with your New Home Advisor

BRING YOUR HOME TO LIFE AT TICK SPACE

Here at Tick Homes we've done away with conventional display homes. Bye, bye, they've gone the way of the dinosaurs. Instead, welcome to our Tick Space where everything is under one big roof. This is where your new home comes to life in extraordinary ways. Live it. Breathe it. Explore it.

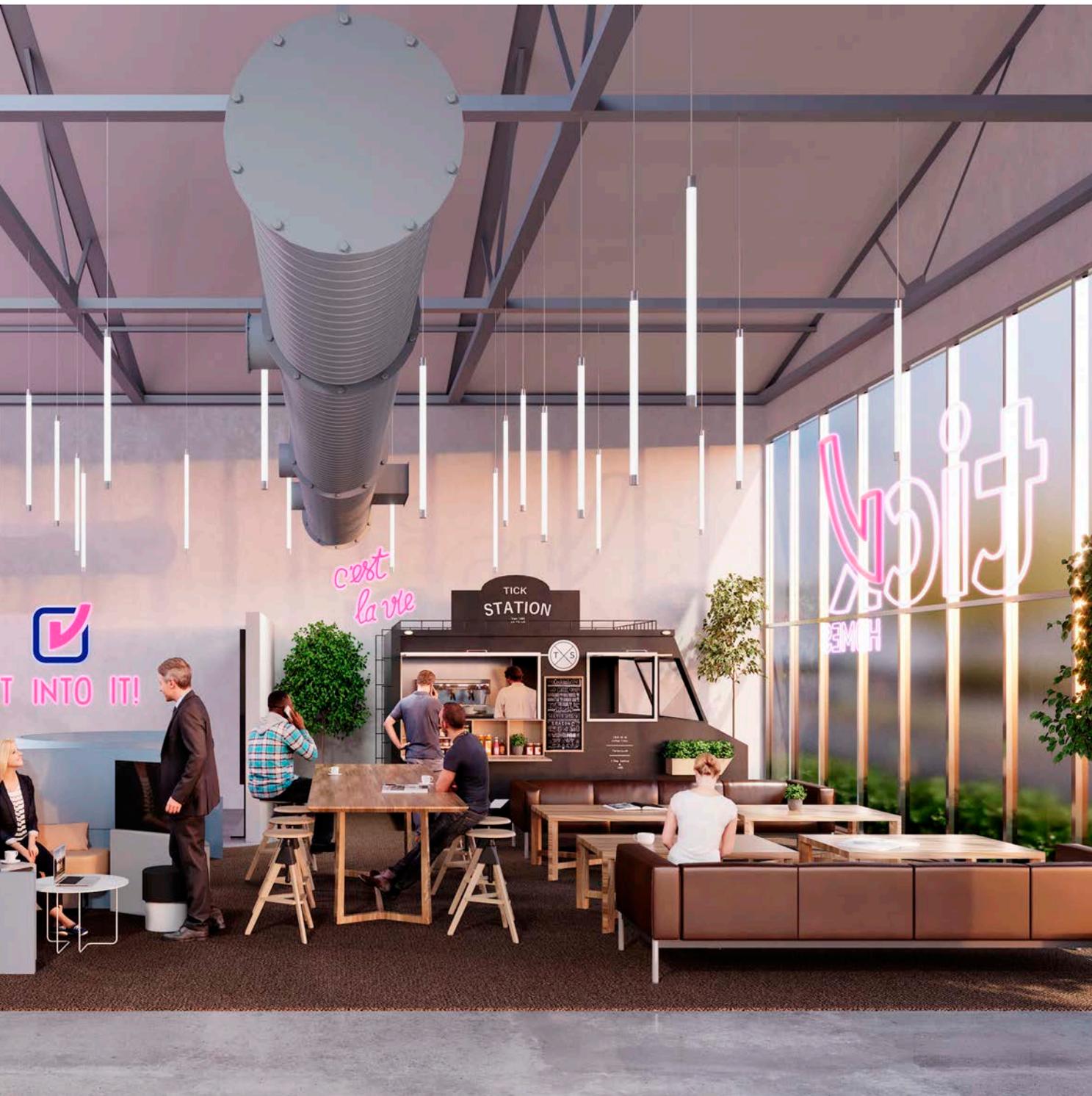
It's totally your experience and you're in control. Picture this: you can walk through every home in our collection. And you can explore kitchens, bathrooms, bedrooms and ensuites. Immerse yourself in our designer colour pods and shop Posh to personalise your home. What you see is what you'll get in your finished home. Truly amazing.

Guiding and inspiring you in equal measure, are our friendly New Home Advisors. Then there's our finance team, who'll happily sort you out with great advice and the right home loan for you.

There are plenty of fun things for the kids and spaces to chill out. There's even our own café where you can kick back and take it all in. There's no place like Tick Space. Because it's where you can experience your new home before it's even built.

Bring your new home to life, discover Tick Space today.





-
- ✔ Everything under one big roof
 - ✔ Centrally located
 - ✔ Lots of parking
 - ✔ Walk through every home in state-of-the-art 1:1 cinema
 - ✔ Awesome selections
 - ✔ Extended opening hours
 - ✔ New Home Advisors
 - ✔ On-site finance consultants
 - ✔ Colour selection experience
 - ✔ Café & lounge areas
 - ✔ Kids' area with movies & games
-

Tick Space

181 Hammond Ave
Essendon Fields VIC 3041

SPLASH AROUND THE COLOUR

We've made choosing the colours for your home an utterly awesome experience. And as with everything we do, you're in total control. So, this is how we roll. Our design gurus have selected a range of internal and external colour palettes. All the colours are on-trend, distinctive and everything goes

together. Now it's over to you, to mix and match the colour palettes throughout your home.

This is where things get truly awesome. With our amazing ColourME tool on our website, you can instantly apply the colour palettes to your home and visualise it. Inside and outside.

Quick and easy. Big Tick. Immerse yourself in our world of colour and discover how the colour palettes come to life in your new home. It's big, bold and breathtaking. And you call all the shots.

ColourMe now at tickhomes.com.au



MY HOME FINDER



Show me the homes!

We hear you, it's all about the homes. Our homes provide outstanding value for money with just the right number of options. With a range of designs and floor plans to suit your lifestyle, we'll help you choose a Tick home that's within your budget. Start exploring now, then contact us for the beautiful big picture.

Min. Block Width	Min. Block Depth	Storey	Home	Bedrooms	Page
10m	28m	Single	Azure 18	4	18
10.5m	28m	Single	Ozone 19	3	19
12.5m	21m	Single	Drone 16	3	20
	21m	Single	Raven 17	3	21
	25m	Double	Dawn 32	4	32
	25m	Double	Phantom 32	4	33
	28m	Single	Berlin 23	4	22
	28m	Single	Brooklyn 23	4	23
	28m	Single	Chevron 23	4	24
	28m	Single	Nelson 23	4	25
	28m	Double	Wraith 34	4	34
	28m	Single	Yve 23	4	26
14m	28m	Single	Amazon 25	4	27
	28m	Single	Ella 25	4	28
	28m	Single	Patagonia 25	4	29

Azure 18

A beautiful, compact home that maximises space. Intrigued? Read on.

This home features a whopping four bedrooms on a 10m block. Light-filled meals and living spaces flow seamlessly to the outdoor entertaining area. It's all about contemporary living. Game, set, match – you're onto a winner with the Azure.

At a glance



Designed to suit

10m wide x 28m deep block

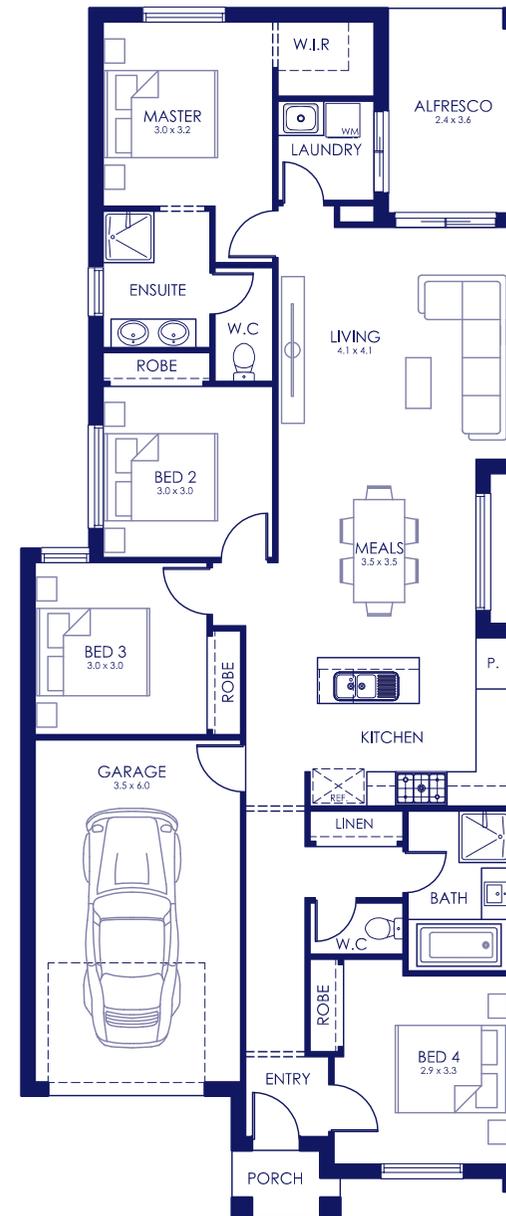
How it measures up

Exterior Width – 8.87m
Exterior Length – 21.21m

Living	130.18 m ²	14.01 sq
Garage	24.11 m ²	2.60 sq
Porch	2.09 m ²	0.22 sq
Alfresco	8.64 m ²	0.93 sq
Total	165.02 m²	17.76 sq

Based on Norton facade

Designed to suit
10m x 28m block



 Secluded master suite at the rear

 Entertainer's kitchen perfect for all your occasions

 Hub of the home cleverly enhances liveability

Ozone 19

Step into this peaceful oasis, kick back, relax and imagine it's home.

Crafted to suit a narrow block, this compact yet clever design packs a big punch. Featuring three generous bedrooms and study nestled around a light-filled living hub, the Ozone has got the lot.

At a glance

3  2  2 

Designed to suit

10.5m wide x 28m deep block

How it measures up

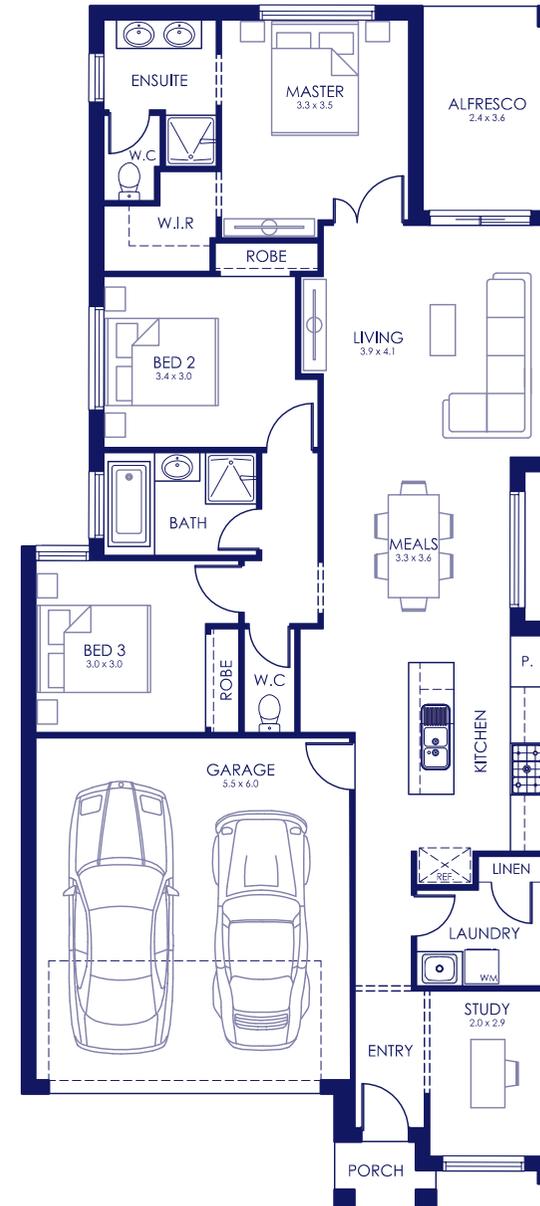
Exterior Width – 9.47m

Exterior Length – 21.11m

Living	127.58 m ²	13.73 sq
Garage	36.07 m ²	3.88 sq
Porch	1.97 m ²	0.21 sq
Alfresco	8.64 m ²	0.93 sq
Total	174.26 m²	18.76 sq

Based on Norton facade

Designed to suit
10.5m x 28m block



 Private master suite at the rear

 Stand-alone study separate from the living spaces

 Hub of the home as good-looking as it is practical

Designed to suit
12.5m x 21m block

Drone 16

Put simply: this is our affordable diamond that enables you to set your sights high. Really high.

Making the most of a 21m deep block, the clever and practical design does more than tick all the boxes. It boasts accommodation that is spacious enough for your needs without compromising on anything. With the Drone, your home dreams can soar.

At a glance

3  2  2 

Designed to suit

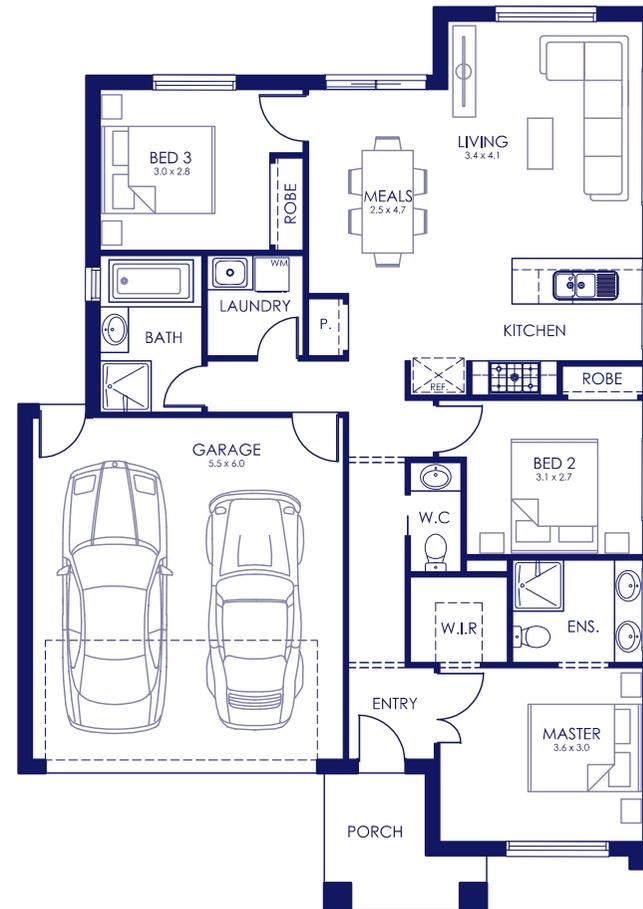
12.5m wide x 21m deep block

How it measures up

Exterior Width - 11.27m
Exterior Length - 15.83m

Living	105.52 m ²	11.36 sq
Garage	36.09 m ²	3.88 sq
Porch	5.35 m ²	0.58 sq
Total	146.96 m²	15.82 sq

Based on Norton facade



 Expansive living and meals area with easy access to the backyard

 Spacious master suite to the front

 Flexible third bedroom at the rear

Designed to suit
12.5m x 21m block

Raven 17

With its charm and intelligent use of space, this home is sure to get the blood racing.

Specifically designed for a 21m deep block, this little gem doesn't compromise one bit on liveability and style. Spanning the full width of the home, the open-plan living area is generously proportioned for a home of this size. Everything about the Raven is central, well thought-out and designed for life. Rave on!

At a glance

3  2  2 

Designed to suit

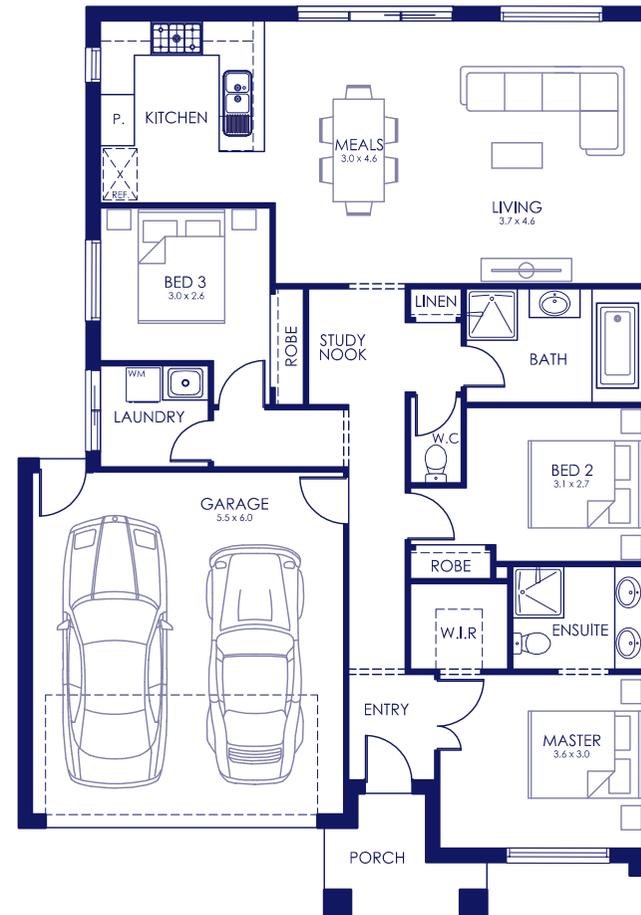
12.5m wide x 21m deep block

How it measures up

Exterior Width - 11.27m
Exterior Length - 15.95m

Living	118.26 m ²	12.73 sq
Garage	36.24 m ²	3.90 sq
Porch	4.57 m ²	0.49 sq
Total	159.07 m²	17.12 sq

Based on Norton facade



 Generous U-shaped kitchen positioned at the rear

 Centrally-located bathroom

 Integrated meals and living space

Berlin 23

Designed with young couples and growing families in mind, you'll love everything about this home.

For starters, it's as practical as it is stylish. Then it offers a fusion of spacious living areas, generous bedrooms and smart design features. You got it: this home is all about intelligent use of space. So, make a statement and make the Berlin yours.

At a glance



Designed to suit

12.5m wide x 28m deep block

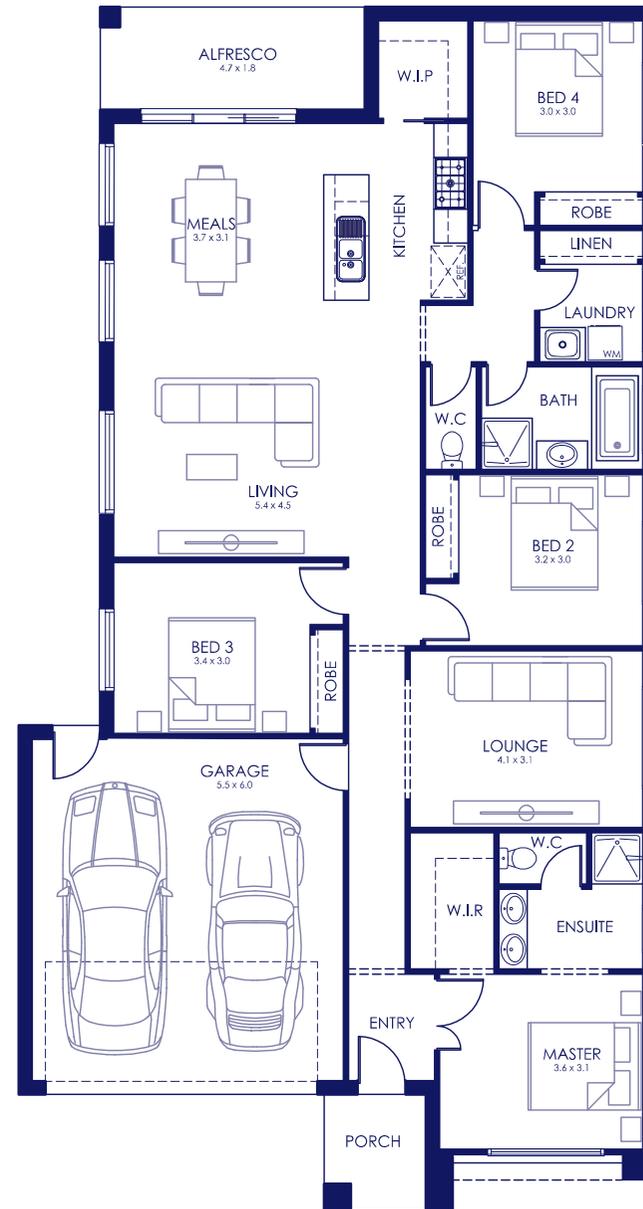
How it measures up

Exterior Width - 11.27m
Exterior Length - 21.23m

Living	157.20 m ²	16.92 sq
Garage	36.15 m ²	3.89 sq
Porch	4.92 m ²	0.53 sq
Alfresco	8.42 m ²	0.91 sq
Total	206.69 m²	22.25 sq

Based on Norton facade

Designed to suit
12.5m x 28m block



Separate lounge away from the hustle and bustle

Kitchen and walk-in pantry fit for a chef

Kids' bedrooms designed so everyone has their own space

Brooklyn 23

Never failing to impress with its striking presence and minimalistic appeal, this home is made for modern family living.

Every inch of space has been carefully considered - from the defined master suite at the rear to a chilled lounge at the front. And let's not forget the massive walk-in pantry and entertainer's kitchen overlooking the living and meals. Make no mistake, the Brooklyn is the real deal.

At a glance

4  2  2 

Designed to suit

12.5m wide x 28m deep block

How it measures up

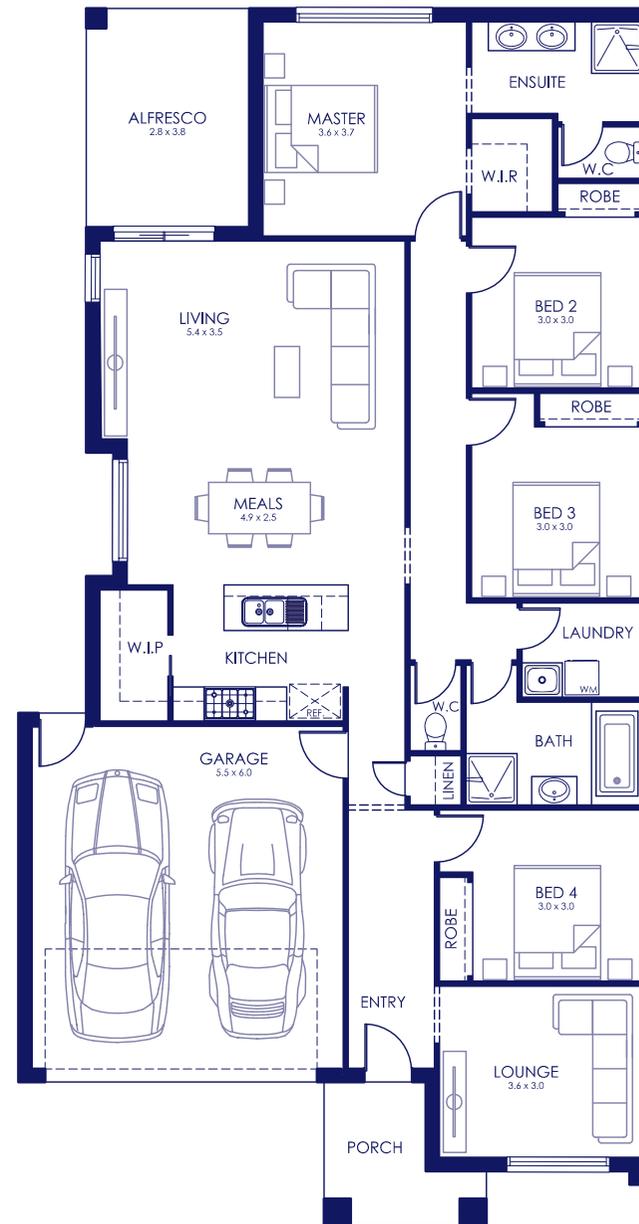
Exterior Width - 11.27m

Exterior Length - 21.35m

Living	155.65 m ²	16.75 sq
Garage	36.09 m ²	3.88 sq
Porch	5.56 m ²	0.60 sq
Alfresco	11.06 m ²	1.19 sq
Total	208.36 m²	22.43 sq

Based on Norton facade

Designed to suit
12.5m x 28m block



 Generous living area opening to the alfresco

 Separate lounge at the front of the home

 Hotel-style master suite at the rear

Chevron 23

Welcome to a place where practicality meets sophistication and where you'll feel right at home.

This is truly a clever design. First up, the bedrooms are at the front of the home. Then, using the full width of the home, all the living action happens at the rear with integrated kitchen, living, meals and alfresco. Plus, there's heaps of natural light. Get ready to be wowed by the Chevron.

At a glance

4  2  2 

Designed to suit

12.5m wide x 28m deep block

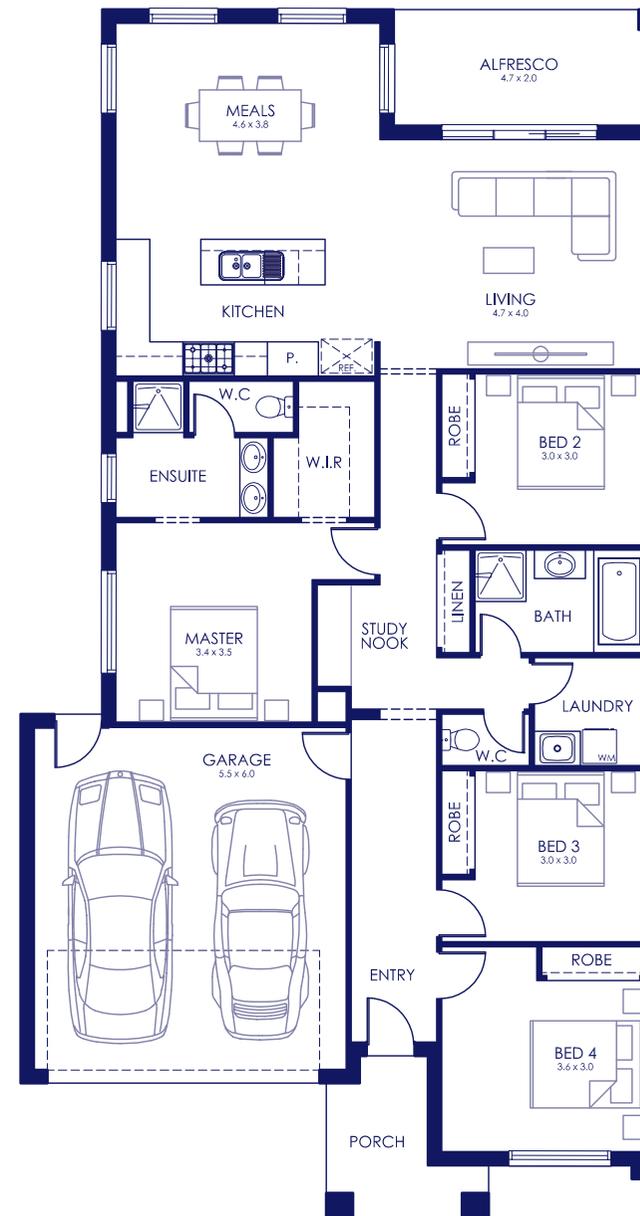
How it measures up

Exterior Width – 11.27m
Exterior Length – 21.23m

Living	153.93 m ²	16.57 sq
Garage	36.33 m ²	3.91 sq
Porch	5.93 m ²	0.64 sq
Alfresco	9.55 m ²	1.03 sq
Total	205.74 m²	22.15 sq

Based on Norton facade

Designed to suit
12.5m x 28m block



 Light-filled living zone spanning home's full width

 Integrated open-plan area flows to alfresco

 Spacious hotel-like master suite

Nelson 23

Bursting with character and style inside and out, this stunning home has it all.

Designed to suit a 12.5m block, you'll be amazed by the size of this home. Clever zoning, well-proportioned bedrooms and a versatile lounge away from the lively family spaces. You're covered now and well into the future with the Nelson.

At a glance

4  2  2 

Designed to suit

12.5m wide x 28m deep block

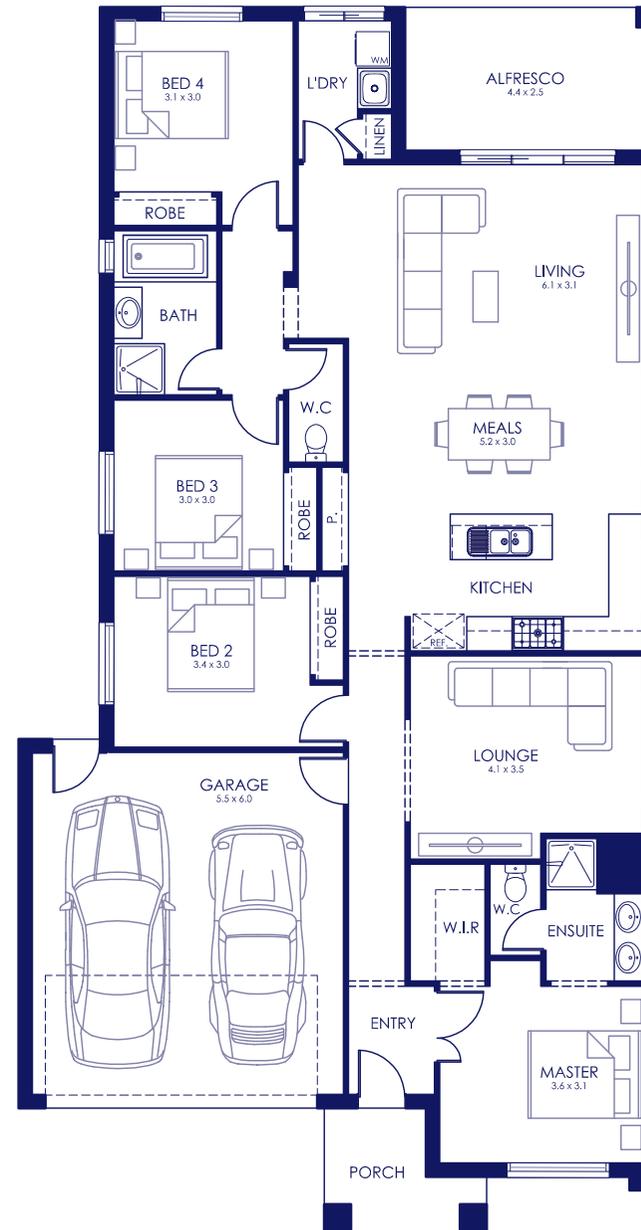
How it measures up

Exterior Width - 11.27m
Exterior Length - 21.47m

Living	156.78 m ²	16.88 sq
Garage	36.15 m ²	3.89 sq
Porch	4.92 m ²	0.53 sq
Alfresco	11.19 m ²	1.20 sq
Total	209.04 m²	22.50 sq

Based on Norton facade

Designed to suit
12.5m x 28m block



 Expansive master suite to the front of the home

 Separate and tranquil lounge

 Generous meals and living areas opening up to corner alfresco

Yve 23

This home is a stellar example of stylish simplicity.

Cleverly designed to maximise a 12.5m block, this home is the gift that keeps on giving. From the four generous bedrooms – all with walk-in robes – to the expansive living spaces and the many inspired design features, you'll be loving life in the Yve.

At a glance



Designed to suit

12.5m wide x 28m deep block

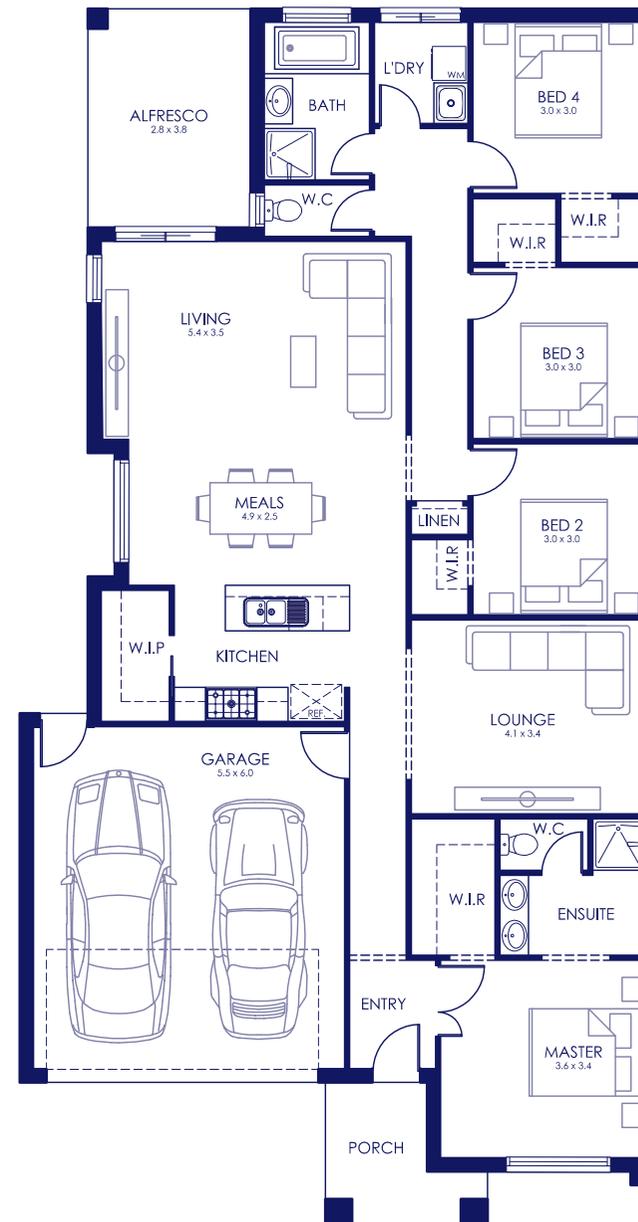
How it measures up

Exterior Width – 11.27m
Exterior Length – 21.35m

Living	155.65 m ²	16.75 sq
Garage	36.09 m ²	3.88 sq
Porch	5.56 m ²	0.60 sq
Alfresco	11.06 m ²	1.19 sq
Total	208.36 m²	22.43 sq

Based on Norton facade

Designed to suit
12.5m x 28m block



 The walk-in pantry you've always dreamed of

 Seamless flow from meals to living to expansive alfresco

 Walk-in robes to every bedroom

Amazon 25

Say hello to this free-flowing home that cleverly maximises space and light.

Amazing spaces to eat, rest and play are just the beginning. Then there's the functional living zones, an expansive alfresco and a centrally-located kids' retreat. Let's cut right to the chase: the Amazon is perfect for your everyday family needs right now, and well into the future too.

At a glance



Designed to suit

14m wide x 28m deep block

How it measures up

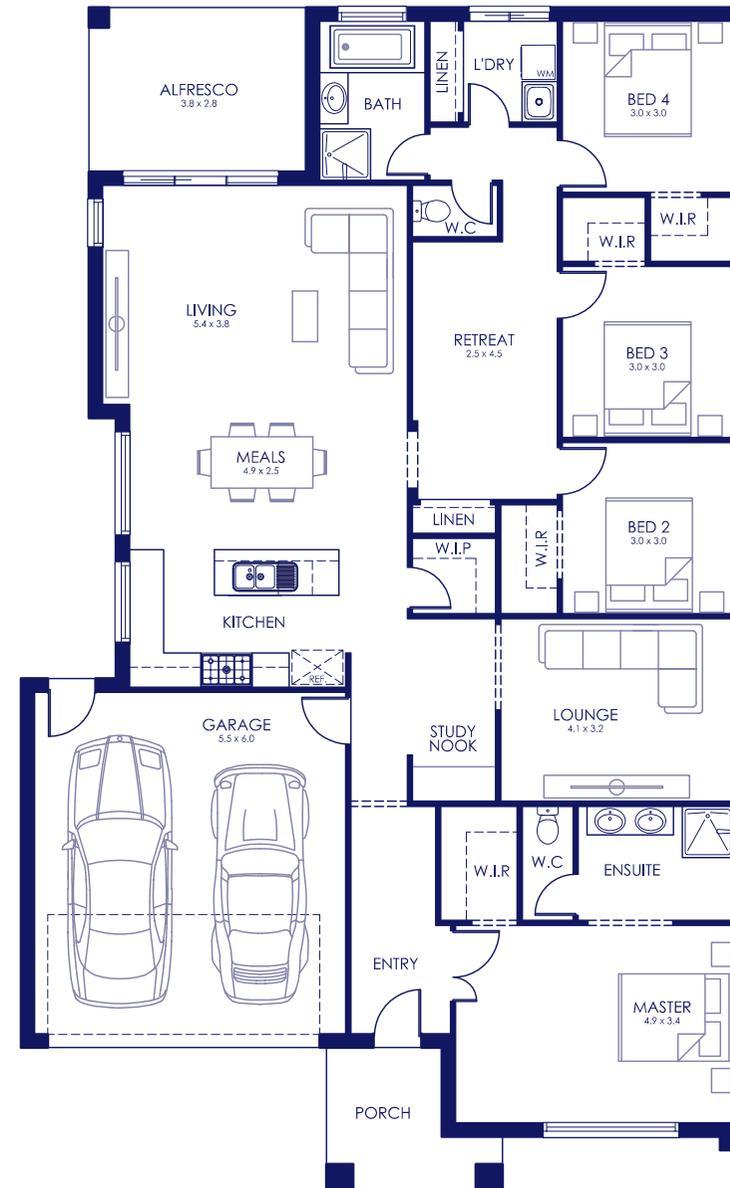
Exterior Width - 12.83m

Exterior Length - 20.76m

Living	178.96 m ²	19.26 sq
Garage	36.20 m ²	3.90 sq
Porch	6.17 m ²	0.66 sq
Alfresco	11.06 m ²	1.19 sq
Total	232.39 m²	25.02 sq

Based on Norton facade

Designed to suit
14m x 28m block



 Master suite fit for a King and Queen

 Separate lounge located in the heart of the home

 Zoned kids' wing with central retreat

Ella 25

She's the new kid on the block and she's been winning hearts from day one.

From the feature hallway to the designer galley kitchen, this home offers the perfect blend of intuitive spaces and serious flair. Designed to maximise a 14m wide block, you'll love the open-plan entertaining zone to the rear and private master suite nestled at the front. The Ella is nothing short of spectacular.

At a glance

4  2  2 

Designed to suit

14m wide x 28m deep block

How it measures up

Exterior Width - 12.83m

Exterior Length - 20.76m

Living	178.52 m ²	19.22 sq
Garage	36.05 m ²	3.88 sq
Porch	6.17 m ²	0.66 sq
Alfresco	13.85 m ²	1.49 sq
Total	234.59 m²	25.25 sq

Based on Norton facade

Designed to suit
14m x 28m block



 Luxurious master suite
at front of home

 Flexible centrally-located
lounge area

 Open-plan meals and
living which flows into
outdoor entertaining area

Patagonia 25

Sleek and spacious is the name of the game with this inspiring home.

Immerse yourself and discover the ultimate in contemporary living. You'll be more than pleasantly surprised with the open-plan entertaining spaces at the heart of this home and there's no shortage of storage either. These are just some of the reasons that make the Patagonia an ideal choice for growing families.

At a glance

4  2  2 

Designed to suit

14m wide x 28m deep block

How it measures up

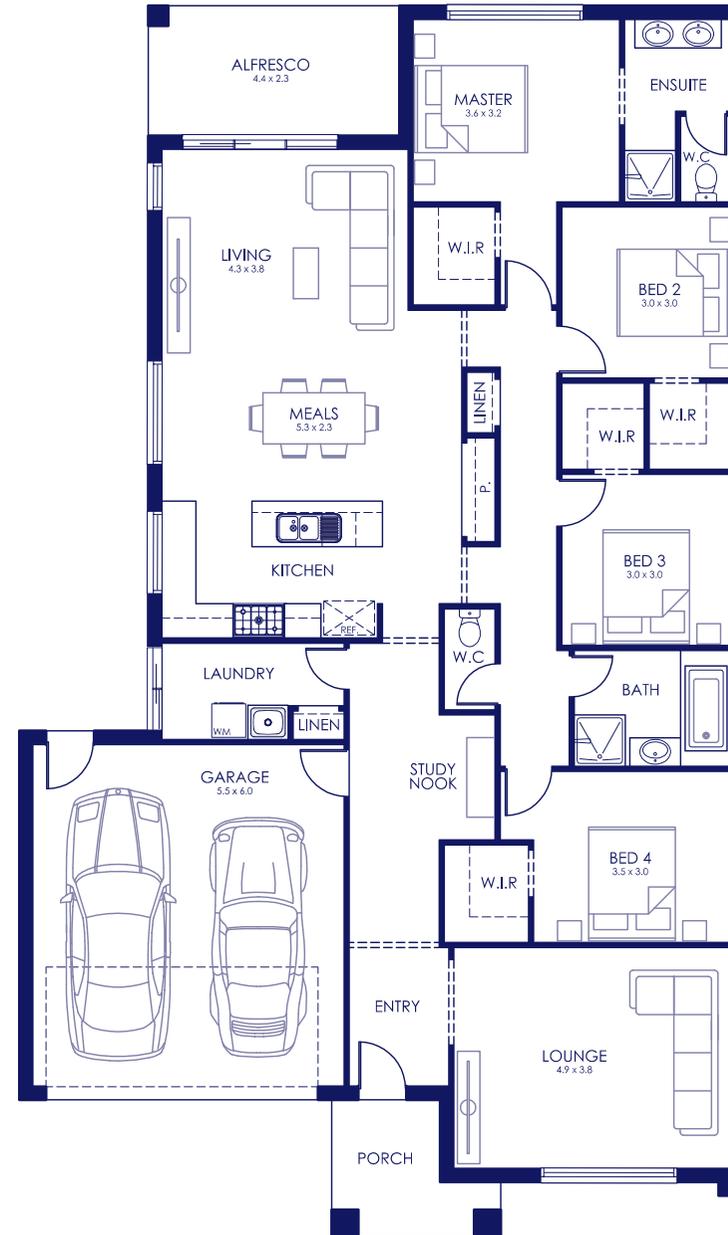
Exterior Width - 12.83m

Exterior Length - 21.59m

Living	178.65 m ²	19.23 sq
Garage	36.31 m ²	3.91 sq
Porch	5.64 m ²	0.61 sq
Alfresco	10.12 m ²	1.09 sq
Total	230.72 m²	24.84 sq

Based on Norton facade

Designed to suit
14m x 28m block



 Oversized lounge at the front of the home

 Spacious living area flowing through to alfresco

 Master suite to the rear positioned near kids' wing

SINGLE STOREY FACADES

NORTON



CREST



VISTA



PRIMAVERA



HEYWOOD



CENTREPOINT



KINGSBURY



GLENHILL



VALENCIA



MODENA



Images are representative of a 12.5m facade and are for illustrative purposes only. Images may depict upgrade options available at an additional cost and other items not supplied by Tick Homes, including but not limited to fencing, window furnishings, décor, furniture, decorative lighting and landscaping (including screens). Façade details may vary between house types and sizes. Refer to working drawings and contract of sale for specific details and dimensions. Speak to a New Home Advisor for façade pricing and more information.

Designed to suit
12.5m x 25m block

Dawn 32

Just walking through the front door is cause for celebration with this flawless and inspiring home.

Quite simply, this family home is a work of art. Clean lines, practical living spaces and a grand master suite made for kicking back are just the start. And let's not forget the massive kids' retreat. Get ready to be impressed, 'cause the Dawn is sure to rock your world.

At a glance



Designed to suit

12.5m wide x 25m deep block

How it measures up

Exterior Width - 10.79m
Exterior Length - 18.58m

Ground Floor	112.38 m ²	12.10 sq
First Floor	123.54 m ²	13.30 sq
Garage	36.28 m ²	3.91 sq
Porch	5.17 m ²	0.56 sq
Alfresco	11.32 m ²	1.22 sq
Total	288.69 m²	31.08 sq

Based on Duke facade



Chef's kitchen and huge walk-in pantry

Tucked-away lounge to the front

Multiple entertaining zones, including integrated corner alfresco

Designed to suit
12.5m x 25m block

Phantom 32

This mighty home has a show-stopping design that doesn't hold back on style or space.

Dive into a world where aesthetics meet practicality. And you can have it all on just a 12.5m wide block. Boasting a spacious private master suite, neatly tucked-away lounge and vast entertaining space to the rear, the Phantom offers everything you need and much more.

At a glance



Designed to suit

12.5m wide x 25m deep block

How it measures up

Exterior Width - 10.79m
Exterior Length - 18.58m

Ground Floor	112.38 m ²	12.10 sq
First Floor	123.54 m ²	13.30 sq
Garage	36.28 m ²	3.91 sq
Porch	5.17 m ²	0.56 sq
Alfresco	11.32 m ²	1.22 sq
Total	288.69 m²	31.08 sq

Based on Duke facade



Light-filled meals and living spaces flowing to alfresco

Walk-in robes in all bedrooms

Flexible upstairs retreat perfect for unwinding

Wraith 34

We're warning you upfront: you'll be blown away by the charm, space and versatility of this home.

Entertain to your heart's content in one of four living zones. That's right, four living zones. You can even let the kids run free in their dedicated sleeping wing with central retreat. This isn't just another home design - it's a fusion of unprecedented style, design and liveability. The Wraith is simply brilliant.

At a glance

4  2  2 

Designed to suit

12.5m wide x 28m deep block

How it measures up

Exterior Width - 10.79m
Exterior Length - 21.57m

Ground Floor	133.17 m ²	14.33 sq
First Floor	128.54 m ²	13.84 sq
Garage	36.28 m ²	3.91 sq
Porch	5.17 m ²	0.56 sq
Alfresco	9.72 m ²	1.05 sq
Total	312.88 m²	33.68 sq

Based on Duke facade

Designed to suit
12.5m x 28m block

Personalise
your home

+ Fifth bedroom option
+ Downstairs
master suite option



 Four internal living zones
plus covered alfresco

 Dual access to the backyard
from rumpus and meals

 Massive walk-in pantry
for your gourmet chef



DOUBLE STOREY FACADES



DUKE



GRANGE



LONSDALE



COMO



MONACO



CALIBRE



Images are representative of a 12.5m facade and are for illustrative purposes only. Images may depict upgrade options available at an additional cost and other items not supplied by Tick Homes, including but not limited to fencing, window furnishings, décor, furniture, decorative lighting and landscaping (including screens). Façade details may vary between house types and sizes. Refer to working drawings and contract of sale for specific details and dimensions. Speak to a New Home Advisor for façade pricing and more information.

THE BIG INCLUSIONS

We'd like to get one thing straight from the get-go. With all our inclusions, it's quality all the way. Every fitting, every fixture, everything is quality. In fact, our everyday is what others might call premium. We only use the best brands and trusted suppliers. And we never compromise on style or aesthetics either. Last thing to bear in mind is that our list of standard inclusions is vast - we've got everything covered and then some.



NELSON 23

KITCHEN INCLUSIONS



Kitchen

- ✔ Entertainer's kitchen with fully-lined modular cabinets
- ✔ Designer laminate square-edged benchtops
- ✔ Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads above
- ✔ 16mm laminate panel drawers and doors with white melamine interiors
- ✔ Tiled splashback
- ✔ Designer chrome cabinet handles
- ✔ Pantry with 4 white melamine shelves

Tapware & sink

- ✔ Chrome single lever mixer tap
- ✔ 1¾ double bowl top-mount stainless steel sink

Appliances

- ✔ 600mm Technika stainless steel dual fuel upright cooker
- ✔ 600mm Technika stainless steel canopy rangehood vented through to roof space on single storey and external wall on double storey homes
- ✔ Dishwasher and microwave provisions built into base cupboards including single powerpoint (house specific)



✔ 1¾ double bowl top-mount stainless steel sink



✔ Chrome single lever mixer tap

Laminex®

TECHNIKA®
COOKING WITH PASSION

LIVING INCLUSIONS

Internal

- ✓ 2440mm nominal ceiling height to single storey and double storey homes
- ✓ 67mm x 12mm square-edged skirting and architraves
- ✓ 75mm cove cornice to home and garage

Floor coverings

- ✓ 400mm x 400mm ceramic floor tiles to entry, living, meals, kitchen, laundry, ensuite, W.C., bathroom and powder room (house specific)
- ✓ 100mm high tiled skirtings to wet areas
- ✓ Carpet on foam underlay to the remainder of the home

Paint

- ✓ 3 coats of Taubmans paint to all internal walls (one colour throughout)
- ✓ 2 coats of Taubmans flat acrylic paint to ceilings (one colour throughout)
- ✓ 2 coats of Taubmans gloss enamel paintwork to all interior timberwork (one colour throughout)
- ✓ 2 coats of Taubmans acrylic paint to all exterior works (one colour throughout)

Robes & linen

- ✓ White melamine shelf with chrome hanging rail to robes and tower unit with adjustable shelves
- ✓ 2100mm high framed vinyl sliding doors to robes (excludes WIR's)
- ✓ 4 white melamine shelves to linen cupboards (house specific)
- ✓ Chrome cylinder knobs to linen cupboard doors

Internal doors

- ✓ 2040mm high flush panel doors
- ✓ Designer lever handles to passage doors
- ✓ Chrome hinges, latches and striker plates throughout to all doors
- ✓ Plastic white door stops to all hinged doors (excluding robe and linen doors)

Stairs (double storey only)

- ✓ Feature staircase with carpet treads, newel post, black wrought iron balusters and KDHW handrail





✓ 2440mm nominal ceiling height

✓ 75mm cove cornice

✓ 3 coats of Taubmans matt paint

✓ 67mm x 12mm square-edged skirting and architraves

✓ 400mm x 400mm ceramic floor tiles

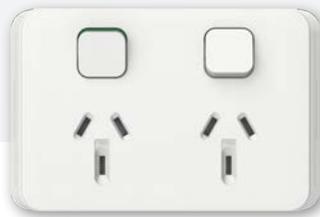
AMAZON 25

LIVING INCLUSIONS

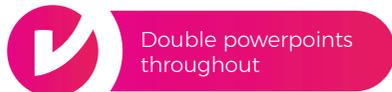


Electrical

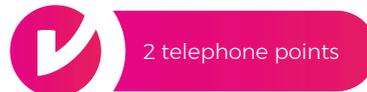
- ✓ Ceiling batten lights as per working drawings, including shades and light globes
- ✓ Flood lighting to front and rear entry areas
- ✓ Double powerpoints throughout home (refer to working drawings)
- ✓ Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to working drawings)
- ✓ Wall-mounted light switches throughout home
- ✓ Exhaust fans above all showers and where required (includes draft stoppa)
- ✓ Hard-wired interlink smoke detectors with battery back-up
- ✓ 2 TV points with free-to-air TV antenna
- ✓ 2 telephone points
- ✓ Double weatherproof GPO in alfresco (house specific)
- ✓ Double external powerpoint to hot water service unit



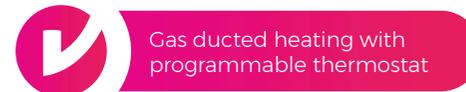
2 TV points



Double powerpoints throughout



2 telephone points



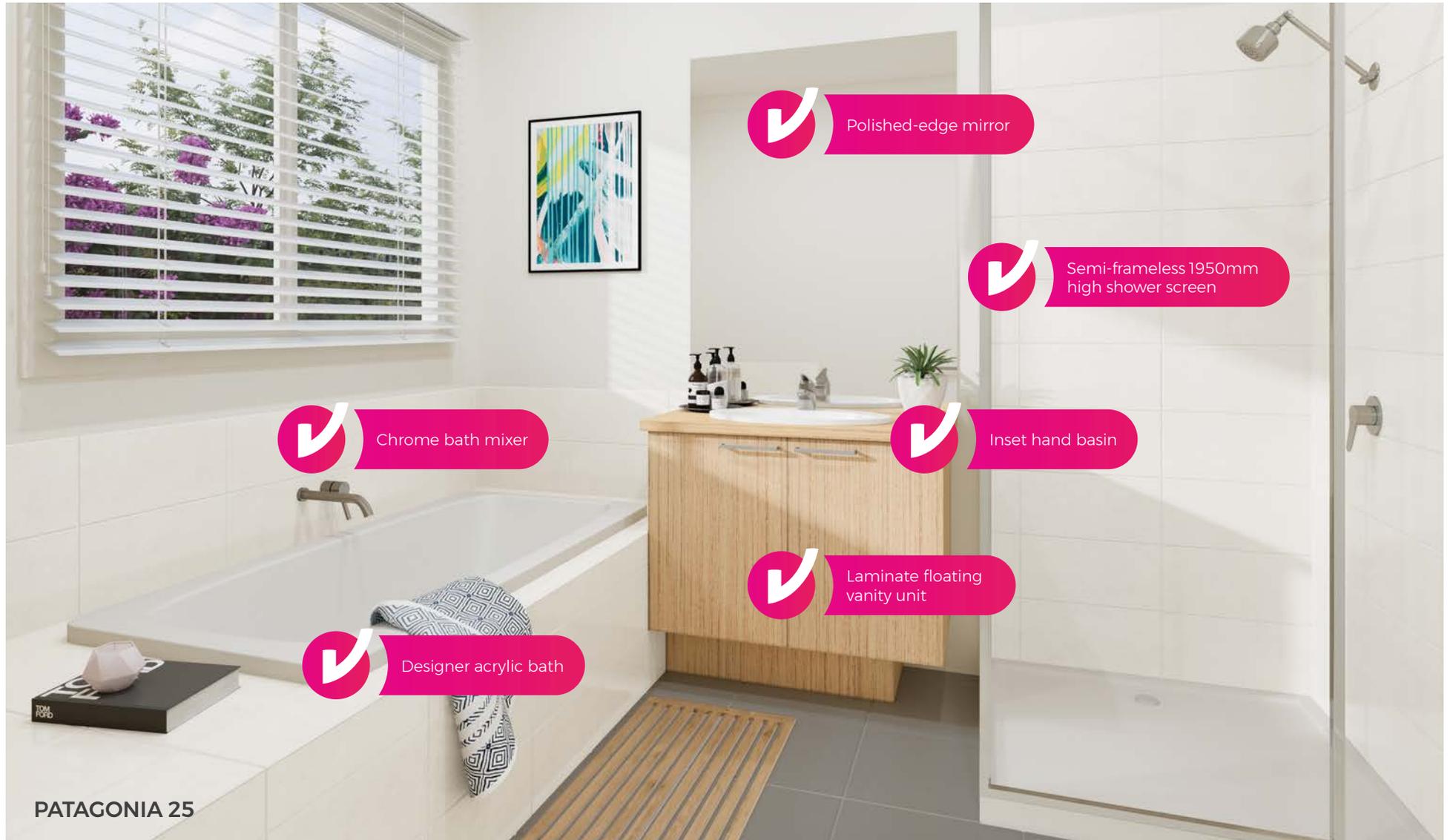
Gas ducted heating with programmable thermostat

Heating

- ✓ Gas ducted heating with programmable thermostat control and ceiling vents to living areas and bedrooms (refer to working drawings)



BATHROOM & ENSUITE INCLUSIONS



Bathroom & ensuite

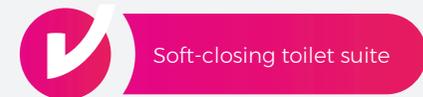
- ✔ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✔ Silver backed, polished-edge mirror to width of vanity unit
- ✔ Chrome cabinet handles
- ✔ White vitreous china inset hand basin with chrome waste outlet
- ✔ Semi-frameless 1950mm high shower screen with pivot door and clear safety glass
- ✔ White shower base with matching waste
- ✔ Designer white acrylic bath with chrome waste to bathroom
- ✔ White vitreous china close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat & chrome mini cistern stop tap

Powder room (house specific)

- ✔ Designer laminate vanity unit with laminate square-edged benchtop and kicker
- ✔ Silver backed, polished-edge mirror to width of vanity unit
- ✔ Chrome cabinet handles
- ✔ White vitreous china inset hand basin with chrome waste outlet

Tiling

- ✔ Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)
- ✔ 100mm high skirting tiles to bathroom, ensuite, laundry, W.C. and powder room (as per working drawings)



BATHROOM & ENSUITE INCLUSIONS

Tapware

- ✔ Chrome bath wall mixer with wall outlet
- ✔ Chrome basin mixer tap
- ✔ Chrome shower mixer with all-directional shower head to bathroom
- ✔ Chrome shower mixer with slide rail to ensuite

Laundry

- ✔ Tiled splashback
- ✔ 45-litre stainless steel freestanding laundry trough including bypass
- ✔ Chrome mixer tap to laundry trough
- ✔ Chrome wall-mounted washing machine connections concealed in laundry cabinet
- ✔ Aluminium sliding door with clear glazing



✔ Chrome shower mixer to bathroom



✔ Chrome shower mixer with slide rail to ensuite



✔ Chrome basin mixer tap





✓ Carpet on foam underlay



✓ Polished-edge mirror to width of vanity

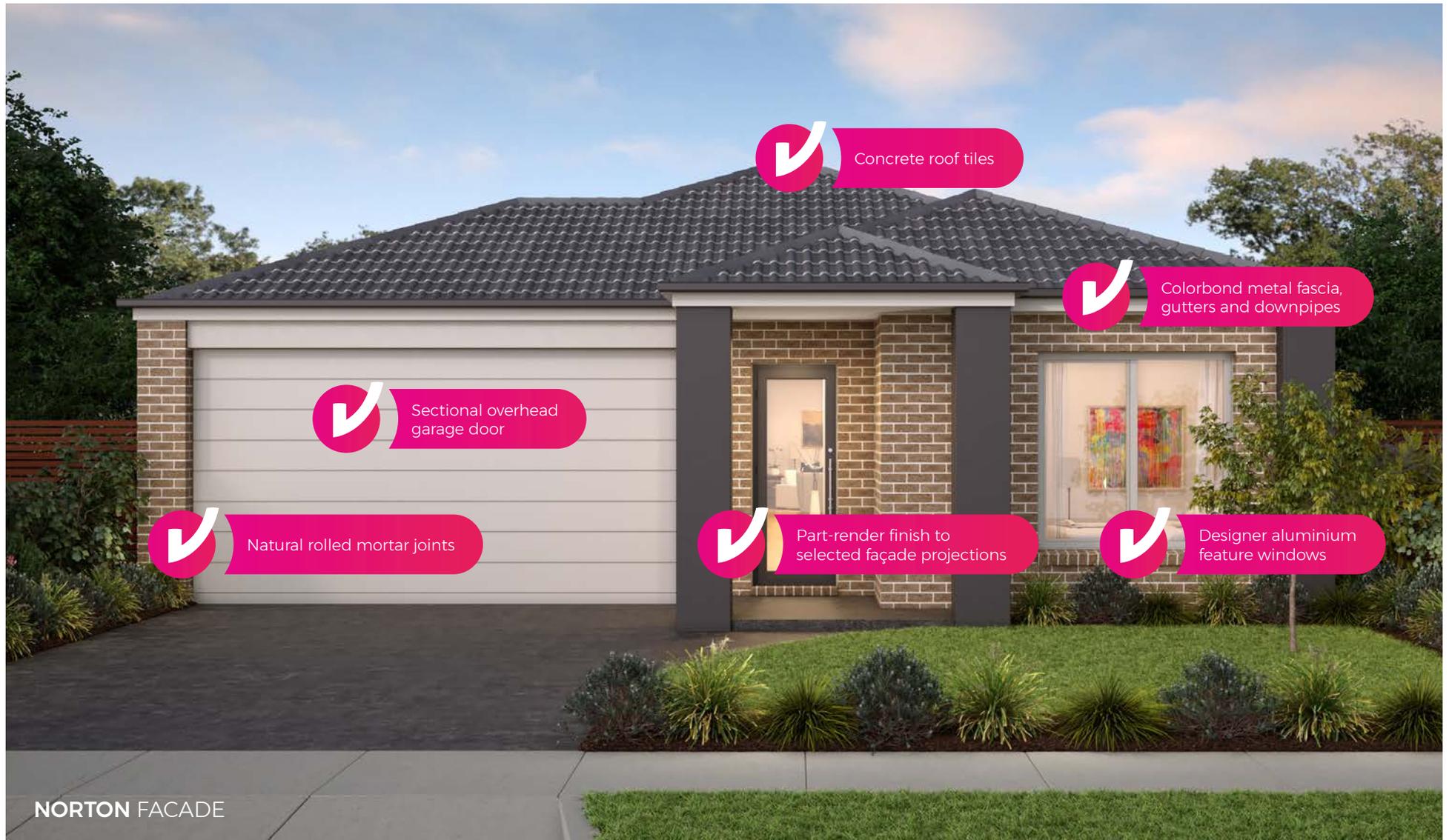
✓ Inset hand basin

✓ Designer laminate vanity unit

✓ 400mm x 400mm ceramic floor tiles

NELSON 23

EXTERNAL INCLUSIONS



Brickwork & render

- ✓ Clay bricks
- ✓ Natural rolled mortar joints
- ✓ Part-render finish to selected façade projections (façade specific)
- ✓ Various alternative wall cladding systems are used on a house and façade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to working drawings)
- ✓ Painted fibre cement infills over side and rear windows and external doors (house and façade specific)
- ✓ Painted fibre cement sheet over garage

Garage

- ✓ Brick veneer garage with painted plasterboard walls and ceiling
- ✓ Sectional overhead door to front of garage

Windows

- ✓ Designer aluminium powdercoat finish feature windows to façade (house specific)
- ✓ Aluminium powdercoat finish windows to remainder of house (house specific)

Alfresco (house specific)

- ✓ Undercover alfresco with plaster-lined ceiling and one batten light point
- ✓ Brick pier to alfresco
- ✓ External aluminium sliding door with clear glazing

Roofing

- ✓ Profiled concrete roof tiles
- ✓ Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters



EXTERNAL INCLUSIONS

Doors

- ✓ 2040mm high flush panel solid core external garage access door with lockable entrance set
- ✓ Hume Vaucluse XV9 feature 2040mm x 820mm front entry door with designer entrance set



Feature front entry door with designer entrance set

Framing

- ✓ 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

Energy efficiency

- ✓ Chromagen 175-litre tank, solar-assisted hot water service with assisted gas-boosted continuous flow
- ✓ Roof-mounted solar panels
- ✓ Insulation to roof area (excluding garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations
- ✓ Wall batts to external house walls (including part wall between garage and house) achieving a minimum 6-star energy rating to all orientations
- ✓ Foil weather wrap to external walls
- ✓ Weather seals to all external doors and windows
- ✓ Self-sealing exhaust fans



Solar-assisted hot water service

Fixed site costs

- ✓ Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer-designed concrete "M" class waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections and account opening fees
- ✓ 100mm stormwater drains
- ✓ All council and developer requirements

Tapware & plumbing

- ✓ 2 garden taps; one inside front boundary and one adjacent to alfresco
- ✓ Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)
- ✓ Concealed plumbing waste pipes
- ✓ Overflow to stormwater point



Roof-mounted solar panels

6-Star energy rating

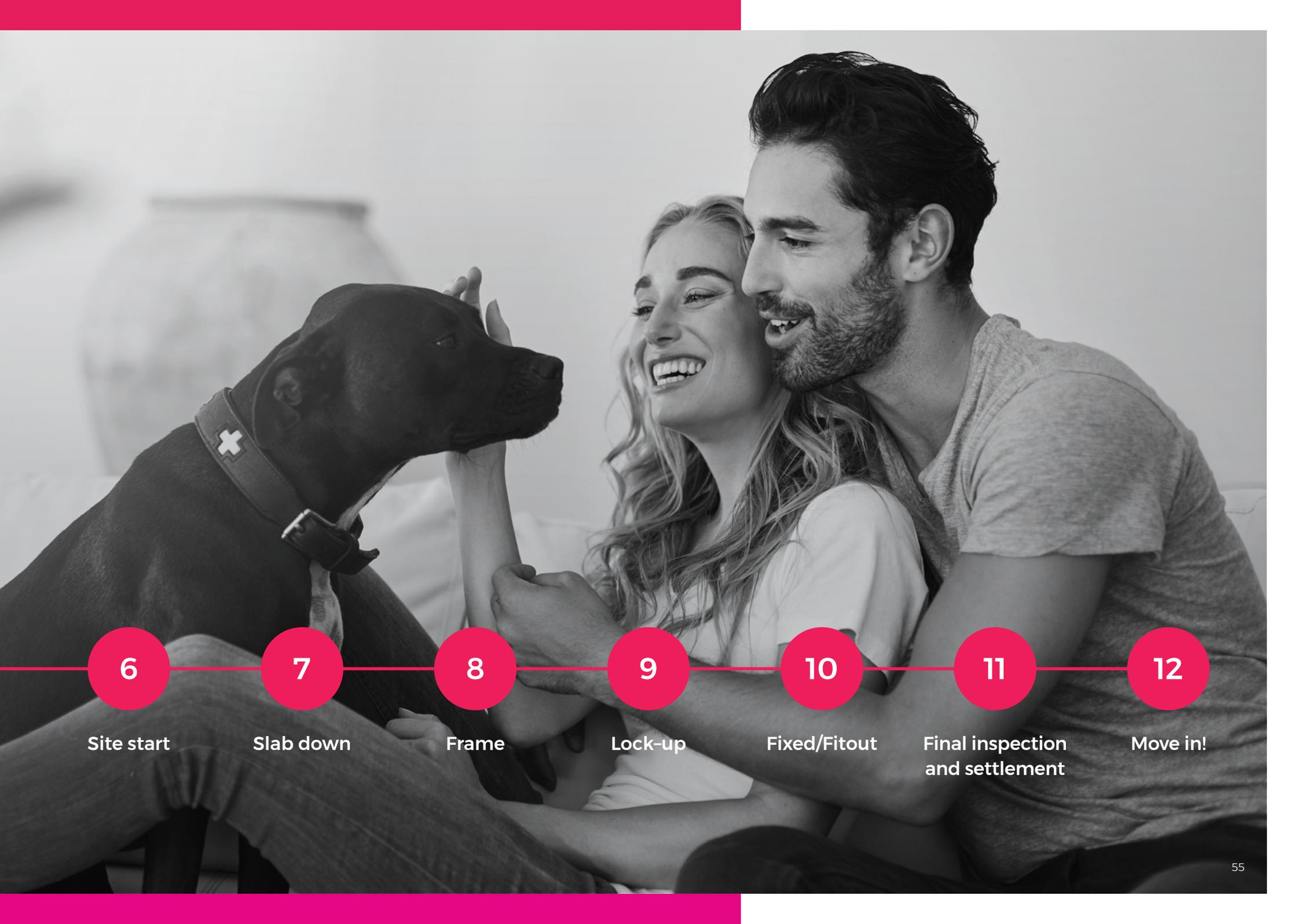
2 garden taps

VALENCIA FACADE

THE JOURNEY INTO YOUR FIRST HOME

We want you to enjoy every exciting moment of your home building journey. So we've made everything really simple and clear. What's more, we'll be guiding, advising and inspiring you every step of the way. Our goal is simple: to make this the most memorable experience of your life.





6

Site start

7

Slab down

8

Frame

9

Lock-up

10

Fixed/Fitout

11

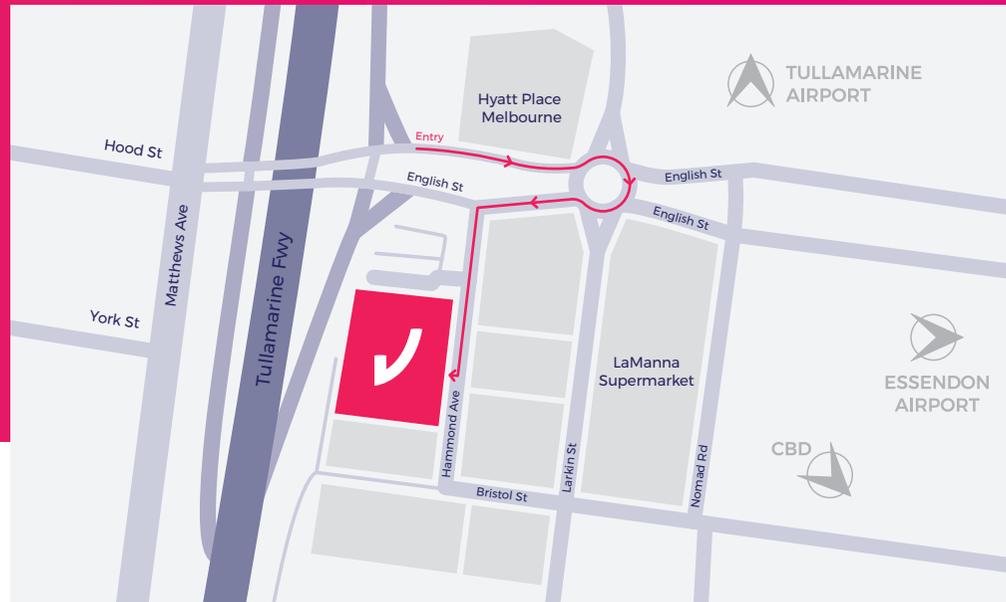
Final inspection
and settlement

12

Move in!

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