

# BEAUMONDE HOMES



## YOUR SPECIFICATION

# LUXURY HOMES BUILT BY OUR FAMILY FOR YOURS



At Beaumonde Homes, we create more than houses - we craft sanctuaries that reflect the life you've built and the legacy you're shaping. Since 1986, we've partnered with discerning families to transform vision into reality, designing homes that are timeless, tailored, and built with unwavering precision. Every detail is a celebration of balance, beauty, and enduring success.



Trust and tradition -  
forged through enduring  
partnerships and a commitment to  
consistent excellence



**National Excellence  
in Building and  
Construction  
Awards 2024  
Finalist in the  
category:  
National Display  
Home Award –  
over \$1,000,000.**



**2024 Master  
Builders-  
Commonwealth  
Bank Housing  
Excellence Awards  
Winner in the  
category: Display  
Homes Award –  
over \$1,000,000.**



**2023 HIA WA Kitchen & Bathroom  
Awards Winner**

Category: Bathroom in a Display  
Home Over \$600,000

Category: Bathroom in a Display  
Home of the Year

Category: Kitchen in a Display Home  
over \$600,000

## Your Beaumonde Journey at a Glance

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## Assurance in Every Detail

From design to handover, our family's reputation is built on delivering homes you can trust completely.

HIA and MBA Member

HIA Lump Sum Fixed Price Contract

Indemnity Insurance

Public Liability, Contract Works and Workers Compensation Insurance

Standard Shire, Building and Water Application Fees included (excluding Headworks)

6 Month Defects Liability Period

Interior Design Colour Consultation with our qualified Interior Designer

Contour Survey

Site Classification Report

Repeg & set out peg included

Engineer site inspection for A class site

Termite Treatment included / Barrier System with certificate

Engineer approved 100mm concrete ground slab and suspended slab including staircase

6 Year HIA Structural Guarantee

Energy Efficiency Report included

Planning Consultancy & Certifier

## Environmental

2 of Rinnai B20 Gas Continuous Flow Hot Water Systems with Recessed Box

Energy Efficient Compliant Design

R5.0 Insulation Batts to House Area (where applicable excluding Eaves & Balcony)

Water Efficient Seima China Toilet Suites

WELS (Australian Rating) Water Efficiency Compliant Tapware and Shower Heads

Weather Seals to all External Timber Hinged Doors



### HOT WATER SYSTEM - RINNAI



**Rinnai continuous flow  
hot water system with recess box**

## AIRCONDITIONING - DAIKIN



## Safety, Comfort and Security

Hard Wired Flush Mount Smoke Detectors

RCD Safety Switch to Meterbox

Key Locks to Aluminium Sliding Windows

Daikin Reverse Cycle Airconditioning



## General Construction What comes standard, what sets us apart

100mm Engineered Ground Floor Slab with F62 Mesh and  
Suspended Slab to First Floor including Staircase

Pitched Roof with 480mm wide Hardiflex  
lined Eaves as indicated on Sketch Plans

Colorbond Roof Sheeting from Builder's Range

Painted External Sand Finish Render

Double Clay Brick Construction from Builder's Brick Range

White Plastered Internal Walls with Protective Metal  
Beading to high trafficable areas

Colorbond Ovolo Gutters and Fascia

Painted Zincalume Rectangular Downpipes

Concealed Downpipes to Front Elevation, where possible

Three (3) Garden Taps (front, side and rear)

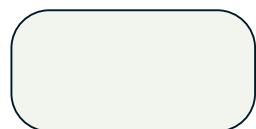
Water Connection up to 7.5m

Sewer Connection up to 10.0m



## Roof Cover, Gutters & Fascia

### COLORBOND® STEEL - CORE COLOURS



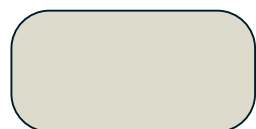
Dover White™



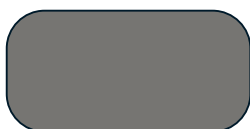
Shale Grey™



Ironstone®



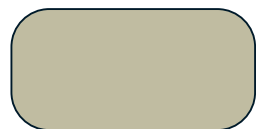
Surfmist®



Wallaby®



Deep Ocean®



Evening Haze®



Basalt®



Night Sky®



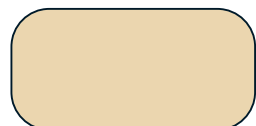
Dune®



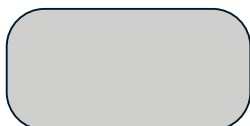
Woodland Grey®



Manor Red®



Classic Cream™



Southerly®



Pale Eucalypt®



Paperbark®



Bluegum®



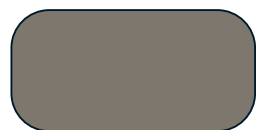
Cottage Green®



Jasper®



Windspray®



Gully®



Monument®

### GUTTERS



Gutter-Ovolo Slotted

### FASCIA



Fascia



## Aluminium Joinery

Aluminium Powdercoated Sliding Windows and Doors with Keylocks from Builder's Range

Aluminium Sliding Doors Keyed alike to External Entry Door Lock

Flyscreens to all Aluminium Sliding Windows and Doors- Excluding Stacker Doors - (including Awnings)

Aluminium Hinged Doors as per Plans

## Painting

Painting included.

Excludes internal wall painting

External Doors / Timber Frame including Mouldings

Internal Doors / Metal Frames

Ceilings / Cornices including Garage / Skim Coat areas

Window Nosings where applicable

Front Rails to Robe / Linen Shelving

External Sand Finish Render including External Slab areas

Contrast Render Colour to Elevation (1 Contrasting Colour only)

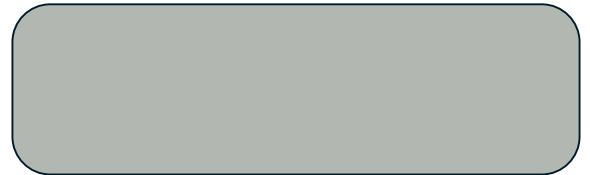
External Eaves Lining

External Linings to Alfresco & Porch

## FRAME COLOUR SELECTIONS



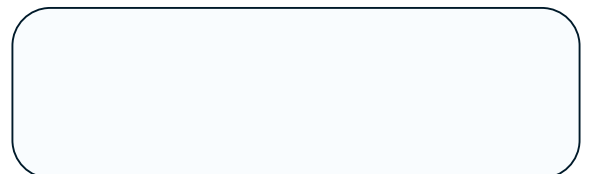
White Lustre



Silver Lustre



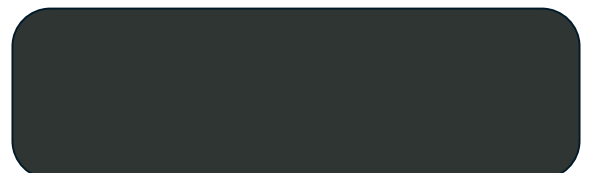
Charcoal Lustre



Pearl White



Stormfront



Night Sky



Anotec Dark Grey



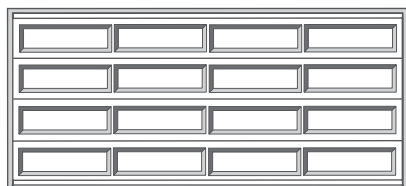
## Garage

100mm Grano Hardstand with Non-slip finish / Control Joints

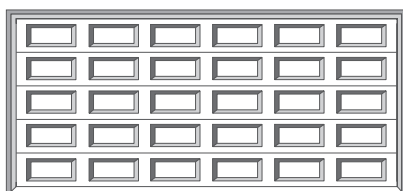
Painted Gyprock / Skim Coat with Coved Cornice  
as indicated on Sketch Plans

Colorbond Automatic Sectional Door with  
two (2) Remote Handsets from Builder's Range

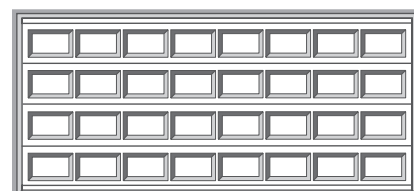
### GARAGE DOORS



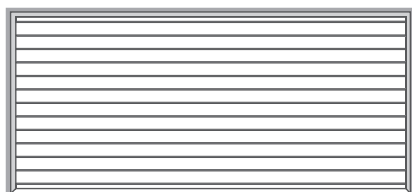
**Ranch**



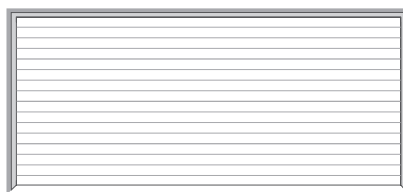
**Pressed Panel**



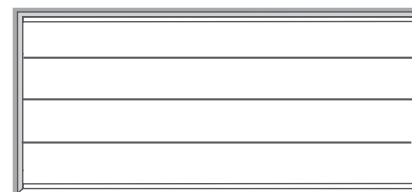
**Heritage**



**Ribline**



**Fineline**



**Flat-Line**  
(optional extra - smooth finish)



## Internal Ceilings

Painted 10mm Gyprock Linings, as indicated on Plans

Cove Cornice throughout

31 course high Ceilings to Ground Floor (unless otherwise stated)

28 course high Ceilings to First Floor

Dropped Ceiling above kitchen if shown on plan.

Dropped Ceilings as Required to align with Plumbing Requirements

## External Ceilings

Aquacheck

## Alfresco

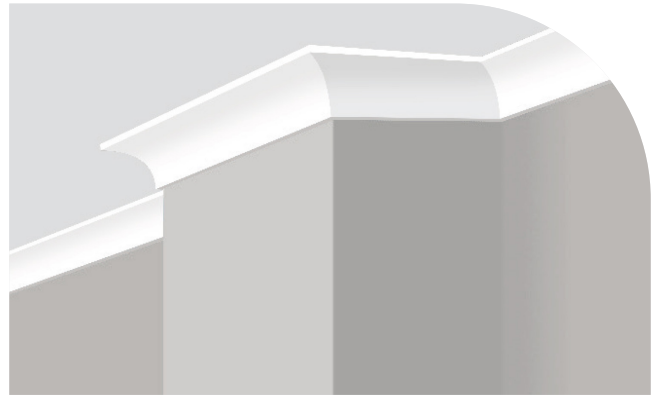
Painted 10mm Gyprock Linings, as indicated on Sketch Plan

Coved Cornice

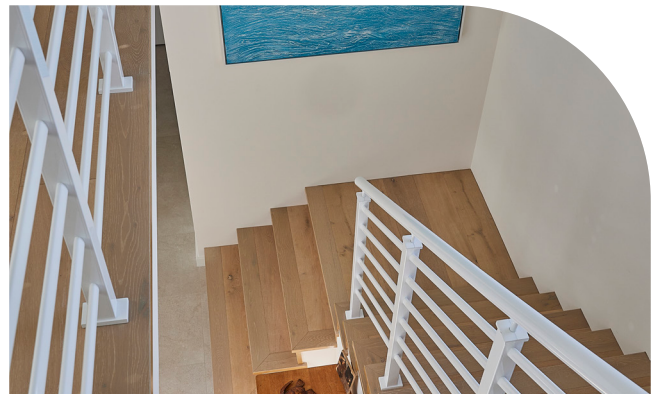
## Balcony

Hardie eve recess then gyprock waterproof lining as per plan

### COVE CORNICES



### BALUSTRADING - INTERNAL



**Powdercoated or Stainless Steel  
Nautilus Flat Bar Balustrade**

### BALUSTRADING - EXTERNAL



**Powdercoated Stainless Steel  
Nautilus Flat Bar Balustrade**

“Together, we shape  
not just a home,  
but a legacy.”

## HUME DOORS - EXTERNAL DOORS



XN5



XN16



XN7



XN1



XN6



DuraXP (STD)



Clear

## HUME DOORS - INTERNAL DOORS



FLUSH

## Doors and Frames

Painted Front Entry 1200 wide Timber Frame  
Hume Newington Door with clear glazing from  
Builder's Range

Painted Solid Flush Panel Door with Metal  
Frame to Garage & Rear Garage

Painted Flush Panel Doors as indicated  
on Sketch Plans

Internal Metal Door Frames

Zanda Epic Knox Front Entry Door Handle  
from Builder's Range

Zanda Deadlock to Garage / Entry  
from Builder's Range

Zanda Handle to Rear Garage Door  
from Builder's Range

Zanda Internal Lever Door Furniture  
from Builder's Range

Privacy Locks to Master Suite, Powder,  
WC and Bathroom

Painted Gyprock Sliding Robe / Linen Doors  
as indicated on Sketch Plans

## Mouldings

Painted 60 x 19mm Bullnosed Architraves /  
Mouldings to External Timber Door Frames

Spacious W.I.Robe with Single Shelf and  
Chrome Rail to Master Suite

Robe Recess with Single Shelf and Chrome  
Rail to all secondary Bedrooms

Four (4) White Lined Melamine Shelving  
to Linen Cupboard

## Internal Door Furniture

Zanda Internal Lever  
Door Furniture from  
Builder's Range

Privacy Locks To Master Suite,  
Powder, WC and Bathroom

Painted Gyprock Sliding Robe  
/ Linen Doors As Indicated on  
Sketch Plans

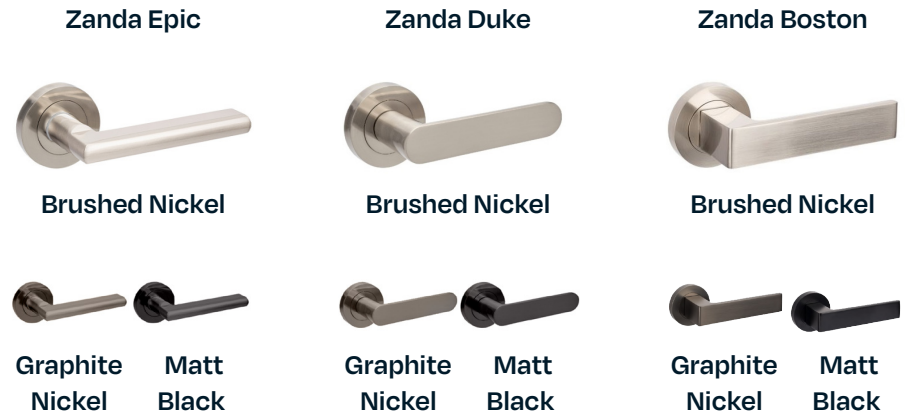
## External Door Furniture

Zanda epic & kent knox  
front entry door handle

Zanda deadlock to  
garage / entry

Zanda handle to rear  
garage door

### ZANDA ARCHITECTURAL HARDWARE - INTERNAL DOORS FURNITURE



### ZANDA ARCHITECTURAL HARDWARE - EXTERNAL DOORS FURNITURE





## Kitchen & Scullery

20mm Stone Benchtops to Kitchen Cupboards as indicated on Sketch Plans from MO & M1 Range

300mm Overhang to Kitchen Benchtop if indicated (by dotted line) on Sketch Plans

Laminate backing to Island Cupboard

Cupboards available in a wide selection of laminate colours, including vertical grain finishes from the builder's standard range

16mm White Board internal Shelves and 120mm high Laminated Plinth

Overhead Cupboards

Full Height Cupboards with Overheads as indicated on Sketch Plan

Slide-out Pot Drawers under Wall Oven (x2)

Dishwasher Recess with Single GPO and Cold Water Outlet

Stylish Handles to all Cupboards and Drawers from Builder's Range

ABS Edging to all Cupboard Doors and Drawers

Soft Closers to all Doors and Drawers

Tiled Splashbacks above Benchtops

“The kitchen isn't just a space, it's a feeling. Ours are designed for everyday rituals and elegant occasions”

## Kitchen and Scullery Sinks

Seima Stainless Steel Undermount Kitchen  
Sink with Alder Chrome Flickmixer

Seima Stainless Steel Insert Trough to  
Laundry with Alder Chrome Flickmixer



### ALDER SINK MIXERS



**Wish2 Sink Mixer**  
Gooseneck



**Kali2 Sink Mixer**  
Gooseneck  
Lead Free



**Samm Sink Mixer**  
Gooseneck  
Lead Free

(Not available in Graphite)

### AVAILABLE FINISHES



Chrome



Matte Black



Brushed Nickel



Graphite

### SEIMA SINKS & TROUGHS



**Leto 500 - Undermount**



**Leto 750 - Undermount**



**Kubic 500**



**Kubic 700**

“It’s more  
than choosing  
finishes, it’s  
curating the  
life you’re  
about to live.”



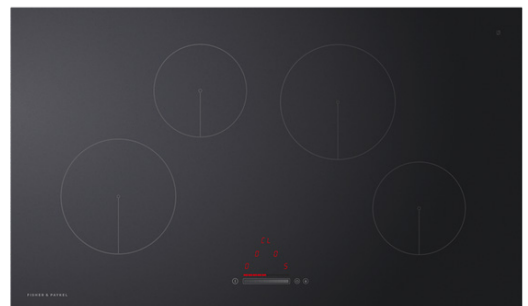
## Kitchen Appliances

Fisher & Paykel Wall Oven 600mm (2)

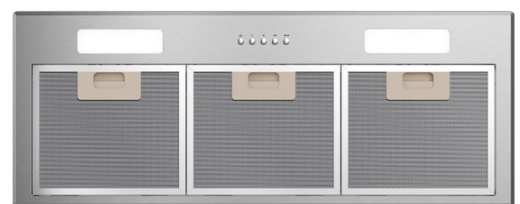
Fisher & Paykel Induction Hot Plate 900mm

Fisher & Paykel Integrated Rangehood 900mm

### FISHER & PAYKEL



Induction Hot Plate



Integrated Rangehood



Wall Oven



## Ensuite & Bathrooms

20mm Stone Benchtops to Vanity  
Cupboards as indicated on Sketch  
Plans from M0 & M1 Range

Cupboards available in a wide selection  
of laminate colours, including vertical  
grain finishes from the builder's  
standard range

Stylish Handles to all Cupboards

ABS Edging to all Cupboard Doors  
& Drawers

Soft Closers to all Doors & Drawers

Seima China above Counter Basins  
with `Pop-up Wastes

Seima Freestanding or Inset Bath

Alder Shower Rail Outlet to  
Shower Recesses

Clear Semi-Frameless  
Shower Screens and Pivot Door

Slimline Mirrors to Vanity

Seima Wall Faced White China Toilet  
Suite with Soft Close Seat

Chrome Floor Wastes to Floors where  
applicable (Round or Square)

Chrome Floor Wastes to Showers  
(Round or Square)

### SEIMA BASINS



**Plati 029 Ceramic Basin**



**Arko 001 Ceramic Basin**



**Limni 360 Ceramic Basin**



**Limni 465 Ceramic Basin**



**Pop-Up Basin Waste - 191826**

ALDER SHOWER & BATH MIXERS



**Kali2 Wall Basin Bath 170mm BP**  
Lead Free



**Kali2 Wall Basin Bath 170mm**  
Lead Free



**Kali2 Wall Mixer**  
Lead Free



**SAMM Wall Basin Bath 220mm BP**  
Lead Free  
(Not available in Graphite)



**SAMM Wall Basin Bath 220mm**  
Lead Free  
(Not available in Graphite)



**SAMM Wall Mixer**  
Lead Free  
(Not available in Graphite)



**Wish2 Wall Set Backplate 170mm**



**Wish2 Wall Mixer Set 170mm**



**Fresco Rail Shower Outlet**  
to Shower Recesses

AVAILABLE FINISHES



Chrome



Matte Black



Brushed Nickel



Graphite

## SEIMA BATHS



**Syros 103 Inset Bath**



**Syros 105 Freestanding Bath**



**Limini 101 Freestanding Bath**

## SEIMA TOILETS



**Limni Wall Faced Toilet Suite**



**Modia Wall Faced toilet suite**

## BATHROOM ACCESSORIES



**Wish Double Towel Rail**



**Wish Single Towel Rail**



**Wish Hand Towel**



**Alder Toilet Roll Holder**



**Wish Towel Ring**  
(Not available in Graphite)

## AVAILABLE FINISHES



**Chrome**



**Matte Black**



**Brushed Nickel**



**Graphite**

## Laundry

20mm Stone Benchtops to Laundry Cupboards as indicated on Sketch Plans from M0 & M1 Range

Cupboards available in a wide selection of laminate colours, including vertical grain finishes from the builder's range.

16mm White Board internal Shelves and 120mm high Laminated Plinth

Stylish Handles to all Cupboards from Builder's Range

ABS Edging to all Cupboard Doors

Soft Closers to all Doors

Seima Stainless Steel Undermount Kitchen Sink with Alder Chrome Flickmixer

Alder Sink Flickmixer mounted to Laundry Trough

Washing Machine Taps inside Laundry Cupboards

Chrome Floor Waste to Floor (Round or Square)

### ALDER SINK MIXERS



**Wish2 Sink Mixer  
Gooseneck**



**Kali2 Sink Mixer  
Gooseneck  
Lead Free**



**Samm Sink Mixer  
Gooseneck  
Lead Free**

(Not available in Graphite)

### AVAILABLE FINISHES



**Chrome**



**Matte Black**



**Brushed Nickel**



**Graphite**



### SEIMA SINKS & TROUGHS



**Leto 500**



**Leto 750**



**Kubic 500**

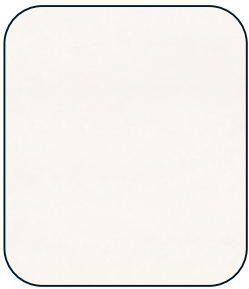


**Kubic 700**

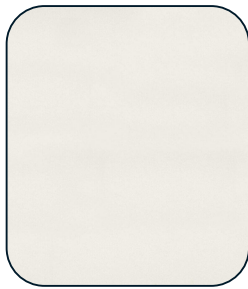


## Caesarstone Benchtops

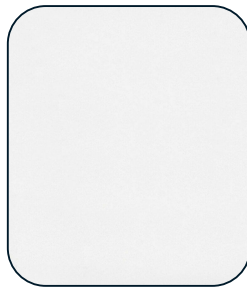
MO & M1 RANGE



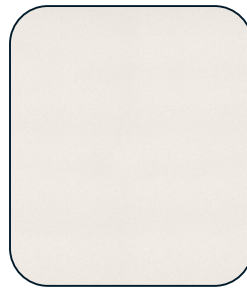
2141  
Snow™



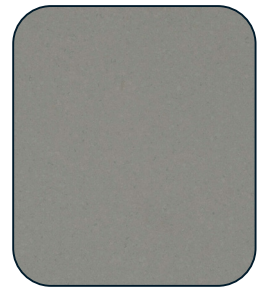
3141  
Osprey™



6011  
Intense White™



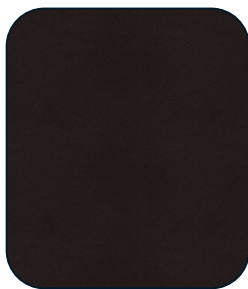
6141  
Ocean Foam™



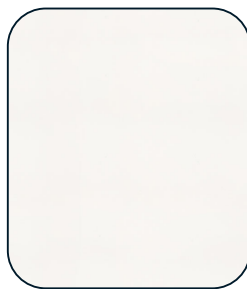
4030  
Oyster™



4120  
Raven™



3100  
Jet Black™



1141  
Pure White™



4600  
Organic White™



5110  
Alpine Mist™



5130 Cosmopolitan  
White™



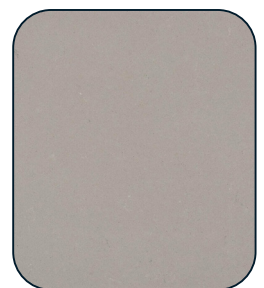
4001  
Fresh Concrete™



5133  
Symphony Grey™



6134  
Georgian Bluffs™



4004  
Raw Concrete™

## Electrical

Temporary Power Pole to site during Construction

Three Phase Power included

Internal Load Centre to Garage

Clipsal Iconic White to all Light Switches  
and Power Points

*NOTE: No allowance for Supply of  
Light Fixtures*

Flumed exhaust fans as required

LED Ceiling Light Points  
(Supplied and Installed by Builder)

External Wall Light Points  
(Fittings/Shroud Not Included)

Fluorescent Light Points  
(Fittings/Shrouds Not Included)

Double Power Points

Single Power Points where required

Two-way Switches

Smoke Detectors

*Note: Electrical will be altered to suit  
Plans and Design where necessary*

CLIPSAL  
- ICONIC RANGE



LIGHT SWITCHES



POWER POINTS

UNIOS  
- ICONIC RANGE



EQ ESSENTIAL  
DOWNLIGHT 10W

**unios®**

## Smart Wire Starter pack

2x TV Point

2x Data Point

Surface Mounted Data Cabinet

x1 2 Way Digital Splitter

NBN Conduit from Next to Meter Box  
to Garage

CAT 6 Patch Panel 8 Port

*Note: Electrical will be altered to suit  
Plans and Design where necessary*



## External Paving

All Paving to be laid  
at minus 1 course  
(unless otherwise stated)

Builders Range Paving to  
Driveway (6m) / Porch /  
Path / Alfresco

“Every  
selection is  
a reflection  
of you and  
we’re here to  
guide every  
step with  
clarity and  
care.”

### FLAGSTONE - CLASSIC



Silver



Pewter



Charcoal

### - GEO



Dew



Sky



Kao

### - GRANITE



Arctic



Tundra



Sea Mist

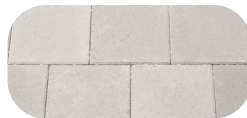


Storm Cloud

### MASTERPAVE - CLASSIC



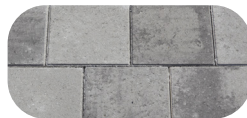
Limestone



Silver



Pewter



Steel Grey



Charcoal

### - GEO



Dew



Sky



Kao

### - GRANITE



Tundra



Arctic



Sea Mist



Storm Cloud

# BEAUMONDE HOMES

EST. 1986



“Luxury is not just what you see,  
it’s how you feel when you walk through the door.”

- The Galante Family, Beaumonde Homes

Suite 1, Ground Floor, 30 Hasler Rd,  
Osborne Park, Western Australia 6017

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

Standard inclusions are effective as of 1 July 2025. Beaumonde Homes reserves the right to update specifications, model numbers, suppliers, promotions, and pricing without prior notice. Images shown are for illustrative purposes only and may display upgrades not included as standard. For detailed home pricing and to review our full list of standard inclusions, please consult directly with one of our Sales and Designer Executive.