

CANDOR *Homes*

INCLUSIONS



COMPLETE HOMES

Discover the perfect blend of luxury and practicality in every Candor Home. We believe that exceptional homes start with exceptional inclusions, and that's why every Candor Home comes complete with everything you need – and more.

No need to worry about extra costs for upgrades when all the essentials are already included. Flooring, air conditioning, driveways, and blinds are part of our standard package, delivering everything you expect from the start.

Built to last, Candor Homes uses Australia's leading brands and high-quality products, ensuring lasting durability and timeless style. Each inclusion is thoughtfully designed to bring both elegance and comfort to your home, with no hidden fees or surprises.

OUR TRUSTED PARTNERS

Colorbond

polytec

reece

FISHER & PAYKEL

mizu

CARPET COURT

JamesHardie

Beacon
LIGHTING

Haymes
PAINT

PGH
BRICKS & PAVERS

GYPROCK

Gainsborough

FUJITSU

stone
ambassador

smartstone

CLIPSAL

momo
handles

australbricks

TILE CO

kitchens for living

fin
Windows
+ Doors



EVERY CANDOR HOME IS CRAFTED WITH PREMIUM
MATERIALS FROM AUSTRALIA'S LEADING SUPPLIERS.

OUR STANDARDS

At Candor Homes, our standards are high we don't just build houses; we create homes that are ready for you to make your own. Each home is crafted with care, designed to stand the test of time and equipped with everything you need from day one. Welcome to a space where memories are made and your journey begins.

THE PERFECT BLEND OF
LUXURY AND PRACTICALITY
IN EVERY CANDOR HOME



DESIGN & PLANNING

Floorplan Design

Custom and standard floorplans designed and tailored to your lifestyle and preferences.

No Cost Facades

Our Classic and Country facades come with your selections of PGH bricks, James Hardie cladding, and render at no extra cost.

Site Costs

We include all standard fees and services on standard blocks. Basix, site costs, insurances, surveying, and approvals.

Colour Selections

Personalised consultation guidance to choose your new home's style and finishes.

Kitchen Design

Tailored design consultation for your new kitchen, bathrooms, and home's cabinetry.





KITCHEN, BATH & LAUNDRY

Fisher & Paykel

Elevate your kitchen with premium appliances designed for efficiency and style.

Polytec

Elegant and cohesive cabinetry for your kitchen, laundry and bathrooms.

Soft-Close

Smooth, soft-close mechanics for your cabinetry doors and drawers.

Stone Benchtops

20mm stone benchtops in kitchen, laundry and bathrooms for a luxurious finish.

Momo Handles

Stylish and high quality handles to finish your homes cabinetry.

Splashbacks

Sleek subway tiles in kitchen and laundry for a timeless look. Customise your tile layout.

Wall-Hung Vanities

Sleek and modern wall-hung vanities to elevate your bathrooms.

Frameless Mirrors

Polished edge mirrors perfectly sized to complement your vanity.

No Step-Up

A seamless and accessible floor-level design for your ground floor bathrooms.



INTERNAL

Full Flooring Package

Plush carpet in your bedrooms, living areas and sleek tiles in your high traffic zones.

Air Conditioning

Fujitsu 3-zone ducted system for year-round customised temperature comfort.

Window Furnishings

Elegant roller blinds designed for privacy and optimal light control.

Downlights

Energy efficient LED downlights installed throughout.

Electrical

Enhanced electrical plan with additional power points and lighting for convenience.

Hume Doors

High quality doors combining durability with timeless style.

Gainsborough Door Furnishings

Elegant and secure door hardware throughout.

Haymes Paint

Enjoy a flawless finish with Haymes 3-coat paint system.

Windows & Doors

Capral Aluminium powder coated windows and sliding doors, complete with flyscreens.

Cabinetry Fitouts

Move in ready with fully finished pantry, wardrobes, study, linen, and mudroom (floorplan specific).



EXTERNAL

Colorbond Roof

Premium, durable, and weather resistant, available in a range of colours.

Driveway

Coloured concrete driveway for a sleek, modern street appeal.

Garage Door

Colorbond remote controlled panel lift door, customised with a variety of profiles and colours.

Covered Alfresco

Covered roof, ceiling, downlights, and BBQ point ready for your outdoor entertaining.

Tiled Outdoors

Elegant tile finish for your alfresco, porch and balcony spaces.

920mm Wide Front Door

Enhance your homes accessibility and street appeal with a wide Hume solid core door and weather resistant frame.

Gainsborough Trilock

Stylish and sophisticated all-in-one front door lock system combining a lockset, deadbolt, and passage function.

Antenna

Professionally installed for instant connection.

Wall Insulation

Upgraded R2.5 insulation for superior energy efficiency and year round comfort.

OUR SERIES

At Candor Homes, we believe in creating spaces that truly reflect your lifestyle. Whether you prefer classic essentials or glamorous finishes, our Series selections empower you to shape your home's aesthetic, comfort, and functionality. With a curated selection of products and finishes, you can easily customise your choices and even make individual upgrades to ensure your home is uniquely yours.

LET'S CRAFT SOMETHING
EXTRAORDINARY TOGETHER!



OUR STANDARD

The
WHITE
SERIES

ALREADY YOURS

Every Candor Home comes with carefully curated inclusions of timeless essentials, designed to elevate your lifestyle and create a home you'll love from day one.

UP TO

\$70,000
INCLUSIONS *package*

ADDED VALUE

The
BLACK
SERIES

DESIGNER FINISHERS

Elevate your home with enhanced selections of designer finishes, featuring elegant matte black accents.

The White Series is also included for even more style and versatility.



OVER

\$90,000
INCLUSIONS *package*

ADDED VALUE

The
**SELECT
SERIES**

THE LUXURY TOUCH

Indulge in the finer things in life with premium luxury touches. With every option from The White and The Black Series included, you have even more freedom to create a home that's truly unique.

BESPOKE
TOUCHES

The
UPGRADES

TAILOR MADE

Design your home to reflect your style and priorities. Our flexible upgrades let you add what matters most—textured walls, solar, and more. You can customise any Series for a truly personalised touch.

The
WHITE
SERIES

ALREADY YOURS

Every Candor Home comes with these carefully curated selections of timeless essentials, designed to elevate your space and create a home you'll love from day one.



FLOORING

W

CARPET
8 options

TILES
6 options

TAPWARE RANGE

W

DRIFT



Polished Chrome

INTERNALS

W

AIR CONDITIONING
12kw

CEILING HEIGHT
2570mm lower level

DOOR PROFILE
1 option

DOOR HANDLES
4 options

TIMELESS LIFESTYLES



APPLIANCES

W



OVEN
600mm



COOK TOP
600mm



RANGEHOOD
600mm



DISHWASHER
Stainless

EXTERNAL

W

OUTDOOR TILES
6 options

BRICKS
30 options

FRONT DOOR
1 option

DOOR FURNITURE
4 options

HANDRAILS
3 options

KITCHEN

W

STONE BENCHTOPS
20mm - 8 options

SINK MIXER
Drift Gooseneck

SINK
Topmount

PANTRY
Walk in pantry
(floorplan specific)

HANDLES
2 options

BATHROOM

W

TILING
Standard

BATH
Built in

SHOWER RAIL
Single

LAUNDRY

W

CABINETRY
Lower

SINK
Topmount

MIXER
Drift Gooseneck

The BLACK SERIES

DESIGNER FINISHERS

Elevate your home with enhanced selections of designer finishes, featuring elegant matte black accents. The White Series is included for even more selections and style.



FLOORING

B

CARPET
30 options

TILES
16 options

TIMBER HYBRID
30 options

TAPWARE RANGE

B

DRIFT
BLISS
BLOC
SOOTHE



Polished Chrome
Matte Black

INTERNALS

B

AIR CONDITIONING
14kw

CEILING HEIGHT
2720mm lower level

DOOR PROFILES
7 options

DOOR HANDLES
8 options

DESIGNER LIVING



APPLIANCES

B



OVEN
900mm



COOK TOP
900mm



RANGEHOOD
900mm



DISHWASHER
2 options



MIRCOWAVE
2 options



BIN
Double pull out

EXTERNAL

B

OUTDOOR TILES
16 options

BRICKS
57 options

FRONT DOOR
4 options

DOOR FURNITURE
6 options

HANDRAILS
4 options

KITCHEN

B

STONE BENCHTOPS
20mm - 15 options

SINK MIXER
8 options

SINK
Undermount

PANTRY
Butlers (floorplan specific)

HANDLES
12 options

BATHROOM

B

TILING
Full height

SHOWER NICHE
Bathroom and ensuite

BATH
Freestanding or back to wall

SHOWER RAIL
Twin

LAUNDRY

B

CABINETRY
Upper and lower

SINK
Undermount

MIXER
1 option

The
SELECT
SERIES

THE LUXURY TOUCH

Indulge in the finer things things in life. With every option from The White and Black Series included, you have even more freedom to create a home that's truly unique.



TAPWARE RANGE

S

DRIFT



Polished Chrome
Matte Black
Brushed Graphite
Brushed Brass
Brushed Nickel

40MM STONE

S

40MM KITCHEN
ISLAND BENCHTOP
WATERFALL ENDS

TILES

S

FEATURE TILES
UPGRADE
VOUCHER

WALK IN ROBE

S

UPGRADE PACKAGE
WITH TWIN STORAGE
TOWERS

LUXURY AWAITS



PENDANTS

S

FEATURE LIGHTING
UPGRADE VOUCHER

MIRRORS

S

ROUND OR ARCHED
MIRRORS IN
BATHROOMS

APPLIANCES

S



FRIDGE
French Door
Ice & Water



WASHER
Underbench



DRYER
Underbench

The UPGRADES

TAILOR MADE

We offer a wide range of home upgrades to suit any style, available across all our series. Whether enhancing outdoor spaces or creating luxurious interiors, we have the products and expertise to bring your vision to life. If you need something not listed, let us know and we'll source it for you. Love your home, your way.



EXTERIOR ENHANCEMENTS

U

Transform your exterior with natural stone, expert landscaping, custom entry doors, durable driveway finishes, stylish letterboxes, seamless clotheslines, and timber-look garage doors.

INTERIOR ELEVATIONS

U

Upgrade your interiors with luxurious flooring, striking cladding walls, unique barn doors, and square-set ceilings. Add sophistication with designer tiles.

HOME APPLIANCES

U

Elevate your kitchen and laundry with high-performance appliances that streamline your daily routines.

BESPOKE LIVING



LIGHTING & ELECTRICAL

U

Brighten your home with stylish light switches, feature pendants, or modern strip lighting for a sleek, contemporary look.

SMART AUTOMATION

U

Control your home anytime, anywhere. Smart automation seamlessly integrates with your home's systems for effortless living.

SUSTAINABLE SOLAR

U

Future-proof your home with solar power making it eco-friendly, cost effective, and reliable.

WINDOW TREATMENTS

U

Add elegance with sheer curtains and timeless plantation shutters, offering both light control and privacy.

CUSTOMISED HOME BUILD

Floorplan Design	Customise one of our home floorplan designs or create your own at no extra drafting cost
Colour Selections Consultation	Enjoy a personalised Colour Selections Consultation in our Home Studio
Kitchen Design Consultation	Designed and built by our local experts from Kitchens for Living, this Consultation ensures your kitchen, bathrooms, and any of your home's cabinetry is tailored to you
Client Services	Receive personalised support every step of the way. Your dedicated team, including a Sales Consultant, Pre-Construction Officer, and on-site Site Supervisor

INTERNAL

Paint	Haymes 3-Coat Paint System
Window Furnishings	Roller blinds throughout in 35 colour options
Ceilings Height	2570mm on single and lower level, 2440mm on upper level
Flooring Package	Carpet in bedrooms, media and activity rooms, with tiles in wet areas and the remaining spaces (two storey - carpet on stairs and upper level areas)
Doors	Hume Flush hinged doors throughout
Door Handles	Gainsborough Angular or Lianna in chrome or satin chrome
Skirting	Solid timber skirting and architraves 66 x 18mm single bevel - no MDF
Cornice	90mm Cove cornice to ceiling
Study or Study Nook	Polytec built-in desk (design specific)
Robes	White vinyl sliding doors and fitted with white single melamine shelf and hanging rails (design specific)
Walk-In Robes	Hume Flush hinged door, Momo door handles and fitted with white melamine shelving and hanging rails (design specific)
Linen or Storage	White vinyl sliding doors and fitted with open white melamine shelving (design specific)
Walk-In Linen or Storage	Hume Flush hinged door, Momo door handles and fitted with open white melamine shelving (design specific)
Staircase	Contemporary timber staircase with closed treads, risers and carpet finish (design specific)
Insulation	R2.5 wall insulation (Industry Standard R2.0)

EXTERNAL

Facades	Classic and Country facades are included at no extra cost with upgrades available. PGH bricks, James Hardie cladding, and render options all included.
Driveway	Onyx coloured brushed concrete driveway
Colorbond	Roof, gutters, fascia and garage door
Garage Door	Colorbond remote panel-lift garage door with style and colour choices
Entry Door	Hume Newington XN1 920mm solid core front door with clear glazing and Weatherguard frames
Entry Handle	Gainsborough Angular Trilock in chrome or satin chrome
Windows and Doors	Capral Aluminium powder-coated windows and sliding doors with style and colour choices
Flyscreens	Durable fibreglass mesh flyscreens fitted to all windows and aluminium sliding doors
Outdoor Areas	Tiled alfresco, front porch, and two storey balcony
Balustrade	Balcony options in flat ship, heritage, or picket styles
Paint	Haymes 3-Coat Paint System
Downpipes	90mm PVC round downpipes
Taps	2 x garden taps at front and rear

ELECTRIC AND GAS

Air Conditioning	Fujitsu 3-zone ducted air conditioning system
Appliances	Fisher & Paykel Kitchen Package (see under Kitchen)
Electrical	Upgraded electrical plan with additional power points and lighting (design specific)
Downlights	Energy efficient LED downlights throughout
Power Points	Iconic Vivid White double power points throughout, single points for kitchen appliances
Point Location	TV points in lounge and media rooms
Telephone and data	Telephone and data point in kitchen
TV Antenna	Installed
Gas Package	Gas cooktop, hot water system, and heating point
Hot Water System	Thermann instantaneous gas hot water system
Smoke Detectors	Hardwired smoke detectors with battery backup (where required)
Exhaust fans	Externally ducted exhaust fans in bathrooms (where required)
Meter Box	Electrical safety switch in single-phase meter box

Your Candor Home is ready for you from day one, crafted with Australia's leading brands and high-quality materials to ensure lasting durability, timeless style, and everyday comfort.

Below is our full list of premium inclusions—already yours, all included in our base price.

No surprises, no hidden costs—just exceptional quality as standard.

KITCHEN

Stone Benchtops	20mm benchtops Zenith Surfaces by Stone Ambassador in a selection of colours
Cabinetry	Polytec fully laminated cupboards, barbacks, and end panels with soft close doors and drawers
Cabinetry handles	Momo 128mm Dallas handles in chrome or satin chrome
Splashback	Las Palmas 75 x 300mm white subway tile splashback
Sink	Posh Solus MKR3 1 3/4 insert bowl, stainless steel
Tapware	Mizu Drift gooseneck tap, polished chrome
Pantry	Walk-in pantry with white melamine shelves (design specific)
Oven	Fisher & Paykel - 600mm Contemporary Oven
Cooktop	Fisher & Paykel - 600mm 4 Burner Gas Cooktop
Rangehood	Fisher & Paykel - 600mm Telescopic Wall Rangehood
Dishwasher	Fisher & Paykel - 600mm Contemporary Dishwasher
Plumbing	Fridge water point included

BATHROOM

Accessibility	Step-free design on single storey or lower levels
Stone Benchtops	20mm benchtops Zenith Surfaces by Stone Ambassador in a selection of colours
Cabinetry	Polytec wall hung vanities with soft close
Basin	Caroma Luna 450mm basin, white
Bath	Posh Domain inset bath, 1690mm, white (design specific)
Tapware and Accessories	Mizu Drift chrome designer tapware
Shower	Posh Domaine twin rail shower head in ensuite and single rail in main bathroom
Toilet	Roca The Gap round toilet with soft close and rimless design
Mirrors	Polished edge frameless mirrors to match vanity sizes
Floor Waste	Square chrome tile insert floor waste in wet areas
Shower Screens	Semi-frameless chrome shower screen with safety glass
Tiling	2m high tiling in shower recess, 1.2m tiling around bath, and skirt tiles to remaining

LAUNDRY

Stone Benchtops	20mm benchtops Zenith Surfaces by Stone Ambassador in a selection of colours
Cabinetry	Polytec fully laminated underbench cupboards with soft close doors and matching kickboard
Splashback	Las Palmas 75 x 300mm white subway tile splashback
Sink	Posh Solus 45L topmount sink, stainless steel
Tapware	Mizu Drift gooseneck tap, chrome
Door	Hume XF3 solid core door
Door handle	Gainsborough Bela lockset in chrome or satin chrome
Mudroom	Underbench cupboards with soft close doors, matching kickboard and tiled floor (design specific)

FOUNDATIONS

Rainwater Tank	3000L Slimline above-ground tank, available in a variety of colours
Concrete Slab	Engineer designed Class 'M' waffle pod slab with reinforced footings for structural stability
Termite Control	Termite resistant framing and trusses, with a termite shield/moisture barrier
Framing	90mm framing for all external walls and internal walls on both the lower and upper floors
Roof Sarking	Added under Colorbond roof to improve insulation
Upper Floor	Termite resistant HY-Beam 300mm engineered joists with H2 particle board flooring (design specific)

SAFETY

Laminated safety glass to all shower screens, external doors and balustrades (where required)	Gainsbrough Trilock 3-in-1 lockset, deadbolt and passage to entrance and keyed lever set laundry door
Keyed window locks to all openable windows	Keyed locks to glass sliding door

FEE AND SERVICES

Basix and standard site costs (up to 500m2 with no slope)	Construction and warranty insurance premiums
Site inspections by qualified surveyor and engineer	Standard water board fees
CDC application fees	Standard surveyor and engineer fees

UNMISTAKABLY YOURS

Your home should be a true reflection of you—your style, your personality, and the way you live. That's why we make it effortless to personalise every detail, creating a space that's not just beautiful but truly yours.

Not sure where to begin? We're here to guide you through every step of the selections and build process. In the meantime, here are some key considerations to help you focus on what matters most to you.

FLOORING

The right flooring can transform a space, making it one of the most important style choices in your home. We include carpet in bedrooms and living areas, with tiles in high-traffic zones. The Black Series offers hybrid timber flooring for an added touch of elegance.

W



TILES

Are an investment in durability and longevity. They're tough against scratches and dents, and easy to clean. Perfect for busy areas like kitchens and bathrooms.

W



CARPET

Brings a touch of elegance and comfort to any room, making it a beloved choice. With noise-reducing and insulating qualities, its soft texture underfoot adds comfort.

B



TIMBER HYBRID

Perfect for families and pets, combines the best features of laminate and vinyl with a natural hardwood look. Tough, durable, and resistant to scratches, stains, and water.

TAPWARE RANGES

Sleek and modern or soft and curved—whatever your style, we have the perfect tapware to complement your home. With stylish options for your kitchen, bathroom, and laundry, you can create a seamless look throughout.

The Drift range in polished chrome comes as standard, or choose from The Black or Select Series for more variety and unique fixture colour finishes.



DRIFT

Playfully modern
rounded simplicity



BLISS

Calm minimalism
clean lines



BLOC

Striking bold
linear angles



SOOTHE

Soft flowing and
harmonious



FIXTURE FINISH

This is your home, and every detail should feel just right. Let your personality truly shine! Every element, from tapware and cabinetry handles to lighting, adds to your vision. Whether you're drawn to warm brass, dark graphite, soft nickel, bold black, or classic chrome, trust your instincts and embrace the journey.

W

POLISHED
CHROME



B

MATTE
BLACK



S

BRUSHED
GRAPHITE



BRUSHED
BRASS



BRUSHED
NICKEL



DRIFT GOOSENECK

LOVE YOUR HOME

HEAD OFFICE + HOME STUDIO

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DISPLAY HOMES

HEREFORD HILL - Lochinvar
WATERFORD - Chisholm
HUNTLEE - North Rothbury
WATAGAN PARK - Cooranbong (coming soon)
THE LOXFORD - Gillieston Heights (coming soon)

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