



Central Queensland
dwell
Constructions

INCLUSIVE LIVING

STANDARD INCLUSIONS FOR
SDA (Specialist Disability Accommodation) – NDIS

The Home that YOU Deserve

Central Queensland Dwell: Building Your Inclusive *Dream.*

Welcome to Central Queensland Dwell, your partner in creating inclusive living spaces that cater to the unique needs of individuals under the National Disability Insurance Scheme (NDIS) - Specialist Disability Accommodation (SDA) program. With a focus on personalized design, state-of-the-art amenities, and thoughtful accessibility features, we are committed to building more than just houses; we are crafting homes that foster independence, comfort, and community.



Images in this brochure may depict fixtures, finishes and features not supplied by Central Queensland Dwell such as landscaping (including planter boxes), fencing, concrete pavers, outdoor fireplaces, BBQ's. For detailed home pricing, please talk to sales consultant. Furthermore, photographs and floor plans used in this brochure may not standard specifications or inclusions and are not to scale. This information is to be used as a guide only and Central Queensland Dwell takes no warranties about the accuracy and completeness of this information.





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Kitchen

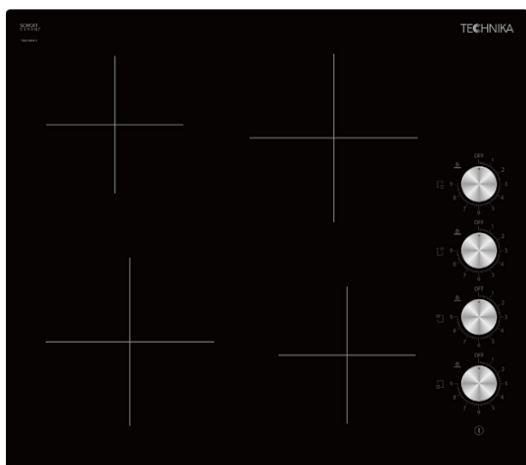
Preparing a *feast* every night

Central Queensland Dwell's SDA kitchens: Adaptive design, adjustable countertops, accessible storage, seamless navigation, task-oriented lighting, fostering independence and convenience for all residents.



Appliances

Got Questions? Speak with your Interior Design Consultant



Cooktop

60cm Ceramic Cooktop



Oven

60cm 5 Function Built In Oven
Stainless Steel



Rangehood

60cm Slide-out Rangehood



Kitchen Sink with Drainer

PWD Main Bowl with Drainer

Kitchen Items

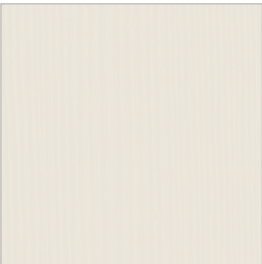
Got Questions? Speak with your Interior Design Consultant



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Cabinetry & Benchtops Colours

Most used colours



Gossamer White Ravine



Nouvea Grey Matt

kitchen Mixer



Sink Mixer

kitchen Mixer



Universal Sink Mixer

Tiles Splashback

Standard Inclusions Tiled kitchen Splashbacks.

Bath & Ensuite

Relax and *Rejuvenate*

Central Queensland Dwell's SDA bathrooms offer thoughtfully designed spaces with roll-in showers, grab bars, non-slip flooring, and adaptable fixtures. Our focus is on safety, accessibility, and personalized comfort for every resident's unique requirements.



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Bath & Ensuite

Toilet Suite



Wash Basin
600mm Solid Surface Resin Wash-basin - Gloss White - Wall Mount

Mirrors
Standard Mirrors

Cabinetry
Polytec Laminate



Close Coupled Toilet Suite



Toilet Suite with
Raised Height Pan + Button

Tapware

Basin Mixer



Universal Sink Mixer

Care Wall Mixer



Straight Grab Rails



Straight Grab Rails - High Grade
Satin Stainless Steel

Bottle Trap



Short Bottle Trap with 38mm
Horizontal Pipe



T Rail
- With Push-Pull



shower grap rail set
- With Push-Pull

TILING

Add character to your Ensuite, Bathroom and Laundry with your choice of ceramic tiles an extensive range of colours from selected supplier.

Door & Cabinetry Handles

For more information speak with your Interior Design Consultant

Door Handles



Satin Chrome G4 Series Florence
Passage



Satin Chrome G4 Series Amelia
Privacy Leverset

Cabinetry Handles



Lane 25mm Chrome Plated
Hollow Mushroom



Hafele 172 x 26mm Silver Colour

Interior

An interior is the natural projection of its *Soul.*

It's all in the details and how everything comes together to make a house into a beautiful home. Take your time and make sure that everything is exactly how you want it. We're here to assist! With our 3-coat paint system, your home will look freshly painted for years. We use Dulux Wash 'n Wear Matt paint, which is of high quality. Easily remove marks, scuffs, and stains; It's a guarantee that the look of your home stands the test of time!



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Paintwork
Internal Walls: 3-coat paint system



Shelving
Pantry/Linen: 4 shelves
Walk-in-Robe: 4 shelves



Internal doors
Flush panel 2040mm high
with Door stops(Hume Door Hst1)

*If applicable (home specific). All images in this brochure are for illustrative purpose only and while every effort has been made to accurately represent colours, finishes and products, actual colours may vary. We recommend you to Visit Studio Dwell for a true representation for all products.

Ceiling Height

2700mm ceiling height. Speak to your Sales Consultant for more options.



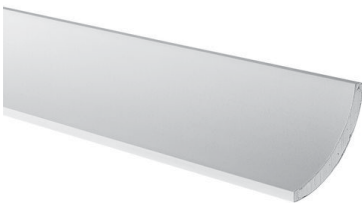
Mouldings - Floor & Wall Details

Got Questions? Speak with your Interior Design Consultant



Skirting & Architraves

Every Home design consists of profiled 42mm architraves and 68 mm skirtings with a polished pain finish throughout.



Cornice

Gyprock CSR Cove Plaster Cornice

Electrical Inclusions

Got Questions. Speak with your Electrical Design Consultant.

Power Points

Conveniently located double power points to all rooms and single power points to appliance positions.

All power points fitted with Clipsal Classic Plates

TV & Phone

Stream all your favourite free-to-air shows with two digital TV Points to your primary living areas.

One telephone point also included.

Smoke Detectors



HPM 240v Photoelectric Smoke Alarm

Led Light



Middy LED Whip lights - 10W

Exhaust Fans



Deta 250mm Ball Bearing Exhaust Fan

Quality Assurance

Got questions Speak with your sales consultant.

For your *peace* of mind

6-stage Quality Assurance
Inspection checklist:

1. **Slab Pour**
2. **Bricks**
3. **Frame**
4. **Pre-Plaster**
5. **Fix**
6. **Completion**

CQ Dwell prioritizes building long-lasting homes, not just focusing on the visible elements but also on ensuring that the unseen materials and workmanship are of excellent quality. We have a 6-stage Quality Assurance (QA) inspection checklist that their Site Manager conducts during the construction process to guarantee high standards. In addition, a specialized QA team consisting of Dwell employees conducts mandatory Pre-Plaster and Completion inspections.



Quality Assurance

Got questions Speak with your sales consultant.



Slab Construction

Slab Construction to class "M" Classification



Framing

90mm thick stabilised timber framing throughout the home with 70mm timber on the garage and external walls



Ceiling battens

Your home will be perfectly finished with battens including in all large living areas, this will ensure there are no dips, bows or any other warping of your ceiling,



Insulations

Ceiling: R4.0 Glasswool batts to house only (excludes outdoor room, portico, garage & batts between floors of double storey home).
External walls: R2.0 Glasswool batts (includes party wall between house & garage) plus weather Wrap to ground & first floor



Heating

Rinnai Builder Series 26 litre Continuous Flow Hot Water Heater

Quality Inclusions

Got questions Speak with your sales consultant.



Solar Hot Water



Sewerage system



Gas supply



Underground Power



Water supply & Stormwater

Exterior

The curb *Appeal* is a given feature.

The main focus is on creating a “WOW” factor, which is the impression your home makes on people passing by. The goal is to have a home that reflects your individual style and personality, and is visually striking. This will ensure that your friends, family, and neighbors recognize that your home is not only new, but also the most aesthetically pleasing on the street.



Quality Assurance

Quality materials from trusted brands help form great street appeal and enjoyable outdoor living. Got questions? Speak with your Design consultant.



ROOFING

Choose from a range of Colorbond® steel roof and sarking colours. Colourbond Facia, gutter and painted round PVC downpipes also included.

BRICK

Stand out from the street with a designer facade. Choose from an extensive range of brick colours at no extra charge

AUTOMATIC GARAGE DOOR

Convenient sectional overhead garage door comes with 2 handsets for easy access to your home. Choose from the entire range of Colorbond® colours to enhance your street appeal.

CLADDING

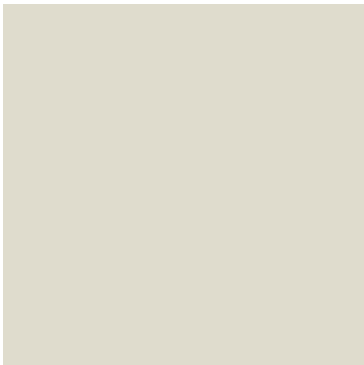
Vertically grooved Scyon™ Axon™ Cladding with paint finish adds loads of character into your facade.

Garage Door / Gutter / Fascia / Downpipes/Exterior - Colours

More colour choices available, speak with your Interior Design Consultant.



Monument



Surfmist



Basalt



Namadji



Gully



Windspray



Dover White



Dune

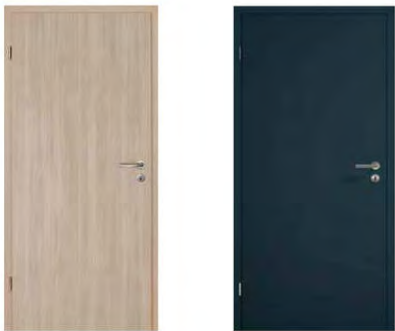
Outdoor Area

Includes concrete base floor and painted plaster ceiling (available on selected Homes Only).

With the addition of an outdoor room, you can enjoy a seamless flow between indoor and outdoor living, creating a unique and enjoyable lifestyle. These outdoor rooms are only available in certain home designs, so you can inquire about the specifics from your Sales Consultant.



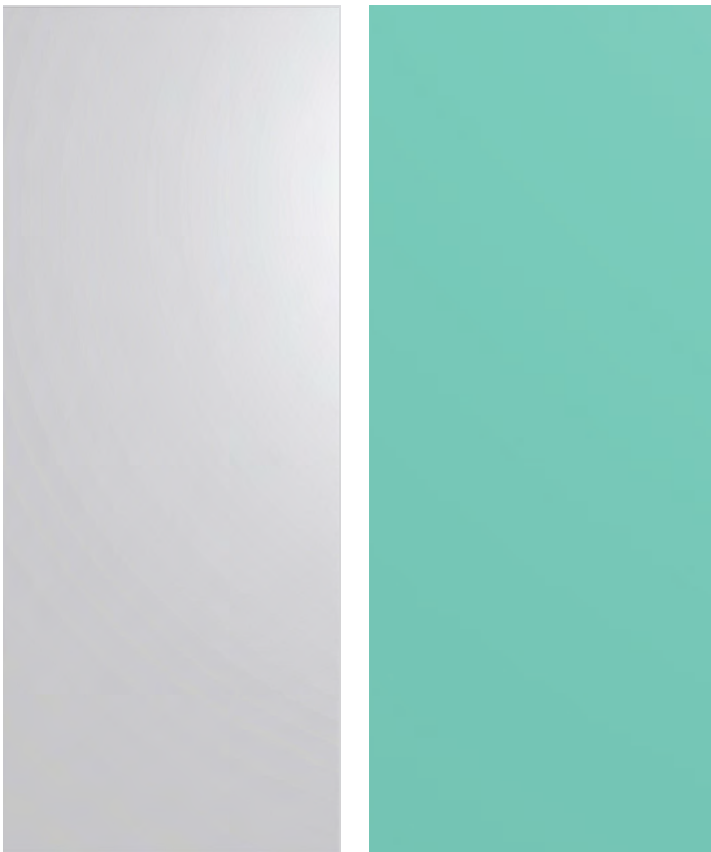
Windows
Aluminium Windows
*Product Specific



Pedestrian Garage Door
Include entrance set

Front Entry Door

Paint Finished 2040mm High front door.



Sliding Doors

Aluminium Framed Sliding Doors.
*Home and room specific



About us

The origin of CQ DWELL

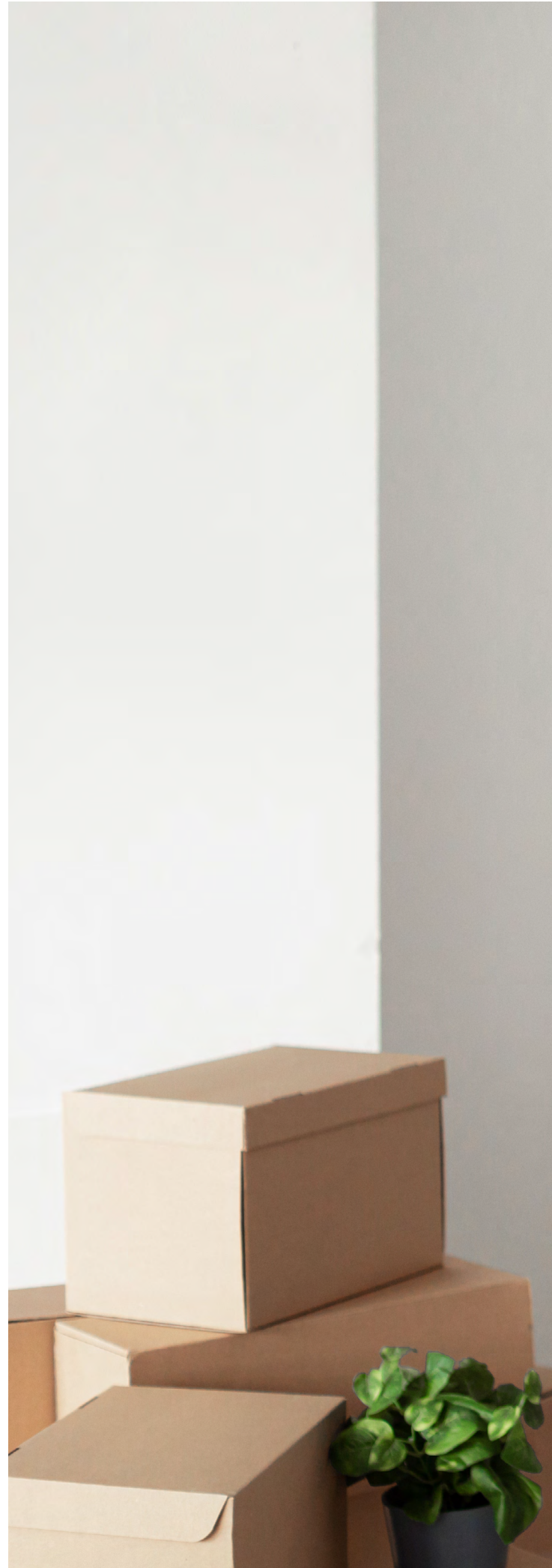
“Dwell,” within the context of construction, holds a profound symbolic meaning that extends far beyond its dictionary definition. It encapsulates the very soul of shelter – a sacred space where human stories unfold, memories are etched, and lives are nurtured. This symbolism resonates powerfully at Central Queensland Dwell Constructions, a visionary force established in 2020. Our purpose is not merely to erect structures; we are craftsmen of dreams, weaving aspirations into the fabric of every project we undertake.

Founded with a commitment to excellence, Central Queensland Dwell Constructions specializes in three key domains – the National Disability Insurance Scheme (NDIS) accommodations, tailor-made custom homes, and versatile commercial projects. We perceive every foundation we lay, every beam we place, and every wall we construct as a testament to the profound bond between individuals and the spaces they inhabit.

Our expertise reaches beyond the tangible aspects of construction. It embraces the intangible – the emotions, comfort, and stories that spaces hold. With a meticulous fusion of innovation, functionality, and aesthetics, we fashion homes that are not just functional abodes, but living canvases where lives are lived authentically.

Operating across Queensland and spanning the breadth of Australia, our reach is both expansive and deeply personal. We merge local insights with national standards, resulting in projects that reflect the essence of the diverse landscapes we serve.

As architects of possibility, we invite you to join us on a journey where architecture becomes an extension of identity. Each project we undertake is a unique chapter, co-authored by our team and our clients. It is a story etched in bricks and mortar, where the symbolic meaning of “dwell” transcends into reality. Central Queensland Dwell Constructions isn't just about building; it's about shaping the future while honoring the past, and crafting spaces that resonate with the human spirit's yearning for a place to truly call home.





CLIENTS SIGNATURE



INCLUSIVE LIVING

STANDARD INCLUSIONS FOR
SDA (Specialist Disability Accommodation) - NDIS

Head Office Hours

9:00am - 5:00pm

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Designed by

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SCAN ME

