

TWO STOREY HOMES
THE BAYSWATER

*Brand new designs...
Fabulous new ideas*



Urban One Façade with corner option

BAYSWATER FAÇADES



Urban One Façade with corner option



Classic Façade



Urban One Façade



Urban Two Façade



Urban Three Façade

All images and drawings where pictured are for illustrative purposes only and may not depict actual inclusions included in prices and therefore should only be used as a guide.




Landscaping, driveway, pathways, fences, letterbox, light fixtures (internal and external), window coverings, decorative accessories, home furnishings and most appliances are not included (see inclusions page for more details).

Selected façades include Taubmans® Moroka finish (see price book for details). Various façades may alter dimensions and structures to plans. It is the client's responsibility to confirm their working drawings.

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BAYSWATER forty one

- ✓ **160.22m²** Ground Floor Living
 - ✓ **146.46m²** First Floor Living
 - ✓ **18.92m²** Terrazza
 - ✓ **37.47m²** Double Garage
 - ✓ **6.45m²** Patio
 - ✓ **6.45m²** Balcony
 - ✓ **375.97m²** Total Space
 - ✓ Ensuite to Master Bedroom
 - ✓ Theatre Room
 - ✓ Media Room
 - ✓ Terrazza
 - ✓ Guest Room with Ensuite
-  **4** Bedrooms plus Guest Room
 -  **4** Bathrooms
 -  **2** Garages

22755mm

12050mm

On display at HomeWorld V Kellyville



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EVOLUTION INCLUSIONS

EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- Front and rear garden taps
- All façades feature sectional overhead garage doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- External wall frames at 450mm (18") centres in lieu of the industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ Termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Dead bolts to external doors
- Colorbond® fascia and gutter

ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient Westinghouse underbench oven and 600mm cooktop
- Westinghouse 900mm recirculating rangehood
- 5 Star - 330 litre Rheem® 'Stellar' Gas hot water service (1st hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

INTERNAL FEATURES

- Profile panel internal doors (excluding robes) with paint finish
- Internal door handles from the Gainsborough® 'Terrace' or 'Classic' series*
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- Pine timber skirting & architraves
- 2.4m high ceiling

BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Fully moulded easy to clean extra wide vanity tops, semi-recessed
- Caroma® 'Maxton 1800 Island' bath to bathroom*
- Alternative bathroom layouts available
- Full width vanity mirrors with polished edges
- Your choice of selected imported wall and floor tiles from our wide range
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub
- Stylus tapware to bathrooms & ensuites

KITCHEN FEATURES

- Kitchen cupboard layout as shown in brochure
- Your choice of finish from the standard Beechwood Evolution range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards - no dust problems and it looks finished
- Quality metal drawer runners
- Kitchen sink ('Radiant' R175 Mark II stainless steel)
- A modern single lever mixer tap to sink area
- Water filter
- Fully lined kitchen cupboard shelves with laminated finish to doors and bench tops
- A large selection of decorator finishes
- Removable cupboard and all connections provided for your dishwasher
- Tiled splash back above bench tops

LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre Clark® 'Utility' stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out and identification survey
- Engineer designed trussed roof
- Engineer certificates for slab and piers
- Construction contract insurance
- Insulation to walls (R1.5) and ceilings (R3.5)
- ABSA Energy Efficiency Certificate
- BASIX Certificate

CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of the normally used 2 courses therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house
- The Beechwood concrete slab has no polystyrene infill panels built into it. It is a fully reinforced concrete slab foundation designed by a qualified structural engineer

Manufacturers & specification may differ outside Metropolitan area.

DISPLAY LOCATIONS

SYDNEY

HOMEWORLD V KELLYVILLE

Hartigan Avenue, Kellyville • Ph: (02) 9629 5699 or (02) 9629 4844

ORAN PARK TOWN VILLAGE

Bond Street, Oran Park • Ph: (02) 9043 5929 or (02) 9043 5922

HOMEWORLD GLEDSDOOD HILLS

Halifax Way, Gledswood Hills (off Camden Valley Way, Catherine Field)

• Ph: (02) 9606 7610 or (02) 9606 7602

THE SYDNEY SALES SUITE

Unit 2, 25-27 Redfern Street, Wetherill Park • Ph: (02) 9616 0999

NORTH COAST

HUNTER HOMEWORLD

Whitetip Street, Berry Park (Chisholm) • Ph: (02) 4021 1471 or (02) 4021 1429

CENTRAL COAST

Cnr Forrest Oak Road & Grasstree Avenue, Woongarah (off Mataram Road)

• Ph: (02) 4394 0524 or (02) 4394 0279

THE SALES SUITE

Unit 4, 26 Balook Drive, Beresfield (off Weakleys Drive) • Ph: (02) 4028 6716

SOUTH COAST

TWIN WATERS DISPLAY VILLAGE

Firetail Street, South Nowra • Ph: (02) 4424 0012

ALL NEW HOUSING WORLD

Haywards Bay Drive, Haywards Bay • Ph: (02) 4257 6822

THE SALES SUITE, 'BEECHWOOD BUILDING'

Cnr Cambewarra Road & Princes Highway, Bomaderry • Ph: (02) 4423 0000

WEST

ORANGE

10 Ralston Drive, Orange • Ph: (02) 6361 1046

www.beechwoodhomes.com.au