

TWO STOREY HOMES
THE EDGECLIFFE

*Brand new designs...
Fabulous new ideas*





EDGECLIFFE *vibe*

thirty seven

- ✓ **132.56m²** Ground Floor Living
- ✓ **137.42m²** First Floor Living
- ✓ **19.90m²** Terrazza
- ✓ **35.62m²** Double Garage
- ✓ **4.70m²** Patio
- ✓ **9.30m²** Balcony
- ✓ **339.50m²** Total Space
- ✓ Ensuite to Master Bedroom
- ✓ Theatre Room
- ✓ Media Room
- ✓ Terrazza

-  **4** Bedrooms
-  **2** Bathrooms
-  **1** Powder Room
-  **2** Garages

22640mm

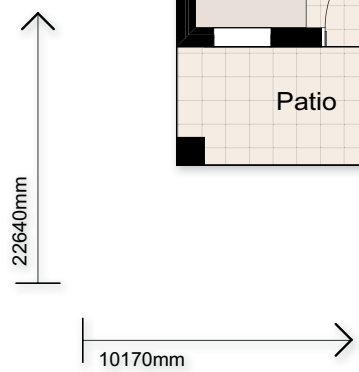
10170mm

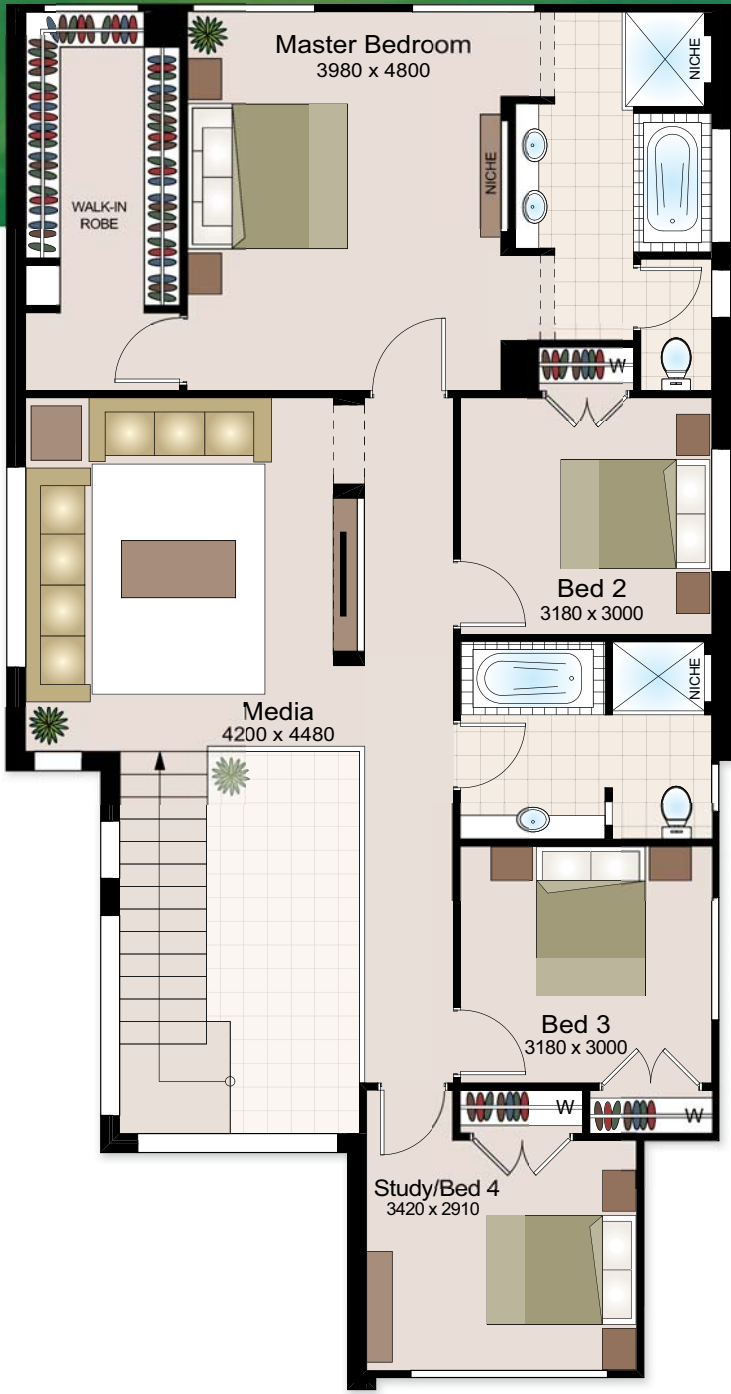


EDGECLIFFE thirty six

- ✓ **132.56m²** Ground Floor Living
- ✓ **137.42m²** First Floor Living
- ✓ **19.90m²** Terrazza
- ✓ **35.62m²** Double Garage
- ✓ **4.70m²** Patio
- ✓ **330.20m²** Total Space
- ✓ Ensuite to Master Bedroom
- ✓ Theatre Room
- ✓ Media Room
- ✓ Terrazza

-  **4** Bedrooms
-  **2** Bathrooms
-  **1** Powder Room
-  **2** Garages





19680mm

9170mm



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).

EDGECLIFFE FAÇADES



Metro with Front Balcony & Moroka Façade



Classic Façade



Classic 2 Façade

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evolution *Indulgence* package

INCLUDED WITH EVERY EVOLUTION HOME!

GREAT INCLUSIONS FEATURING:

- ✓ 20mm stone benchtop & drop down to sides (maximum 2) to kitchen
- ✓ 'Polytec' sheen to kitchen cupboards
- ✓ Tiled finishes to terrazzo & patios as well as elegant coffered ceilings
- ✓ 3 step cornice to living areas
- ✓ Hume 'Savoy' entry door (selected range)
- ✓ Bath niches & shower niches (where applicable on design)
- ✓ Stone top vanity with semi-recessed vitreous china basin to bathroom (single bowl) & ensuite (double bowl)
- ✓ Your choice of 900mm freestanding cooker or underbench oven & cooktop

NOW INCLUDES:

- ✓ Termite Resistant Frame
- ✓ Tiles & Carpet (selected range)

PLUS many more fantastic inclusions

Ask our sales team about our Evolution Indulgence Package today!

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 1525' 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

Whitetilp 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