

**Home
& Land**
packages
available

- ✓ Great Price
- ✓ Quality Inclusions
- ✓ Great Value

**Amazing
Homes**



NEW DESIGNS FOR MODERN LIVING
SINGLE STOREY HOMES FROM 18 to 28 SQUARES



Eagle Homes WAY...

In 1984, a vision was borne for Eagle Homes to offer families quality homes representing the highest standards of workmanship and comfortable living.

Based in greater west Sydney, Eagle Homes have helped thousands of families over many years build their home, testament to the demand for our exceptional service and workmanship. Contemporary and open plan in design, Eagle Homes build in sought after locations from Newcastle, South Coast and the greater Sydney region.

Eagle Homes DIFFERENCE...

Unique floor plans, quality workmanship and finishes throughout each of our homes set us apart, providing families with an exceptional service and finished product.

Eagle Homes' dedication to create and build stunning, livable homes for your family's lifestyle is second to none. Known for our attention to detail, creative design ideas and quality finishes and fittings, we pride ourselves on creating homes that suit the individual lifestyle of our customers.

Eagle Homes CHOICE...

As builders of single or double storey and duplex houses, Eagle Homes has a range of designs for you to choose or have a range of options to accommodate personal touches to truly make it your home. Designs from Eagle Homes can suit all blocks, from very narrow city blocks to homestead rural properties.

Eagle Homes, an award winning builder, has display centres across NSW.

CASSOWARY

CASSOWARY SERIES 1

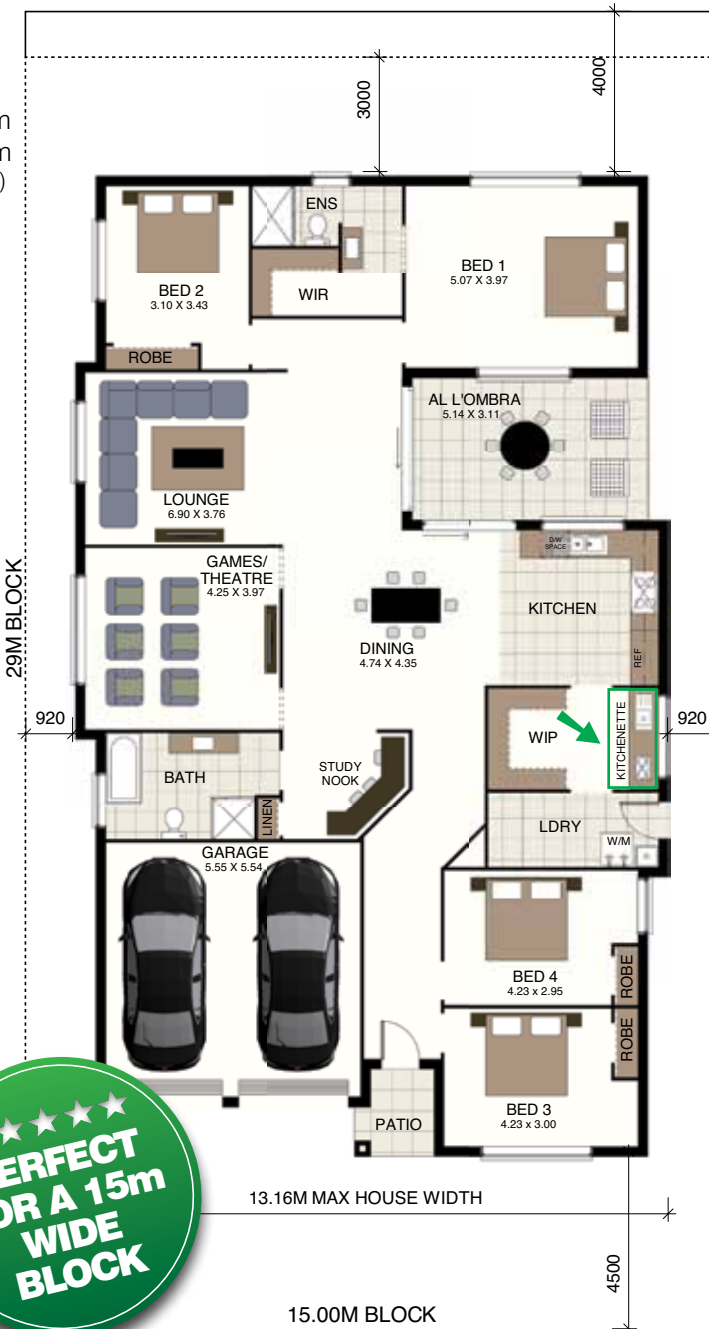
Homes for blocks from 435m²

WIDTH: 12.93m
LENGTH: 21.40m
SIZE: 258.73 sqm
 (includes Al L'ombra)
27.82 squares

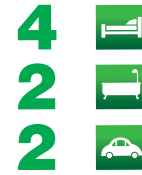


QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Kitchenette
- ✓ Games/Theatre
- ✓ Walk In Robe
- ✓ Ensuite
- ✓ Patio
- ✓ Study Nook
- ✓ Walk In Pantry
- ✓ Linen
- ✓ Robes and more...



WIDTH: 12.93m
LENGTH: 21.40m
SIZE: 259.43 sqm
 (includes Al L'ombra)
27.89 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Kitchenette
- ✓ Island Bench
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Patio
- ✓ Study Nook
- ✓ Walk In Pantry
- ✓ Linen
- ✓ Robes
- ✓ Workshop and more...



*Refer to the NSW Housing Code or your local council for final requirements. Artists Impression floorplans. Floorplans illustrated are subject to change without notice. Errors & Omissions Excepted. Al L' Ombra includes roof only and does not include concrete flooring.

KESTRAL

KESTRAL SERIES 1

WIDTH: 12.44m
LENGTH: 21.24m
SIZE: 243.30 sqm
 (includes Al L'ombra)
26.16 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Walk In Pantry
- ✓ Linen
- ✓ Robes
- ✓ Patio
- ✓ Workshop and more...



WIDTH: 12.44m
LENGTH: 21.42m
SIZE: 236.11 sqm
 (includes Al L'ombra)
25.38 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Walk In Pantry
- ✓ Patio
- ✓ Robes
- ✓ Linen
- ✓ Study Nook
- ✓ Island Bench and more...



Homes for blocks from 435m²

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KESTRAL SERIES 2

WIDTH: 12.44m
LENGTH: 21.24m
SIZE: 236.21 sqm
 (includes Al L'Ombra)
25.39 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Walk In Pantry
- ✓ Patio
- ✓ Robes
- ✓ Linen
- ✓ Study Nook
- ✓ Island Bench and more...



WHY CHOOSE EAGLE HOMES?

- ✓ **Flexibility**
At Eagle Homes, we give you the option to customise your home
- ✓ **Cost Efficiency**
Modern and contemporary styles at affordable prices
- ✓ **Comfort**
Simplicity of living. Entertain and go out knowing you are living in a stylish home you can afford

Homes for blocks from 435m²

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FINCH

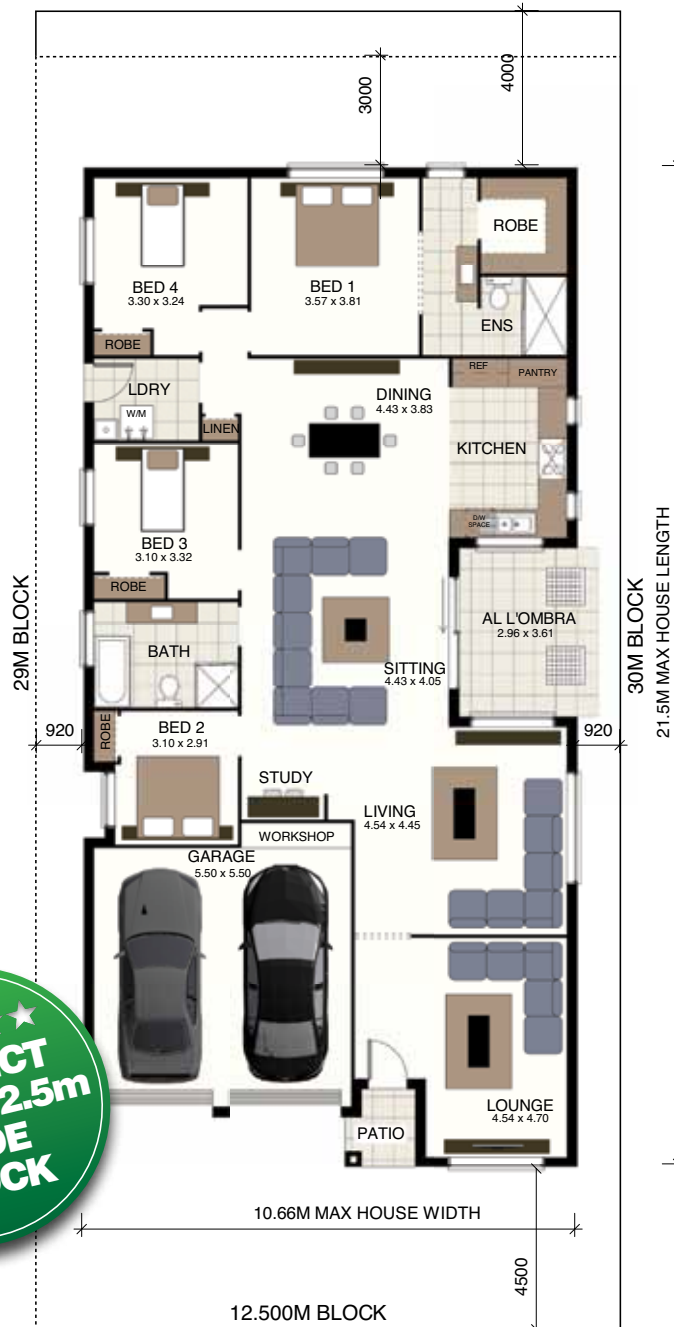
FINCH SERIES 1

WIDTH: 10.55m
LENGTH: 21.42m
SIZE: 220.99 sqm
 (includes Al L'ombra)
23.76 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Walk In Robe
- ✓ Ensuite
- ✓ Study Nook
- ✓ Workshop
- ✓ Linen
- ✓ Robes
- ✓ Patio
- and more...



WIDTH: 10.55m
LENGTH: 21.42m
SIZE: 220.93 sqm
 (includes Al L'ombra)
23.75 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Walk In Robe
- ✓ Ensuite
- ✓ Robes
- ✓ Games Room
- ✓ Study Nook
- ✓ Workshop
- ✓ Patio
- ✓ Linen
- and more...



Homes for blocks from 362.5m²

For council that requires 4m yard from house. Block size 375m²For council that requires 3m yard from house. Block size 362.5m²

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SWALLOW

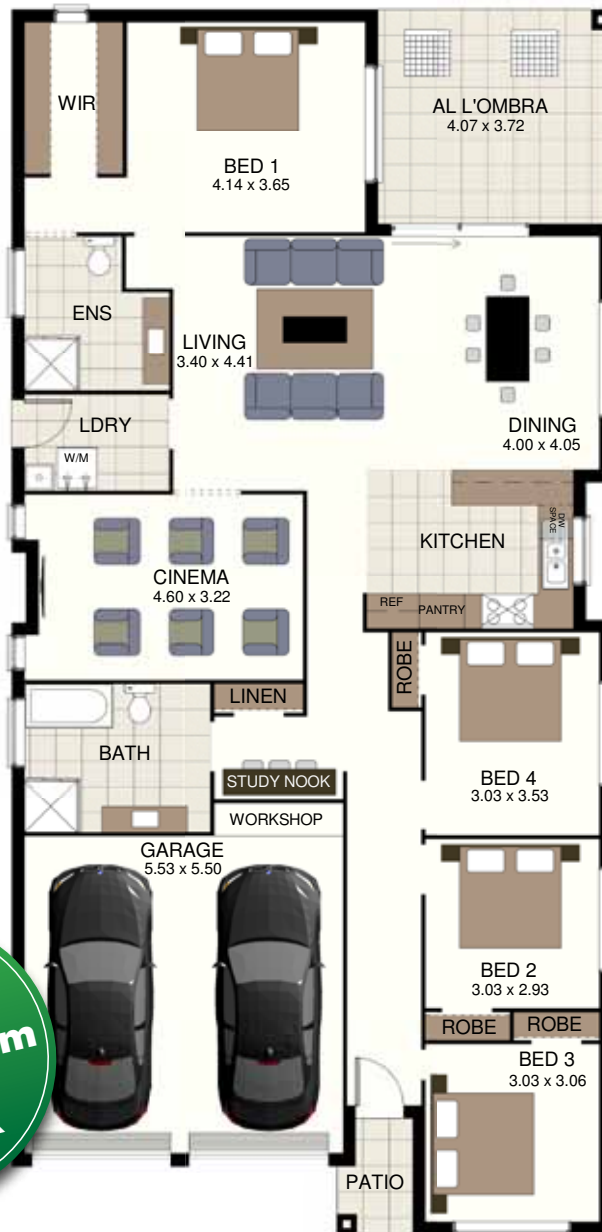
SWALLOW SERIES 1

WIDTH: 10.42m
LENGTH: 21.27m
SIZE: 213.66 sqm
 (includes Al L'ombra)
22.97 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Study Nook
- ✓ Workshop
- ✓ Robes
- ✓ Patio
- ✓ Linen
- ✓ Theatre Room and more...

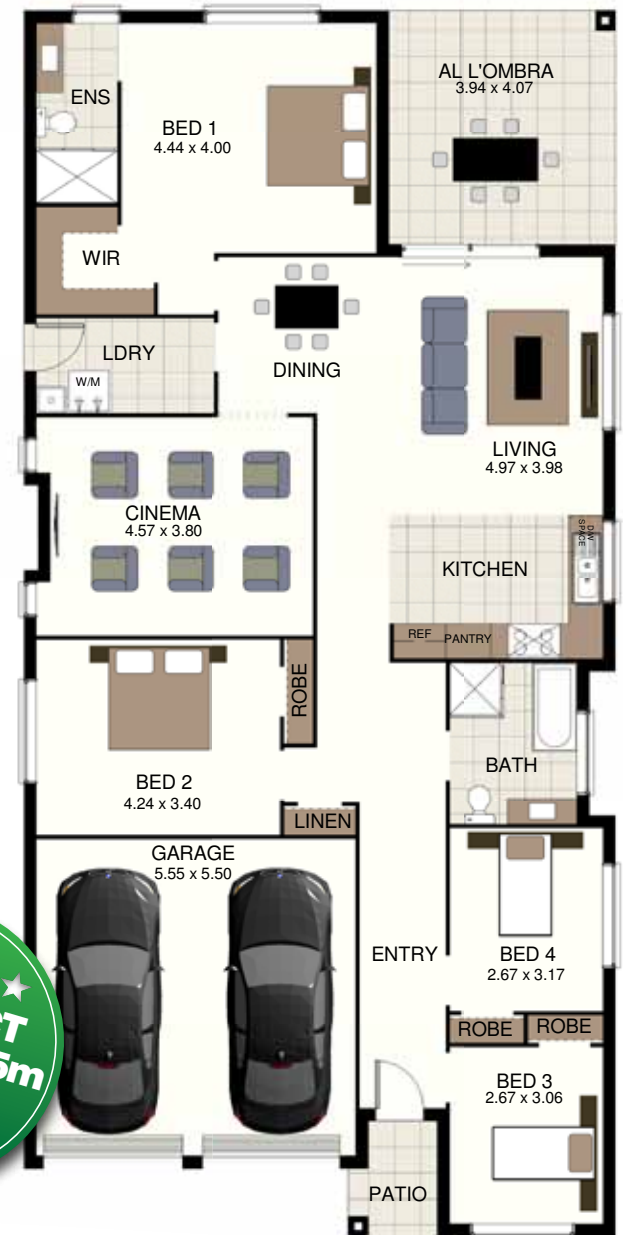


WIDTH: 10.29m
LENGTH: 21.32m
SIZE: 211.30 sqm
 (includes Al L'ombra)
22.72 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Linen
- ✓ Patio
- ✓ Robes
- ✓ Theatre Room and more...



Homes for blocks from 362.5m²

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HERON

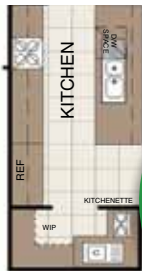
HERON SERIES 1

WIDTH: 10.42m
LENGTH: 21.45m
SIZE: 218.33 sqm
 (includes Al L'ombra)
23.47 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ His/Her Walk in Robe
- ✓ Island Bench
- ✓ Robes
- ✓ Patio
- ✓ Study Nook
- ✓ Linen and more...



Optional Kitchenette & Walk in pantry

★★★★★
PERFECT FOR A 12.5m WIDE BLOCK



WIDTH: 10.42m
LENGTH: 21.45m
SIZE: 207.24 sqm
 (includes Al L'ombra)
22.28 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Walk In Robe
- ✓ Island Bench
- ✓ Robes
- ✓ 2 x Study Nook
- ✓ Linen
- ✓ Patio and more...

★★★★★
PERFECT FOR A 12.5m WIDE BLOCK



Homes for blocks from 362.5m²

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HERON SERIES 2

HERON SERIES 3

WIDTH: 10.42m
LENGTH: 21.45m
SIZE: 216.67 sqm
 (includes Al L'Ombra)
23.29 squares



QUALITY INCLUSION:

- ✓ Al L' Ombra
- ✓ Ensuite
- ✓ Island Bench
- ✓ TheatreRoom
- ✓ Robes
- ✓ Patio
- ✓ Study Nook
- ✓ Linen and more...

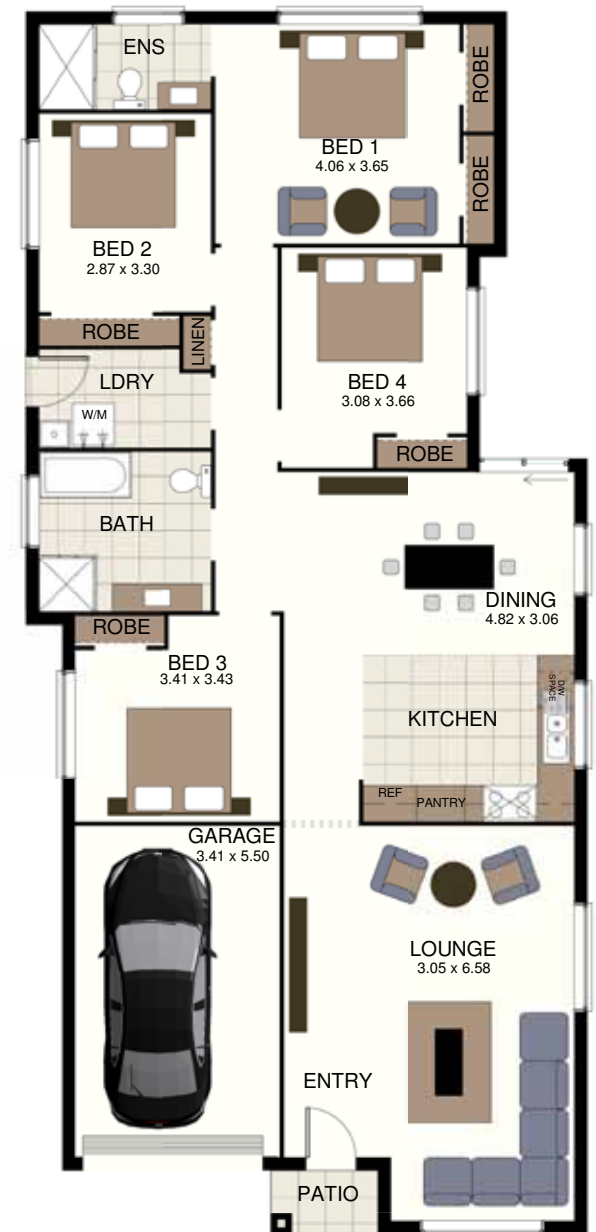


WIDTH: 9.34m
LENGTH: 20.37m
SIZE: 169.02 sqm
18.17 squares



QUALITY INCLUSION:

- ✓ His/Her Robes
- ✓ Ensuite
- ✓ Patio
- ✓ Robes
- ✓ Linen and more...



Homes for blocks from 362.5m²

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FACADE OPTIONS



MILLENNION FACADE



MONA LISA FACADE



ROXBURY FACADE



STERLING FACADE



TILTON FACADE



TRADITIONAL FACADE



WINSTON FACADE




YORK FACADE



* Facades illustrated above are suitable for any floorplan in 'new designs for modern living' series. Facades illustrated are subject to change without notice. Errors & Omissions Excepted.

QUALITY STANDARD INCLUSIONS \$12,888 of extras included as standard:

EXTERNAL FEATURES:	INTERNAL FEATURES:	KITCHEN FEATURES:	ELECTRICAL & APPLIANCE FEATURES:	BATHROOM & ENSUITE:	SERVICES PROVIDED:
<ul style="list-style-type: none"> • Pest treatment to perimeter of slab & internal drainage • Quality aluminum windows with extensive range of colours • Keyed locks to windows and aluminum sliding doors for your security • Maintenance free colorbond metal fascia and gutter with extensive colour range • "M" class floor slab for moderately reactive soils • Garden taps provided front and rear • Quality "Panel Carved" front entry door • Concrete roof tiles in extensive range of colours and profiles • Extensive choice of bricks from the Eagle Classic Range • 450mm Eaves, subject to design • Concrete front patio depending on design • Natural or off-white mortar to brickwork • Colorbond roller doors to garage with extensive range of colours • R1.5 walls insulation to external walls only, excluding garage • R3.5 ceiling insulation, excluding garage 	<ul style="list-style-type: none"> • Built-in wardrobes with swing doors to bedrooms as shown on brochure plan • Flush internal doors in paint finish to match walls • 75mm (nominal) 1/2 splayed skirting and architraves • 90mm cornice • Painted finish to skirting, doors, architraves to match wall colour • Quality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white • AAA rated water devices • Privacy doorlocks to ensuite, bathrooms, powder rooms & separate W/C's • 2440mm ceiling height • Walk in wardrobe to master bedroom, subject to design • Door stops to doors excludes linen, WIR and robe • Linen cupboard includes 4 shelves, depending on design 	<ul style="list-style-type: none"> • 1 3/4 or double bowl stainless steel sink, depending on design • Quality doors to kitchen cupboards (in a range of colours) • Laminate finish to kitchen bench tops (in a range of colours) • Sink mixer in chrome finish • Tiled splashbacks - full height under overhead cupboards single row used elsewhere • Overhead cupboards in all designs (except budget range & subject to design) • Dishwasher space including cold water connection and power point, subject to design • Microwave space including power point, subject to design • Metal drawer runners for strength and durability 	<ul style="list-style-type: none"> • Free standing 900mm electric oven & gas cooktop with a 900mm canopy rangehood, stainless steel (where gas available) - standard wall oven, cooktop & rangehood where gas not available. • 170 Litre gas (4br) mains pressure hot water system (where gas available) • Lights and double power point as shown on plan • Earth leakage safety switch protecting all power and light points • Provide in single phase meter box (3 phase cables to back of meter box) • Smoke detectors provided, direct wired with battery back-up • Separate RCD for light circuits 	<ul style="list-style-type: none"> • Easy-to-clean white moulded tops to bathroom and ensuite vanities with polyurethane cupboards • White 1500mm acrylic bathtub • Dual flush vitreous china toilet suites in white • White bathroom accessories • Shower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on design • Waterproofing to bathrooms, ensuite, powder rooms & separate W/C • Drawers to bathroom and ensuite to vanities between 750mm to 1500mm wide • Flick mixers in chrome metal finish to shower & vanities • Multi function shower head • One row of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C & floor tiles in an extensive range of colours (for homes built that are not on display) 	<ul style="list-style-type: none"> • A complimentary appointment with an experienced colour consultant • Payment of construction and warranty insurance premium • Payment of engineer's fees for, standard concrete slab • Payment of water authority, standard approval fee • Payment of surveyor's fees for peg out and identification surveys • Preparation and approval of building plans and specifications • Site security fencing up to 50 lineal metres • All weather access control point • Standard sediment control to comply with council • ABSA Energy Assessment Report
			<h3 style="text-align: center;">LAUNDRY FEATURES:</h3> <ul style="list-style-type: none"> • Stainless steel 45 litre rinse by-pass laundry tub • Washing machine connections, hot and cold • Chrome metal tap and spout • Ceramic wall and floor tiles in a extensive range of colours • 1 row of skirting tiles and 2 rows over laundry tub subject to tile size • 3/4 glazed external laundry door • Waterproofing to laundry floor 		<h3 style="text-align: center;">WARRANTY FEATURES:</h3> <ul style="list-style-type: none"> • 3 months maintenance warranty • 7 year Structural Guarantee • Termite Protection
		 <p>*900mm oven, cooktop and rangehood</p>			<p>• Please Note: All inclusions are subject to Standard House Design and may not apply to all house types. Some inclusions may not apply to Classic designs. (Check with your Sales Consultant for more information).</p>

www.eaglehomes.com.au

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