

ESTATE HOMES
The Lakeview



Seville Façade



LAKEVIEW FAÇADES



Classic Façade



Seville Riviera Façade



Vogue Riviera Façade



Monte Carlo Façade






Victoriana Façade

4 Bedrooms with Ensuite, Theatre,
Grand Terrazza and Triple Garage



LAKEVIEW LODGE thirty seven

- ✓ **225.66m²** Living
- ✓ **61.69m²** Grand Terrazza*
- ✓ **347.37m²** Total Space*
- ✓ Ensuite to Master bedroom
- ✓ Theatre room
- ✓ Terrazza
- ✓ Triple garage

-  **4** Bedrooms
-  **2** Bathrooms
-  **3** Garages

* Subtract 23.92m² for Standard Terrazza






4 Bedrooms with Rear Rumpus,
Games Room and Triple Garage

As
displayed at
All New
Housing World,
Haywards
Bay

Alternate
Kitchen Options
available
on this
floor plan

LAKEVIEW LODGE thirty

- ✓ **215.08m²** Living
 - ✓ **274.95m²** Total Space
 - ✓ Ensuite to Master bedroom
 - ✓ Games room
 - ✓ Triple garage
-  **4** Bedrooms
 -  **2** Bathrooms
 -  **3** Garages






4 Bedrooms with Rear Rumpus,
Games Room and Double Garage



LAKEVIEW LODGE twenty eight




- ✓ **214.83m²** Living
- ✓ **258.64m²** Total Space
- ✓ Ensuite to Master bedroom
- ✓ Games room

-  **4 Bedrooms**
-  **2 Bathrooms**
-  **2 Garages**

4 Bedrooms with Ensuite, Side Rumpus,
Games Room and Triple Garage



LAKEVIEW GRANGE thirty one

- ✓ **232.54m²** Living
 - ✓ **292.50m²** Total Space
 - ✓ Ensuite to Master bedroom
 - ✓ Games room
 - ✓ Triple garage
-
-  **4** Bedrooms
 -  **2** Bathrooms
 -  **3** Garages



4 Bedrooms with Ensuite, Side Rumpus,
Games Room and Double Garage



LAKEVIEW GRANGE thirty

- ✓ **232.29m²** Living
- ✓ **276.24m²** Total Space
- ✓ Ensuite to Master bedroom
- ✓ Games room
- ✓ **4** Bedrooms
- ✓ **2** Bathrooms
- ✓ **2** Garages

4 Bedrooms with Ensuite, Rear Rumpus Solarium, Games Room and Double Garage

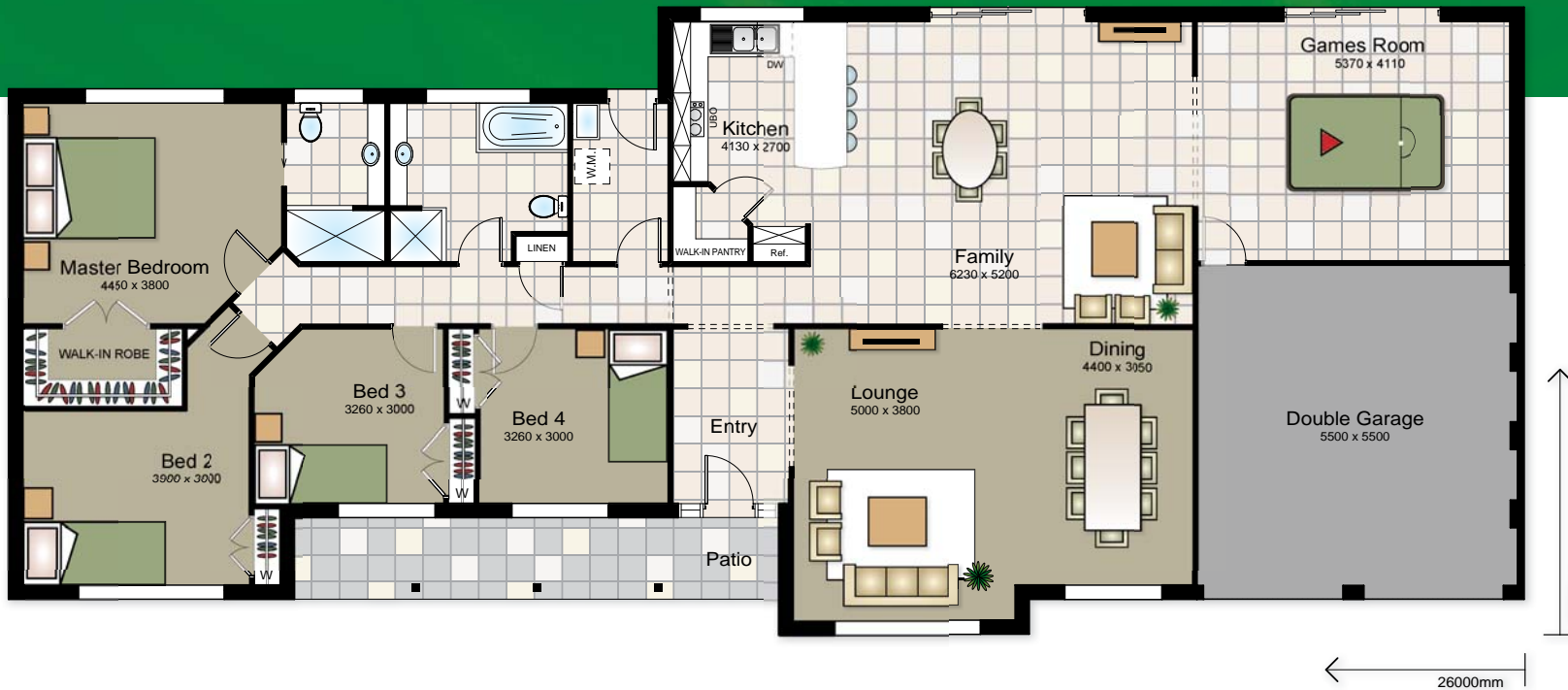


LAKEVIEW twenty eight

- ✓ **214.52m²** Living
 - ✓ **258.33m²** Total Space
 - ✓ Ensuite to Master bedroom
 - ✓ Games room
- | | |
|--|--------------------|
|  | 4 Bedrooms |
|  | 2 Bathrooms |
|  | 2 Garages |



4 Bedrooms with Ensuite,
Games Room and Double Garage



LAKEVIEW twenty seven




- ✓ **207.05m²** Living
- ✓ **250.86m²** Total Space
- ✓ Ensuite to Master bedroom
- ✓ Games room
- ✓ **4** Bedrooms
- ✓ **2** Bathrooms
- ✓ **2** Garages

4 Bedrooms with Ensuite, Rear Rumpus
Solarium and Double Garage



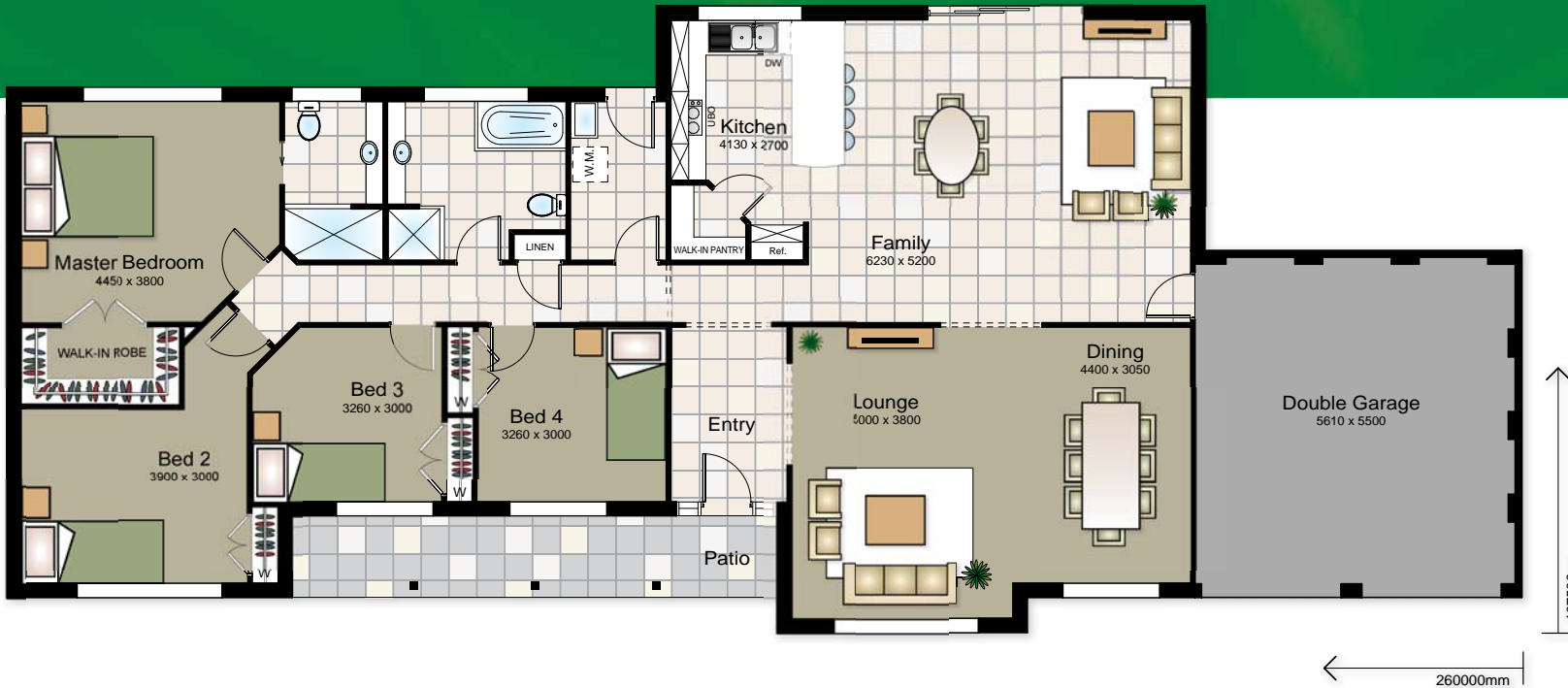
LAKEVIEW twenty five

- ✓ **190.43m²** Living
- ✓ **235.47m²** Total Space
- ✓ Ensuite to Master bedroom

-  **4** Bedrooms
-  **2** Bathrooms
-  **2** Garages



4 Bedrooms with Ensuite
and Double Garage



LAKEVIEW twenty four

- ✓ 182.97m² Living
- ✓ 228.01m² Total Space
- ✓ Ensuite to Master bedroom

- 4 Bedrooms
- 2 Bathrooms
- 2 Garages

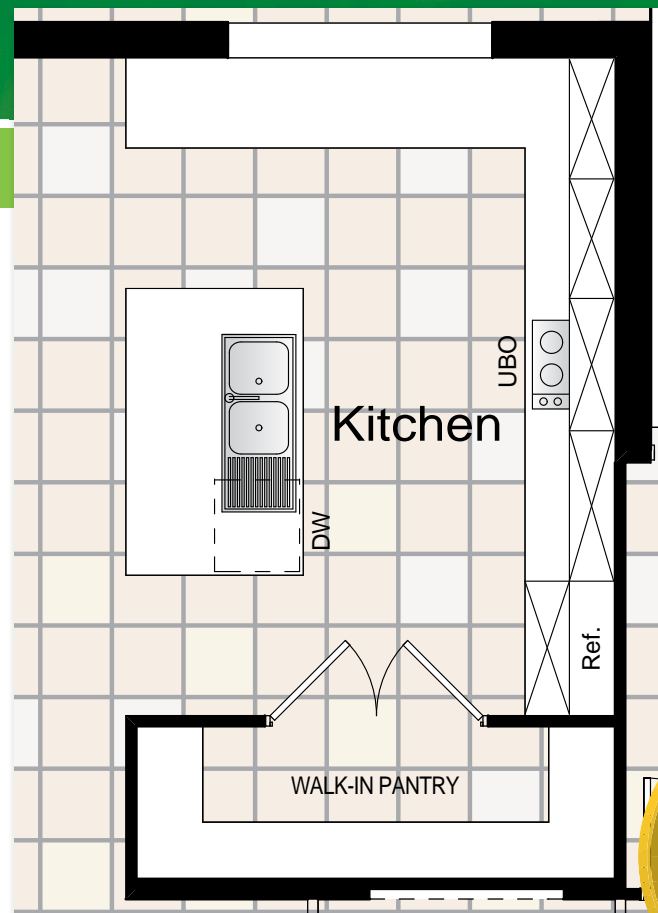
LAKEVIEW KITCHEN OPTIONS

Customise your kitchen to suit you!

Beechwood offers you alternate kitchen designs for all the floor plans in the Lakeview series.

With various shaped freestanding island benches and two different pantry options, we have a number of choices that should suit your needs.

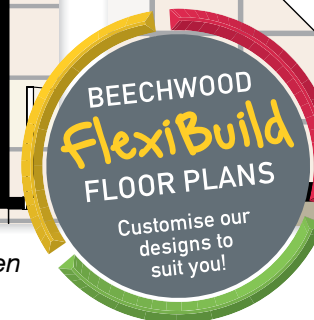
Ask your Sales Consultant about Kitchen Options for your chosen Lakeview floor plan today.



NEW Californian Kitchen



NEW York Kitchen



DESIGNER 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
- 600mm wide under 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 'Porcelain' 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 wall and floor tiles from our large selection of imported tiles
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub

KITCHEN FEATURES

- Kitchen cupboard layout as exhibited in display homes - your choice of finish (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
- Microwave provision available on request
- Removable cupboard and all connections provided for your dishwasher
- Tiled splash back above bench tops

LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 45 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 approximately 86mm 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

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