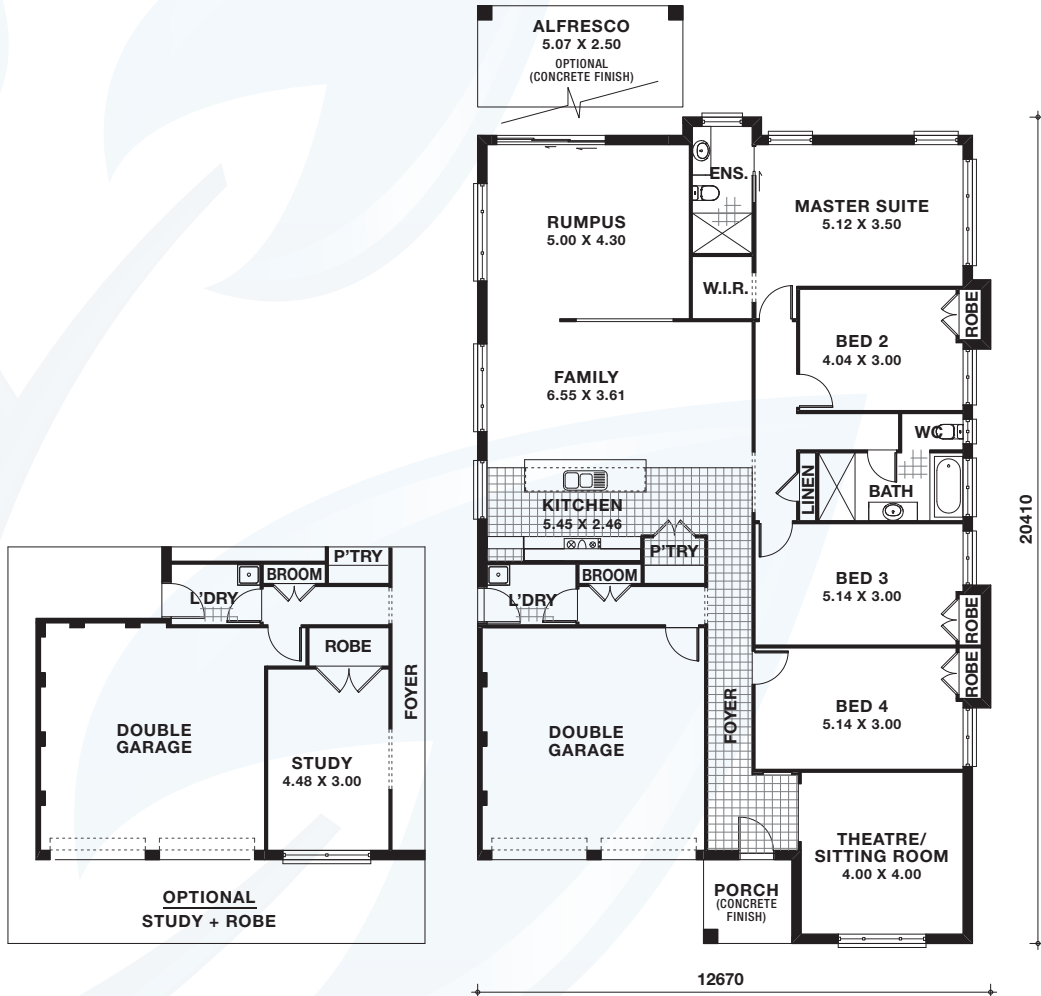




Optional Constantine facade with optional study.

The Neworth Thornton



ALLCASTLE HOMES

allcastlehomes.com.au

External features

- Eaves included.
- Brick selection from Boral (Naturals, Riverside, Classic and Velour ranges) and Austral (Everyday Life, Old Colonial, Whitsunday, and Chiffon from Couture ranges). Note: other brick selections will incur additional charges.
- Natural coloured mortar included.
- Brick blending, off white or coloured mortar or rock faced bricks or other brick selections will incur additional charges.
- Boral roof tiles. Wide selection & colour range from Macquarie and Slimline surface coloured tiles.
- Quality aluminium window frames (choice of colour from builder's range) with clear glass.
- Keyed alike window locks.
- Feature entry door: 820mm wide PSC 4 with painted finish.
- Polished brass or brushed stainless steel entrance lock.
- Garden taps to front and rear of house.
- Garage doors: roller doors with a wide choice of colours from builder's range.
- Fascia and gutter: Colorbond with a wide choice of colours. Downpipes round PVC painted to fascia colour.
- TERM~guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection.
- To comply with Australian standards and the warranty conditions the owner should have the home inspected annually by an expert in termite treatments/ TERM~guard operator.
- Concrete to front and rear patio.
- R1.5 insulation to external stud walls. R3.3 insulation to trussed roof ceiling areas of habitable rooms.

Internal features

- Choice from Taubmans/Bristol Custom Colour Selection chart. Two coat system with 2 internal colours and 2 external colours. Easycoat acrylic low-sheen to walls, flat Tradex ceiling white to ceiling, Hi Dura enamel gloss to woodwork and doors.
- 55mm cornice throughout.
- Flush doors with polished brass or brushed stainless steel internal door furniture.
- 42 x 12mm nominal colonial or pencil round gloss painted skirting and architraves throughout.
- Door stops fitted to all doors that open against a wall.

Kitchen features

- Quality kitchen from Allcastle range. Laminate benchtop with free formed edge and cupboard doors with Designer Silver range vacuum-formed finish in a range of colours. Spacious pantry with flush door.
- Chrome mixer tap from Allcastle range.
- 1080mm wide above-counter 1 ½ bowl stainless steel sink from builder's range.
- Space for dishwasher under sink bench.
- 600mm recirculating stainless steel rangehood.

Electrical/appliance features

- Westinghouse POR663S fan forced, stainless steel, electric oven.
- Westinghouse 4-plate GHR16S stainless steel gas cooktop.
- 135 litre gas hot water service.
- Note: If town gas not available, bottles and stand or solar may be required at additional cost.
- 18 light points with safety circuit, 3 single power points and 15 double power points. HPM Excel white cover plates. 1 x smoke detector.

Bathroom/ensuite features

- Full fibreglass waterproofing.
- Dual flush white toilets from Allcastle range (may vary from display).
- Tapware: chrome metal taps from Allcastle range. Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer.
- Fully moulded white acrylic bath from Allcastle range in main bathroom (may vary from display).
- Vanities: white moulded top with door range as per kitchen.
- Polished-edge mirrors to full width of vanity tops.
- Semi-frameless clear glass shower screens from builder's range (overlap).
- Ceramic tiles: Your choice from our superior silver range from our nominated supplier laid in standard rectangular pattern to wet area floors including laundry. One skirting tile to laundry and 1.8m high tiling to showers – including soap holder - wall heights similar to display (heights may vary due to tile sizes) and chrome finish metal floor wastes from our range. Tiling to kitchen splash back and area over hotplates.

Laundry features

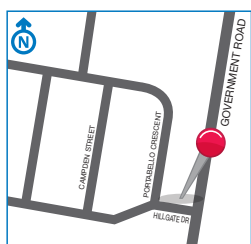
- Laundry tub: 45 litre with rinse by pass and hot and cold washing machine connections under tub.
- Mixer tap from builder's range.

Security and safety

- Smoke detectors as required & installed to Australian Standards.
- Earth leakage circuit breakers in metre box.
- Hot water service tempering valve to Australian Standards.

General inclusions

- Preparation of plans for Council lodgement.
- Preparation of contracts & specifications.
- Two appointments with our colour consultant to discuss your internal and external colour scheme.
- Engineer's design of slab & structural beams with engineer's certification
- Council & Sydney Waterboard fees for initial Building Application for single dwellings.
- Construction insurance including \$20M Public Liability.
- Policy for warranty
- Home set out and formwork ID by registered surveyor.



2 Portabello Crescent,
(off Government Rd)
Thornton

For further enquiries please phone **4964 1800**

ALLCASTLE HOMES

allcastlehomes.com.au