

DOUBLE STOREY DESIGNS

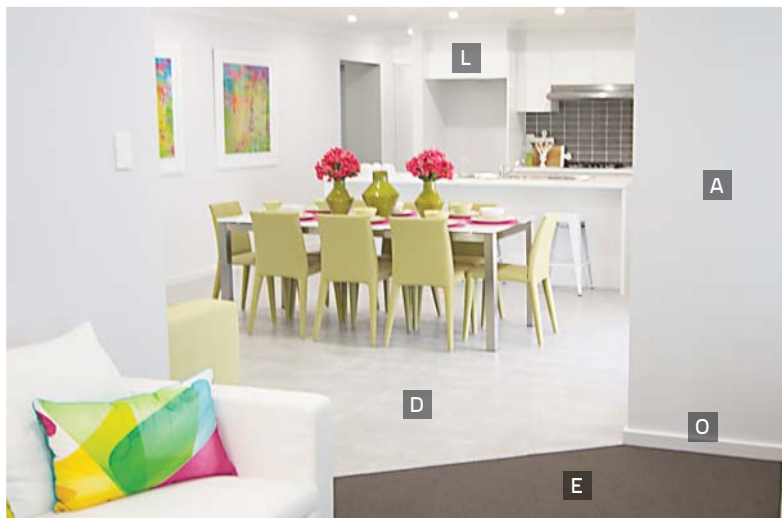
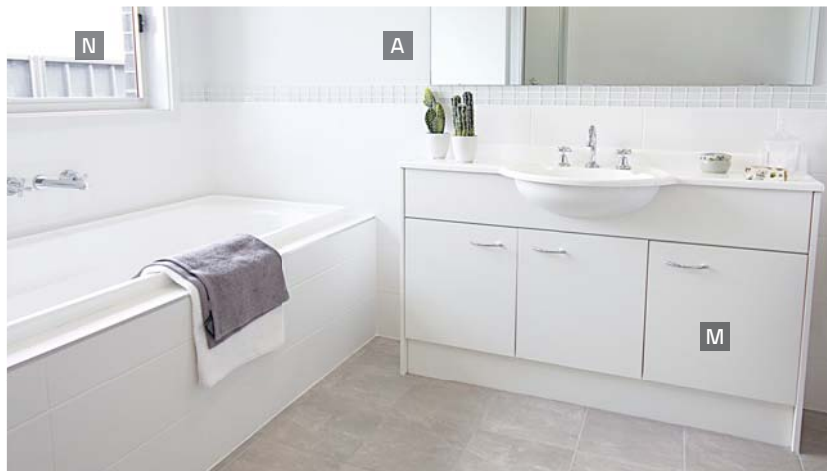
Genesis
series 



Indulge your home with these quality inclusions that are
INCLUDED WITH EVERY GENESIS HOME!

Indulgence

PACKAGE



- A** Taubmans® 3 coat paint system
- B** Termite resistant frame
- C** Dishwasher†
- D** Floor tiles*
- E** Carpet*
- F** Garage remote unit
- G** Alarm system
- H** Panel doors to garage
- I** Tiled front entry porch*
- J** Roofing made from Colorbond® Steel
- K** Rheem® Integrity gas hot water system
- L** Overhead cupboards; bulkheads to kitchen and fridge space
- M** Large modern vanities to bath/ensuite
- N** Flyscreens to windows
- O** 67mm skirting (finished size)

PLUS these other great inclusions:

- ✓ Designer front entry door*
- ✓ Tender & Site appraisal
- ✓ Water filter to kitchen
- ✓ Design consultation
- ✓ Double door robes
- ✓ China toilet suites
- ✓ 90mm frames throughout for greater strength
- ✓ Large selection of bricks, tiles and kitchen colours
- ✓ 3-in-1 fan/heater/lights
- ✓ Generous laundry space

Beechwood
your family home







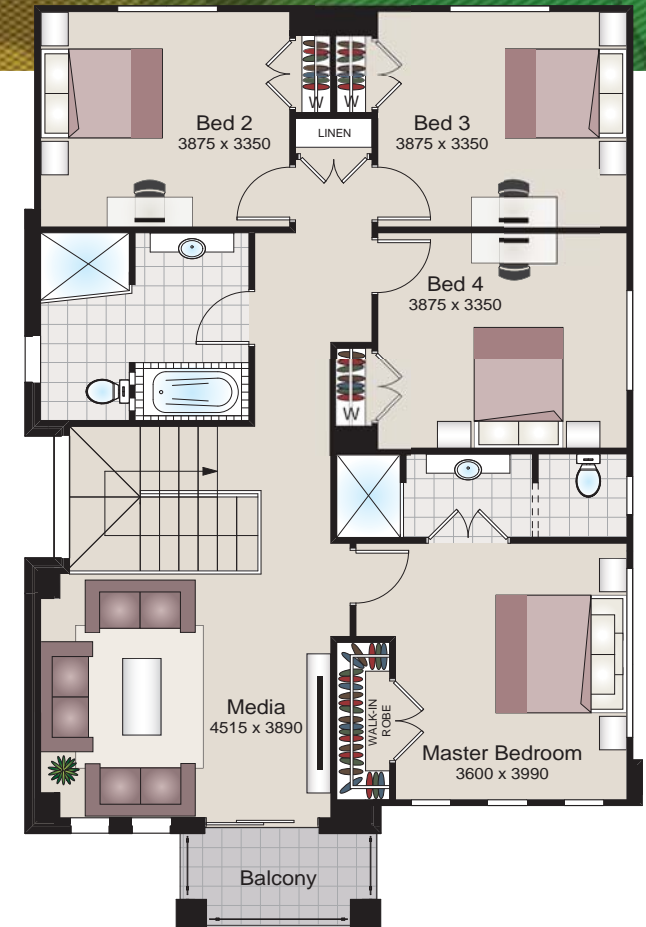
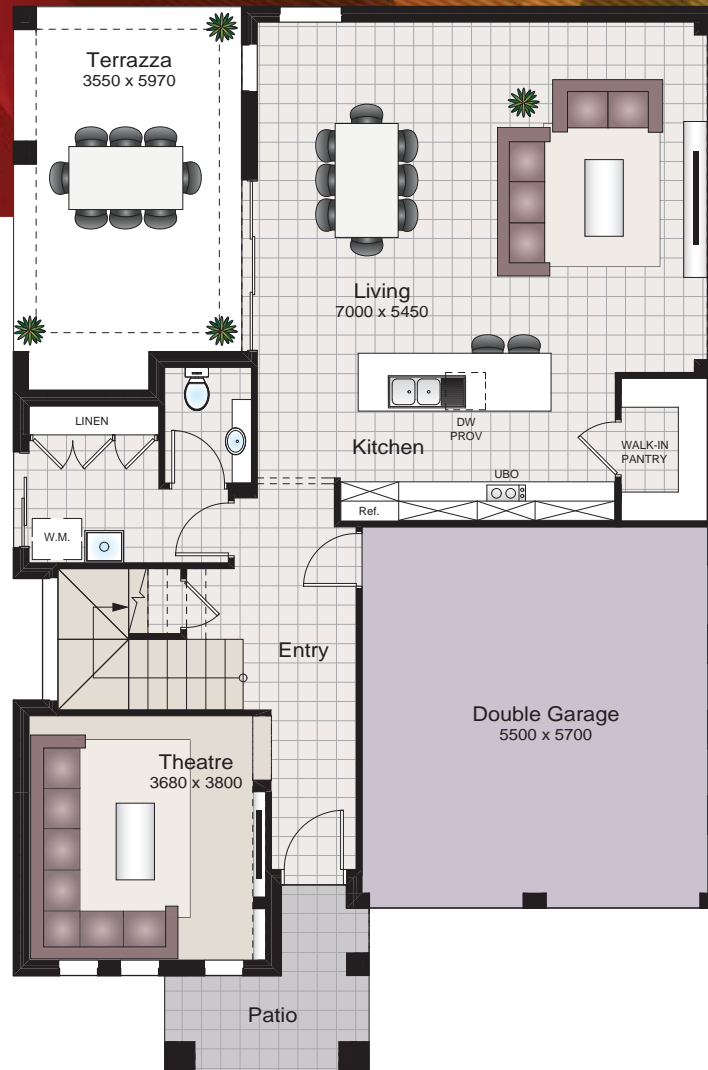
†Dishlex Dishwasher DSF6105X model. *Carpet, floor tiles & entry doors from Genesis range. Decorative accessories, home furnishings, façade finishes, paths, landscaping and internal doors pictured in photographs are for illustration purposes only and are not included in Genesis Indulgence Package. © All rights reserved. The content provided is correct at time of printing and supersedes all previous versions published. Content may not be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Beechwood Homes (NSW) Pty Ltd. 22.6.15

the PICCOLO 31

- ✓ 104.07m² Ground Floor Living
- ✓ 118.73m² First Floor Living
- ✓ 20.33m² Terrazza* (roof only)
- ✓ 33.39m² Double Garage
- ✓ 6.58m² Patio
- ✓ 4.77m² Balcony
- ✓ 287.87m² Total Space
- ✓ Ensuite to Master Bedroom
- ✓ Theatre Room
- ✓ Media Room

Overall width..... 11.03m
 Overall length..... 16.57m

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



GENESIS ESSENTIAL INCLUSIONS

EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- 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)
- Colorbond® fascia and gutter
- Dead bolts to external doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- All façades feature sectional overhead garage doors
- Front and rear garden taps

KITCHEN FEATURES

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

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

- Picture & furniture recesses as shown on floor plans
- 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
- 67mm skirting & 42mm architraves (finished sizes)
- 2.4m ceiling height

BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Large modern vanities with fully moulded, semi-recessed vanity tops
- Caroma® 'Maxton 1525' bath to bathroom
- 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

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 'H1' 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

Manufacturers & specification may differ outside Metropolitan area.



DISPLAY LOCATIONS

SYDNEY

HOMEWORLD V KELLYVILLE

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

ORAN PARK TOWN VILLAGE

Bond St, 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

SYDNEY BUSINESS CENTRE (HEAD OFFICE)

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

SOUTH COAST

HOUSING WORLD SHELL COVE

Cnr Apollo Dr & Clipper Ave, Shell Cove (entrance off Cove Blvd) • Ph: (02) 4296 0139

TWIN WATERS DISPLAY VILLAGE

Firetail St, South Nowra • Ph: (02) 4424 0012 or (02) 4424 0020

SOUTH COAST BUSINESS CENTRE

Cnr Cambewarra Rd & Princes Hwy, Bomaderry • Ph: (02) 4423 0000

WEST

CENTRAL WEST BUSINESS CENTRE 10 Ralston Dr, Orange • Ph: (02) 6361 1046

NORTH COAST

WATAGAN PARK ESTATE

Wattlebird Ave, Cooranbong • Ph: (02) 4977 1276 or (02) 4977 1273

HUNTER HOMEWORLD

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

NORTH COAST BUSINESS CENTRE

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

www.beechwoodhomes.com.au