

TWO STOREY HOMES
THE SEACREST

*Brand new designs...
Fabulous new ideas*



evolution
series

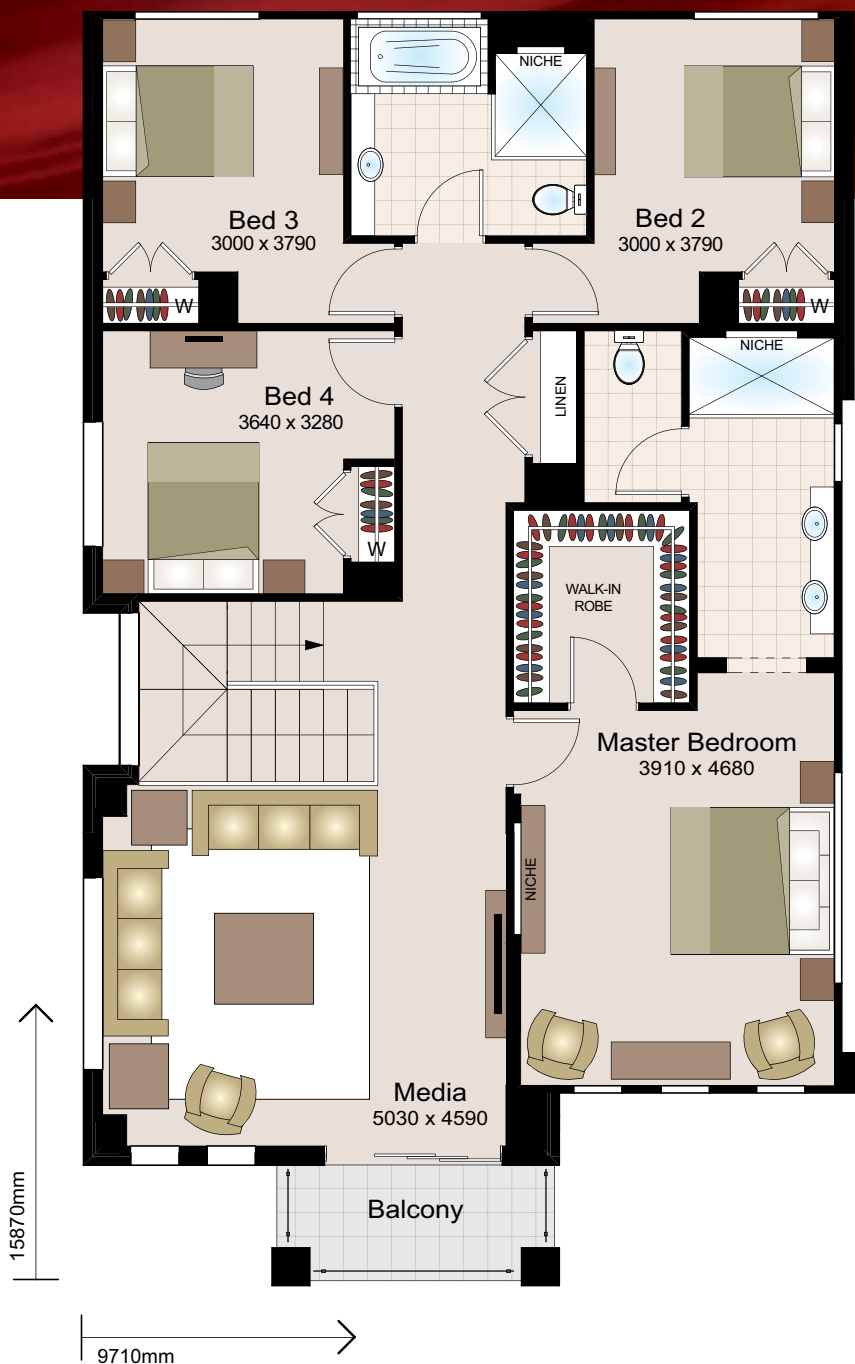
Beechwood
your family home



SEACREST FAÇADES







SEACREST thirty seven

- ✓ **142.49m²** Ground Floor Living
- ✓ **132.63m²** First Floor Living
- ✓ **19.28m²** Standard Terrazza*
- ✓ **34.47m²** Double Garage
- ✓ **8.10m²** Patio
- ✓ **5.37m²** Balcony
- ✓ **342.34m²** Total Space*
- ✓ Ensuite to Master Bedroom
- ✓ Theatre Room
- ✓ Media Room
- ✓ Terrazza
- ✓ **4** Bedrooms
- ✓ **2** Bathrooms
- ✓ **1** Powder room
- ✓ **2** Garages

* Add 22.99m² for Grand Terrazza

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
- 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 brochures
- 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 GLEDWOOD 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

WATAGAN PARK ESTATE

Wattlebird Avenue, Cooranbong • Ph: (02) 4977 1276

HUNTER HOMEWORLD

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

THE SALES SUITE

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

SOUTH COAST

HOUSING WORLD SHELL COVE

Cnr Apollo Drive & Clipper Avenue, Shell Cove (entrance off Cove Boulevard)

• Ph: (02) 4257 6822

TWIN WATERS DISPLAY VILLAGE

Firetail Street, South Nowra • Ph: (02) 4424 0012

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