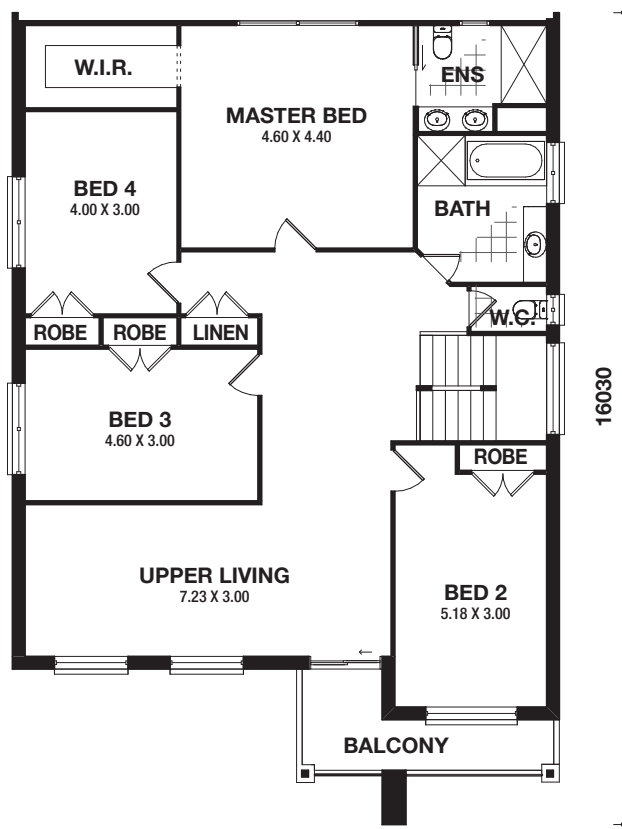
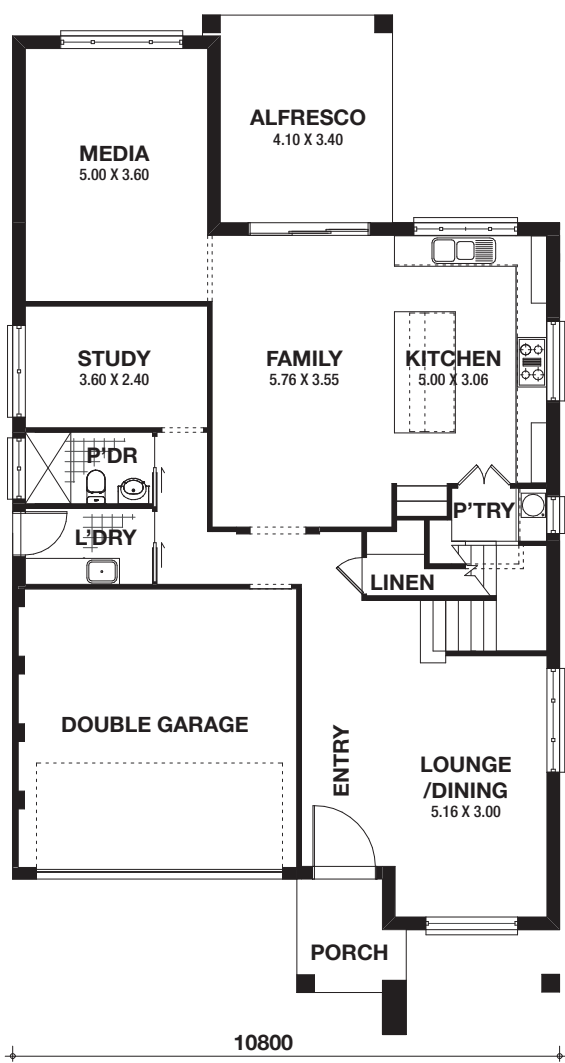


The Carinya



Vision facade illustrated



ALLCASTLE HOMES

A family company building family homes

Inclusions

The Carinya

EXTERNAL FEATURES

- Designer façade with rendered features and face brick to balance of home. Balcony with rendered features and feature handrail included.
- Allowance of \$1,200.00 incl. per 1000 retail. Selection of mortar colours natural or off white in flush or ironed joints. Blending of bricks at an additional charge. Home has Cemintel cladding to rear of top storey over rumpus/family/meals.
- Boral roof tiles. Wide selection & colour range from Macquarie and Slimline surface coloured tiles.
- Quality powder coated aluminium window frames (choice of colour from Builder's range) with clear glass.
- Keyed alike window locks.
- Modern Corinthian PMAD 101, 04, 104 or 111 front entry door with clear glass or PSC 4G with Ceramica or single-glazed Zinlight glazing. Lever-style door handle with keyed lock.
- Garden taps to front and rear of house.
- Garage door: single B&D Panelmasta door 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.
- Broom finish concrete to front patio.

INTERNAL FEATURES

- Choice from Taubmans/Bristol Custom Colour Selection chart. Two coat system with 3 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.
- 2.44m high internal ceiling height included to both levels on two storey home.
- Walk-in wardrobe to bedroom 1 plus wardrobes to all other bedrooms as displayed.
- 90mm cornice to ceiling throughout.
- Double linen cupboard and storage under stairs included on two storey homes.
- Internal panel doors: Choose from Corinthian Impressions or Milan range to halls, flush elsewhere with lever internal door furniture from builders range as displayed.
- 75mm nominal colonial/pencil round skirting with paint finish (if applicable) and 50mm nominal colonial/pencil round architraves with paint finish.
- Wide staircase on two storey homes.
- Standard insulation to wall and ceilings in habitable rooms.

KITCHEN FEATURES

- Quality gloss vacuum-formed kitchen with wide colour range and manufacturer's warranty, designer 96mm door handles and stunning brushed aluminium-look kickboards.
- Stunning 20mm Quantum Quartz bench tops from builder's range.
- Stunning large island bench features drop panel 20mm stone ends.
- Glass splashback as displayed.
- Chrome mixer tap from builder's range.
- 1 ½ bowl stainless steel sink from builder's range.
- Provision for microwave space & opening for dishwasher under sink bench.
- "Canopy style" 900mm recirculating rangehood.
- Designer servery window, ideal for serving to outdoors.
- Spacious walk-in pantry with sink, plumbing, drainage and mixer tap from Allcastle range.

ELECTRICAL/APPLIANCE FEATURES

- Smeg SA9010X 900mm freestanding upright stainless steel electric fan forced oven with 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.
- 20 double and 5 single power points. 25 light points with safety circuit. 2 smoke detectors.



The Carinya
on display at Bunya
Off Doonside Road,
Bungarribee

BATHROOM/ENSUITE FEATURES

- Vanities with 20mm Quantum Quartz benchtops from builder's range (same colour as kitchen benchtop) and door range as per kitchen. Includes single porcelain bowl from builder's range to ensuite and main bathroom with chrome mixer tap. In optional two storey downstairs powder room, vanity is 600mm white moulded top with chrome mixer tap.
- Porcelain dual-flush close-coupled white toilets from builder's range (may vary from display).
- Tapware: mixer taps from builder's range in chrome finish to vanities. Hand-held shower on rail from builder's range.
- Fully moulded white acrylic bath from builder's range in main bathroom (may vary from display).
- Modern polished edge mirrors as displayed.
- Semi-frameless clear glass shower screens from builder's range (overlap).
- Ceramic tiled recessed soap holders/niches to powder room, ensuite and main bathroom showers only.
- Ceramic tiles: your choice from our superior silver and gold 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 recessed soap holder. Wall heights similar to display (heights may vary due to tile sizes), chrome jointing and chrome finish metal floor wastes from builder's range.
- Full fibreglass waterproofing.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.

LAUNDRY FEATURES

- Laundry unit with 20mm Quantum Quartz benchtop from builder's range (same colour as kitchen benchtop), stainless steel bowl from builder's range and door range as per kitchen.
- Tapware - chrome metal mixer tap from builder's range.
- Hot and cold washing machine connections under counter.
- Duracote laundry door.

SECURITY & SAFETY

- Smoke detectors as required & installed to Australian Standards.
- Earth leakage circuit breakers in metre box.
- Hot water service tempering valve to Australian Standards.
- Security locks to all windows & sliding doors.

GENERAL INCLUSIONS

- Preparation of plans for Council lodgement.
- Preparation of contracts & specifications.
- Appointment with our colour consultant to discuss your colour scheme.
- Engineers Design of slab & structural beams with Engineers 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.

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