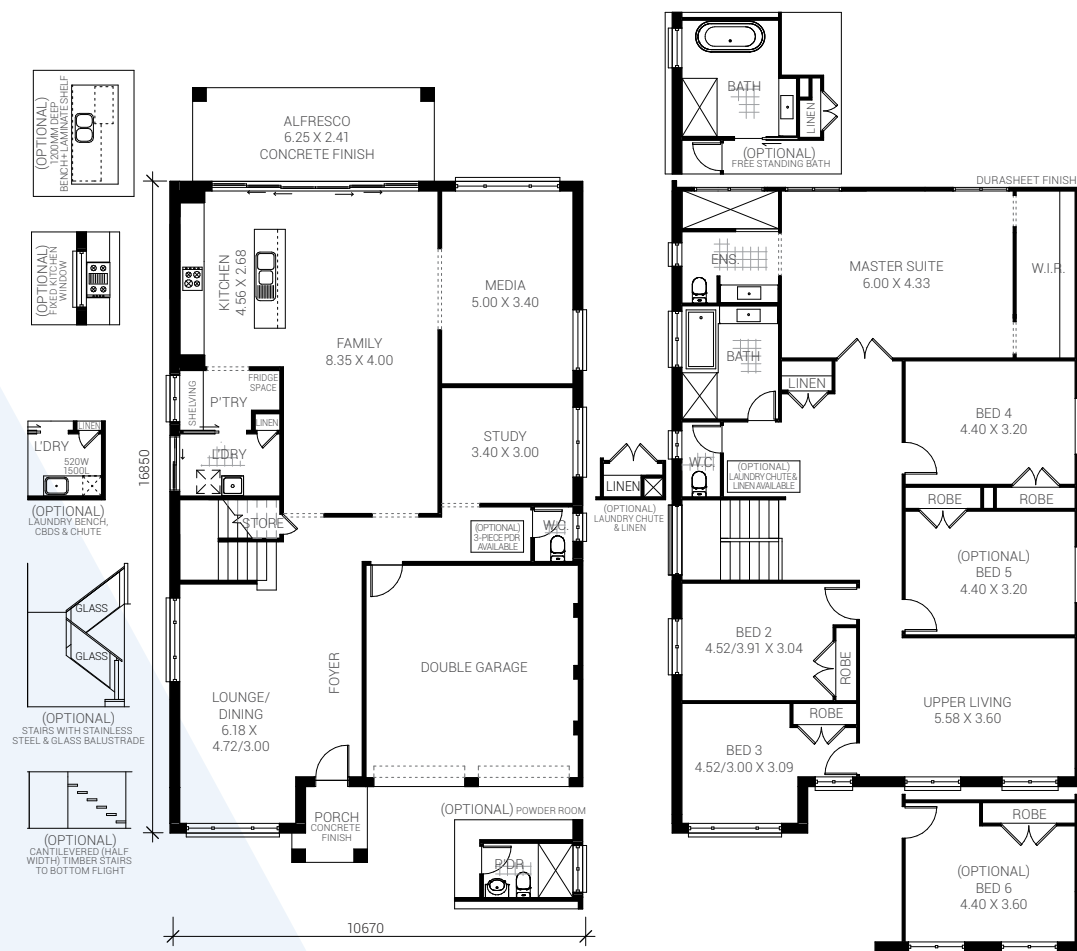




The Grandworth 38.7

Optional Cabernet Facade



House Area 38.7sq

ALLCASTLE HOMES

A family company building family homes

 allcastlehomes.com.au

Inclusions

External features

- Eaves included.
- Brick selection from builder's Grande range with natural coloured mortar included. Home has Durasheet external finish to certain parts of top storey.
- Brick blending, off white or coloured mortar or rock faced bricks or other brick selections will incur additional charges.
- Bristle Roof tiles from Designer Range with a stunning range of colours or;
- Boral roof tiles with a 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 gloss-painted Newington XN1 with clear glass.
- Brushed stainless steel or polished brass 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 patio.
- R1.5 insulation to external stud walls. R3.3 insulation to trussed roof ceiling areas of habitable rooms.

Internal features

- Choice of paint colours 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.
- Square set arches.
- 55mm cornice to ceiling throughout.
- Flush doors with round brushed stainless steel or polished brass internal door furniture.

- 42 x 12mm pencil round gloss painted skirting and architraves throughout.
- Painted finish to gyprocked handrail to stairs.
- Door stops fitted to all doors that open against a wall.

Kitchen features

- Quality kitchen from Allcastle range. Laminate benchtop with free-formed edge. 2 x overhead cupboards over 600mm Westinghouse WRJ600US recirculating stainless steel rangehood. All cupboard doors Designer Silver range vacuum-formed finish.
- Spacious pantry with flush doors.
- Chrome mixer tap from Allcastle range.
- 1080mm wide 1 ½ bowl stainless steel sink from Allcastle range.
- Provision for microwave.
- Space for dishwasher under sink bench. Connection additional.

Electrical/appliance features

- Westinghouse WVE613S fan forced, 600mm stainless steel, electric oven.
- Westinghouse 4-plate GHR16S stainless steel 600mm 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 light points with safety circuit, 15 x double and 3 x single power points. HPM Excel white cover plates. 2 x smoke detectors.

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 1500mm Decina Bambino white acrylic bath to main bathroom (may vary from display).
- Vanities: white matt vacuum-formed doors with moulded top.
- Polished-edge mirrors to full width of vanity tops.
- Semi-frameless clear glass shower screens from

builder's range (overlap). Note: on house models with open ensuites, no screen is provided. Tiled hob to this shower only.

- Ceramic tiles: your choice from our 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

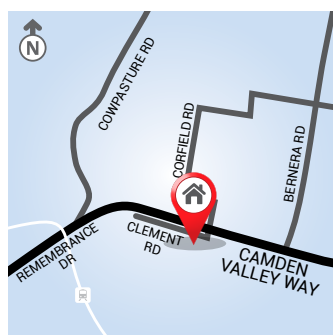
- Laundry tub: 45 litre with rinse by pass and hot and cold washing machine connections under tub.
- Mixer tap from builder's range.

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 and 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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