



The Kensington 12



House Area 35 sq

ALLCASTLE HOMES
A family company building family homes

allcastlehomes.com.au

Inclusions

External features

- Stylish facade. Balcony model has rendered features.
- Extensive range of bricks from Boral, Austral and PGH.
- Selection of mortar colours: natural, off white, cream in raked or flush joints.
- Blending of bricks & Rockface bricks at an additional charge.
- Eaves included.
- 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.
- 2 x 820mm front entry doors from builder's range with clear glass.
- Garden taps to front and rear of house.
- Garage doors: single sectional overhead 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.
- Concrete to front patio.
- R1.5 insulation to external stud walls. R3.3 insulation to trussed roof ceiling areas of habitable rooms.

Internal features

- Internal wall paint – Taubmans Endure paint system (includes 15 year manufacturer's warranty) with 3 x internal colours. Flat Tradex white to ceiling, Hi-Dura enamel gloss to woodwork and doors.
- 2.44m internal ceiling height included.
- Walk-in wardrobe to bedroom 1 plus wardrobes to all other bedrooms as displayed.
- 90mm cornice to ceiling throughout.
- Double linen cupboards and storage under stairs included.
- Internal panel doors: Hume moulded panel accent range (excluding robes) with lever internal door furniture from builder's range as displayed.
- 75mm nominal Pencil Round, Splay or Colonial gloss painted skirting and architraves throughout.
- Stunning handcrafted staircase with stainless steel newel posts and glass balustrade.
- Door stops fitted to all doors that open against a wall.

Kitchen features

- Quality kitchen from Allcastle range with Designer High Gloss/Innoface range vacuum-formed doors with wide colour range and manufacturer's warranty.
- Overhead horizontal cupboards with Aventos (or similar) tilt-up mechanism.
- Stunning 20mm Engineered Quartz bench tops from builder's range.
- Island bench features drop panel 20mm stone ends.
- Stunning glass splashback from builder's range to cooktop wall only, height finishing under overhead cupboards and canopy rangehood. Note: if kitchen is altered, additional charges will apply. If power point cut-outs are required, additional charges will apply.
- Chrome mixer tap from builder's range.
- Undermount stainless steel sink from builder's range.
- Provision for microwave.
- Space & connection point for dishwasher.
- Westinghouse WRF900CS 900mm stainless steel rangehood.
- Spacious walk-in pantry.

Walk-in pantry features

- Designer High Gloss/Innoface range vacuum-formed doors with wide colour range and manufacturer's warranty. Laminate benchtop from builder's range with free-formed edge.
- Everhard Como single-bowl stainless steel sink.
- Chrome mixer tap from builder's range.

Electrical/appliance features

- Smeg SA9065X 900mm freestanding stainless steel stove with electric fan-forced oven and gas cooktop with 4 x burners and 1 x wok burner (total of 5 burners).
- 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. Modern HPM Linea white slimline light/power point plates. 2 smoke detectors.

Bathroom/ensuite features

- Full fibreglass waterproofing.
- Porcelain dual-flush close-coupled white toilets from builder's range with soft-close lids.
- Tapware: mixer taps from Centique Destiny range in chrome finish to vanities, showers and bath. Centique Destiny hand-held shower on rail.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
- Fully moulded Decina Fabrino 1675mm white acrylic bath to main bathroom (may vary from display).

- Decina Fabrino 1675mm spa (non heating) with matching colour jets from Allcastle range to ensuite (may vary from display).
- Vanities with 20mm Engineered Quartz benchtops from builder's range (same colour as kitchen benchtop) and door range as per kitchen. Single Caroma Liano square porcelain bowl to ground floor powder room and main bathroom, and double Caroma Liano square porcelain bowl to ensuite with pop-up plug and waste.
- Modern polished edge mirrors as displayed.
- Semi-frameless clear glass shower screens from builder's range (Grange).
- 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) and 3 lineal metres of Listello's per shower and metal floor wastes from our range.

Laundry features

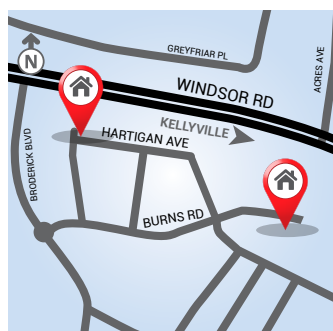
- 1400mm long laundry unit with 20mm Engineered Quartz benchtop from builder's range (same colour as kitchen benchtop), stainless steel bowl from builder's range and door range as per kitchen.
- Mixer tap from builder's range.
- Duracote laundry door.

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.
- Security locks to all windows & sliding doors.

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.
- Engineers Design of slab & structural beams with Engineers Certification of same.
- 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.



Homeworld Kellyville

18 Hartigan Avenue,
Kellyville
8824 7620 or 9629 4788
or 9629 4772 or 9629 4799
Burns Road,
Kellyville
9854 5750 or 9854 5755

For further enquiries
please phone 9629 4799

ALLCASTLE HOMES

 allcastlehomes.com.au