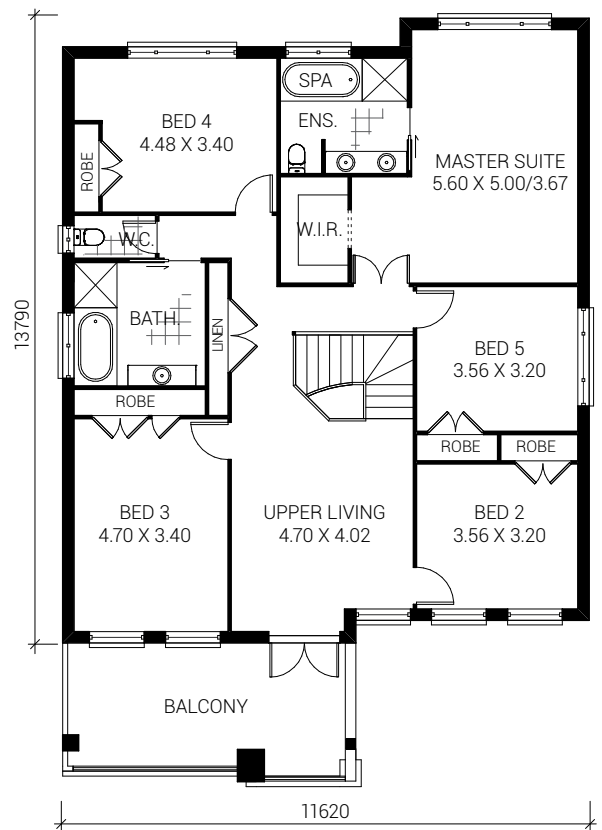
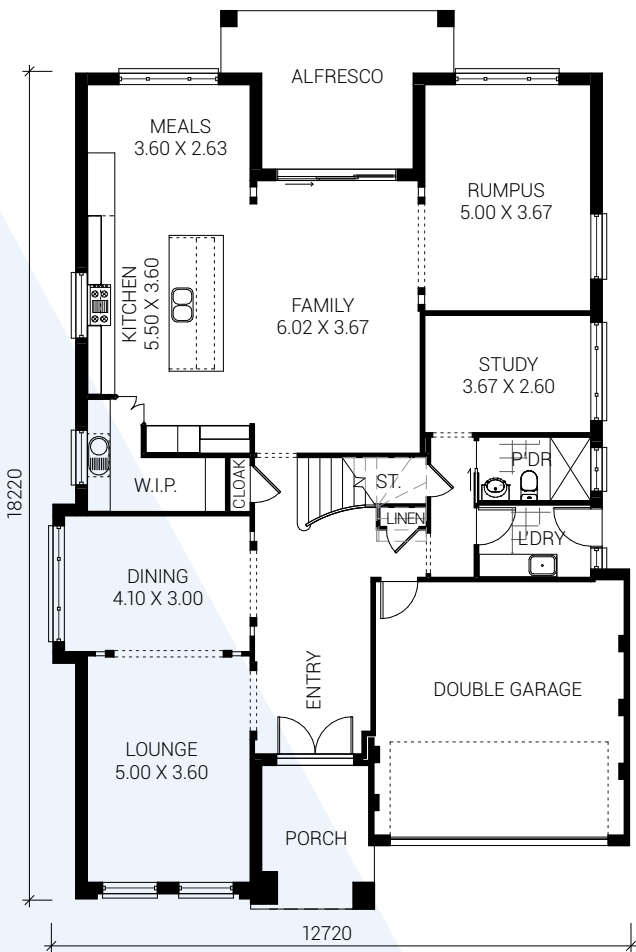




The Palace Regent



House Area 42 sq

ALLCASTLE HOMES
A family company building family homes

allcastlehomes.com.au

Inclusions

External features

- Stylish façade with large balcony and rendered and stackstone features.
- Extensive range of bricks from Austral, Boral and PGH from builder's range. Selection of mortar colours: natural or off white, in raked, ironed or flush joints included.
- Blending of bricks & rock faced bricks at an additional charge
- Boral roof tiles. Wide selection & colour range from Macquarie, Slimline and Contour surfacecoloured tiles.
- Cedar windows and timber doors to front elevation and quality powder-coated aluminium window frames (choice of colour from builder's range) with clear glass to balance of home.
- Keyed alike window locks.
- Hume XS24/JST1 feature double entry doors with stained finish and clear glass. Lockwood 450mm pull handle and Paradigm deadbolt with brushed stainless finish.
- Garden taps to front and rear of house.
- Garage doors: single sectional overhead door with a wide colour range (including steel timber-look) 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 & warranty conditions, owner should have home inspected annually by an expert in termite treatments/TERM-guard operator.
- Timber-look tiles from builder's range on top of concrete to entry porch and rear alfresco area.
- Cedar lining to underside of entry porch and rear alfresco (note: natural timber varies considerably in colour and requires maintenance).
- 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). 3 x internal colours. Flat Tradex white to ceiling, Hi-Dura enamel gloss to woodwork & doors.
- External paint – 2 x external colours from Taubmans/Bristol Custom Colour Selection chart.
- Walk-in wardrobe to bedroom 1 plus wardrobes to all other bedrooms as displayed.
- Decorative slots to entry of lounge, dining and rumpus as displayed.
- Decorative cornice from builder's range to entry, lounge and dining. 90mm classic cornice to remainder of home.
- Linen cupboard and storage under stairs included.
- Internal panel doors: Hume moulded panel accent range (excluding robes) with lever internal door furniture as displayed from builders range.
- Pencil Round, Splay or Colonial profile gloss painted skirting

and architraves throughout, 68mm x 12mm.

- Stunning handcrafted staircase with a fabulous curved stringer section. Stained maple hand rail with 80mm wide (nominal) modern oval shape. Painted finish to stringer and newel posts. Bright brushed metal finish to balustrades.
- Door stops fitted to all doors that open against a wall.

Kitchen features

- Quality kitchen from Allcastle range with island bench. Designer Silver or Design Gold range vacuum-formed finish to doors with shadow line and silver finish kickboard. Soft-close mechanism to vertical hinged cupboard doors. Large drawers.
- Stunning 30mm Engineered Quartz bench top from builder's range to island with drop sides. Island with double-sided cupboards.
- 2 x glass and aluminium framed decorative overhead cupboards as displayed with Aventos (or similar) tilt-up mechanism.
- Glass splashback from builder's range to one wall of kitchen with a wide range of colours.
- Centique Destiny chrome mixer tap from Allcastle range.
- Under-mount stainless steel sink from Allcastle range.
- Space & connection point for dishwasher under sink bench.
- Canopy-style 900mm stainless steel rangehood.

Walk-in pantry features

- Designer Silver or Design Gold range vacuum-formed doors with wide colour range and manufacturer's warranty. Laminate benchtop from builder's range with free-formed edge.
- Single-bowl sink with single drainer from builder's range.
- Centique Carisma chrome mixer tap from builder's range.

Electrical/appliance features

- Smeg SA9065X 900mm freestanding stainless steel stove. Features electric fan-forced oven and gas cooktop with 4 x burners and 1 x wok burner (total of 5 burners).
- Westinghouse WMG281SB fingerprint-resistant stainless steel 28-litre microwave with grill function and fitted trim kit.
- 135 litre gas hot water service.
- Note: If town gas not available, bottles and stand or solar may be required at additional cost.
- 25 double and 5 single power points. 30 light points with safety circuit. Modern HPM Linea white slimline light/power point plates. 2 smoke detectors.

Bathroom/ensuite features

- Full fibreglass waterproofing.
- Porcelain back-to-wall dual-flush white toilets with soft-close lid from Allcastle range (may vary from display).
- 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 white acrylic Decina Uno 1530mm bath from Allcastle range in main bathroom (may vary from display).
- Fully moulded Decina Uno 1700mm Traditional spa with chrome jets in ensuite (may vary from display).
- Vanities: 30mm Engineered Quartz benchtops from builder's range (same colour as kitchen benchtop) with Chestnut finish shadow-line doors. Includes double porcelain bowl from builder's range to ensuite and single bowl to main bathroom with chrome pop-up plug and waste. 600mm vanity to downstairs powder room with Chestnut finish shadow-line doors and moulded top.
- Modern polished edge mirrors.
- Semi-frameless clear glass shower screens from builder's range (Grange). Pivot door to main bathroom and ensuite and sliding door to powder room on ground floor.
- Decorative mosaic marble to recessed soap holders & front of bath.
- Ceramic tiles: Choice from 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. Wall heights similar to display (heights may vary due to tile sizes). Chrome metal floor wastes from builder's range.

Laundry features

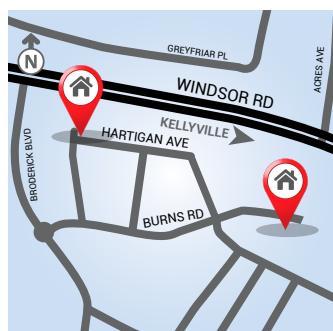
- Fitted cabinet with Chestnut finish shadow-line doors and 30mm Engineered Quartz benchtop from builder's range (same colour as kitchen benchtop). 45 litre drop-in tub and Centique Carisma mixer tap from builder's range.
- Hot and cold washing machine connections inside cabinet.
- Hume JST1 laundry door with clear glass and stained finish.

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 select your internal and external colour schemes.
- Engineer's design of slab & structural beams with engineer's 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

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Burns Road,
Kellyville
9854 5750 or 9854 5755

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