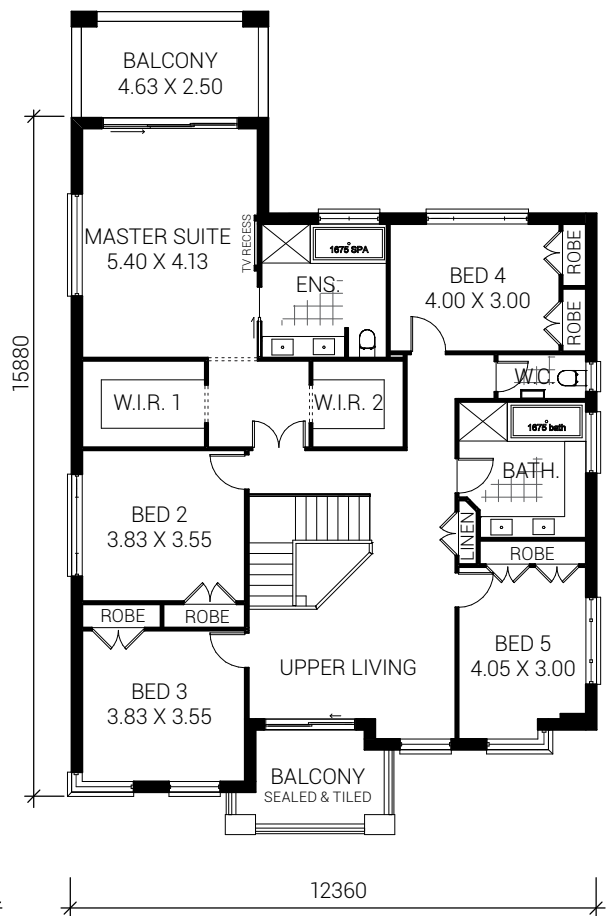
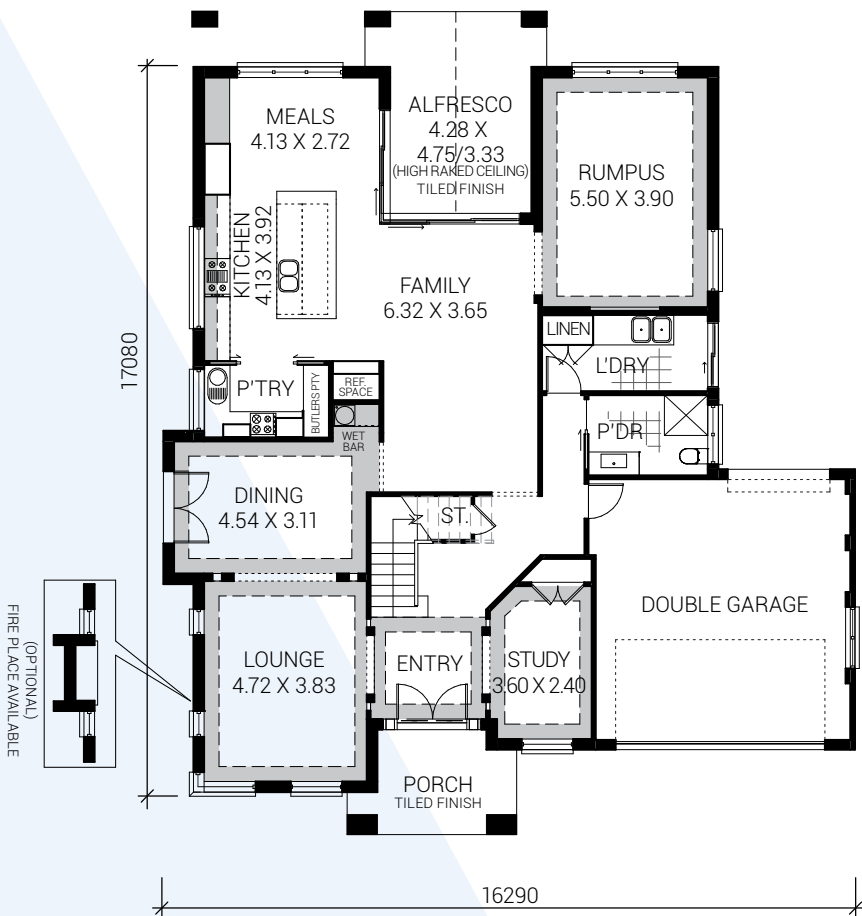




The Princeton 12



House Area 46 sq

ALLCASTLE HOMES
A family company building family homes

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Inclusions

External features

- Stylish façade with rendered features.
- Balcony model features 2 x balconies.
- Eaves included.
- Extensive range of bricks from Boral, Austral and PGH with an allowance of \$1,600.00 per 1000 retail. Blending of bricks at an additional charge.
- Selection of mortar colours in natural or off-white in flush or ironed joints.
- Boral roof tiles. Selection & colour range from Macquarie, Slimline and Vogue (shingle-style) surface-coloured tiles.
- Cedar windows with returns where shown to front elevation. Powder-coated aluminium window frames (choice of colour from builder's range) to balance of home with clear glass.
- Keyed alike window locks.
- Hume XN1,5,6 or 7 front entry door with clear glass or XVP12 with budget leadlight.
- Lockwood 143 x 600SSS pull handle with Paradigm deadlatch from builder's range to front entry door.
- Wide garage with Steel-Line metal Deco Wood door from builder's range to front. Drive-through with roller door to rear.
- Garden taps to front and rear of house.
- 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.
- Cedar lining to ceiling of front patio and ceiling of fabulous raked alfresco area.
- Cermaic tiling to front patio and rear alfresco with an allowance of \$50.00 per sqm (retail) from our nominated supplier laid in standard rectangular pattern.

Internal features

- Taubmans Endure internal wall paint system from Taubmans colour chart (includes 15 year manufacturer's warranty) with 3 x internal colours. Flat Tradex white to ceiling, Hi-Dura enamel gloss to woodwork and doors.
- 2.7m high internal ceilings to ground floor and 2.44m internal ceiling height to first floor.
- Tray ceilings to entry, study, lounge/dining and bedroom 1. 90mm Sky Look cornice to ceiling elsewhere.
- Walk-in wardrobe to bedroom 1 plus wardrobes to all other bedrooms as displayed.
- Hume premium PRE4 internal doors to passage doors, linens and robes.
- Lever-style internal door furniture from builder's range.
- 150mm nominal splayed skirting with paint finish and 100mm nominal splayed architraves with paint finish.
- Staircase with stainless steel newel posts, glass balustrade and 85mm oval handrail with stained finish.

Kitchen features

- Quality large kitchen with Designer High Gloss/Innoface range vacuum-formed doors with wide colour range and manufacturer's warranty with stunning brushed aluminium-look kickboards.
- Drawers and vertical hinged cupboard doors with soft-close mechanism and handle-less operation.
- Engineered Quartz bench tops from builder's range to kitchen with 100mm turn-down.
- 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.
- Centique Domain chrome gooseneck mixer tap.
- Smeg UM3434 double-bowl undermount sink.

Walk-in pantry features

- Designer High Gloss/Innoface range vacuum-formed doors with wide colour range and manufacturer's warranty. 20mm Engineered Quartz benchtop from builder's range.
- 175mm handles to cupboards from builder's range.
- Everhard Milan single-bowl sink with single drainer.
- Chrome mixer tap from builder's range.

Wet bar features

- Designer High Gloss/Innoface range vacuum-formed doors with clear glass to overhead cupboards. Engineered Quartz top with 100mm turn-down.
- Everhard Como single-bowl stainless steel sink.
- Centique Domain chrome gooseneck mixer tap.

Electrical/appliance features

- Smeg SA9065XS 900mm freestanding stainless steel stove to main kitchen. Features electric twin fan-forced 108 litre oven and gas cooktop with 5 x burners.
- Smeg PUM90X 900mm stainless steel undermount concealed recirculating rangehood to main kitchen.
- Smeg SA45VX2 built-in stainless steel compact steam oven to main kitchen.
- Smeg CMS45X built-in stainless steel coffee machine to main kitchen.
- Smeg DWAF1149 600mm stainless steel fully-integrated dishwasher to main kitchen.
- Westinghouse WVE613S fan-forced stainless steel electric oven to walk-in pantry.
- Westinghouse 4-plate GHR16S stainless steel gas cooktop to walk-in pantry.
- Westinghouse WRH608I 600mm stainless steel slide-out rangehood to walk-in pantry.
- 135 litre gas hot water service from builder's range.
- 40 light points with safety circuit. 37 double and 3 single power points. Modern HPM Linea slimline light/power point plates with silver cover. Two smoke detectors.
- Note: If town gas not available, bottles and stand or solar may be required at additional cost.

Bathroom/ensuite features

- Vanities with Engineered Quartz benchtops from builder's range with 100mm turn-down and door range as per kitchen. Soft-close mechanism to vertical hinged cupboard doors with handle-less operation. Includes double Argent Zen porcelain drop-in bowl to main bathroom and ensuite with pop-up waste.
- Grohe dual-flush in-wall toilet cistern with Isis wall-faced pan with soft-close seat and Air vertical dual flush-plate.
- Tapware: Grohe BauLoop basin mixer to vanities. Euphoria Cosmopolitan shower head with Argent 150mm ceiling arm and BauCosmopolitan shower-on-rail with Bau-Loop diverter mixer to showers.
- Decina Carina 1675mm white moulded bath to main bathroom and Decina Carina 1675mm white moulded spa with 14 x chrome jets and heat pump to ensuite.
- Modern polished edge mirrors as displayed.
- Stunning frameless pivot shower screens with clear glass.
- Ceramic tiled recessed soap holders/niches to powder room, ensuite and main bathroom showers only.
- Ceramic tiles: allowance of \$50.00 per sqm (retail) from our nominated supplier laid in standard rectangular pattern to wet area floors, including laundry. Full-height ceramic wall tiling to powder room, main bathroom, W.C. and ensuite with tiled sills to windows. 1500mm high tiling to laundry. Invisible-style metal floor wastes from builder's range.
- Full fibreglass waterproofing.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.

Laundry features

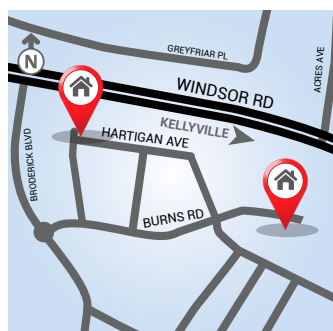
- Laundry unit with 20mm Engineered Quartz benchtop from builder's range, double stainless steel bowl from builder's range and door range as per kitchen. Includes 2 x overhead cupboards and double-door storage cupboard.
- Tapware: chrome metal mixer tap from builder's range.
- Hot and cold washing machine connections under counter.
- Sliding external 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.
- 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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