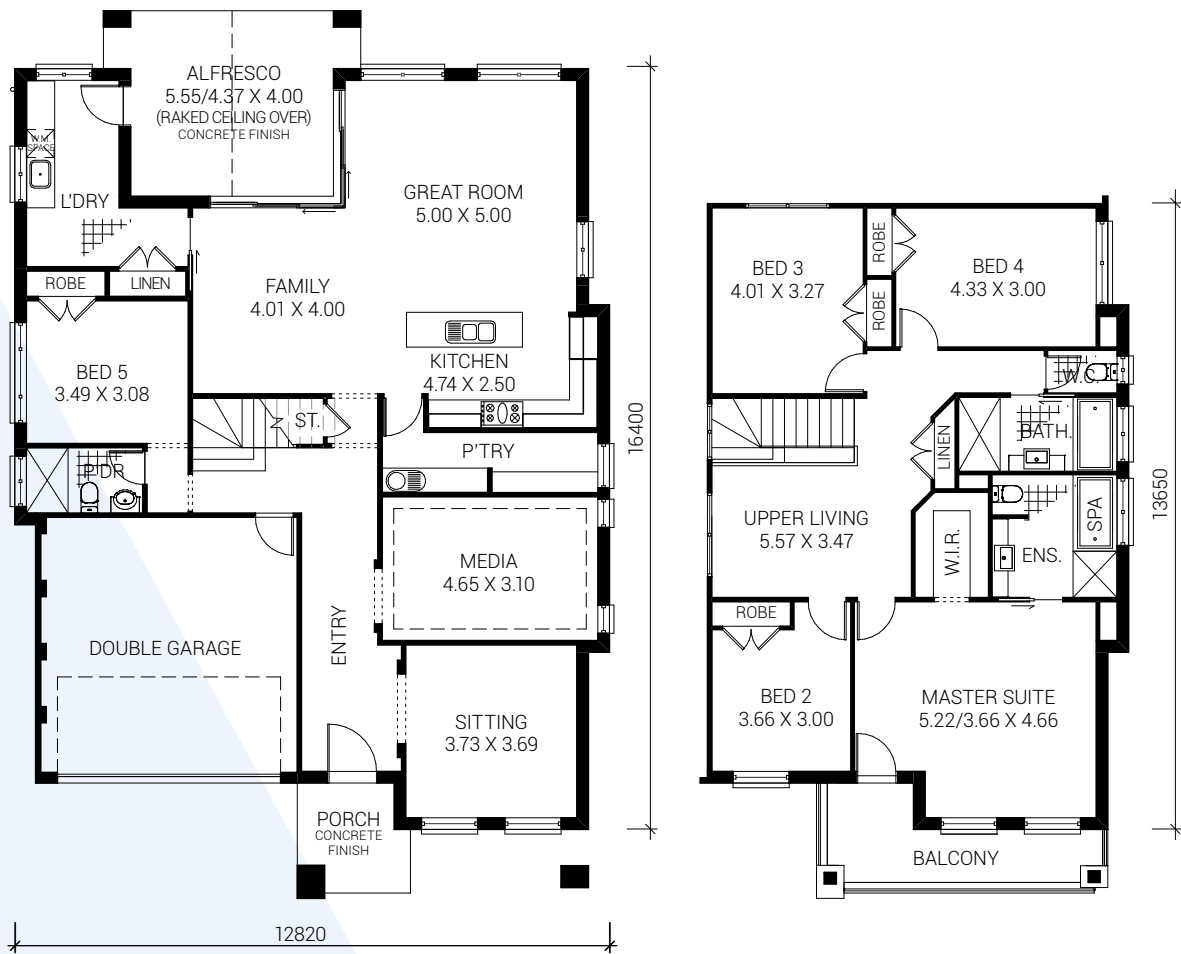




The  
Regal Elite 12



House Area 34 sq

**ALLCASTLE HOMES**  
A family company building family homes

[allcastlehomes.com.au](http://allcastlehomes.com.au)

## Inclusions

### External features

- Stylish façade with large balcony.
- Armawall Rendercote finish to front elevation of home. Moroka finish over brickwork (commons) and Blueboard to sides and rear walls. Painted finish to clients selected colour. Manufacturer's product warranty of 7 years to Armawall Rendercote and 10 years to Moroka.
- Selection of mortar colours natural or off white in flush or ironed joints only.
- Borol roof tiles. Wide selection & colour range from Macquarie and Slimline surface coloured tiles.
- Cedar windows to front elevation with quality 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. Lever-style door handle with keyed lock.
- 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.
- Broom finish concrete to front and rear patio (if applicable).
- 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.
- Internal panel doors: Hume moulded panel accent range (excluding robes) with lever internal door furniture from builders range as displayed.
- Pencil round, Splay or Colonial profile gloss painted skirting and architraves throughout 68mm x 12mm nominal.

### 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.

- Overhead horizontal cupboards with Aventos (or similar) tilt-up mechanism.
- Designer 270mm door handles (where possible).
- Soft-close mechanism to vertical hinged cupboard doors.
- Stunning 20mm Engineered Quartz bench tops.
- Stunning island bench features drop panel 20mm stone ends.
- Size and depth of island bench to remain as per plans.
- Stunning glass splashback from builder's range.
- Chrome mixer tap from builder's range.
- 1080mm wide 1 ½ bowl stainless steel sink from Allcastle range.
- Provision for microwave space & opening for dishwasher under sink bench.
- "Canopy style" 900mm recirculating rangehood.

### 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.
- Laminate shelving from builder's range.
- Everhard Milan single-bowl stainless steel sink.
- Chrome mixer tap from builder's range.

### Electrical/appliance features

- Westinghouse GHR92S 860mm wide gas cooktop.
- Westinghouse WVE655S 600mm underbench fan-forced 72 litre stainless steel oven with separate grill.
- 135 litre gas hot water service from builder's range.
- 20 light points with safety circuit. 15 double and 3 single power points. Modern HPM Linea white slimline light/power point plates. 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 20mm Engineered Quartz benchtops from builder's range (same colour as kitchen benchtop), door range as per kitchen and designer 270mm door handles (where possible). Soft-close mechanism to vertical hinged cupboard doors. Includes single porcelain Argent Mode semi-recessed bowl from builder's range to main bathroom and single porcelain Argent Mode semi-recessed bowl to ensuite with pop-up waste. White moulded top to ground floor powder room vanity.
- Porcelain dual-flush close-coupled white toilets from builder's range (may vary from display) with soft-close lids.
- Tapware: mixer taps from builder's range in chrome finish to vanities. Hand-held shower on rail from builder's range.

- Fully moulded white Decina Fabrino 1500mm acrylic bath to main bathroom (may vary from display).
- Fully moulded white Decina Fabrino 1500mm spa to ensuite.
- Modern polished edge mirrors as displayed.
- Stunning semi frameless shower screens with clear glass/bright aluminium frames. Overlap pivot door to ensuite and sliding door to powder room and main bathroom.
- 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

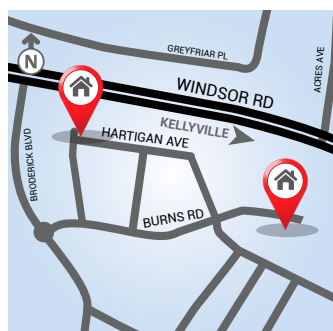
- Laundry unit with 20mm Engineered Quartz benchtop from builder's range (same colour as kitchen benchtop), stainless steel bowl from builder's range and door range as per kitchen.
- Tapware – chrome metal mixer tap from builder's range.
- Hot and cold washing machine connections under counter.

### 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 plan your interior and exterior 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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9854 5750 or 9854 5755

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please phone 8824 7620

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