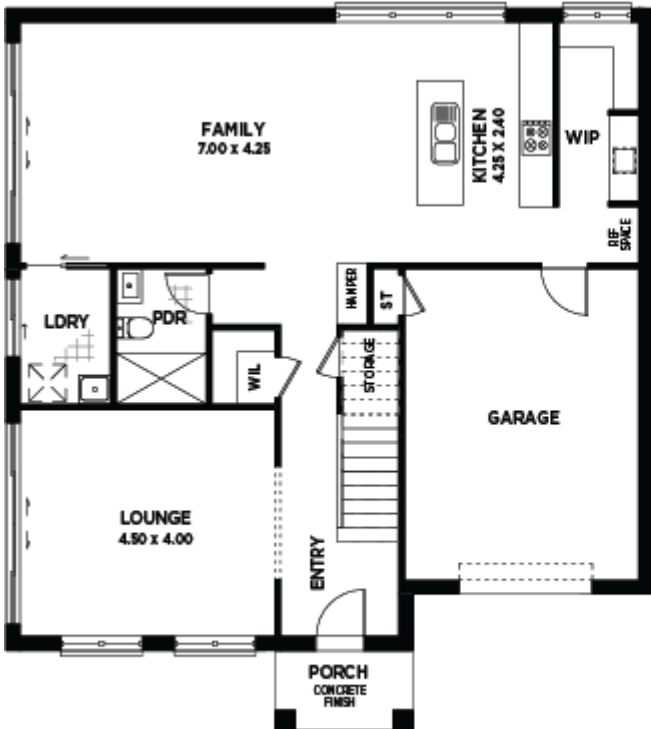




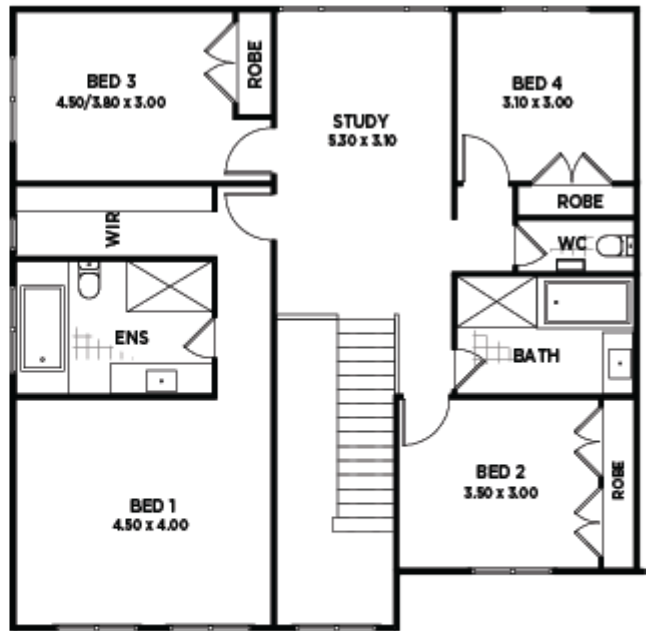
Optional Corner Malibu Duplex Facade - Angle

4 beds, 3 bathrooms, 3 living areas, 1 car garage, 27.6sq / 256.6sqm

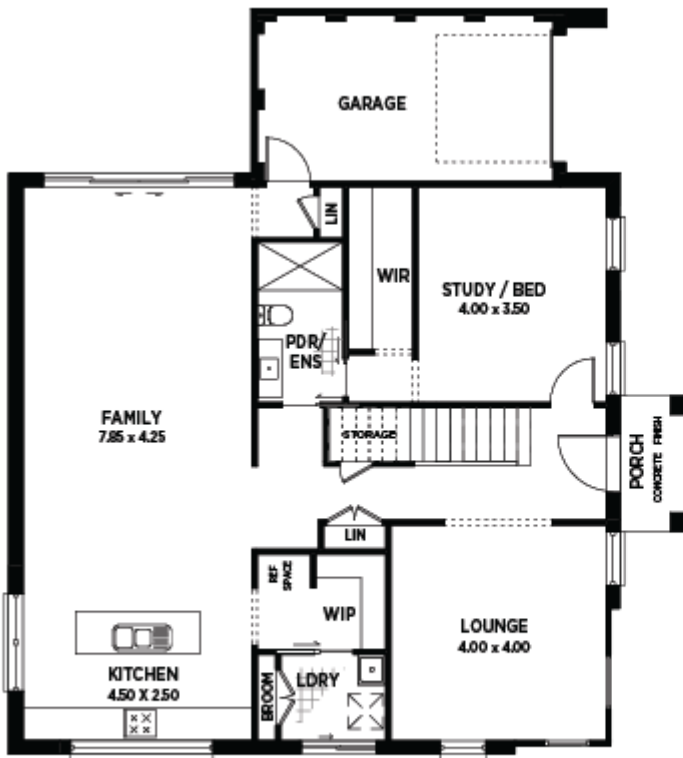
Home Length 13.82m, Home Width 11.3m



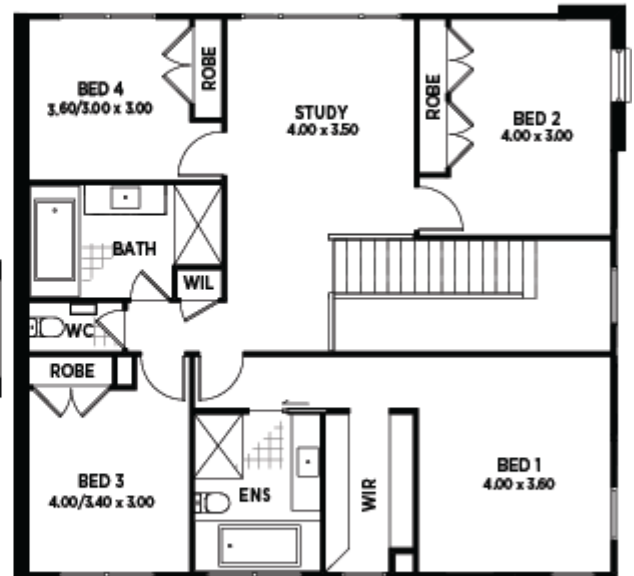
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Corner Leda MKIV

Select Plus+ Inclusions with Standard Site Costs and Standard BASIX

General Inclusions

- Standard site costs*
- Standard BASIX requirements to assist in complying with the NSW State Government's energy targets legislation effective 1 July 2017*
- Preparation of plans for Approval Authority lodgement
- Preparation of contracts and specifications
- Two appointments with our colour consultant to discuss your internal and external colour scheme
- Engineer's design of slab in 20MPa concrete and structural beams with engineer's certification
- Approval Authority and Sydney Waterboard fees when sewer diagram available and not in zone of influence
- Initial application for approval of single dwellings
- Construction insurance including \$20M Public Liability
- Policy for Home Owner's Warranty Insurance
- Home set out and formwork ID by registered surveyor
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection

External Features

- Brick selection from Select builder's range with natural coloured mortar included. Home has Durasheet FC external finish with jointing to the entire top storey
- CSR Monier premium roof tiles. Wide selection & colour range from Elabana and Tudor coloured tiles
- Eaves included where shown
- Fascia and gutter: Colorbond with a wide choice of colours. Downpipes round PVC painted to fascia colour
- Quality aluminium window frames (choice of colour from builder's range) with clear glass
- Keyed alike window locks and external door locks
- Garden taps to front and rear of house
- Concrete finish to front patio

Feature entry door:

- Brushed stainless steel entrance lock
- Extra wide 1020mm (w) x 2040mm (h) gloss painted Newington XN1 door with clear glass!

Paint:

- Choice of two paint colours from Taubmans Custom Colour Selection chart
- Taubmans All Weather Matt to eaves/alfresco. All Weather Gloss to facias, posts, beams, gutters, downpipes and meter box

Garage door/s:

- Roller door/s with a wide choice of colours from builder's range
- Motorised garage door opener with 2 x remotes and 1 x wall clip!

Internal Features

- Choice of two internal paint colours from Taubmans Custom Colour Selection chart
- Taubmans Endure Matt ultra premium three coat paint system to all internal walls with Taubmans Lifetime Guarantee with manufacturer's disclaimer
- Painted finish to gyprocked walls and handrail to stairs
- 2432mm high internal ceiling heights throughout. Ceilings to all bathrooms upgraded to square set
- Square set openings. Upgraded 90mm classic look cornice to ceiling throughout
- 2040mm high flush doors. Lever style internal door furniture from builder's range. Door stops fitted to all doors that open against a wall
- Skirting 68mm with gloss painted finish. Architraves: 42mm x 12mm D.A.R. pine gloss throughout

Flooring:

- Choice of stunning timber-look laminate flooring with scotia OR 600mm x 600mm ceramic floor tiles; fitted to entry foyer, family, kitchen and meals floors (if applicable). Available from the builder's range in a wide selection of colours. Note: Tiles will be laid in a rectangular pattern
- Carpet from Select range, laid on 10mm premium foam underlay to habitable untiled dry floor area

Kitchen Features

- 20mm engineered quartz benchtop to island bench and cooktop run of kitchen in colours from builder's range
- 6 x vertical overhead cupboards
- Designer gloss doors to the kitchen cupboards with aluminium look kickboards
- Soft-close mechanism to vertical hinged kitchen cupboard doors
- Designer 175mm kitchen door handles (where applicable)
- Provision for microwave
- Ceramic tiles to splashback: Choose from our builder's range from our nominated supplier laid in standard rectangular pattern to one wall only, between the benchtop and the underside of the overhead cupboards
- Top mount stainless steel sink to 1 ¾ bowl with drainer!
- Chrome mixer benchtop mounted tap from builder's range

Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer
- Fully moulded 1500mm white acrylic bath from builder's range to main bathroom
- 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
- 1.8m high tiling to showers including soap holder (heights may vary due to tile sizes)

- Flooring: Your choice of ceramic tiling with \$25/sqm retail tile allowance from builder's range from our nominated supplier laid in standard rectangular pattern to wet floor areas
- One tile height to skirting (heights may vary due to tile size)
- Chrome finish metal floor wastes from our builder's range
- Vanities: White Designer Gloss doors with moulded top. Soft-close mechanism to doors. Designer 175mm vanity door handles (where applicable)
- Posh Base mixer taps from builder's range
- Posh Bristol hand held rail showerhead. Shower taps to be cross-handle taps from builder's range
- Upgraded full ceramic W.C. model with soft close lid from builder's range

Electrical/Appliance Features

- 15 x light points with safety circuit, 15 x double and 3 x single power points, 2 x smoke detectors
- 1 x data, 1 x telephone and 2 x television points, wired to inside of home. Note: Aerial not included
- 6 star gas continuous flow hot water system from builder's range. Note: If town gas not available, bottles and stand or solar may be required at additional cost!
- Stainless steel gas cooktop: Upgrade to 900mm Technika H950SLTXFPRO! with 1 x wok burner (5 burners in total). Note: If town gas not available, bottle and stand or solar may be required at additional cost!
- 600mm Technika TB60FDTSS-5 Bellissimo stainless steel built-in undermount electric oven
- Rangehood: 900mm stainless steel recirculating slide-out rangehood from builder's range
- Technika TGDW6SS Freestanding dishwasher in stainless steel finish from builder's range fully fitted, including plumbing

Laundry

- Door: Laundry door with clear glass JST1 820mm (w) x 2040mm (h) and 1 x double-cylinder deadlock from builder's range
- Laundry tub white cabinet with stainless steel bowl with rinse bypass. Hot and cold washing machine connections under tub
- Mixer tap from builder's range. One skirting tile to laundry

Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in meter box
- Hot water service tempering setting to Australian Standards
- Video intercom system with 1 x video door station (surface mounted) and 1 x hands free 7" LCD colour monitor!

1300 255 999

allcastlehomes.com.au



Allcastle
Homes

Allcastle Homes Pty Ltd is the copyright owner of all designs and plans and reserves the right to alter the design, specifications, inclusions and prices of the homes without notice or obligation. All plans and designs in this brochure are the property of Allcastle Homes Pty Ltd and are subject to copyright laws and must not be reproduced or replicated without written permission of Allcastle Homes Pty Ltd. Any replication partially or as a whole will result in legal action. All plans are with a standard Edge facade with eaves where shown and tiled roof as standard (unless specified). Alternate elevations may slightly alter internal layouts and vary the size of the home. Dimensions are in millimetres and are approximate only. All dimensions are frame to frame and slab to joists and are not to scale. The photographs in this brochure may depict items such as furniture, floor coverings, light fittings, landscaping, retaining walls, feature walls, fencing, window furnishings, decorator items, water features, pergolas not supplied by Allcastle Homes. Some decorator items shown on display or in photographs such as optional elevations, brick upgrades, applied finishes, wallpaper, feature walls, upgraded kitchens, bathrooms, fireplaces, floor coverings, light fittings, microwave, upgraded doors, retaining walls, landscaping, water features and driveways are not included. Models on display may show additional inclusions which are not included in standard base price. Allcastle Homes Pty Ltd reserves the right to change price, designs, specifications and materials without notice. Credits are not available for items not used. ! Not applicable for granny flats. For full terms and conditions of home specifications and inclusions please refer to allcastlehomes.com.au/terms-and-conditions. Allcastle Homes Pty Ltd | BL39371C | BN 057 761 378.