




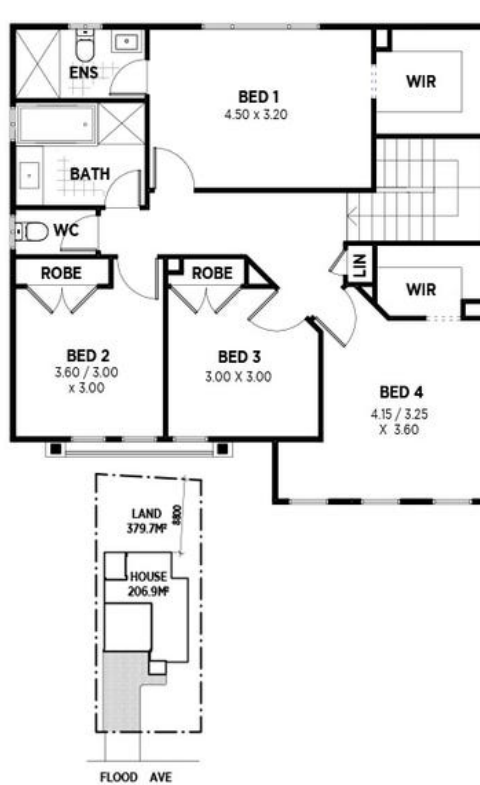
 4  2  2  2

41 Flood Avenue
Austral NSW

Home Details
22.2sq | 206.9m²

Land Details
379.7m²

Land registration: Registered*



General Inclusions

- Home design with stylish façade

Sarking

- Sarking to underside of roof tiles

Gas

- Gas connection package

Windows

- Quality powder-coated aluminium window frames with clear glass
- Keyed alike window locks

External Features

- Instantaneous 6 star 26 litre HWS
- Surface coloured driveway within property boundary
- Colorbond fascia and gutter
- Downpipes: round PVC painted
- Garage Door: Colorbond Sectional garage door with remote control from builder's range
- Ceramic floor tiling from builder's range to front patio. Concrete finish to rear patio
- External paint - 2 x external colours from Taubmans / Bristol Custom Colour Selection chart
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner is required to have home inspected annually by TERM-guard

Internal Features

- Paint colours from Taubmans Custom Colour Selection chart. Two coat system with 2 internal colours. Easycoat acrylic matt to walls, flat Tradex ceiling white to ceiling, Taubmans Pure Performance gloss trim to woodwork and doors with Taubmans Lifetime Guarantee (Note: Conditions apply - refer to the manufacturer's disclaimer)
- 90mm classic cornice to ceiling throughout
- Linen cupboard and storage under stairs included
- Single shelf and hanging rail to all robes
- Internal doors from builder's range with chrome hinges
- Door stops fitted to all doors that open against a wall
- Provide lever style internal door furniture from builder's range
- Ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern
- Carpet from builder's range to habitable untiled areas
- R2.0 stud wall insulation to external stud walls and R3.0 insulation to trussed main roof

Kitchen Features

- Stunning 20mm engineered quartz kitchen bench tops from builder's range
- Provide 20mm engineered quartz benchtop to island bench in colours from builder's range. Note: Size and depth of island bench to remain as per plans.
- Provide Designer kitchen cupboard doors with aluminium look kickboards
- Provide 175mm Designer kitchen handles from builder's range
- Vertical overhead kitchen cupboards with designer doors
- Chrome mixer tap from builder's range
- Space and connection point for dishwasher under sink bench
- Spacious pantry

Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Toilets from builder's range
- Tapware from builder's range
- Mixer taps to vanities and showers from builder's range
- Hand-held showers on rail from builder's range
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer
- Moulded drop-in vanity/basin top
- Modern polished edge mirrors to full length of vanity
- Stunning semi-frame-less shower screens with clear laminated glass/aluminium frames
- 1 chrome single towel rail and towel ring from builder's range as required
- Base white acrylic bath from builder's range to main bathroom
- Ceramic Tiles: 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 - (heights may vary due to tile sizes) and metal floor wastes from our range. powder room from builder's range

Electrical/Appliance Features

- Technika stainless steel kitchen appliances including stove/oven and rangehood
- Alarm system from builder's range
- Lights and power points as per electrical plan
- 2 x smoke detectors
- Dishwasher connection provided
- NBN hub with drawstring in garage (connection by others)

Laundry Features

- Hot and cold washing machine connections
- Laundry cupboard with 20mm Smartstone benchtop from builder's range and 45 litre stainless steel drop-in tub

Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in metre box
- Hot water service tempering setting to Australian Standards
- Security locks to all windows and sliding doors

Location

The new revitalised community at Austral & Leppington North will benefit from up to 17,350 new homes and the delivery of local amenities close to transport options, including a new Major Centre, , 220 hectares of a new major business park, 135 hectares of open space and recreational areas, upgrades to major roads, new primary and high schools.

For further information, please contact **Scott Bradley** on **0427 789 992** or email **sbradley@allcastlehomes.com.au**

1300 255 999 | allcastlehomes.com.au



*TERMS & CONDITIONS: Package provided is based on Allcastle Homes preliminary/depicted siting and preliminary developer land information currently available. Effective Pricing at 1 March 2021. Prices are subject to location and condition of services, developer, complying development/ council and statutory requirements. Unforeseen variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, electrical boxes, street trees, butterfly drains, pram ramps, driveway crossovers, electrical/other easements or Section 88B instrument, may facilitate the need for floor plan or siting amendments. Allcastle Homes Home and Land Package pricing indicated is based on standard home, standard facade and depicted siting illustrated by builder. Façade image depicted may incur an additional charge. House and Land Packages are subject to developers' design review panel, council/ complying development final approval and Allcastle Homes - Procedure of Purchase. All prices are GST inclusive. Pricing nominated may vary due to actual land availability. Cannot be used in conjunction with any other offer. Allcastle Homes reserves the right to vary or change prices, specifications, colours and materials without notice. The concepts and information contained are the copyright of Allcastle Homes. Use or duplication in part or in full without the permission of Allcastle Homes constitutes an infringement of copyright. Dimensions are approximate only. Brochure not to scale, some elevations may alter internal layout slightly. Please contact to your Allcastle Homes consultant for full terms and conditions of sale. Allcastle Homes Pty Ltd | BL39371C. Copyright 2021.