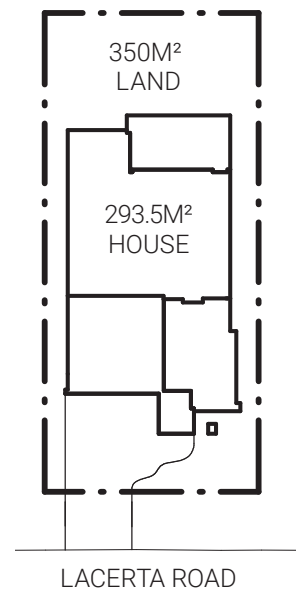
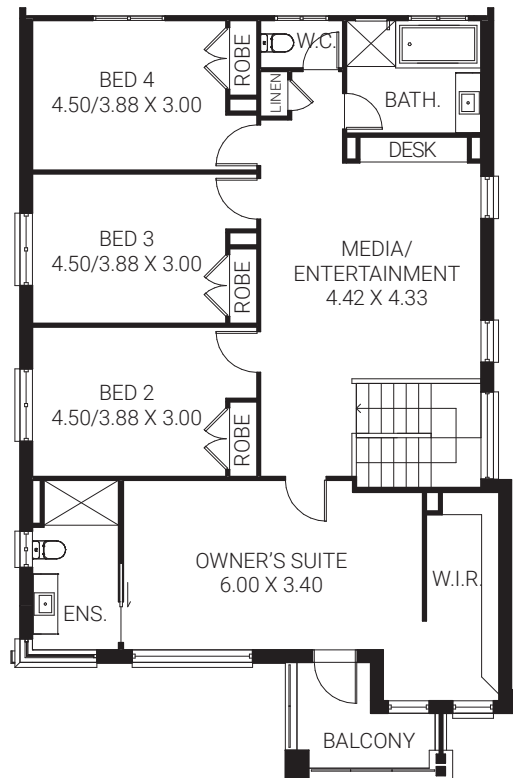
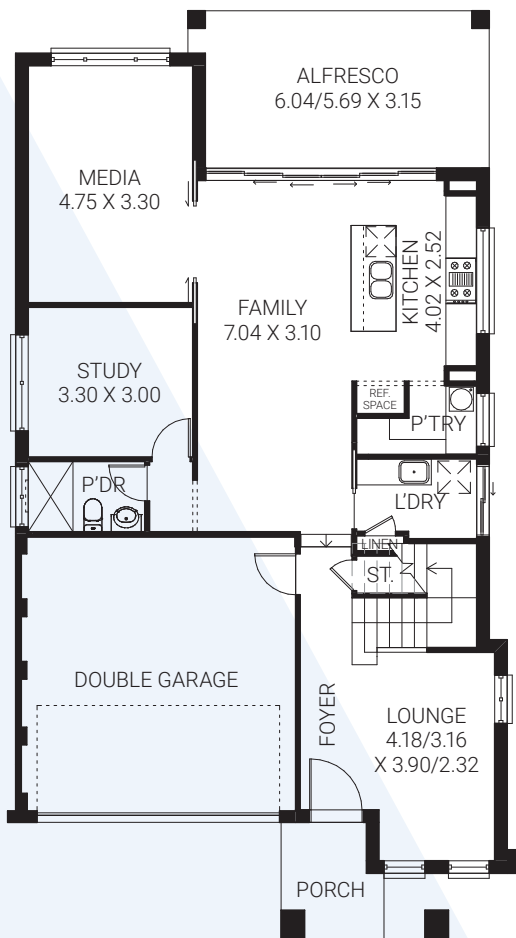




Lot 46
Lacerta Road, Austral

Artist Impression for illustrative purposes only



- Homeworld Leppington:** Jadeite Street, Emerald Hills.....9854 5730 or 9854 5750
- Homeworld Kellyville:** 18 Hartigan Avenue, Kellyville..8824 7620 or 9629 4788 or 9629 4772 or 9629 4799
- Burns Road, Kellyville:**.....9629 4700
- Edmondson Park:** Village Square Estate, 21 Clement Road, Edmondson Park.....9629 4713
- Marsden Park:** McLoughlin Street, Marsden Park.....9854 5790 or 9854 5770
- Oran Park:** Webber Loop, Oran Park.....9854 5780
- Shell Cove:** 36 Apollo Drive, Shell Cove.....9854 5740
- Scott Bradley:** House and Land Sales Executive.....0427 789 992

ALLCASTLE HOMES
A family company building family homes

 allcastlehomes.com.au

Lot 46

Lacerta Road, Austral

Allcastle Bonus House & Land Package

- Allcastle Homes Upgrade package including 20mm Engineered Quartz stone bench tops to kitchen, 40mm Engineered Stone to front of island bench with waterfall ends
- Surface coloured driveway within property boundary
- Kikuyu turf to front and rear yards
- Contour roof tiles with sarking
- Soft closed ceramic toilet suites
- Video Intercom system with 7inch LCD colour monitor
- Mixer taps to vanities and showers from builder's range
- Alarm system from builder's range
- Instantaneous 6 star 26 litre HWS
- Carpet and ceramic tiling from builder's range
- Smeg FS9010XS 900mm stainless steel Freestanding Oven
- Letter box from builder's range
- Wall mounted clothes line

External features

- Stylish façade.
- Sarking under roof tiles.
- Quality powder-coated aluminium window frames with clear glass.
- Keyed alike window locks.
- Letter box from builder's range.
- Kikuyu turf to front and rear yard.
- Surface coloured driveway within property boundary.
- Garage Door: B & D Panelift with remote control from builder's range.
- Colorbond fascia and gutter. Downpipes: round PVC painted.
- Wall mounted clothes line.
- 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.
- 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.

Internal features

- Paint colours from Taubmans Bristol 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.
- 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.
- Ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern.
- Carpet from builder's range to habitable un-tiled areas.
- R2.0 stud wall insulation to external stud walls and R4.0 insulation to trussed main roof.

Kitchen features

- Vacuum form kitchen from Allcastle range.
- Stunning 20mm Engineered Quartz bench tops from builder's range.
- Chrome mixer tap from Allcastle range.
- Space & connection point for dishwasher under sink bench.
- Glass splashback to rear of cooktop run.
- Spacious pantry.

Electrical/appliance features

- Smeg FS9010XS 900mm stainless steel Freestanding Oven
- Alarm system from builder's range.
- 20 double and 5 single power points. 26 light points with safety circuit. Light fittings from builder's range. 2 smoke detectors.
- Instantaneous 6 star 26 litre HWS.
- Dishwasher connection provided.
- NBN hub with drawstring in garage (connection by others).

Bathroom/ensuite features

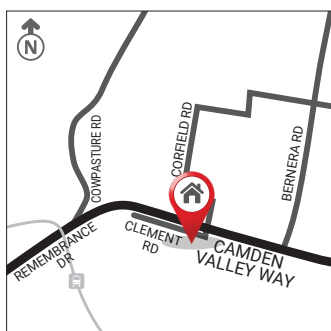
- Full fibreglass waterproofing.
- Toilets from builder's range.
- Tapware from builder's range.
- Hand-held showers on rail from builder's range.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
- 20mm Engineered Quartz Stone to vanities with semi inset basin from builder's range.
- Modern polished edge mirrors to full length of vanity.
- Stunning semi-frameless shower screens with clear laminated glass/aluminium frames.
- 1 chrome single towel rail to each bathroom and powder room from builder's range.
- 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.

Laundry features

- Hot and cold washing machine connections.
- Vacuum form laundry unit with 20mm engineered stone.

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.



Edmondson Park

Village Square Estate,
21 Clement Road,
Edmondson Park
9629 4713 or call
Scott Bradley 0427 789 992

For further enquiries
please phone 9629 4713

ALLCASTLE HOMES

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