



Spring 2026



DUPLEX COLLECTION OFFER

Swing into Spring Free Upgrades



**Allcastle
Homes**

\$75,000*

UPGRADES VALUE

36

FREE UPGRADES
MIELE Appliances Included

7-Star Home*

FIXED PRICE INCLUDED

DUPLEX COLLECTION OFFER

Fresh Season. Exceptional Value.

Welcome the season of new beginnings with Allcastle Homes — build your duplex home this spring and enjoy our Duplex Upgrade Offer, valued at \$75,000*, featuring 36 premium upgrades, Fixed Price 7-Star Home, and a \$5,000 Colour Studio Voucher, all absolutely free for a limited time. Make it home with Allcastle Homes this season.

36

Premium upgrades across kitchen, bathroom, energy and finishes

\$5,000*

Colour Studio voucher, yours to spend as you wish on interior and exterior choices.

7-Star Home*

Fixed-Price Included

*For a limited time only. For duplex, offer per each dwelling. T&Cs apply.



Colour Studio Voucher



**Allcastle
Homes**

Make it Home
100% Australian Made & Owned

COLOUR STUDIO VOUCHER

\$5,000

to spend on the choices that make it yours

*This bonus voucher is yours to spend as you wish in our Colour Studio on interior and exterior upgrades for your home. So, let your imagination run wild and let's create a home that is truly your own. Our bonus colour studio voucher cannot be redeemed for cash and the remaining amount is not refundable.



7-Star Home Included

*Allcastle Homes will nominate the most cost efficient method to comply which may include the inclusion of ceiling fans to bedroom and/or living areas, glazing upgrades, insulation upgrades to meet 7-Star home requirements. Design amendments and glazing reductions may be required to pass. If a different construction methodology is required additional costs may apply.



Modern Living Kitchen Upgrades



*Photos shown may depict upgrades and styling not included in this offer and not supplied by Allcastle Homes.



1. MIELE OVEN

A premium Miele oven in a striking black design with PerfectClean and networking — German engineering at the heart of the kitchen.



2. MIELE INDUCTION COOKTOP

A sleek 800mm Miele induction cooktop with four cooking zones — responsive, precise cooking on an easy-clean glass surface.



3. MIELE DISHWASHER

A premium Miele Active freestanding dishwasher — German quality that takes care of the clean-up after every meal.



4. MIELE MICROWAVE

A built-in Miele microwave with sensor controls in obsidian black — designer looks and intuitive everyday use.

Featuring premium Miele kitchen appliances, known for quality, style and innovative German design.



5. KITCHEN MIXER TAP

A designer Mizu Drift kitchen mixer in your choice of chrome or black — a refined finishing touch at the heart of the kitchen.



6. KITCHEN SINK

A spacious top-mounted double-bowl sink — practical, modern and built for busy kitchens.



7. BENCHTOPS

A striking 40mm Caesarstone® Mineral™ upgrade to the front edge strip and two front side edges of the island bench, from builder's range — premium surfaces with lasting beauty and everyday durability. Does not include waterfall edges.



8. TILED SPLASHBACK

A feature tiled splashback in your choice of tiles — a striking way to add colour and personality to the kitchen.



10. FEATURE LED LIGHTING

Recessed LED strip lighting beneath the overhead cupboards — a warm, contemporary glow that lifts the whole kitchen.

9. EXTERNAL DUCTING

Rangehood ducting vented to the outside for improved kitchen ventilation, helping keep your home fresh.



Green Living

Energy Saving Upgrades





11. DAIKIN AIR-CONDITIONING

A fully ducted Daikin reverse-cycle system, sized to suit your home — year-round heating and cooling control at your fingertips.



12. SOLAR SYSTEM

A 3.5kW solar system, supplied and installed — start generating your own clean energy from day one.



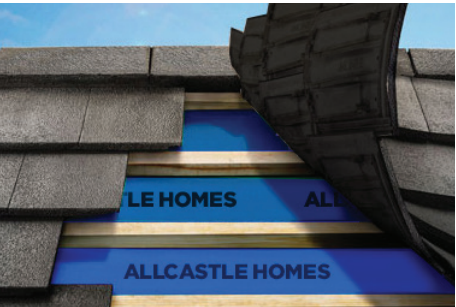
13. BASIX WATER TANK

A 3000L slimline water tank, colour-matched to your gutters — a practical, sustainable addition to your home.



14. ROOF CEILING INSULATION

R5.0 insulation to the top-storey trussed roof ceiling — warmer winters, cooler summers, lower running costs.



15. ROOF & WALL SARKING

Roof & wall sarking for an added layer of weather protection — a better-sealed, more comfortable home.



Modern Living Bathroom & Laundry Upgrades



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16. VANITY STONETOP

Elegant 20mm Caesarstone® Mineral™ vanity tops (from builder's range) with porcelain basins to the main bathroom and ensuite — a considered, luxurious finish.

17. RECESSED SOAP NICHE

A tiled recessed niche in every shower — a sleek, built-in spot with everything within easy reach.

18. TAPWARE & SHOWER HEADS

Designer Mizu tapware and shower heads in your choice of chrome or matt black throughout every bathroom and ensuite — a coordinated, spa-inspired feel.



19. PIVOT SEMI FRAMELESS SHOWER SCREEN

A stylish semi-frameless shower screen in your choice of chrome or matt black — clean lines that lift the whole space.



Chrome



Matt Black



20. LAUNDRY UNIT

A 1500mm laundry unit with a 20mm Caesarstone® Mineral™ benchtop (from builder's range), stainless steel top-mounted tub with overflow and underbench cupboards — a practical, stylish space for everyday tasks.

21. LEVEL ENTRY TO BATHROOM

Seamless, step-free entry into your bathrooms — a modern, easy-living finish.



22. TOILET SUITE

Sleek back-to-wall rimless toilets with soft-close seats throughout — refined, easy to clean and beautifully modern.

23. TRACK GRATE TO SHOWER AREAS

A designer linear track grate in every shower — the perfect finishing detail for a contemporary wet area.

Designer Living Home Upgrades



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24. FLOORING UPGRADES

Waterproof hybrid timber-look flooring downstairs and carpet upstairs — style and durability underfoot in every room.



25. ADDITIONAL DOWNLIGHTS

An additional 25 warm-white LED downlights — beautifully lit, welcoming spaces throughout the home.



(i) XIL1



(ii) JST1

26. FRONT ENTRANCE DOOR

A wide 2340mm (h) x 1020mm (w) glass-panelled designer entrance door — a warm and impressive first welcome.

Models: (i) XIL1 or (ii) JST1

Size: 2340mm (h) x 1020mm (w).



27. DOOR HANDLES

Stylish door handles in your choice of black or chrome, to the front and internal doors — a detail that pulls the whole look together.



28. SWITCHES & POWER POINTS

Premium Clipsal Iconic switches and power points throughout — sleek, modern fittings in every room.



Elevated Living Home Upgrades



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29. GROUND FLOOR CEILING HEIGHT

2740mm ground floor ceilings — a light, open sense of space from the moment you step inside.



30. GROUND FLOOR DOOR HEIGHT

Elegant 2340mm-high internal doors downstairs — a tailored, elevated feel throughout.



31. ROBE DOOR HEIGHT

Full-height 2340mm robe doors downstairs — a seamless, floor-to-ceiling finish.



32. RECESSED ALFRESCO DOOR TRACK

A flush, recessed alfresco door track — effortless flow between indoors and out.



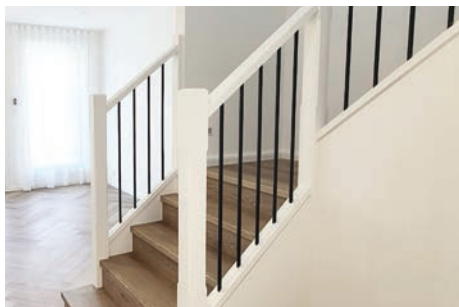
33. FLYSCREENS

Premium flyscreens to every habitable window.



34. TERMITE TREATED FRAME

Engineered termite-treated framing — quiet peace of mind, built into the structure of your home.



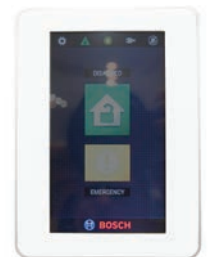
35. STAIRCASE

A designer staircase with closed treads and risers, painted stringers, black powder-coated rod iron balustrade, painted timber posts and handrail.



36. BOSCH ALARM SYSTEM

1 x Bosch 2000 Alarm Panel,
1 x Icon Push button codepad,
4 x PIR Sensors,
2 x 4 button remotes, Controls alarm
& garage door open/close,
1 x Internal & External Siren
Supplied, fitted & installed.



Duplex Collection Upgrades List

MODERN LIVING - KITCHEN UPGRADES		
1	Miele Oven	Upgrade to a Miele oven in an elegant black design with networking and PerfectClean, 600mm width (Model: H 2756 B).
2	Miele Induction Cooktop	Upgrade to a Miele induction cooktop with 4 cooking zones, 800mm width (Model: KM 7373 FL).
3	Miele Dishwasher	Upgrade to a Miele Active freestanding dishwasher (Model: G 5000 BK CLST).
4	Miele Microwave	Upgrade to a Miele built-in microwave oven with sensor controls, trim kit included (Model: M 2240 SC OBS Black).
5	Kitchen Mixer Tap	Upgrade to a Mizu Drift kitchen mixer tap in chrome or black finish.
6	Kitchen Sink	Upgrade to a modern top-mounted square double-bowl stainless steel kitchen sink from builder's range.
7	Benchtops	Upgrade the front edge strip and two front side edges of the island bench to 40mm Caesarstone® Mineral™ from builder's range. Does not include waterfall edges.
8	Tiled Splashback	Feature tiled kitchen splashback with choice of ceramic tiles, with a \$60/sqm retail tile allowance.
9	External Ducting	Provide external ducting to rangehood.
10	Feature LED Lighting	Provide recessed LED strip light to underside of overhead cupboards to main kitchen.
GREEN LIVING - ENERGY SAVING UPGRADES		
11	Daikin Air-Conditioning	Upgrade to a Daikin superior inverter fully ducted reverse-cycle air-conditioning system (home specific).
12	Solar System	Provide a 3.5kW solar system — 3.5kW roof panels and 3kW single-phase inverter, supplied and installed.
13	BASIX Water Tank	Upgrade the BASIX water tank to a large 3000L slimline water tank, in a choice of colour.
14	Roof Ceiling Insulation	Provide top-storey trussed roof ceiling insulation R5.0 to help seal and insulate the home.
15	Roof & Wall Sarking	Provide roof & wall sarking to help seal and insulate the home.
MODERN LIVING - BATHROOM & LAUNDRY UPGRADES		
16	Vanity Stonetop	Upgrade to 20mm Caesarstone® Mineral™ vanity top from builder's range (wide range of colours) to main bath-room and ensuite, with porcelain basin with overflow.
17	Recessed Soap Niche	Provide one tiled recessed soap niche (600mm (w) x 300mm (h)) to every shower in the home.
18	Tapware & Shower Heads	Upgrade to Mizu Soothe or Drift basin mixer tap and shower heads to all bathrooms and ensuites in the home, in chrome or matt black.
19	Pivot Semi Frameless Shower Screen	Upgrade to a pivot semi-frameless shower screen to every shower in the home, available in chrome or matt black from builder's range, with chrome rail.
20	Laundry Unit	Upgrade to a 1500mm (l) laundry unit with 20mm Caesarstone® Mineral™ benchtop from builder's range, stain-less steel top-mounted laundry tub with overflow, and underbench cupboards.
21	Level Entry to Bathroom	Level access into bathrooms (subject to selected floor coverings).
22	Toilet Suite	Upgrade toilets in the home to back-to-wall, rimless toilets with soft-close seats, from builder's range.
23	Track Grate to Shower Area	Provide decorative metal track grate to shower areas of all showers.
DESIGNER LIVING - HOME UPGRADES		
24	Flooring Upgrades	Upgrade all ground floor flooring to hybrid, waterproof timber-look flooring (wide range of colours) for all ground floor areas, including hallway, family room, living room, media room, study, downstairs bedroom, kitchen, meals area (if applicable) and the under-stairs storage area, with scotia. Stairs, upstairs living, hallway and upstairs bedrooms carpeted (modern range of colours), laid on superior 10mm foam underlay.
25	Additional Downlights	Provide an additional 25 white round downlights from builder's range, fitted with warm white energy saving LED globes.
26	Front Entrance Door	Upgrade to a wide front entrance door in painted finish with clear glass from builder's range. Models: (i) XIL1 or (ii) JST1. Size: 2340mm (h) x 1020mm (w).
27	Door Handles	Upgrade to your choice of black or chrome door handles to front door and interior doors, from builder's range.
28	Switches & Power Points	Upgrade all power points and switches in the home to the Clipsal Iconic range.

ELEVATED LIVING - HOME UPGRADES		
29	Ground Floor Ceiling Height	Upgrade the ground floor internal ceiling height to 2740mm (h).
30	Ground Floor Door Height	Upgrade ground floor door height to 2340mm (h).
31	Robe Door Height	Upgrade ground floor robe doors to 2340mm (h).
32	Recessed Alfresco Door Track	Recess rear stacker/sliding door into concrete slab to improve egress.
33	Flyscreens	Provide fibreglass mesh flyscreens to all openable windows.
34	Termite Treated Frame	Provide engineered termite-treated framing for protection against termites (certain framing components not treated).
35	Staircase	A designer staircase with closed treads and risers, painted stringers, black powder-coated rod iron balustrade, painted timber posts and handrail.
36	Bosch Alarm System	1 x Bosch 2000 Alarm Panel, 1 x Icon Push button codepad, 4 x PIR Sensors, 2 x 4 button remotes, Controls alarm & garage door open/close, 1 x Internal Siren & 1 x External Siren. Supplied, fitted & installed.

BONUS COLOUR STUDIO VOUCHER	*Receive a FREE \$5,000 Colour Studio Voucher to use on interior and exterior upgrades for your home.
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***SWING INTO SPRING - DUPLEX COLLECTION OFFER, SEPTEMBER 2026**

This offer is only available to all new customers who request and pay for a quote on any Duplex Collection with Duplex Inclusion, build with Allcastle Homes and accept the quotation tender within seven (7) days of presentation, and proceed to contract signing as per conditions. Offer only applicable to Paid Quotes from 29/08/2026 to 30/11/2026 to homes in the Duplex Collection range with Duplex Inclusions price as per January 2026 pricelist, or subsequent pricelist. This offer cannot be used in conjunction with any other offer. The Promotion is only open to participants building in Allcastle Homes build zones within NSW. This offer is strictly limited to the items as detailed in the brochure and credits are not available for any items not used. House and Land packages are excluded from this offer. For duplex, offer per each dwelling. ^Allcastle Homes will nominate the most cost-efficient method to comply which may include ceiling fans to bedroom and/or living areas. Design amendments and glazing reductions may be required to pass. If a different construction methodology is required additional costs may apply. This offer supersedes any previously published or advertised offers. Allcastle Homes has the right to substitute any items with similar products of equal value at any time and change or withdraw offers without notice. Allcastle Homes has the right to change, extend or terminate terms and conditions of promotional offers at their discretion. The prices, offer and inclusions are subject to change. Design amendments may be required to achieve a pass BASIX. Our bonus colour studio voucher cannot be redeemed for cash and the remaining amount is not refundable. Note: Photos shown may depict items not included in the promotion and not supplied by Allcastle Homes. Please check with your sales consultant or refer to your tender document for details. Visit www.allcastlehomes.com.au/terms-and-conditions for full details of the offer. Allcastle Homes Pty Ltd | BL39371C



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September 2026

Make it Home



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