

# SENSATIONAL PRICING

**Smart Designs,  
More Value for  
Your Family.**

**INTRODUCING  
THE NEW TRILOGY  
HOME RANGE &  
SPECIAL OFFER**

Check out our  
most budget friendly  
home designs and  
offer inside



**Special Offer, Plus  
Fixed Price 7-Star BASIX\***

MAY - JUNE 2025



**Allcastle  
Homes**

\*For a limited time only. Ts&Cs apply.



## Introducing the Triology Range from Allcastle Homes

### **Smart. Stylish. Affordable living**

Discover a new era of home design with our Triology Range—a curated collection of three contemporary homes that bring together modern design, everyday comfort, and Allcastle's signature build quality.

Created to deliver more for today's families, the Triology Range offers the perfect balance of premium inclusions, light-filled interiors, and affordable living—without compromise.

Backed by the trusted reputation of Allcastle Homes, each design reflects our commitment to thoughtful, family-first layouts and exceptional craftsmanship.

With these innovative new designs, the Triology Range is tailored to suit modern lifestyles—bringing you more flexibility, more functionality, and more value.

At Allcastle Homes we design great homes and we build them with pride and a commitment to quality.

# Triology One

4-5 2 2 2 16.2sq | 151sqm

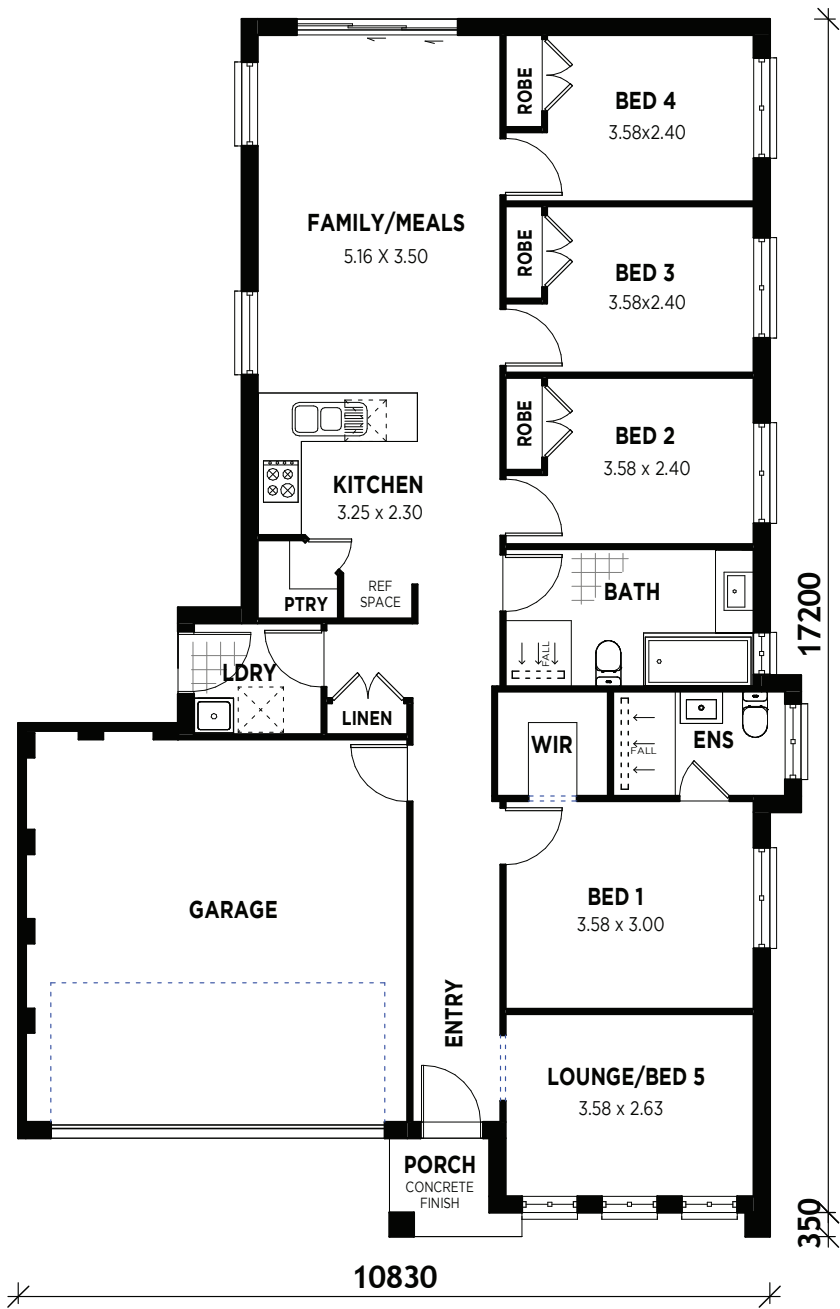
The Trilogy One is a thoughtfully designed single storey home featuring up to five bedrooms, including a main bedroom with ensuite and walk-in robe, three additional bedrooms with built-in robes, and two bathrooms.

Enjoy a wrap-around kitchen with a walk-in pantry, a sunlit open plan family and dining area, a separate laundry, a versatile front lounge that can double as a guest room, and a double car garage.

- Up to five bedrooms, offering flexibility for growing families
- Main bedroom featuring a private ensuite and walk-in robe
- Open plan family and dining area seamlessly flowing to sunlit rear windows
- Front lounge that can also be used as a guest bedroom or additional living space
- Double car garage providing secure and convenient parking
- Edge Facade with brickwork included



Optional Elegance Facade



**Note:** Major structural changes are not available for this design.



# Triology 910

4-5 3 2-3 1 22sq | 204.6sqm

Discover space, light, and flexibility in this thoughtfully designed family home.

At the heart of the home, a spacious open-plan kitchen and family area flows seamlessly to the alfresco, creating the perfect hub for entertaining or relaxing with the family.

A separate lounge at the front offers a quiet retreat or can be used as a guest room, while generous storage throughout keeps everyday life organised and clutter-free.

Upstairs, choose between a large upper living area for extra space or the option to add a fifth bedroom—tailored to suit your family’s changing needs.

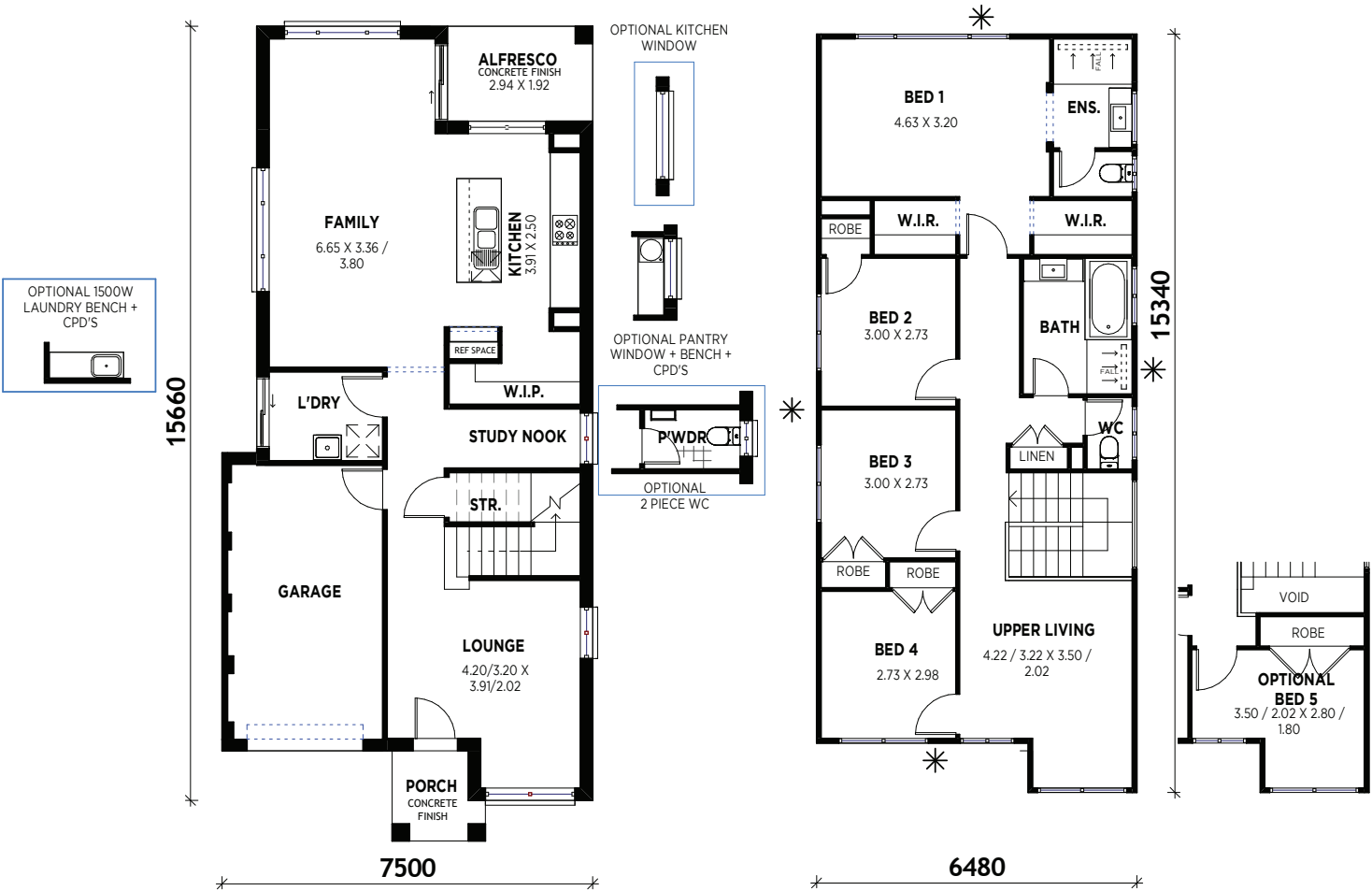
- Up to 5 bedrooms
- Spacious open-plan kitchen and family area with views to the alfresco
- Separate lounge area at the front of the home
- Plenty of storage throughout
- Option of spacious upper living area or one more bedroom
- Alfresco included



Optional Spring Facade



Edge Facade Included



\* SMOOTH DURAPLANK OR DURASCAPE EXTERNAL FINISH

# Triology 30

4-7 4 2-3 2 30sq | 278.7sqm

The living is easy in the Trilogy 30 — a contemporary double-storey home that combines clever design with quality features and flexible ground floor options.

With the ability to upgrade to eight bedrooms, including a guest bedroom downstairs, it's perfectly suited for growing or multi-generational families.



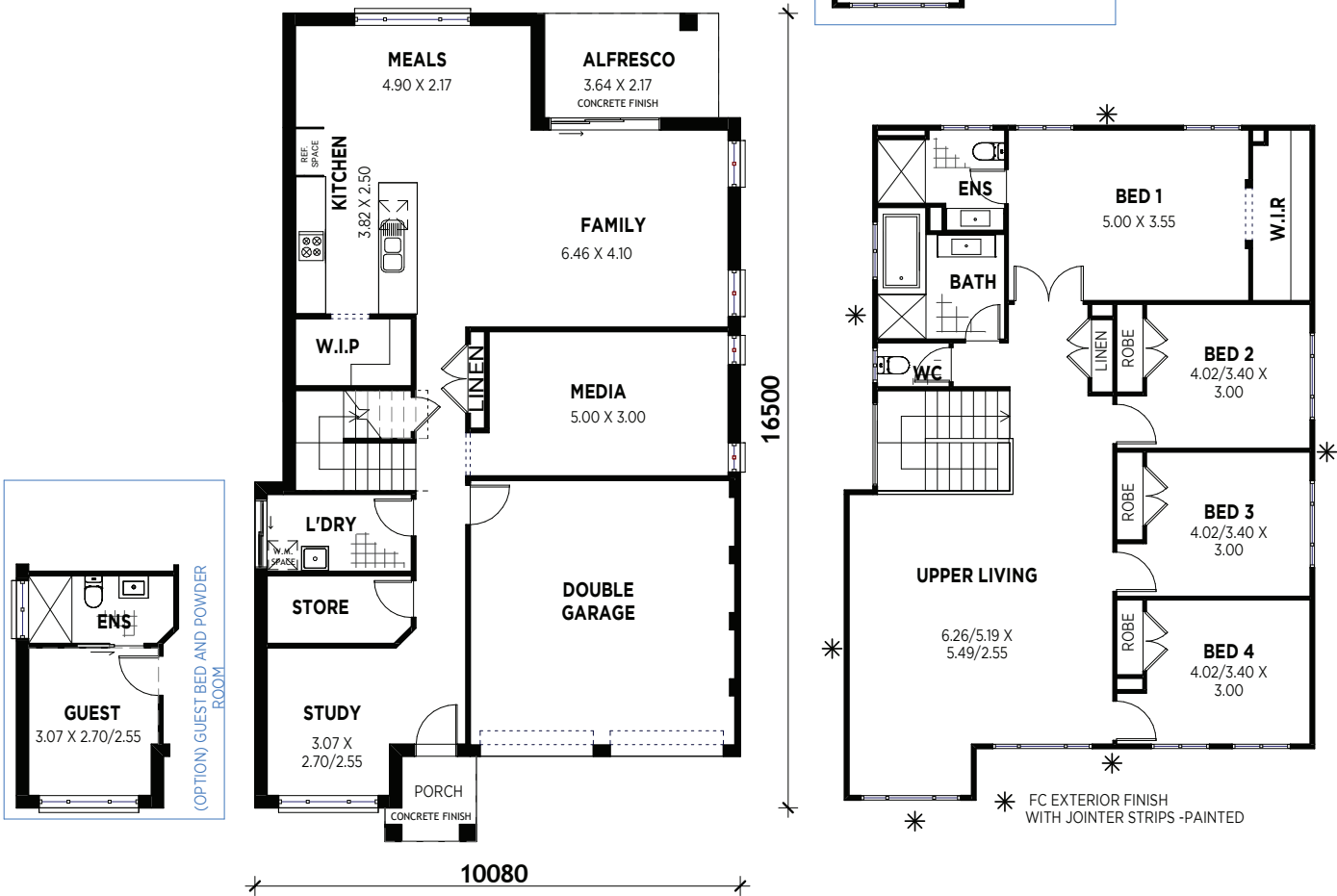
Edge Facade Included

This flexible layout can be customised to suit your lifestyle, this is a home you can truly make your own.

- Up to 7 bedrooms & study room
- Spacious open-plan kitchen with a large walk-in pantry
- Sun-lit family room with views to the alfresco and a separate meal area
- Large media room
- Ground floor option of guest bedroom and ensuite
- Option of spacious upper living or one or two bedrooms
- Alfresco included



Optional New Hamptons Facade



**Note:** Major structural changes are not available for this design.

# Triology 35

5-7 4 2-3 2 35.3sq | 327.5sqm

Experience space, light, and flexibility in this perfectly proportioned family home.

A welcoming hallway flows past a guest bedroom with walk-in robe into a spacious open-plan living area. Cook up a storm in the well-equipped kitchen with optional feature windows, while the kids enjoy the media room. A private study makes working from home easy.



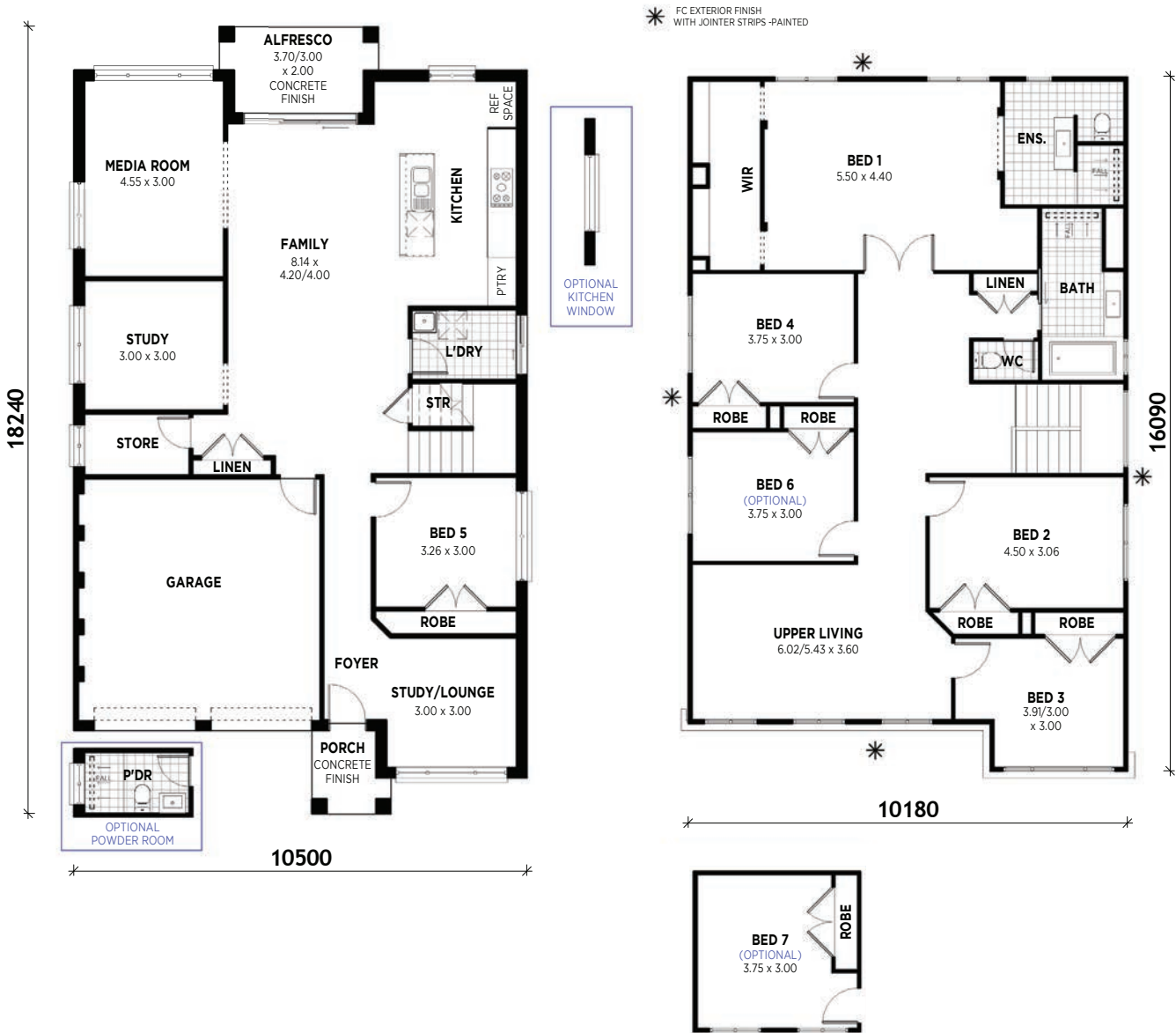
Edge Facade Included

Upstairs, the main bedroom includes a walk-in robe and ensuite, alongside generous bedrooms and a large upper living area that can be converted into an extra bedroom.

- Up to 7 bedrooms & study room
- Spacious open-plan kitchen and family area with views to the alfresco
- Separate media room
- Extra bedroom and study room downstairs
- Plenty of storage throughout
- Option of spacious upper living area or one more bedroom
- Alfresco included



Optional Admiral Facade



# Triology 40

5-7 4 2-3 2 40sq | 371.7sqm

Indulge in a harmonious blend of space, natural light, and adaptable design in this elegantly designed family sanctuary.

A welcoming hallway flows past a guest bedroom with walk-in robe into a spacious open-plan living area. Cook up a storm in the well-equipped kitchen with optional feature windows, while the kids enjoy the media room. A private study makes working from home easy.



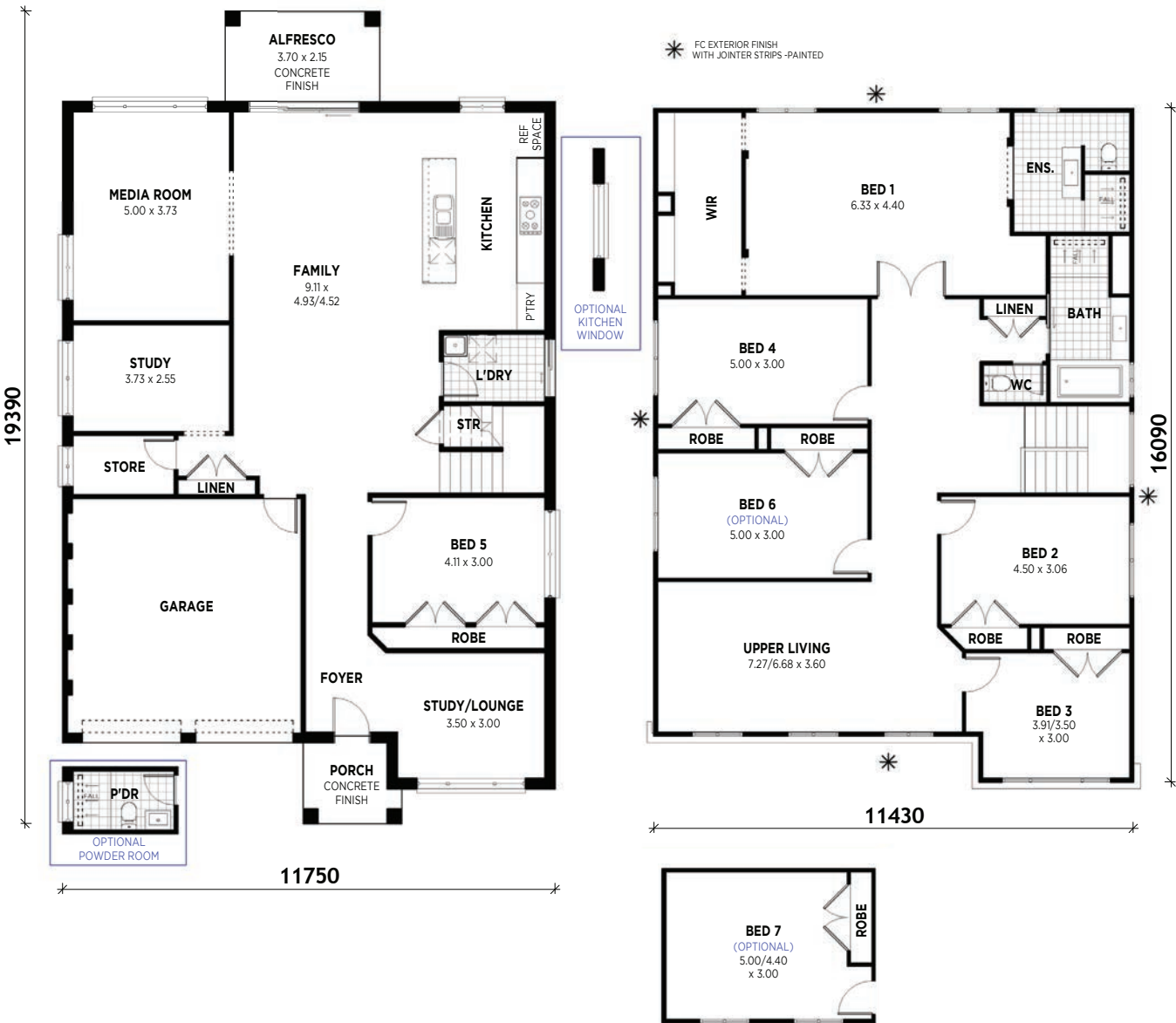
Edge Facade Included

Upstairs, the main bedroom includes a walk-in robe and ensuite, alongside generous bedrooms and a large upper living area that can be converted into an extra bedroom.

- Up to 7 bedrooms & study room
- Spacious open-plan kitchen and family area with views to the alfresco
- Separate media room
- Extra bedroom and study room downstairs
- Plenty of storage throughout
- Option of spacious upper living area or one more bedroom
- Alfresco included



Optional Admiral Facade



**Note:** Major structural changes are not available for this design.



Triology Range Inclusions

| Category                       | Description   |  | Triology |
|--------------------------------|---|--|----------|
| General Inclusions             | Standard site costs*  |  | ✓        |
|                                | Insulation:   | Provide R5.0 insulation to all trussed roof ceiling areas  | ✓        |
|                                |   | Provide R2.0 insulation to the external stud walls   | ✓        |
|                                |   | Provide R2.0 insulation to the 2 x internal stud walls of the garage   | ✓        |
|                                | 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<br>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<br>Home has Durasheet FC external finish with jointing to the entire top storey   |  | ✓        |
|                                | CSR Monier premium roof tiles in a wide selection of colours from the Elabana and Tudor range   |  | ✓        |
|                                | 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  |  | ✓        |
|                                | Feature entry door:   | Keyed lever and double cylinder deadlock   | ✓        |
|                                |   | Extra wide 1020mm (w) x 2040mm (h) gloss painted Newington XN1 door with clear glass†  | ✓        |
|                                | Paint:  | Choice of two external paint colours from Taubmans Custom Colour Selection chart   | ✓        |
|                                |   | Taubmans All Weather Matt to eaves/alfresco  | ✓        |
|                                |   | All Weather Gloss to posts, beams, 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†   | ✓        |
|                                | Garden taps to front and rear of house  |  | ✓        |
|                                | Concrete finish to front patio  |  | ✓        |
| Internal Features              | Paint:  | 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   | ✓        |
|                                | Ceiling:  | 2440mm high internal ceiling heights to both levels  | ✓        |
|                                | Cornice:  | Upgraded 90mm classic look cornice to ceiling throughout   | ✓        |
|                                | Doors:  | 2040mm high flush doors  | ✓        |
|                                |   | Square set openings where shown on plan  | ✓        |
|                                |   | Round brushed stainless steel or polished brass internal door furniture  | ✓        |
|                                |   | Doorstops fitted to all doors that open against a wall   | ✓        |
|                                | Skirting:   | Upgrade 68mm x 18mm D.A.R. pine with gloss painted finish  | ✓        |
|                                | Architraves:  | 42mm x 18mm D.A.R. primed pine with gloss painted finish   | ✓        |
|                                | Flooring:   | Stunning timber-look laminate flooring with scotia fitted to entry foyer, family, kitchen and meals floors (if applicable). Available from the builder's range in a wide selection of colours.   | ✓        |
|                                |   | Carpet from Select range, laid on 10mm premium foam underlay to habitable dry floor areas to other areas including study, media room, stairs, upper living and bedrooms.   | ✓        |
| 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<br>Note: If town gas not available, bottles and stand or solar may be required at additional cost† |  | ✓        |
|                                | Stainless steel gas cooktop:  | Upgrade to 900mm Bellissimo by Technika Stainless Steel Gas Cooktop TB95GWFSS-3 (Enamel trivets)† 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† | ✓        |
|                                | Oven:   | 600mm Bellissimo by Technika TB60FDTSS-5 stainless steel built-in undermount electric oven   | ✓        |
|                                | Rangehood:  | 900mm stainless steel recirculating slide-out rangehood from builder's range   | ✓        |
|                                | Dishwasher:   | Technika TGDW6SS Freestanding dishwasher in stainless steel finish from builder's range fully fitted, including plumbing   | ✓        |



| Category                   | Description   |  | Triology |
|----------------------------|---|--|----------|
| Kitchen Features           | Benchtop:   | 20mm engineered quartz benchtop to island bench and cooktop run of kitchen in colours from builder's range   | ✓        |
|                            | Cupboards:  | 6 x vertical overhead cupboards  | ✓        |
|                            |   | Laminate cupboard doors with aluminium look kickboards   | ✓        |
|                            |   | Choice of designer gloss, matt or timber look cupboard doors with aluminium look kicboards   | ✓        |
|                            |   | Soft-close mechanism to vertical hinged kitchen cupboard doors   | ✓        |
|                            |   | Designer 175mm kitchen door handles (where applicable)   | ✓        |
|                            |   | Provision for microwave  | ✓        |
|                            | Splashback:   | 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 | ✓        |
| Bathroom/ Ensuite Features | Sink:   | Upgraded top mount stainless steel sink to 1 ¾ bowl with drainer†  | ✓        |
|                            |   | Chrome mixer tap from builder's range mounted to benchtop  | ✓        |
|                            | Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer  |  | ✓        |
|                            | Ceilings to bathrooms upgraded to square set  |  | ✓        |
|                            | Fully moulded 1500mm white acrylic bath from builder's range to main bathroom   |  | ✓        |
|                            | Showers:  | Semi-frameless clear glass shower screens from builder's range (overlap).  | ✓        |
|                            |   | Celing 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 sizes)   | ✓        |
|                            |   | Level access into bathrooms (approximately) without floor wastes from hallway floor coverings. Decorative grate from builder's range in showers with matt stainless hob, baths and basins with overflows.        | ✓        |
|                            | Vanities:   | Choice of designer gloss, matt or timber look cupboard doors with moulded top  | ✓        |
|                            |   | Soft-close mechanism to doors  | ✓        |
|                            |   | Designer 175mm vanity door handles (where applicable)  | ✓        |
|                            | Mirrors:  | Polished-edge mirrors to full width of vanity tops   | ✓        |
|                            | Tapware:  | Posh Base mixer taps from builder's range  | ✓        |
|                            |   | Posh Solus hand held rail showerhead   | ✓        |
|                            | Toilets (W.C.):   | Upgrade all W.C.s to full ceramic model with soft close lid from builder's range   | ✓        |
|                            |   | Level access into W.C (approximately) without floor wastes from hallway floor coverings  | ✓        |
| Laundry                    | Door:   | Laundry door with clear glass JST1 820mm (w) x 2040mm (h) from builder's range (house design specific in lieu of standard timber door)   | ✓        |
|                            | 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  |  | ✓        |
|                            | Level access into laundry (approximately) without floor wastes from hallway floor coverings, with overflow feature to laundry tub |  | ✓        |
| 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   |  | ✓        |

Triology Range Pricelist - Sydney & Regional NSW

| Double Storey<br>Include Base Price + Standard Site Costs | Beds | House<br>(sq   sqm) | Sydney Metropolitan   | Central Coast   Wollongong  <br>Newcastle   Blue Mountains |
|---|------|---------------------|-----------------------|--|
|   |      |                     | Triology Range Prices |  |
| Triology One  | 4-5  | 16.2   151          | \$379,995             | \$399,995  |
| Triology 910  | 4-5  | 22   204.6          | \$439,995             | \$459,995  |
| Triology 30   | 4-7  | 30   278.7          | \$439,995             | \$459,995  |
| Triology 35   | 5-7  | 35.3   327.5        | \$459,995             | \$479,995  |
| Triology 40   | 5-7  | 40   371.7          | \$489,995             | \$499,995  |





# Triology special offer

**31 Premium Upgrades**  
**+**  
**Fixed Price 7-Star**  
**BASIX Included<sup>^</sup>**



<sup>^</sup>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 BASIX requirements. Design amendments and glazing reductions may be required to pass. If a different construction methodology is required additional costs may apply.

# Triology Special Offer



## 1. SOLAR SYSTEM

2.2kw Solar panel electric system with single phase inverter. Supplied and installed.



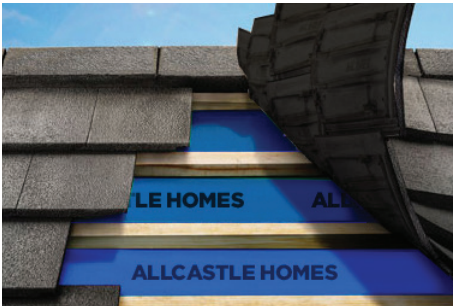
## 2. ROOF CEILING INSULATION

Provide top storey trussed roof ceiling insulation R5.0 to help seal and insulate the home.



## 3. BASIX WATER TANK

Upgrade the BASIX water tank to a large colour co-ordinated to gutter colour Slimline 3000L water tank.



## 4. ROOF & WALL SARKING

Provide roof and wall sarking to the exterior wall frame to seal and insulate the home.



## 5. GAS HOT WATER SYSTEMS

Provide one 26 litres ph 6.5 star instant gas hot water systems from builder's range



## 6. DAIKIN AIR-CONDITIONING

Upgrade to a Daikin superior inverter fully ducted reverse-cycle air-conditioning system (home specific).





## GREEN & DESIGNER LIVING UPGRADES



### 7. BLACK DOOR HANDLES

Upgrade to a stylish black door handles to front door and all the interior doors from the builder's range.



**CLIPSAL**  
by Schneider Electric

### 9. LIGHT SWITCH

Upgrade all power points and switches in the home to Clipsal Iconic range

### 8. DOWNLIGHTS

Provide 30 white round downlights from builder's range, fitted with warm white energy saving LED globes.



### 10. FLOORING UPGRADES

Upgrade all ground flooring to stunning hybrid, waterproof timber-look flooring, available in a wide range of colours for all ground floor areas, including the hallway, family room, living room, media room, study, downstairs bedroom, kitchen, and meals area (if applicable) with scotia. Stairs, upstairs living, hallway and upstairs bedrooms carpeted with modern range of colours, laid on superior 10mm foam underlay.

# MODERN LIVING KITCHEN UPGRADES



## 11. OVEN

Technika 900mm stainless steel built-in oven with 100 litre capacity  
Model: T948SS-6



## 12. GAS COOKTOP

Upgrade to 900mm Technika 5 burner stainless steel gas cooktop.  
Model: H950SLTXFPRO



## 13. DISHWASHER

Technika 600mm Freestanding stainless steel Dishwasher.  
Model: TDX7SS-7



## 14. MICROWAVE

Technika 28L Microwave & Trim Kit.  
Model: WD905-2



## 15. RANGEHOOD

Technika 900mm Slide out stainless steel Rangehood.  
Model: SL10290ISS-3

**TECHNIKA®**

# Triology Special Offer



## 16. TAPWARE

Upgrade to a Mizu Drift Kitchen Mixer Tap to kitchen only in Chrome colour only, from builder's range.



## 17. KITCHEN SINK

Upgrade to a modern top mounted square double bowl kitchen sink from builder's range.



## 18. TILE SPLASHBACK

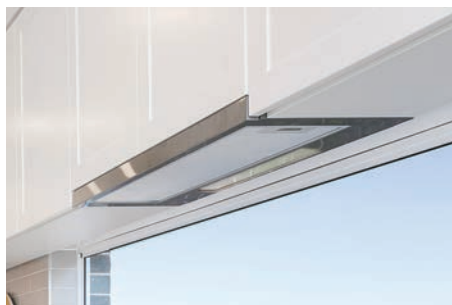
Feature tile kitchen splashback with your choice of ceramic tiles with a \$60/sqm retail tile allowance.



## 19. BENCHTOPS

Upgrade the front edge strip and two front side edges of the island bench to 40mm Caesarstone® engineered quartz from the builder's range

Does not include waterfall edges & excludes rear side bench edge.



## 20. EXTERNAL DUCTING

Provide external ducting to rangehood to reduce humidity and steam in the cooking area.





# Triology Special Offer



## 21. VANITY STONETOP TO MAIN BATHROOM & ENSUITE BATHROOM

Upgrade to 20mm Caesarstone® vanity top in wide range of colours to main bathroom and ensuite bathroom with porcelain basin from builder's range with overflow.

## 22. RECESSED SOAP NICHE TO ENSUITE AND MAIN BATHROOM

Upgrade to tiled recessed soap niche to shower in ensuite and main bathroom, 300mm (h) x 600mm (w) with \$25/sqm allowance for décor tiles per soap niche.



## 23. LAUNDRY UNIT

Upgrade 1500mm long laundry unit with laminate top and stainless steel drop-in tub with overflow from builder's range.



## 25. TOILET SUITE TO MAIN BATHROOM & ENSUITE BATHROOM

Full ceramic close coupled toilet suite with soft close seat to main bathroom and ensuite (if applicable).

## 24. LEVEL ENTRY TO BATHROOM

Level access into bathrooms (approximately) without floor wastes from hallway floor coverings.

## 26. TRACK GRATE TO SHOWER AREAS

Provide decorative metal track grate to shower areas of all showers





# ELEVATED LIVING BATHROOM & OTHER UPGRADES



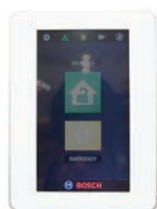
## 27. RECESSED ALFRESCO DOOR TRACK

Recess rear stacker/sliding door into concrete slab to improve egress.



## 28. TERMITE TREATED FRAME

Engineered termite treated framing is designed for protection against termites (certain parts not treated).



## 29. 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.



## 30. ELECTRONIC TOUCHPAD DEADBOLT

Upgrade from the standard deadbolt to digital touchpad deabolt with convenient keyless entry



## 31. FRONT ENTRANCE DOOR

Upgrade to a stylish wide front entrance door in painted finish with clear glass from the builder's range.  
Models: (i) XIL1 or (ii) JST1, Size: 2340mm (h) x 1020mm (w).



(i) XIL1



(ii) JST1

| GREEN LIVING UPGRADES           |   |   |
|---------------------------------|---|---|
| 1                               | Solar System  | 2.2kw Solar panel electric system with single phase inverter. Supplied and installed  |
| 2                               | Roof Ceiling Insulation                             | Provide top storey trussed roof ceiling insulation to help seal and insulate the home. (R5.0 for ceiling & R2.0 for external walls)   |
| 3                               | Roof & Wall Sarking                                 | Provide roof and wall sarking to the exterior wall frame to seal and insulate the home.   |
| 4                               | BASIX Water Tank                                    | Upgrade the BASIX water tank to a large colour co-ordinated to gutter colour Slimline 3000L water tank.   |
| 5                               | Gas Hot Water System                                | Provide one 26 litres ph 6.5 star gas hot water systems from builder's range.   |
| 6                               | Daikin Air-Conditioning                             | Upgrade to a Daikin superior inverter fully ducted reverse-cycle air-conditioning system (home specific)  |
| DESIGNER LIVING UPGRADES        |   |   |
| 7                               | Black Door Handles                                  | Upgrade to a stylish black door handles to front door and all the interior doors from the builder's range.  |
| 8                               | Downlights  | Provide 30 white round downlights from builder's range, fitted with warm white energy saving LED globes.  |
| 9                               | Light Switch  | Upgrade all power points and switches in the home to Clipsal Iconic range.  |
| 10                              | Flooring Upgrades                                   | Upgrade all ground flooring to stunning hybrid, waterproof timber-look flooring, available in a wide range of colours for all ground floor areas, including the hallway, family room, living room, media room, study, downstairs bedroom, kitchen, and meals area (if applicable) with scotia. Stairs, upstairs living, hallway and upstairs bedrooms carpeted with modern range of colours, laid on superior 10mm foam underlay. |
| MODERN LIVING KITCHEN UPGRADES  |   |   |
| 11                              | Oven  | Upgrade to Technika 900mm stainless steel built-in oven with 100 litre capacity. Model: T948SS-6  |
| 12                              | Gas Cooktop   | Upgrade to Technika 900mm 5 burner stainless steel gas cooktop. Model: H950SLTXFPRO   |
| 13                              | Dishwasher  | Upgrade to Technika 600mm Freestanding stainless steel dishwasher. Model: TDX7SS-7  |
| 14                              | Microwave   | Upgrade to Technika 28L microwave & trim kit. Model: WD905-2  |
| 15                              | Rangehood   | Upgrade to Technika 900mm Slide out stainless steel rangehood. Model: SL10290ISS-3  |
| 16                              | Tapware   | Upgrade to a Mizu Drift Kitchen Mixer Tap in chrome finish for the kitchen only, from the builder's range.  |
| 17                              | Kitchen Sink  | Upgrade to a modern top mounted square double bowl kitchen sink from builder's range.   |
| 18                              | Tile Splashback                                     | Feature tile kitchen splashback with your choice of ceramic tiles with a \$60/sqm retail tile allowance.  |
| 19                              | Benchtops   | Upgrade the front edge strip and two front side edges of the island bench to 40mm Caesarstone® engineered quartz from the builder's range. Does not include waterfall edges & excludes rear side bench edge.  |
| 20                              | External Ducting                                    | Provide external ducting to rangehood to reduce humidity and steam in the cooking area.   |
| MODERN LIVING BATHROOM UPGRADES |   |   |
| 21                              | Vanity Stonetop to Main Bathroom & Ensuite Bathroom | Upgrade to 20mm Caesarstone® vanity top in wide range of colours to main bathroom and ensuite bathroom with porcelain basin from builder's range with overflow.   |
| 22                              | Recessed Soap Niches                                | Upgrade to tiled recessed soap niche to shower in ensuite and main bathroom, 300mm (h) x 600mm (w) with \$25/sqm allowance for décor tiles per soap niche.  |
| 23                              | Laundry Unit  | Upgrade 1500mm long laundry unit with laminate top and stainless steel drop-in tub with overflow from builder's range.  |
| 24                              | Level Entry to Bathroom and Laundry                 | Level access into bathrooms (approximately) from hallway floor coverings.   |
| 25                              | Toilet Suite to Main Bathroom and Ensuite Bathroom  | Full ceramic close coupled toilet suite with soft close seat to main bathroom & ensuite (if applicable)   |
| 26                              | Track Grate to Shower Area                          | Provide decorative metal track grate to shower areas of all showers.  |
| ELEVATED LIVING UPGRADES        |   |   |
| 27                              | Recessed Alfresco Door Track                        | Recess rear stacker/sliding door into concrete slab improve egress.   |
| 28                              | Termite Treated Frame                               | Engineered termite treated framing is designed for protection against termites (certain parts not treated).   |
| 29                              | 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.  |
| 30                              | Electronic Touchpad Deadbolt                        | Upgrade from the standard deadbolt to digital touchpad deabolt with convinient keyless entry  |
| 31                              | Front Entrance Door                                 | Upgrade to a stylish wide front entrance door in painted finish with clear glass from the builder's range. Models: (i) XIL1 OR (ii) JST1. Size: 2340mm (h) x 1020mm (w)   |





### \*TERMS & CONDITIONS TRILOGY RANGE - SYDNEY & REGIONAL NSW PRICELIST & INCLUSIONS

Note: These prices and inclusions supersede all previously advertised offers. \*House designs available with additional bedrooms at an extra cost. \*Please refer to Trilogy Range Inclusions and Pricelist for details. \*Please refer to individual home design brochure for inclusion details. Trilogy Range Inclusions, Standard Site and Standard BASIX Pricelist. Disclaimer: 15 MAY 2025 Sydney Metropolitan & Regional NSW Pricelist. Central Coast, Wollongong, Newcastle and Blue Mountains (Additional charges will apply past Springwood). All prices are GST inclusive.

\*Standard site costs included: additional site costs, statutory requirements and BASIX upgrades may apply depending on individual requirements. Site costs are approximate and allow for a block with up to 600mm of fall over whole block, equal cut and fill, up to 600m<sup>2</sup> in area, with all services within property and within 8m of the home, and readily accessible, a front setback of 5.5m to front of garage. M class slab included. Fixed piling additional. Up to 100 lineal metres of temporary fencing and standard lift scaffold included. Excludes special reports, saline soil requirements, rock excavation, removal of rock or overburden and drop edge beams and wind ratings exceeding 33mps. Tender on land is subject to surveyors' levels, soil test, 88B, and Section 10.7(2) certificate and approving authorities' requirement. Additional charges apply to knock-down and rebuilds. Area loadings and handling charges apply to certain council areas, locations and blocks. Additional council and government fees and contributions/taxes may apply. Bushfire requirements or any special reports not included. Prices subject to normal progression of job. BASIX includes a 2000 litre colour coordinated round water tank from builder's range. Specific council and/or developer requirements may require elevation upgrades and articulation, hydraulic design and construction, detention, larger or slimmer water tanks and relocation of tank at additional cost. Subject to orientation of home BASIX upgrades may be required at additional cost which may require provision of solar, upgrades of glazing/windows, insulation, hot water systems and other upgrades to comply with 7-Star government requirements. Inclusions as per individual home's inclusion list, please check with your Allcastle Homes consultant for full details of inclusions as display homes have upgrades at additional costs. All homes with Edge façade with eaves where shown and tiled roof as standard (unless specified). 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. Please refer to your tender for details. 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. Allcastle Homes Pty Ltd is the copyright owner of the designs and reserves the right to alter the design, specifications, inclusions and prices of the homes without notice or obligation. Photographs in marketing material 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. Allcastle Homes Pty Ltd. BL39371C | ABN 12 057 761 378.

### \*TERMS & CONDITIONS TRILOGY RANGE - SPECIAL OFFER (MAY - JUNE 2025)

This offer is only available to all new customers who request and pay for a quote on any Trilogy Range with Trilogy Range Inclusion Allcastle home 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 15/05/2025 to 30/06/2025 to homes in the Trilogy Range with Trilogy Range Inclusions price as per 15/05/2025 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. \*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. 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 subject to change. Major structural changes are not available for Trilogy range home designs. Design amendments may be required to achieve a pass BASIX. 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](http://www.allcastlehomes.com.au/terms-and-conditions) for full details of the offer. Allcastle Homes Pty Ltd | BL39371C



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