Allcastle Homes

$1,589,950*

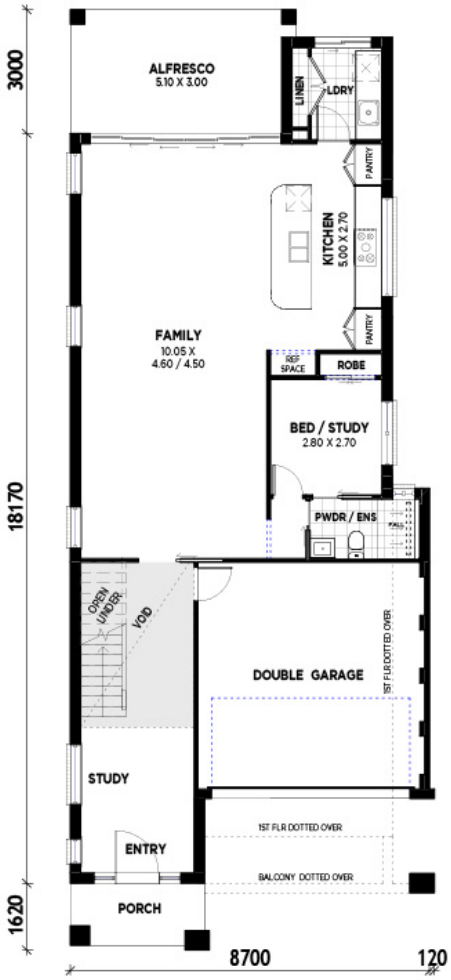
Complete New Home

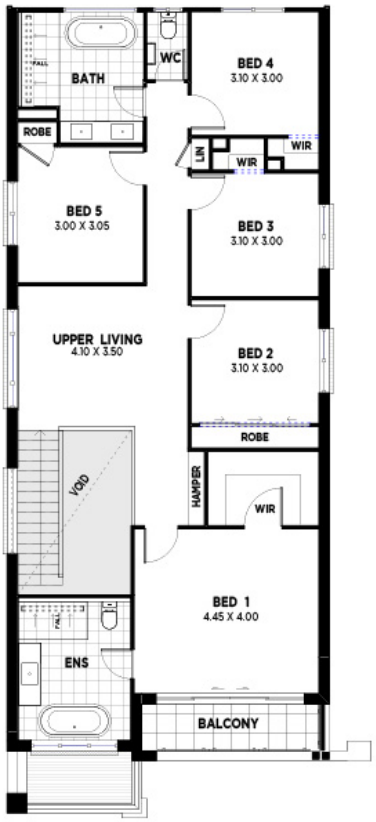
6 | 2 | 3 | 2

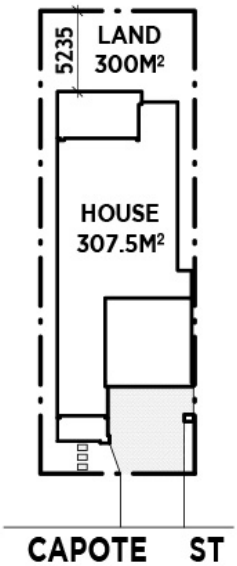
19 Capote Street
Leppington NSW

Home Details
33.1sq | 307.5m²

Land Details
300m²







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Complete New Home Inclusions

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General Inclusions

- Home design with stylish façade

Sarking

- Sarking to underside of roof tiles

Windows

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

External Features

- 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
- Hybrid flooring from builder's range to entry, hallway, family, kitchen, staircase and upper living, straight laid pattern.
- Carpet from builder's range to study, media and all bedrooms.
- R2.0 stud wall insulation to external stud walls and R3.0 insulation to trussed main roof

Kitchen Features

- Provide 20mm engineered Smartstone quartz kitchen 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 Designer 175mm kitchen and vanity door handles
- Vertical overhead kitchen cupboards with designer doors
- Stunning 20mm engineered quartz benchtops from builder's range
- 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, 1m high tiling to back of toilets and 1.8m high tiling to showers – (heights may vary due to tile sizes) from our builder's range.

Electrical/Appliance Features

- Technika stainless steel kitchen appliances including stove/oven and rangehood
- Alarm system from builder's range
- 15 x double and 5 single power points with safety circuit
- 15 x Light fittings from builder's range
- 2 smoke detectors
- Dishwasher connection provided
- NBN hub with drawstring in garage (connection by others).

Laundry Features

- Hot point
- 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

Included Upgrades

- Kikuyu turf to front and rear yards
- Video intercom system with 7inch LCD colour monitor
- Letterbox from builder's range
- Wall mounted clothes line
- Soft closed ceramic toilet suites
- Westinghouse electric WVE9915SDA stainless steel oven
- Westinghouse WHG955SB gas stainless steel cooktop
- Westinghouse WRR904SB stainless steel rangehood
- Westinghouse WSF6604XB stainless steel dishwasher
- Upgraded 40mm engineered stone to outside of island bench
- Daikin Inverter Ducted Air Conditioning FDYQN180 three phase reverse-cycle unit with 8 x outlet, with two zones, warranty by manufacturer.
- Freestanding bath to bed 1 ensuite and main bathroom.

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

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