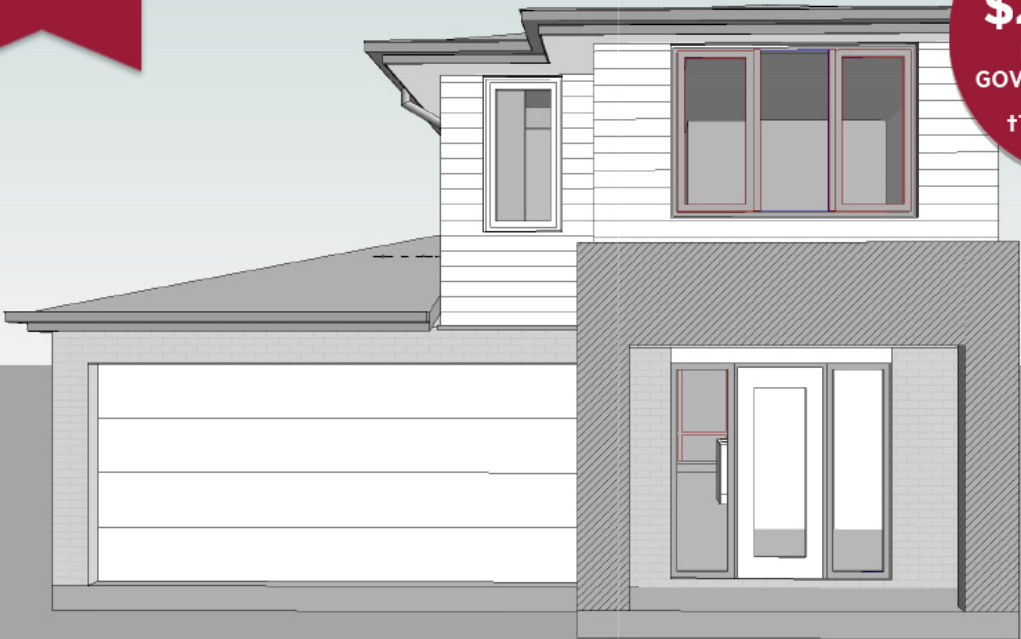


LAND
REGISTERED

ELIGIBLE FOR
\$25,000[†]
 HomeBuilder
 GOVERNMENT GRANT
[†]Terms & eligibility
 criteria apply



Artist impression for illustrative purposes only

Home & Land Package

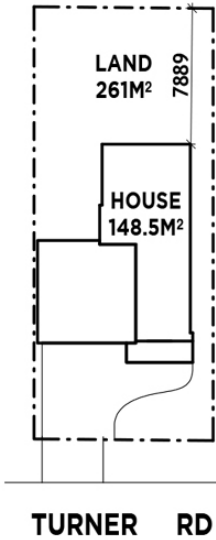
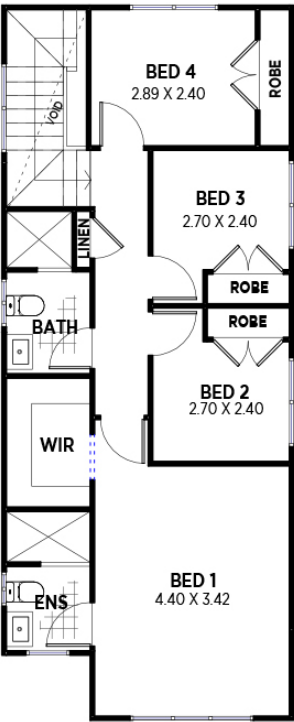
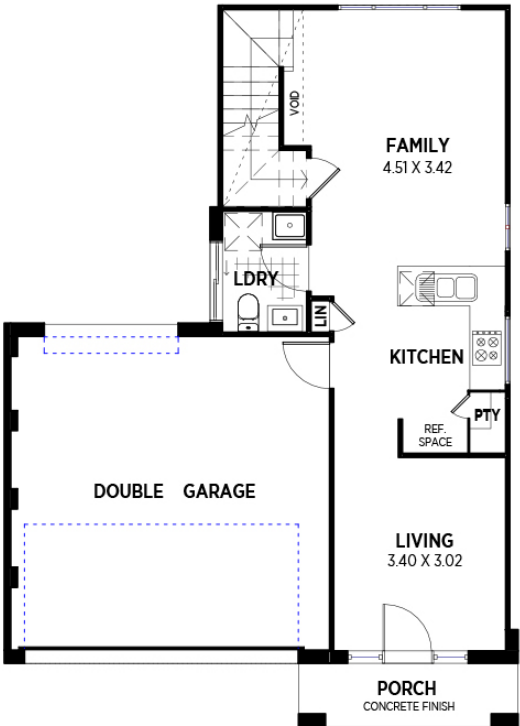
 4
  2
  2.5
  2

605 (89) Turner Road
 Gregory Hills NSW

Home Details
 15.9sq | 148.5m²

Land Details
 261m²

Land registration: Registered*



Home & Land Package with Metro Package Homes Inclusions

605 (89) Turner Road Gregory Hills NSW

General Inclusions

- Designer home with stylish façade from Allcastle Homes
- Building Contract Component of Home & Land Package (separate contract will be issued by land vendor)

Site Preparation

- Provide equal cut and fill, up to 600m² in area, for a block with up to 600mm of fall over whole block. Unless otherwise quoted in this tender, removal of overburden from excavation is at owner's cost and must be removed at the direction of the builders. Note: Removal can be quoted on if required.

Site Assessment

- Provide surveyors levels including existing structures.
- Provide soil test as required by Engineer.
- Provide Waste Management Plan.
- Provide Site Analysis Plans.

Site Costs

- Included at a fixed price

Piering to Support Slab

- Provide piering including concrete pump/s.

Concrete Slab

- Provide Engineer designed structural slab for "S", "M" or "H1" class if required, non-saline soil classification.

Water

- Provide water connection from home to shortest point within the property boundary and within 10 metres of the home.

Electrical

- Provide single phase electric underground cable only to shortest point or single phase electric overhead cable to bracket only to shortest point. Note: Owner should obtain a quote from chosen supply authority as to the availability and charge of the connection and metering. If tiger tails are required to power lines, owner to supply and install at own cost.

Sewer

- Provide sewer connection from the dwelling to the shortest existing junction within the property boundary and within 10 metres of the home using standard 100mm diameter PVC sewer pipes.

Stormwater

- Provide 10 metres of 90mm diameter PVC stormwater pipes to gutter or easement at rear. Note: If required, design and construction of stormwater, hydraulics and detention will be by owner at owner's cost. In certain areas increased diameter stormwater pipes and outlets, fully charged lines, rain gardens or transpiration beds may be required at additional cost.

Scaffolding

- Provide standard height scaffolding and roof railings as required.

Sarking

- Sarking to underside of roof tiles.

Temporary Fencing

- Provide up to 100 lineal metres of temporary fencing, including shade cloth (if required). Note: Temporary fencing in excess of 100 lineal metres will incur additional costs.

Insulation

- Insulation to walls and ceiling.

External Features

- Front entry 820mm (w) x 2040mm (h) door from builder's range. Includes 1 x Lockwood pull handle, up to 450mm long with a choice of models 141, 142 or 143 and 1 x Lockwood Paradigm deadbolt.
- Instantaneous 26 litre HWS.
- Plain Concrete driveway including pathed front porch.

Internal Features

- Provide timber-look laminate flooring with scotia from Metro range to entry foyer, family, kitchen and meals floors (if applicable) or ceramic floor tiles from Metro range, to entry foyer, family, kitchen and meals floors (if applicable). Note: Tiles will be laid in a rectangular pattern.
- Provide carpet from Metro range laid on upgraded 10mm premium foam underlay to habitable tiled dry area floors stairs and bedrooms.
- Provide Taubmans Endure matt ultra premium three coat paint system to all internal walls with Taubmans Lifetime Guarantee (Note: Conditions apply - refer to the manufacturer's disclaimer).
- Provide Daikin quality split air conditioning system FTXF35.
- Provide 10 x 300mm round oyster light fittings from builder's range, fitted with energy saving fluorescent bulbs OR 10 x white round downlights from builder's range, fitted with warm white energy saving LED globes. Your selection supplied and installed internally to existing light point allowance. Note: Does not include stairwell void.
- Provide 15 x light points and 15 x double power points
- Provide 1 x data, 1 x telephone and 2 x television points, wired to inside of home. Note: Aerial not included.
- Internal ceiling heights of 2432mm to ground floor and first floor.
- Provide 90mm classic look cornice.
- Provide 42mm skirtings.
- Provide round style internal door furniture from builder's range.

Kitchen Features

- Provide 20mm engineered stone kitchen benchtop and island bench in colours from builder's range. Note: Size and depth of island bench to remain as per plans.
- Provide Designer Gloss kitchen cupboard doors with aluminium look kickboards.
- Provide Designer 175mm kitchen and vanity door handles.
- 6 x vertical overhead kitchen cupboards with designer gloss doors.

Electrical / Appliance Features

- Bellissimo by Technika 600mm electric oven TB60FDTSS-5
- Bellissimo by Technika 600mm Cooktop TB64GWFSS-4
- Technika 600mm slide out rangehood SL10160ISS-4

Bathroom / Ensuite Features

- Upgrade all W.C.s to full ceramic model with soft close lid from builder's range.
- Provide bathroom vanity cupboards with Designer Gloss doors and moulded tops.
- Provide Posh Base mixer taps from builder's range to vanities.
- Provide Posh Bristol Rail Shower.
- Shower taps to be cross handled taps from builder's range.
- Fully moulded 1500mm white acrylic bath from builder's range to main bathroom.
- Ceilings to all bathrooms upgraded to square set.
- 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).
- 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.

Laundry Features

- Provide laundry tub white cabinet with stainless steel bowl and rinse bypass
- Provide JST1 820mm (w) x 2040mm (h) laundry door with clear glass and 1 x double-cylinder deadlock from builder's range.

Security & Safety

- Provide Bosch 2000 Alarm / Security System complete with 1 x 8 zone alarm system, 1 x LCD Icon codepad, 3 x sensors, internal and external siren. Full cabling, installation and commissioning of system and 1 x single power point included.

Location

Gregory Hills is one of the fastest establishing estates of South-west Sydney. Located in Sydney's Macarthur region, Gregory Hills is home to exceptional scenery with the comfort of village life and convenience of city life in one masterfully planned community. There are plenty amenities including child-friendly parks, cafes, restaurants and shopping villages

For further information, please contact **Allcastle Homes** on **1300 255 999** or email **sales@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.