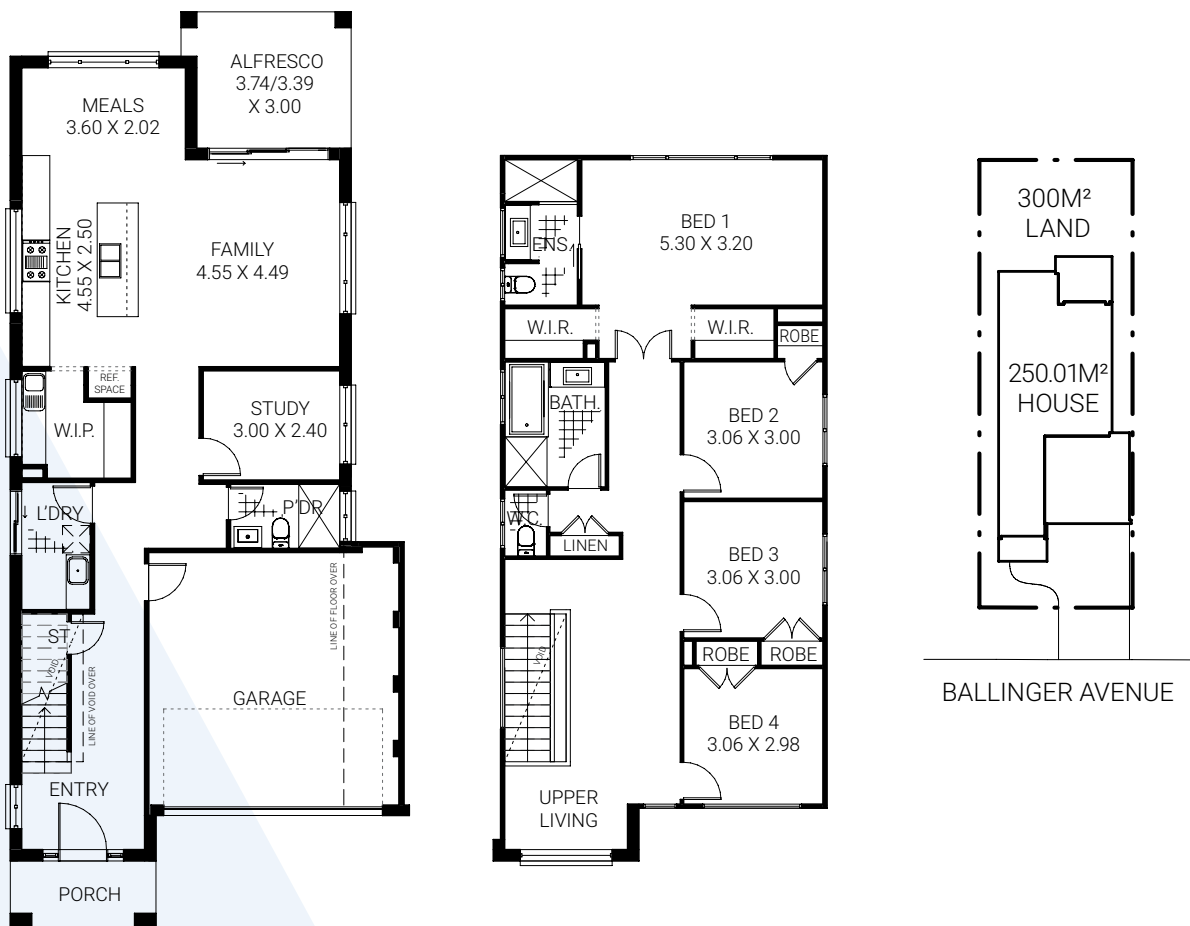




Lot 464
Ballinger Avenue, Riverstone

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 464

Ballinger Avenue, Riverstone

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.
- Technika GHE09TDSS-4 900mm Stainless Steel Upright Cooker and Technika TUR90S 900mm Undermount Rangehood.
- 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.
- Base 1500mm white acrylic bath to main bathroom.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
- 20mm Engineered Quartz Stone to vanities with drop in basin.
- 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.



Elara Estate at Marsden Park

McLoughlin Street,
Marsden Park
9854 5790 or 9854 5770
or call Scott Bradley
on 0427 789 992

For further enquiries
please phone 9854 5790

ALLCASTLE HOMES

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