

## INTERNAL STAIRS

Painted finish to Pine handrail, Pine stringer material

Carpet to treads and risers

Stainless steel balustrade design

## WINDOW COVERINGS

Vertical Blinds to all windows/sliding doors (excluding wet areas)

## FLOOR COVERING

Ceramic 500 x 500 tiles to main living areas, hallways and kitchen (Practical Homes Designer Range)

Carpet to all bedrooms, stairs and First floor (if applicable) (Practical Homes Designer Range)

## KITCHEN

An appointment with a Professional Kitchen Consultant to choose Kitchen finishes

Melamine Polytec Matt Finish Kitchen Cupboard Doors with Matching Overhead Cupboards

Bulkheads to overhead kitchen cupboards

20mm Caesarstone Benchtop (Practical Homes Designer Range)

Ceramic Tiles to Kitchen Splash back 650mm high – (Practical Homes Designer Range)

Hettich Kitchen Handles

Caroma "Radiant" 1200mm Stainless Steel double bowl sink

Stylus Venecia Mixer

OMEGA 900mm Stainless Steel Upright Gas Cooker/Electrical Oven

OMEGA 900mm Stainless Steel Canopy Rangehood (Externally Ducted)

Dishwasher Provision and Connection Point

## BATHROOM & ENSUITE

Ceramic tiles to Bathroom and Ensuite from (Practical Homes Designer Range)

1.2 tiling high to bathroom and Ensuite (tiled skirting to powder & wc)

Stonepage Moulded Poly Top Vanity with draws and cupboards

Vanity mirror with aluminium edge to all Vanity's

Framed Shower screens with clear laminated glass

Caroma Prima Stylus Connector Toilets

Venecia Tapware by Caroma

Caroma Cosmo soap holder, toilet roll, towel rail and towel ring

Caroma Stylus Maxton Bath

## LAUNDRY

Clark 42 litre stainless steel laundry tub

Ceramic tiles to Laundry from (Practical Homes Designer Range)

Skirting Tiles to Laundry (Practical Homes Designer Range)

## DRIVEWAY

Colour on Driveway (Single Garage 30m2, Double Garage 60m2)

## MAINTENANCE

3 month maintenance guarantee from hand-over

Terms & Conditions: This promotion is only valid for initial deposits taken from 16th October 2020 until 30th June 2021. This offer is subject to standard site conditions with Traditional Façade only. This offer may not be applicable to some house designs or geographic areas and cannot be redeemable for cash or credit. Practical Homes reserve the right to amend or substitute items or suppliers without notice.

## Display Homes

**Edmondson Park** – 23 Clement Road, Edmondson Park NSW 2174

On Display: Stylista 32 & Isabella 24

**Coming Soon!**

Marsden Park & Leppington



*Simply*  
**MOVE IN**

We're offering **tonnes of fabulous inclusions** to complete your brand new home at a **very affordable price!**

**FOR A LIMITED TIME ONLY**

Looking for the complete move in ready package to go with your new home? Look no further, because our move in package allows you to do just that. With loads of inclusions and upgrades included for free, so you can simply move in!

## GENERAL INCLUSIONS

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|---|
| Construction site cost allowance for Standard Building Conditions (Subject to site survey & land classification, council and other regulatory requirements/approvals) |
| Interim occupation certificate  |
| Architectural plans   |
| BASIX assessment to State Government Requirements   |
| Council or CDC application and approval for building a standard dwelling  |
| Sydney Water approval/Inspection Fees   |
| Registered surveyors contour plan and Final identification survey   |
| Construction Insurance & Home Owners Warranty Insurance   |
| Scaffold, void scaffold, first floor protection, railing and roof scaffold as per OH&S requirements   |
| Sediment control measures   |
| Structural Warranty in accordance with NSW legislation building act   |
| An appointment with our in house colour consultant to help in selection of colours, fixtures and inclusions   |

## SLAB INCLUSIONS

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| M1 & H1 Class Concrete Slab (Subject to Geotech)                                       |
| Front Patio/ Rear alfresco formed part of house slab (subject to home design specific) |
| Cure treatment to concrete slab  |

## PLUMBING INCLUSIONS

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| 2 x external taps   |
| 3000L Rainwater Tank (Connected to WC's and one garden tap or recycled water connection)      |
| Gas connection (including cooktop, hot water & 1 heating point) (subject to availability)     |
| Rheem Metro Max 26 Litre Instantaneous Hot water system (Subject to gas availability on site) |

## TERMITE PROTECTION

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| Granitguard Termite management system and Certificate |
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## TIMBER FRAME

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| 90mm frames external & internal (H2 Termite Treated Pine) |
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## THERMAL COMFORT

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| R2 Insulation batts to external walls for living areas                         |
| R4 ceiling batts to under roof to living areas (excluding garage and alfresco) |
| Enviro Wrap to outside of the building Frame                                   |

## BRICKS

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| Selection of face bricks - PGH Bricks - Practical Homes Designer Range |
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## CLADDING & EXTERNAL FINISHES

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| Selection of Cladding - Practical Homes Designer Range (subject to design) |
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## ROOF

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| Sarking to underside of Roof Tiles                      |
| Bristle Concrete Roof Tiles - Designer or Classic Range |
| Maintenance free Colorbond Fascia, Gutter               |

## WINDOWS

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| Aluminium powder coated Sliding doors & Windows with key locks (Practical Homes Designer Range)                               |
| Obscure windows to all bathrooms, Ensuite and wc/powder room (subject to council and other regulatory requirements/approvals) |
| Flyscreens to all opening windows   |

## ELECTRICAL

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| An appointment with a Professional Electrical Consultant to choose electrical finishes 1 light point per room - Practical Homes Designer Range |
| 1 external light point to patio/alfresco- Practical Homes Designer Range   |
| 1 Double Power point to all rooms- Practical Homes Designer Range  |
| 1 TV Point   |
| 1 Phone Point  |
| Three phase power (Subject to Site Conditions)   |
| NBN basic set up   |
| Smoke detectors hard wired with battery back-up to Australian standard   |
| Safety Switch to main electrical board   |

## INTERNAL LINING

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| Gyprock Lining to Internal Walls |
| 90mm cove cornice                |
| 2445mm high ceilings throughout  |

## DOORS

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| Front Door - 2040mm x 820mm Urban Range by Corinthians with Enviro Seal for weather protection |
| Internal 2040mm high Doors - Flush range by Corinthians - (Practical Homes Designer Range)     |
| Laundry Door & Garage Door - solid core door or sliding (subject to home design specific)      |
| Gainsborough Trilock 8901ANGS Double Cylinder deadlock to Front Door                           |
| Gainsborough Terrace set and deadlock to Laundry Door/Garage Door - 540TERSS                   |
| Internal Gainsborough Door Handles - Lianna, Carla, Align, Angular or Bailey                   |
| Privacy locks to bathrooms and main bedroom  |

## GARAGE DOORS

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| Panel lift Colorbond garage door (Practical Homes Designer Range) |
| 2 remotes and 1 wall mounted                                      |

## SKIRTING & ARCHITRAVE

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| Pine timber 67mm Skirting and Architraves - Half Splay or Homebush |
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## WARDROBES

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| Melamine shelving and one hanging rail to robes                    |
| Framed Mirrored Sliding doors to bedroom robes (subject to design) |
| Linen closet and WIP provided with 4 shelves                       |

## PAINT FINISH

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| Taubmans 2 coats paint System to internal walls & ceiling |
| Taubmans 3 coats paint System all wood work               |