



**PRACTICAL  
HOMES**

**PRACTICAL  
INCLUSIONS**



# Welcome to PRACTICAL HOMES

Here at Practical Homes we offer an extensive range of Premier Inclusions and fixtures that allows you to start your new home journey with quality products in all the right places.

We have partnered with respected brands and suppliers to provide you a home you will be proud of for years to come.

From quality appliances to beautiful Caesarstone Benchtops it's easy to see why

## It pays to be practical

# PRACTICAL INCLUSIONS

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# EXTERNALS



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**1.** Colorbond Slimline/Flateline Garage Door

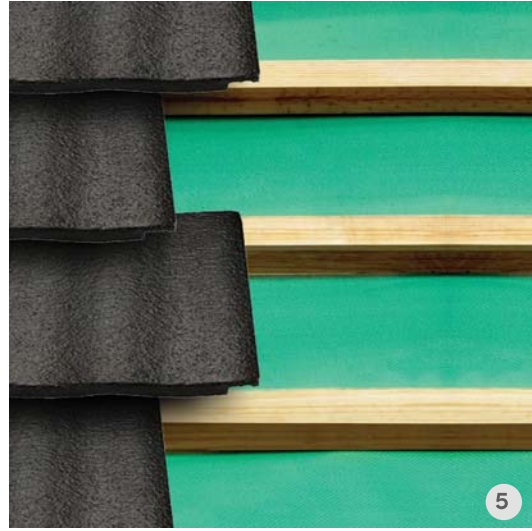
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**2.** Colorbond standard colours steel fascia, gutter and PVC downpipes

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**3.** Wideline aluminium powder coated keyed sliding windows and sliding doors

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**4.** H2 Blue Pine treated timber to external/internal walls

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**5.** Sarking to underside of roof tiles

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**6.** Your choice of Elabana or Atura range of roof tiles from Monier

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**7.** Your choice from a great range of bricks from PGH

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8. 20mm Ceasarstone benchtops

9. Polytec laminate matt overhead & underbench cupboards

10. Plasterboard bulkhead to above overhead cupboards

11. Convenient pot drawer below microwave provision

12. Walk in Pantry or Built in Pantry includes four white melamine shelves

13. Tile splashback to Kitchen incl. Behind the Rangehood



# KITCHEN

- 14. Omega 900mm freestanding gas cooktop/electric oven
- 15. Omega 900mm stainless steel externally ducted canopy rangehood
- 16. Caroma Luna double bowl stainless steel sink with drainer
- 17. Stylus chrome Venecia mixer
- 18. Quality Hettich kitchen handles
- 19. White cutlery tray



# BATHROOM



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**20.** Polished Edge Mirror

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**21.** Illusions Semi Frameless Shower Screens

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**22.** Wall Hung Vanity with Moulded Top

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**23.** Stylus Prima II Close Coupled Toilet with Soft Close Seat

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24

Caroma Venecia  
Handheld  
Shower Rail



25

Caroma Venecia  
Basin Mixer



26

Cosmo  
Toilet Roll Holder



27

Cosmo Towel Rail

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**24.** Caroma Venecia handheld shower rail

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**25.** Caroma Venecia basin mixer

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**26.** Caroma Cosmo toilet roll holder

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**27.** Caroma Cosmo towel rail

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34



33



35



36



29



31



30



32



28

**28.** Melamine top shelf & hanging rod to all robes

**29.** Splashback tile to the Laundry sink

**30.** Chrome floor wastes

**31.** Clark 42L stainless steel laundry tub

**32.** Rheem 26L instantaneous hot water

**33.** Gainsborough internal handles

**34.** Quality Corinthian external & internal Doors

**35.** Clipsal Iconic series light switches

**36.** Gainsborough Triclock entrance set

# Living Essentials



**37.** Plasterboard lining to home including 90mm cove cornice

**38.** 67mm architraves & skirting boards

**39.** Taubmans 3 coat paint system to internal walls

**40.** Mirror Sliding Wardrobe Doors

**41.** Linen cupboard includes four white melamine fixed shelves

**42.** Staircase with MDF treads & risers including painted pine stringers, handrail & newel posts\*





3000L Slimline Water Tank

43



CSR Bradford 2.0 Wall Insulation  
CSR Bradford 4.0 Ceiling Insulation

44



Automatic Garage Door Unit

45



Ducted Exhaust Fans

46

**43.** 3000L Slimline Rain Water Tank

**44.** Bradford Wall & Ceiling Insulation

**45.** Automatic Garage Door Opener Incl. 2 Remotes & Wall Mounted Opener

**46.** Ducted Exhaust fans to Main Bathroom, Ensuite, Powder & WC\*

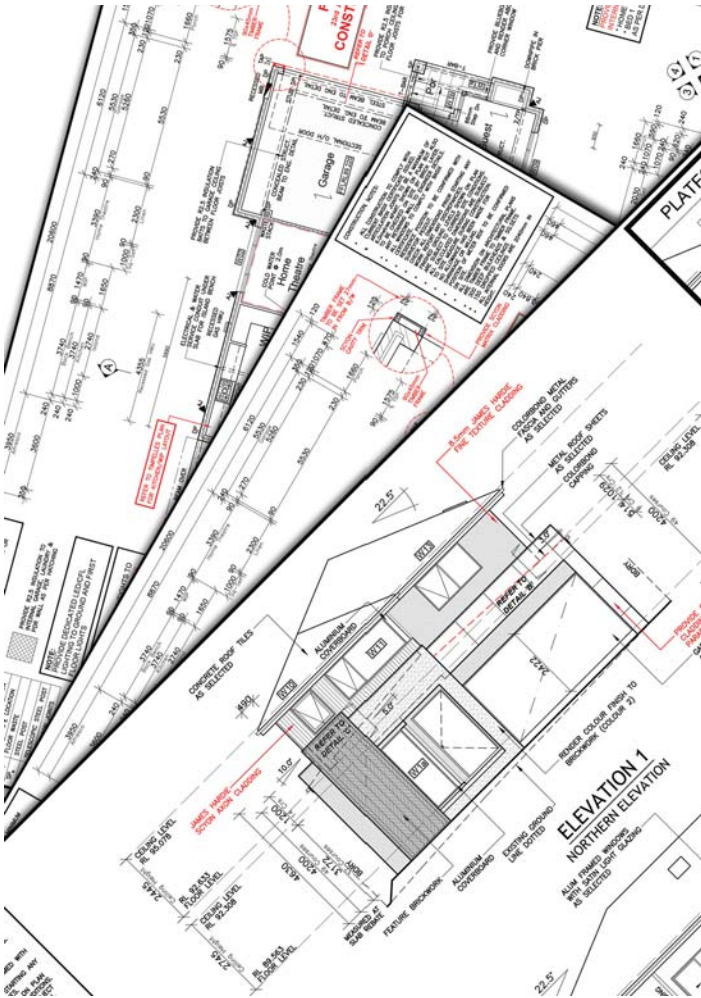
**47.** 2000mm high tiling to shower and 1200mm high tiling to remainder to Bathroom & Ensuite

**48.** Translucent glazing to Bathroom, Ensuite, Powder Room and WC\*

**49.** Termite Protection & Certificate

**50.** 'M' or 'H' Class Slab

# Living Essentials



# Services

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Tender Presentation Inc. Preliminary Architectural Plan Meeting  
& HIA Building Agreement with qualified consultant

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Selections appointment with our in house Colour Consultant

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Architectural Plans

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3 month maintenance inspection

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## EXTERNAL

H2 Blue Pine Termite 90mm Timber External/Internal Frames  
'M' or 'H' Class Slab  
PGH Bricks Face Bricks - Builders Range  
Monier Elabana & Atura range roof tiles  
James Hardie horizontal smooth 230mm cladding\*  
450mm Wide Eaves including soffit lining\*  
Colourbond Standard Colours Steel fascia, gutter & PVC downpipes  
Sarking to Underside of Roof Tiles  
Translucent glazing to Bathroom, Ensuite, Powder Room and WC\*  
Painted finish to all Timberwork & Cladding\*  
22.5 Roof Pitch\*  
External Powder Coated Balustrade to Double Storey Balconies\*  
Plain concrete slab to front patio/rear Alfresco poured in conjunction of house slab\*  
Dynamic Door Slimline or Flatline Panel Lift Garage Door - Standard Colorbond Colours  
Corinthians Madison Range Entry Hinged Door Painted Finish with Clear Glazing Inc. Enviro Seal Frame

## INTERNALS

2440mm Ceiling Heights to Ground And First Floor  
Corinthians 67mm Half Splay or Homebush Pine Painted Timber Architraves & Skirting  
Corinthians 67mm Half Splay or Homebush Pine Painted Timber Skirting Boards  
Cove 90mm Cornice Throughout Home (Square Set to Bathroom And Ensuite)  
R2.0 Wall Insulation for All Living Areas (External Walls)  
R4.0 Ceiling Insulation (Excluding Garage And Alfresco)  
Plasterboard Lined Interior to Garage  
Internal Access Door From Garage to House\*  
Gyprock Lining to Internal Walls  
110mm X 18mm Primed & Painted Void Trim (Double Storey Designs)  
White Melamine Fixed Top Shelf With Chrome Hanging Rail to Bedroom Wardrobes  
Four White Melamine Fixed Shelves to Linen & Walk In Pantry\*  
Framed Mirror Sliding Doors to Bedroom Wardrobes\*  
Pine Painted Timber Stringer Staircase With Mdf Treads And Risers\*  
Pine Painted Timber Handrail and Newel With Stainless Steel Baluster  
Taubmans Three Coat Paint System to Ceiling  
Taubmans Three Coat Paint System to All Internal Walls (Single Colour Throughout)  
Taubmans Three Coat Paint System Gloss to Internal Woodworks

## WINDOWS & DOORS

2040mm Corinthians Internal Doors - Builders Range  
Gainsborough Internal Door Handle in Satin Chrome or Chrome - Builders Range  
Gainsborough Internal Door Privacy Door Handle to Main Bedroom, Bathroom, Ensuite, Powder Room & WC\*  
Gainsborough Terrace & deadbolt to Laundry Door\*  
Gainsborough Contemporary Align Tri Lock in Satin Chrome or Chrome  
Corinthian 2040mm No. 7 Door or Wideline Sliding Door to Laundry\*  
Wideline Aluminium Powder Coated Keyed Sliding Windows & Sliding Doors

## TILING

Floor tiling to Bathroom, Ensuite, Laundry, Powder Room & WC\*  
2000mm high tiling to shower & 1200mm high tiling to remainder Bathroom & Ensuite\*  
Skirting Tile to WC, Powder Room & Laundry  
Splashback tile above vanity to underside of mirror  
Splashback tile to kitchen including behind rangehood  
Splashback tile to laundry tub

# PRACTICAL INCLUSIONS

## LAUNDRY

Clark Utility 42l Freestanding Stainless Steel Laundry Tub  
Stylus Venecia Sink Mixer Chrome  
Concealed Washing Machine Taps  
Chrome floor waste

## KITCHEN

20mm Caesarstone Benchtop to Kitchen (Builders Range)  
Designer Polytec Laminated Matt Finish Kitchen Cupboards  
Designer Polytec Laminated Matt Finish Overhead Cupboards  
Designer Polytec Laminated Matt Finish Cupboards over fridge cavity  
One Bank of Four Drawers 450mm Wide  
White plastic cutlery tray to one drawer  
Quality Hettich Kitchen Handles (Builders Range) & Soft Close Doors & Drawers  
Caroma Luna Satin Stainless Steel Sink with Drainer  
Stylus Venecia Sink Mixer Chrome  
Omega 900mm Freestanding Gas Cooktop/Electric Oven  
Omega 900mm Stainless Steel Externally Ducted Canopy Rangehood  
Plasterboard Bulkhead to above overhead cabinets  
Underbench Microwave Provision including one pot drawer  
Dishwasher Provision

## BATHROOM

Semi Frameless Showerscreens (Illusion Range)  
6mm Polished Edge Frameless Mirrors 1000mm High by width of vanity  
Caroma Maxton Bath (to Main Bathroom)  
Wall Hung Vanities with Moulded Poly Top from Builder Range\*  
Caroma Venecia Basin Mixers  
Caroma Venecia Wall Mixer, Hand Held Shower Rail to Showers  
Caroma Venecia Bath Mixer and Bath Spout  
Caroma Cosmo Towel Rings  
Caroma Cosmo Towel Rail  
Caroma Cosmo Toilet Roll Holder  
Stylus Prima II Coupled Toilet Suites Including Soft Close Seat  
Chrome Floor Wastes Throughout





## ELECTRICAL

Clipsal Iconic Series Double Power Points & Light Switches (One Per Room)

Light Bayonets Throughout (One Per Room)

One External Light Point to Patio, Alfresco And Laundry\*

One TV Point to Your Preferred Location.

One Phone Point to Your Preferred Location

Power Provision - Single Power Point for Dishwasher

Power Provision - Single Power Point for Microwave

Power Provision - Single Power Point for Fridge.

Power Provision - Single Power for Rangehood & Oven

Exhaust Fan to Main Bathroom, Ensuite, WC and Powder\*

Hard Wired Smoke Detectors With Back-up Battery

Power Connection, Including Single Phase Power\*

Automatic Garage Door Unit Inc. 2 Remotes & Wall Switch

## PLUMBING

Slimline Above Ground 3000l Rain Watertank to Comply with Basix (Std. Colourbond Colours)

Garden Taps to Front & Rear of Home

Cold Water Outlet to Dishwasher Provision

Gas Provisions to Kitchen Cook Top, Rheem 26L Instantaneous Hot Water

Gas Connection (Subject To Natural Gas Availability)

One Internal Gas Bayonet to Living Area

Rheem Metro 26L Instantaneous Hot Water System (Subject to Natural Gas Availability)

## SERVICES

Architectural Plans & HIA Building Contract

Relevant Construction & Home Owners Warranty Insurance

Engineers Structural Certification of Concrete Slab, Piers & Steel Beam Designs

Tender Presentation with Qualified Consultant Inc. Preliminary Plans & HIA agreement

Selections Appointment with our in house Colour Consultant

Kitchen, Electrical, Air-Con & Flooring Covering Consultations

Registered Surveyors Contour Plans & Final Identification Survey

Standard Complying Development (CDC)/Local Government Application Fees (Site Specific)

Perimeter Scaffolding & Safety Roof Rails as required by Workcover

Standard Basix Assessment & Requirements

Sydney Water Inspection/Approval Fees

Termite Protection & Certificate

Sediment Control

Storm Water Connection

12 Week Maintenance Warranty Period from Handover

6 Year Structural Guarantee



# PRACTICAL INCLUSIONS

\*MAY EXCLUDE SOME SITES, SUBJECT TO HOUSE DESIGN & FAÇADE

# PRACTICAL INCLUSIONS



**PRACTICAL  
HOMES**

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## DISPLAY HOME LOCATIONS

- 3 SATURN ST, LEPPINGTON
- MENANGLE PARK - COMING SOON!

FIND US ON



02 9606 8255

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