



**PRACTICAL  
HOMES**



**PRACTICAL INCLUSIONS**



## Welcome to Practical Homes

It pays to be practical.

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 with a home you will be proud of for years to come.

From quality appliances to beautiful Caesarstone benchtops, it is easy to see why.



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# Exterior



1 | Colourbond Slimline  
Flatline Garage Door

3 | Wideline aluminium powder coated  
keyed sliding windows & sliding doors

2 | Colourbond standard colours steel  
fascia, gutter & PVC downpipes



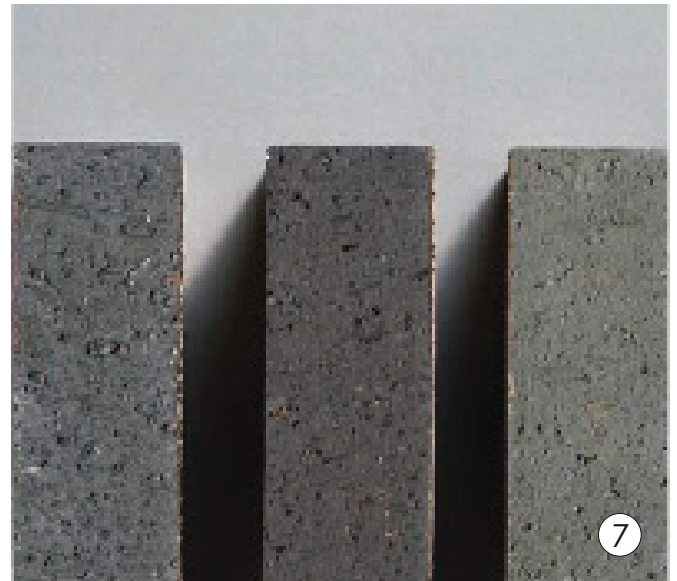
4 | H2 Blue Pine treated timber to external/internal walls



5 | Sarking to underside of roof tiles



6 | Your choice of Elbabana or Atura range of roof tiles from Monier



7 | Your choice from a great range of bricks from PGH



# Kitchen



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 including behind the rangehood

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- 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



20 | Polished edge mirror

22 | Wall Hung Vanity with Moulded Top

21 | Illusions Semi Frameless  
Shower Screens

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 | Caroma Cosmo toilet roll holder

27 | Caroma Cosmo towel rail

## Living Essentials



28 | Melamine top shelf & hanging rod to all robes

29 | Splashback tile to laundry sink

30 | Chrome floor wastes

31 | Clark 42L stainless steel laundry tub

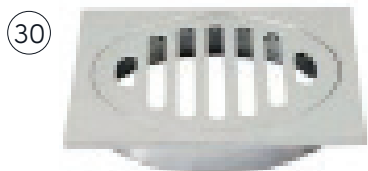
32 | Rheem 26L instantaneous hot water

35 | Clipsal iconic series light switches

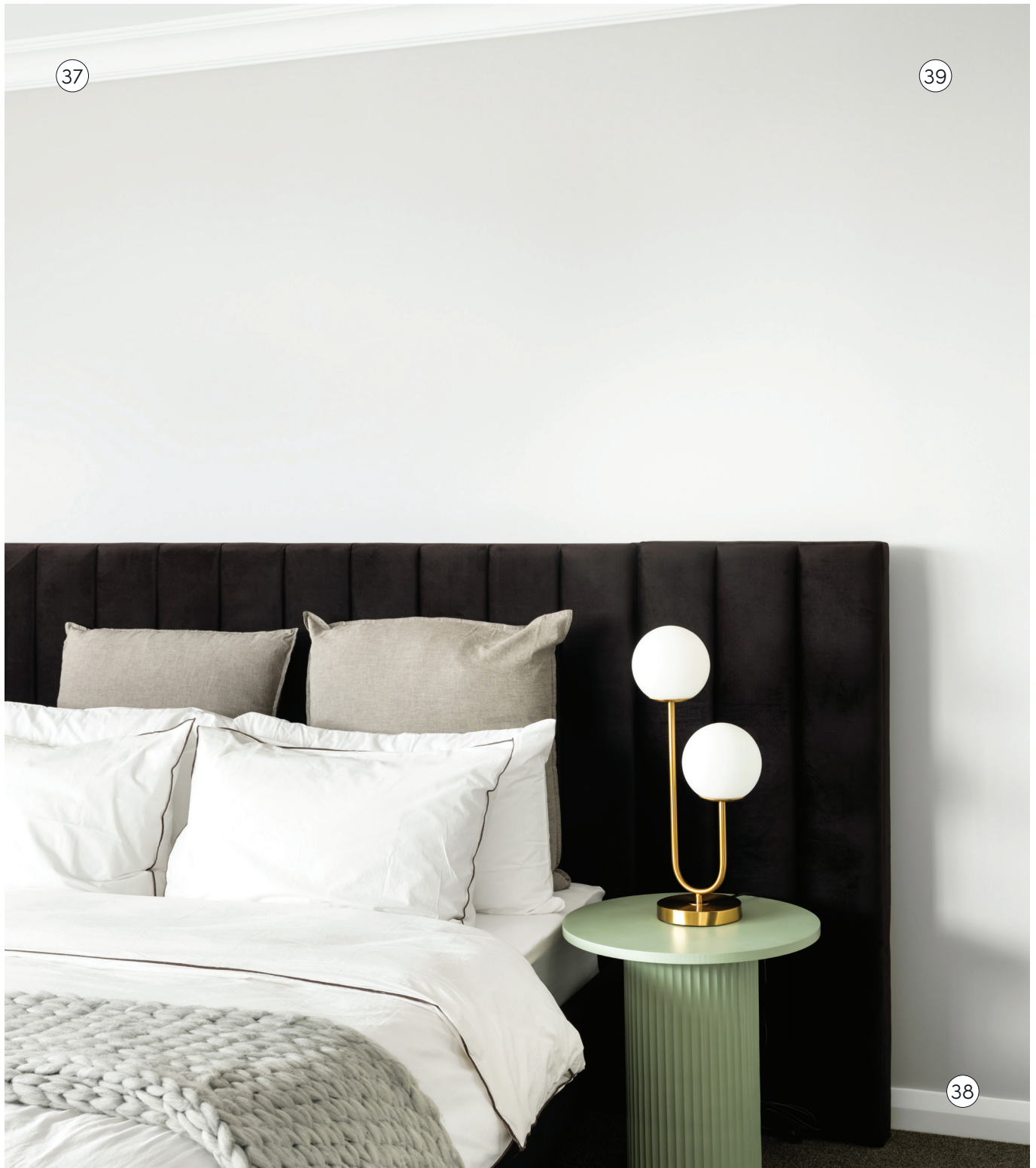
33 | Gainsborough internal handles

36 | Gainsborough Triclock entrance set

34 | Quality Corinthian external  
& internal doors







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 for white melamine fixed shelves

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



43 | 3000L Slimline rain water tank

44 | Bradford wall & ceiling insulation

45 | Automatic garage door opener including 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 of bathroom & ensuite

48 | Translucent glazing to bathroom, ensuite, powder room & WC\*

49 | Termite protection & certificate

50 | 'M' or 'H' Class slab



# Services



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

Selections appointment with our in house Colour Consultant

Architectural Plans

3 month maintenance inspection



# Practical Inclusions

## EXTERNALS

Monier Elabana Et Atura range roof tiles 450mm Wide Eaves including soffit lining\*

H2 Blue Pine Termite 90mm Timber External/Internal Frames

PGH Bricks Face Bricks – Builders Range

Wideline Aluminium Powder Coated Keyed Sliding Windows Et Sliding Doors Colourbond Standard Colours Steel fascia, gutter Et PVC downpipes

Sarking to Underside of Roof Tiles

Translucent glazing to Bathroom, Ensuite, Powder Room and WC\* Painted finish to all Timberwork Et 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 Incl. Enviro Seal

## INTERNALS

2440mm Ceiling Heights to Ground And First Floor 2040mm Corinthians Internal Doors – Builders Range

Gainsborough Internal Door Passage Handle in Satin Chrome or Chrome – Builders Range Gainsborough Internal Door Privacy Door Handle to Main Bedroom, Bathroom, Ensuite, Powder Room Et WC \*

Gainsborough Terrace Et deadbolt to Laundry Door\*

Gainsborough Contemporary Align Tri Lock in Satin Chrome or Chrome Corinthians Solid Core Door or Wideline Sliding Door to Laundry\*

Corinthians 67mm Half Splay or Homebush Pine Painted Timber Architraves Et 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 Et 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 Et 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 Timber Balusters\*

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

Semi Frameless Showerscreens (Illusion Range) to Main Bathroom & Ensuite\*

Polished Edge Frameless Mirror to Main Bathroom & Ensuite\*

Caroma Maxton Bath (to Main Bathroom)

Wall Hung Vanity With Moulded Poly Top From Builder Ranges to Bathroom, Ensuite, Powder

Caroma Venecia Basin Mixer to Vanities

Caroma Venecia Wall Mixer, Hand Held Shower Rail to Showers Caroma Venecia Bath Mixer and Bath Spout

Caroma Cosmo Bathroom Accessories – Soap Dish, Towel Rail, Toilet Roll Holder, Towel Ring• Chrome Floor Wastes Throughout

Stylus Prima II Coupled Toilet Suites Including Soft Close Seat

Clark Utility 421 Freestanding Stainless Steel Laundry Tub

# Practical Inclusions

## 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 Package Including Gas Provisions To Kitchen Cook Top, Continuous Flow Hot Water Inc. 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)

## 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

Automatic Garage Door Operator  
Inc. 2x Wireless Remotes & Wall Switch Panel

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

Hard Wired Smoke Detectors With Back-up Battery Power Connection, Including Single Phase Power\*

## SERVICES

HIA Building Contract

Relevant Construction Et Home Owners Warranty Insurance

Architectural Plans

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

Tender Presentation with Qualified Consultant Inc.  
Preliminary Plans Et HIA agreement Internal Selections

Appointment with our In house Colour Consultant

Kitchen, Electrical, Air-Con Et Flooring Covering  
Consultations direct with our Partner Suppliers Registered  
Surveyors Contour Plans Et Final Identification Survey

Standard Complying Development (CDC)/Local  
Government Application Fees (Site Specific) Perimeter  
Scaffolding Et Safety Roof Rails as required by Workcover

Standard Basix Assessment Et Requirements Sydney Water  
Inspection/Approval Fees Termite Protection and Certificate

Sediment Control

Storm Water Connection

3 Month Maintenance Warranty Period from Handover

6 Year Structural Guarantee

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

Selections appointment with our in house Colour Consultant

Architectural Plans

3 month maintenance inspection

## DISPLAY CENTRE LOCATIONS

**Leppington Living** 3 Saturn St, Leppington 10am - 5pm | **Menangle Park** Coming Soon



02 9606 8255

[www.practicalhomes.com.au](http://www.practicalhomes.com.au)



All images including photographs, artist impressions and other pictures included in our brochures may show fixtures, fittings or items which may be an upgrade please speak to your new home consultant to confirm inclusions, upgrades and any statutory requirements in your area or estate that may not be included in our standard price.

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