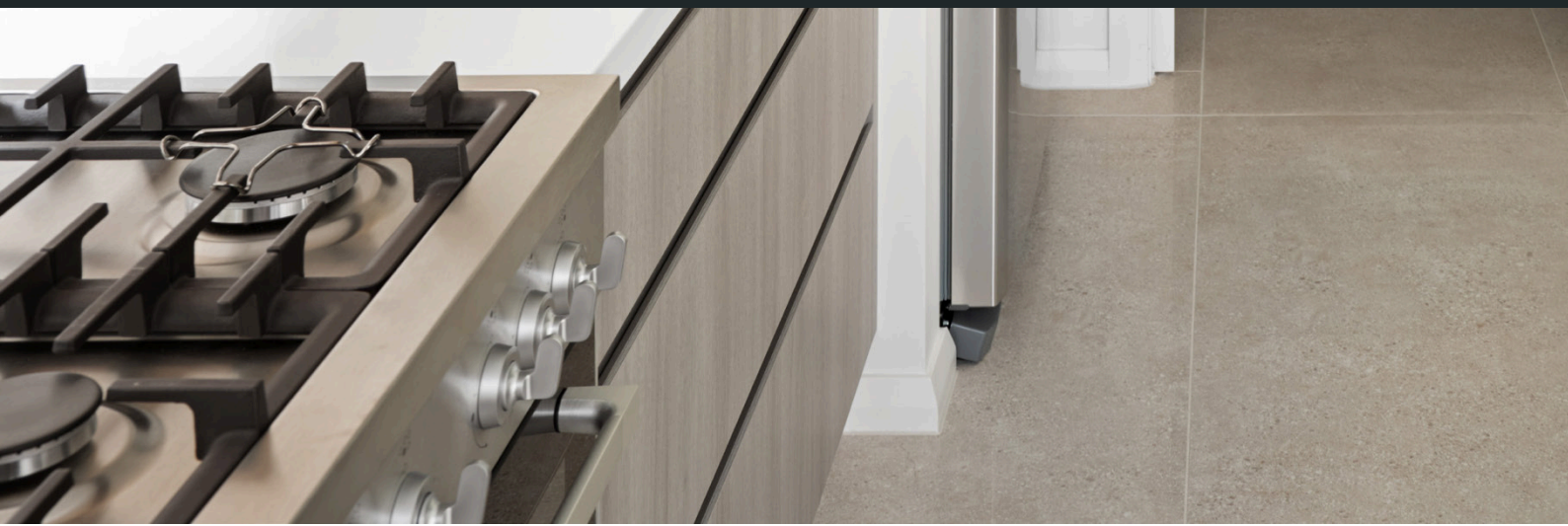




PRACTICAL INCLUSIONS





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 stone benchtops,
it is easy to see why.

EXTERIOR



1 | Colourbond Slimline Flatline Garage Door

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

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

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

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

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

KITCHEN



7 | 20mm Stone Benchtops

8 | Polytec laminate matt overhead & underbench cupboards

9 | Convenient pot drawer below microwave provision

10 | Walk in pantry or built in pantry includes four white melamine shelves

11 | Tile splashback to kitchen including behind the rangehood



12



13



14



15



16



17



12 | Omega 600mm Canopy Rangehood

13 | Omega 600mm 4 Function Electric Oven / Gas Cooktop

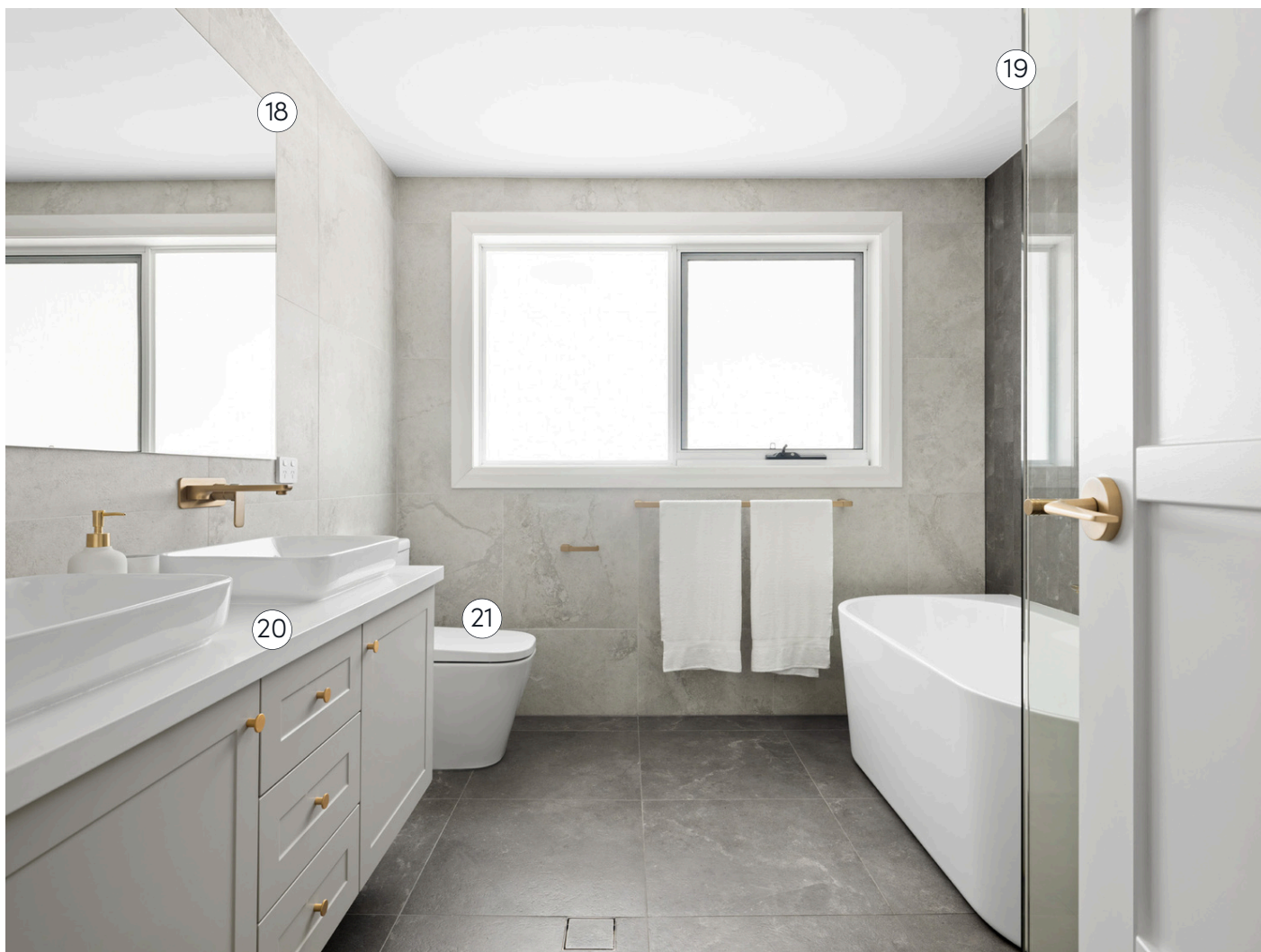
14 | Caroma Luna double bowl stainless steel sink with drainer

15 | Stylus chrome Venecia mixer

16 | Quality Hettich kitchen handles

17 | White cutlery tray

BATHROOM



18 | Polished edge mirror

20 | Vanity with Moulded Top

19 | Framed Pivot
Shower Screens

21 | Stylus Prima II Toilet

22



24



25



23



26



22 | Caroma Venecia handheld shower rail

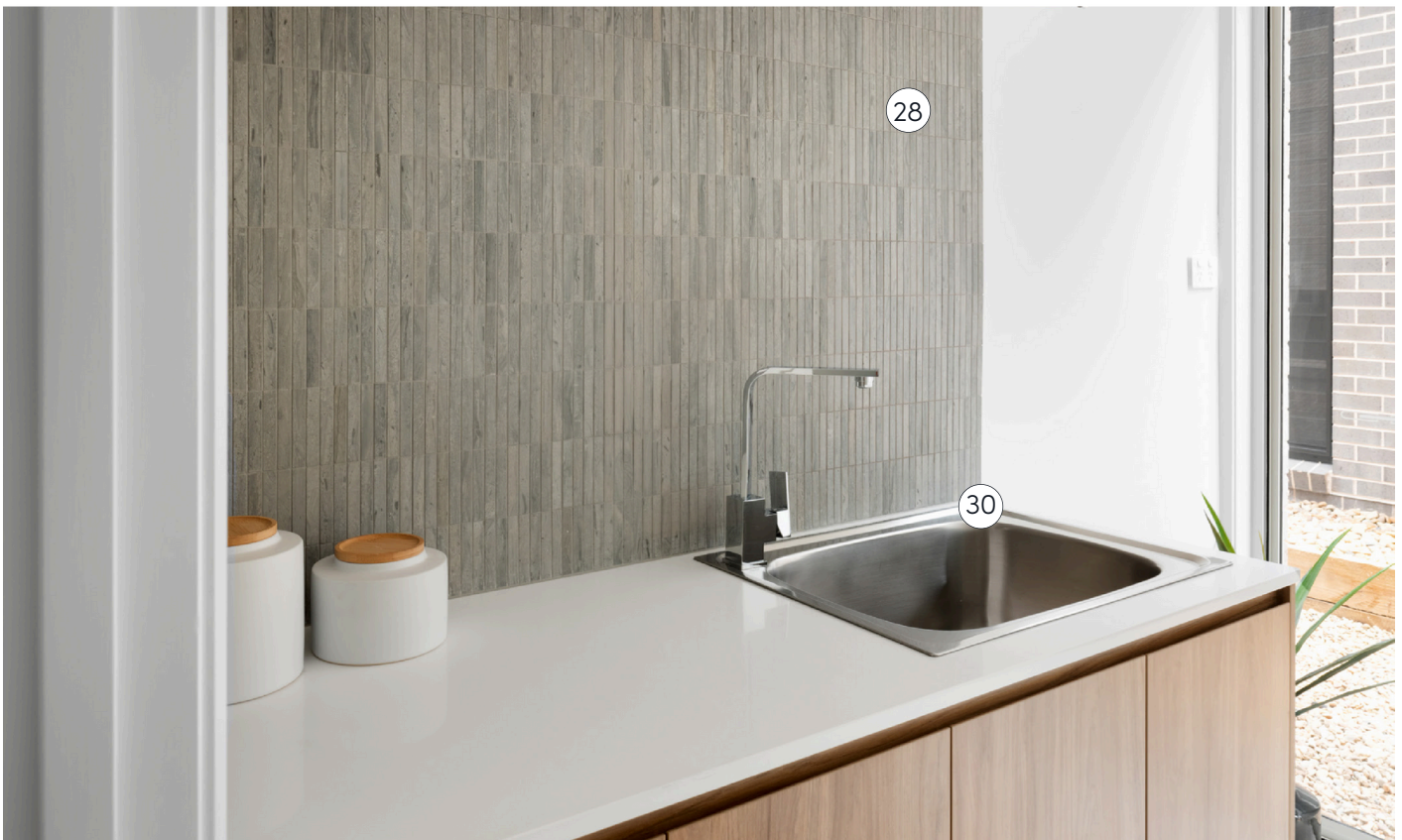
23 | Caroma Cosmo Towel Ring

24 | Caroma Venecia Stylus Basin Mixer

25 | Caroma Cosmo toilet roll holder

26 | Caroma Cosmo towel rail

LIVING ESSENTIALS



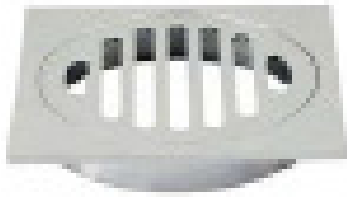
27 | Melamine top shelf & hanging rod
to all robes

28 | Splashback tile to laundry sink

29 | Chrome floor wastes

30 | Clark 42L stainless steel laundry tub

29



33



31



34



32

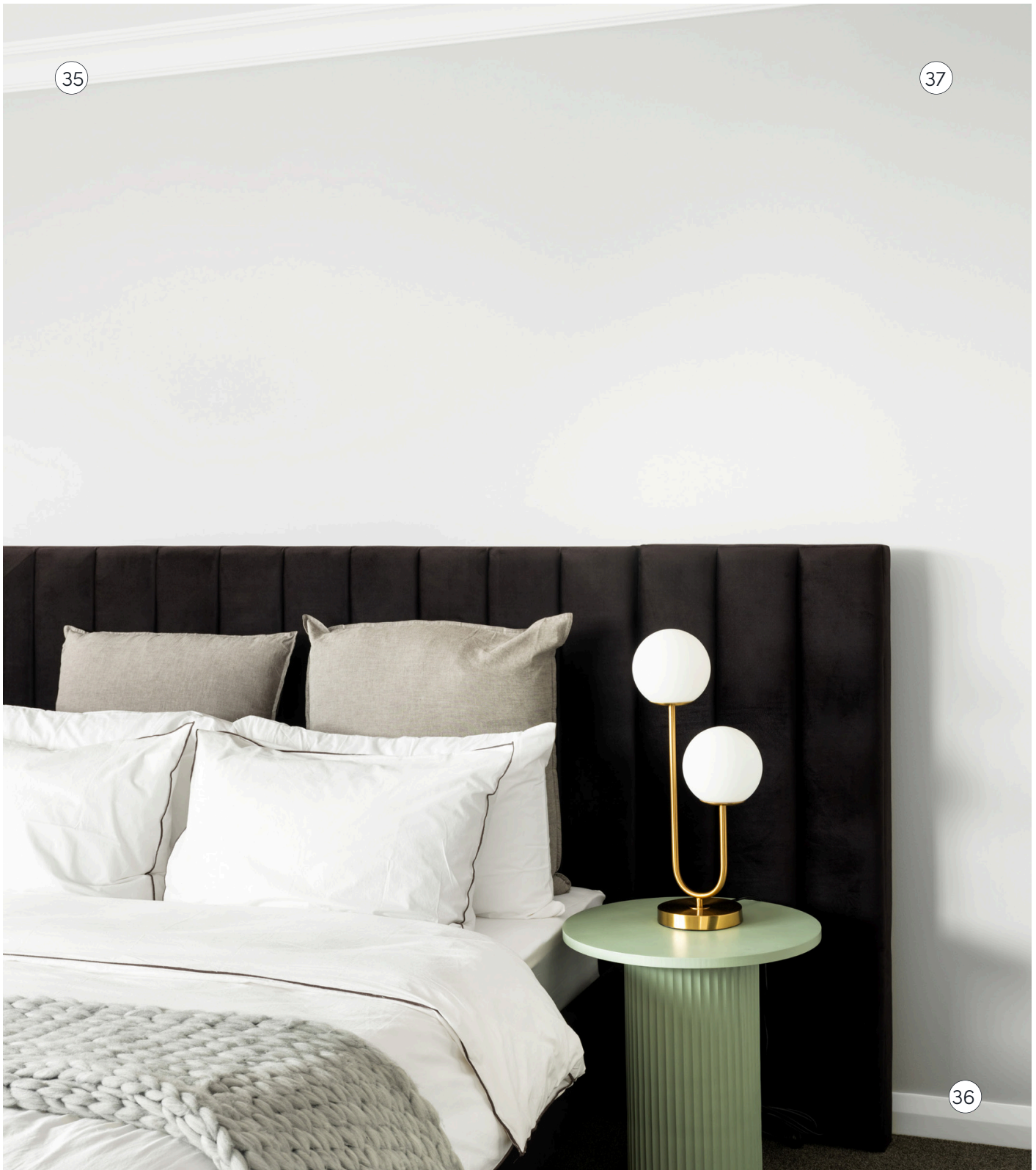


31 | Rheem 26L instantaneous hot water

32 | Gainsborough internal handles

33 | Clipsal iconic series light switches

34 | Gainsborough Trilock entrance set



35 | Plasterboard lining to home including 90mm cove cornice

36 | 67mm architraves & skirting boards

37 | Taubmans 2 coat paint system to internal walls

38 | Side Hinged Wardrobe Doors

39 | Linen cupboard includes for white melamine fixed shelves

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



41



42



43

41 | 2500L Slimline rain water tank

42 | Bradford wall & ceiling insulation

43 | Automatic garage door opener including 2 remotes & wall mounted opener

44 | 2000mm high tiling to shower and skirting tiling to bathroom, ensuite, powder room & WC*

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

46 | Termite protection & certificate

47 | 'M' 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 / 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

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

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*

Side hinged doors to Bedroom Wardrobes*

Pine Painted Timber Stringer Staircase With Mdf Treads And Risers*

Pine Painted Timber Handrail and Newel With Timber Balusters*

Taubmans Two Coat Paint System to Ceiling

Taubmans Two Coat Paint System to All Internal Walls (Single Colour Throughout)

Taubmans Two Coat Paint System Gloss to Internal Woodworks

Framed Showerscreens to Main Bathroom, Ensuite & WC*

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 Toilet Suites

Clark Utility 42L Freestanding Stainless Steel Laundry Tub

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)

PRACTICAL INCLUSIONS

PLUMBING

Slimline Above Ground 2500L 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 261 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

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** Opening Early 2025



02 9606 8255

www.practicalhomes.com.au



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