



**PRACTICAL  
HOMES**

**PRACTICAL INCLUSIONS**



A photograph of a modern, single-story house with a light-colored exterior. The house features a large arched window on the left side and two smaller arched windows on the right. A garage door with vertical slats is visible on the right side of the house. The house is set against a clear blue sky with some light clouds. The overall scene is bright and sunny.

Here at Practical Homes, we are a dedicated team committed to helping you every step of the way. With over 30 years of experience in building homes, we take pride in every new home we construct. We build strong relationships with our clients, work with quality contractors and suppliers, and understand the importance of a clear and transparent process.

We're here to support you throughout your home-building journey!  
All the best on your new home journey.

*Emilio & The Practical Homes Team*



# WELCOME TO PRACTICAL HOMES

*IT PAYS TO BE PRACTICAL.*

At Practical Homes, we believe that building your dream home should be a seamless blend of style, quality, and practicality. That's why we offer an extensive range of Premier Inclusions and fixtures, carefully selected to ensure your home is equipped with premium products in all the right places.

We've partnered with trusted brands and suppliers to deliver a home that not only looks stunning but also stands the test of time. From high-quality appliances to elegant stone benchtops, every detail has been thoughtfully chosen to provide both beauty and functionality.

With Practical Homes, starting your new home journey means starting with the best because a home built with quality, convenience, and style is a home you'll be proud of for years to come.

# 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



*\*Image for Illustration purposes only.*

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

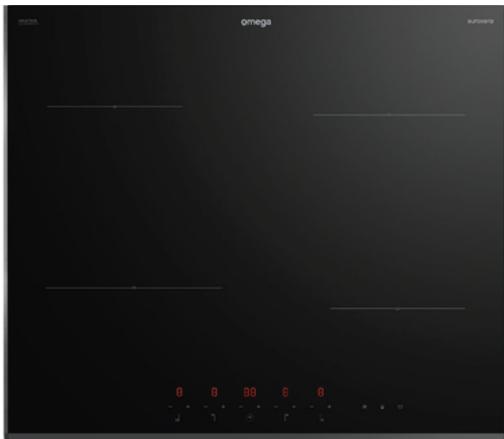
11 | Tile splashback to kitchen including behind the rangehood



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12 | Omega 600mm Canopy Rangehood

13 | Omega 600mm 4 Function Electric Oven / Electric 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



*\*Image for Illustration purposes only.*

18 | Polished edge mirror

20 | Vanity with Moulded Top

19 | Framed Pivot  
Shower Screens

21 | Stylus Prima II Toilet

22



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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

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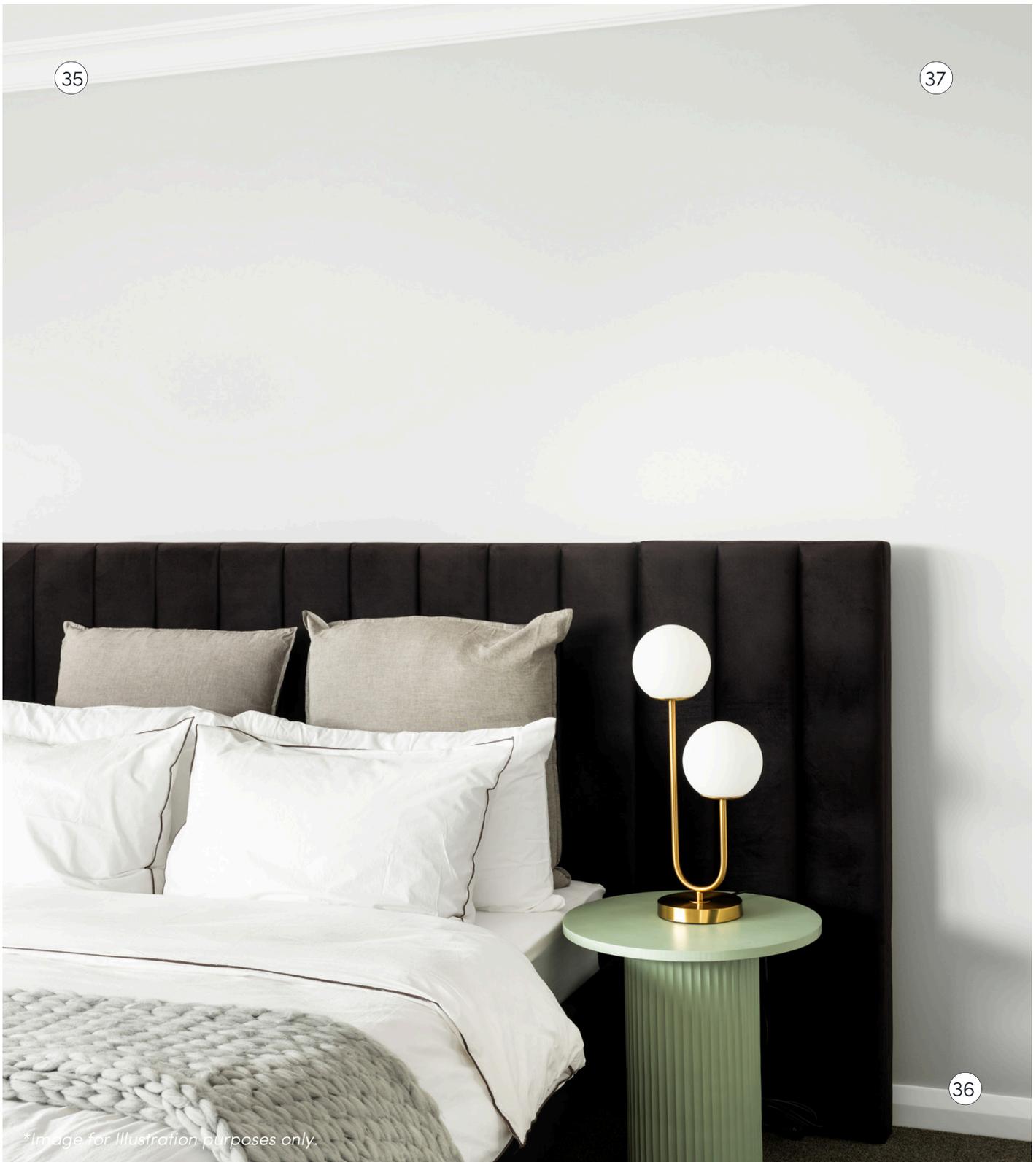


31 | Rheem 250L Electric hot water heater

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\*



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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*

Comprehensive review with a qualified consultant, including your Preliminary Architectural Plan Meeting and HIA Building Agreement.

## *Colour Selections Appointment*

Personalised consultation with our in-house Colour Consultant to bring your vision to life.

## *Architectural Plans*

Professionally prepared and tailored to your chosen design and specifications.

## *Three-Month Maintenance Inspection*

Post-construction check to ensure your new home meets our quality standards.

# 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

## 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\*

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

# PRACTICAL INCLUSIONS

## PLUMBING

Slimline Above Ground 2500L Rain Water tank to Comply with Basix (Std. Colourbond Colours) Garden Taps to Front & Rear of Home

Cold Water Outlet to Dishwasher Provision

Electric Package including Electric Provisions To Kitchen Cook Top, Continuous Flow Hot Water  
*(Optional: Upgrade to GAS - Subject To Natural Gas availability).*

Rheem Electric 315L Hot Water System

## 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 (Saturday-Wednesday 10am - 5pm) 0481 780 761

**Menangle Park** | 11 Poseidon Street, Menangle Park (Thursday-Monday 10am - 5pm) 0422 695 586



02 9606 8255

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



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