PRACTICAL
HOMES



EST 1994
32
Years
IN BUSINESS

OUR STANDARD

PRACTICAL
Inclusions

Hello,

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



The Practical *Difference*

Quality homes, trusted relationships and a clear, transparent building experience.

Our experienced team is here to guide you every step of the way. Whether you're a first home buyer, planning a knockdown rebuild, building a duplex or creating your forever family home, we'll help bring your vision to life with a range of designs and customisation options.



OVER 30 YEARS EXPERIENCE



STRUCTURAL GUARANTEE



MAINTENANCE PERIOD



TURN-KEY HOMES



FIXED PRICE



7 STAR ENERGY RATING



HIA MEMBER

OUR STANDARD

Practical Inclusions

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 and quality stone benchtops, it is easy to see why it pays to be practical.



Designed for You



Timeless Style



Exceptional Value

EXTERIOR









01 Colourbond Slimline Flatline Garage Door

02 Colourbond standard colours steel fascia, gutter & PVC downpipes

03 Wideline aluminium powder coated keyed sliding windows & sliding doors

04 H2 Blue Pine treated timber to external/internal walls

05 Your choice of Elbabana or Atura range of roof tiles from Monier

06 Your choice from a great range of bricks from PGH

KITCHEN



*Image for illustration purposes only

07 20mm stone benchtops

08 Polytec laminate matt overhead & underbench cupboard

09 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



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16



17



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



18 Polished edge mirror

19 Framed pivot shower screens

20 High-gloss white vanity featuring sleek aluminium handles and elevated legs for a clean, modern finish

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

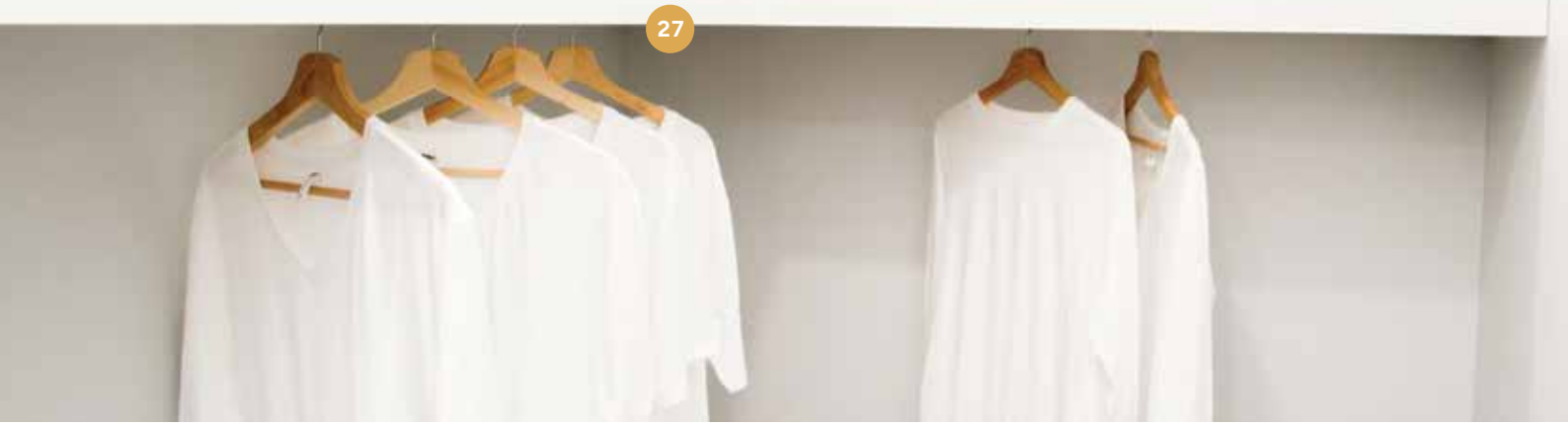



*Image for illustration purposes only

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



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31



33



34



31 Haier 250L HP250M1 heat pump

32 Gainsborough internal handles

33 Clipsal iconic series light switches

34 Gainsborough trilock entrance set

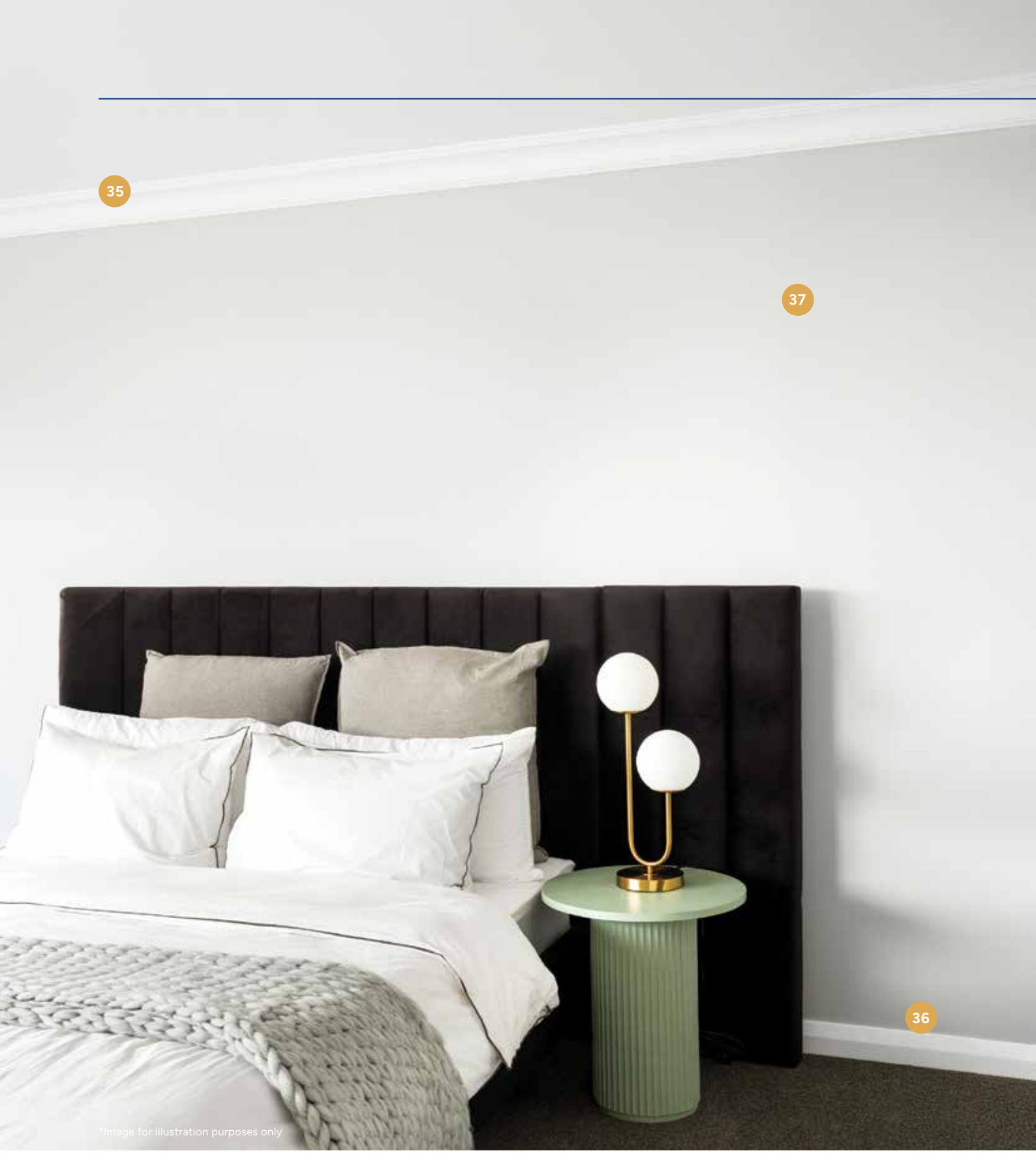


*Image for illustration purposes only

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 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

OUR PRACTICAL INCLUDED

Services

01 ## Tender Presentation

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

02 ## Colour Selections Appointment

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

03 ## Architectural Plans

Professionally prepared and tailored to your chosen design and specifications.

04 ## Three-Month Maintenance Inspection

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

OUR STANDARD

Practical Inclusions

EXTERNALS

- Monier Elabana / Atura range roof tiles 450mm Wide Eves 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*
- 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)

INTERNALS

- 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*
- 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

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 availabilty).

Haier 250L HP250M1 Heat Pump

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 Preffered 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. Prelimanary 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 Survery

Standard Complying Development (CDC)/Local Government Applicaton 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

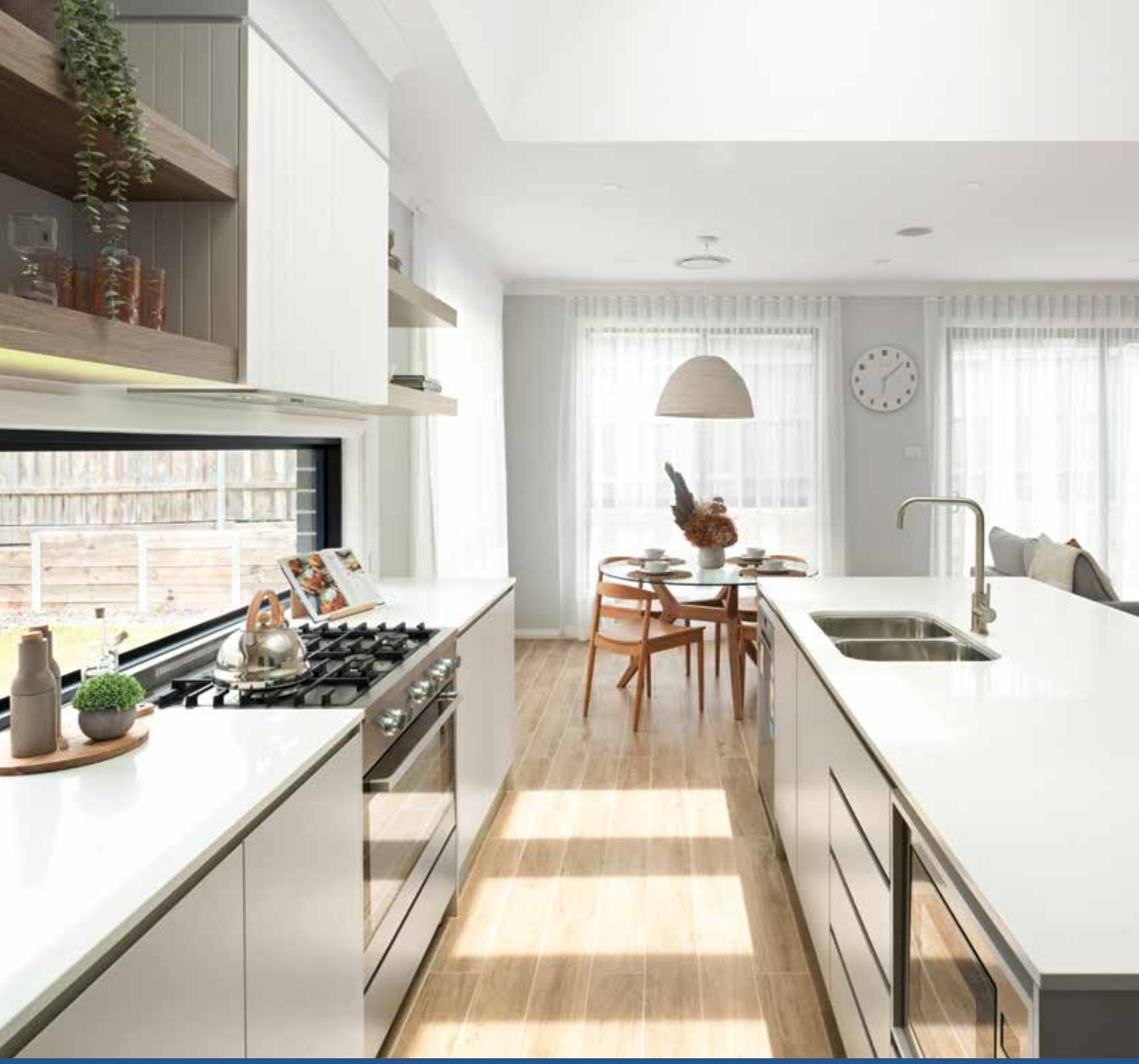
Tender Presentation Inc. Prelimanary Archtitectural Plan Meeting Et HIA Building Agreement with qualified consultant

Selections appointment with our in house Colour Consultant

3 month maintenance inspection

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

*May exclude some site, subject to house design & facade



Display Centre Locations

BOX HILL HOMEWORLD

Monday, Thursday, Friday,
Saturday & Sunday 10am - 5pm

5 & 7 Gittel Street, Box Hill

0411 931 771

LEPPINGTON LIVING

Appointment only

3 Saturn Street, Leppington

0422 695 586

MENANGLE PARK

Monday, Tuesday, Friday,
Saturday & Sunday 10am - 5pm

11 Poseidon Street, Menangle Park

0422 695 586

02 9606 8255 | WWW.PRACTICALHOMES.COM.AU

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