



# AUSTEC HOMES



## ALLAMBIE COASTAL FACADE

### \$ 714,796

(House & Land Price)  
TURN KEY

Lot 1215 Gregory Hills Land Size: 342.60m<sup>2</sup> House Size: 184.43m<sup>2</sup>



## FIXED PRICE CONTRACT

## NO MORE TO PAY

**PRICE INCLUDES** should they be required: rock excavation, class H1 slab, salinity, building adjacent to sewer, acoustic treatment, retaining walls, concrete piers, bush fire treatment and all necessary fees

### FREE OF CHARGE

- Off white cement brick mortar not grey cement
- Seal brick expansion joints with segaflex, not just foam fill
- 90mm wide frames throughout for added strength, not 70mm (subject to house design)
- 90mm wide top and bottom cords to roof trusses for added strength, not 70mm
- Locks to all windows keyed alike
- 5-star Rinnai V1500 gas HWU Including recess box, not storage
- Granite guard termite protection, not spray
- 22.5-degree roof pitch, not 20.0 degrees
- 31mm x 18mm DAR mound to eave overhand and gables
- Weep hole vents to keep out unwanted insects
- Solid 18mm board to back of cupboards, not 4mm Masonite
- Double bowl stainless steel sink with drainers either side including flick mixer to kitchen
- Stylish tap fittings, solid brass full chrome mixers throughout by Ostar, not round plastic spindles
- Stylish full chrome bathroom accessories, not ceramic
- 1.2 high ceramic wall tiles to main bathroom & ensuite, not just skirtings
- 45 LT stainless steel laundry tub with metal unit, not plastic
- Drainage and floor waste on laundry floor, not just fall too external door
- Chrome plated iron floor waste (not white plastic)
- Robes to all bedrooms including walk in (subject to design) with top shelf only & hanging
- Sliding mirror doors to all robes (subject to design) (2 door robe only)
- Caesar stone to kitchen bench top 20mm pencil round including water falls to ends of cupboards, not laminated
- Keyed alike entrance locks and dead bolts to entry and laundry doors
- Architectural lever type door furniture to all internal doors (By Lane)
- Polyurethane vanities with moulded tops, not Melamine
- Ceramic toilet system not plastic, with soft close seat
- 67mm x 18mm skirting and architraves for paint finish, not 42mm x 12mm
- 112mm wide door jambs for added strength, not 92mm (subject to house design)
- Aluminium shower hobs to all shower recess, not tiles to avoid leak
- Waterproofing full walls to all shower recess, not just perimeter and internal joints
- Semi frameless pivot doors to shower recess, not just sliding full frame (subject to design)
- Alarm system including 2 station intercom between kitchen and entry
- Ducted range hood including baulk head over kitchen cupboards
- Double power points throughout, not single
- Huge selection of entry doors with or without glass inserts over 80 to choose from, not just a few
- Ceramic floor tiles to patio not just plain concrete
- Ceramic tiled water tank/air conditioning pads not just plain concrete
- Water tank/air conditioning pads to form part of main floor slab to avoid dropping/cracking
- Taubmans paint for a superior finish & long lasting before needing to re-paint

**TOTAL VALUE FOR FREE OF CHARGE ITEMS IS \$31,252.00**

### Inclusions

Urban Façade | Coloured Driveway | 1.8M Colourbond Fence | Retaining walls as required | Turf to Front & Rear | Smart Wiring Including Hub | Ceramic Floor Tiles throughout excluding Bedrooms | Carpet to Bedrooms | Light Fittings | Sliding Mirror Doors to all Robes | Alfresco including Ceramic Floor Tiles | Vertical Blinds throughout excluding wet areas | Flyscreens throughout | Bayonet Gas Point including BBQ Point | Remote control Garage Door Motor | Full Width Panel Garage Door | Vanity, Bath & Shower Mixers (Architectural Range) | Screw in type Bathroom Accessories | 1.2 High Ceramic Tiles to Bath & Ensuite | 350 x 700 Niche to Shower Recess | Full Height Mirror in W.I.R. Bed 1 | Euromaid Dishwasher | Euromaid Gas Cook Top | Euromaid Electric Wall Oven | Polytec (Sheen) Kitchen Cupboards | Soft Door & Draw Closers | 16.4kw (6hp) Ducted Air Conditioning | Lane 3in1 Touch Plus furniture to Entry Door |

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### (NOTE)

- This special offer applies to all Austec Homes (Statewide) P/L designs, it will not be available as an alternative option for other items nor will it be available for a cash back alternative, it is only available to homes with a maximum of two bathrooms.
- Austec Homes (Statewide) P/L reserves the right to alter/change/delete/add to value pack without prior notice.



### CDC Calculations

Site Area	342.60sqm
Gross Floor Area Allowed	248.57sqm
Proposed	156.73sqm
Landscape Area	
15% of Site Area	63.39sqm
Proposed	155.27sqm
Private Open Space	
Require	24sqm
Proposed	49.46sqm

<b>BUILDING AREA</b>	
Living Area	148.84sqm
Garage	22.54sqm
Patio	2.00sqm
Alfresco	11.05sqm
<b>Total Area</b>	<b>184.43sqm (19.85 Sq's)</b>

Lot 1215 Narabeen St, Gregory Hills.  
ALLAMBIE (Coastal Facade)