



AUSTEC HOMES



BROOKLYN COASTAL

BROOKLYN COASTAL FACADE

\$ 671,011

(House & Land Price)
TURN KEY

Lot 1266 Gregory Hills Land Size: 308.7 m² House Size 163.74 m²



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

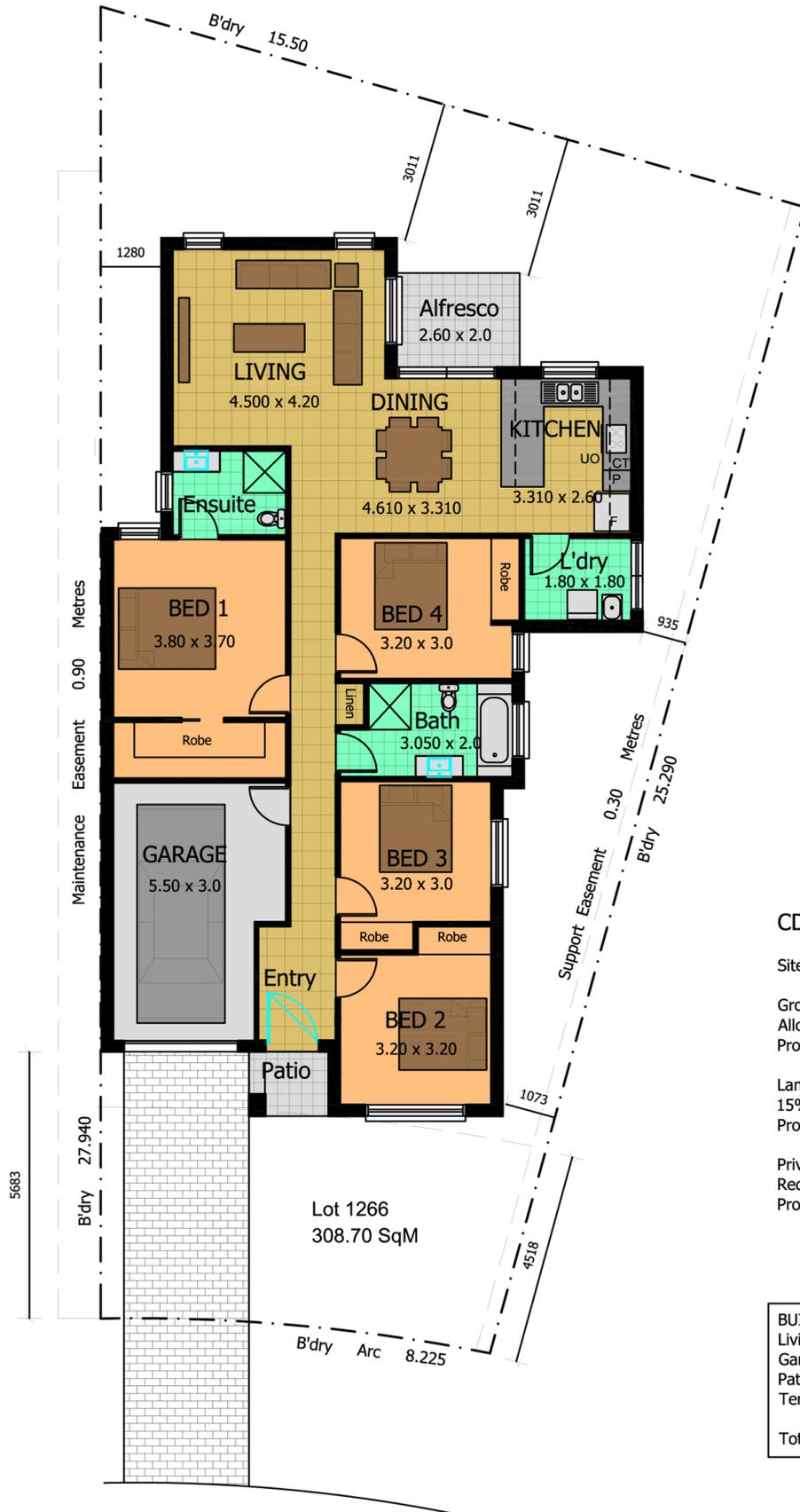
Inclusions

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	308.70sqm
Gross Floor Area Allowed	240.09sqm
Proposed	142.03sqm
Landscape Area	
15% of Site Area	46.30sqm
Proposed	119.94sqm
Private Open Space Require	24sqm
Proposed	63.75sqm

BUILDING AREA	
Living Area	135.71sqm
Garage	20.52sqm
Patio	2.31sqm
Terrace	5.20sqm
Total Area	163.74sqm (17.62 Sq's)

Lot 1266 Wollemi Cir, Gregory Hills.
BROOKLYN (Coastal Facade)