



Complete New Home

Allcastle Homes
FOR SALE
 120 GARGANEY PARADE MELONBA
 5 BEDROOMS | 3 BATHROOMS | 2 CARS
 CALL SCOTT
 0427 789 992

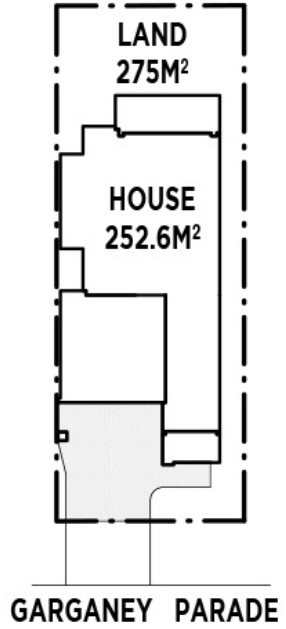
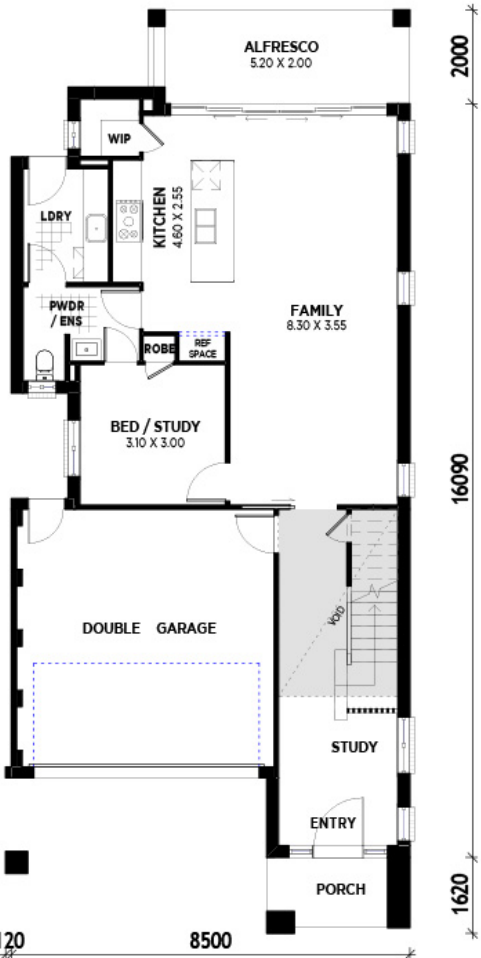
Artist impression for illustrative purposes only

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Lot 8183 Garganey Parade
 (Melonba)
 Marsden Park NSW

Home Details
 27.1sq | 252.6m²

Land Details
 275m²





Complete New Home Inclusions

Lot 8183 Garganey Parade (Melonba) Marsden Park NSW

General Inclusions

- Home design with stylish façade

Sarking

- Sarking to underside of roof tiles

Gas

- Gas connection package

Windows

- Quality powder-coated aluminium window frames with clear glass
- Keyed alike window locks

External Features

- Instantaneous 6 star 26 litre HWS
- Surface coloured driveway within property boundary
- Colorbond fascia and gutter
- Downpipes: round PVC painted
- Garage Door: Colorbond Sectional garage door with remote control from builder's range
- Ceramic floor tiling from builder's range to front patio. Concrete finish to rear patio
- External paint – 2 x external colours from Taubmans / Bristol Custom Colour Selection chart
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner is required to have home inspected annually by TERM-guard

Internal Features

- Paint colours from Taubmans Custom Colour Selection chart. Two coat system with 2 internal colours. Easycoat acrylic matt to walls, flat Tradex ceiling white to ceiling, Taubmans Pure Performance gloss trim to woodwork and doors with Taubmans Lifetime Guarantee (Note: Conditions apply – refer to the manufacturer's disclaimer)
- 90mm classic cornice to ceiling throughout
- Linen cupboard and storage under stairs included
- Single shelf and hanging rail to all robes
- Internal doors from builder's range with chrome hinges
- Door stops fitted to all doors that open against a wall
- Provide lever style internal door furniture from builder's range
- Ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern
- Carpet from builder's range to habitable untiled areas
- R2.0 stud wall insulation to external stud walls and R3.0 insulation to trussed main roof

Kitchen Features

- Stunning 20mm engineered quartz kitchen bench tops from builder's range
- Provide 20mm engineered quartz benchtop to island bench in colours from builder's range. Note: Size and depth of island bench to remain as per plans.
- Provide Designer kitchen cupboard doors with aluminium look kickboards
- Provide 175mm Designer kitchen handles from builder's range
- Vertical overhead kitchen cupboards with designer doors
- Chrome mixer tap from builder's range
- Space and connection point for dishwasher under sink bench
- Spacious pantry

Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Toilets from builder's range
- Tapware from builder's range
- Mixer taps to vanities and showers from builder's range
- Hand-held showers on rail from builder's range
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer
- Moulded drop-in vanity/basin top
- Modern polished edge mirrors to full length of vanity
- Stunning semi-frame-less shower screens with clear laminated glass/aluminium frames
- 1 chrome single towel rail and towel ring from builder's range as required
- Base white acrylic bath from builder's range to main bathroom
- Ceramic Tiles: from our nominated supplier laid in standard rectangular pattern to wet area floors including laundry. One skirting tile to laundry and 1.8m high tiling to showers – (heights may vary due to tile sizes) and metal floor wastes from our range. powder room from builder's range

Electrical/Appliance Features

- Technika stainless steel kitchen appliances including stove/oven and rangehood
- Alarm system from builder's range
- Lights and power points as per electrical plan
- 2 x smoke detectors
- Dishwasher connection provided
- NBN hub with drawstring in garage (connection by others)

Laundry Features

- Hot and cold washing machine connections
- Laundry cupboard with 20mm Smartstone benchtop from builder's range and 45 litre stainless steel drop-in tub

Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in metre box
- Hot water service tempering setting to Australian Standards
- Security locks to all windows and sliding doors

For further information, please contact **Scott Bradley** on **0427 789 992** or email **sbradley@allcastlehomes.com.au**

1300 255 999 | **allcastlehomes.com.au**



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