



Complete New Home

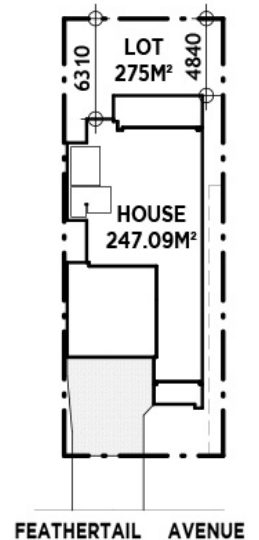
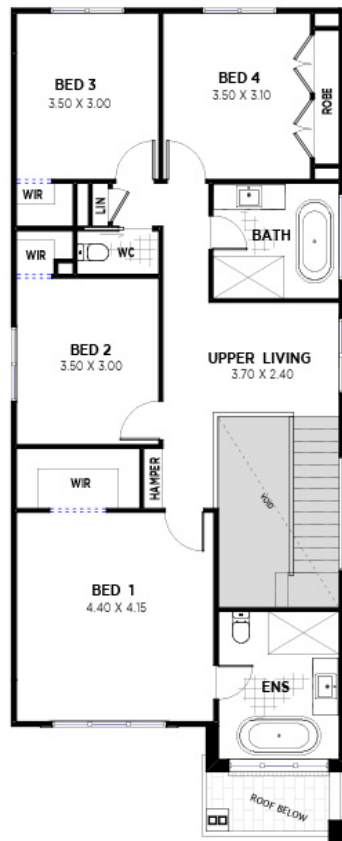
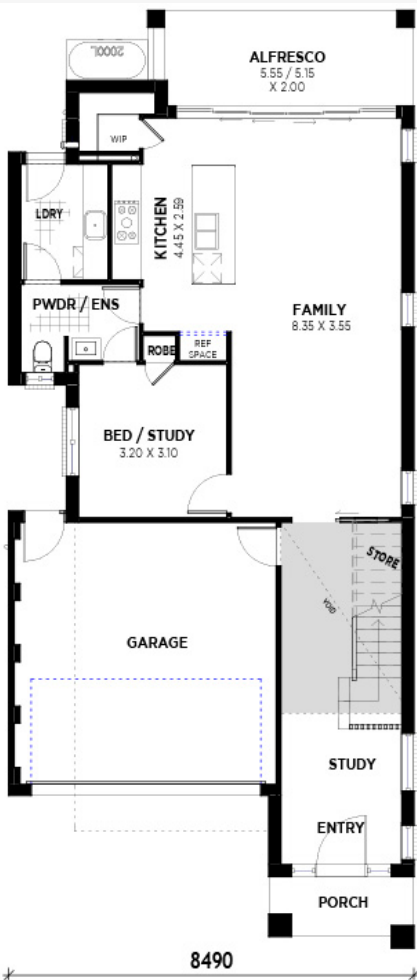
Artist impression for illustrative purposes only

-  5
-  2
-  3
-  2

Lot 7804 (22) Feathertail
 Avenue
 Melonba NSW

Home Details
 26.5sq | 247.09m²

Land Details
 275m²



Complete New Home Inclusions

Lot 7804 (22) Feathertail Avenue Melonba NSW



Allcastle
Homes

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
- Timber-look laminate flooring from builder's range to entry, family, and kitchen, laid in standard rectangular pattern.
- Carpet from builder's range to habitable un tiled areas
- R2.0 stud wall insulation to external stud walls and R3.0 insulation to trussed main roof

Kitchen Features

- Provide 20mm engineered Smartstone quartz kitchen 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 Designer 175mm kitchen and vanity door handles
- Vertical overhead kitchen cupboards with designer doors
- Stunning 20mm engineered quartz benchtops from builder's range
- 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
- 15 x double and 5 single power points with safety circuit
- 15 x Light fittings from builder's range
- 2 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



*TERMS & CONDITIONS: Allcastle Homes Pty Ltd is the copyright owner of all designs and plans and reserves the right to alter the design, specifications, inclusions, colours, materials and prices of the home without notice or obligation. The concepts and information contained in this brochure are the copyright of Allcastle Homes. Use or duplication in part or in full without the permission of Allcastle Homes constitutes an infringement of copyright. Dimensions are in millimetres and are approximate only. Brochure not to scale, some elevations may alter internal layout slightly. Decorator items in display homes such as carpet, ceramic tiling to dry areas and patios, curtains, blinds, air-conditioning, light fittings, alarms, intercoms, driveways and landscaping are not included. For detailed home inclusion terms and conditions refer to contract of sale. Any upgrades offered are at the discretion of Allcastle Homes and cannot be used in conjunction with any other offer. Copyright © 2021 Allcastle Homes Pty Ltd | BL39371C