

Lot 1054 Parson Road, South Yunderup (Austin Lakes)



House Price: \$323,350

Land Price: \$160,000

Package Price: \$483,350

Lot Size: 383m²

Lot Width: 15m²

Lot Length: 25m²

Title details: July 2023

Design

Premium 165



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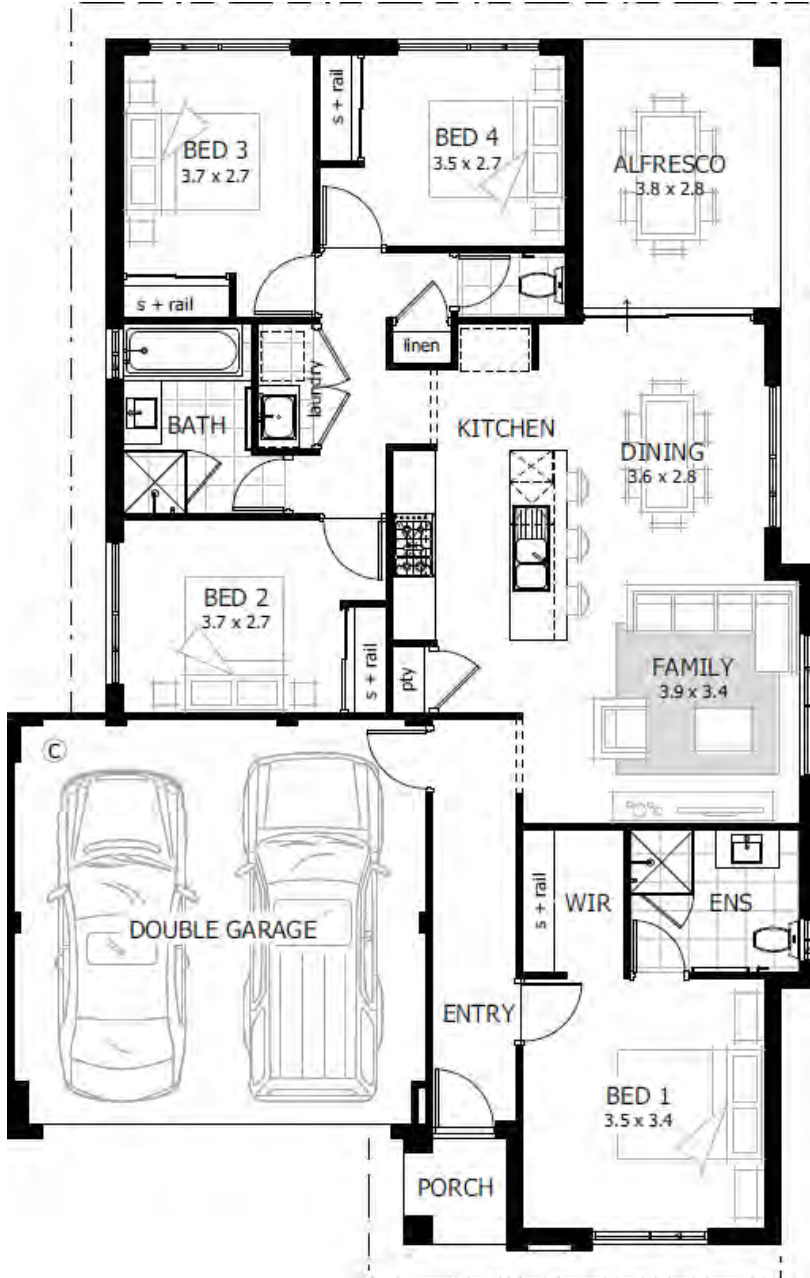
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Areas

Ground Floor	118.73
Garage	34.08
Alfresco	10.64
Porch	2.07
Total:	165.52
Perimeter:	54.16m



Elevations

Choose one of these 3 elevations at no extra cost.

Tick your preferred elevation:

Oliver



Court



Ascot



Elevation Choice: _____

Signature: _____

Consultant Signature: _____

Date: _____

specifications

PREMIUM SERIES - BESPOKE SPECIFICATION



Your Celebration Home comes standard with:

Turn Key Inclusions

- Internal 3-coat wall paint system (2-coat plus sealer)
- Panasonic split system air-con to family/dining/kitchen (**Promotion includes upgrade to reverse cycle at no extra cost**)
- Upgraded electrical package
- Standard range of carpets with foam underlay to beds, games, study, activity & cinema (rooms where applicable)
- Standard range of hybrid flooring to entry, dining, kitchen, living & rear passage (rooms where applicable)
- Standard range of vertical blinds throughout (excl. ensuite, bath & WC)
- Rear landscaping as per plans (with side return fencing & gate, freestanding clothesline & paved drying area)
- Sandstone deluxe letterbox to front of home
- Premium 600mm kitchen appliances
- **Promotion includes 30c raised ceilings throughout & 27c to alfresco, garage & porch.**

- Choice of 3 elevations
- Double lock-up garage including a remote sectional garage door
- Two external taps
- Three external light points included
- Complete termite treatment for your home
- The strength and reliability of double clay brick construction with an extensive range of

Kitchen features

- 600mm stainless steel 5 burner hot plate
- 600mm stainless steel multi-function under bench oven
- 600mm stainless steel canopy rangehood
- White lined kitchen cupboards inclusive of brushed chrome architectural handles with Polytec cupboard fronts
- Caesarstone® benchtops with cabinetry to kitchen (excluding scullery)
- Pantry with 4 white lined shelves
- Double bowl stainless steel sink with choice of premium mixers
- Soft close drawers and cupboards to all cabinets
- ABS edging to all cabinets

Bathroom and Laundry features

- Hobless showers to ensuite and bathroom
- Continuous flow hot water system
- Caesarstone® vanity tops to bathroom, ensuite and laundry
- Polytec cupboards to bathroom and ensuite vanity on tiled hobs
- Glass semi-frameless pivot screen doors to bathroom and ensuite
- Choice of quality basins to bathroom and ensuite with choice of premium basin mixers
- Choice of premium mixers to shower and bath
- Toilet roll & towel rail to bathroom, ensuite & WC
- 2 metre high ceramic tiling to shower recess

Client Signatures:

- Flumed exhaust fans to kitchen rangehood, WC's, bathrooms and ensuite.
- Range of quality ceramic wall and floor tiles from builders range with chrome edging (where applicable) to bathroom and ensuite
- Laundry Sink with Caesarstone "Osprey" Benchtop with Polytec Classic White Sheen Cupboards
- Washing machine taps
- Linen cupboard with 4 white-lined shelves
- Tiled insert floor wastes
- Frameless mirrors to bathroom and ensuite
- Close coupled toilet seat (soft close)

Additional features

- Fully painted ceilings, doors, door frames, timberwork, eaves, and meter box
- Sliding mirrored robes
- Choice of quality Gainsborough architectural external and internal door handles (privacy latch to Bathroom and toilets)
- Ample light and double power points
- Protective corner beading to all trafficable corners
- R4.1 insulation (including garage)
- Neutral wiring throughout
- Cavity insulation included to all cavity wall

Peace of mind

- HIA fixed price building contract
- HIA Housing Indemnity Insurance
- BCA compliant and energy compliant design
- Individually certified by Structural Engineer
- 25 year Structural Guarantee
- 12-month service period
- Building Licence and Water Corporation fees included
- Contour survey of your new homesite
- Hard-wired electronic smoke detectors included for your safety
- Synergy approved electrical safety switches
- WA-owned independent builder

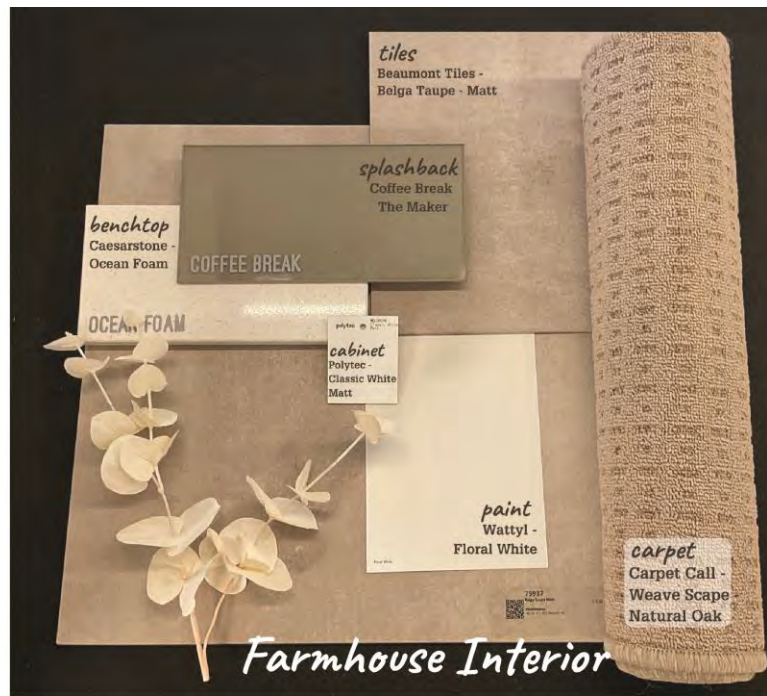
New Homes Consultant Signature:

External features

- Choice of 3 elevations
- The strength and reliability of double clay brick construction with an extensive range of bricks available
- Concrete paving to porch, path, driveway (up to 6m) and alfresco included
- Choice of Jason Windows Sentry glass front door or feature front door with choice of colours from builder's standard range
- Dulux ActraTex texture coating to all rendered sections of front elevation
- Quality Jason Windows Boltlock sliding doors, flyscreens and Breezlock windows in a selection of colours
- Choice of COLORBOND® roof colours
- COLORBOND® quarter round gutters, rectangular down pipes and fascia
- 25 degree roof pitch as standard



Farmhouse Exterior



Farmhouse Interior



Modern Coastal Exterior



Modern Coastal Interior



Scandinavian Exterior



Scandinavian Interior

The building journey

Pre-Construction

*Titled Land - 4 months in Pre-Construction

*Untitled land - 6 weeks from Title date in Pre-Construction

Start

Finances
Land
Home
Site Works
Variations
Deposit & PWC

• Soil Test & Site Survey

• Pre-Start

• Titles

• Developers Approval

Finish

Re-peg
Services/Run ins
Earthworks
Prelays/Slab Down

• Working Drawings inc
Engineers
• Structural & Energy

• HIA (final) Contracts

• Land Settlement

• Shire Approval/
Building permit

Construction

*10 month construction guarantee

Start

Site start

• Slab Down

• Plate Height

• Roof Cover

• Lock Up

• Pre-Handover

• Key Handover

Finish

Move in

• 15%

• 25%

• 20%

• 20%

• 20%

Payment schedule - amounts to be paid at each construction stage