

Sales & Display Homes

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# Home & Land Package



*Modern Designs, Personal Service—Old-Fashioned Quality*

## Europa Mk2

### INCLUSIONS

#### Site Costs

- Solid Concrete Slab (NOT polystyrene foam 'waffle pod')
- 'H' up to 'P' Class slab classification (32mpa concrete)
- Piering allowance up to 95 lineal metres
- Basix including 5,000 litre rainwater tank
- Workcover requirements (security fence & scaffolding)
- Wall & Ceiling Insulation (3.5 to living & 1.5 to walls)

#### Standard

- Gas Package (Instantaneous Gas HWS & heat point)
- Stainless Steel appliances
- Dishwasher provision
- Panel Carved Doors throughout (incl robes)
- Double power points throughout
- China Toilet Suites & Polyurethane vanity units
- 1.2m high tiling to bathrooms (not skirting tile)
- Colourbond roof with sarking

#### Package

- Carpet to Bedrooms or as shown on plan
- Timber laminate floating floor to balance of home
- Tiled front porch and alfresco (if applicable)
- Stencilled driveway to front boundary (standard setback)
- Concrete driveway crossover (up to 3.5m to rolled edge kerb)
- Fencing allowance of \$2,500
- Retaining walls , turf to front & Letterbox

### This Home

Ground Floor:	101.99		<b>4</b>
First Floor	60.41		
Garage:	33.96		<b>3</b>
Patio:	2.77		
Outdoor Living:	7.20		<b>2</b>
<b>TOTAL</b>	<b>206.33</b>		

### Land

Lot 1015 Bunya St Horsley

Lot Size: 540sqm

### Sales Contact

#### South Coast & Southern Highlands

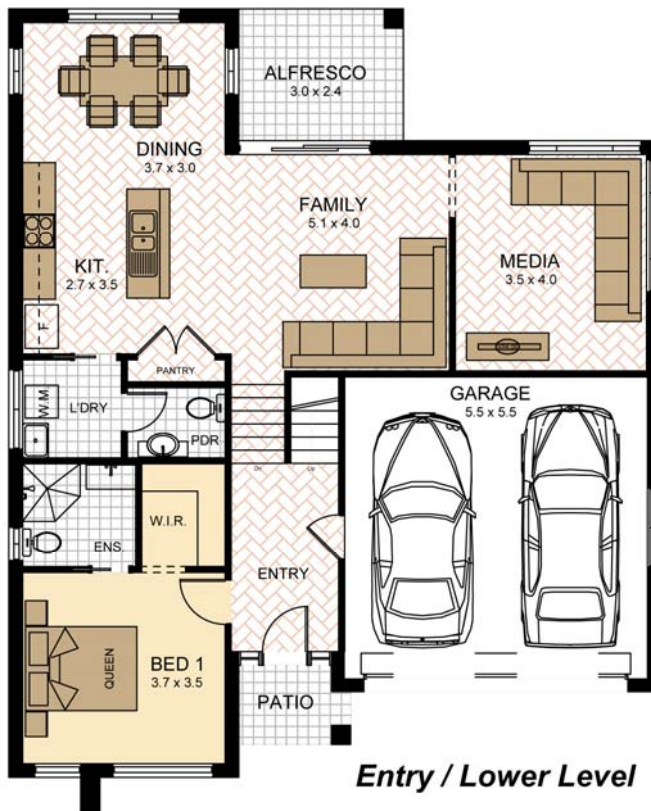
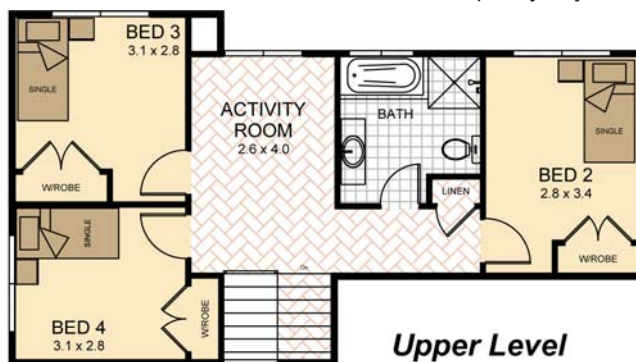
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## \$517,500



Contemporary Façade



11,870

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# NU-ERA Homes

## STANDARD PREMIUM INCLUSIONS

<b>Floor</b>	"H" up to "P" Class concrete raft slab to Engineers specifications (not waffle pod) with 32mpa concrete		<b>Bathroom/ Ensuite</b>	Bath	White Acrylic 1525mm or 1675mm (where shown)
rectangle bath			Vanity		White <b>Polyurethane</b> standard or semi-recessed vanities with <b>3 set of drawers</b>
<b>Termite Protection</b>	Termite Protection as per BCA requirements (no sprays)		Shower		Aluminium framed clear glazed screens with sliding or pivot door without tiled hob
<b>Bricks</b>	Extensive brick selection from Austral & Boral range		Mirrors		Aluminium framed mirrors to match shower screen
<b>Roof</b>	Monier concrete roof tiles from builders inclusive range 450mm wide eaves throughout or as per façade		Toilets		White <b>full china</b> toilet suites
<b>Windows</b>	<b>Southern Star/Trend/Dowell</b> Aluminium sliding windows Throughout and Double Hung where applicable, including window Key Locks to all openable windows		Fittings		Ceramic soap holder, toilet roll holder & towel rail
<b>Garage</b>	Single or double lockup with <b>double skin</b> brickwork		Floor waste		Chrome grates where required
<b>Ceilings</b>	2400mm high ceilings		<b>Electrical Mains</b>	3 phase underground cable with single phase metering (meter box can be recessed for an optional fee) NB: Aerial power connection will incur additional fee	
<b>Cornice</b>	90mm Cove		<b>Tap-ware</b>	Internal	Chrome metal tap-ware throughout & Tasman mixer to sink
<b>Electrical</b>	Power Points	Double power points throughout electrical diagram	External		Garden taps 1 front and 1 rear yard
	TV Points	1 x Point to be advised (no antenna)	<b>Laundry</b>	S/Steel 45 litre Stainless Steel cabinet and suds bypass Chrome tap-ware to laundry with swivel spout Chrome tap-ware to washing machine	
	Smoke/ Detectors	Direct wired with battery backup as per plans	<b>Ceramic Tiles</b>	Kitchen Splashback to underside of rangehood and overhead cupboards from builders standard range Shower recess 1800mm high & <b>1200mm high</b> elsewhere to bathroom & ensuite from builders range Laundry skirting tiles & splashback tiles above tub Floor tiles to bathroom, ensuite, laundry, separate WC & powder room (if applicable) from builders standard range	
	Telephone	1 x Point (to be advised)	<b>Stairs</b>	Decorative wrought iron balusters with painted timber handrail / post (if applicable)	
	Lighting	Standard bayonet type throughout	<b>Shelving</b>	White wire ventilated shelving systems	
<b>Natural Gas (if available)</b>	Provision to Cook-top, Hot Water System, and 1 x internal Bayonet point (to be advised)		<b>Insulation</b>	CSR Bradford R1.5 to external brick veneer walls CSR Bradford <b>R3.5</b> to ceilings (excluding garage & patio)	
<b>Hot Water</b>	Kelvinator 270 litre Heat pump (when natural gas not available)		<b>Skirting/ Architrave</b>	67 x 18mm decorative Colonial or Pencil Round architraves & skirting	
<b>Doors</b>	Front	<b>Many</b> doors from Hume or Corinthian to choose from (paint finish)	<b>Appliances</b>	Oven	IAG 600mm wide electric Multi-function stainless steel under-bench oven
	Laundry	Dura-cote tempered hardboard flush door (paint finish)		Cook-top	IAG 600mm wide electric cook-top
	Internal	Hume or Corinthian Panel-carved door (paint finish)		Range-hood	IAG 600mm wide recirculating Slide out range-hood (optional external ducting if required)
	Garage	Roll-a-door many colours to choose from (optional motor & hand remote control)			
<b>Door Furniture</b>	External	Lane entrance set to front door, laundry door and internal access door (keyed alike)			
	Internal	Lane Metal Lever door handles including Built in robes			
<b>Paint</b>	Solver washable soft silk 2 coat paint system to all internal walls Solver flat vinyl 2 coat paint system to all ceilings Gloss enamel to interior timber & doors Acrylic gloss finish to exterior timber & metal work Acrylic gloss finishes to down pipes & metre box				
<b>Kitchen</b>	Fully laminated modern kitchen with designer laminated doors with PVC edge finishes and white melamine lined interior (including pantry). Laminated roll edge Bench-tops Sink Stainless Steel, 1 ½ bowl sink Handles Designer metal handles & knobs to choose from Dishwasher Space included, including cold water point & single power point (optional removable cupboard)				

### The following services are included in all Nu-Era Homes packages:-

Initial site inspection	Contour survey from registered surveyor	Council DA & CC Application Fees
Sydney Water Application Fees	Pegout Survey & Final Identification survey	Engineers Plans, Pier & Slab Inspections
Home Owners Warranty Insurance	Construction all Risk Policy	Basix Assessment & ABSA Certificate
Architectural Drawings	HIA Specifications by Builder	MBA BC4 Contractual Agreement
7 year Structural Guarantee	3 months Defects Liability Maintenance Period	Final Occupation Certificate