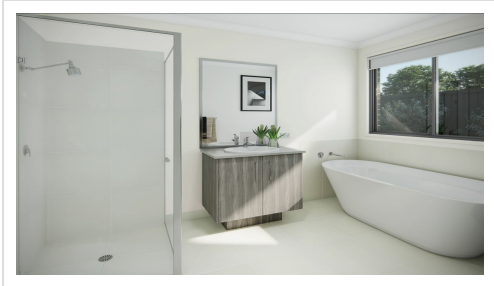


Marsden Park
 Elara - Stage 46
\$909,254

Lot 4684, Proposed rd, Land size 406 sqm²

4 2 1



Specifications	
	4 2 1
Property Type	House & Land
Contract Type	2 Part Contract
Titled	No
Estimated Date	12/2019
Land Area	406 sqm
Land Price	\$514,000
House Area	213.18 sqm
House Price	\$395,254
Total Price	\$909,254
Design	Latte 23-S
Facade	Bungalow
Study	Yes
Reservation Deposit	\$1,000

To secure this block in Elara, Marsden Park:

- Filled & signed EOI with full legal names
- \$1,000 initial deposit (non-refundable)
- Pre-approval loan letter
- Balance of 5% upon finance approval



Sales Partner: Karan Sharma
 0432034543
 karan@paig.com.au



PRE-CONSTRUCTION

- ✓ HI fixed price contract, plans and specifications
- ✓ Contour survey, Engineer's soil report and slab design
- ✓ Council building application fees (Standard applications, excluding town planning, relaxations etc.)
- ✓ Contour survey
- ✓ Pre-determined colour scheme by Metricon Studio M décor designers

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Balanced cut & fill excavation for up to 1000mm site fall over the building platform
 - ✓ Waffle pod concrete slab up to H2 soil classification
 - ✓ Piering (if required) to suit balanced cut & fill excavation for up to 1000mm site fall over the building platform
 - ✓ Termite treatment (reticulated and rechargeable perimeter systems)
 - ✓ Sewer and stormwater connections to existing serviceable connection points
 - ✓ Electrical mains
 - ✓ Water connection from pre-tapped water main
 - ✓ House constructed for N2 wind rating conditions (W33)
 - ✓ 3000L Slimline rainwater tank, including concrete slab, pump, connections & recycled water plumbing to WC's, (1No.) external tap and Laundry
- No allowance is made for retaining walls

ENERGY EFFICIENCY

- ✓ Ceiling insulation batts rating R4.1 to ceiling area as required.
- ✓ Roof sarking under all tile or metal roof areas
- ✓ Sisalation "Wall-wrap" and R2.0 insulation batts to external stud walls (includes R2.0 insulation batts to Garage/House internal walls).
- ✓ Energy efficient aluminium windows and sliding door units
- ✓ Thermann 6 star 26 litre continuous flow hot water system (no controllers, pre-set to 50 degrees celsius and subject to availability of natural gas)
- ✓ 500 KPA water pressure limiting device

FRAME, BRICKS, WINDOWS, ROOF TILES & GARAGE

- ✓ Termite resistant frame and truss system
- ✓ Clay bricks from the builder's standard range
- ✓ Off white coloured mortar with ironed joints
- ✓ Powder coated aluminium windows in the standard builder's range of colours with clear glass and locks to openable windows
- ✓ Obscure glazing to all wet area windows.
- ✓ Flyscreens with aluminium mesh to all opening window sashes
- ✓ Alu-gard aluminium security screens to all sliding and hinged external doors
- ✓ Concrete roof tiles in the standard builder's range of colours / profiles
- ✓ Colorbond® panelift door to the front facade of the garage in the standard builder's range of colours
- ✓ Remote Control Garage door system
- ✓ Colorbond® fascia and gutter in the standard builder's range of profiles and colours
- ✓ Painted PVC downpipes to suit rainwater tank (if applicable) OR Colorbond® downpipes in the standard builder's range of profiles and colours

EXTERNAL FEATURES

- ✓ Painted timber entry door frames – sidelights, if applicable, in clear glass
- ✓ 2040mm high x 820mm wide Hume XN1 clear glazed painted external front entry hinged door with clear glass
- ✓ 2040mm high x 820mm wide Hume Glass Opening XF3 painted hinged external door with clear glass to other external doors (if applicable)
- ✓ Lane Caletta entrance lever set to hinged external doors (including Garage/house access door)
- ✓ Lane Specifier series double cylinder deadbolt to external hinged doors
- ✓ Two (2) coat external paint system to external trim and doors using Dulux paints to manufacturers standard specifications
- ✓ Two (2) external wall garden hose taps
- ✓ Colour on concrete to Driveway and path/s. PVC grated drain across Garage door opening (if required)
- ✓ 125mm thick natural grey concrete Council cross-over between the street layback and front boundary (up to 12m2). Includes gutter cut and excavation, and to saw cut existing footpath (if required)
- ✓ Integrated plain concrete slab to Portico/Porch and Outdoor Room (if applicable)
- ✓ Treated pine good neighbour paling fences to side and rear boundaries, including return fences and one (1) pedestrian gate
- ✓ Metal letterbox
- ✓ 20m2 of garden bed, including mulch and plants with garden edging
- ✓ River gravel to side/s of narrow lots (if required)
- ✓ Turf to balance inside property alignment and to kerb to suit 400m2 lot size
- ✓ One (1) 1m high (nom) native tree to front yard
- ✓ Wall mounted fold down clothesline
- ✓ Retaining walls (if required)
- ✓ External builders house clean
- ✓ Site clean after construction

KITCHEN APPLIANCES

- ✓ 20mm Caesarstone bench tops, selected from the builder's standard range.
- ✓ Laminate finish overhead cupboard (up to 800mm wide with side hinged doors) to each side of rangehood
- ✓ Laminate finish cupboards in the standard builder's range of laminates and door handles
- ✓ Contrasting laminate colour
- ✓ Base Mk3 1200mm, 1¼ end bowl stainless steel sink
- ✓ Base Mk2 upswept kitchen sink mixer tap

FOR HOMES < 170m2

- ✓ 600mm Bellissimo by Technika TB60FDTSS-5 stainless steel/black glass electric oven
- ✓ 600mm Bellissimo by Technika TB64GWFS-4 gas cooktop
- ✓ 600mm Technika CHEM52A6S-2 stainless steel canopy rangehood
- ✓ Technika TBD4SS-5 stainless steel dishwasher

FOR HOMES > 170m2

- ✓ 900mm Technika T948SS-5 stainless steel/black glass electric oven
- ✓ 900mm Technika H950SLTXFPRO gas cook top
- ✓ 900mm Technika CHEM52C9S-2 stainless steel canopy rangehood

LAUNDRY FEATURES

- ✓ Base 42L trough and cabinet
- ✓ Base Mk2 upswept sink mixer tap
- ✓ Round chrome floor waste

BATHROOM, ENSUITE & TOILETS

- ✓ 20mm Caesarstone bench tops, selected from the builder's standard range
- ✓ Laminate finish vanities in the standard Builders range of laminates & door handles.
- ✓ Clear toughened glass shower screens with powder coated aluminium frames in the standard builder's range of colours
- ✓ 1100mm high mirrors with powder coated aluminium frames seated on vanity to match vanity width
- ✓ Base inset 540 oval, white vitreous china basin with chrome waste
- ✓ Base 1560mm freestanding bath with chrome waste
- ✓ Base Mk2 basin mixers
- ✓ Base Mk2 shower mixer
- ✓ Base rail shower
- ✓ Base Mk2 bath mixer with Posh Solus 220mm wall bath spout
- ✓ Phoenix "Gen X" range towel rails/rings and toilet roll holders in chrome
- ✓ Posh Domaine white vitreous china close coupled rimless toilet with soft close quick release seat
- ✓ Chrome square floor wastes where required.

CERAMIC TILING

- ✓ Ceramic tiles Selected from standard builder's range
- ✓ Standard wet areas as nominated on the Master Plan
- ✓ Bathroom and Ensuite are 2000mm high to showers – 1200mm to walls adjacent to bath – skirting tiles
- ✓ Kitchen – splashback. Laundry and toilet floors – splashback over tub – skirt tile
- ✓ Main floor (refer working drawings), Portico/Porch, Outdoor Room (where applicable)
- ✓ No allowance has been made for frieze or decorator tiles
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

ELECTRICAL

- ✓ Earth leakage safety switch and circuit breakers
- ✓ Single phase underground power provision from existing supply point
- ✓ Meter box will be installed on the side nearest mains connection point
- ✓ One (1) double power point to each room
- ✓ LED downlights throughout excluding Kitchen and Garage
- ✓ LED ceiling mounted light to Kitchen
- ✓ LED downlights above Kitchen island bench
- ✓ Strip fluorescent light with diffuser to Garage
- ✓ Ceiling fans to all Bedrooms, Study, Family, Sitting, Dining and Outdoor Room (where applicable)
- ✓ Two (2) external light points
- ✓ Home Network Lite package, including an enclosure, NBN provision, one (1) phone point, two (2) TV points & three (3) data points
- ✓ Smoke detectors hard wired with battery backup as per BCA requirements
- ✓ Roof mounted digital compatible TV antenna (if required)

INTERNAL FEATURES

- ✓ 2550mm (nominal) ceiling height to single storey and ground floor of double storey homes (2400mm nominal ceiling height to first floor of double storey homes)
- ✓ Carpet grade staircase with paint grade maple hand rail and stainless steel balusters to double storey homes
- ✓ Category 1 range carpet including standard foam underlay (refer working drawings)
- ✓ Hume 2340mm high flush panel passage doors throughout single storey and ground floor of double storey
- ✓ Hume 2040mm high flush panel passage doors throughout first floor of double storey
- ✓ Hume 2040mm high flush panel doors to built in cupboards (where applicable)
- ✓ Door stops standard builder's range
- ✓ Lane Caletta internal door furniture
- ✓ Roller block out blinds as selected from the Lovelight "Niagara" range to windows and external sliding doors (as per master plan)
- ✓ Aluminium framed Polytec melamine 2065mm high sliding robe doors (flush panel hinged doors to walk in robes)
- ✓ Shelving – robes: one white melamine shelf with hanging rail. Broom: one white melamine shelf. Pantry/Linen: four white melamine shelves.
- ✓ Skirtings and architraves are 66mm high (nominal) paint finish as per builder's standard range
- ✓ 90mm cove cornice throughout home
- ✓ Internally, three (3) coat internal paint system using Dulux Professional paints – 2 colours allowed (i.e. 1 colour to walls & 1 colour to timber work) to paint manufacturers standard specifications. Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer's standard specifications
- ✓ One (1) internal gas bayonet point to Family Room (unless stated otherwise)
- ✓ Fujitsu 6.0Kw reverse cycle split air-conditioner system to Living area
- ✓ Fujitsu 2.5Kw reverse cycle split air-conditioner system to Master Bedroom

WARRANTIES

- ✓ 6 months maintenance period
- ✓ Statutory structural guarantee period
- ✓ Builders Lifetime structural guarantee

Metricon reserve the right to alter any of the above specifications due to continuing product development or availability of items.

Signature of Client

Signature of Client

Date



KITCHEN BENCHTOP
Caesarstone 20mm Urban



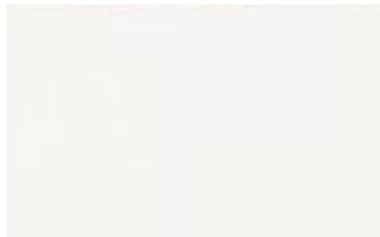
KITCHEN BASE CABINETRY
Laminex Oyster Grey



KITCHEN OVERHEAD CABINETRY
Laminex Lustrous Elm



KITCHEN KICKER
Formica Stainless Steel



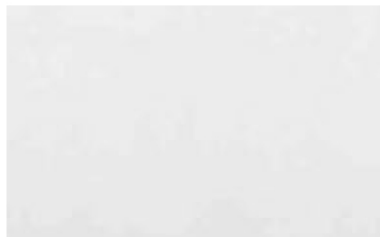
TILED SPLASHBACK
BELWP200 Gloss White



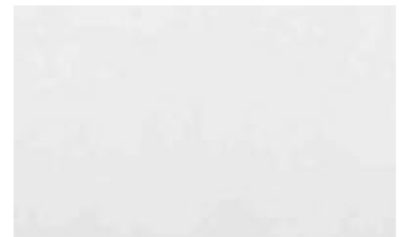
WET AREA BENCHTOP (Excludes Laundry)
Caesarstone 20mm Urban



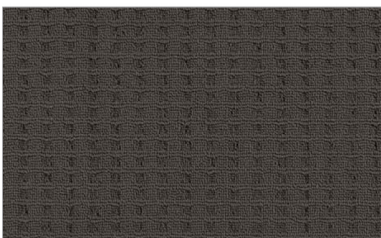
WET AREA BASE CUPBOARDS/KICKER
(Excludes Laundry)
Laminex Lustrous Elm



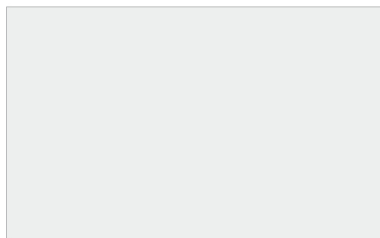
TILE MAIN FLOOR
NT17-5060FL



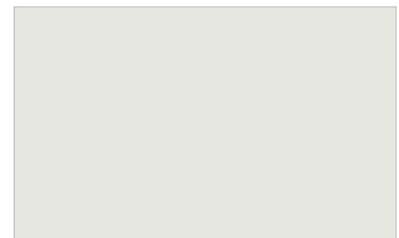
TILES WET AREA (Floor and walls)
NT17-5060FL



CARPET
Esperance /Pine Grove



CEILING
Dulux Lexicon Half



WALLS/ SKIRTING AND ARCHITRAVE
Dulux Mt. Aspiring



BLOCK OUT BLIND
Niagara Zen Gravity



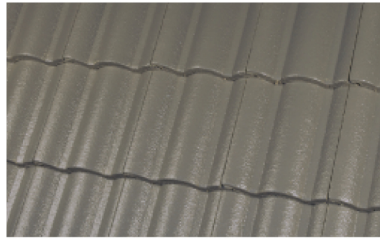
**ROBE DOOR POLYTEC MELAMINE
COLOUR**
Classic White

Initial _____/_____

*If applicable. ^Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Fridge not included. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricron and any approved customer variations may incur additional costs. For further information contact your property investment partner. NSW Builders License 174699C. 20180828



BRICKWORK
Everyday Life - Unwind



TILED ROOF
Monier Elabana Babylon



**WINDOWS/ DOORS & FRONT
ENTRY DOOR***
Basalt



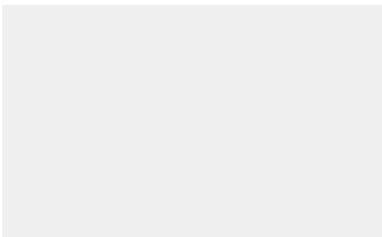
GARAGE DOOR
Basalt



CLADDING*
Dulux Pipe Clay



RENDER (Design Specific)
Dulux Linseed



EAVE
Dulux Lexicon Half



GUTTER
Colorbond® Basalt



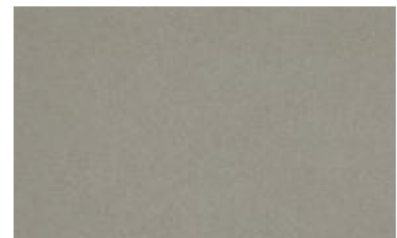
FASCIA
Colorbond® Surfmist



DOWNPIPE
Colorbond® Basalt



EXTERNAL HINGED DOOR
Dulux Pipe Clay



EXTERNAL FLOOR TILE (Design Specific)
NT13 2018FL



DRIVEWAY
Gun Metal

Initial _____/_____

*If applicable. ^Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Fridge not included. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricron and any approved customer variations may incur additional costs. For further information contact your property investment partner. NSW Builders License 174699C. 20180828