

Elderton Homes



Celebrating 10 years

Up to \$100k in upgrades inside →



Celebrating  
10 years



# It's time to **celebrate!**

Within 10 years, Elderton Homes have not only built homes, we've also made dreams come true, made long lasting relationships and helped many Australians live a happier tomorrow.

To celebrate our **10th Birthday**, we are offering you an exciting promotion designed to make building your new home easier than ever and is filled with a range of inclusions, offers and upgrades that are truly Made. For you.

**All for just \$4,990.**



**10** Celebrating  
10 years





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Celebrating  
10 years

# Made. Stress Free.

When you choose Elderton Homes to build your dream home, you choose superior quality, value for money and exceptional service. And to prove it, we are willing to stand behind our Stress Free offering for all of our customers.

**We want to give you peace of mind knowing you're in good hands with Elderton Homes.**





### 100% Fixed Price Site Cost Guarantee

You can access our guarantee even if your land is currently unregistered. Once registration occurs and we are able to carry out our appropriate diligence we will be able to give you a **100% fixed price site cost guarantee**.

The 100% fixed price site cost guarantee is for the period from site start to practical completion and includes the following:

- ✓ If export or import of spoil is needed – **We pay!**
- ✓ If additional piling is needed – **We pay!**
- ✓ If rock excavation is needed – **We pay!**
- ✓ Costs associated with unforeseen ground conditions including groundwater – **We pay!**
- ✓ Costs associated when saline soils – **We pay!**
- ✓ Double handling of materials due to difficult site conditions – **We pay!**
- ✓ Additional drop edge beams – **We pay!**
- ✓ Costs associated with protection of or rectification work to existing footpath or kerb and gutter, or adjacent properties, including underpinning – **We pay!**
- ✓ Removal of rubbish from site – **We pay!**
- ✓ Costs associated with road bores or service extensions – **We pay!**
- ✓ Costs associated with utility requirements such as boundary traps, reflux valves, etc. – **We pay!**



### Build Timeframe Guarantee

If we do not reach practical completion within the time provided in your HIA contract, **we will give you \$550 per week** compensation, prorated to the day practical completion is reached.





**Lifetime Structural  
Guarantee & Extended  
Defects Liability Period**

Our **lifetime structural guarantee** demonstrates our commitment to building quality homes. In addition, we will double the length of your defects liability period.



**24 Month Tender  
Price Lock**

The base tender price of your home will be **fixed for 24 months** from the date of initial Tender Request Fee (subject to acceptance of the tender within 30 days).



**Refund  
Guarantee**

If you find a builder with a better guarantee, we will **refund your tender request fee.**



**Allocated Construction  
Start Date**

To ensure all of our homes get the attention they deserve, Elderton Homes will provide each and every home with an **allocated construction start date.**



**100% On Time Call  
Back Guarantee**

Same day call back for all calls before 12pm. Any calls received after this time will be returned by 12pm the following business day, or **we will donate \$100** to a charity of your choice from our list of 20 charities.



**Independent Quality  
Assurance Inspections**

In addition to our Internal Construction Audits and mandatory inspections by the Certifier and Structural Engineer, we also have each home independently inspected by an industry leading property inspection company at nominated points during the construction of your home.



# Made. The right move.

**We also offer:**

- ✓ Site costs and BASIX as detailed in the EldertonPlus Inclusions
- ✓ Ability to work from client's own plans or customise ours
- ✓ 1200 design and facade options to choose from
- ✓ Up-front inclusions, upgrades and pricing
- ✓ HIA Award winning designs
- ✓ 100% Australian owned and operated
- ✓ Over 250 years of combined management experience
- ✓ Display Homes with Australia's largest property developers
- ✓ We have supported over 20 charities.



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Image shown is from the Endrick 35 display home at Hamlyn Terrace and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.



# **Pay Just \$5,000** until Slab Down

**Building your new home is now easier than ever.**

Pay just \$5,000 for your new home with nothing further to pay until completion of slab.

- + \$1,000 payable for tender preparation
- + \$4,000 payable at tender acceptance
- + The balance of 5% deposit payable on the completion of slab.

Excludes knock down rebuild.

# Kitchen Upgrades

## 1. Soft Close Hinges and Drawer Dampers

Soft close hinges to the kitchen cupboard doors and soft close drawer dampers to standard drawers.

## 2. Sink Mixer

Your choice of Alder SOHO sink mixer in matt black or chrome.

## 3. Stone Benchtops

40mm edge Smartstone benchtops (Essentials Range).

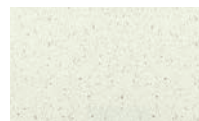
2.



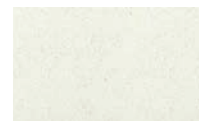
Matt Black

Chrome

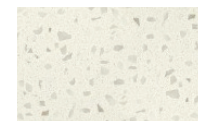
## 3. Colour Range



Astral



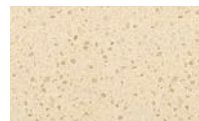
Arcadia



Santorini



Gelsomino



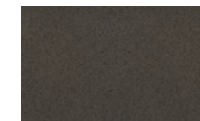
Almendra



Nombre



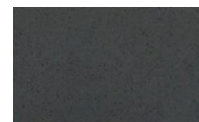
Theron



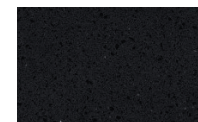
Naxos



Triton



Marengo



Nero Astral





3.

1.

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Image shown is from the Bremer 25 display home at Hamlyn Terrace and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.

# Kitchen Upgrades

## 4. Choose Your Appliances

### Package 1



**A.** Technika Professional TCR90BK 900mm in black and stainless steel canopy externally ducted rangehood with stainless steel flue cover abutting bulkhead.

**B.** Technika Professional TEG95TBK 900mm matt black and stainless steel upright cooker.

### Package 2



**A.** Technika D6900HASS-2 900mm stainless steel canopy externally ducted rangehood with flue cover abutting bulkhead.

**B.** Technika Professional TEG95DUA 900mm stainless steel upright cooker.



# Bathroom Upgrades

## 1. Freestanding Bath

Seima Paxi Slimline freestanding bath which features a fine rim and elegant super-ellipse contour. Includes a built-in polished stainless steel slit overflow. Available in either 1500mm or 1700mm (design specific).

## 2. Shampoo Nook to Ensuite

One 600mm wide x 400mm high shampoo nook to the ensuite shower. Includes additional waterproofing and tiling from builder's standard range.

## 3. Stone Benchtops

20mm edge Smartstone benchtops to vanities (Essentials Range).

**1.**





2.

3.

Image shown is from the Jordan 19 display home at Calderwood Valley and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.



**1. Cornice Range**

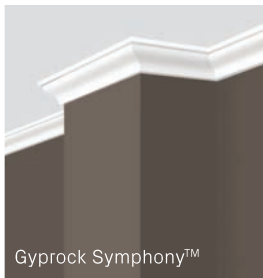
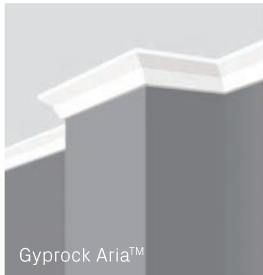


Image shown is from the Endrick 33 display home at Jordan Springs and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.

**1.**

**3.**



2.

2.



green building council australia  
MEMBER 2010-2014



4.



Lane Caletta



Lane Montebello

# Internal Upgrades

## 1. Decorative Cornice

CSR decorative Gyproc cornice in place of standard cornice to all areas. Cornice to be selected from the extensive range (Alto, Aria, Duo and Symphony up to 90mm as applicable).

## 2. Three Coat Paint System

Taubmans Pure Performance scuff resistant and highly washable matt paint system to walls and woodwork. The unique formula is low in VOC and odour for maximum indoor air quality. This paint system is exclusively engineered with Microban® antibacterial protection, which inhibits the growth of harmful bacteria, mould, mildew and fungus. It has also been approved by the National Asthma Council Australia's Sensitive Choice® program as it may help people with asthma and allergies.

## 3. Melamine Shelving

White melamine shelving to all robes and linen cupboards.

## 4. Internal Door Furniture

Lane Caletta or Montebello lever door furniture with privacy mechanism to bathroom, ensuite, toilet and powder room (design specific).



# Internal Upgrades

## 5. 2600mm Ceilings

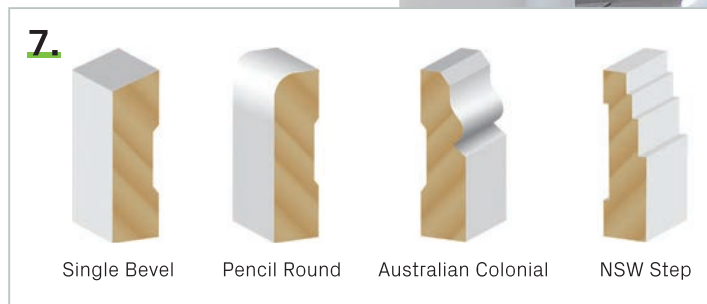
2600mm ceiling height to the ground floor in lieu of 2450mm. Includes raising all windows with eaves. Doors to side and rear of home to remain the standard height with fibre cement infills over where applicable.

## 6. Security Alarm System

Hills Reliance 8 alarm with three PIR, one LED keypad, one strobe/siren and one screamer. Includes a single powerpoint and phone point for alarm.

## 7. Internal Architraves

Hume paint grade pine 67mm x 18mm architraves from standard profile range.



**5.**



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10.

9.

8.

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# Internal Upgrades

**10.**



## **8. Floor Coverings**

Tiles to entry, hallway, kitchen, meals, living areas and carpet to all bedrooms (design specific).

## **9. 15 LED Downlights**

15 LED warm white downlights.

## **10. Ducted Air Conditioning**

ActronAir Classic ducted air conditioning with two zones.



# External Upgrades

## 1. Choose Your Facade

### 1. Choose Your Facade

Three fresh new facades to select from including the Evoke, Inspire and Aura now included in the base price.







Image shown is a digital render of the Aura facade and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only. All facades are subject to council planning controls and estate guidelines. The included facades may not comply in all locations and may need to be upgraded further to alternative facades which will incur additional costs.



# External Upgrades

## 2. Choose Your Frame

### A. Steel Frame and Trusses

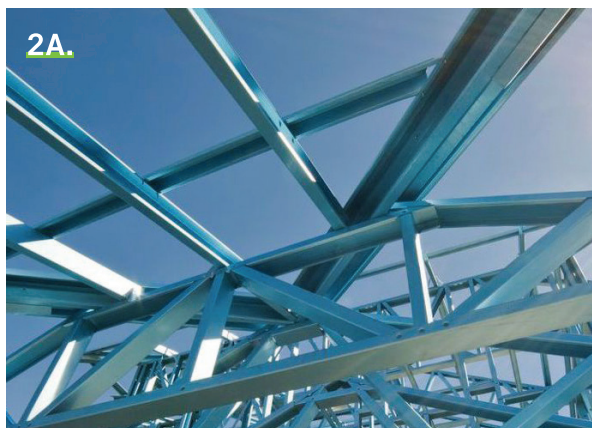
Steel, durable Aluzinc coated, prefabricated wall framing and roof truss system. This item is included in addition to the standard termite treatment to slab penetrations and perimeter system. Steel is not susceptible to termite attack.

### B. Timber T2 Treated Frame and Trusses

Timber T2 seasoned, dressed, machine-graded, plantation pine prefabricated wall framing and roof trusses system. This item is included in addition to the standard termite treatment to slab penetrations and perimeter system.

**Single Storey:** Timber T2 seasoned, dressed, machine-graded, plantation pine prefabricated wall framing and roof trusses system which has been specially treated to be termite resistant.

**Double Storey:** Timber T2 seasoned, dressed, machine-graded, plantation pine prefabricated wall framing and roof trusses system, with a termite treated frame and Dindas engineered floor joists system, resulting in the floor and wall framing system being treated to be termite resistant.



### 3. Render & Feature Options

#### A. Feature Acrylic Bag and Paint

Feature acrylic bag and paint is including up to two colours selected from builder's standard range to the locations shown in the brochure illustration.

#### B. Rendered External Wall Panelling System

Rendered, autoclaved, aerated concrete (AAC) external wall panelling system. Changes to the standard termite treatment system apply.



Image shown is from the Endrick 35 display home at Hamlyn Terrace and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.



# External Upgrades

## 4. Choose Your Roof Finish

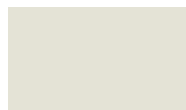
### A. Corrugated Roof Sheeting

Colorbond steel roof complete with a 60mm foil back insulated blanket in lieu of sarking. Selected from the standard Colorbond colour range.

*Note: Full colour range not shown.*

### B. Flat Profile Roof Tiles

Bristle Classic Shingle flat profile roof tiles with sarking in a choice of several alluring shades.



Surfmist



Shale Grey



Dune



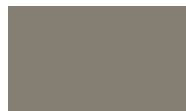
Wallaby



Basalt



Ironstone



Gully



Jasper



Terrain



Mangrove



Evening Haze



Monument



Pearl



Sand



Pebble



Steel



Mica



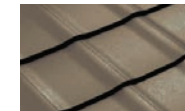
Gun Metal



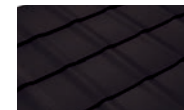
Coal



Savannah



Bark



Nickel

**4B.**



Image shown is from the Bremer 25 display home at Hamlyn Terrace and may include fixtures and finishes not standard to this design or this promotion. Image used for illustrative purposes only.





Image shown is from the Jordan 19 display home at Calderwood Valley and may include fixtures and finishes not standard to this design or this promotion. The pull handle shown in the image is 1500mm. Image used for illustrative purposes only.



## 7. Colour Range



French Grey



Gun Metal



Slate Grey



Latte



Bluestone



Charcoal



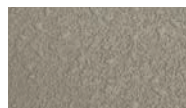
Cream



Desert Sand



Lite Mocha



Silver Sands



Chestnut



Brazil Nut

# External Upgrades

## 5. Choose Your Door Furniture

### Package A

Lane back to back 800mm offset pull handle in satin stainless steel  
Lane keyless entry electronic single cylinder deadbolt  
Lane heavy duty roller bolt.

### Package B

Lane back to back 800mm offset pull handle in satin stainless steel  
Lane Mortise Plus single cylinder deadlock.

### 6. Garage Door Opener

B&D PanelPro sectional overhead auto door opener, including three remote controls and one wall clip. Includes single power point on ceiling.

### 7. Coloured Concrete Driveway

Plain coloured concrete driveway to boundary and footpath to front porch. Selected from standard colour range.  
*Note: Full colour range not shown.*





# Elderton Homes

[www.eldertonhomes.com.au](http://www.eldertonhomes.com.au)

02 8883 4012

Elderton Homes offer this promotion as an upgrade to any home design with EldertonPlus Inclusions specification. Information is correct as at 20/07/19 and is available to all deposits taken by Elderton Homes Pty Ltd from 20/07/19 until 31/12/19. Elderton Homes reserves the right to alter any of the above specifications due to continuing product development and or availability. Purchasers are advised to discuss inclusions with their New Home Consultant. We may from time to time amend or withdraw this offer without notice or obligation. We may at any time increase prices or fees, amend our products or suppliers and correct any incorrect or erroneous part of our information. The client must contact Elderton Homes to receive the up to date information. This offer is not redeemable for cash or discount. Individual items will not be credited. Limited stock is available. All values inclusive of GST unless otherwise stated. \$5,000 until slab down excludes knock down rebuild. For full terms and conditions visit [www.eldertonhomes.com.au/10thbirthday](http://www.eldertonhomes.com.au/10thbirthday). Elderton Homes ABN: 33138413902. Builders Licence: 218678C.