

LEPPINGTON

RISE ESTATE

DELUXE INCLUSIONS

The inclusions listed represent all standard fixed site costs, 7-star BASIX requirements and all other fixed costs for your ready built home.



INCLUSIONS 11

*All Images are for illustrative purposes only and may not represent the final product, please refer to the plan. Images may depict fixtures, finishes & features not supplied. Prices & Inclusions may change without prior notice. *Fixed price for standard site costs. All designs are copyright to Leppington Rise

LEPPINGTON

RISE ESTATE

FRAMES

- 90mm H2 termite treated pine timber frames
- 2600mm high ceilings to ground floor only
- 2445mm high ceilings to first floor Decorative
- feature niche included (Design specific)

WINDOWS

- Aluminium Framed Low-E single glazed windows and Sliding doors (Excluding wet areas)
- Aluminium Framed Double glazed Argon filled Low-E windows to all windows and sliding doors (Excluding wet areas) – All double storey homes Keyed Window locks to all openable windows
- Obscure glazing to bathroom, Powder room, WC and Ensuite Windows are Subject to BASIX assessment

EXTERNAL TAPS

- Three (3) garden taps fitted as standard including one (1) rainwater tank hose cock

PLUMBING

- PEX plumbing system to kitchen and all wet areas
- Gas connection, cook top, hot water and two heating points
- 2000 litre rainwater tank connected to WC's and one (1) garden tap OR recycled water connection
- Cold water point to fridge space

BRICKS

- Bricks to Leppington Rise standard range Moroka finish to selected areas to front facade (Refer To Plan)

CLADDING / EXTERNAL FEATURES

- Cladding as per plan
- Eave vents as required by the NCC.

ROOFING MATERIAL

- Concrete Roof tiles on timber battens WITH Sarking included to dwelling
- Whirly birds (As required to roof)

INSULATION

- R2.7 High density wall insulation including breathable membrane wall wrap to all external walls.
- R6.0 ceiling insulation to all trussed ceilings over living areas
- R5.0 ceiling insulation to overhanging sections of Garages (Double story homes only)

CORNICE

- 90mm cove cornice

SKIRTING AND ARCHITRAVES

- 67mm x 18mm single bevel skirting / architrave in paint finish

DOORS

- 2040mm high x 820mm wide hinged XN5 front door with translucent glazing and Lane Corvan Toretto Double Cylinder Entrance Set in Brushed Satin Chrome finish (L961203)
- Raven bottom weather seal to the base of all external doors in a stainless steel finish
- External laundry door tempered hardboard in paint finish OR aluminum sliding door (if applicable)
- External garage access door tempered hardboard in paint finish
- 2040mm high flush hollow core internal doors in paint finish with Lane Toretto Round Rose internal door handles in Brushed Satin Chrome finish

ELECTRICAL

- Downlights throughout ground floor and first floor One (1) light point per room Two (2) external light points
- One (1) double GPO per room except to the kitchen, family room and bedroom 1 which are allotted two (2) each
- Three (3) TV points (aerial not included) + co-axial cable left in roof space for future connection
- One (1) phone point Three (3) phase board upgrade allowed for NBN basic set up (Hills Home Hub not included)
- Ceiling fans to bedrooms in stainless steel finish (No light included)

AIR CONDITIONING

- Actron Aires ducted air conditioning including 2 zones and electric thermostat

KITCHEN

- 2100mm high cabinet and drawer fronts to the kitchen selected from the standard Laminex (Natural finish) range of colours
- Handles to the kitchen cabinets and drawers selected from Leppington Rise standard range only
- 20mm Group 1A Dekton stone bench top to Kitchen and Butlers Pantry* Design specific
- Cabinets and drawers fully lined with a white melamine finish
- Soft close hinges to all kitchen cupboard doors and drawers
- Clark Radiant double bowl sink in a stainless-steel finish (R175MK2.1) Tiled splash back up to the underside of the overhead cabinets

Appliances to dwelling are the following:

- Fisher & Paykel 900mm slideout rangehood in stainless steel finish/External ducting to range hood INCLUDED
- Fisher & Paykel 900mm gas cooktop in stainless steel finish
- Fisher & Paykel 900mm electric oven in stainless steel finish
- Dishwasher space included

WARDROBES

- Robes fitted with one (1) shelf and underneath metal hanging rail Linen cupboard/ Walk in pantry fitted with four (4) shelves

GARAGE DOORS

- 2100mm high panel-lift garage door Remote control system including 2 x handsets included to dwelling

FLOOR TILING

Wet Area:

- Glazed Porcelain to Leppington Rise standard range Bathroom, Ensuite, Laundry, WC and Powder Room Square chrome floor wastes with stainless steel covers to all main floor wet areas, showers and balconies (if applicable)

Main:

- Glazed porcelain tiling to Leppington Rise standard range All tiles for main floor tiling are to be installed with glue and are direct stick OR standard laminate flooring to main floor areas

Outdoor:

- Glazed porcelain tiling to Leppington Rise standard range Patio, Alfresco and Balcony All tiles will be laid square and no border tiles have been allowed for

WALL TILING

- Ceramic tiling to Leppington Rise standard range Floor to ceiling high tiling to bathroom & ensuite One tile row above the laundry tub and all vanity units
- All tiles will be laid square and no border tiles have been allowed for

PC ITEMS

- Stylus Prima II close coupled toilet suites in white
- Clark 42-litre stainless steel laundry tub and cabinet
- Stylus Venecia flick mixers to kitchen & laundry sinks
- Stylus Venecia flick mixer to all vanity units
- Stylus Venecia flick mixer to bathtub Caroma Elegance Bath Spout to bathtub
- Stylus Venecia flick mixer to all showers
- Stylus Venecia all directional shower head to all showers
- Stylus Venecia single towel rail to each shower
- Stylus Venecia toilet roll holder to each toilet
- Semi-frameless showers with clear safety glass shower screens
- 6mm polished edge mirrors to above all vanity units or hand basins
- Stylus Maxton 1500mm rectangular bath in white OR Seima Syros 1500mm
- Freestanding Bath (192211)

VANITY UNITS

- Wall hung vanity with 20mm stone top to cabinets and drawer fronts, soft close hinges and sharknose finish in our standard range of colours.

HOT WATER SYSTEM / ELECTRICAL SERVICES

- Haier HP200M1-U200' Litre Monoblock Heat Pump water heater OR 2kw Solar Panel System to roof

FLY SCREENS

- Fly screens to all opening windows (aluminum sliding doors not included)

PAINT FINISH

- All internal and external woodwork, plasterboard, doors and fibro cement sheeting to be in paint finish with Taubmans paint
- Three (3) internal standard finishes have been allowed for only
- Three (3) external standard finishes have been allowed for only

OTHER FLOOR COVERINGS

- Carpet to bedrooms and theatre or media (if applicable) with standard underlay and colour range allowed for only Carpet to stairs and first floor (if applicable)

INTERNAL STAIRWAY (IF APPLICABLE)

- MDF treads and risers
- Balustrades, top rail, bottom rail, handrails and stringers to be in standard pine finish OR 1050mm high dwarf wall
- Inserts to be 12mm vertical straight-line steel in black finish

SLAB

- Full engineered concrete waffle pod slab certified up to 'M' or 'H1' class (salinity slab not included, 25 MPA only) (subject to soil testing)

DRIVEWAY

- Driveway concrete throw on colour - Charcoal

SITE COSTS

- Fixed site cost included in price

LANDSCAPING

- Elite landscape package including Turf to front and rear, plants, brick- edging, nepean pebbles down side of House, colourbond fencing, clothes line and letterbox

Why Leppington Rise

30

30+ Years of experience

An accomplished developer with over 30 years experience



Australian owned

Australian owned & operated profitable developer



Certified Financial Stability

Leppington Rise has partnererd up with highly reputable builder Lily Homes, 1 of nsw largest builders to deliver high quality completed homes



Build numbers & area limits

A self imposed discipline of limiting the number of homes built combined with geographical limits



Display home ownership

Lily Homes has full ownership of all current display homes - solid foundations and business

longevity



Home Owners Warranty

Readily available Home Owners Warranty - Consumer Protection Insurance



Fixed Price Contracts

Fixed Price Contract providing certainty for all home buyers completed House and Land



Integrity & Transparency

Apledge for integrity& transparency in the manner in which we conduct business