VERONA HOMES

6 3 2

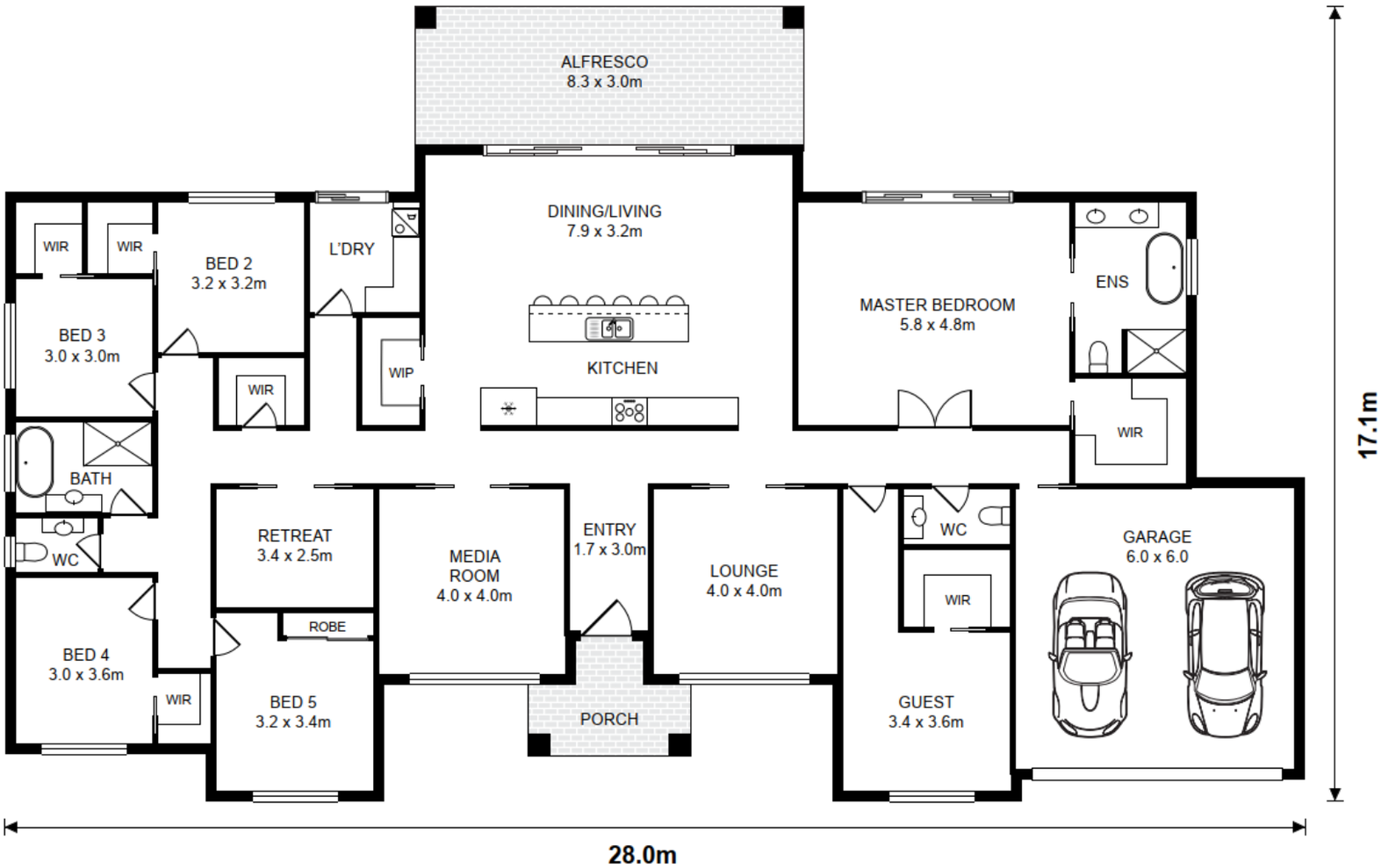
$1, 900 000

LAND SIZE: 6500sqm HOUSE SIZE: 360sqm

Lot 4858 / 4859, Lonhro Drive, MENANGLE PARK, 2560

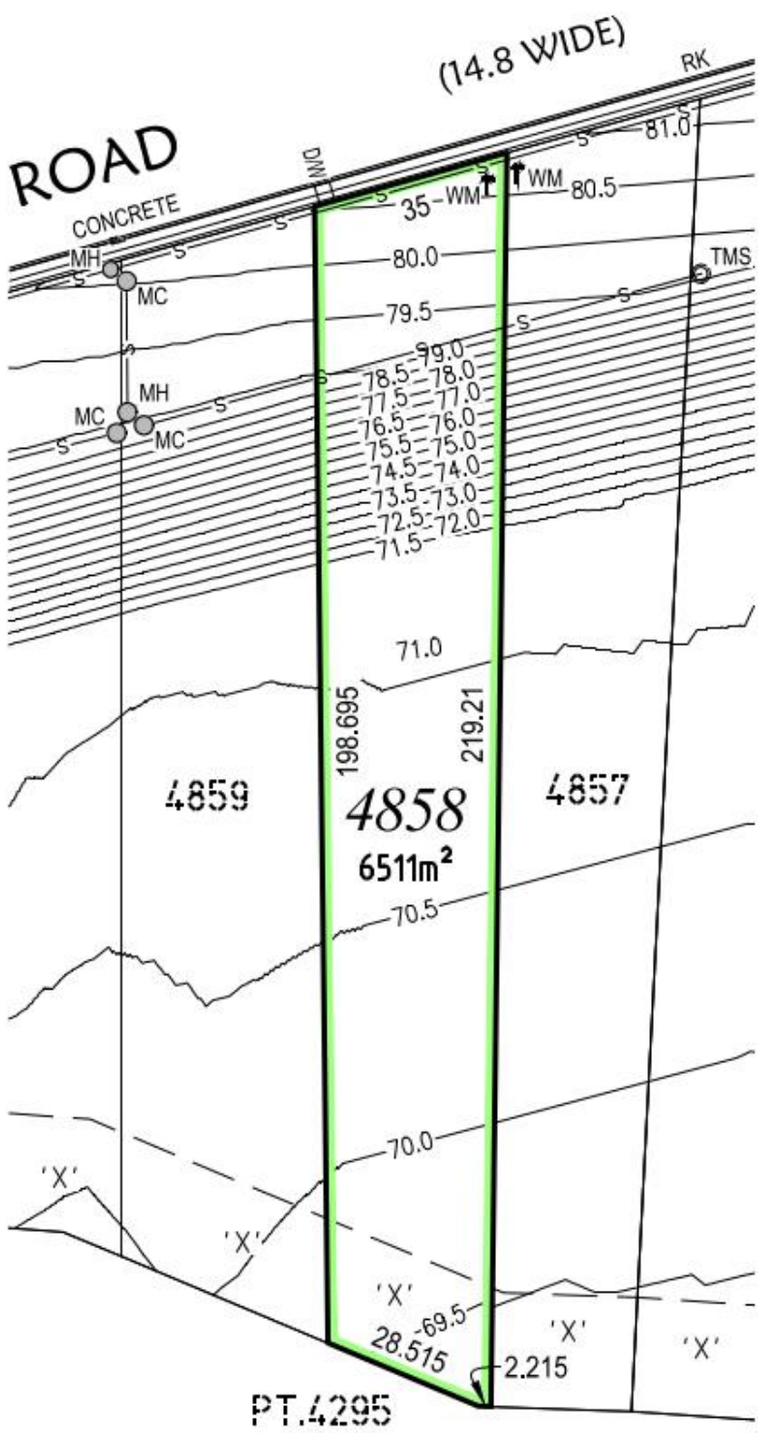
INCLUSIONS

- Standard site costs and BASIX
- Colourbond Roofing
- 20mm Reconstituted Stone Benchtops to Bathrooms and Kitchen
- Polyurethane Kitchen Cabinets
- 900mm Westinghouse Rangehood and all in one oven and Stove top
- Finger pull and Soft close kitchen Draws and Doors
- Quality Range of Ceramic tiles and Carpets
- Wall Hung Vanities to all Bathrooms and Ensuites
- Full Height tiling to Bathrooms and Ensuites
- Plus more…



DISCLAIMER

Terms and conditions apply. Images for illustrative purposes only. Verona Homes reserves the right to change the price without notice. E&OE. Verona Homes Pty Ltd.



LEGEND

RK	ROLL KERB
D/W	INDICATIVE DRIVEWAY
	STORMWATER KERB INLET PIT
99.5	DESIGN CONTOURS
S	SEWER LINE
MH	SEWER MANHOLE
WM	WATER METER
MC	SEWER MAINTENANCE CHAMBER
TMS	TERMINAL MAINTENANCE SHAFT

'X' - ASSET PROTECTION ZONE ACCORDING TO BUSHFIRE ASSESSMENT REPORT

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LOCATION PLAN
(NOT TO SCALE)

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PREMIUM INCLUSIONS

PRELIMINARIES

- Full working drawings including 2 revisions (and drafting appointments)
- Full engineering including structural and hydraulic
- Home warranty insurance
- Builders public liability and contracts work insurances
- Sydney Water quick check*
- BASIX certificate and requirements^
- Long service levy
- Soil report including wind rating
- Private certifier fee including inspection fees
- Preparation and lodgement of plans to certifier
- 10.7 Certificate and title search
- Applications for power, water and gas connections
- Site surveys
- 2.5-hour colour consultation
- Electrical consultation

SITE WORKS AND SERVICES

- Up to 1m cut and fill
- Concrete pump hire
- Up to H Class waffle pod slab
- Truck and trailer of excess dirt removal (2 truck loads)
- Generous piering allowance (as quoted)
- Sediment control
- All weather access
- Temporary fencing and site toilet hire
- Underground single-phase power (10lm allowance) Underground plumbing lead in allowances#

STRUCTURAL & EXTERNAL

- 90mm timber frame walls and roof trusses
- Choice of COLORBOND® metal roofing
- Anticon blanket to roof included with COLORBOND®
- Fascia and gutter
- Face brick from our Builder's range (subject to design)
- Render and other materials to exterior walls (subject to design)
- Up to 450mm wide eaves (subject to design)
- Powder coated aluminium window frames & sliding doors with keyed locks and clear glass
- Flyscreens to sliding doors and openable windows
- Quality entry door (up to 1200mm wide) with lock from our Builder's range
- Alfresco and porch (subject to design) with tiling included
- Termite treatment to comply with AS 3660.1
- Up to 46sqm of grey broom finish concrete driveway included (pour from chute)
- Automatic panel lift garage door (2040mm high) with quality motor and two (2) remote controls
- Up to 3000L water tank (as per BASIX)

INTERNAL

- 2700m ceilings to ground floor and 2400mm to first floor
- 90mm cove cornices throughout
- 68mm half splayed skirting and architraves throughout
- 2040mm high flush panel internal doors with door furniture
- from our Builders range
- 3 coat paint system throughout including skirting and architraves
- Insulation to ceiling and walls (R3 ceiling and R2.5 walls)^^
- Built in wardrobes with set of drawers, shelves and hanging rail
- Sliding mirror wardrobe doors
- Sliding frosted glass linen cupboards with shelving (subject to design)
- Staircase with timber handrail, metal balustrade and carpet finish

FLOORING

- Choice of 450 x 450mm tiles OR Timber-look laminate flooring
- Carpet with underlay to bedrooms, media room, study and first floor

LAUNDRY

- 45L metal tub with cabinetry OR Polyurethane cabinetry with 20mm stone top and 35L drop in tub (subject to design)
- Tiled splash back and skirt tiling
- Quality Phoenix tapware from Builder's range
- Water point for washing machine

BATHROOMS

- Wall hung vanity with 20mm stone top (Zero Silica) (size as per plan)
- Above counter ceramic basins
- Full height tiling to bathrooms (1200mm tiling to WC)
- Quality chrome basin mixers
- Back to wall toilet suites with soft close lid
- Polished edge frameless mirrors (size as per plan)
- 1500mm freestanding bathtub
- Chrome wall rail shower
- Semi frameless shower screens
- Chrome floor wastes
- Chrome double towel rail and toilet roll holders
- Waterproofing to all wet areas

KITCHEN

- Polyurethane cabinetry
- 20mm stone benchtops (Zero Silica)
- Finger pull and soft close hinges to cupboards and draws
- Set of drawers (subject to design)
- Overhead cabinetry or shelving (subject top design)
- 900mm Westinghouse stainless steel freestanding cooker
- 900mm Westinghouse stainless steel canopy rangehood
- 600mm Electrolux stainless steel freestanding dishwasher
- Quality chrome tapware and double bowl sink with drainer
- Tiled splash back
- Provision for water point for fridge
- Bulkhead to overhead cabinetry
- Microwave provision (subject to design)
- Walk-in or butler's pantry with shelving (subject to design)

ELECTRICAL & PLUMBING

- Ducted air conditioning unit (2 zones and up to 8 ducts)
- LED Downlights throughout (20 to single and 30 to double/acreage)
- Double power points throughout (13 to single and 20 to double)
- Single power points (6 total)
- Ducted exhaust fans to bathrooms (subject to design)
- External weatherproof power point to Alfresco
- External gas point to Alfresco
- Data points and TV points (1x data and 2x TV)
- TV antenna (if applicable)
- Hardwired smoke detectors as per BCA
- Two external light points- Up/down light (subject to design)
- One (1) outdoor spotlight with motion sensor
- Light switches to all lights as required
- 2-way switches (subject to design)
- Continuous flow 26L hot water system
- Gas connection to cooker and alfresco (subject to availability)
- One (1) fluorescent linear light diffuser to garage

*Water coordinator, sewer peg out excluded. ^3000L slimline water tank max, standard window glazing, R3 ceiling and R2.5 wall batts included, standard tapware. #Plumbing allowances – 10lm sewer line,10lm stormwater, 10lm mains water, 10lm gas lead in.
^^Final Tender to include insulation as specified in the BASIX certificate to meet compliance requirements.