



ELDERTON
HOMES

LOT 131 ROSALIND GARDENS

Home & Land package price from
\$833,140

HOUSE INFORMATION

House Area	276.01 m ²
Squares	29.7 sq
House Price	from \$323,190

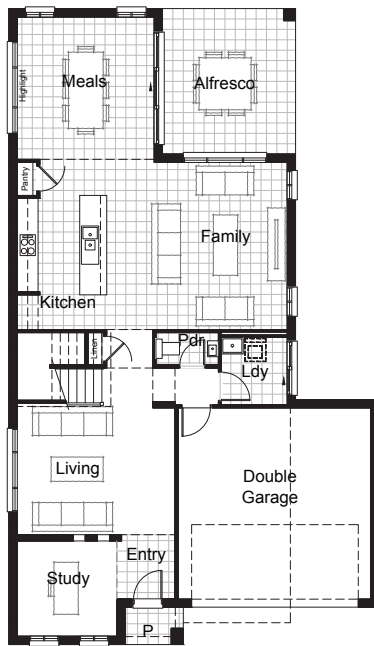
LAND INFORMATION

Land Area	390.0 m ²
Land Price	\$509,950
Approx. Registration	Mid 2017

ROOM DIMENSIONS

Family	5.21 x 4.82
Meals	3.95 x 4.11
Living	4.55 x 3.79
Study	2.87 x 2.75
TV Room	3.93 x 4.38
Alfresco	3.84 x 4.20
Bed 1	4.55 x 3.70
Bed 2	3.17 x 3.00
Bed 3	3.17 x 3.00
Bed 4	3.17 x 3.00
Garage	5.55 x 5.52

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SILVER PLUS INCLUSIONS & EXPRESSIONS PROMO
Provisional Site Costs, Alfresco, 12mth Price Hold, Ducted Air Conditioning, Carpet & Tiles, Auto Garage Door, Alarm, Driveway & Path, 2600mm High Ceilings, 15 LED Downlights, Dishwasher, Glass Splashback to Kitchen, 20mm Smart Stone Benchtop to Kitchen & Vanities, Soft Close Drawers to Kitchen, Smeg 900mm S/Steel Appliances, plus more.

ELDERTON HOMES

8883 4012 | www.eldertonhomes.com.au

NEW HOME CONSULTANT

James Chamberlain - 0406 822 120
jchamberlain@eldertonhomes.com.au
Display Centre: The Ponds



ORANA \$7,200



AKORA \$7,700



KIAH \$10,200



ILLUKA \$14,400



AURORA \$15,900

** Site Costs excludes rock excavation, any sewer zone of influence piercing & encasement, bushfire and/or acoustic requirements, DEB or split slab. Price is based on CDC approval only, Developer Design Levels, is subject to Land Registration and receipt of Contour Survey, Geotech Report, 149 Certificate and 88b Instrument. Refer to full Elderton Homes Silver Plus Inclusions List & Expressions Promotion for further information. Artist impressions used for illustrative purposes only. Actual home colours, materials, and finishes may vary. All facades are facebrick unless otherwise specified. Information correct at the time of print. Elderton Homes reserves the right to revise plans, specifications, facades and prices without notice or obligation. All floorplans and sizes depict Elderton Homes Traditional Facade. Split Land and House Contract. Elderton Homes ABN: 33138413902 Builders Licence: 218678C.

SILVER PLUS INCLUSIONS

SITE COSTS

Site Costs	Standard site costs included
House Slab	M or H Site Classification
Basix	Standard Basix costs included

EXTERNAL

Brickwork	Austral Everyday Life, Old Colonial, Urban One, Heritage, Whitsunday, Wilderness & Urban Fringe. Boral Country, Ravine, Naturals & Hinterland.
Roofing	Boral Slimline & Macquarie from standard colour range
Garage Doors	Colorbond panel lift door Madison Woodgrain from standard colour range with auto door opener
Entrance Door	Hume Trend Door for paint finish with brick threshold
Door Furniture	Lane Parma Knob Entrance Set Chrome finish
Windows/ Sliding Doors	Wideline powder coat aluminium sliding windows and doors from standard colour range (brick threshold to doors)
Fascia/Gutter	BlueScope Colorbond steel from standard colour range
Garden Taps	One potable to rear and one recycled/rainwater to front
Paintwork	Taubmans Paints 'Custom Colour Card' standard colour range
Driveway	Plain coloured concrete driveway & footpath to front porch from selected range (up to 30m ² for Single Garage & up to 50m ² for Double Garage)

INTERNAL

Linings	CSR plasterboard to walls and ceilings. Fibre cement to bathroom walls. 90mm cove cornice generally with 55mm cove cornice to robes, etc.
Hinged Doors	Hume flush panel doors
Door Furniture	Lane Parma Knob Chrome finish furniture
Robe Doors	Mirror sliding with bright aluminium finish frame
Mouldings	Hume 67x18 skirtings and 42x18 architraves from standard profile range
Shelving	Clairson shelving to robes and linen. Melamine shelving to pantry
Staircase	Pine and MDF for paint finish with wrought iron balusters from selected range
Paintwork	Taubmans Paints gloss enamel to woodwork and 'Custom Colour Card' two coat standard colour range low sheen finish to walls
Floor Coverings	Carpet to all bedrooms, robes, living room, & staircase, with tiling to the balance of the home (excludes front Porch & Design Options)

KITCHEN

Joinery	Vacuum formed category 'A' to doors and panels
Benchtop	Laminated 33mm with bullnose edge from selected range
Overheads	Nominal 600mm high overhead cupboards
Handles	Metal handles from standard range
Sink	1¾ bowl stainless steel Project T1090
Tapware	Alder Classico or Star flick mixer chrome finish
Oven	Technika stainless steel electric TB60FSS-3
Cooktop	Technika stainless steel gas TB64GSS-3 with front controls
Rangehood	Technika stainless steel SREC0160SS-2 600mm recirculating slide out
Dishwasher	Cabinet space and service provision

WET AREAS

Vanities	Vacuum formed category 'A', 'B' or 'C' high gloss finish to doors and panels with acrylic moulded top from standard range and chrome waste
Handles	Metal handles from standard range
Mirrors	Framed bright aluminium finish with mitre corners
Toilet Suites	Stylus Prima II concealed trap vitreous china white
Bath	Decina Aruba acrylic white with chrome waste
Showerscreen	'Integrity' framed bright aluminium finish pivot door approx 1850mm high
Accessories	Alder Star chrome includes 750mm single towel rail, toilet roll holder and towel ring to vanities
Tapware	Alder Classico or Star flick mixers chrome throughout home with hand shower
Floor Waste	Chrome circular
Laundry Tub	Banksia 45ltr stainless steel tub with white metal cabinet

CERAMIC TILING

Tile Selection	Tiles selected from Builders Select Range
Laundry	Floor, skirting and splashback tiles to tub
Ensuite	Floor, skirting, splashback tiles to vanity, & wall tiles - 2m to shower & 1m to bath
Bathroom	Floor, skirting, splashback tiles to vanity, & wall tiles - 2m to shower & 1m to bath
Powder Room	Floor, skirting and splashback tiles to vanity
Separate WC	Floor and skirting tiles
Kitchen	Wall tiling to underside of cupboards on back wall with single tile splashback tiling to plasterboard walls elsewhere
External Doors	Threshold tiles to Balcony doorways only

ELECTRICAL & COMMUNICATIONS

Lighting	Ball light fittings - 1 per room including globes
Power Points	Double points throughout with single power points to service items as detailed on the electrical plan
Exhaust Fan	To Ensuite, Bathroom & internal Powder Room/WC without a window (design specific)
Telephone	Telephone point to Kitchen and Bed 1
Television	Television point to 1 living area and Bed 1
Alarm	3 PIR / 1 LED keypad alarm system

OTHER

Hot Water	Instantaneous gas hot water unit
Gas	Gas points to HWU, cooktop and one internal heating point
Water Tanks	Colorbond steel to BASIX compliance in paperbark finish or recycled water connection (estate specific)
Termite	External perimeter protection and internal slab penetration protection
Service Fees	Standard electrical, water & gas connection fees
Consultant	Engineer designed waffle raft slab, contour survey (where required) and peg out survey
Services	Geotechnical bore hole report where required
Geotech	Standard DA, LSL and CC fees or NSW CDC fees
Approvals	Home Warranty, Public Liability and Construction Insurance
Insurances	3hr colour personal consultation to assist with internal and external selections
Colour	
Consultation	

SAFETY

Smoke	Hard wired smoke detectors with battery back up
Electrical	Earth leakage protection
Glazing	Laminated glazing to shower screens and wet area windows as required
Windows	Keyed locks to aluminium windows and doors



ELDERTON
HOMES

EXPRESSIONS *promotion*

OVER \$29,000* WORTH OF INCLUSIONS
FOR JUST \$4,990

20MM STONE BENCHTOPS TO KITCHEN & VANITIES
40mm for Platinum Plus Inclusions

AIR CONDITIONING
3 Phase with 2 Zones

2600MM CEILINGS TO GROUND FLOOR

DOWN LIGHTS
15 LED Warm Light Globes

DISHWASHER
Technika Stainless Steel Dishwasher

GLASS SPLASHBACK
Standard Colour Range

SOFT CLOSE DRAWERS TO KITCHEN

SMEG 900MM APPLIANCES
Smeg 900mm Cooktop, Oven & Concealed Integrated Ducted Rangehood



*Conditions apply. Offer is valid for a limited time only at the discretion of Elderton Homes, and is only available with Silver Plus, Gold Plus and Platinum Plus inclusions. Offer is not redeemable for cash or discount.