

# THE PENINSULA

*at* THE WATERFRONT

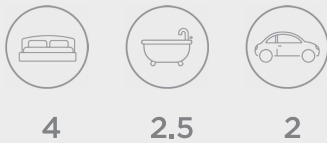
IN COLLABORATION WITH





## EASTON 260

**\$550,000\***



TOTAL (sqsq)	27.97
TOTAL (m <sup>2</sup> )	259.88
WIDTH (m)	12.81
LENGTH (m)	22.49

To suit lots 8219, 8220, 8221

### Features & Inclusions:

- 40mm Stone Benchtops
- 900mm Stainless Steel Appliances
- 2550mm Ceiling Height
- Concrete driveway allowance
- Facade Included
- LED Downlights
- Vinyl planks, carpet and tiles throughout
- Ducted Cooling

For more information contact:

**Jordan Peters 02 4231 6997**

Builder Licence: 268169C



\*Dimensions, photographs, floor plans and facade images are approximate and for illustrative purposes only. They are not drawn to scale. The dimensions provided of "width" and "length" are the actual dimensions of the completed house including alfresco areas (where applicable). It is the home owner's responsibility to ensure that all applicable council regulations and estate requirements are met. Subject to land availability, pricing and site costs unless advertised as a 'fixed price package', Driveway size based on builder's preferred siting. Check with your local builder for builder's standard range and inclusions. Photographs may include optional features or items that are not supplied by Hotondo Homes. Hotondo Homes reserves the right to change plans, specifications, materials and suppliers without notice. For more information visit your local builder or hotondo.com.au.

# Hotondo South Coast Added Value Inclusions



**Hotondo  
Homes**

\*Added Inclusions only available through Hotondo Shellharbour Pty Ltd and Hotondo Southcoast Pty Ltd.

# Our added value inclusions

## Kitchen

20mm Essastone kitchen benchtop  
Fully laminate kitchen cupboards stainless steel pull handles - From builder selection  
Built-in pantry with shelves (design specific as per working drawings)  
Kitchen drawers - 1 set of 4  
Soft close drawers  
Tiled splashback - 600mm tiling (select from \$30 per sqm range of tiles)  
Microwave provision (design specific as per working drawings)

## Bedroom

Selection of Lockwood furniture on doors (and robes if selected)

## Bathroom & Laundry

Vanity - Wall hung Denver 1200mm  
Stainless steel pull handles - From builder selection  
Ceramic tiled shower base with square chrome waste  
Shower screens (design specific) - Semi frameless  
Close couple toilet as per builder's selection - White  
Tiles \$30/sqm tiling to bathroom, ensuite & WC - 600mm above kitchen & laundry bench  
2000mm high in showers, 300mm skirt tiles  
Wet area floors to ensuite, bathroom, laundry & WC - Recessed  
45 litre square laundry bowl and cabinet with bypass  
Square chrome floor waste

## Internal

Fully lined garage walls  
CSR plasterboard wall and ceiling lining with villaboard to wet areas  
90mm cornice to all rooms  
Timber skirting and architrave - 67mm x 18mm square  
Robes include shelf and rail with sliding mirror doors - as per plan  
Door stops to internal doors - Satin Chrome  
Two storey homes - Internal stairs with painted internal handrail and balustrade  
Flooring - category 3 throughout

## Lighting & Electrical

Downlights to kitchen, living areas, entry porch, alfresco, bedroom, laundry and WC  
Fluoro strip lights - Garage, 2 double  
Heat lamps with ducted exhaust fans to ensuite and bathroom - IXL tastic  
Double power points - living room x2, each bedrooms x2, kitchen x3, garage x2, each bathroom x1, external x2  
Double weatherproof external points  
Smoke detectors - as per Australian Building Code  
Earth leakage circuit breakers  
Provision for National Broadband Network

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# Our added value inclusions

## Painting

Haymes Ultra Premium Gold sheen paint system - 3 coats  
Sealer undercoat with enamel top coat - External doors  
Painted PVC downpipes  
Undercoat with enamel gloss top coat to internal doors and trims - 1 colour

## Internal Doors

Lockwood Velocity series leaver and dummy door hardware  
Gloss paint finish

## General Inclusions

Fixed price building contract and full detailed 26 page specification  
Standard house related council building application fees and permits  
Standard construction and liability insurances  
Engineer designed slab  
Wind load design - W33/N2  
Management and lodgement of plans to council / certification  
House cleaned internally and externally upon completion  
Home Owners Warranty  
Structural guarantee - 5 years  
Non-structural guarantee - 2 years  
Maintenance period - 90 days  
Preparation of working drawings including modifications - 2 changes  
Construction to Australian BCA (Building Code of Australia)  
Colour consultant appointment

## Site Preparation

Foundation concrete slab allowance - 'M' type slab  
Concrete pier allowance - Allowance to 60m  
Site works included up to 1m fall, equal cut and fill to house site  
Sewer connection up to 10m  
Local council requirements - Sediment control, trade waste removal, all weather access and temporary toilet hire  
Water services connection up to 10m  
Storm water connection to street with a 10m set back  
Underground power connection up to 10m  
3 phase provision to house up to 10m  
Site fencing as per WH&S regulations  
Concrete pump included  
Block survey house set out

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# Our added value inclusions

## External

Frames - T2 treated pine  
Trusses - T2 treated pine  
90mm external wall frame  
90mm internal frames  
R2.5 Wall Insulation  
R4.0 Ceiling Insulation  
Termite treatment - 15 year guarantee  
External garden taps x2  
Plumbing to all hot and cold water points  
Under roof lining - Anti con blanket  
Hot water system - Chromagen 170L heat pump with 20L gas booster  
Screens to all windows - Flyscreens  
Entry door including Lockwood Nexion Series Mechanical lockset - Corinthian 820mm  
Roof pitch - 22.5 degrees  
54m<sup>2</sup> colour coved concrete driveway  
Mixture of PGH brick and Stria cladding

## Standard Basix

Basix assessment report  
Standard Basix requirements  
Water tank with submersible pump on a concrete pad. Includes connection to WC, garden tap and washing machine - 3000ltr slimline poly with water purifier puretec hybrid G series  
4 star rated taps / 4 star rated WC  
Bradford CSR insulation to external walls R2.5 and ceilings R4.0  
Vapour wrap on external walls  
Smart glass to all windows and doors

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