

THE PENINSULA

at THE WATERFRONT

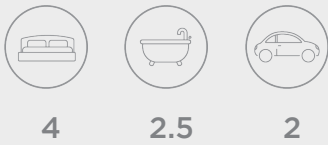
IN COLLABORATION WITH





EASTON 260

\$2,200,000*



TOTAL (sqm)	27.97
TOTAL (m ²)	259.88
WIDTH (m)	12.81
LENGTH (m)	22.49

LOT 8203 SEAFARING WAY, SHELL COVE NSW 2529

LAND: 480m²

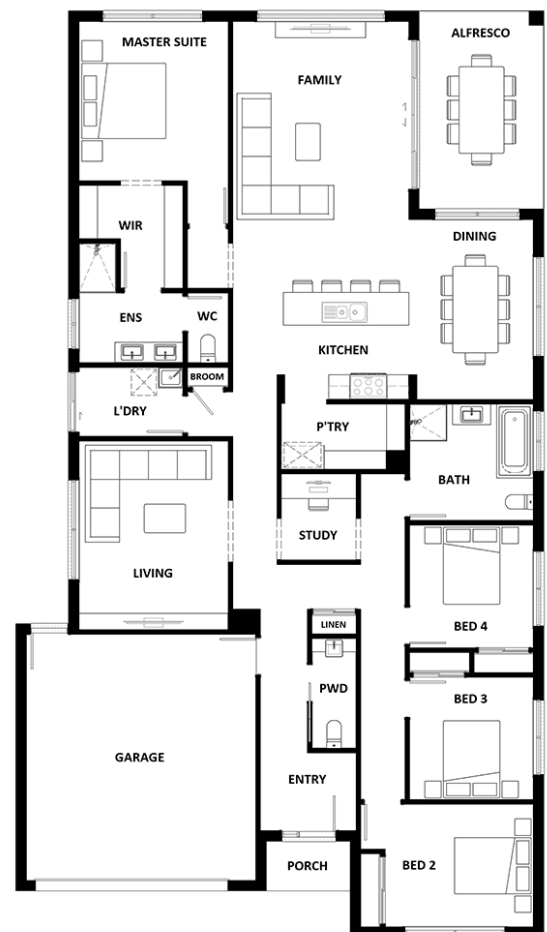
Features & Inclusions:

- 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

4422 4925

Office: 5/176 Princes Hwy, South Nowra

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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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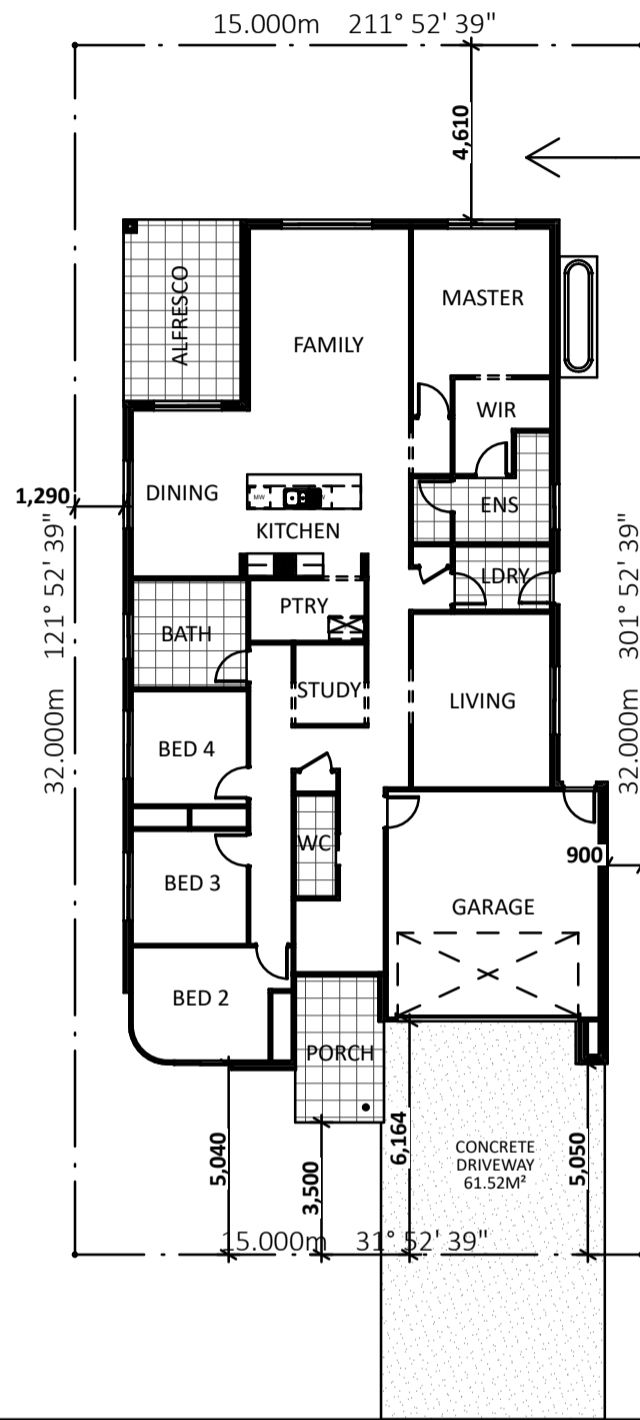
Our added value inclusions

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
54m² colour covered 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



SEAFARING WAY



SITE PLAN & SITE ANALYSIS

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Date: 11/06/2024 Time: 2:14 PM

Project Name: Lot 8203	
Lot 8203 (St No.) SEAFARING WAY Shell Cove	
DP TBC	Amended:
Date:	Amended:
Scale 1:200	Amended:
Drawn: DE	Checked: Amended:
Client Approved:	Sheet No. 1 OF 1