



Land 602.8 m<sup>2</sup>

2 Houses 229.80 m<sup>2</sup>

Turn Key Price \$ 1,220,000



**MEASUREMENTS:**

1 House:

Living area: 101.1 m<sup>2</sup>

Alfresco: 11.1 m<sup>2</sup>

Porch: 5.2 m<sup>2</sup>

Garage: 21.0 m<sup>2</sup>



2 House:

Living area: 59.0 m<sup>2</sup>

Alfresco: 8.9 m<sup>2</sup>

Porch: 1.0 m<sup>2</sup>

Garage: 22.5 m<sup>2</sup>

**TOTAL: 229.80 m**



**LAND \$684,148**

**BUILD \$535,852**

**PACKAGE \$1,220,000**

All finalised inclusions and upgrades are specified in the agreed Building Contract with Thomas Paul Constructions

Disclaimer: Images are indicative only and may include fixtures and features that may be subject to change.



# Standard Inclusion List

## NSW Residential Housing

Thomas Paul Constructions  
9 Reliance Drive Tuggerah NSW  
ACN: 003 276 131 | Licence No. 61169C

## Site Preparation

- > Site clearance and preparation
- > Bulk earth works over affected area of site to achieve necessary levels, up to and including 1 metre of fall on the original site.
- > Remove existing trees & rubbish

## Building Works

- > Engineered designed concrete waffle pod slab
- > Dropped Edge beams where applicable
- > Under slab piling where applicable
- > Under slab plumbing
- > Under slab drainage
- > Termite protection

## Columns

- > Brick Columns - from nominated supplier
- > Brick Piers - from nominated supplier

## Staircases

- > Internal step/steps to garage (if applicable) where drawn

## Roof

- > Timber truss roof framing
- > Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing
- > FC soffits including paint finish
- > Insulation for thermal protection - R1.5 medium external walls R3 ceilings
- > Fascia / barge board
- > Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

## External Walls

- > Preselected Brick Veneer Wall from nominated supplier
- > Preassembled wall frames & trusses
- > Preselected coloured mortar and joint finishes
- > Single skin brick wall
- > Preselected lightweight feature walls where shown on plan

## Windows

- > Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier
- > Insect screens to all openable windows
- > Keyed window locks
- > Quality roller blinds to all clear glazed windows & family sliding door

## External Doors

- > Single door with side panel included frame, hardware and painted
- > Single door including frame, hardware (where drawn) and painted
- > Security door to external glass slider from nominated supplier
- > Automatic electric panel lift door with remotes (Where Drawn)
- > Obscured glass to entry frame sidelights if applicable
- > Preselected front feature door. Timber entry frames (front & back) suitable for painting to compliment our facades - hardware (Gainsborough - Terrace)
- > Provide & Install draught excluders to front & rear laundry doors
- > External garage access door (steel frame suitable for painting - if drawn)
- > Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)
- > Quality entry door deadlocks keyed alike to front and rear laundry doors

## Internal Doors

- > Single door including frame, hardware and painting
- > Single sliding door including frame, hardware and painting (where drawn)

## Internal

- > Stud framed walls
- > Wall insulation for thermal protection R1.5 Batts
- > Plasterboard / Villabond walls & ceilings with 90mm cornice

- > Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)
- > Skirtings & architraves are pencil round pine suitable for painting
- > Two coats of premium grade washable wall paint
- > Mirrored sliding doors to built-in wardrobes in bedrooms (excludes walk-in-robos)
- > Hinged swing flush panel doors and white melamine (low maintenance) shelving to linen closet

## Internal Screen

- > Shower screens (including doors) to main bathroom
- > Shower screens (including doors) to ensuite (if applicable)

## Wall Finishes

- > Plasterboard wall lining
- > Paint finish to wall linings
- > Ceramic wall tiling to kitchen splash back
- > Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)
- > Waterproofing to wet areas
- > Tile splashbacks above bath & vanities
- > Dado height wall to bathroom where applicable
- > Skirting tiling to bathroom, ensuite & laundry (if applicable)

## Floor Finishes

- > Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)
- > Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)
- > Waterproofing to all wet areas
- > Decorative spray finished concrete driveway & paths
- > Plain concrete floor to garage

## Ceiling Finishes

- > Plasterboard ceiling
- > Paint finish to ceiling

## Fitments - Kitchen

- > Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.
- > Dishwasher space and reconstituted stone benchtop
- > Preselected Stainless steel recirculating rangehood
- > Preselected Stainless steel cooktop
- > Preselected Stainless steel fan forced underbench oven
- > Preselected Stainless steel dishwasher
- > Extensive overhead cupboards and shelving (no bulk heads)
- > Melamine fully lined kitchen adjustable cupboard shelving
- > 1 & 1/2 bowl Stainless steel sink (1200mm long)
- > Quality water conserving chrome flickmixer to sink
- > Corner cupboards with folding doors if applicable
- > 600 mm drawers (if possible) with cutlery tray to top drawer
- > Metal draw runners

## Fitments:- Bathroom/Ensuites

- > Stylish gloss white Vanity Units with moulded top & basin
- > Preselected shower frame with pivot or sliding doors with clear laminated glass
- > Quality white 1500mm acrylic bath
- > Quality water conserving tapware with handles & flanges
- > Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)
- > Multi-directional shower rose heads rating of 3 Star
- > Soap holders (where applicable)
- > Water conserving dual flush white cistern & pan
- > Framed mirror over vanities
- > Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

## Fitments:- Bedroom 1

- > Quality preselected door knobs with privacy locks

## Fitments - Laundry

- > 35 (Min) Litre white trough with suds by-pass and cabinet under
- > Preselected water conserving tapware - handles & flanges minimum 3 star rating

## Electrical - Safety

- > Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
- > White light switches adjacent to doors
- > Generous number of double power point throughout the house
- > Quality builders package internal & external LED downlights light fittings
- > Hard wired smoke detectors with battery backup
- > Exhaust fans to ensuite & bathroom & separate toilet if drawn (if applicable)
- > Two prewired TV points
- > TV aerial with booster (if required)
- > One telephone point
- > Hot water system to comply with basix certificate

## General

- > 25 Year structural guarantee to protect your investment
- > Builders all risk insurance
- > Free 3 month maintenance warranty
- > Pest control treatment to comply with AS codes
- > Plan drawings Fees
- > Engineers Drainages Fees
- > Council lodgement Fees
- > Geotechnical Fees
- > Goods & Services Tax (GST)

## Other External Works & Services

- > Site investigation and test bores for geotechnical reports
- > Rock excavation (if applicable)
- > Treated Pine retaining wall and other necessary structures (only if drawn)
- > Statutory Authorities charges contributions
- > Rural Bushfire Assessment and build costs in BAL fire zone

## Landscaping

- > Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)
- > Turfing, trees and native shrubs
- > Letterbox & clothesline pending land covenant
- > Front & rear garden taps
- > Above ground polyethylene slimline water tank to comply with basix certificate requirements

## Certifications

- > Termite Treatments
  - ✓ BCA Requirements
- > Smoke Alarms
  - ✓ BCA Requirements
- > Electrical
  - ✓ BCA Requirements
- > Insulation
  - ✓ BCA Requirements
- > Glazing Windows/Doors
  - ✓ BCA Requirements
- > Waterproofing
  - ✓ BCA Requirements
- > Flammability
  - ✓ BCA Requirements

Revised: 10-06-2022