

# Lot 508

Village Square, Edmondson Park

Split contract\*

Land: \$320,000

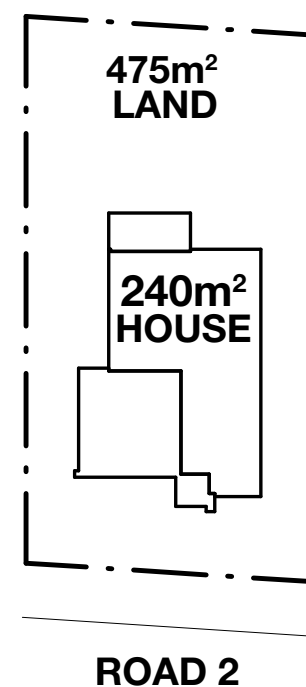
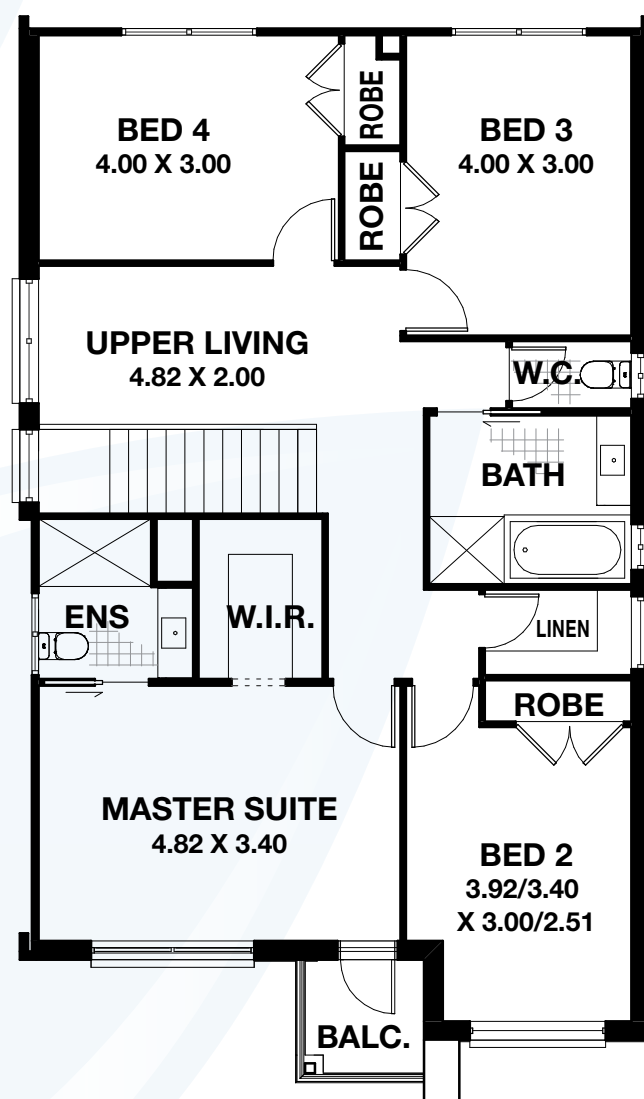
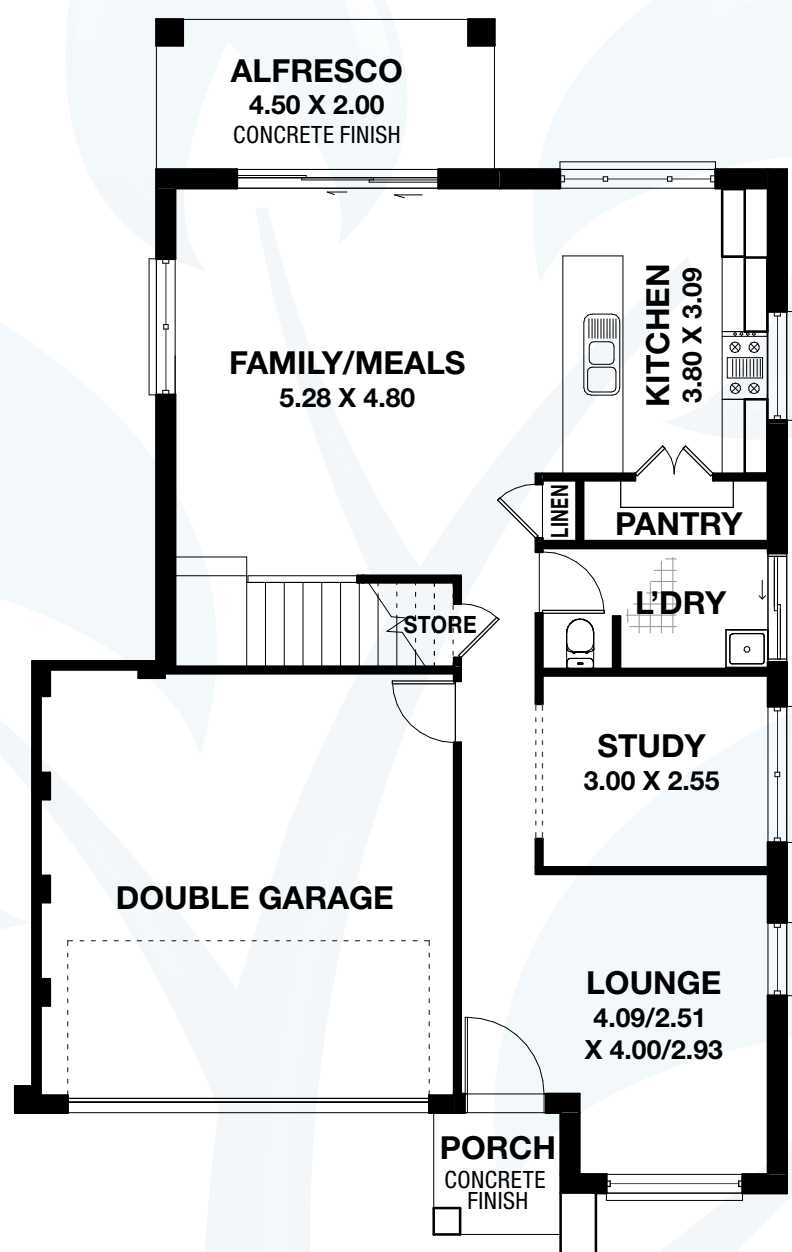
Home: \$268,950

Total: \$588,950



Artist Impression for illustrative purposes only

Includes  
air conditioning



**HOMEWORLD SOUTH** – 15 Halifax Way, Gledswood Hills ..... 9606 2600 or 9606 2599  
**HOMEWORLD KELLYVILLE** – 18 Hartigan Ave Homeworld, Kellyville ..... 9629 4799 or 9629 4772 or 9629 4788 or 8824 7620  
**KELLYVILLE RIDGE** – 48 Conrad Rd, Kellyville Ridge ..... 8814 7300  
**BUNYA** – 11 Sir Hercules Parade Bunya, Doonside ..... 9629 4713  
**THE PONDS** – Riverbank Drive, The Ponds ..... 9836 3033  
**ABERGLASSLYN** – 107 Aberglasslyn Rd ..... 4932 5300  
**THORNTON** – 2 Portabello Crescent (off Government Rd), Thornton ..... 4964 1800

## ALLCASTLE HOMES

[allcastlehomes.com.au](http://allcastlehomes.com.au)

**Lot 508**

**Village Square, Edmondson Park**

# Allcastle Bonus House & Land Package

- 8HP reverse cycle ducted air conditioning system
- Surface coloured/stencilled driveway within property boundary
- Kikuyu turf to front and rear yards
- Sarking to underside of main roof tiles
- Soft closed ceramic toilet suites
- Mixer taps to vanities from builder's range
- Alarm system from builder's range
- Instantaneous HWS from builder's range
- Carpet and ceramic tiling from Grande range

## External features

- Sarking under roof tiles.
- Quality powder-coated aluminium window frames with clear glass.
- Keyed alike window locks.
- Kikuyu turf to front and rear yard.
- Surface coloured/stencilled driveway within property boundary
- Garage doors: B&D Panelmasta from builder's range.
- Colorbond fascia and gutter. Downpipes: round PVC painted.
- TERM~guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection. To comply with Australian standards & warranty conditions, owner should have home inspected annually by an expert in termite treatments/TERM~guard operator.

## Internal features

- Paint colours from Taubmans Bristol Custom Colour Selection chart. Two coat system with 2 internal colours and 2 external colours. Easycoat acrylic low-sheen to walls, flat Tradex ceiling white to ceiling, Hi Dura enamel gloss to woodwork and doors.
- External paint – 2 x external colours from Taubmans / Bristol Custom Colour Selection chart. As per Ponds approval
- 90mm classic cornice to ceiling throughout.
- Linen cupboard and storage under stairs included.
- Single shelf and hanging rail to all robes.
- Internal doors from builder's range with chrome hinges.
- Pencil round gloss painted skirting and architraves throughout, 68mm x 12mm.
- Door stops fitted to all doors that open against a wall.
- Ceramic floor tiling from builder's range to entry, family, and kitchen, laid in standard rectangular pattern.
- Carpet from builder's range to habitable un-tiled areas.
- Daikin 8HP Reverse cycle air conditioning system, 10 outlets, two zones, warranty by manufacturer
- R1.5 stud wall insulation to external stud walls and R3.5 insulation to trussed main roof.

## Kitchen features

- Vacuum form kitchen from Allcastle range.
- Stunning 20mm Quantum Quartz bench tops from builder's range.
- Chrome mixer tap from Allcastle range.
- Space & connection point for dishwasher under sink bench.
- Spacious pantry.

## Electrical/appliance features

- Westinghouse gas cooktop GHR925.
- Westinghouse electric oven POR6635.
- Rangehood from builder's range.
- Alarm system from builder's range.
- 20 double and 5 single power points. 26 light points with safety circuit. Light fittings from builder's range. 2 smoke detectors.
- Instantaneous HWS from builder's range.

## Bathroom/ensuite features

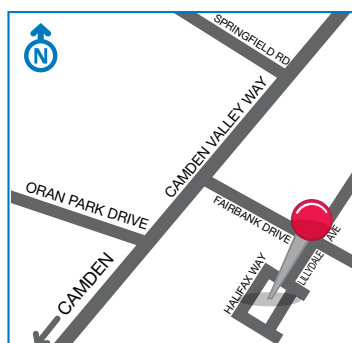
- Full fibreglass waterproofing.
- Toilets from builder's range.
- Tapware from builder's range.
- Superior cross linked polyethylene plumbing system. Reduces noise and water hammer.
- Fully moulded white acrylic rectangular bath to main bathroom.
- Square moulded vanities with chrome mixer tap from builder's range.
- Modern polished edge mirrors to full length of vanity.
- Stunning semi-frameless shower screens with clear laminated glass/aluminium frames.
- 1 chrome single towel rail to each bathroom and powder room from builder's range
- Ceramic Tiles: from our nominated supplier laid in standard rectangular pattern to wet area floors including laundry. One skirting tile to laundry and 1.8m high tiling to showers – including soap holder - wall heights similar to Display (heights may vary due to tile sizes) and metal floor wastes from our range. Tiling to kitchen splash back and area over hotplates.

## Laundry features

- Hot and cold washing machine connections.

## Security and safety

- Smoke detectors as required & installed to Australian Standards.
- Earth leakage circuit breakers in metre box.
- Hot Water Service tempering valve to Australian Standards.
- Security locks to all windows & sliding doors.



**Homeworld South**  
**15 Halifax Way,**  
**Gledswood Hills**

**For further enquiries please phone Geoff on 9606 2600**

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[allcastlehomes.com.au](http://allcastlehomes.com.au)

\*Split contract based on a purchaser entering into 2 contracts, one with Crown Land Developer and one building contract with Allcastle Homes. Offer valid until 20.7.2013. Carpet and tiling to be selected from range at colour selection appointment. Cannot be used in conjunction with any other offer. Allcastle Homes reserves the right to vary or change prices, specifications, colours and materials without notice. Copyright 2012. The concepts and information contained are the copyright of Allcastle Homes. Use or duplication in part or in full without the permission of Allcastle Homes constitutes an infringement of copyright. Allcastle homes reserves the right to vary or change prices and specifications without notice. Dimensions are approximate only. Brochure not to scale, some elevations may alter internal layout slightly. Decorator items in display homes such as carpet, ceramic tiling to dry areas and patios, curtains, blinds, air-conditioning, light fittings, alarms, intercoms, driveways and landscaping are not included. Allcastle Homes Pty Ltd BLN39371C