

RENDERS ARE INDICATION ONLY



Land

Home size 26sq

28 Ajay Way, Kurunjang

LEGACY 26

\$545,500

5  2  2 



ACTUAL HOUSE IMAGE

PRESENTED BY



Land Size 451m2

Home Size 26sq



PRESENTED BY  NOVA CORE GROUP

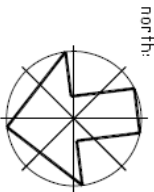
NOVA
NOVA CORE GROUP

Land Size 451m2

Home Size 26sq



A J A Y W A Y



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Newcon Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Newcon Homes Pty Ltd and is provided for use to Nova Core Group and Nova Core Group selling agents

NOVA
NOVA CORE GROUP

NOVA CORE GROUP

STANDARD INCLUSION LIST

GENERAL:

- Fixed price contract
- Fixed price site costs including rock excavation
- Survey and drafting plans
- All permits as required by Building Regulation
- Engineer designed foundations
- All service connections (excluding consumer account opening and fibre optic connection if applicable)
- Home owners warranty
- 12 months maintenance period
- House fully cleaned on completion

EXTERNAL INCLUSIONS

- Concrete roof tiles as per colour document
- Colorbond fascia, gutter and downpipes
- Bricks as per colour document
- Natural colour mortar with rolled joints
- Brickwork above all windows
- Plaster lined ceiling to outdoor living with 75 mm cornices (if applicable)
- Colour sealed concrete driveway and 1m wide path around the house,
- Stylish two colour render to the front of the house (piers, garage, above entrance door)

INTERNAL INCLUSIONS

- Waffle slab as per engineers design
- Pine wall frame and engineered roof trusses
- 2550 mm ceiling height
- 10mm Boral plasterboard to walls, 10mm super span Boral plasterboard to ceiling, water resistant plasterboard to wet areas and 75mm squatia cornices
- 67mm single bevel architrave and skirting boards throughout
- Melamine shelf with 1 hanging rail to bedroom wardrobes

GARAGE

- Colorbond sectional garage door with motor and 2 remotes
- Pedestrian weatherproof door (product specific)
- Flush panel internal access door to the garage (plan specific)
- Concrete floor (poured as part of slab)

WINDOWS

- Obscure glazing to ensuite, bath and WC
- Aluminium sliding windows (unless an alternative is required due to the energy rating)
- Window locks to all openable windows (keyed alike)

DOORS – EXTERNAL

- Feature Gainsborough entry door 2040 mm x820mm or 920mm with 4 frosted or clear glass inserts
- Gainsborough trilock entry set to front door
- Entrance set to all external hinged doors

DOORS-INTERNAL

- Stylish flush panel doors 2040mm high throughout
- Flush panel sliding doors 2040mm high to wardrobes
- Amelia lever chrome door handles to all internal doors with privacy latches to bathrooms and toilets

HEATING

- Breamer gas ducted heating to all bedrooms bathrooms and living areas (8) points with wall mounted thermostat

FLOOR COVERINGS

- Quality wall tiles to wet area as required
- Quality floor tiles or timber laminate to meals, kitchen, entry and hallway (refer to plan)
- Stylish carpet to balance of the home

Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Newcon Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Newcon Homes Pty Ltd and is provided for use to Nova Core Group and Nova Core Group selling agents

PRESENTED BY



STANDARD INCLUSION LIST

ELECTRICAL

- Double power points to bedrooms
- Down lights to living areas
- Battern holder light fixtures with shades to reminder of home
- Flood light with sensor outside laundry and above front garage door
- Led downlight to front porch
- 2 wall mounted lights to front piers
- White wall mounted switches
- Hardwired smoke detectors with battery backup
- Safety switch to meter box
- 2 TV antenna points
- 1 prewired phone point
- Wired security alarm with 3 sensors
- 67mm single bevel architrave and skirting boards throughout
- Melamine shelf with 1 hanging rail to bedroom wardrobes

KITCHEN

- Premium 900 mm stainless steel freestanding oven with cook top
- Premium 900mm stainless steel slide out or canopy rangehood
- Premium laminate bench tops (square edge), cabinets, including overhead cupboards
- Designer chrome handles round or square finish
- Double bowl stainless steel sink
- Modern mixer tap
- Fully tiled splash back
- 3 melamine shelves to pantry



LAUNDRY

- 45.6 Litre Stainless Steel Trough with cabinet underneath
- Chrome set mixer and chrome washing machine stoppers

ENSUITE

- Stylish rectangular above counter basin
- Gloss or matt look laminate cabinet with square edge laminate bench top
- Chrome handles
- Semi frameless designer shower screen with clear glass
- Round white ceiling exhaust fan above shower
- Acrylic or tiled shower base
- Modern mixer tap
- Mirror to full length of the vanity with aluminum frame
- 4 star toilet suite

BATHROOM

- Stylish rectangular above counter basin
- White acrylic bath
- Chrome basin set
- Chrome handles
- Gloss or matt look laminate cabinet with square edge laminate bench top
- Semi frameless designer shower screen with clear glass
- Mirror to full length of the vanity with aluminum frame
- Round white ceiling exhaust fan above shower
- Acrylic or tiled shower base (plan specific)
- Mirror to full length of the vanity with aluminum frame

Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Newcon Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Newcon Homes Pty Ltd and is provided for use to Nova Core Group and Nova Core Group selling agents

PRESENTED BY



STANDARD INCLUSION LIST

WC / POWDER ROOM

- Round white ceiling exhaust fan
- 4 star toilet suite

PAINT

- Doors -Two Coat trade gloss
- Painted woodwork- 1 undercoat. Two coat gloss
- Plaster Ceiling- 2 Coats of Flat acrylic
- Plaster walls-2 Coats Washable flat acrylic

ENERGY EFFICIENCY

- 6 star energy rating
- Solar hot water service with gas booster
- Insulation bats to external walls and ceiling as per "Six Stars Rating" requirement

LANDSCAPING

- Front and back landscaping –combination of pebbles, bark, top soil and plants
- Full timber fence around the house where applicable including wing fence

SPECIAL OFFERE

- Holland Blinds throughout—Builder Range
- Stainless Steel Dishwasher
- Evaporative air conditioning throughout
- Stone Bench Top kitchen



Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. Newcon Homes Pty Ltd reserves the rights to alter the specifications and inclusions at anytime without notice. © Copyright. This drawing remains the property of Newcon Homes Pty Ltd and is provided for use to Nova Core Group and Nova Core Group selling agents