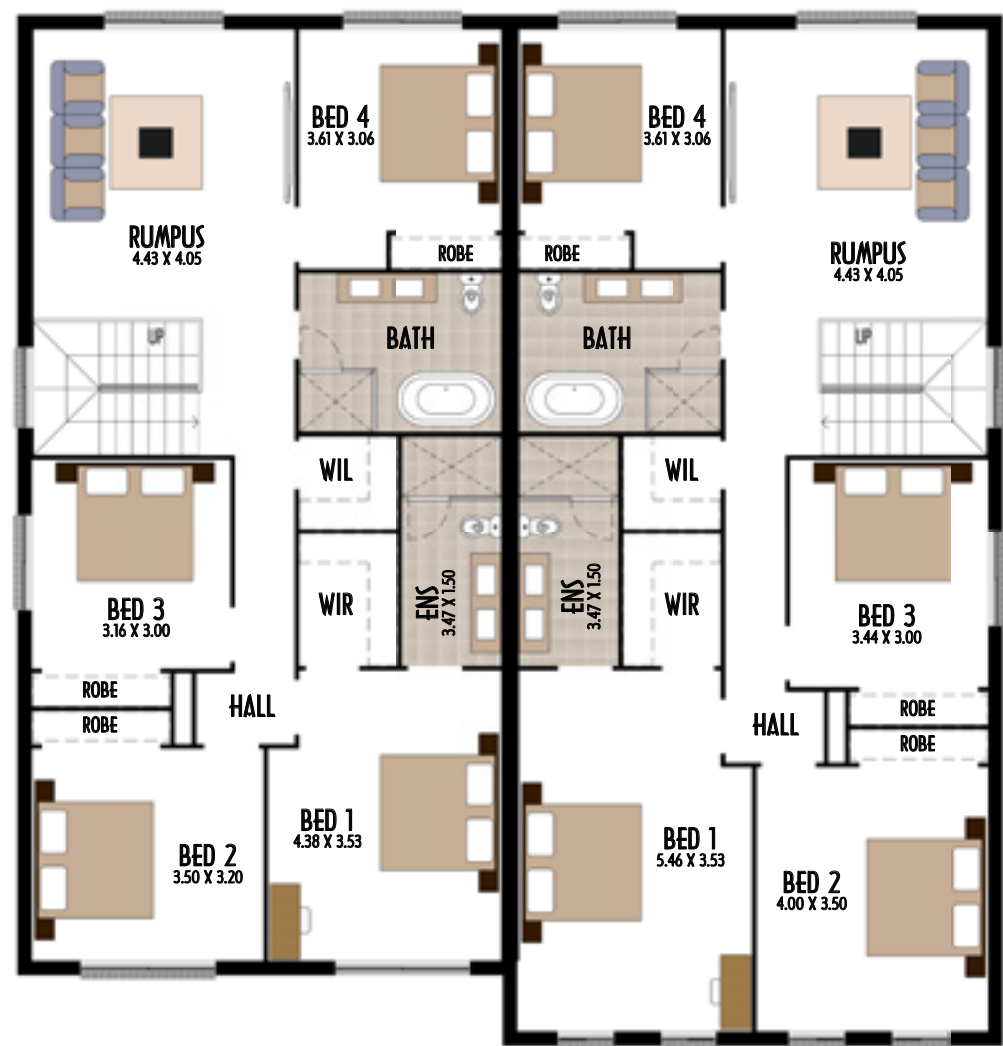
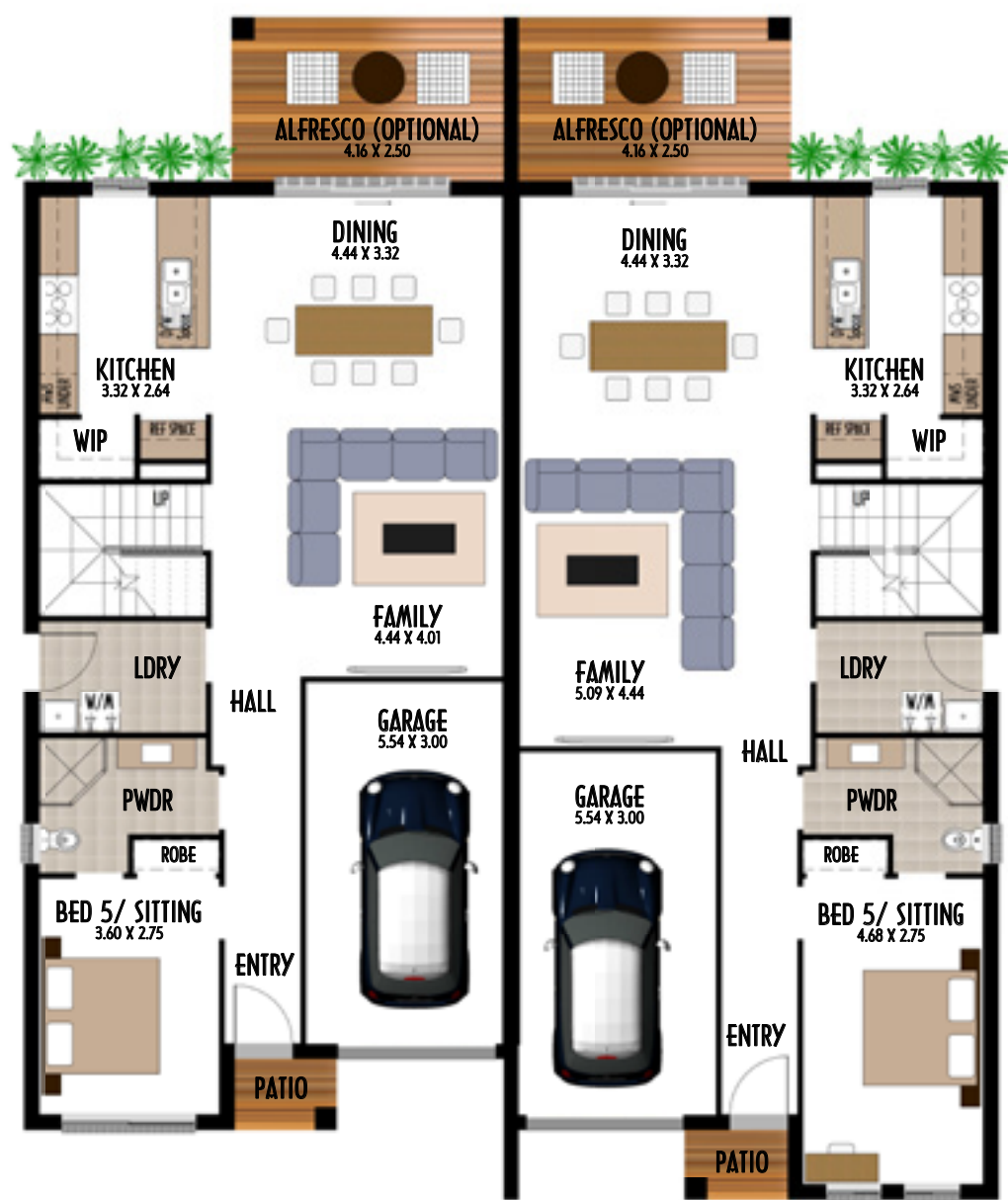


Bellbird



Bellbird Duplex




5+5


3+3


1+1

Width: 14.91m **Size:** 464.93m²
Length: 18.09m **Squares:** 50.05sq (Incl. optional Al L'ombra)

Artist impression only.
All images are for illustrational purposes only.

Fits 17.5m wide and 28m deep block

THE EAGLE PROCESS

Eagle Homes understands the process of building your new home can be overwhelming, so we have simplified the process from helping you choose your home design right through to moving in.



Design and Location

Our creative and experienced designers will work with you to choose a home design that will meet your budget, your land location and your lifestyle.



Budget

Eagle Homes has a clear and concise quotation process that is easy to read. One of our friendly consultants will go through the costs with you to ensure they meet your budget.



Development Approvals

Eagle Homes takes care of the development process to ensure there is no delay to you moving into your new home.



Building your Home

As well as having a team of building professionals working on your new home, you will have a site co-ordinator who is responsible for co-ordinating all trades and keeping you up-to-date with the building progress. Upon construction completion, you will have a final inspection where you will complete a walk-through of your home, to ensure that all inclusions, fixtures and fittings meet your expectations.

Once you are satisfied with your final inspection, a formal handover is conducted. You will receive all instruction manuals, warranties, certificates and most importantly a welcome gift and your keys.

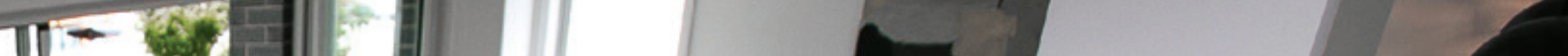
No. 1 – LEADING INDUSTRY SITE COST INCLUSIONS

- ✓ **DROP EDGE BEAMS** **VALUE \$7,000**
(up to 7m²)
required for sloping sites – can save you \$\$\$ on retaining works
- ✓ **SALINE SOIL REQUIREMENTS** **VALUE \$4,700**
(up to 200m² footprint)
Includes better, stronger concrete, better grade bricks to ensure longevity
- ✓ **M or H1 CLASS SLAB** **VALUE \$5,000**
(up to 200m² footprint)
Structural Engineer designed thicker, stronger, concrete slab
- ✓ **EXTENDED DRILLED PIERING ALLOWANCE** **VALUE \$3,600**
(up to 80 l/m)
Takes the unknown out of your site costs & creates peace of mind (Most builders only give you an allowance up to 50 l/m)
- ✓ **SERVICE RUNS** **VALUE \$1,375**
(up to 15 l/m)
le; Power, Water, Gas, Sewer, Stormwater. Takes the unknown out of your site costs & creates peace of mind
- ✓ **TELSTRA/NBN CONDUIT** **VALUE \$825**
(up to 15 l/m)
Future proofing your home – you won't need to dig your yard up to lay conduits – they'll be done for you
- ✓ **SITE BENCHING/LEVELLING** **VALUE \$1,500**
(up to 1m)
Most builders only allow for land up to 600mm fall – Eagle Homes provide peace of mind by allowing for standard benching of your site with up to 1m fall

\$24,000 of value for Free.

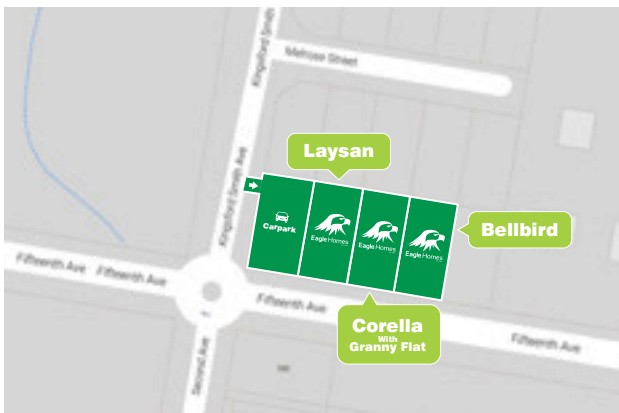
Other builders may surprise you with these costs after *YOU'VE ENTERED INTO THEIR BUILDING AGREEMENT.*

All Inclusions are Subject to Standard House Designs. All designs, plans & specifications are protected by copyright & cannot be copied in whole or in part or used without written authority, Ultra Modern Developments Pty Ltd t/as Eagle Homes reserves the right to make necessary alterations to designs, specifications, pricing, inclusions & suppliers without notice to the Owner/s. Ultra Modern Developments Pty Ltd t/as Eagle Homes can change brands and suppliers without any notice being given. Errors & Omissions excepted. Inclusions for 1.1.17



Industry Leading Site Cost Inclusions	Included as Standard	External Features	Internal Features	Bathroom & Ensuite Features	
<ul style="list-style-type: none">Machine hire and site preparation up to 1mUnderground electricity cables within 15Lm of proposed dwelling and within property boundariesExternal sewer and connection within 15Lm of proposed dwelling and within property boundariesWater service and connection within 15Lm of proposed dwelling and within property boundariesProvide Conduit Only with draw cord for Telstra or NBN, within 15Lm of proposed dwelling and within property boundariesInternal pathway conduit only with draw cord for Smartwiring (to the internal of dwelling only), and only for the following areas: Carnes Hill (Freemans Ridge), Gledswood Hills, Middleton Grange, Ropes Crossing, Gregory Hills, Minto, Twin Waters (South Nowra), Oran ParkStormwater drainage connection to outlet within 15Lm of proposed dwelling and within property boundariesProvide standard gas service within 15Lm of proposed Dwelling and within property boundaries (only if gas is available on site)Gas hot water system, gas cook top & 1 bayonet point (oven to remain electric) - includes connection fee within 15Lm of proposed dwelling and within property boundariesUp to 4 tonnes of gravel for stormwater (if required)Provide up to 80Lm of Eagle Homes Standard Piering to site includes up to 10.4m³ of concrete) excludes screw piers, bucket piers, Pile Piers or any other methods of piercingUp 7sqm of Drop Edge BeamsFormwork surveyProvide up to 90Lm of perimeter fencing to site including lockGuard rail as required by work coverBuilders long service levyAHD SurveySite cage for rubbishAll weather access (provide up to 5 tonnes of road base)Provide 1 x drilling rig serviceSiltation control for erosion (provide up to 30Lm of silt fencing)Provide 2 concrete pumps serviceProvide slab for “M or H1” Site Classification (up to 200sqm slab footprint area) - subject to Borehole report	<ul style="list-style-type: none">Saline Soil Requirements (up to 200sqm slab footprint area) - 300um vapour proof barrier, 32MPa Concrete to slab and piers in lieu of 20MPaExposure grade mortar (iron joint only) & Exposure grade bricks from Eagle Homes' Standard Brick CollectionStandard Basix requirements for R1.5 walls insulation to external walls only, excluding garage & R3.5 ceiling insulation, excluding garageProvide Eagle Homes standards in house Statement of Environmental Effects and Site Analysis Plan (should an external consultant report be required; no allowance has been made in this quote)Obtain Developers approval (If required)Provide an allowance of up to \$1000.00 for double handlingProvide 3000L above ground round rain water tank to site (includes up to 25Lm Stormwater pipe for overflow)Scaffolding hire (up to 3m height)No credits are provided on any of the above items that are not used in part or full	<ul style="list-style-type: none">120 Day Quotation period for Single Dwellings (210 Days for Duplex/Dual Occupancy)Construction InsuranceABSA Energy Assessment & BASIX ReportA complimentary appointment with an experienced colour consultantPayment of warranty insurance premiumPayment of engineer's fees for, standard concrete slabPayment of water authority, standard approval feePayment of surveyor's fees for peg out and identification surveysPreparation for approval for building plans (Includes Standard DA fee)Long service levy paymentSite security fencing up to 90 lineal metresAll weather access provisionHOW insuranceStandard sediment control to comply with Council	<ul style="list-style-type: none">Pest treatment to perimeter of slab & internal drainageQuality aluminum windows with extensive range of coloursKeyed locks to windows and aluminum sliding doors for your securityMaintenance free Colorbond metal fascia and gutter with extensive colour rangeGardens taps provided front and rearQuality 'Panel Carved' front entry doorConcrete roof tiles in extensive range of coloursExtensive choice of bricks from the Eagle Standard range of BricksExposure grade bricks in Eagle Homes standard range450mm Eaves subject to House DesignConcrete front patio to all designsOff-white mortar to brickwork – Ironed jointColorbond roller doors to garage with extensive range of coloursR1.5 walls insulation to external walls only, excluding garageR3.5 ceiling insulation, excluding garage	<ul style="list-style-type: none">Built-in wardrobes with hinged doors to bedrooms as shown on brochure planFlush internal doors in paint finish to match walls70mm (nominal) MDF 1/2 splayed skirting and architraves90mm cornice (Builders discretion)Square set finish to wall/ceiling junction to Bathroom/Ensuite/WC/ PowderPainted finish to skirting, doors, architraves to match wall colourQuality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white5 star rated water devices*Lever handle to all doors and robes2440mm ceiling heightWalk in wardrobe to master bedroom, (subject to design)Door stops to doors excludes linen, WIR and robesLinen cupboard includes 4 shelves, depending on design1x Telephone point only (no connection)1x Internal Gas Bayonet point1x TV point only (no connection)	<ul style="list-style-type: none">Easy-to-clean Reconstituted stone tops with polymarble basin, square bowl/bowls, polyurethane cupboards with soft close draws (Finger pull handles) to bathroom and ensuiteWhite 1490mm Forme Oval freestanding bath with Millennium Waterpoint extended spout in chrome metal finish (ZWPEXTBSC)Vertical feature tile strip to showersClose Coupled Vitreous China Toilet Suite in whiteWhite bathroom accessories Soap holder, Toilet roll holder, Towel ring to bathroom and ensuiteShower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on designWaterproofing to bathrooms, ensuite, powder rooms & separate W/C – subject to designMillennium Cioso mixer complete in chrome metal finish to shower & baths (where applicable) (10158)Millennium Cioso Basin Mixer in chrome metal finish to all bathroom vanities (10155)Millennium Akemi round shower head (Rain drop) with Mina shower arm, wall mounted (10213) or (10215)1 row high of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C and floor tiles in an extensive range of colours2m high tiling to shower/s
Laundry Features	Kitchen Features	Electrical & Appliance Features			
<ul style="list-style-type: none">Stainless steel 45L rinse by-pass laundry tubWashing machine connections, hot and coldChrome metal tap and spoutCeramic wall and floor tiles in an extensive range of colours1/3 glazed external laundry doorWaterproofing to laundry floor	<ul style="list-style-type: none">1 3/4 or double bowl stainless steel sink, depending on designQuality Melamine doors to kitchen cupboards (in a range of colours)Allowing up to 6m of 20mm Reconstituted stone within Eagle Homes builders range, 3 colours available (Bench top 600(w), for island bench (800w) x 3m (L) if applicable to design, excluding waterfall edgesMillennium Cioso sink mixer (10111A)Tiled splashbacks - full height under overhead cupboards, single row used elsewhere700 Overhead cupboards in all designsDishwasher space including cold water connection and power point, subject to designMicrowave space including power point, subject to designMetal drawer runners for strength and durability	<div><div>FOR GRANNY FLAT (if applicable):</div><ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven & 600mm Gas Cooktop & 600mm slide-out Rangehood<div>FOR MAIN DWELLING & DUPLEX (is subject to space limitations):</div><ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 900mm Freestanding Electric Oven & Gas Cooktop with a 900mm slide-out Rangehood<div>NOTE: IF GAS IS NOT AVAILABLE:</div><ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven, & 600mm Electric Cooktop & 600mm slide-out RangehoodInstantaneous Hot Water System (Where gas available)Light batten holders and double power point as shown on plan</div> <div><ul style="list-style-type: none">Earth leakage safety switch protecting all power and light pointsProvide in single phase in meter box (3 phase cables to back of meter box)Smoke detectors provided, direct wired with battery back-upSeparate RCD for light circuits</div>			
Warranty	<ul style="list-style-type: none">Please refer to Home Building Act 1989				





T: 02 9822 4755

Middleton Grange Display Village
Cnr Fifteenth Ave &
Kingsford Smith Ave,
Middleton Grange NSW 2171

info@eaglehomes.com.au
www.eaglehomes.com.au



Follow us on Instagram:
eaglehomes1984

Ultra Modern Developments Pty Ltd t/as Eagle Homes
Lic. No. 66931C Builder ABN 67 069 518 770

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