



## Affordable Luxury

The Residences at Orchid Hill is a boutique development of 12 architecturally designed homes in the heart of Wadalba.

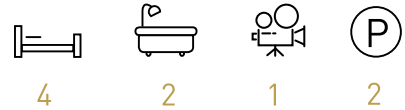
Proudly positioned atop of Orchid Hill, each Residence is to be a perfect blend of functionality and the best of contemporary design.

The exteriors are connected to the natural world of the adjacent nature corridor and hilltop position. The interior spaces are light and sophisticated, supremely comfortable and beautifully appointed.

Homes are estimated to be complete by July 2019 and selling now.  
Enjoy a new way of life...

# THE HUSKISSON

Functional. Charming. Elegant. There is nothing left wanting with the Huskisson's original family-centric design.



## FOR SALE

LOT 11 – KAMIRA ROAD \$609,000  
 LOT 12 – KAMIRA ROAD \$614,000

## BLOCK SIZE

278.05m<sup>2</sup>

## TOTAL HOUSE SIZE

171.9m<sup>2</sup>

## DESIGN FEATURES

- Rumpus
- Walk in Pantry
- Modern Kitchen
- Master Bedroom

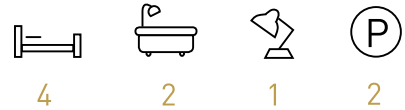
## MEASUREMENTS

Family / Dining	6.2m x 4.07m
Kitchen	3.17m x 2.4m
Rumpus	3.1m x 2.85m
Alfresco	3.1m x 2.85m
Garage	3.1m x 2.85m
Master Bedroom	3.7m x 3.3m
Bed 2	3.4m x 2.87m
Bed 3	3.1m x 2.96m
Bed 4	3.7m x 2.7m



# THE EDEN

A design that finally ticks all the boxes on the modern families new home wishlist. From the wide open plan living to the rear to the formal living at the front, a design that provides a little something for everyone with no need to compromise.



## FOR SALE

LOT 3 – KAMIRA ROAD \$639,000  
LOT 6 – KAMIRA ROAD \$639,000

## BLOCK SIZE

391.04m<sup>2</sup>

## TOTAL HOUSE SIZE

200.29m<sup>2</sup>

## DESIGN FEATURES

Study  
Butler's Pantry  
Chef's Kitchen  
Master Bedroom  
Second Living Area

## MEASUREMENTS

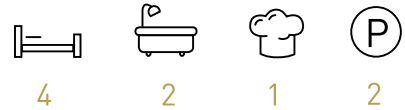
Family / Dining	6.5m x 3.88m
Chef's Kitchen	3.3m x 2.84m
Butler's Pantry	2.84m x 1.3m
Lounge	3.81m x 3.6m
Study	2.84m x 1.4m
Alfresco	2.84m x 2.7m
Garage	5.5m x 5.5m
Master Bedroom	3.94m x 3.5m
Bed 2	3.0m x 2.84m
Bed 3	3.46m x 3.0m
Bed 4	3.26m x 2.84m





# THE GERROA

Lifestyle living at its very best. Inspired by rural living of the past, the Gerroa boasts beautiful and big spaces. Step out of your sundrenched living and into your very own private sanctuary overlooking the nature reserve.



## FOR SALE

LOT 10 – KAMIRA ROAD      \$679,000

## BLOCK SIZE

517.17m<sup>2</sup>

## TOTAL HOUSE SIZE

185.41m<sup>2</sup>

## DESIGN FEATURES

- Butler's Pantry
- Chef's Kitchen
- Master Bedroom
- Second Living Area
- Front Wrap Verandah

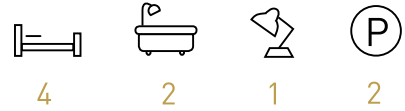
## MEASUREMENTS

Living / Dining	6.73m x 4.5m
Chef's Kitchen	4.5m x 2.4m
Butler's Pantry	2.2m x 1.8m
Lounge	3.6m x 3.5m
Garage	5.5m x 5.5m
Master Bedroom	4.66m x 3.53m
Bed 2	3.36m x 2.8m
Bed 3	3.3m x 3.0m
Bed 4	3.5m x 3.0m



# THE FORRESTERS

Stunning coastal living with the ultimate in indoor/outdoor design features. The perfect family home with the luxury design features we all want.



## FOR SALE

LOT 2 – KAMIRA ROAD \$639,000  
LOT 9 – KAMIRA ROAD \$639,000

## BLOCK SIZE

391.01m<sup>2</sup>

## TOTAL HOUSE SIZE

202.02m<sup>2</sup>

## DESIGN FEATURES

Study  
Butler's Pantry  
Chef's Kitchen  
Master Bedroom  
Second Living Area

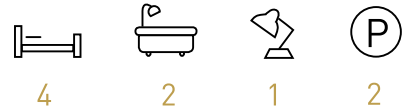
## MEASUREMENTS

Living / Dining	3.1m x 2.85m
Chef's Kitchen	3.3m x 2.75m
Butler's Pantry	2.75m x 1.3m
Lounge	3.81m x 3.5m
Study	3.6m x 1.87m
Alfresco	4.25m x 2.5m
Garage	5.5m x 5.5m
Master Bedroom	3.1m x 2.85m
Bed 2	3.0m x 2.84m
Bed 3	3.0m x 2.84m
Bed 4	3.0m x 2.84m



# THE COLLAROY

Designed to capture the full entertaining experience, with room for the Jet Ski and so much more!



## FOR SALE

LOT 8 – KAMIRA ROAD \$639,000

## BLOCK SIZE

391.07m<sup>2</sup>

## TOTAL HOUSE SIZE

201.53m<sup>2</sup>

## DESIGN FEATURES

- Study
- Butler's Pantry
- Chef's Kitchen
- Master Bedroom
- Second Living Area

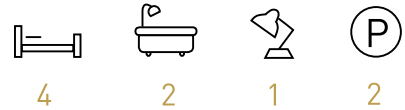
## MEASUREMENTS

Family / Dining	6.0m x 4.25m
Chef's Kitchen	3.3m x 2.40m
Butler's Pantry	2.4m x 1.3m
Lounge	4.57m x 3.6m
Study	4.2m x 1.87m
Alfresco	4.4m x 1.98m
Garage	5.5m x 5.5m
Master Bedroom	3.3m x 3.0m
Bed 2	3.0m x 3.0m
Bed 3	3.35m x 2.75m
Bed 4	3.35m x 2.75m



# THE DEE WHY

Perfect for the family who work hard and play hard. Space for all activities makes the Dee Why the perfect design for the family who want space to study and space for indoor/outdoor living.



## FOR SALE

LOT 1 – KAMIRA ROAD \$639,000

## BLOCK SIZE

390.97m<sup>2</sup>

## TOTAL HOUSE SIZE

201.56m<sup>2</sup>

## DESIGN FEATURES

- Built in Study
- Butler's Pantry
- Chef's Kitchen
- Master Bedroom
- Second Living Area

## MEASUREMENTS

Family / Dining	6.5m x 4.1m
Kitchen	3.04m x 2.77m
Lounge	4.1m x 3.5m
Study	2.98m x 1.4m
Alfresco	4.12m x 2.98m
Garage	5.5m x 5.5m
Master Bedroom	3.77m x 3.5m
Bed 2	3.0m x 2.77m
Bed 3	3.2m x 2.85m
Bed 4	3.2m x 2.77m





# THE BILGOLA

Architectural excellence perfecting the family home for the ultimate summer lifestyle, combining indoor and outdoor seamlessly. The Bilgola is the ultimate design for the summer family.



## FOR SALE

LOT4-KAMIRA \$639,000  
 ROAD(SOLD) \$639,000  
 LOT 7 – KAMIRA ROAD

## BLOCK SIZE

391.05m<sup>2</sup>

## TOTAL HOUSE SIZE

195.15m<sup>2</sup>

## DESIGN FEATURES

- Study
- Butler's Pantry
- Chef's Kitchen
- Rear Master Bedroom
- Second Living Area

## MEASUREMENTS

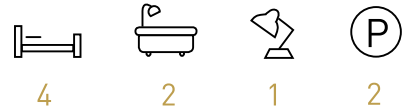
Dining	3.81m x 3.2m
Family	4.07m x 3.81m
Chef's Kitchen	4.4m x 3.5m
Alfresco	3.25m x 2.25m
Lounge	3.54m x 3.4m
Study	3.6m x 1.87m
Garage	5.5m x 5.5m
Master Bedroom	3.94m x 3.39m
Bed 2	3.1m x 2.82m
Bed 3	3.2m x 2.84m
Bed 2	3.3m x 2.80m





# THE AVALON

The ultimate in coastal living. With multiple indoor and outdoor areas, the Avalon is ideal for families who like their space.



## FOR SALE

LOT 5 – KAMIRA ROAD \$639,000

## BLOCK SIZE

391.03m<sup>2</sup>

## TOTAL HOUSE SIZE

196.94m<sup>2</sup>

## DESIGN FEATURES

- Study
- Butler's Pantry
- Chef's Kitchen
- Master Bedroom
- Second Living Area

## MEASUREMENTS

Living / Dining	6.51m x 4.43m
Kitchen	3.3m x 2.4m
Butler's Pantry	3.1m x 2.85m
Lounge	3.81m x 3.5m
Study	3.6m x 1.87m
Alfresco	4.48m x 2.51m
Garage	5.5m x 5.5m
Master Bedroom	3.76m x 3.5m
Bed 2	3.0m x 2.84m
Bed 3	3.0m x 2.84m
Bed 4	3.0m x 2.84m



# INCLUSIONS

*Impeccably designed, stunningly appointed*

2550 HIGH CEILINGS  
LANDSCAPING AND PLANTING  
STONE KITCHEN TOPS  
TIMBER LOOK GARAGE DOOR

AIR CONDITIONING  
DOWN LIGHTING  
STAINED FEATURE FRONT DOOR  
FEATURE FENCING AND LETTERBOX

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## Pre-Construction

- HIA fixed price contract
- Plans – Specifications
- Engineers soil report and slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, relaxations etc)

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## Site Works Foundations and Connections

- Site scrape and/or balanced cut and fill excavation for up to 1500mm site fall over the building platform
- Engineer designed concrete slab to suite “H2” slab with bulk concrete piercing (up to and including a depth of 600mm)
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and Storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size and with a standard 6 meter set back from front boundary (battle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for “N2” wind rating conditions (W33). No allowance is made for retaining walls

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## Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil “Wall-wrap” to external stud walls
- Energy efficient aluminum improved windows and sliding door units. Weather stripping to hinged external doors
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles). 500 KPA water pressure limiting device

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## Bricks. Windows. Roof Tiles and Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar
- Powder coated aluminum windows in the standard Builders range of colours – (with obscure glass to wet areas)
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours and profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia and gutter in the standard Builders range of colours

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## Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates and door handles
- Laminate finish Microwave Oven provision to cabinetry
- 600mm Underbench Oven and Ceramic 600mm Cooktop
- Freestanding Stainless Steel Dishwasher
- Stainless Steel 600mm Slide Out Rangehood
- 1¾ bowl stainless steel kitchen sink
- Chrome sink mixer

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## Bathroom Ensuite and Toilets

- Wall hung vanities with laminate bench tops in the standard Builders range of laminates and door handles (high-set may vary)
- Clear laminated glass shower screens with powder coated aluminum frames in the standard Builders range of colours
- White acrylic bath (1500-1675mm – design specific)
- 900mm high polished edge mirrors fitted to the same width as the vanity unit
- Chrome mixer Tapware, Chrome double towel rails and toilet roll holders
- Vitreous China Close Couple toilet suite w/seat
- Semi Inset Basins (or semi recessed as required)
- Shower on rail to bathroom and ensuite shower

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## Ceramic Tiling

- Bathroom and Ensuite floors, 2000mm high to showers, 500mm above bath (Nominal) and 200mm skirting tile
- Kitchen – 600mm tiled splash back
- Toilet and Laundry – floors – 400mm splash back over tub – 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layout

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## Warranties

- 13 week warrantee period
- Statutory structural guarantee period

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## Electrical

- Earth leakage safety switch and circuit breaker
- Single phase underground power connection from existing supply point
- Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points
- Exhaust fan to bathroom and ensuite
- Single GPO to kitchen microwave oven provision in kitchen

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## Standard Internal and External Features

- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected from builders standard range (where applicable)
- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Paint grade external front door with clear glazing
- Paint grade external hinged doors to other external doors if applicable
- Paint grade flush panel internal passage doors
- Magnetic door stop from builders standard range to passage doors
- Vinyl sliders from builders standard range to wardrobe doors
- Builders Range exterior leverset to front entry and Interior leversets
- 90mm paint grade coved cornice, 41mm paint grade splayed architraves and 67mm paint grade splayed skirting
- Three (3) coat internal paint system — 2 colours allowed (ie: 1 colour to walls and 1 colour to timber work) to Paint Manufacturers standard specifications
- Two (2) coats to ceiling to Paint Manufacturers standard specifications
- Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- 45 ltr Laundry trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal and external builders house clean and Site clean after construction