

# House and Land Package

## \$624,990

**Wisdom  
Homes**  
The wise choice



### The Providence 24 by Wisdom Homes

On Lot 4322 Speare Street - GEORGES FAIR (or similar 450m block).

#### INCLUSIONS

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs.
- 'H' 1 CLASS Slab Upgrade
- Treatment for Saline Affected Soil
- Standard Council Costs, Etc.
- BASIX Package including rainwater tank
- Ceramic Floor tiles to Entry, Foyer, Kitchen, Dining, Leisure and Wet Areas.
- 50/50 Wool Blend Carpet to remainder of home.
- Allowance for Render/Morokah finish to Part Façade (Minimum Required for Georges Fair)
- Brick and Rendered Letterbox (Required for Georges Fair)
- Landscape Plan (Required for Georges Fair)
- AHD Survey (Australian Height Datum) Council requirement
- Upgrade to the CAPRI Façade (pictured).

\* GST Inclusive.

Purchasers to confirm inclusions with prior to deposit.

All drawings and images are for illustrative purposes only and should be used as a guide only.

Wisdom Homes reserves the right to revise plans, specifications and prices without notice or obligation.

#### **ALSO INCLUDED**

**FREE**

**AIR-CONDITIONING**

Ducted Reverse Cycle – while stocks last

#### **ALSO INCLUDED**

**PRESTIGE LIVING SALE**

**\$90,000**

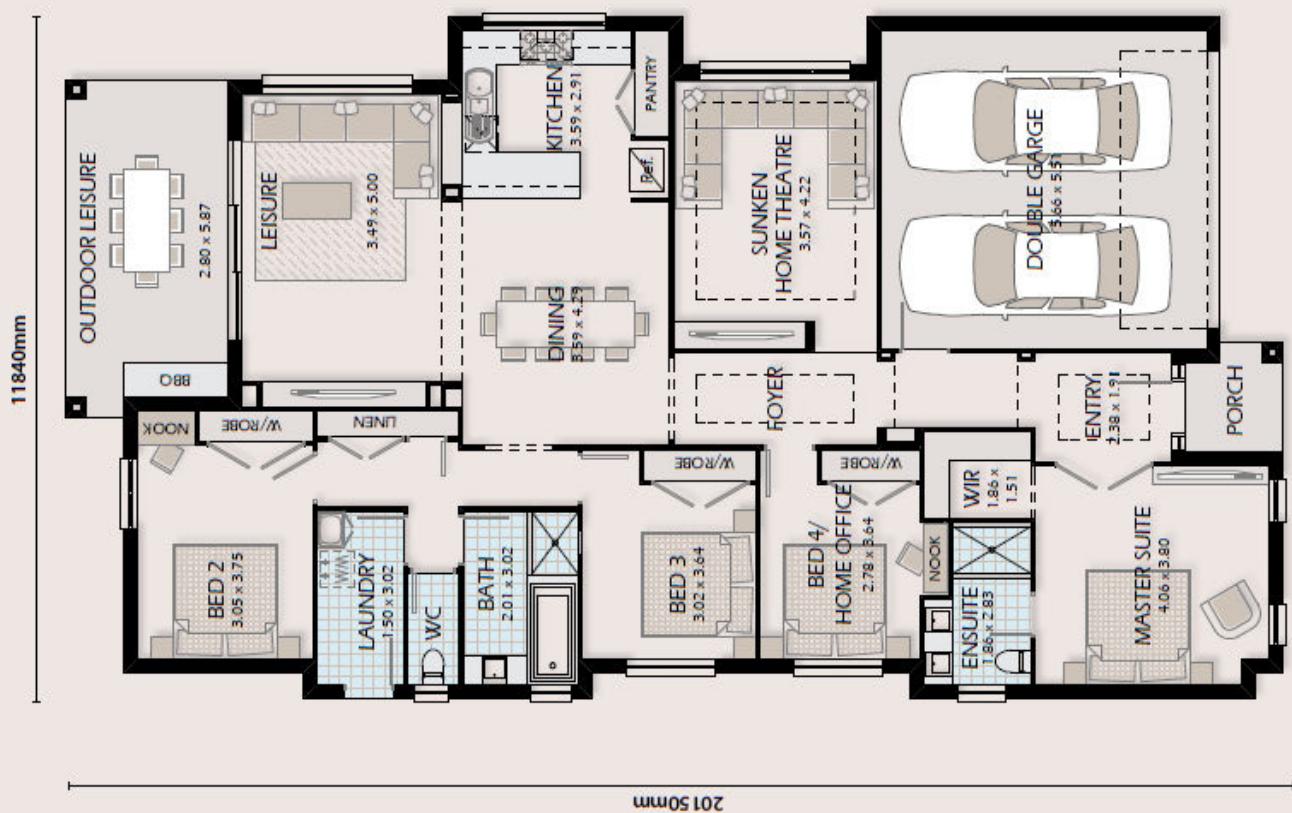
**worth of upgrades**

see below for details

For details contact **GEORGE KIZANA** on **9824 5165**

or visit our Display at Lot 12 Longhurst Road, Minto (Off Ben Lomond Drive)

# PROVIDENCE 24



Providence 24

## Area Calculations

ITEMISED FLOOR AREAS	AREA
Ground Floor	172.37 <sup>sqm</sup>
Garage	34.22 <sup>sqm</sup>
Porch	3.01 <sup>sqm</sup>
Outdoor Leisure	15.80 <sup>sqm</sup>
<b>Gross Floor Area</b>	<b>224.40<sup>sqm</sup></b>
<b>Gross Floor Area</b>	<b>24.26<sup>sq</sup></b>

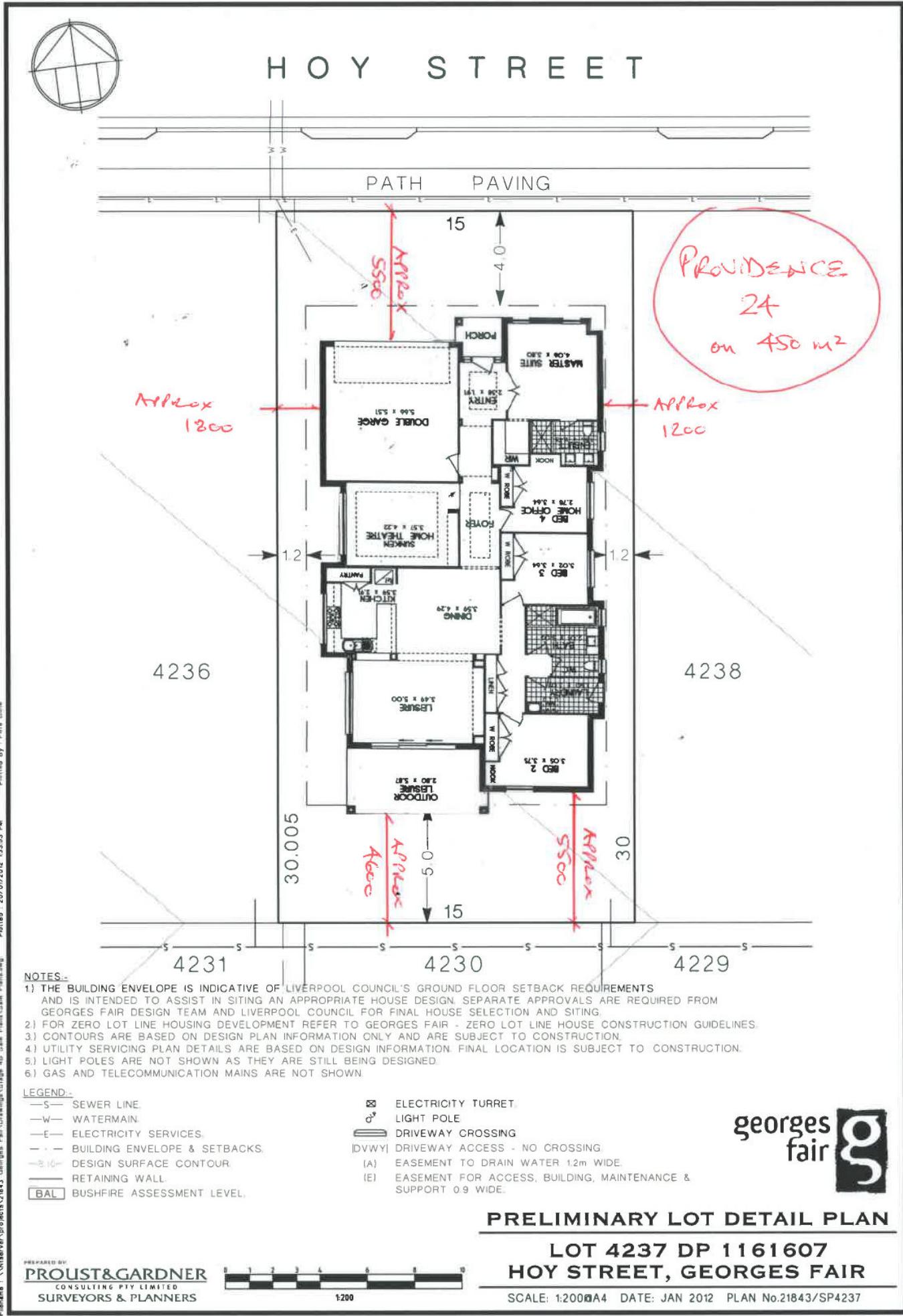
This home has been designed to fit a

**14m lot width**

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## **"PRESTIGE LIVING SALE" Inclusions – Valued at \$90,000 - INCLUDED:**

### **DESIGNER KITCHEN**

- \* Caesarstone benchtop to kitchen (medium range-20mm thick) in lieu of squareform laminate
- \* Decorative Glass Splashback to kitchen (up to 3m2 with 2No GPO cut-outs)
- \* Standard height laminated overhead cupboards
- \* Blanco undermount double bowl stainless steel kitchen sink in lieu of standard
- \* Blum motion soft close kitchen drawers and pot drawers
- \* Glass splashback to kitchen window reveals (selected designs)
- \* Laminated overhead cupboard above fridge space
- \* Set of pot drawers to kitchen
- \* Designer Blanco 'U Shape' Mixer tap to kitchen sink
- \* Dishwasher space to kitchen including dishwasher connections
- \* Stainless steel orgaline cutlery tray
- \* Contemporary kitchen design as per house floor plan

### **EUROPEAN APPLIANCES**

- \* Blanco premium 900mm stainless steel freestanding cooker including stainless steel kick plate (Model FD9085WX)
- \* Blanco feature 900mm wide stainless steel and glass canopy rangehood to kitchen (Model BWC90X)
- \* Blanco stainless steel dishwasher (Model DWF6XP)
- \* Blanco stainless steel microwave including matching trim kit (Model MF34SX)

### **STYLISH BATHROOMS**

- \* Caesarstone to vanities throughout (standard range - 20mm thick) in lieu of square form laminate
- \* Semi-frameless shower screens to showers
- \* Designer vitreous china toilet suites with squared cistern and soft close seats
- \* Full height tiling to two walls only of bathroom and ensuite (main visible walls)
- \* Stylish counter mounted or semi recessed vanity basins (subject to design)
- \* Designer floating vanity units
- \* Decorative tiled shower niches to all showers
- \* Stylish mixer tap sets to all vanity basins
- \* Polished edge frameless mirrors to all bathrooms and ensuites
- \* Handheld shower & rail kits to all shower recesses
- \* Bath & shower mixer sets to all bathrooms
- \* Feature towel rails to bathrooms and ensuites
- \* Stylus Newbury bath in lieu of standard bath (selected designs)
- \* Feature bathroom accessories
- \* Chrome floor wastes to wet areas in lieu of plastic floor wastes
- \* Chrome push plugs to all vanity basins
- \* Tiled hobs to shower recess for upgraded waterproofing

### **INTERNAL FINISHES**

- \* 2590mm ceilings to the ground floor (8'6")in lieu of standard 2440mm ceiling (8')
- \* Decorative Tempo cornices throughout (excluding robes and minor areas)
- \* Decorative half splayed 90mm high skirting boards and 67mm wide architraves
- \* Professional interior and exterior colour selection appointment with experienced colour consultant
- \* Designer kitchen cupboard and vanity door handles
- \* Plasterboard lined boxing in of air-conditioning ductwork to double storey designs
- \* Feature cut-outs and niches as per house design

### **DOORS & DOOR FURNITURE**

- \* Hume "Savoy" XS range 2340mm x 1200mm front entry door (clear glazed with clear timber finish)
- \* Flush panel 2340mm high internal doors to ground floor (excluding robes) in lieu of standard
- \* Designer Lianna internal door lever handles
- \* Bar handles to kitchen, pantry, linen and robe doors in lieu of knobs
- \* Gainsborough Tri-Lock lever entrance set to front door
- \* Door stops to internal access doors

### **ELECTRICAL**

- \* 3 in 1 exhaust fan/light/heater to bathroom and ensuite
- \* Clipsal Slimline double powerpoints and switches throughout
- \* 2 x Television points to your preferred location
- \* 2 x Telephone points to your preferred location
- \* Security Alarm system including 3No PIR motion detectors and LED Touch Screen Pad

## FLOOR COVERINGS

- \* Floor and wall ceramic tile upgrade from \$25m2 to \$35m2 throughout
- \* Carpet upgrade to 50/50 wool blend carpet to remainder of the home (excluding wet areas)

## STAIRS

- \* Designer stair upgrade to stainless steel bar balusters and squared handrail (double storey only)

## LAUNDRY

- \* Built-in laminated laundry unit with stainless steel drop in tub, mixer tap set and 20mm caesarstone top

## ROBES & PANTRY

- \* Laminated timber shelving to Pantry with decorative 100mm fascia
- \* Built-in colour board WIR fitout including 1No. drawer set and shelf set

## EXTERNAL FINISHES

- \* 450mm wide eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
- \* Blue Hyne T2 termite resistant timber frames
- \* Trend aluminium stacker door to outdoor leisure area
- \* 25 degree roof pitch in lieu of 20 degree roof pitch
- \* Bristile flat profile 'Classic' range roof tiles in lieu of traditional range roof tiles
- \* Concrete to front porch including ceramic tiles over
- \* Reticulated termite treatment system to the perimeter of the home
- \* Keyed window and external door locks through out
- \* Gas package including gas to cooktop, gas hotwater system and gas bayonet point to living area
- \* Off white mortar to brickwork in lieu of natural coloured mortar
- \* Aluminium awning windows to front facade and bathrooms
- \* 3 x exterior garden taps
- \* Colorbond fascia and gutter
- \* Brickwork above all windows, external doors and garage doors (excludes minor lightweight cladded areas)
- \* Massive "Inclusive" brick selection range

## ALFRESCO

- \* Concrete to the outdoor leisure room incorporated with main house slab (if applicable)
- \* Outdoor leisure rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices

## PAINT

- \* Taubmans three coat paint system throughout in lieu of two coat system

## GARAGE

- \* Plasterboard lined interior walls to garage in lieu of face brickwork
- \* Auto garage door opener including 2No. transmitter units and a wall switch
- \* Sectional overhead Garage door in lieu of standard roller door

## BASIX

- \* 4 star rated tapware
- \* fire retardant sarking to underside of roof tiles
- \* Decorative slimline corrugated steel aboveground 3000 litre rain water tank
- \* Upgraded R3.5 ceiling insulation
- \* Upgraded R2.0 wall insulation
- \* Whirlybird roof ventilator for better cooling & BASIX score
- \* BASIX assessment fees

## HOTWATER

- \* Rheem 5 star rated gas instantaneous hot water system
- \* Recess box for gas instantaneous hot water system