House Package
$248,990

The Newton 24 by Wisdom Homes

GEORGES FAIR (Suits 375m block).

INCLUSIONS

- Standard Site Costs (up to 1m fall with equal cut and fill)
- Provisional Allowance for Additional Site Costs.
- 'H' CLASS Slab Upgrade
- 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 OR Morokah finish to Part Façade (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 'ALEXANDER' 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.

MARCH PROMOTION

Reverse Cycle Ducted
AIR-CONDITIONING
For Just **$5,990**

And Our
SMART ESSENTIALS UPGRADE PACKAGE
at
NO EXTRA COST

SEE BELOW FOR DETAILS OF INCLUSIONS

For details contact GEORGE KIZANA on 9824 5165
or visit our Display at 181 Longhurst Road, Minto (Off Ben Lomond Drive)

Wisdom Homes
The wise choice

‘Smart Essentials’ Upgrade

Lots of unbeatable Inclusions at No Extra Cost……
Including:

450mm wide Eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
Glass Splashback to Kitchen
Set of Pot Drawers to Kitchen
Cupboard above Fridge Space
Decorative Tempo Cornices to Ground Floor Living Areas and Master Suite
Bar Handles to Kitchen Pantry, linen and Robes in lieu of knobs
Taubmans Three Coat Paint System
Melamine Timber Grain Shelving to Pantry
Concrete to the Outdoor Leisure Room incorporated with main house slab (if applicable)
Stone benchtop to Kitchen (standard range - 20mm thick) in lieu of Squareform laminate*
Carpet Upgrade to 50/50 Wool Blend Carpet throughout excluding tiled areas
Provide Hyne T2 Termite Resistant Timber Frames ILOS
Blanco 900mm Stainless Steel Freestanding Cooker
Blanco Stainless Steel Dishwasher
Trend Aluminium Stacker Door to Outdoor Leisure Area in lieu of Sliding Door
Bristile Flat Profile “Classic Range” Roof Tiles in lieu of Traditional Range Roof Tiles
Fire Retardant Sarking to underside of Roof Tiles
Concrete to front Porch including ceramic tiles over
Standard height laminated overhead Kitchen cupboards to both sides of rangehood incl. bulkheads over
Semi-Frameless Shower Screens to all Bathrooms
Contemporary Styled Full Vitreous China Toilet Suites including Soft Close Seats
Provide Gyprock Lined Garage in lieu of exposed brick
22.5 Degree Roof Pitch in lieu of 20 Degree Roof Pitch
Security alarm system including L.E.D code pad
Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only)
Stylish China Vanity Basins to All Vanities
Decorative half splayed 90mm high Skirting Boards and 67mm wide Architraves
Decorative slimline corregated steel above ground 3000 litre rain water tank in lieu of PVC
Upgraded R3.5 Ceiling Insulation
Blanco 900mm wide Stainless Steel Canopy Rangehood
Designer Liana internal door lever handles
Designer Floating Laminated Vanity Units with Laminated Squareform Tops
Auto garage door opener including 2No. transmitter Units and wall Switch
Reticulated termite treatment system to the perimeter of the home
5 Star rated Gas Instantaneous Hot Water System
Decorative tiled shower niches to all shower recesses
Lined Outdoor Leisure Room ceiling with set joints and cornice (on applicable designs)
Sectional Overhead Garage Door in lieu of Standard Roller Door
Keyed Window and External Door Locks Throughout
Upgraded R2.0 Wall Insulation
Feature Towel Rails and Bathroom Accessories
Gas Package including Gas to Cooktop, Gas Hot Water System & Gas Bayonet Point to Living Area
Off white mortar to brickwork in lieu of natural coloured mortar
Recess Box for Instantaneous Gas Hot Water System
Polished Edge Frameless Mirrors to Bathrooms
Handheld shower & rail kits to all shower recesses
3 in 1 Exhaust Fan / Light / Heater to all Bathrooms
Stainless Steel Free Standing Laundry Tub with Mixer Tap
Bath & shower mixer sets to all bathrooms
Slimline Double Powerpoints and Switches Throughout
Whirlybird Roof Ventilator for efficient cooling and BASIX rating
Gainsborough Tri-Lock Lever Entrance Set to Front Door
Designer ‘U Shape’ Mixer Tap to Kitchen Sink
Hume VERV Range 820mm x 2040mm front door in lieu of standard door
Chrome Push Plugs to All Vanity Basins
Designer kitchen cupboard and vanity door handles
Stylus Newbury Bath in Lieu of Standard Bath
2 x Television Points to Your Preferred Area
2 x Telephone Points to Your Preferred Location
Chrome Floor Waists to Wet Areas in lieu of Plastic Floor Waists
Professional interior and exterior colour selection appointment with experienced Colour Consultant

AREA CALCULATIONS

Itemised Floor Areas:	Area:
ground flr.:	173.61sqm
garage:	33.46sqm
porch:	2.27sqm
outdoor leisure:	13.56sqm
GROSS FLOOR AREA	222.90sqm
GROSS FLOOR AREA:	24.00SQ

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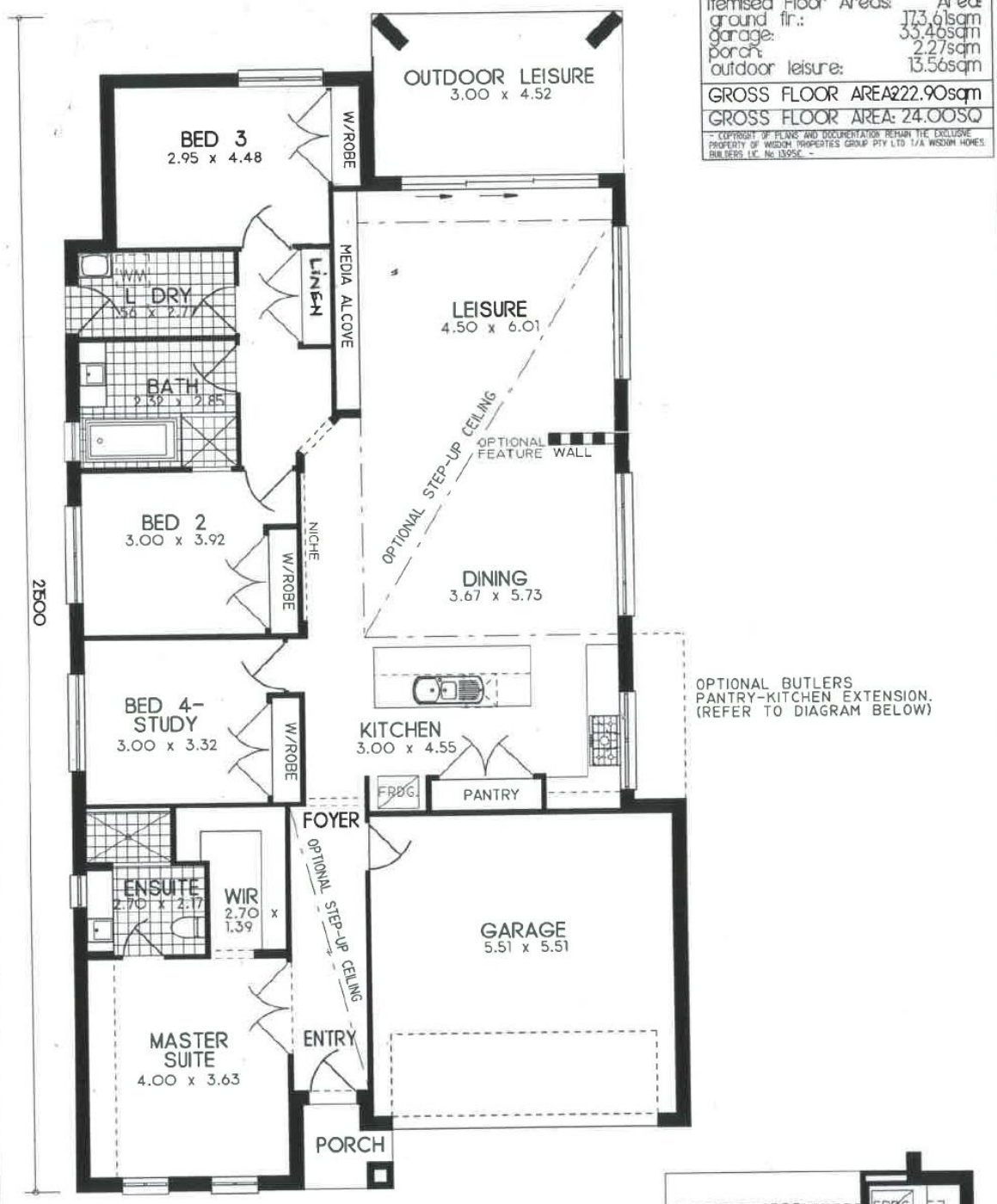

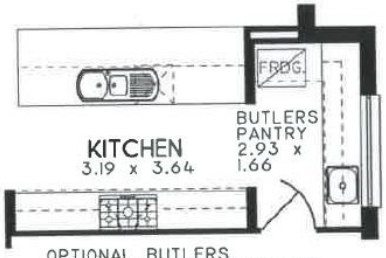

Wisdom Smart
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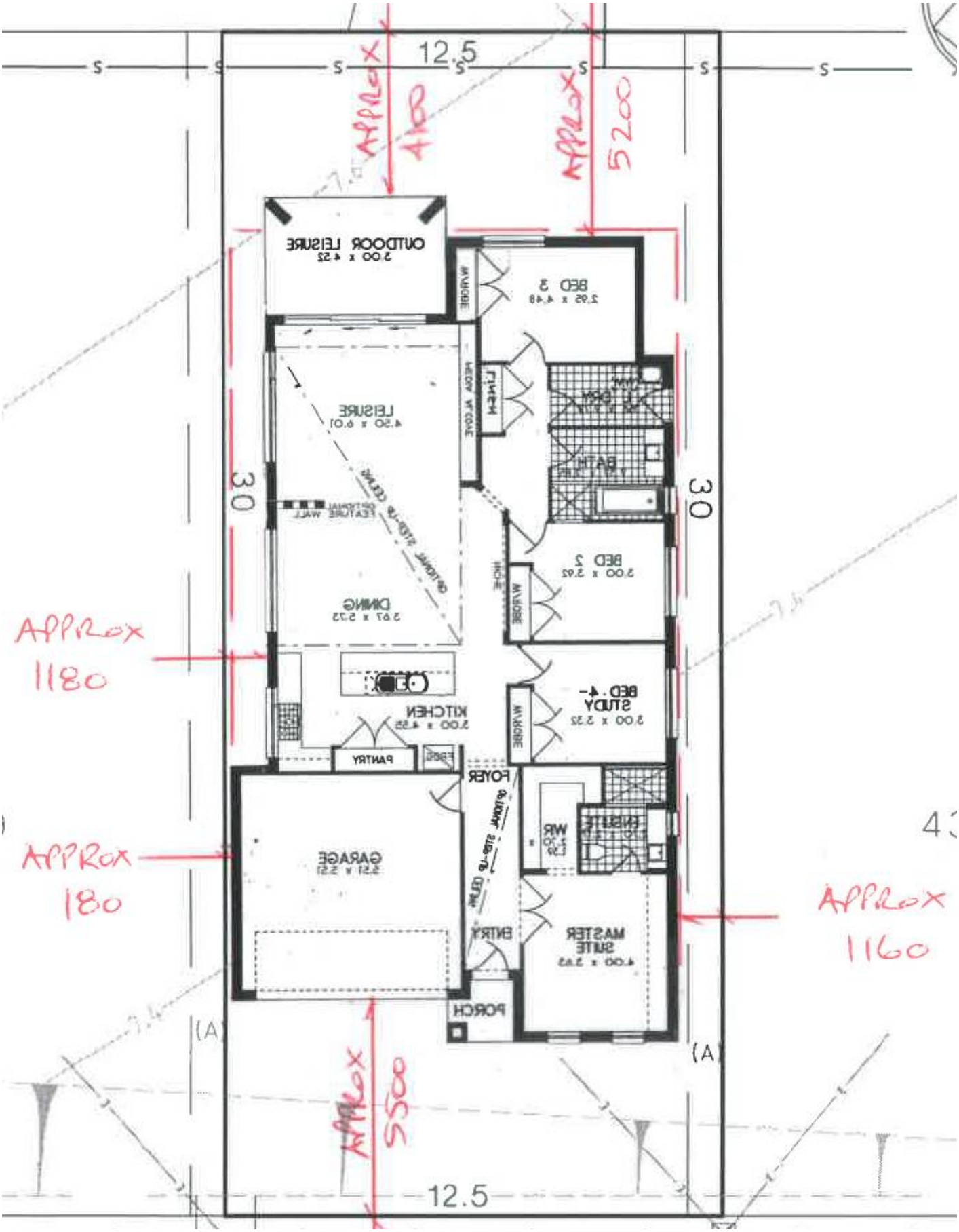
NEWTON 24

CLASSIC FACADE
13M LOT MINTO

05 APRIL 2012



Indicative Only