

House Package \$274,990

The Columbus 24 by Wisdom Homes

(Suits 300m Lot) - GEORGES FAIR



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

* GST Inclusive.

Purchasers to confirm inclusions 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.

APRIL ROMOTION

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



'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

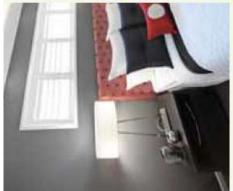
Designer kitchen cupboard and vanity door handles

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







13410mm







mm01291

222.31sqm 192.27sqm

Gross Floor Area Nett Living Area

19.41×qm

шь₀06.86 93.37sqm

Area Calculations

ITEMISED FLOOR AREAS

Ground Floor First Floor Garage 9.16×4m

Outdoor Leisure

1.47×qm

 23.93^{sq}

Gross Floor Area



M lot width This home has been designed to fit a



The eddy Start

Example of:

Columbus 24 on a 300 square metre block (with a 10m frontage).

