

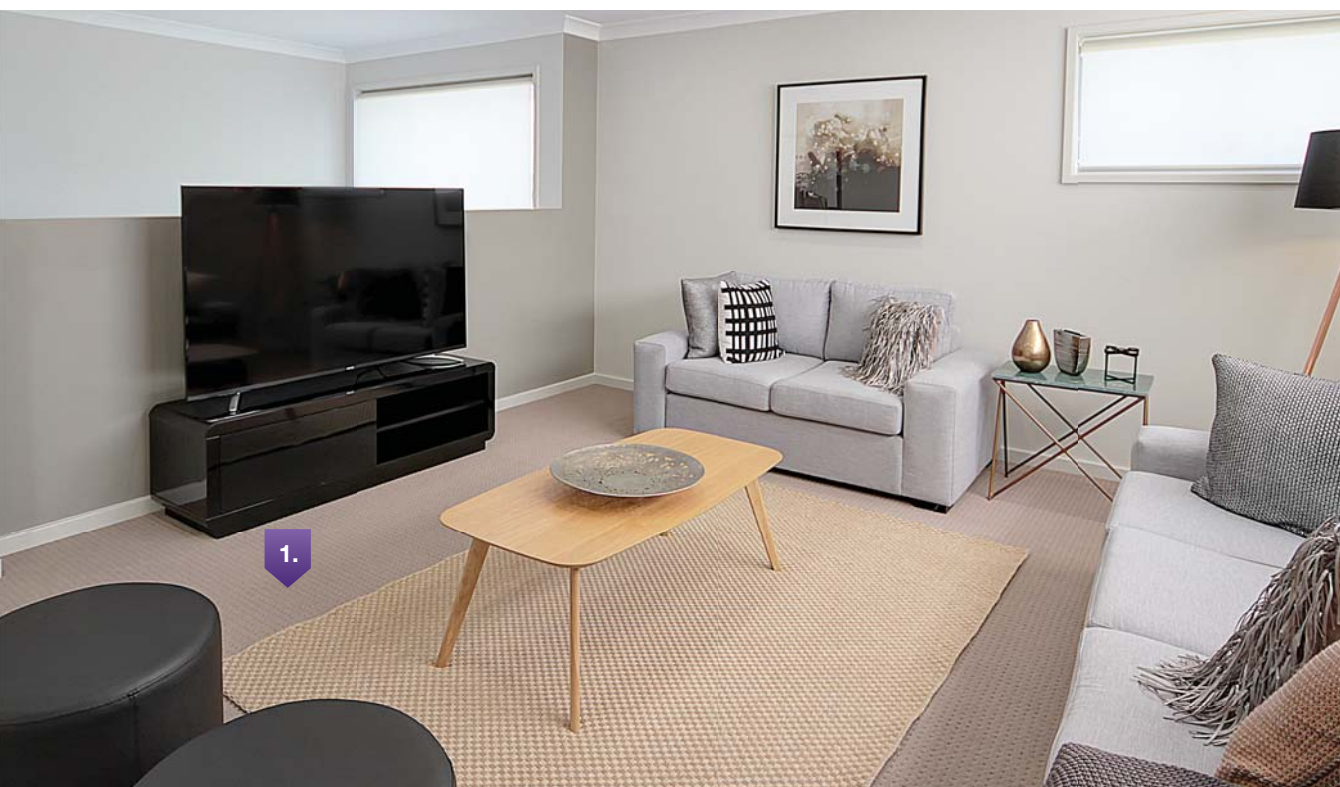
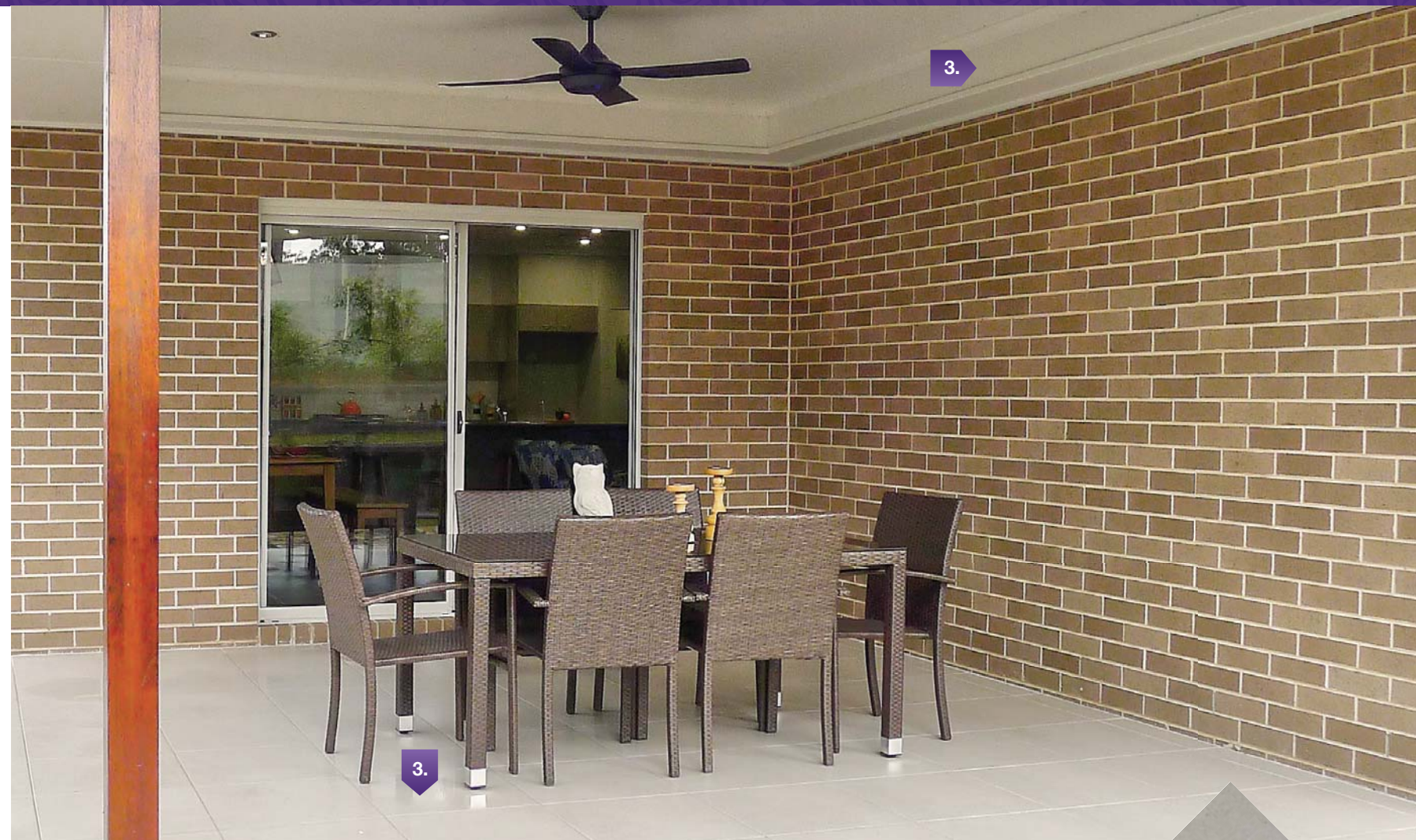
evolution *Indulgence* package

APRIL 6, 2018



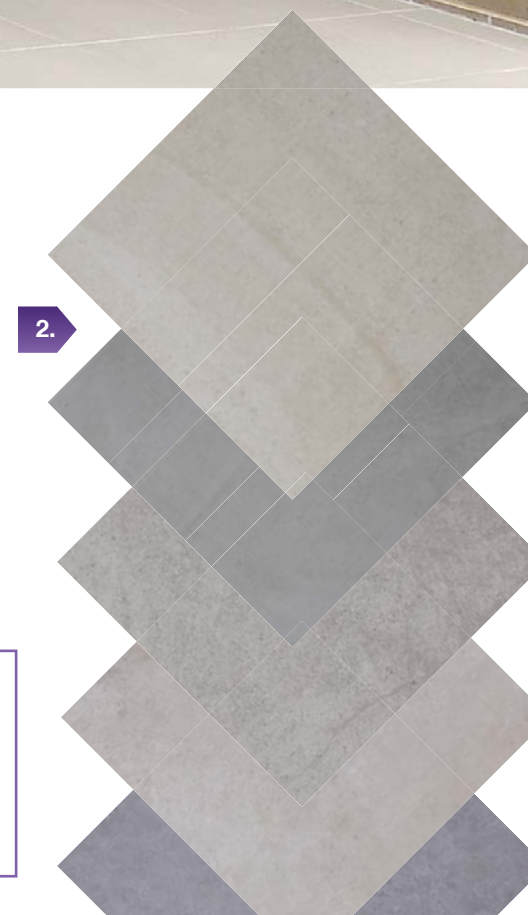
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1. Evolution range carpet throughout home
2. Evolution range floor tiles throughout home
3. Tiled finishes to terrazza area, including elegant coffered ceilings
4. Tiled finish to patio area

Decorative accessories, downlights, ceiling fans and home furnishings featured in photographs are not included in this package.



Kitchen inclusions

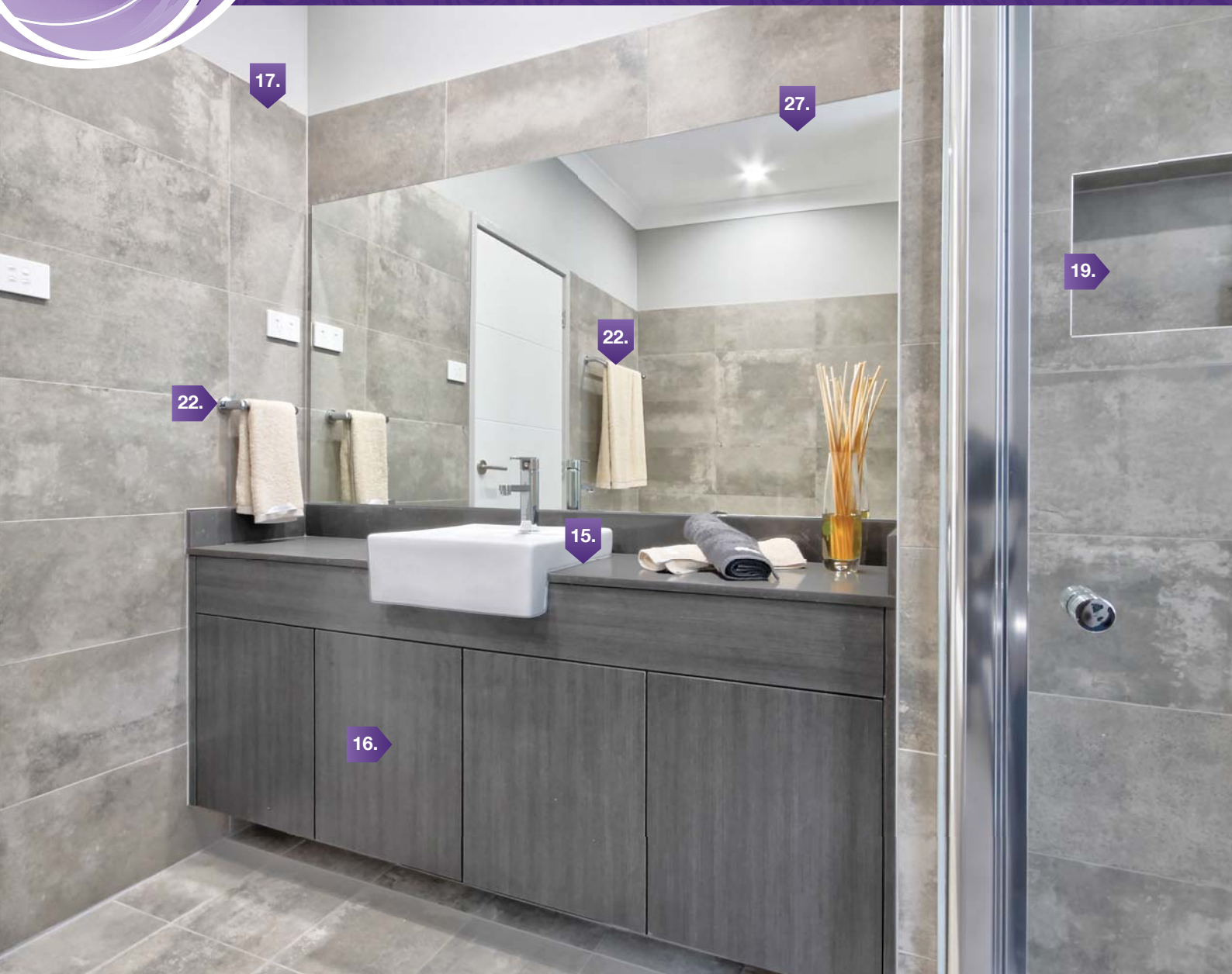


- 5 ■ 20mm standard builders range stone benchtop to kitchen
- 6 ■ 20mm standard builders range stone drop down to sides (maximum 2 allowed)
- 7 ■ 'Polytec' solid sheen to kitchen cupboard doors and panel
- 8a ■ Stainless steel 900mm freestanding combination 5 burner cooker
- OR
- 8b ■ Stainless steel 900mm underbench oven & 900mm 5 burner cooktop
- 9 ■ Stainless steel canopy rangehood
- 10 ■ Stainless steel dishwasher
- 11 ■ Stainless steel double bowl kitchen sink including mixer tap
- 12 ■ Platinum water filter
- 13 ■ Microwave provision to underbench cupboards

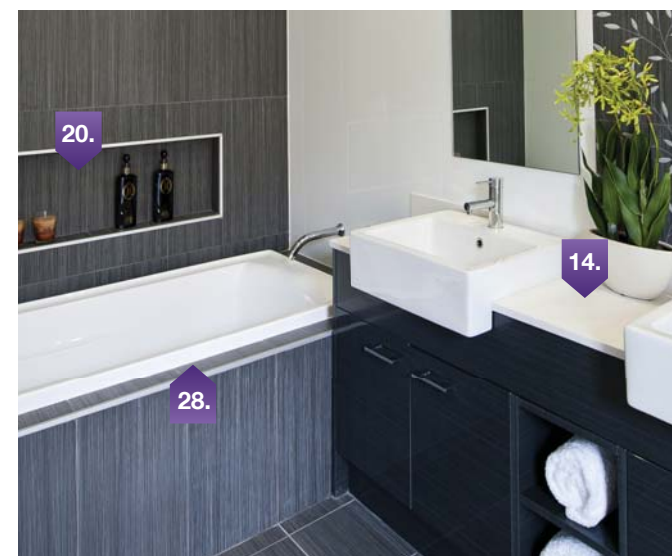


Decorative accessories and home furnishings featured in photograph are not included in this package.

Bathroom inclusions

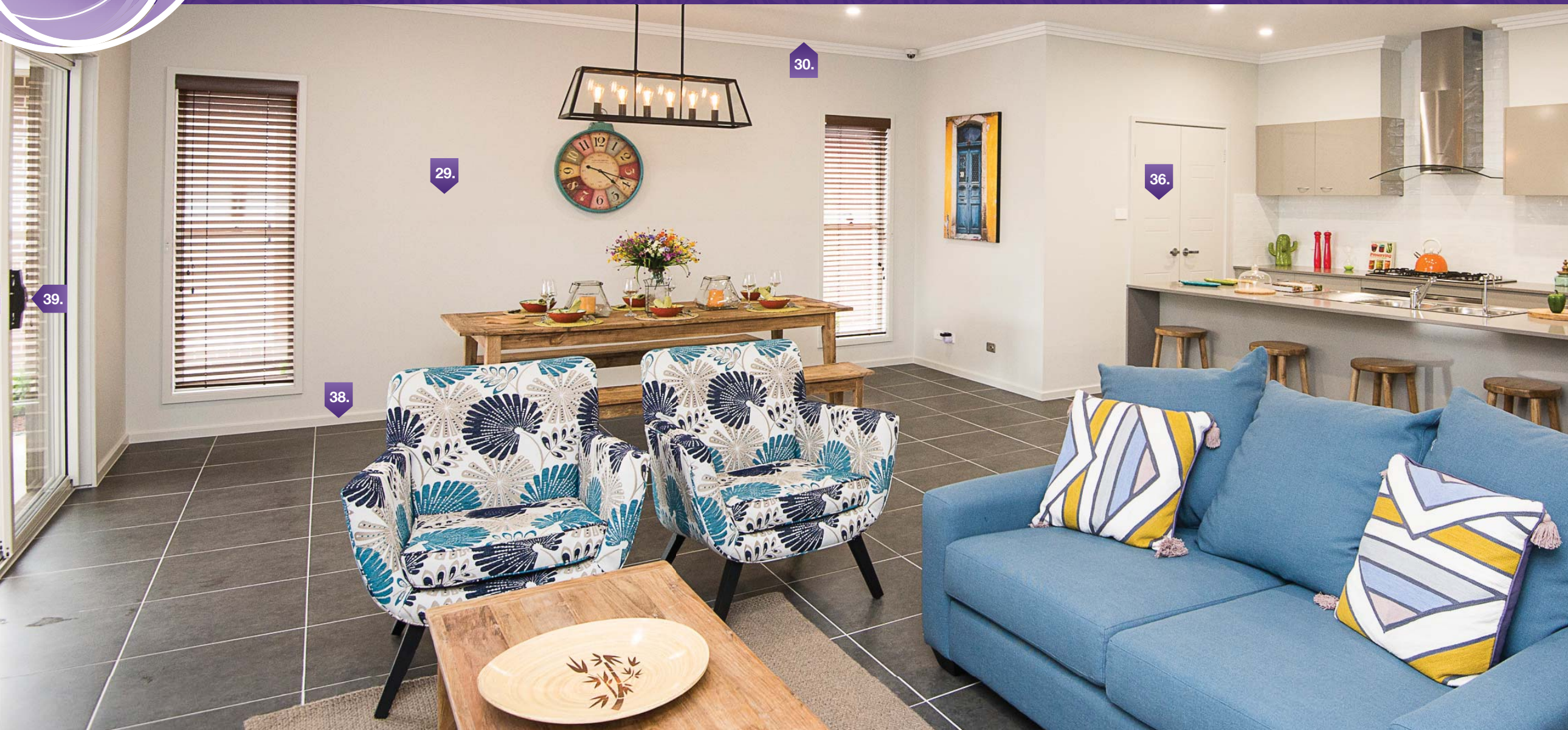


- 14 ■ Semi-recessed double bowl vitreous china basin with 20mm standard stone builders range stone top and mixer taps to ensuite
- 15 ■ Semi-recessed single bowl vitreous china basin with 20mm standard stone builders range stone top and mixer taps to bathroom (and to Guest ensuite &/or Powder room where applicable on design)
- 16 ■ 'Polytec' solid sheen to bathroom, ensuite cupboard doors and panels (and to Guest ensuite &/or Powder room where applicable on design)
- 17 ■ 2000mm high wall tiling to bathroom and ensuite (and to Guest ensuite where applicable on design)
- 18 ■ 1200mm high wall tiling to powder room (where applicable on design)
- 19 ■ Shower niches (where applicable - subject to design)
- 20 ■ Bath niches (where applicable - subject to design)
- 21 ■ Vitreous china toilet suite to bathroom and ensuite (and to Guest ensuite &/or powder room where applicable on design)
- 22 ■ Chrome accessories to bathroom and ensuite which includes 1x 600mm double towel rail and 1x toilet roll holder per room (and to Guest ensuite where applicable on design)
- 23 ■ Chrome accessories to powder room which includes 1x towel ring and 1x toilet roll holder (where applicable on design)
- 24 ■ Chrome floor wastes to wet areas
- 25 ■ HPM exhaust fans to bathroom and ensuite (and to Guest ensuite and powder room where applicable on design)
- 26 ■ Semi-frameless pivot shower doors with clear toughened glass
- 27 ■ Full width vanity mirrors with polished edges
- 28 ■ Tiled ledge to bathtub

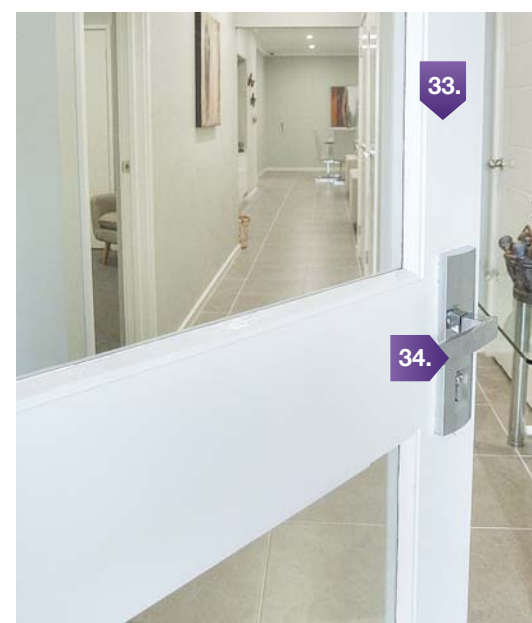
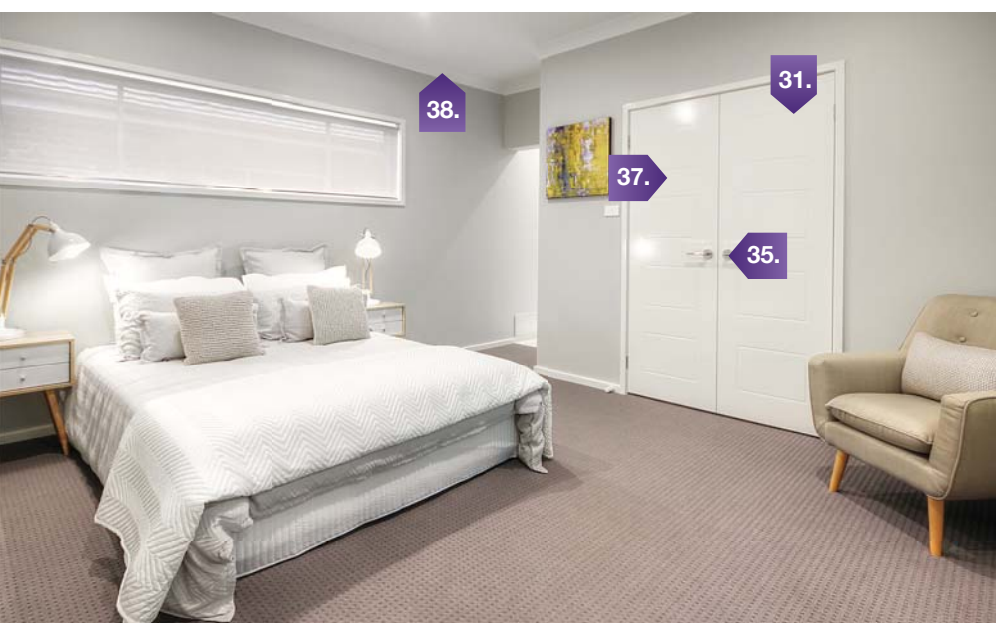


Decorative accessories and home furnishings illustrated in photographs are not included in quoted prices. Mixer taps where pictured in photographs are an **Optional Indulgence**. See page 11 for details.

Internal inclusions



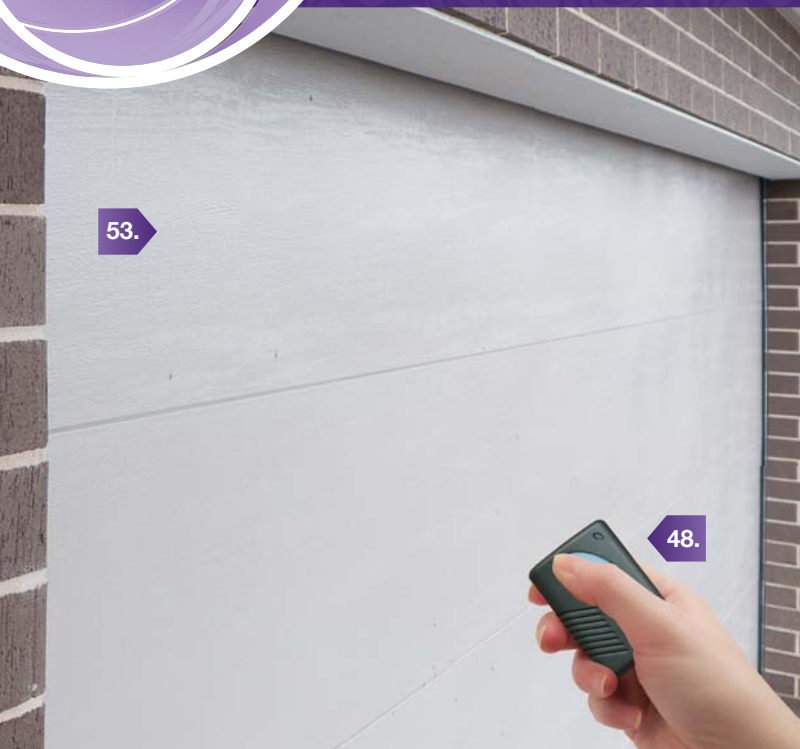
Decorative accessories, light fixtures, ducted air conditioning, window coverings and home furnishings featured in these photographs are not included in this package.



- 29 ■ Taubmans® 3 coat paint system
- 30 ■ 3 step decorative cornice to living areas
- 31 ■ Melamine shelving to robes, pantry and linen
- 32 ■ Rheem® Integrity 26 hot water system with recess box
- 33 ■ Hume 'Savoy' XS24, XS28 or XS45 front door with clear glazing (paint finish)
- 34 ■ Gainsborough 'Trilock' to entry door
- 35 ■ Gainsborough '100 Series' internal door furniture

- 36 ■ Internal panel doors (excluding robes)
- 37 ■ Double door robes
- 38 ■ Pencil round skirting (67mm x 19mm finished size) and architraves (42mm x 19mm finished size)
- 39 ■ Keylocks to all windows and sliding doors
- 40 ■ 75mm door stops
- 41 ■ Double power points
- 42 ■ 2 x TV points (digital ready)
- 43 ■ Tiled splashback to laundry tub

External inclusions



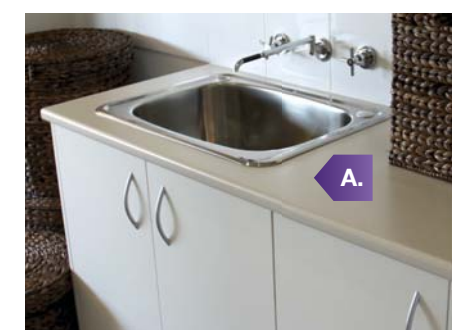
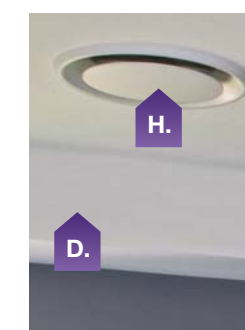
- 45. **Light grade sarking to underside of roof, including 1x ventilator**
- 46. **Insulation batts - (R2.0) to external framed walls and (R3.5) to ceilings**
- 47. **Flyscreens to windows**
- 48. **Remote control automatic garage door opener**
(includes 2x remote controls)
- 49. **Termite resistant frames & trusses**
- 50. **90mm wall frames throughout**
(external wall frames set at 450mm centres for extra strength)
- 51. **'Granitgard' termite protection barrier to the perimeter of your home** (10 year warranty and environmentally friendly)
- 52. **3 course step to slab** (no polystyrene)
- 53. **Sectional garage doors to garage**
- 54. **3 phase cabling to meter box**
(where applicable)
- 55. **Colorbond® fascia & gutters**

OPTIONAL INDULGENCES to consider ...

Optional Indulgences listed below are available upgrades, not inclusions and if requested will incur additional costs.

- A. Laundry cabinet with drop in bowl
- B. Alarm
- C. Tiling extended to underside of cornice ensuite | bathroom | guest | powder
- D. Coffered ceilings entry | master bed | guest | theatre
- E. Hand held shower rails ensuite | bathroom | guest
- F. Semi-frameless shower screens ensuite | bathroom | guest
- G. 2700mm high ceilings
- H. Daikin ducted air conditioning
- I. 'InnoTech' pot drawers to kitchen (soft close)
- J. 2400mm high overhead cupboards to kitchen
- K. Mixer tapware to home (various styles available)
- L. Glass splashback to kitchen
- M. Undermount kitchen sink
- N. 900mm freestanding pyrolytic cooker 5 burner
- O. Colorbond® roofing
- P. Whirly bird
- Q. Built-in TV cabinet
- R. Bathroom tallboy cabinets
- S. Dual coloured kitchen cabinetry

Decorative accessories and home furnishings featured in photographs (right) are not included in this package.



DISPLAY LOCATIONS

SYDNEY

NEW HOMEWORLD LEPPINGTON (OPENING MAY 2018)

Coral Circuit, Leppington • Ph: (02) 9765 0288

ORAN PARK TOWN VILLAGE

Sargent Street, Oran Park • Ph: (02) 9765 0281

HOMEWORLD V KELLYVILLE

Hartigan Avenue, Kellyville • Ph: (02) 9765 0282

SYDNEY BUSINESS CENTRE (HEAD OFFICE)

Unit 2, 25-27 Redfern Street, Wetherill Park • Ph: (02) 9616 0999

NORTH COAST

NEW HOMEWORLD THORNTON

Kingham Circuit, Thornton (corner of Government Rd & Raymond Terrace Rd)
• Ph: (02) 9765 0287

WATAGAN PARK ESTATE

Wattlebird Avenue, Cooranbong • Ph: (02) 9765 0286

NORTH COAST BUSINESS CENTRE

Unit 4, 26 Balook Drive, Beresfield (off Weakleys Drive) • Ph: (02) 4028 6716

SOUTH COAST

NEW CALDERWOOD VALLEY

69 Brushgrove Circuit (entrance off Illawarra Highway)
• Ph: (02) 9765 0244

HOUSING WORLD SHELL COVE

Corner of Apollo Drive & Clipper Avenue, Shell Cove
(entrance off Cove Boulevard)
• Ph: (02) 9765 0284

TWIN WATERS DISPLAY VILLAGE

Firetail Street, South Nowra • Ph: (02) 9765 0285

SOUTH COAST BUSINESS CENTRE

Corner of Cambewarra Road & Princes Highway, Bomaderry
• Ph: (02) 4423 0000

www.beechwoodhomes.com.au

EVOLUTION ESSENTIALS

EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- Front and rear garden taps
- All façades feature sectional overhead garage doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- External wall frames at 450mm (18") centres in lieu of the industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ Termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Dead bolts to external doors
- Colorbond® fascia and gutter

ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient Westinghouse underbench oven and 600mm cooktop
- Westinghouse 900mm recirculating rangehood
- 5 Star - 330 litre Rheem® 'Stellar' Gas hot water service (1st hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

INTERNAL FEATURES

- Profile panel internal doors (excluding robes) with paint finish
- Internal door handles from the Gainsborough® 'Terrace' or 'Classic' series
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- Skirting & architraves
- 2.4m high ceiling

BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Fully moulded easy to clean extra wide vanity tops, semi-recessed
- Caroma® 'Maxton 1525' bath to bathroom
- Alternative bathroom layouts available
- Full width vanity mirrors with polished edges
- Your choice of selected imported wall and floor tiles from our wide range
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub
- Stylus tapware to bathrooms & ensuites

KITCHEN FEATURES

- Kitchen cupboard layout as shown in brochure
- Your choice of finish from the standard Beechwood Evolution range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards - no dust problems and it looks finished
- Quality metal drawer runners
- Kitchen sink ('Radiant' R175 Mark II stainless steel)
- A modern single lever mixer tap to sink area
- Water filter
- Fully lined kitchen cupboard shelves with laminated finish to doors and bench tops
- A large selection of decorator finishes
- Removable cupboard and all connections provided for your dishwasher
- Tiled splash back above bench tops

LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre Clark® 'Utility' stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out and identification survey
- Engineer designed trussed roof
- Engineer certificates for slab and piers
- Construction contract insurance
- Insulation to walls (R1.5) and ceilings (R3.5)
- ABSA Energy Efficiency Certificate
- BASIX Certificate

CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of the normally used 2 courses therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house
- The Beechwood concrete slab has no polystyrene infill panels built into it. It is a fully reinforced concrete slab foundation designed by a qualified structural engineer

Manufacturers & specification may differ outside Metropolitan area.