

# HOMEWORLD LEPPINGTON, DISPLAY HOMES



*Brand new designs...  
Fabulous new ideas*



**Beechwood**  
your family home



# CHANDON thirty four with CHINON granny flat

with Verada 2 with Render façade

DOUBLE STOREY DOUBLE STOREY DOUBLE STOREY DOUBLE STOREY DOUBLE STOREY DOUBLE STOREY



Optional outdoor kitchen  
displayed in this design



Optional granny flat  
displayed with this design

## Specifications

Ground Floor Living:	114.41m <sup>2</sup>
First Floor Living:	101.94m <sup>2</sup>
Grand Terrazza (roof only):	44.88m <sup>2</sup>
Double Garage:	37.91m <sup>2</sup>
Patio:	13.01m <sup>2</sup>
Balcony:	8.03m <sup>2</sup>
Chinon Granny Flat:	59.58m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>379.76m<sup>2</sup></b>
Overall width:	13.36m
Overall length:	23.18m





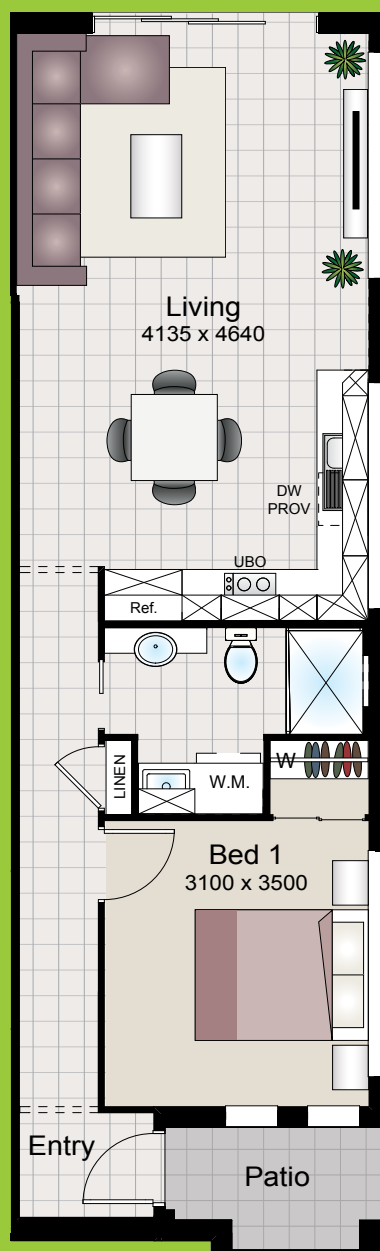
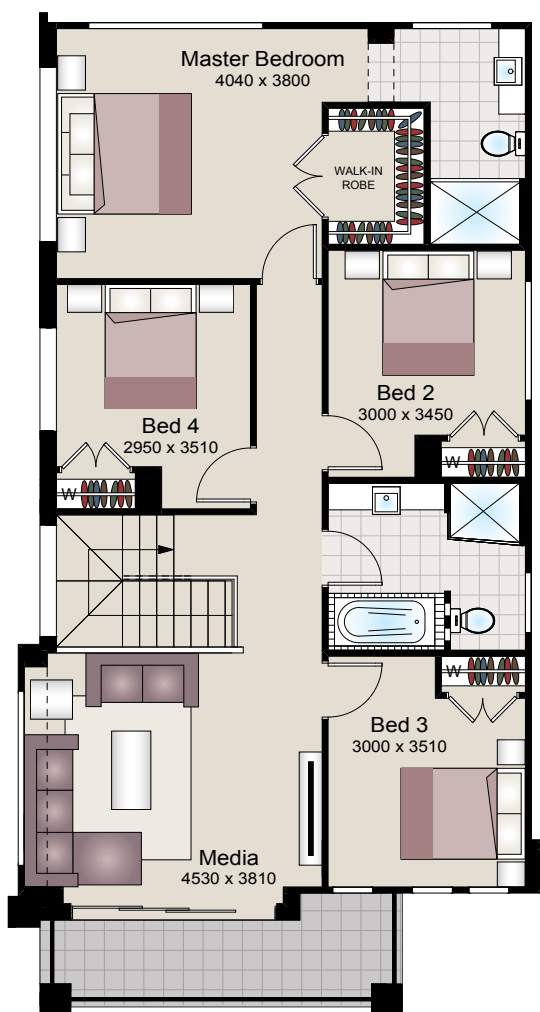
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## INTRODUCING our CHINON GRANNY FLAT

We are so excited to showcase our new granny flat design on display right here at HomeWorld Leppington. This universal design can be adapted to suit a range of our homes. Interested in a granny flat with your new home? Stop in and talk to one of our friendly Building & Design consultants today.



*Optional add-on  
Chinon Granny Flat 59.58m²*



**AVAILABLE AS AN  
OPTIONAL ADD-ON WITH  
A RANGE OF OUR HOMES**



# SEACREST 39 with optional Grand Terrazza

with Urban 2 with Render façade

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Optional butlers pantry  
displayed in this design



Media room is also  
included in this design

## Specifications

Ground Floor Living:	141.80m <sup>2</sup>
First Floor Living:	131.32m <sup>2</sup>
Grand Terrazza (roof only):	49.51m <sup>2</sup>
Double Garage:	35.09m <sup>2</sup>
Patio:	7.43m <sup>2</sup>
Balcony:	4.88m <sup>2</sup>

**TOTAL AREA:** 370.03m<sup>2</sup>

Overall width:	12.71m
Overall length:	20.84m







# SEACREST FAÇADES

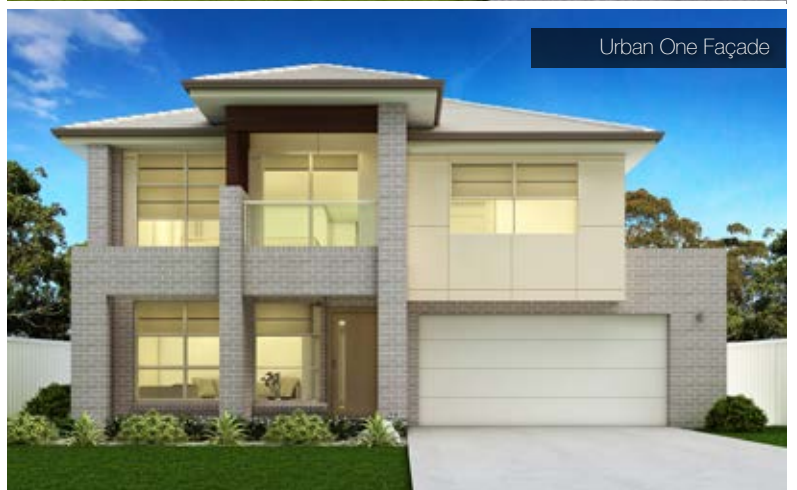
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REST

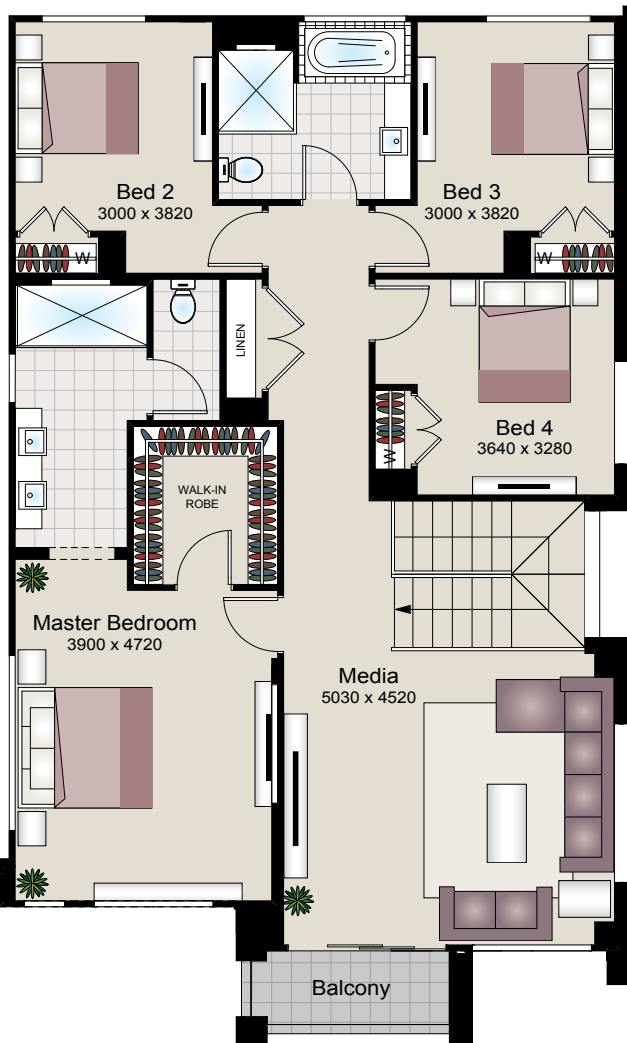
Seville Façade



Urban One Façade



Verada One Façade



**INCLUDES  
EVOLUTION  
INDULGENCE  
PACKAGE WITH  
THIS DESIGN!**





# MOSELLE four with optional Grand Terrazza with Sorrento 3 with Moroka façade



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Optional butlers pantry  
displayed in this design



Optional outdoor kitchen  
displayed in this design

## Specifications

Living:	187.51m <sup>2</sup>
Grand Terrazza (roof only):	35.51m <sup>2</sup>
Double Garage:	43.11m <sup>2</sup>
Patio:	5.20m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>271.33m<sup>2</sup></b>
Overall width:	13.07m
Overall length:	22.68m



All images and drawings where pictured are for illustrative purposes only and may not depict actual inclusions included in prices. It is at the client's discretion to select inclusion features within the standard ranges and if optional upgrades are requested (subject to availability), additional costs will incur. Various facades may alter dimensions and structures to plans. It is the client's responsibility to confirm their working drawings. Beechwood Homes reserves the right to change plans, specifications and prices without notice or obligation. The content provided is correct at time of printing and supersedes all previous versions published.

# VENETO twenty eight guest with optional Grand Terrazza

with Hampton 1 façade



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Optional roof storage  
displayed in this design



Includes guest bedroom  
with separate ensuite

## Specifications

Living:	192.49m <sup>2</sup>
Grand Terrazza (roof only):	30.76m <sup>2</sup>
Double Garage:	33.01m <sup>2</sup>
Patio:	11.13m <sup>2</sup>

**TOTAL AREA:** 267.39m<sup>2</sup>

Overall width:	12.56m
Overall length:	22.93m

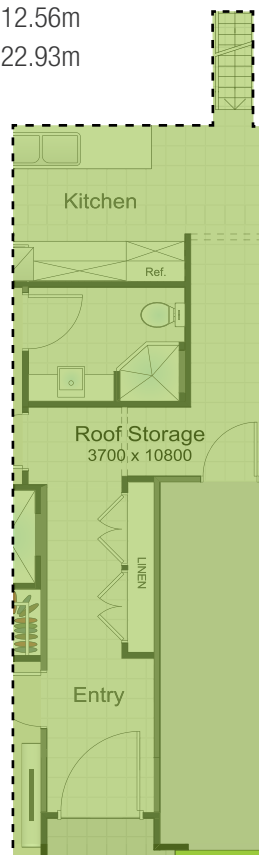
## Customise your home to suit you!

Beechwood Homes offers you alternate design options so have a chat to one of our friendly Building & Design consultants today, to discuss how we can help you.

### Optional Roof Attic Storage

Storage: 42.18m<sup>2</sup>

- Optional Outdoor Kitchen
- Optional Fourth Bedroom



**Beechwood**  
your family home



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[www.beechwoodhomes.com.au](http://www.beechwoodhomes.com.au)



# BORDEAUX guest

with Pavillion 7 with Render façade



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Optional outdoor kitchen  
displayed in this design



Includes guest bedroom  
with separate ensuite

## Specifications

Living: 199.46m<sup>2</sup>

Terrazza (roof only): 21.30m<sup>2</sup>

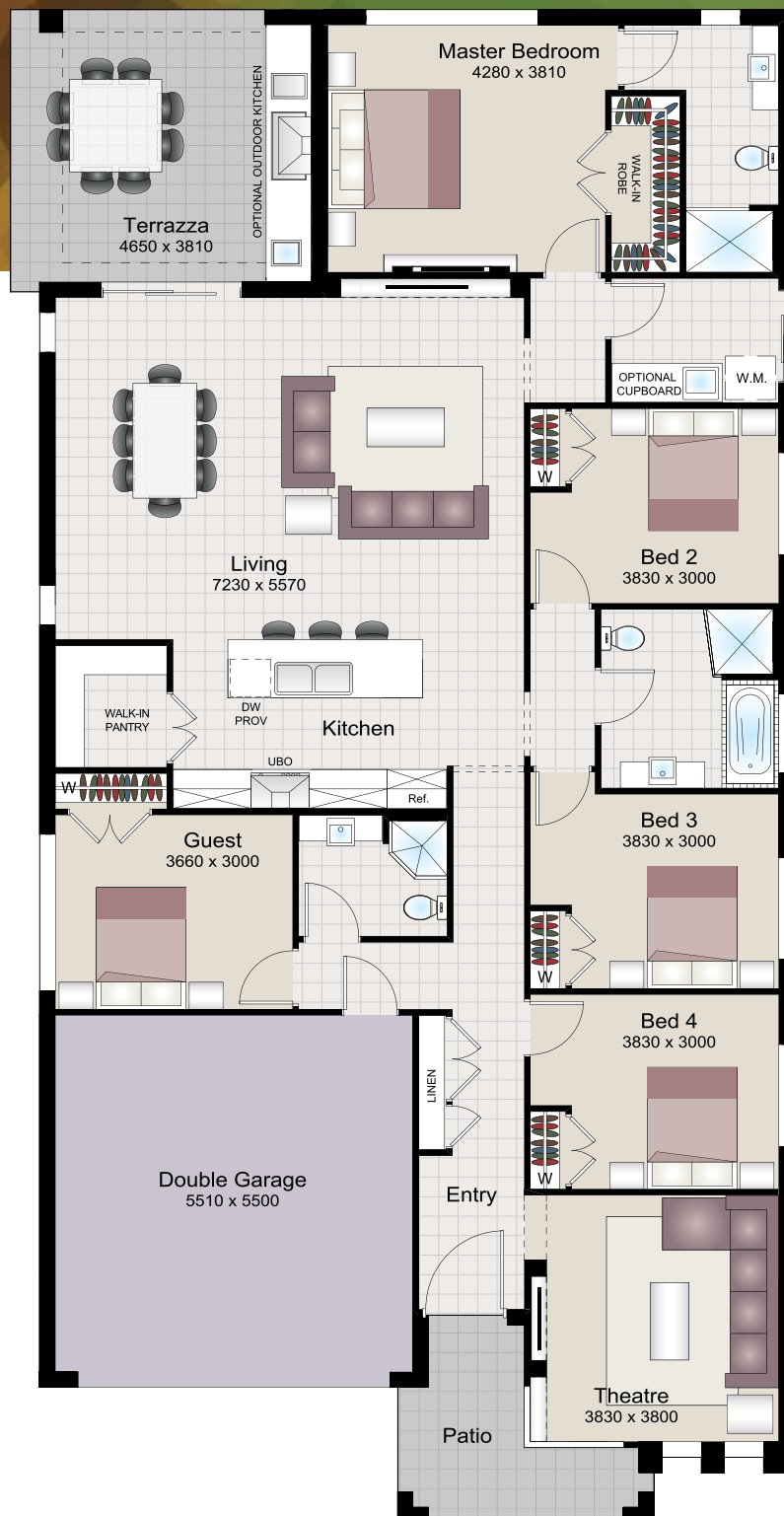
Double Garage: 33.18m<sup>2</sup>

Patio: 7.14m<sup>2</sup>

**TOTAL AREA: 261.08m<sup>2</sup>**

Overall width: 11.63m

Overall length: 23.31m



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## EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- 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)
- Colorbond® fascia and gutter
- Dead bolts to external doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- All façades feature sectional overhead garage doors
- Front and rear garden taps

## ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient underbench oven and 600mm cooktop
- 900mm slide-out 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

- Picture and furniture recesses as shown on floor plans
- 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
- 67mm skirting & 42mm architraves (finished sizes)
- 2.4m ceiling height

## BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Large modern stone top vanities with semi-recessed basins
- 1525mm acrylic bath to bathroom
- 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
- Mixer tapware to bathrooms and ensuites

## KITCHEN FEATURES

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

## LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre 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 (R2.0) and ceilings (R4.0)
- ABSA Energy Efficiency Certificate
- Basix Certificate

## CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H1' 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

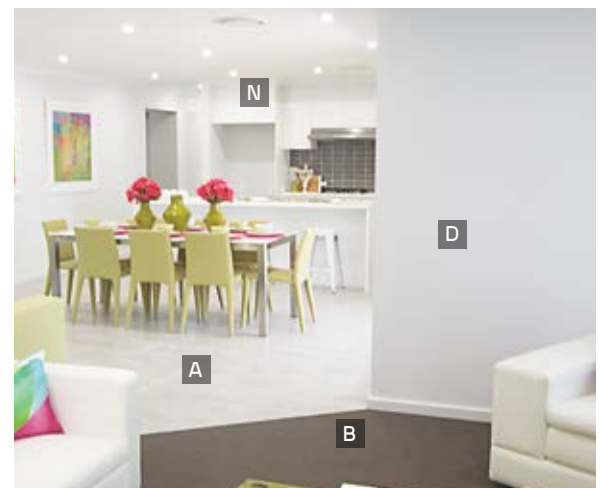
*Manufacturers & specification may differ outside Metropolitan area.*

**Indulge your home with these quality inclusions that are  
INCLUDED WITH EVERY GENESIS HOME!**

# *Indulgence* PACKAGE

- |   |  |
|---|--|
| <b>A</b> Floor tiles*                       | <b>I</b> 3-in-1 fan/heater/lights                                  |
| <b>B</b> Carpet*                            | <b>J</b> Garage remote unit  |
| <b>C</b> Termite resistant frame            | <b>K</b> Alarm system  |
| <b>D</b> Taubmans® 3 coat paint system      | <b>L</b> Sectional panel doors to garage                           |
| <b>E</b> Dishwasher                         | <b>M</b> Tiled front entry porch*                                  |
| <b>F</b> Roofing made from Colorbond® Steel | <b>N</b> Overhead cupboards; bulkheads to kitchen and fridge space |
| <b>G</b> Rheem® Metro gas hot water system  | <b>O</b> Large modern vanities to bath/ensuite                     |
| <b>H</b> Designer front entry door*         |  |

**NOW INCLUDES MELAMINE SHELVING TO ROBES, PANTRY & LINEN!**



## PLUS these other great inclusions:

- |   |   |  |
|---|---|--|
| ✓ Sarking to roof   | ✓ Double door robes                           | ✓ Large selection of bricks, tiles and kitchen colours |
| ✓ Insulation batts - (R2.0) to external framed walls and (R4.0) to ceilings | ✓ 90mm frames throughout for greater strength | ✓ 67mm skirting (finished size)                        |
| ✓ Generous laundry space  | ✓ China toilet suites                         | ✓ Tender & Site appraisal                              |
| ✓ Water filter to kitchen   | ✓ Flyscreens to windows                       | ✓ Design consultation                                  |

\*Carpet, floor tiles & entry doors from Genesis range. Decorative accessories, home furnishings, facade finishes, paths, landscaping and internal doors pictured in photographs are for illustration purposes only and are not included in Genesis Indulgence Package. © All rights reserved. The content provided is correct at time of printing and supersedes all previous versions published. Content may not be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Beechwood Homes (NSW) Pty Ltd.



# DISPLAY LOCATIONS

## SYDNEY

### **NEW** HOMEWORLD LEPPINGTON

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 WARNERVALE

Scarlett Close (off Virginia Road), Hamlyn Terrace • Ph: (02) 9765 0286

### **HOMEWORLD THORNTON**

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

### **NORTH COAST BUSINESS CENTRE**

Unit 4, 26 Balook Drive, Beresfield (off Weakleys Drive) • Ph: (02) 4918 2400

## SOUTH COAST

### **NEW** HOUSING WORLD NOWRA

Quinns Lane, South Nowra • Ph: (02) 9765 0285

### **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

### **SOUTH COAST BUSINESS CENTRE**

Corner of Cambewarra Road & Princes Highway, Bomaderry  
• Ph: (02) 4424 5500

[www.beechwoodhomes.com.au](http://www.beechwoodhomes.com.au)

