

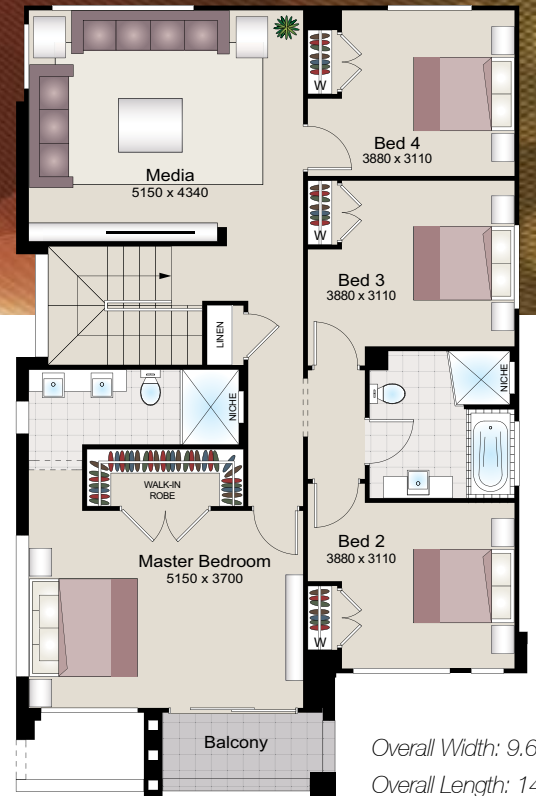
# ORAN PARK DISPLAY HOMES



*Brand new designs...  
Fabulous new ideas*



**Beechwood**  
your family home



*Displayed with Urban Two façade*

- |   |                                   |   |                      |
|---|-----------------------------------|---|----------------------|
|  | <b>4</b> Bedrooms plus Guest Room |  | <b>1</b> Powder Room |
|  | <b>3</b> Bathrooms                |  | <b>2</b> Garages     |
- 
-  Ensuite to Master Bedroom
  -  Theatre Room
  -  Media Room
  -  Balcony
  -  Guest Room with Ensuite
  -  Optional Grand Terrazza
  -  Optional Outdoor Kitchen
  -  Optional Workshop

**Beechwood**  
your family home

All images, façades 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 façades may alter dimensions and structures to plans. Landscaping, driveway, fences, letterbox, light fixtures (internal and external), window coverings, decorative accessories, home furnishings and most appliances are not included in quoted prices (see inclusions page for more details). 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. Builders licence number 207765C.



# PICCOLO FAÇADES




The facades featured are for illustrative purposes only and may not depict actual inclusions included in prices. Taubmans® Moroka finish is only included to facades where mentioned. Various facades may alter dimensions and structures to plans. Landscaping, driveway, fences, letterbox, light fixtures (internal and external), window coverings, decorative accessories, home furnishings and most appliances are not included in quoted prices (see inclusions page for more details). Builders licence number 207765C.

## BRUNELLO four

Displayed with Pavillion 4 façade  
with corner option

- ✓ **203.42m<sup>2</sup>** Living
- ✓ **41.16m<sup>2</sup>** Grand Terrazza\*
- ✓ **17.72m<sup>2</sup>** Roof Storage
- ✓ **33.28m<sup>2</sup>** Double Garage
- ✓ **5.84m<sup>2</sup>** Patio
- ✓ **270.32m<sup>2</sup>** Total Space with Classic Façade\*
- ✓ **301.42m<sup>2</sup>** Total Space with Pavillion 4 Façade\*
- ✓ Ensuite to Master Bedroom
- ✓ Theatre Room
- ✓ Optional Grand Terrazza
- ✓ Optional Outdoor Kitchen
- ✓ Optional Roof Storage

 **4 Bedrooms**

 **2 Bathrooms**

 **2 Garages**

\* Subtract 13.88m<sup>2</sup> for Standard Terrazza



Overall Width: 13.67m

Overall Length: 21.48m





*Displayed with Seville 6 façade with corner option*

- 4 Bedrooms
  - 2 Bathrooms
  - 2 Garages

Overall Width: 11.99m  
Overall Length: 21.83m



# BRUNELLO FAÇADES

# CHARDONNAY FAÇADES



Sorrento 01 with Moroka Façade



Seville 3 with Moroka Façade



Pavillion 3 with Moroka Façade



Seaview Trio Façade



Seville with Moroka Façade



Vogue 1 with Moroka Façade



Classic 1 Façade



Classic 1 Façade





# GENESIS ESSENTIAL INCLUSIONS

## 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.*

# Indulgence

PACKAGE

INCLUDED WITH  
EVERY GENESIS HOME!

ALSO includes

**TAUBMANS® 3 COAT  
PAINT SYSTEM**

3 Coat Paint Finish System includes 1 x under coat and 2 x finished coats to internal walls and wood work. Taubmans Endure paint is applied to walls only.

- ✓ Sarking
- ✓ Floor tiles#
- ✓ Carpet#
- ✓ Termite resistant frame
- ✓ Alarm system
- ✓ Dishwasher

- ✓ Roofing made from Colorbond® Steel
- ✓ Rheem® Metro gas hot water system
- ✓ Designer front entry door#
- ✓ 3-in-1 fan/heater/lights
- ✓ Garage remote unit

## PLUS these other great inclusions:

- ✓ Panel doors to garage
- ✓ Water filter to kitchen
- ✓ Tiled front entry patio#
- ✓ China toilet suites
- ✓ Flyscreens to windows
- ✓ Generous laundry space
- ✓ Tender & Site appraisal
- ✓ Design consultation
- ✓ Large modern vanities to bath/ensuite
- ✓ Overhead cupboards and bulkheads to kitchen and fridge space
- ✓ Double door robes
- ✓ 90mm frames throughout for greater strength
- ✓ Large selection of bricks, tiles and kitchen colours

**Numerous Genesis designs, façades and options to choose from!**

#Carpet, floor tiles, entry doors from Genesis ranges.

# 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)

