



# 'THE ELANORA'

Total Area | 530m<sup>2</sup>

(including Garage, Porch, Covered Courtyard, Alfresco, Voids & Balconies)

57 Squares



On Display At:-  
HomeQuest Display Village  
5 Butler Avenue, Kellyville NSW 2155

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## THE 'ELANORA' LUXURY INCLUSIONS - AS AT MARCH 2019

### DESIGN, PLANNING & SITE SERVICES

- Custom design consultation for your individual design requirements
- Contour survey
- Council Development Application or Complying Development standard fees

### EXTERNAL FEATURES

- Elanora façade including cement rendered and painted finish, two balconies, feature timber posts & stone cladding as displayed. Excludes cantilevered study desk to bed 2, bed 4 and cantilevered television cabinet to games room
- Low-E SmartGlass SP10 Clear glazing to all aluminium windows, bi-fold / stacking doors at 2.4m high as displayed
- Colorbond garage door as displayed including automatic opener
- Colorbond roof, fascia and gutter (raked roof includes timber fascia as displayed)
- Front entrance door, transom and door furniture as displayed
- Instantaneous gas hot water unit as displayed
- 3x town water garden taps & 1x rainwater tap
- 3,000L above ground rainwater tank
- Tiling to Porch & Covered Courtyard. Allowance up to \$50 per square metre retail price from builders selected supplier

### INTERNAL FEATURES

- 2.7m (9ft) ceiling height to ground and first floor including increased ceiling height to raked sections as displayed
- Square set finish to plasterboard ceilings throughout as displayed
- Feature bulkhead to rumpus and lowered ceiling over kitchen and stairs as displayed
- 90mm skirting and architraves throughout as displayed
- Internal doors throughout at 2.3 metres high as displayed
- Door furniture as displayed
- R3.5 insulation to ceiling and R2.0 to external walls
- Steel spine back internal staircase with timber treads and open risers as displayed
- Frameless glass balustrading with stainless steel top rail as displayed
- Fully integrated joinery to Bedroom 1 walk in robe. Drawers, shelves & hanging rail to built-in wardrobes of Bedrooms 2, 3 & 4 as displayed
- Walk in linen cupboard on first floor including shelving as displayed
- Tiling to entire ground floor (excluding garage). Allowance up to \$50 per square metre retail price from builders selected supplier
- Carpet to entire first floor including luxury plus underlay (excluding bathrooms) from Elandra Homes range

### KITCHEN FEATURES

- Metallic paint finish and frosted glass to drawers & doors including soft close mechanism, stone bench, smoked mirror splashback to rear of cooktop, glass splashback to breakfast bench & LED strip lighting as displayed
- Miele appliances including oven, cooktop, rangehood and dishwasher as displayed
- Double under mount sink & sink mixer as displayed

### WALK IN PANTRY

- Metallic paint finish and frosted glass to drawers and doors, soft close mechanism, stone bench and shelving as displayed

### LAUNDRY FEATURES

- Polyurethane base and overhead cupboards with soft close doors, stone bench, sink & sink mixer as displayed
- Laundry chute cabinet to first floor in polyurethane finish including soft closing doors as displayed

### BATHROOM, ENSUITE & POWDER ROOM FEATURES

- Polyurethane vanities including soft close mechanism, stone benchtops, basins and mixer taps as displayed
- Freestanding bath to bathroom and ensuite as displayed
- Toilet suites including soft closers as displayed
- Wall mounted shower heads, mixers & bath spouts as displayed
- Polished edge mirrors to all vanities as displayed
- Fully Frameless glass shower to bathroom as displayed
- Heated towel rails to ensuite and bathroom and chrome towel rail to powder room as displayed
- Chrome toilet holders to bathroom, ensuite and powder room as displayed
- Exhaust fan to powder room, bathroom and ensuite as displayed
- Ceramic floor and wall tiles to ceiling height to bathroom, ensuite and powder room with tile allowance up to \$50 per square metre retail price including GST from builders selected supplier

### ELECTRICAL FEATURES

- Actron ESP+ Ultima SRM233 Reverse cycle split ducted air conditioning unit (23kW) including up to 16 outlets & 8 zones as displayed
- Security Alarm system as displayed
- Intercom system as displayed
- 100 x LED downlights supplied and fitted
- 5 x external light points (excludes supply or fitting of fixtures)
- 30 x internal double power points and 6 single for appliances
- 3 x TV & Data points and 2x Telephone points
- Arteor light switches and power point covers as displayed

### ALFRESCO / BBQ AREA

- Fully covered Alfresco & BBQ Area as displayed including 1.2 metre high rendered wall, frosted glass to cabinetry, soft close doors & drawers, stone bench, sink, tap, barbeque and bi-fold window (excludes privacy screen)
- Tiling to Alfresco & BBQ Area. Allowance up to \$50 per square metre retail price from builders selected supplier

The following items are not included as they are design specific and priced on application:- Study desk in study, staircase feature wall, timber shelving in lounge room & skylights.

# ELANDRA HOMES



## 'THE ELANORA'

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