

Standard Inclusions

Get the home you want
– *at the price that's been quoted.*



Say hello to standard quality inclusions

Now that you have seen our affordable home designs, it's time to explore our standard quality inclusions. Our advertised home prices include this level of inclusions which will deliver your home to be move-in ready for you to start enjoying.

This brochure displays the range of inclusions provided as standard in each of our King homes. If you have any questions, please speak to our friendly Sales team.

External

SITE WORKS

- Fixed price site fees worth more than \$30,000
- Up to 36 tonnes of dirt removal
- 5 metres square of drop edge beam
- H2 treated timber frames
- M1 and H1 class slab
- Even cut & fill up to 1m fall

FRONT DOOR

- Contemporary painted front door from our range up to 1020mm wide

BRICKWORK

- Quality bricks from our standard Austral or PGH range

ROOF

- Tiled roof from our standard range

QUALITY WORKMANSHIP

- 90mm treated framework
- Up to 450mm wide eaves to perimeter of house as per plan
- Colorbond fascia & gutter

TERMITE PROTECTION

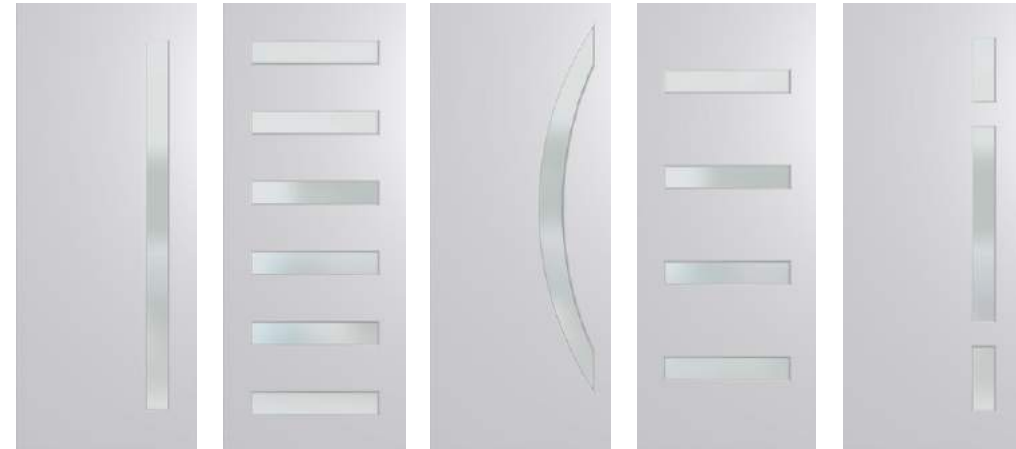
- A & B system to Australian Standard AS3660114

GARAGE

- 2040mm high garage door from the overhead sectional range
- Two remote garage door controls with one wall mounted control
- Auto garage door provision including single powerpoint

ACCESSORIES

- Powder coated aluminium windows & sliding doors with keyed locks
- 2 x external taps: 1 x rainwater tank and 1 potable connection
- Up to 3000L rainwater tank and pump including electrical connection (as per BASIX)



Internal

CEILING HEIGHT

- 2700mm ceiling height to ground floor and 2400mm to first floor

SKIRTING & CORNICES

- 68mm half splayed architraves and skirting throughout
- Gyprock lining to internal walls with 90mm cove cornice

DOORS

- Internal 2040mm high doors from our standard range
- Plastic white door stops to all doors
- Hinged doors to linen and pantry cupboards as per design
- Mirror sliding doors to bedroom robes
- Door furniture from our standard range

SHELVING

- 4 melamine shelves to linen cupboards
- 1 melamine shelf to robes and a chrome hanging rail

PAINT SYSTEM

- 3 coat paint system (one colour to walls throughout)

FLOORING

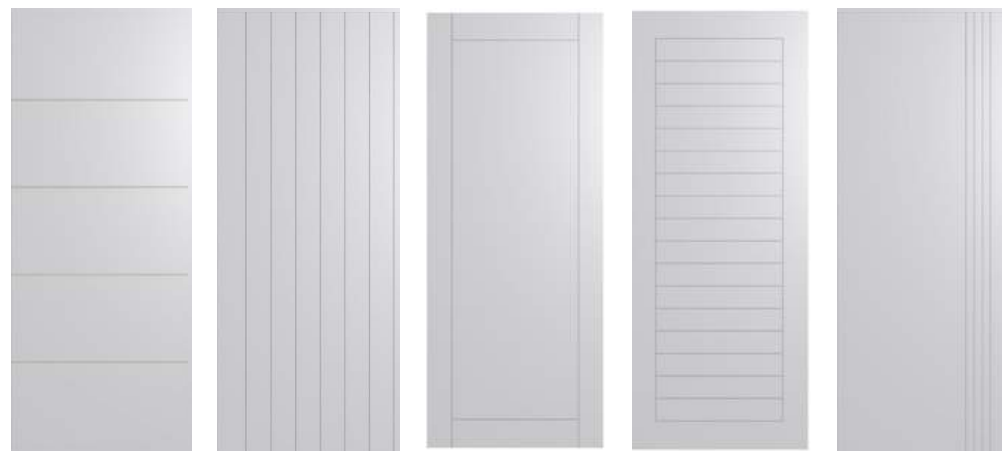
- 450mm porcelain tiles to main floors or wooden look 12mm laminate flooring
- Carpet from our standard range to other applicable areas

INSULATION

- Batts to roof space over living areas under roof tiles, excluding garage and external areas
- R2.2 thermal insulation batts to external cavity walls of living areas, including internal garage wall but excluding external garage wall
- R4.1 thermal insulation to ceiling, excluding garage

STAIRS

- Painted pine stringers, posts and handrails with stainless steel balusters as per design



Kitchen

CABINETRY

- Polyurethane or Polytec laminate cupboards from our standard range in one colour
- Handless cabinetry with shelving joinery in all cupboards for polyurethane only
- 4 melamine shelves to pantry / walk-in pantry (as per design)

BENCHTOPS

- 20mm stone benchtop from our standard range

SINK & TAPWARE

- Double bowl top mount sink with drainer
- Chrome sink mixer

APPLIANCES

- Smeg 600mm built-in oven
- Smeg 600mm gas cooktop
- Smeg 600mm slide out rangehood

SPLASHBACK

- Tiled splashback as per design

ACCESSORIES

- Dishwasher provision including single powerpoint and plumbing point
- Microwave single powerpoint provision
- Cooktop provision including single powerpoint
- Rangehood provision including single powerpoint
- Fridge provision including single powerpoint
- Water provision to fridge space



Bathrooms & Laundry

TILES

- Wall tiling to 2.1m to shower and 1.2m tiling to rest of area in bathroom and ensuite
- Powder & laundry room tiling to floor and skirting (150mm high)
- Porcelain tiles for both walls and floor from our standard range

BATHROOMS

- 6mm semi-frameless shower screens to bathrooms and ensuite
- Frameless mirror with polished edge to suit vanity
- 1500mm drop-in bath
- Chrome tapware from our range for basin, shower and bath
- Toilet suite with soft close seat
- Double chrome towel rail and toilet roll holder
- Smart floor waste with tiled inset

VANITIES

- 2 door opening wall-hung vanity in Polytec laminate in our selected colours from our standard range
- Polymarble bench top with integrated basin

LAUNDRY

- 45L stainless steel tub with white cabinet
- Tiled splashback above tub
- Chrome sink mixer
- Solicore flush panel door to external entry with key lock door hardware

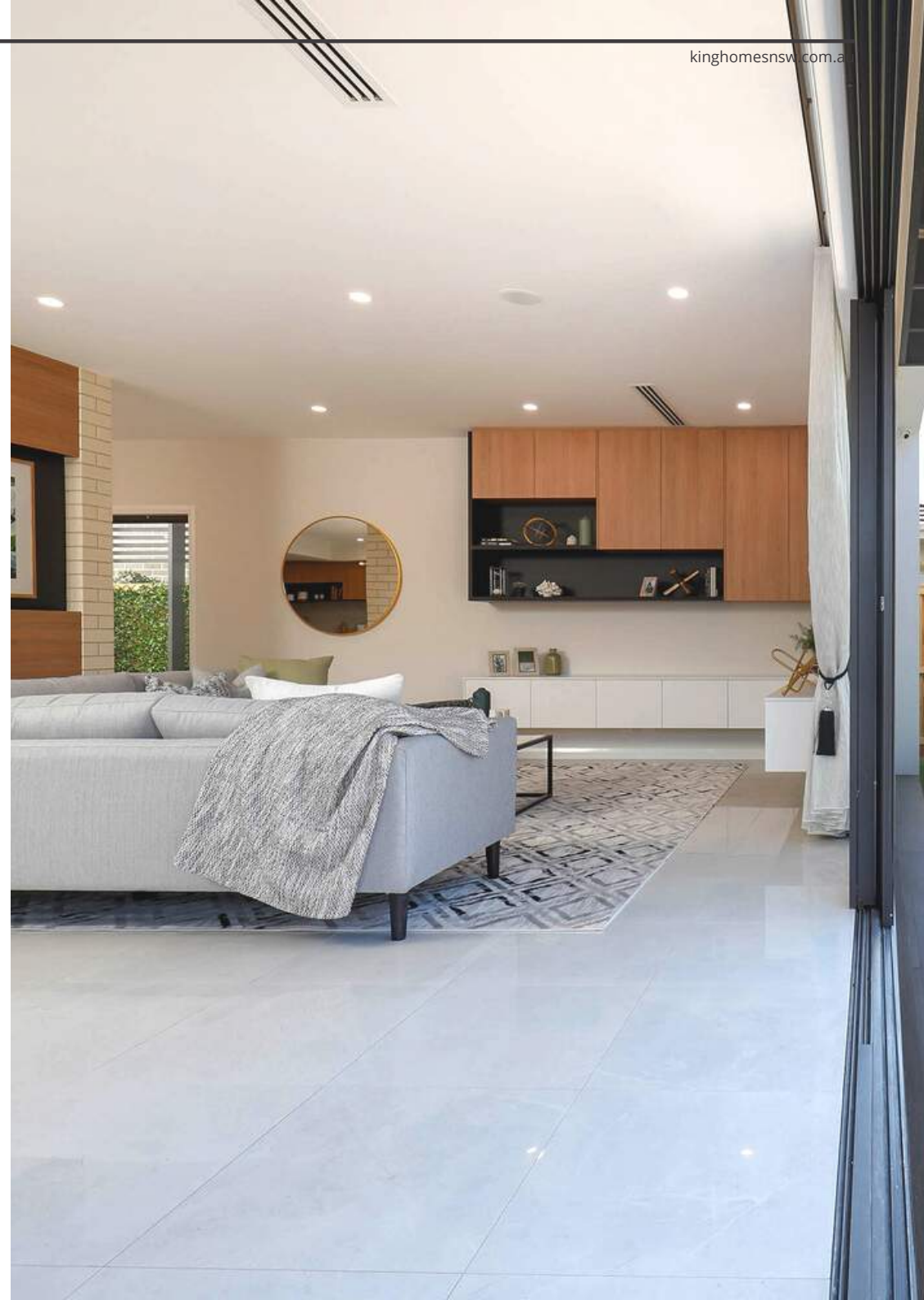
QUALITY WORKMANSHIP

- Sealed waterproofing



Electrical

- Up to 14 double and 8 single white power points
- 300mm Oyster light fittings where required in rooms with no downlights
- IXL 2 lamp combination light, heater and exhaust fan to bathroom and ensuite
- 8 standard downlights
- 1 x double swivel spotlight at rear or side of home
- Light switches to all lights where required.
- Continuous flow gas 26L in-wall hot water system
- Hard wired smoke detectors and RCD as required
- 2x TV and 2x phone points



Plus more...

PLAN APPROVALS

- Plans and detailed drawings
- Detailed Contour plan
- BASIX certificate
- Standard PCA certifier fees
- Standard statutory water authority approval fee
- Home Owners Warranty Insurance allowance
- Power, water and gas connections

SERVICES

- Temporary site fencing
- Temporary site toilet
- Stormwater drains connected to legal discharge point
- Sewer drain connected to legal discharge point
- Potable water connection
- Gas connection (subject to availability) which includes cooktop & bayonet
- Electrical metering to street mains
- 90 day maintenance period



Take your home to the next level Premium Upgrade package for \$5,990

OUR \$5,990 PREMIUM UPGRADE PACKAGE

- Smeg 900mm Freestanding Cooker CS90GMXA
- Smeg 900mm Rangehood SAH491SS or SHW910X1
- Freestanding bath 1560mm
- 2 zone ducted air conditioning
- Sensor alarm system
- Video intercom



Design your interior - *under one roof.*

Studio King is our one-stop Selections Centre where you can view and browse our quality materials and supplies used for every King home.

Your Internal Colour Selections appointment will be completed

with a talented interior design professionals at Studio King.

Here, you will choose everything for your new home from wall paint colour, kitchen benchtops, door handles and everything in between.

Visit us

STUDIO KING

Unit 7/32 Swettenham Road
Minto NSW





**STUDIO
KING**

SELECTIONS CENTRE



HOMEWORLD LEPPINGTON

54 ARKENSTON WAY
LEPPINGTON NSW 2179

OPENING HOURS:
MONDAY - SUNDAY
10AM - 5PM

T 02 8795 0022

E SALES@KINGHOMESNSW.COM.AU

RIDGEWAY ESTATE

4 GURRUMUL STREET
BARDEN RIDGE NSW 2234

OPENING HOURS:
SATURDAY - WEDNESDAY
10AM - 5PM

T 02 8795 0022

E SALES@KINGHOMESNSW.COM.AU

STUDIO KING

UNIT 6-7/32 SWETTENHAM ROAD
MINTO NSW 2566

OPEN FOR COLOUR SELECTION
APPOINTMENTS

T 02 8795 0022



Terms and Conditions apply – these inclusions exclude duplexes, house & land packages, dual occupancy, granny flats and custom designed homes. All offers in this document are not available with any other offer(s) unless specified. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as hydraulics, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Images in King Homes NSW brochures may depict fixtures, finishes and features not supplied by King Homes NSW or included in the price including but not limited to retaining walls, landscaping, driveways and pathways, pergola, barbeque, decorator items, feature walls, decorator screens and shelving, water features, fencing, swimming pools, decks, fixtures and letter boxes. All internal and external decor items are excluded. Photos are indicative only. Refer to specifications for full details. King Homes NSW reserves the right to change or remove any of the included items, specifications and suppliers at its discretion, without notice and without client's approval. The price includes only these items specifically included in this document (not depicted by the pictures). Products shown are subject to home designs. Any item not listed above will incur additional cost. All products have individual warranties by the respective manufacturer/distributor. King Homes NSW is not responsible for these warranties. Ask your new home consultant for house specific inclusions.