

## 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 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.

**DISPLAY HOMES**



Scan the QR below to view our  
Display Home locations and  
opening hours

# External

## SITE WORKS

- Fixed price site fees worth more than \$30,000
- Up to 24 tonnes of dirt removal
- Up to 5 metres square of drop edge beam
- M1 and H1 class slab
- Even cut & fill up to 1m fall
- Driveway up to 45m

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## FRONT DOOR

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

## BRICKWORK

- Quality bricks from our standard Austral or PGH range

## ROOF

- Colorbond metal roof from our standard range
- Colorbond fascia & gutter

## QUALITY WORKMANSHIP

- Up to 450mm wide eaves to perimeter of house as per plan
- Tiling to Porch and Alfresco from our standard tile range

## TERMITE PROTECTION

- Termite resistant frames
- Termite Protection as per Australian Standards

## GARAGE

- 2040mm high garage door from the overhead sectional range
- 2 x remote garage door controls with 1 x wall mounted control

## ACCESSORIES

- Powder coated aluminium windows & sliding doors with keyed locks
- Fibreglass mesh flyscreens to openable windows
- 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 1st floor

## SKIRTING & CORNICES

- 67mm 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
- Framed mirror sliding doors to bedroom robes with 1 x shelf and 1 x chrome hanging rail
- Door furniture from our standard range

## SHELVING

- 4 melamine shelves to Linen cupboard/s (where applicable)
- 1 melamine shelf to robes and a chrome hanging rail

## PAINT SYSTEM

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

## FLOORING

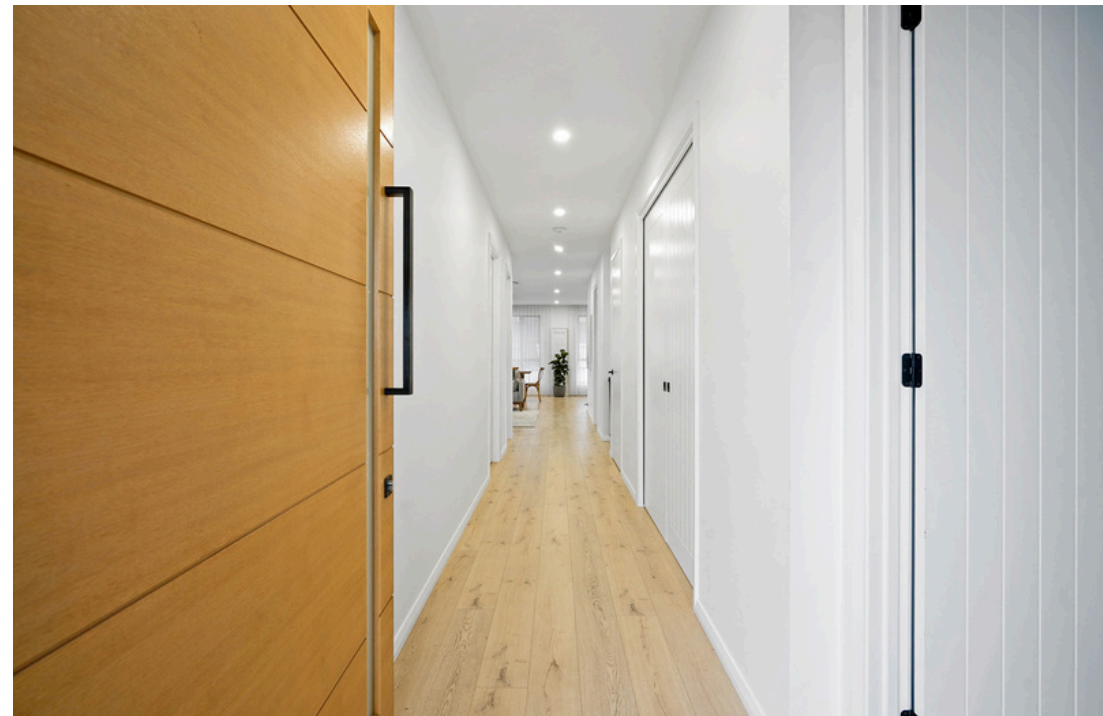
- 450mm porcelain tiles or wood look floating laminate flooring to main floors
- Carpet from our standard range to other applicable areas

## INSULATION

- Batts to roof space over living areas under roof, 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 and carpet tread as per design



# Kitchen

## CABINETRY

- Polyurethane or Polytec laminate cupboards from our standard range in one colour
- Bulkhead to suit kitchen
- 4 x soft close drawers with shark nose edge
- 4 melamine shelves to walk-in pantry (as per design)

## BENCHTOPS

- 20mm benchtops from our standard range

## APPLIANCES

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

## SINK & TAPWARE

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

## SPLASHBACK

- 700mm high tiled splashback as per design

## ACCESSORIES

- Provision for dishwasher and microwave
- Cold water point to Fridge
- External ducting to Rangehood

\*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.



# Bathrooms & Laundry

## TILES

- Wall tiling to 2.1m to shower and 1.2m tiling to rest of area in bathroom and ensuite
- Powder room tiling to floor and skirting
- Choice of 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 standard range
- 1 x niche to shower in main bathroom & ensuite
- Toilet suite with soft close seat
- Chrome towel rail and toilet roll holder
- Smart floor waste with tiled insert to shower/s

## 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
- Tiles to floor and skirting
- Chrome sink mixer
- Flush panel door to external entry with key lock door hardware





# Electrical

- Up to 8 x single power points (where applicable – including to Appliance provisions and Garage Door Motor and Hot Water System)
- 1 x double power point to each room
- 1 x downlight to all labelled areas with a bonus extra 20 x downlights to use where chosen throughout the home
- 1 x Heat/Fan/Light combination to 1 x Bathroom and 1 x Ensuite. 1 x ducted exhaust fan to all other wet areas
- 1 x double swivel spotlight at rear or side of home
- Light switches to all lights where required
- Dedicated power circuit to Rainwater Tank (if applicable) and hardwired Oven
- Continuous flow gas 26L in-wall hot water system\*
- Hard wired smoke detectors
- 2 x TV and 4 x data points

\*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.



# 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

\*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.





# Our Premium Living package

More value for your new home



## **PREMIUM PACKAGE - SINGLE STOREY** **\$9,990**

- Smeg 900mm Freestanding Cooker
- Smeg 900mm Rangehood (slide-out or canopy)
- Freestanding bath 1560mm
- Chrome gooseneck mixer in kitchen
- Undermount double bowl stainless steel sink in kitchen
- Daikin 10kw 2 zone ducted air conditioning system
- Sensor alarm system
- Video intercom

## **PREMIUM PACKAGE - DOUBLE STOREY** **\$12,990**

- Smeg 900mm Freestanding Cooker
- Smeg 900mm Rangehood (slide-out or canopy)
- Freestanding bath 1560mm
- Chrome gooseneck mixer in kitchen
- Undermount double bowl stainless steel sink in kitchen
- Daikin 14kw 2 zone ducted air conditioning system
- Sensor alarm system
- Video intercom

This offer is not refundable or transferrable. This offer includes Freestanding Cooker – FS9010XS-1, Slide out rangehood – SAH49ISS-1 or Canopy rangehood – SHW910X1, Freestanding bath - 9504428, Gooseneck mixer – Posh Solus 9502640 or Mizu Drift 9509120, Undermount sink - Posh Solus 2402566, Sensor alarm system - Bosch 2000/3000 3 Sensor and no remotes, Video intercom – Micron Series includes 1 screen and 1 video AC to have 8 outlets included. Not applicable to house and land packages, granny flats or Freedom Inclusions priced homes. All standard inclusions have been deleted from tender. King Homes NSW cannot issue credits for items chosen not to be used. Products may be subject to change based on availability. Speak with our team for more information.

# Design your interior – *under one roof.*

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## **You'll feel right at home at our new Studio King Selections Studio.**

Studio King is where our valued clients complete their internal selections appointment. You'll be guided by one of our resident interior designers, who will assist you to bring your design vision to life for your brand new home.

Studio King is comprehensive style centre where you will choose everything for your new home from wall paint colour, kitchen benchtops, door handles and everything else in between.

We showcase our quality standard products and finishes part of our inclusions as well as a wide range of premium upgrade finishes available for your consideration. From quality stone benchtops to Smeg appliances, we only use quality brands and suppliers you know and trust, to ensure your home is built to last.



### **STUDIO KING**

Unit 6-7/32 Swettenham Road  
Minto NSW











### HOMEWORLD LEPPINGTON

21-23 CATO CIRCUIT  
LEPPINGTON NSW 2197

OPENING HOURS:  
MONDAY 11AM - 5PM  
TUESDAY & WEDNESDAY BY APPOINTMENT  
THURSDAY - SUNDAY 10AM - 5PM

T 02 8795 0022

E SALES@KINGHOMESNSW.COM.AU

### HOMEWORLD BOX HILL

17 - 19 NOAH STREET  
BOX HILL NSW 2765

OPENING HOURS:  
MONDAY 12PM - 5PM  
TUESDAY 10AM - 5PM  
WEDNESDAY & THURSDAY BY APPOINTMENT  
FRIDAY - SUNDAY 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

E STUDIOKING@KINGHOMESNSW.COM.AU



Recognised by leading housing bodies

**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. Chat to our team for house specific inclusions.