

Home build guide



We build homes in Sydney & surrounds



DISPLAY HOME LOCATIONS



BUILD AREAS



SOUTH COAST

- WOLLONGONG
- WONGAWILLI

SOUTHERN HIGHLANDS

- BOWRAL
- MOSS VALE

SOUTHERN TABLELANDS

- GOULBURN
- MARULAN



You can also visit our display homes from the comfort of your own home.

Check out our virtual display homes: kinghomesnsw.com.au/virtual-tours/



Experience the King Homes *difference*

At King Homes NSW, we understand that embarking on the journey of building a new home can feel complicated. However, we are here to bring your new home to life and guide you every step of the way.

Building a new home involves a multitude of moving parts, each requiring careful consideration and coordination. Rest assured, our dedicated and experienced teams are here to provide unwavering support, ensuring that your vision comes to life with ease and precision.

We pride ourselves on the difference we offer to our clients; competitive standard inclusions, fixed priced contracts, dedicated interior designers, a skilled construction team and our own after-handover maintenance team. We also build concrete pools which are designed to suit your block of land.

We invite you to visit one of our display homes for inspiration and have a chat to our experts about your new home build ideas.



Compare us to the rest

Use this checklist to compare our standard inclusions with other builders

EXTERNAL	King Homes NSW	BUILDER 1	BUILDER 2
Fixed price site fees worth more than \$30,000	✓		
Driveway up to 45m ² *	✓		
Up to 24 tonnes of dirt removal*	✓		
Even cut & fill up to 1m fall	✓		
M1 and H1 class slab	✓		
Up to 5 metres square of drop edge beam	✓		
Termite resistant frames	✓		
Quality bricks from our standard Austral or PGH	✓		
Cement roof tiles from our standard range	✓		
Colorbond fascia & gutter	✓		
Up to 450mm wide eaves to perimeter of house	✓		
Contemporary painted front door up to 1020mm wide	✓		
Tiling to Alfresco and Porch from our standard tile range	✓		
2040mm high garage door from the overhead sectional range	✓		
2 x remote garage door controls with 1 x wall mounted control	✓		
Powder coated aluminium windows & sliding doors	✓		
Fibreglass mesh fly screens to operable windows	✓		
2 x external taps: 1 x rainwater tank and 1 x potable connection	✓		
Up to 3000L rainwater tank and pump including electrical connection (as per BASIX)	✓		
INTERNAL			
2700mm ceiling height to ground floor and 2400mm to 1st floor	✓		
67mm half splayed architraves and skirting throughout	✓		
Gyprock lining to internal walls with gomm cove cornice	✓		
Internal 2040mm high doors with door furniture from our standard range	✓		
Framed mirror sliding doors to bedroom robes with 1 x shelf and 1 x chrome hanging rail	✓		
3 coat paint system (one colour to walls throughout)	✓		
450mm porcelain tiles or wood look floating laminate flooring to main floors	✓		
Carpet from our standard range to other areas	✓		
4 Melamine shelves to Linen closet (where applicable)	✓		
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 with carpet tread as per design	✓		
KITCHEN			
Polyurethane or Polytec laminate cupboards in one colour	✓		
Bulkhead to kitchen to suit	✓		
4 x soft close drawers with shark nose edge	✓		
20mm surface benchtops from our standard range	✓		
4 melamine shelves to walk-in pantry (as per design)	✓		
Smeg 600mm slide out rangehood	✓		
Smeg 600mm gas cooktop**	✓		
Smeg 600mm built-in oven	✓		
External ducting to rangehood	✓		
Chrome sink mixer	✓		
Double bowl top mount sink with drainer	✓		
700mm high tiled splashback as per design	✓		
Provision for dishwasher and microwave	✓		
Cold water point to fridge	✓		

*Not included and cannot be applied to new homes built in Southern Highlands or Wollongong areas. Ask our team for more information.

**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	King Homes NSW	BUILDER 1	BUILDER 2
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	✓		
6mm semi-frameless shower screens to bathrooms and ensuite	✓		
1 x niche to shower in main bathroom and ensuite	✓		
Frameless mirror with polished edge to suit vanity	✓		
1500mm drop-in bath	✓		
Chrome tapware from our standard range	✓		
Toilet suite with soft close seat	✓		
Chrome towel rail and toilet roll holder	✓		
Smart floor waste with tiled insert to shower/s	✓		
2 door opening wall-hung vanity in Polytec laminate in our selected colours	✓		
Polymarble bench top with integrated basin	✓		
LAUNDRY			
45L stainless steel tub with white cabinet	✓		
Tiling to floor and skirting	✓		
Tiled splashback above tub	✓		
Chrome sink mixer	✓		
Flush panel door to external entry with key lock door hardware	✓		
ELECTRICAL PACKAGE			
1 x double power point per room	✓		
1 x GPO to kitchen & laundry and 8 x single GPO's	✓		
1 x downlight to per labelled room 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 (where required)	✓		
2 x TV and 4 x data points	✓		
PLAN APPROVALS			
Plans and detailed drawings	✓		
Detailed Contour plans	✓		
BASIX certificate	✓		
Standard PCA certifier fees	✓		
Standard statutory water authority approval fee	✓		
Home Owners Warranty Insurance allowance	✓		
Standard power, water and gas connections (subject to availability)	✓		
SERVICES			
Temporary site fencing	✓		
Temporary site toilet	✓		
Stormwater drains connected to legal discharge point	✓		
Sewer drain connected to legal discharge point	✓		
Potable water connection from main	✓		
Gas connection (subject to availability) which includes cooktop & 1 x external and 1 x internal bayonet*	✓		
Electrical metering to street mains	✓		
90 day maintenance period	✓		

Current as at 31 October 2024. King Homes NSW reserves the right to change or amend inclusions at any time without notice. Inclusions listed are for new homes built in Sydney metro areas only and do not apply to regional areas such as Southern Highlands or Wollongong. Ask our team for more information.

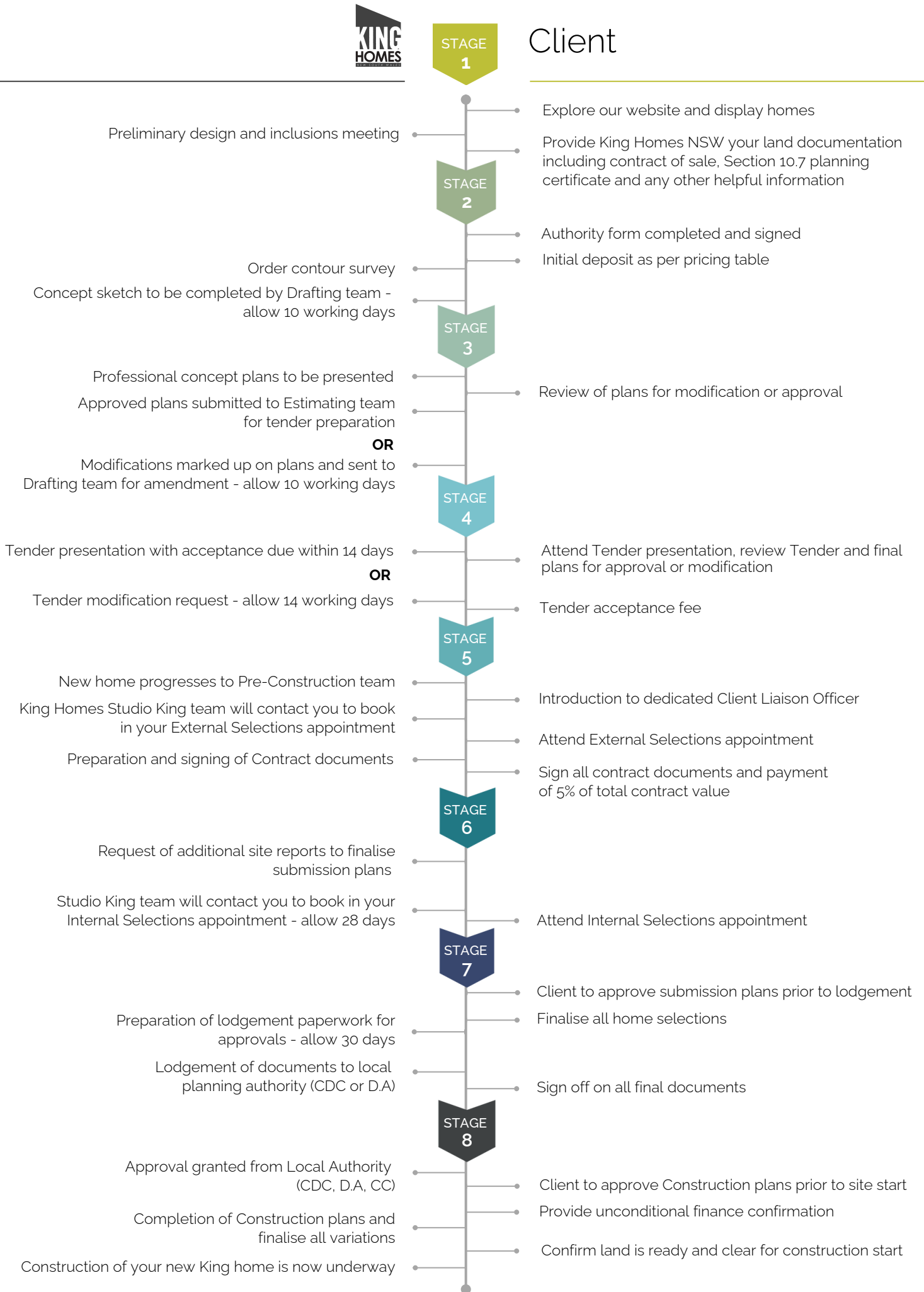
*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.

Your new home build process

Single dwelling builds
on a new block of land



Client





Build a King pool alongside your new home

When you build with King Homes NSW, you can add a pool to your new home build to create the ultimate backyard from **\$49,990** for an up to 21m² size pool.

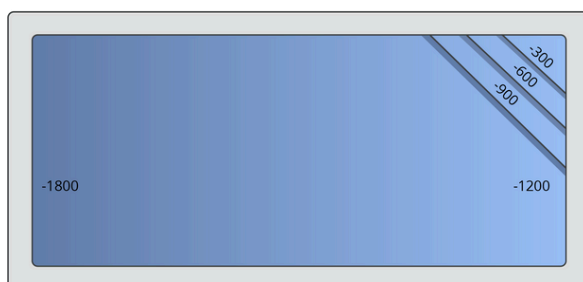
OUR STANDARD POOL INCLUSIONS:

- Custom concrete pool
- Engineers specifications and drafting
- CDC Council fees
- Depth from 1m - 1.8m
- 3 x internal entry steps
- Excavation using standard 5t machine with access 2.5m wide and 2.5m high
- S12 steel bar reinforced concrete shell with 300mm centres
- Up to 300mm standard coping to pool
- White pool acrylic render finish interior
- Supply and fit pool pump & filter on pre-cast concrete slab
- Skimmer box and 2 return lines for water flow return system
- Cartridge filter
- Handover kit for your new pool

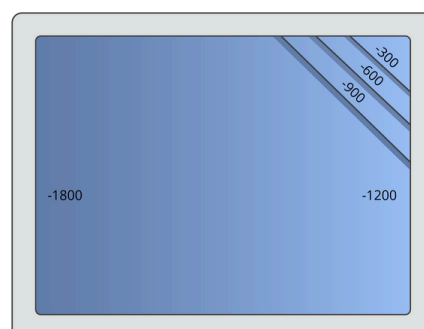
STANDARD POOL DESIGNS



7m x 3m with 3 internal steps



5.25m x 4m with 3 internal steps



CUSTOM POOL DESIGN OPTIONS AVAILABLE

Crafted by King

A truly custom experience

In-house
Design team

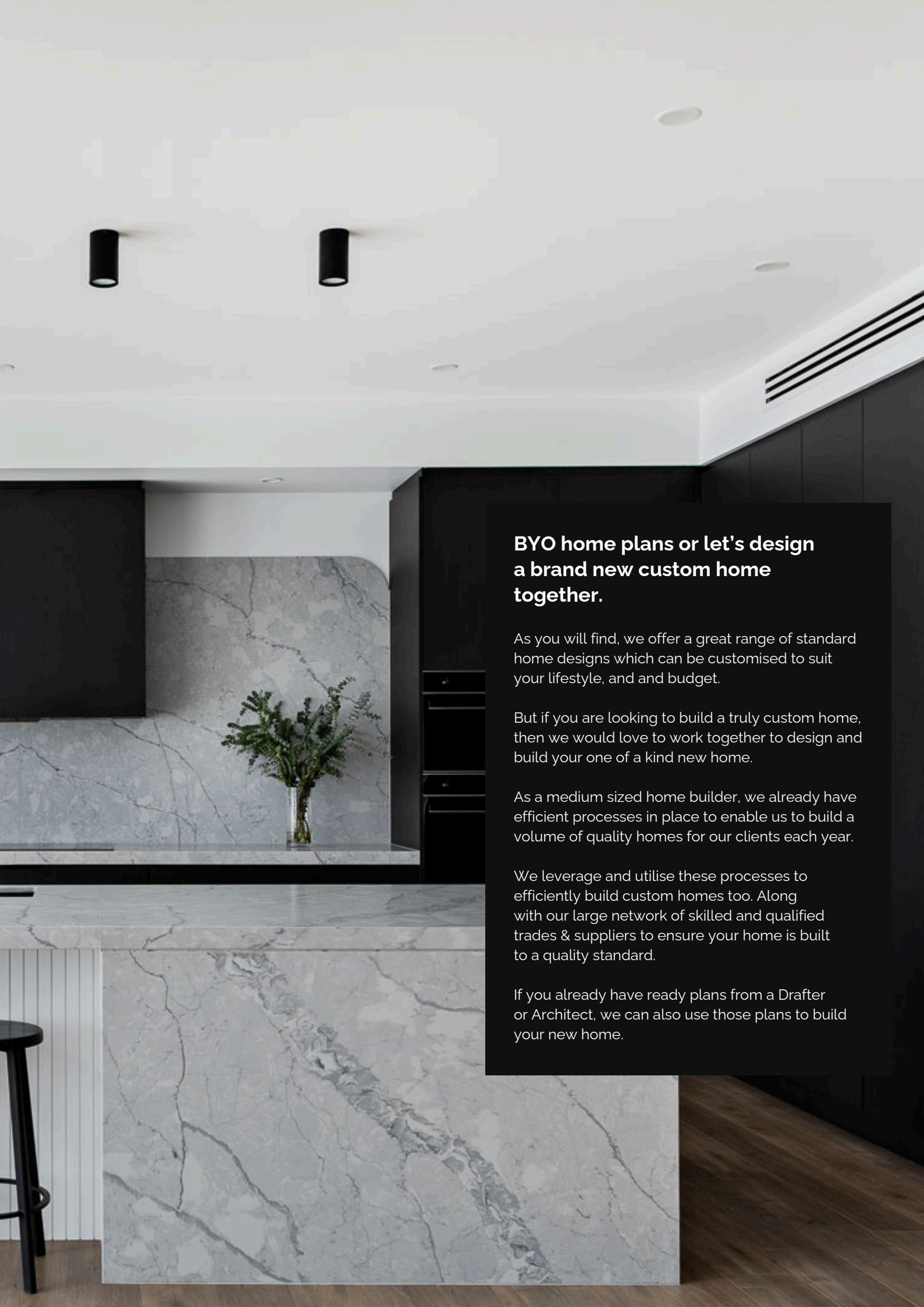


We accept
BYO plans



Knockdown
rebuild specialists



A modern kitchen interior featuring a light grey marble countertop with a prominent veining pattern. The countertop is set against a dark grey or black cabinetry. A small vase with greenery sits on the countertop. The ceiling is white with several recessed lights and two black cylindrical pendant lights. The floor is made of light-colored wood.

BYO home plans or let's design a brand new custom home together.

As you will find, we offer a great range of standard home designs which can be customised to suit your lifestyle, and and budget.

But if you are looking to build a truly custom home, then we would love to work together to design and build your one of a kind new home.

As a medium sized home builder, we already have efficient processes in place to enable us to build a volume of quality homes for our clients each year.

We leverage and utilise these processes to efficiently build custom homes too. Along with our large network of skilled and qualified trades & suppliers to ensure your home is built to a quality standard.

If you already have ready plans from a Drafter or Architect, we can also use those plans to build your new home.

**STUDIO
KING**

SELECTIONS CENTRE

Studio King Selections Centre

Quality you
can trust.



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 benchtops to Smeg appliances, we only use quality brands and suppliers you know and trust, to ensure your home is built to last.

We partner with Australia's leading suppliers to bring a wide variety of options into Studio King available for your selection. We are also continually updating Studio King to ensure we have the latest products and finishes on offer.

Studio King provides you with the convenience of designing the interior of your home all under one roof. This will make you feel in making selection decisions before the construction stage of your home.

Our Studio King Selections Centre is open by appointment only.

Chat to our team about visiting by booking in a Colour Browse session.



WINNERS 2023
HIA NSW Region
Emerging Builder



Recognised by leading housing bodies



SCAN HERE



HEMLOCK 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

HEMLOCK LEPPINGTON

21-23 CATO CIRCUIT
LEPPINGTON NSW 2197

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

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**OPEN FOR COLOUR SELECTION
APPOINTMENTS**

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