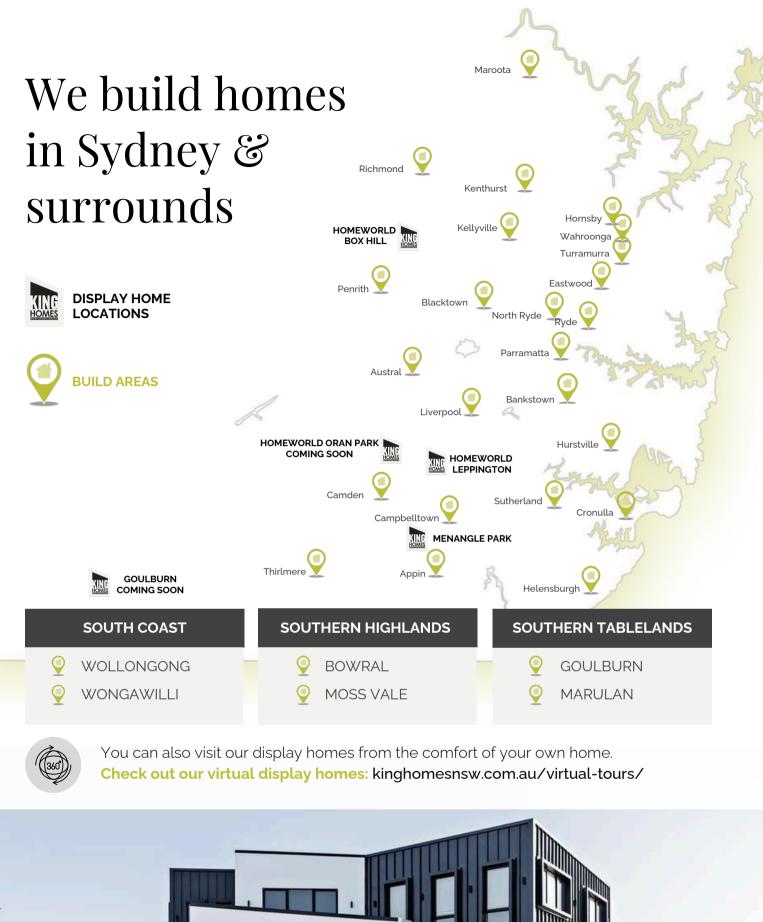
Experience the King Homes *difference* kinghomesnsw.com.au







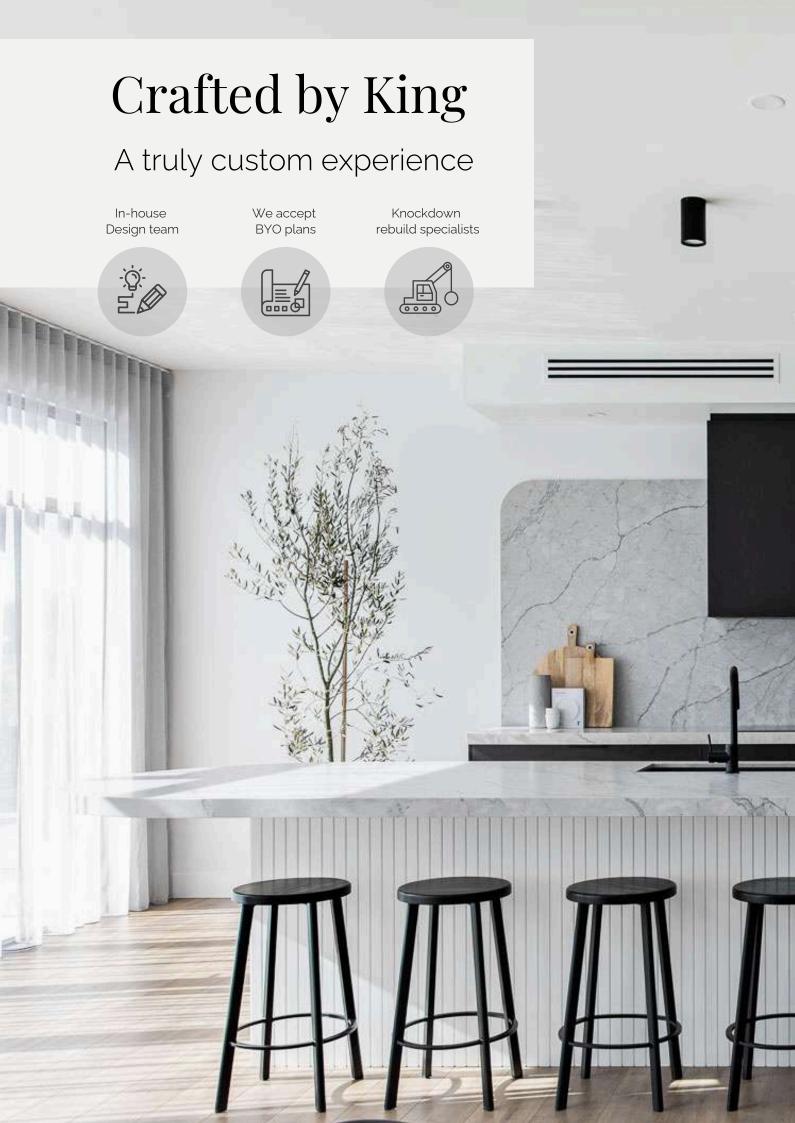
Experience the King Homes *difference*

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.







supplied Leverag skilled t is built t Archited your net

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

Anyone can simply build a house, however it takes a special combination to build a home. As you will find, we offer a great range of home designs which can be customised to suit your lifestyle, site and budget.

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 across three categories. Pre-Designed plans, Custom Designed plans or BYO Client supplied plans.

Leveraging our experience, our large network of skilled trades and suppliers to ensure your home is built to a quality standard.

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

Crafted by King

\bigcirc	Camden, NSW						
	Home Size: 52 squares ∕ 486 sqm I⊷I					ı⇔ı Land Size: 682 sqm	
	5	<u>₽</u>	3	A	3	Ħ	Concrete pool designed & built by us

The Vella Family's New Custom Home and Pool

The Vella family set out to create a custom home tailored to their lifestyle on a newly purchased block of land in a quiet, family-friendly street.

After securing the site, they partnered with King Homes NSW to design a residence that combines contemporary style with practical family living. Designed and built entirely in-house, the home features expansive open-plan living areas, a resort-style concrete pool, and clever design details that maximise both space and natural light.

Navigating strict developer guidelines, the King Homes team also used structural steel to achieve a striking corner window with no front post and incorporated a soaring 5.8m-high alfresco ceiling supported by portal frame construction—creating a light-filled and seamless connection to the outdoors.

Today, the Vella family enjoys a sophisticated, custom-built home that delivers on every front—design, function, and quality without compromise. "A 3-car garage wasn't part of the developer's design guidelines, but a priority on our client's wish list. Through our considered facade design and managing the approvals process, we were happy to be able to make it happen."

— Mark King Director King Homes NSW













Scan To Explore Our Custom Homes



Knockdown and Rebuild

\bigcirc	Gran	ville, I	NSW					
	Hom	ie Size	e: 29 sc	uares .	/ 276.	86 sqm	>	Land Size: 435.3 sqm
<u>a</u>	5	<u>آ</u>	3.5		2	Ħ	Concre & built	ete pool designed by us

Big Impact on a Narrow Block

This knockdown rebuild was designed for the Lum family on a 12m-wide block with a tight 9m build envelope—bringing our popular Soho home design to life in a way that felt completely custom. With strict council requirements and a sewer encasement restriction, our team engineered a solution early in planning—reclaiming 5 metres of crucial buildable area. A reconfigured façade, passive solar design, and pool integration completed the home's tailored layout.

"Other builders told us our narrow block was too difficult. King Homes listened, found solutions, and made it work." - Lum family

Despite the challenges of building in an established suburb, we managed demolition, access, and construction with minimal disruption—thanks to detailed planning and on-site coordination.

"From the very first meeting, King Homes made us feel like we were creating something truly custom. We had a vision—King refined it into a home that works perfectly for our family."

"Aaron, our supervisor, was incredibly meticulous. Jenna in posthandover was amazing. And the best part? We stayed within budget—something that's rare these days."

This home was delivered on time, on budget, and finished to the highest standard—proving that with the right team, a narrow block can still mean big possibilities.







"Our experienced team delivered a beautiful home. It was a pleasure working with our clients to customise one of our own designs into something that truly reflected their needs"

— **Mark King** Director King Homes NSW





Find Out More About Knockdown Rebuilds



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	\checkmark		
Driveway up to 45m²*	\checkmark		
Up to 24 tonnes of dirt removal*	\checkmark		
Even cut & fill up to 1m fall	\checkmark		
M1 and H1 class slab	\checkmark		
Up to 5 metres square of drop edge beam	\checkmark		
Termite resistant frames	\checkmark		
Quality bricks from our standard Austral or PGH range	\checkmark		
Concrete roof tiles from our standard range	\checkmark		
Colorbond fascia & gutter	\checkmark		
Up to 450mm wide eaves to perimeter of house	\checkmark		
Contemporary painted front door up to 920mm wide	\checkmark		
Tiling to Alfresco and Porch from our standard tile range	\checkmark		
2040mm high garage door from the overhead sectional range	\checkmark		
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 90mm 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 x Melamine shelves to Linen closet (where applicable)			
R2.20 thermal insulation batts to external cavity walls			
including internal garage wall but excluding external garage wall			
R4.1 thermal insulation to ceiling, excluding garage	\checkmark		
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	\checkmark		
20mm surface benchtops from our standard range	\checkmark		
4 x Melamine shelves to walk-in pantry (as per design)	\checkmark		
Smeg 600mm slide out rangehood	\checkmark		
Smeg 600mm gas cooktop**	\checkmark		
Smeg 600mm built-in oven	\checkmark		
External ducting to rangehood	\checkmark		
Chrome sink mixer	\checkmark		
Double bowl top mount sink with drainer	\checkmark		
700mm high tiled splashback as per design	\checkmark		
Provision for dishwasher and microwave	\checkmark		
Cold water point to fridge	\checkmark		

"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.

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	90 day maintenance period	\checkmark		

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





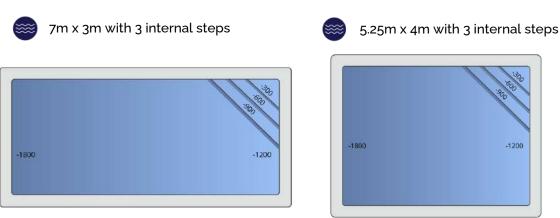
Build a King pool alongside your new home

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 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 precast concrete slab
- Skimmer box and 2 return lines for water flow return system
- Cartridge filter
- Handover kit for your new pool



STANDARD POOL DESIGNS

CUSTOM POOL DESIGN OPTIONS AVAILABLE



Studio King Selections Centre

Quality you can trust.



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

Our Studio King Selections Centre is your exclusive King Homes NSW showroom where you have the freedom to choose from leading brands.

Our experienced team of Interior Designers at Studio King will guide you through the selection process, providing you with professional advice and a selection of samples to choose from.

We understand that building a new home can be overwhelming, but with our help, we can make the process enjoyable and stress-free.







same roof.

We offer a wide range of selections, ensuring that your home matches your unique style and taste.

Working together with Australia's leading suppliers, Studio King is forever evolving to showcase the latest trends to create an innovative and collaborative space; conveniently all under the

Studio King is open by appointment only, allowing us to give you our undivided attention and personal service. With Studio King, you can be confident in the choices you make for the interior of your brand new home.

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

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



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

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

MENANGLE PARK

7-9 POSEIDON STREET MENANGLE PARK NSW 2563

SCAN HERE

OPEN BY APPOINTMENT

T 02 8795 0022

E SALES@KINGHOMESNSW.COM.AU

The floorplans shown in this brochure are for illustration purposes only, and may contain upgrades which are not included in the standard design base price. These items may include skylights, bulkheads, raked ceilings, external door/window selection/configuration, planter boxes, façade structural and joinery. Please ask our friendly team for more information.

