

# Built on trust. Backed by experience. Designed for real life.

At King Homes NSW, we do things differently—because we know building a home is one of life’s biggest milestones. We’re a locally-owned, Sydney-based builder with a reputation for delivering flexible, high-quality homes.

## What Sets Us Apart

### Flexible Designs, Your Way

We don’t believe in one-size-fits-all. Our in-house design team works with you to modify our plans or create something truly custom to suit your lifestyle, block, and budget.

### Transparent & Honest Building Process

We pride ourselves on clear communication, realistic pricing, and no hidden surprises. You’ll always know where your build stands—every step of the way.

### Everything Under One Roof

From design to delivery, we take care of it all. We offer architectural services, a stunning interior selections studio, and even pool construction—making us one of the few builders in NSW who can deliver your home and pool together.

### Quality Inclusions as Standard

Our standard inclusions are what many call upgrades. From trusted suppliers like Reece, Smeg, and James Hardie, you’ll love what’s included from day one.

### We Build Across Sydney & Surrounds

Whether you’re planning a knockdown rebuild, custom home, or a duplex, we work across Sydney, the South Coast, the Southern Highlands, and beyond.



“Every home we build is treated like it’s our own. We listen, we adapt, and we deliver with care.”

– Mark King | Director, King Homes NSW

# 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 <sup>2</sup> *	✓		
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 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 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	✓		
Flush transition to all wet areas, smart tile waste to showers only	✓		
2 door opening wall-hung vanity in Polytec laminate in our selected colours	✓		
Polymarble bench top with integrated basin	✓		
<b>LAUNDRY</b>			
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	✓		
<b>ELECTRICAL PACKAGE</b>			
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	✓		
<b>PLAN APPROVALS</b>			
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)	✓		
<b>SERVICES</b>			
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	✓		



Recognised by leading housing bodies



### Menangle Park

7-9 Poseidon Street  
Menangle Park NSW 2563



Highland

### HomeWorld Leppington

21 - 23 Cato Circuit  
Leppington NSW 2179



Cambridge

### HomeWorld Box Hill

17 - 19 Noah Street  
Box Hill NSW 2765



Capri



Lincoln



Oxford



Ascot

02 8795 0022

sales@kinghomesnsw.com.au

www.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.

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