



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

Home Build *Guide*



We build homes in Sydney & surrounds



DISPLAY HOME LOCATIONS



BUILD AREAS



GOULBURN COMING SOON

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/



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

Crafted by King

A truly custom experience

In-house
Design team

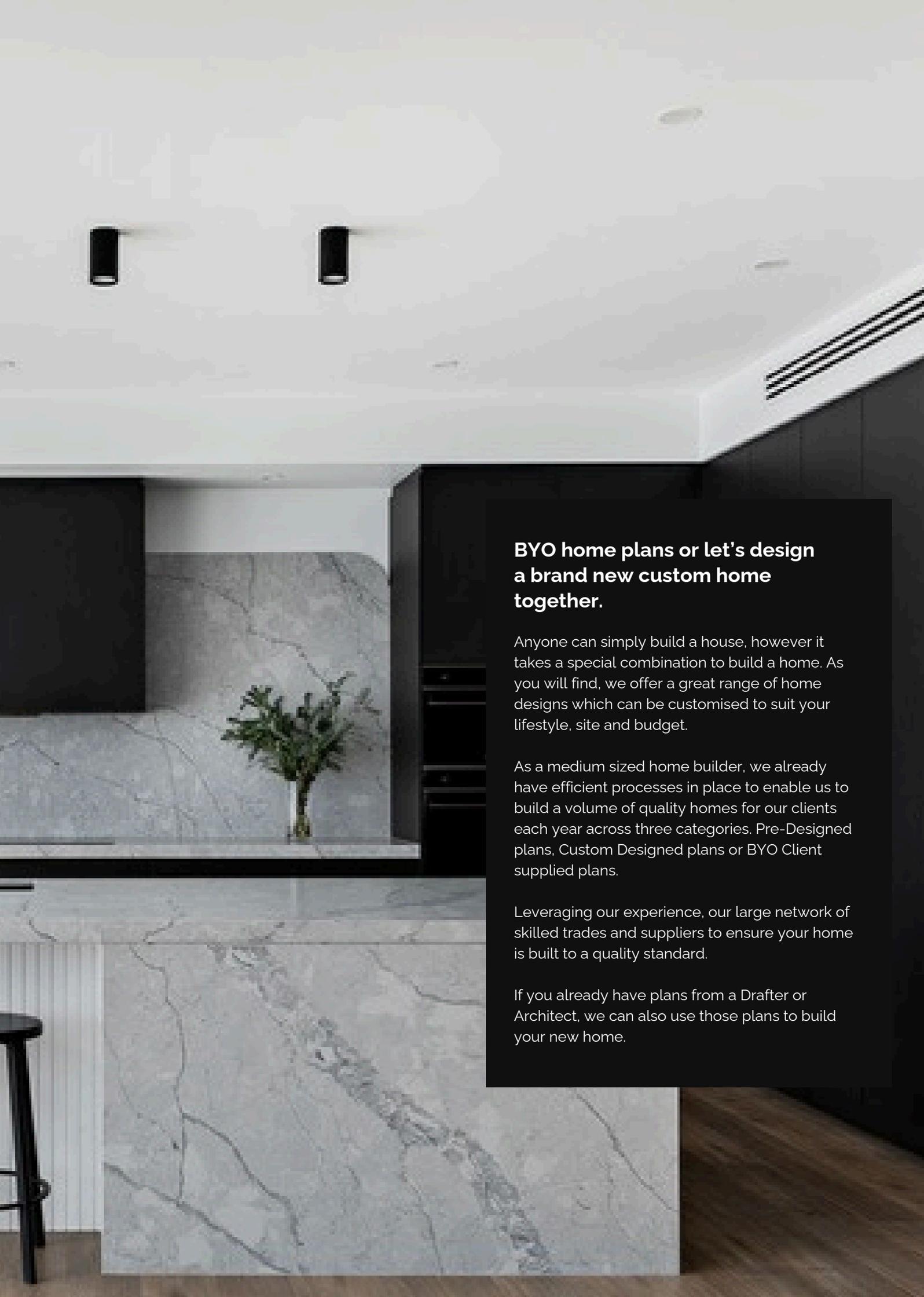


We accept
BYO plans



Knockdown
rebuild specialists





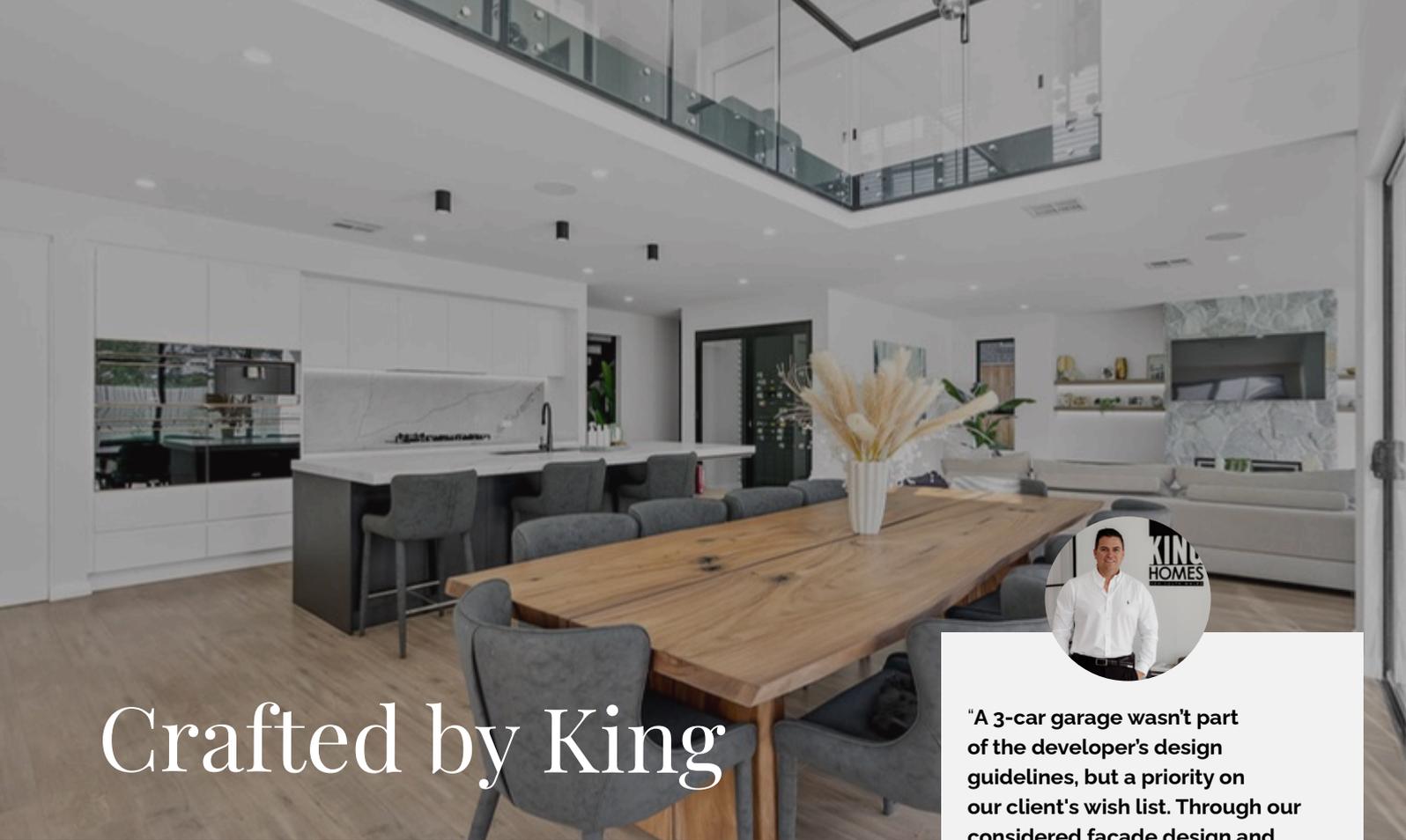
BYO home plans or let's design a brand new custom home together.

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

“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

 Camden, NSW

 Home Size: 52 squares / 486 sqm  Land Size: 682 sqm

 **5**  **3**  **3**  Concrete pool designed & built by us

The Vella Family's New Custom Home and Pool

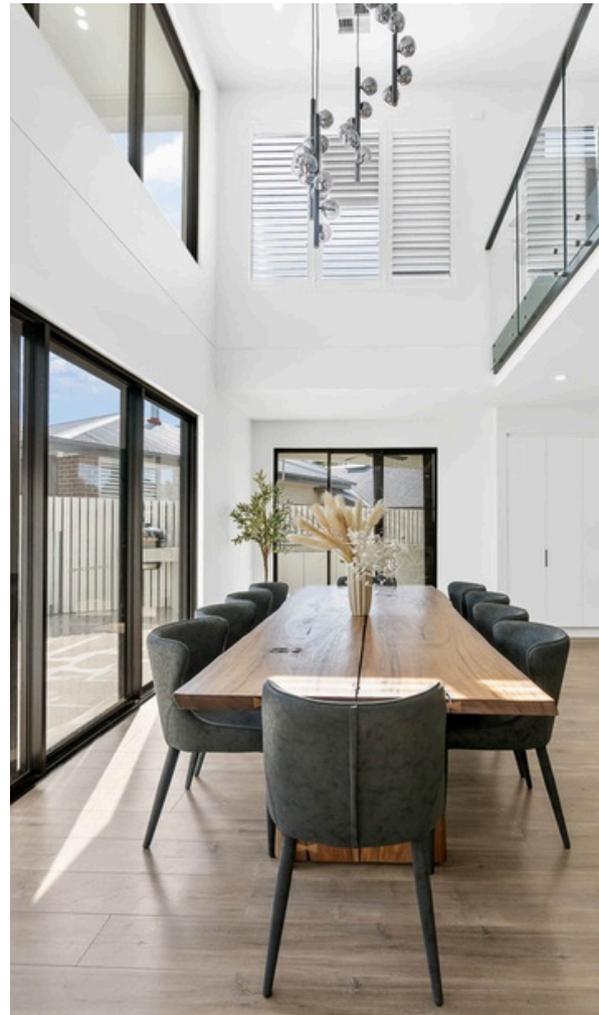
The Vella family set out to create a custom home tailored to their lifestyle on a newly purchased block of land in a quiet, family-friendly street.

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.





Scan To Explore
Our Custom Homes



Knockdown and Rebuild



Granville, NSW



Home Size: 29 squares / 276.86 sqm



Land Size: 435.3 sqm



5



3.5



2



Concrete pool designed & built 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.

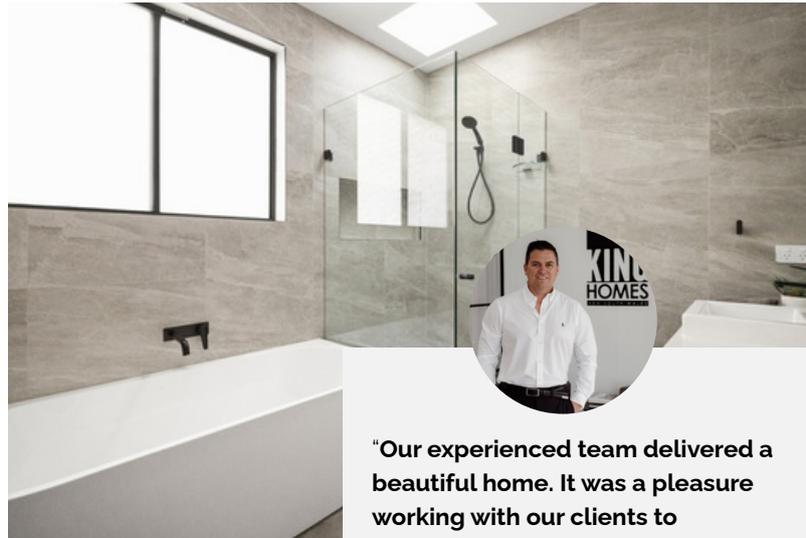
"Other builders told us our narrow block was too difficult. King Homes listened, found solutions, and made it work."
- Lum family

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 post-handover 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	✓		
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 range	✓		
Concrete roof tiles from our standard range	✓		
Colorbond fascia & gutter	✓		
Up to 450mm wide eaves to perimeter of house	✓		
Contemporary painted front door up to 920mm 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 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	✓		
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 x 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 to 1 x bathroom and ensuite	✓		
Tiling to floor and skirting for Power Rooms and other wet areas	✓		
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	✓		
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 additional double power point to kitchen & laundry and 8 x single power points	✓		
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.

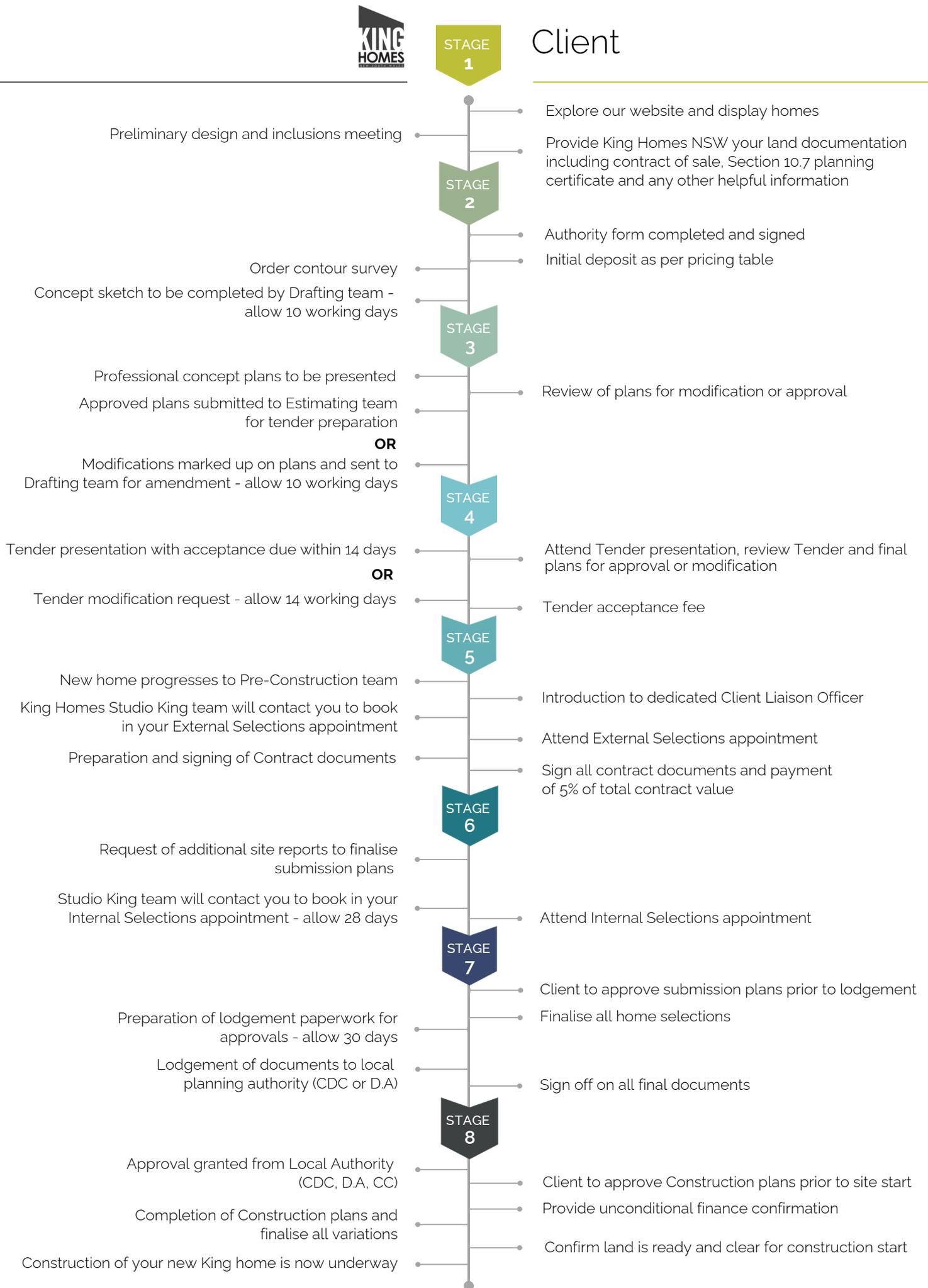
*Where natural gas is no longer available in your build area, an Electrical package will be supplied. Please speak to our team for more information.

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:

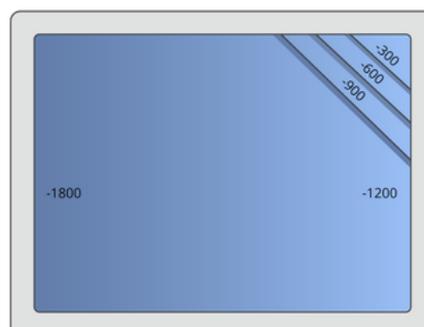
- Custom concrete pool
- Engineers specifications and drafting
- CDC fees
- Depth from 1m - 1.8m
- 3 x internal entry steps
- Excavation using standard 5t machine with access 2.5m wide and 2.5m high
- S12 steel bar reinforced concrete shell with 300mm centres
- Up to 300mm standard coping to pool
- White 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

**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.

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.



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 same roof.

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



HomeWorld Oran Park

27 - 31 Christie Street
Oran Park NSW 2570



Brooklyn with Granny Flat

Menangle Park

7 - 9 Poseidon Street
Menangle Park NSW 2563



Highland

HomeWorld Leppington

21 - 23 Cato Circuit
Leppington NSW 2179



Oxford with pool

HomeWorld Box Hill

17 - 19 Noah Street
Box Hill NSW 2765



Capri



Madrid



Lincoln



Cambridge



Ascot



Pacific with pool

SCAN
HERE



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