



# HOMEWORLD GLEDSDOOD HILLS DISPLAY VILLAGE

*Brand new designs...  
Fabulous new ideas*

evolution  series

Beechwood   
your family home









Pavillion 3 Façade



Seville Façade



Seville 1 Façade



Seville 2 Façade



Seville 3 Façade



Seaview Façade



Vogue 1 Façade



Seaview Trio Façade



Vogue 2 Façade



Seaview Quattro Façade



Valencia Façade

The facades featured are for illustrative purposes only and may not depict actual inclusions included in prices. Taubmans® Moroka finish is only included to facades where mentioned. Various facades may alter dimensions and structures to plans. Landscaping, driveway, fences, letterbox, light fixtures (internal and external), window coverings, decorative accessories, home furnishings and most appliances are not included in quoted prices (see inclusions page for more details). Builders licence number 207765C.

# EVOLUTION INCLUSIONS

## EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- Front and rear garden taps
- All façades feature sectional overhead garage doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- External wall frames at 450mm (18") centres in lieu of the industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ Termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Dead bolts to external doors
- Colorbond® fascia and gutter

## ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient Westinghouse underbench oven and 600mm cooktop
- Westinghouse 900mm recirculating rangehood
- 5 Star - 330 litre Rheem® 'Stellar' Gas hot water service (1<sup>st</sup> hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

## INTERNAL FEATURES

- Profile panel internal doors (excluding robes) with paint finish
- Internal door handles from the Gainsborough® 'Terrace' or 'Classic' series'
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- Pine timber skirting & architraves
- 2.4m high ceiling

## BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Fully moulded easy to clean extra wide vanity tops, semi-recessed
- Caroma® 'Maxton 1525' bath to bathroom
- Alternative bathroom layouts available
- Full width vanity mirrors with polished edges
- Your choice of selected imported wall and floor tiles from our wide range
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub
- Stylus tapware to bathrooms & ensuites

## KITCHEN FEATURES

- Kitchen cupboard layout as shown in brochure
- Your choice of finish from the standard Beechwood Evolution range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards - no dust problems and it looks finished
- Quality metal drawer runners
- Kitchen sink ('Radiant' R175 Mark II stainless steel)
- A modern single lever mixer tap to sink area
- Water filter
- Fully lined kitchen cupboard shelves with laminated finish to doors and bench tops
- A large selection of decorator finishes
- Removable cupboard and all connections provided for your dishwasher
- Tiled splash back above bench tops

## LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre Clark® 'Utility' stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

## GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out and identification survey
- Engineer designed trussed roof
- Engineer certificates for slab and piers
- Construction contract insurance
- Insulation to walls (R1.5) and ceilings (R3.5)
- ABSA Energy Efficiency Certificate
- BASIX Certificate

## CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of the normally used 2 courses therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house
- The Beechwood concrete slab has no polystyrene infill panels built into it. It is a fully reinforced concrete slab foundation designed by a qualified structural engineer

Manufacturers & specification may differ outside Metropolitan area.

[www.beechwoodhomes.com.au](http://www.beechwoodhomes.com.au)

## DISPLAY LOCATIONS

### HOMEWORLD V KELLYVILLE

Hartigan Ave, Kellyville • Ph: (02) 9629 5699 or (02) 9629 4844

### ORAN PARK TOWN VILLAGE

Bond St, Oran Park • Ph: (02) 9043 5929 or (02) 9043 5922

### HOMEWORLD GLEDSDOOD HILLS

Halifax Way, Gledswood Hills (off Camden Valley Way, Catherine Field)  
• Ph: (02) 9606 7610 or (02) 9606 7602

### THE SYDNEY SALES SUITE

Unit 2, 25-27 Redfern St, Wetherill Park • Ph: (02) 9616 0999

### ORANGE

10 Ralston Drive, Orange • Ph: (02) 6361 1046

### TWIN WATERS DISPLAY VILLAGE

Firetail St, South Nowra • Ph: (02) 4424 0012

### ALL NEW HOUSING WORLD

Haywards Bay Dr, Haywards Bay • Ph: (02) 4257 6822

### THE SALES SUITE, 'BEECHWOOD BUILDING'

Cnr Cambewarra Rd & Princes Hwy, Bomaderry • Ph: (02) 4423 0000

### HUNTER HOMEWORLD

Whittip St, Berry Park (Chisholm) • Ph: (02) 4021 1471 or (02) 4021 1429

### CENTRAL COAST

Cnr Forrest Oak Rd & Grasstree Ave, Woongarah (off Mataram Rd)  
• Ph: (02) 4394 0524 or (02) 4394 0279

### THE SALES SUITE

Unit 4, 26 Balook Dr, Beresfield (off Weakleys Dr) • Ph: (02) 4028 6716