

# LOOM Leppington NSW



**NO 26  
FACADE LALOR DESIGN**

**HOUSE AND LAND  
Package \$677,500.00**

**3 bed 2 bath 1 car**

Land 328m2 \$440,500

House 144.98 m2 \$237,000

**SILVER INCLUSIONS**

Base inclusions plus driveway and Fencing

**TORRENS TITLED  
REGISTERED LAND**

Slab	Engineer designed concrete slab to suit 'M' classification soil.	Ceiling	2440mm ceiling height
Frames	450mm Eaves as per architectural plan, 90mm external stud frames to ground and first floor.	Floor	300mm engineered floor joist system.
Pest Treatment	Termite Protection to pipe penetrations and perimeter.	Comice	90mm cove cornice.
Driveway	Broom finished Plain Concrete Driveway including Plain Concrete Crossover (from boundary to kerb) and Pathway from Driveway to Porch	Staircase	Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers.
Roof	Concrete roof tiles from standard builder's range	Skirting & Architrave	42mm bevelled edge architrave with paint finish and 67mm bevelled edge skirting with paint finish.
Windows	Aluminium Windows and Sliding Doors	Robes	Flush panel internal 2040mm doors in pre-primed paint finish to bedroom robes with one melamine shelf and hanging rail.
Bricks	Selection of Bricks from Builders' standard range	Cupboards Linen/Store	Melamine shelves four (4) to Linen Cupboard, one (1) to Broom Cupboard, one (1) to store cupboard and one (1) to Coat Cupboard including hanging rail. (where applicable to design).
Fascia/Gutter	Colorbond fascia and gutter with painted PVC Downpipes	Insulation	R2.0 Thermal Batts to External Walls including internal wall between garage and house (excludes external walls of garage).  R3.5 Thermal Batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).
Garage	Colorbond Sectional Overhead Door		
Rainwater Tank	Rainwater tank as per BASIX requirements, 3,000 litre Colorbond Coloured Steel aboveground water tank connected to all toilets, cold washing machine tap and one garden tap.		

## KITCHEN

Cabinetry	Overhead cupboards to Kitchen. Bulkhead to Overhead Cupboards. Kickboards as per doors. Cutlery Tray to Kitchen Drawer.
Benchtop	Laminated square edge benchtops in a wide range of colours.
Oven	60cm Electric Oven in Stainless Steel Finish.
Cooktop	60cm 4 Burner Gas Cooktop in Stainless Steel Finish. OR 60cm Ceramic 4 Burner Electric Cooktop (if no gas available)
Rangehood	60cm retractable externally ducted rangehood in Stainless
Tapware	Steel finish. Chrome Mixer Tap to Kitchen Sink.

## ENSUITE & BATHROOMS

Cabinetry	Vanity Unit, with laminated square edge tops, and laminated doors with PVC edges in a wide range of colours.
Vanity Basin	Semi-Recessed or inset (per architectural plans) with one tap hole and standard plug and waste.
Powder Room	Laminated benchtop and apron (where specified on brochure plan).
Vanity Mirrors	Frameless polished edge bathroom mirrors.
Baths	White Rectangular Bath
Toilet Suites	Close Coupled Toilet Suite with soft close seat.
Shower	Framed showed screens with pivot doors, chrome trims and clear laminated glass.
Tapware	Chrome Lever Mixer to all Basins. Chrome Lever Mixer and outlet to Bath. Multifunction hand-held shower with rail and lever mixer.

Finance available from



p: 0425 370 438 f: 02 8883 4290

a: P.O Box 7150 Baukhams Hills Business Centre NSW 2153

e: info@financewerx.com.au

