



kinghomes



“Tristan”



Features:

Three bedrooms, full en-suite, kitchen,
Family/Meals, lounge, Study,
Ducted heating, carpet & tiled floors,
5 star Energy Rating plus much more!

House – 21.26 Squares

Huge Savings On Stamp Duty

Suit 15 Meter Frontage



Call King Homes Today

1300 KING HOMES

(1300 546 446)





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'TRISTAN'

Inclusion List:

Plan & Permits

Plans, specifications, soil test and insurance.

Warranty

Home Owners Warranty, 3 month maintenance period following completion.

Excavation

Up to 300mm site cut.

Concrete

Concrete slab class "H", includes concrete pump, (Fall up to 300mm)

Windows

MTM aluminum sliding windows in choice of MTM colour range.

Bricks

Selection from Advance bricks.

Roof Tiles

Selection from Boral roof tiles concrete.

Doors

Entrance door XP Range Internal doors 4 panel, Air Cushion door stops.

Heating

Valcan (V3) gas ducted heating to 7 outlets.

Ceiling

2550mm (8'6) Height.

Kitchen

Laminated cabinets with overheads. Post form laminated bench tops. Pantry and kitchen cabinets to suit plan layout with drawers and dishwasher space. 600mm stainless steel appliances from linear builders range. 1 ½ bowl stainless steel sink with mixer.

Bathroom

Laminated cabinets, white ceramic basins, Aluminum framed pivot door shower screens, fixed wall mirror, white poly-Marble shower base, white acrylic bath 1650mm. These items are where applicable as per plan.

Ensuite

Laminated cabinets, white ceramic basins. Aluminum framed pivot door shower screens. Fixed wall mirror, white poly-Marble shower base. (These items are where applicable as per plan).

Electrical

Clipsal power points and switches. Normal down lights to all rooms. Fan to bathroom and ensuite. 2x TV points and 2x telephone points. Smoke detectors and safety switches.

Skirting and Architraves

MDF 67mm x 18mm architraves, 92mm x 18mm skirting.

Robes

Built in robes to all bedrooms as per plan. Doors on quick slide system.

Door Furniture

Governor entrance set Gainsborough. Chrome flush pulls to sliding internal doors. Nidus Wentworth Chrome to internal doors.

Paint

Taubmans washable paint to all internal walls. Taubmans semi gloss to architraves and skirtings.

Fascia & Gutters

Colourbond.

Garage Doors

Front colourbond panel lift, Rear Colourbond Rollerdoor.

Tiles

Entry, meals, passage, ensuite, bathroom, WC, laundry, kitchen & family.

Toilet System

White Dux Delmonte dual flush.

Hot Water System

Solar hot water system with 160ltr storage tank and gas booster.

Energy Rating

5 star Energy Rating

Insulation

To all external walls and ceilings.

Connections

All service connections on standard block up to 700m2. Based on a 6 metre setback.

Carpet

Lounge, Master Bedroom, Bed 2, Bed 3 & Study (selection from Royalton Range).



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'TRISTAN' Packages

"ESSENTIALS" PACKAGE

Landscaping Front
Garage Remote with 2 Hand Sets
Alarm Nx4 with 3 Sensors
Front Door Monitoring with Bell
Driveway and Path Exposed Aggregate 30m2
Security Door - FREE

TURN KEY PACKAGE A

Split System 5.9Kw
Dishwasher S/Steel
Wall Mount Cloths Line
Digital Ready TV Antenna 3 points
Blinds
Fly Screens - FREE

TURN KEY PACKAGE B

Evap Profiler 43 6 points
Dishwasher S/Steel
Wall Mount Cloths Line
Digital Ready TV Antenna 3 points
Blinds
Fly Screens - FREE