

READY BUILT BY



IN

Austral Estate

LEONA 25

CONTEMPORARY STARTER FACADE | LOT 25



A NEW HOME, IN A NEIGHBOURHOOD YOU'LL LOVE

Live, work and play. A home near to everything.

Welcome to Rawson Ready Built, designed for those who want that new home feeling, without the wait. Explore the exceptional living options that Rawson Ready Built has to offer and step into your new home today.

Positioned in the heart of Austral in South West Sydney, Rawson Ready Built is perfect for those who cherish a tranquil environment with easy access to lifestyle conveniences. Surrounded by a bush outlook and a close-knit community, Austral Estate offers a peaceful retreat while still being near key amenities. With its spacious and family-friendly atmosphere, our homes are thoughtfully designed to deliver the ultimate blend of rural charm and modern conveniences.

Ready and waiting. Rawson Ready Built. Make it yours.

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READY BUILT BENEFITS



Make it yours. One simple deposit until completion.



Built or in construction to simply move in.



Elevated inclusions for more functional living.



A full turnkey home with landscaping and driveway.



A reputable builder with over 45+ years' experience.



All homes independently assessed for quality.



Fixed pricing with no additional or unexpected costs.



Contemporary home design built for first and forever buyers.



Built in communities that will grow and prosper.



Situated close to amenities and modern conveniences.

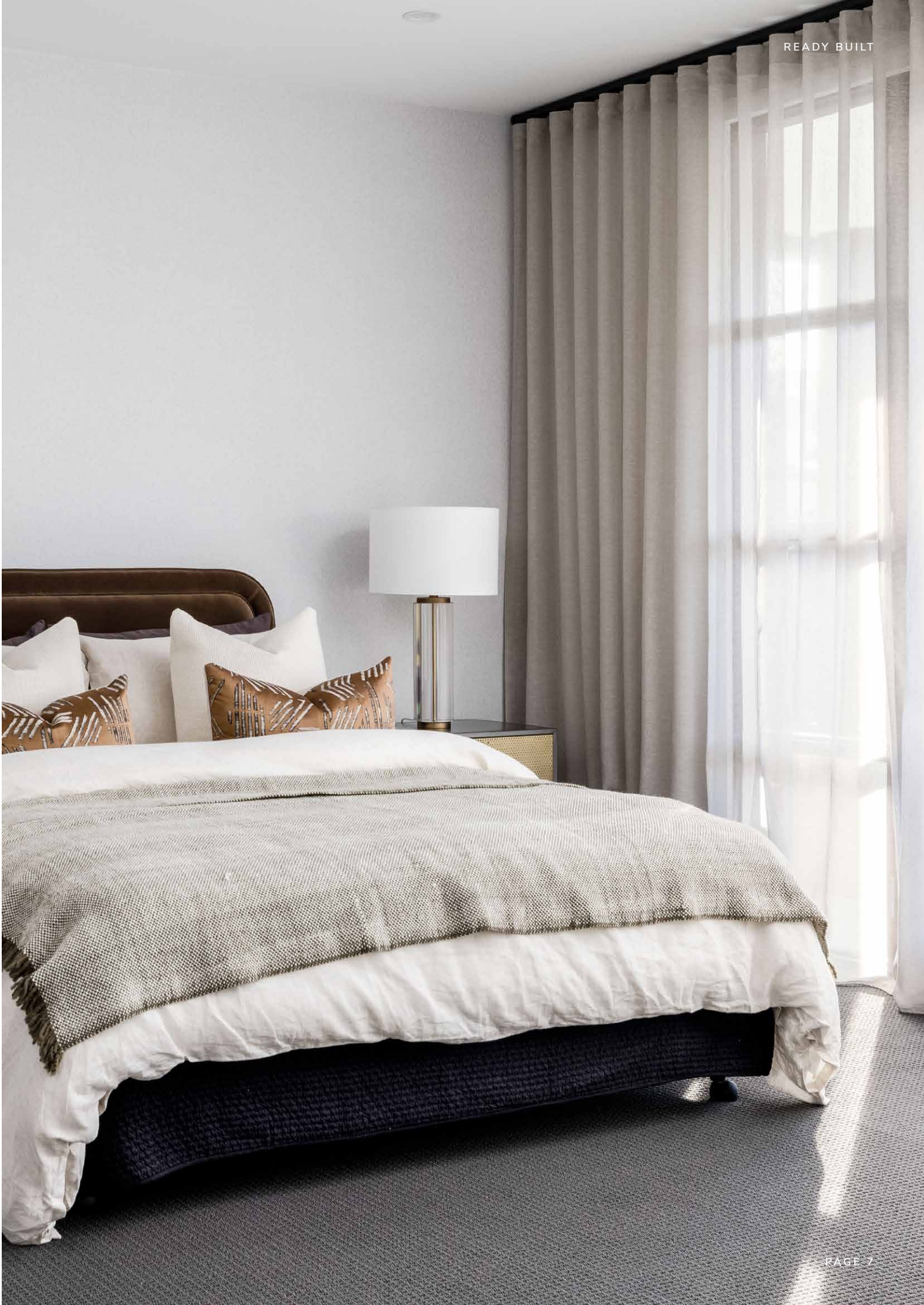


A wise investment opportunity with near-future return.



Peace of mind with warranties and maintenance period included.

Photographs, artist impressions, and other pictures shown in this flyer/booklet are for illustrative purposes only.



LEONA 25

5 3 2 | CONTEMPORARY STARTER FACADE | LOT 25

Stunning double storey living

The sumptuous 5-bedroom Leona is ready and waiting to offer you a luxurious two level that broadens the lifestyle possibilities.

Upstairs the Leona can accommodate a large family in absolute bliss with 5 generous bedrooms including a luxurious master bedroom for parents featuring partially exposed walk-in robes and ensuite as well as a rumpus area enhancing the number of living spaces upstairs and down. Should your lifestyle require even more bedroom space, our preset floorplan allows for a 5th bedroom or guest bedroom as a further flexible design choice.



GROUND FLOOR

FIRST FLOOR

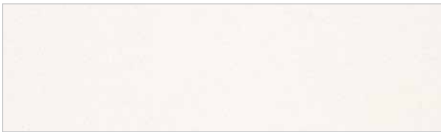
Ground Floor	90.23 m ²	Porch	3.67 m ²
First Floor	98.14 m ²	Total	234.01 m²
Garage	33.17 m ²	Lot Size	366.80 m²
Alfresco	8.80 m ²		

INTERNAL
COLOUR SCHEME

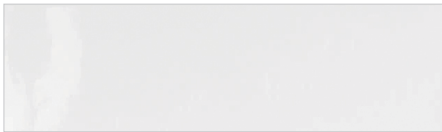
KITCHEN & BATHROOMS



CUPBOARD COLOUR
Empire Oak - Woodmatt



CAESARSTONE® BENCHTOP
Snow



KITCHEN & LAUNDRY
TILED SPLASHBACK
Urban White Matt



OVERHEAD CUPBOARDS
Empire Oak - Woodmatt

FLOORING & TILING



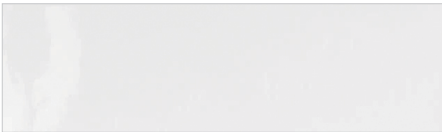
CARPET
Riverina



WET AREA FLOOR TILES
Capstone Light Grey
(Wet area - 300 x 300)

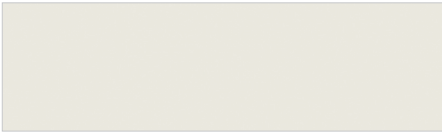


LAMINATE FLOORING
Verona Oak

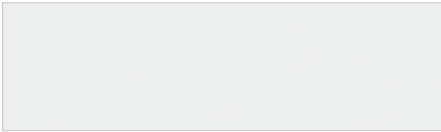


WET AREA WALL TILES
Urban Matt White

WALLS & WINDOW FINISHES



WALL COLOUR
Dulux Whisper White



SKIRTING & ARCHITRAVES
Dulux White on White

EXTERNAL
COLOUR SCHEME

EXTERNAL FINISHES



FASCIA & WINDOW FRAME
Monument®

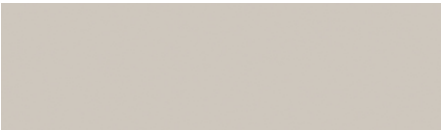


BRICKS
PGH Thunder
(Off White Mortar, Ironed Joint)



GARAGE DOOR
Monument®

EXTERNAL COLOURS



CLADDING
Dulux Beige Chiffon



STAINED FRONT DOOR
Intergrain Ebony



DRIVEWAY
Charcoal

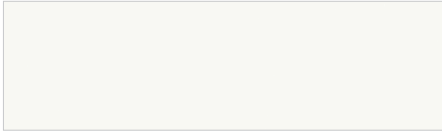
ROOFING



COLORBOND® ROOF
Monument®



GUTTER
Monument®



EAVES
Dulux Vivid White

EXTERNAL TILE



ALFRESCO & PORCH TILE
Capstone Dark Grey Textured



INCLUSIONS LIST

CONCRETE SLAB

Engineered concrete slab to suit 'M' soil classification at 20 Mpa
Engineered concrete slab to Porch/Patio and Alfresco including broom finished concrete slab, brick piers and roof over (subject to design). These slabs are not classified as a “finished” surface.
Recessed wet areas (includes all Ground Floor Bathrooms and Laundry)
Recessed sills to all Ground Floor stacker/sliding doors

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover

FRAME

Engineered steel frame and trusses
450mm eaves to roof line
90mm external and internal steel stud frames to Ground and First Floor
Nominal 2600mm high ceilings to the Ground Floor only
Nominal 2450mm high ceilings to First Floor
Minimum 340mm engineered steel joist system to First Floor and includes recessed wet areas to all Bathrooms, Ensuites, WC's and Powder Rooms (where applicable)

NOTE: Client acknowledges that all dimensions stated on the plans, specifications, variations and upgrades are to structural frames only and exclude finished surfaces

BRICKS

Selection of bricks as per colour scheme
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WINDOWS

Nylon mesh flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)
Aluminium windows and sliding doors in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder Room

ROOFING

Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside
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FASCIA & GUTTER

Colorbond® Fascia & Gutter with painted PVC downpipes or Colorbond® downpipes when the Rainwater tank is not required

WALL WRAP

Wall wrap to external walls

DRIVEWAY

Coloured concrete driveway, pathway from driveway, to porch, broom finished plain concrete crossover from boundary to kerb, colour seal to driveway within boundary only
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DECKING

Modwood decking to First Floor deck (facade dependant)
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EXTERNAL DOORS

Corinthian Blonde Oak 2340mm (H) x 820mm AWO5G (with clear glass) in stain finish to entry
Corinthian 2040mm (H) AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)
Sidelights (where applicable) are clear glazed

INTERNAL DOORS

Corinthian flush panel internal doors in pre-primed paint finish - 2340mm (H) to Ground Floor only (excludes wardrobes) & 2040mm (H) to First Floor

DOOR FURNITURE

Gainsborough Tri-lock in satin or polished chrome to front door and Laundry
Internal doors: Gainsborough lever handles with privacy sets to all bathrooms & WC's and deadlock to Garage interal access door
Wardrobe/linen doors: choice of either round or square handles
Plastic wall/door stops to Bedrooms, Wet Areas and Living Areas (excludes Robes and Linen)

Cavity sliding doors (where applicable): circular cavity slider passage and privacy sets to all Bathrooms & WC's

FIXOUT

Bevelled 67mm x 18mm to architraves and skirting
90mm cove cornice to wall and ceiling junction throughout; and

Square set cornice to wall and ceiling junction to Main Bathroom, Ensuite and Shower Room (Where applicable) (Excludes seperate WC's and Powder Rooms)

Alfresco: 32mm x 18mm pine trim to Alfresco ceiling junction
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NOTE: Any variation for upgraded cornice will not be applied to Wet Areas as noted above and square set ceiling will be applied

STAIRCASE

Painted timber staircase with square newel posts, handrail and MDF treads and risers (carpet floor covering)
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Painted pine balusters

ROBES

Corinthian Flush internal 2040mm doors in pre-primed paint finish to Bedroom robes with one melamine shelf & hanging rail

LINEN, BROOM, COAT & STORE CUPBOARD

Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)

GARAGE DOORS

Sectional door and motor in standard range and colours only
Remote control operation to a door of your choice, including two handsets

HOT WATER SYSTEM

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system (subject to gas availability)
340L Heat Pump Enviroflo GR series (subject to gas availability only)

KITCHEN

20mm Caesarstone benchtop to Kitchen, selected from Rawson Homes M0 range
Polytec Melamine Woodmatt doors/drawers with shadowline and 2mm ABS edges
2166mm (H) finger pull overhead cupboards to Kitchen
Framed and plasterboard bulkheads to overhead cupboards
Hafele soft close drawers & doors to Kitchen
Kitchen kickboards as per doors
Cutlery tray to Kitchen drawer
Provision for dishwasher including water point and single power point
Provision for microwave including single power point
Monaco double bowl undermount sink
Tiled splashback to Kitchen (selected from standard range)

KITCHEN APPLIANCES - COOKTOP

- SMEG 90cm 5 Burner Gas Cooktop
- SMEG 90cm Electric Ceramic Cooktop (subject to gas availability)

KITCHEN APPLIANCES - RANGEHOOD

SMEG 90cm Integrated Rangehood

KITCHEN APPLIANCES - OVEN

SMEG 90cm thermoseal oven

KITCHEN APPLIANCES - DISHWASHER

SMEG 60cm freestanding dishwasher

GAS CONNECTION

Gas service connection from front boundary to house, including provisions for hot water system, cooktop and internal heating point is available on some, but not all properties. Gas use is prohibited on some properties. The purchaser must make and rely on their own enquiries regarding gas connections and availability of gas use on the land

ELECTRICAL

Single phase switchboard and recessed meterbox
NBN Provision includes: <ul style="list-style-type: none">• Conduit and draw wire from front boundary to meterbox;• Conduit and draw wire from Meterbox to internal wall of Garage;• One single power point to internal wall of Garage;• Conduit and draw wire from front boundary to meterbox;• One additional telephone point to internal wall of Garage; and• Two CAT6 data points to internal wall of Garage.
NOTE: Any variation for upgraded cornice will not be applied to Wet Areas as noted above and square set ceiling will be applied
Earth leakage circuit breaker for lights and power
Ten (10) x 7W downlights to main living areas
1 light point to each room
2 way switch to stairs only
Double power points (Double GPO) to all rooms including Garage
Power provision (Single GPO) for fridge provision
Power provision (Single GPO) for dishwasher provision
Power provision (Single GPO) for microwave provision
Power provision (Single GPO) for rangehood provision
2 globe heat / fan / light unit in the Bathroom and Ensuite
Isolated powder room exhaust fan
1 x TV/data point
1 x data point
External junction box beside external doors without eaves (light fitting by owner)
External light point to eaves at external doors
Direct wired smoke detectors with battery back up as required
Clipsal Iconic switches, GPOs, TV, phone and data points throughout



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