Rawson Homes



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Austral Estate

LEONA 25

CONTEMPORARY STARTER FACADE | LOT 25



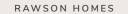
A NEW HOME, IN A NEIGHBOURHOOD YOU'LL LOVE

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.





READY BUILT BY
Rawson Homes

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Austral Estate





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Disclaimer: Masterplan is for illustrative purposes only, refer to your contract for specific details.





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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.



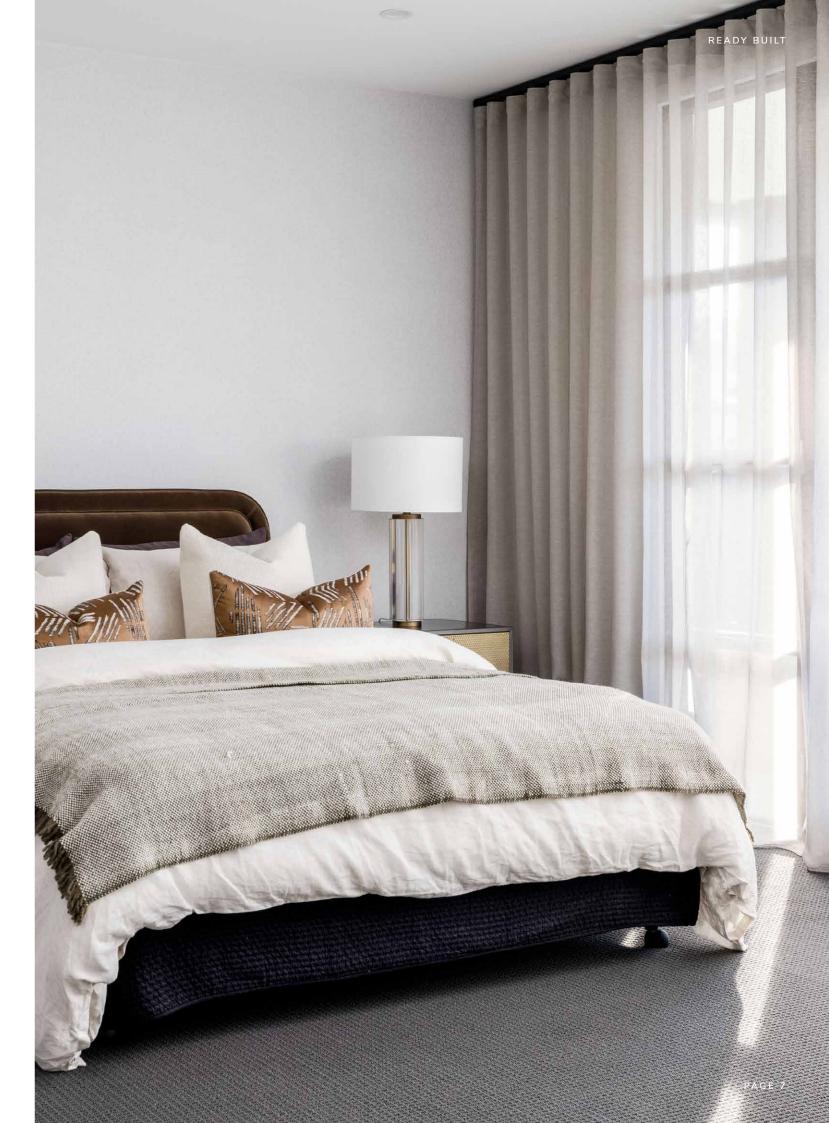
Situated close to amenities and modern conveniences.



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.

RAWSON HOMES

LEONA 25

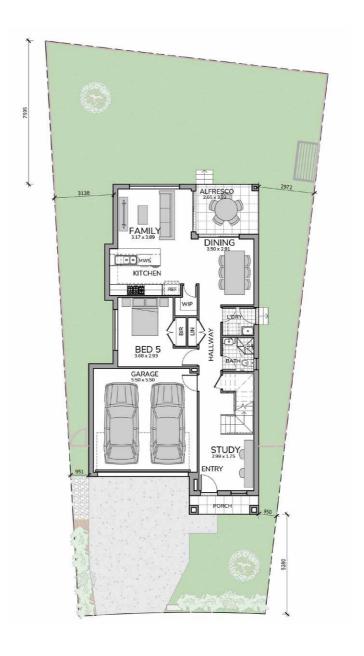
≡ 5 □ 3 □ 2 | CONTEMPORARY STARTER FACADE | LOT 25

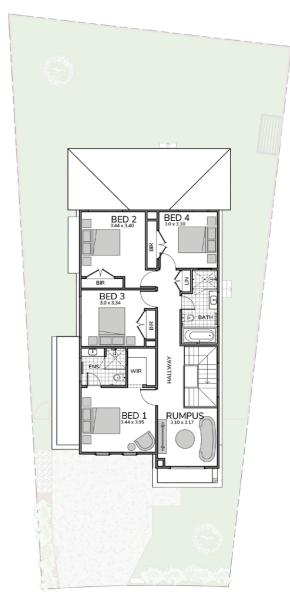
Stunning double storey living

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 walkin 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
First Floor	98.14 m ²
Garage	33.17 m ²
Alfresco	8.80 m ²

3.67 m ²
234.01 m ²
366.80 m ²

PAGE 9

RAWSON HOMES

INTERNAL COLOUR SCHEME

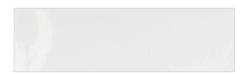
KITCHEN & BATHROOMS



CUPBOARD COLOUR Empire Oak - Woodmatt



CAESARSTONE® BENCHTOP



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

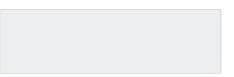


WALLS & WINDOW FINISHES



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

RAWSON HOMES _____



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

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

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

DECKING

Modwood decking to First Floor deck (facade dependant)

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

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)

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:

- 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

PAGE 12 PAGE 13

RAWSON HOMES READY BUILT

ESSENTIALS BUNDLES

AIR CONDITIONING

Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above) (subject to standard house size) standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling.

NOTE: Positions of outlets, return air and droppers is determined by air conditioning contractor. This unit is designed to have one zone operating at a time.

LAUNDRY SINK

Seima Tilos 600b 45L stainless steel tub with white metal cabinet including overflow

VANITY UNITS

20mm Caesarstone benchtop to floating vanities selected from Rawson Homes M0 range

Polytec Melamine Woodmatt doors/drawers with shadowline and 2mm ABS edges

Caroma Luna porcelain counter top basin. Choice of; semirecessed or inset basin with chrome pop up plug and waste (subject to design)

VANITY MIRRORS

Floating frameless polished edge mirror with backing board

BATHROOM ACCESSORIES

Caroma Luna 630mm chrome double towel rail to Bathroom & Ensuite

Caroma Luna chrome toilet roll holder to Bathroom, Ensuite, WC and Powder Room

Caroma Luna chrome hand towel rail to Powder Room (where applicable)

Chrome floor waste (as required)

BATHS

Clark Round Bath 1675mm with overflow

TOILET SUITES

Caroma Luna wall faced toilet suite with soft close seat

SHOWER SCREENS

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, or fixed panel, subject to design

Tiled shower niche to Main Bathroom and Bedroom 1 Ensuite only

TAPS & FITTINGS

Caroma pin lever gooseneck chrome sink mixer to Kitchen sink

Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room

Caroma Luna chrome multi function rail shower to all showers

Stylus Venecia chrome sink mixer to Laundry

FLOOR COVERINGS

As per your selected colour scheme

Laminate Flooring to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (selected from Rawson Homes extensive range)

Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

WALL & FLOOR TILING

As per your selected colour scheme

Wall & floor tiles to Wet Areas from Rawson Homes extensive range

Tiling heights: Bathroom and Ensuite: 2100mm high to shower recess, 500mm over bath, skirting tile to remainder. Laundry: 300mm high tiling over laundry tub & skirting tiles to remainder

Skirting tiles to Laundry and WC

External Porch and Alfresco tiling

SITE ESSENTIALS

Incorporates the mandatory state, council and legislative fees you are required to pay and includes:

Complying Development Certificate and Development Application Fee

Home Owners Warranty Insurance

Construction Certificate Fee

1 x Occupation certificate fee (fee only)

Standard Water Authority fee and Sewer Inspections fee

Long Service Levy fee

Certifier inspection fee

Waste Management Report

Shadow Diagrams

Statement of Environmental Effects

ABSA Certificate

Choice of:

- Includes standard council fees only; and
- Excludes (but not limited to) the following council areas: Inner West, Georges River, Northern Beaches, Blue Mountains, Botany Bay, Burwood, Canada Bay, Canterbury Bankstown, Hornsby, Hunters Hill, Ku-ring-gai, Lane Cove, Mosman, North Sydney, Port Stephens, Randwick, Rockdale / Bayside, Ryde, Strathfield, Sutherland, Sydney City, Waverly, Willoughby, Woollahra, Cumberland and Parramatta.

Water service fee:

- Excludes additional engineering design or provisions due to building adjacent or over the sewer; and
- Excludes water service coordinator (WSC) fees/inspections

Standard site cost

- Even cut and fill excavation only (Site Prep & Laser Grade Slab Area), (approx. 500mm Cut & 500mm Fill); and
- Export of ENM/natural material (spoil) for a site scrape

Standard Screw Piles subject to:

- Site location;
- Geotechnical report;
- Engineers requirements and design (approx. depth 2.0m Sydney & Hunter) (approx. depth 1.5m ACT & surrounds)

Storm water connection from approximately 50% of stormwater downpipes to the water tank with connection of water tank overflow

Sewer connection from the dwelling to the mains junction located within property boundaries

Water connection to the house from the water mains on the near side of the street with one potable garden tap and one garden tap connected to the rainwater tank

Telecommuncation connection - conduit with a draw wire from the house to the property boundary. Where possible Rawson Homes will take the conduit to the Telstra Pit. The Telstra phone connection and associated fees are the responsibility of the owner.

SITE ESSENTIALS (CONT.)

Underground electrical connection from nearside turret to meterbox located on side of dwelling

NOTE: Meterbox to be located on nearside of existing turret location

Three Phase underground mains provision

Temporary construction fence to boundaries where required

Sediment Control Fencing includes maintaining during construction

Toilet Hire

COMPLIANCE ESSENTIALS

Incorporates the mandatory state, council and legislative fees you are required to pay and includes:

- BERS / NatHers Report:
- BASIX Assessment & Report;
- Concrete Watertank pad

NOTE: Excludes any additional/upgrade items (i.e. upgrade of insulation, window shading devices, upgrade of window glazing or other such plan changes) required in the Basix / EERS assessment report

BASIX or EERS Certificate

3.52kw solar system

R2.5 Thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)

R6.0 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Deck)

- Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 2800mm L x 1560mm H Colorbond® Coloured Steel aboveground water tank, connected all toilets, cold washing machine tap and one garden tap (Sydney & Hunter only)
- Slimline Colorbond® Rainwater Tank to comply with BASIX requirements, 4,000 litre 1000mm W x 2800mm L x 1560mm H Colorbond® Coloured Steel aboveground water tank, connected all toilets, cold washing machine tap and one garden tap (ACT & surrounds)
- Low-E glazing or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options (excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation)
- Standard range double glazing 4mm/6mm/4mm throughtout (ACT compliant range only)

Two x standard Whirly Birds and Four Eave vents

DISCLAIMER The inclusions provided in this booklet are indicative only and are subject to change due to availability, the specific requirements of individual lots, supply chain constraints, regulatory requirements or design revisions. Rawson Homes does not make any representations, warranties or guarantees as to the availability of any services or any other listed inclusions within this booklet and the reader must make and rely on their own enquiries in this regard. The final specifications and inclusions for a chosen lot or design are governed solely by a buyer's signed contract and associated documentation. Once the finished house is handed over to a buyer, the maintenance of any components that are at a height of 3.0 metres or more will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.

PAGE 14 PAGE 15



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