

READY BUILT BY



IN

Austral Estate

EVE 22

URBAN FACADE | LOT 295



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.

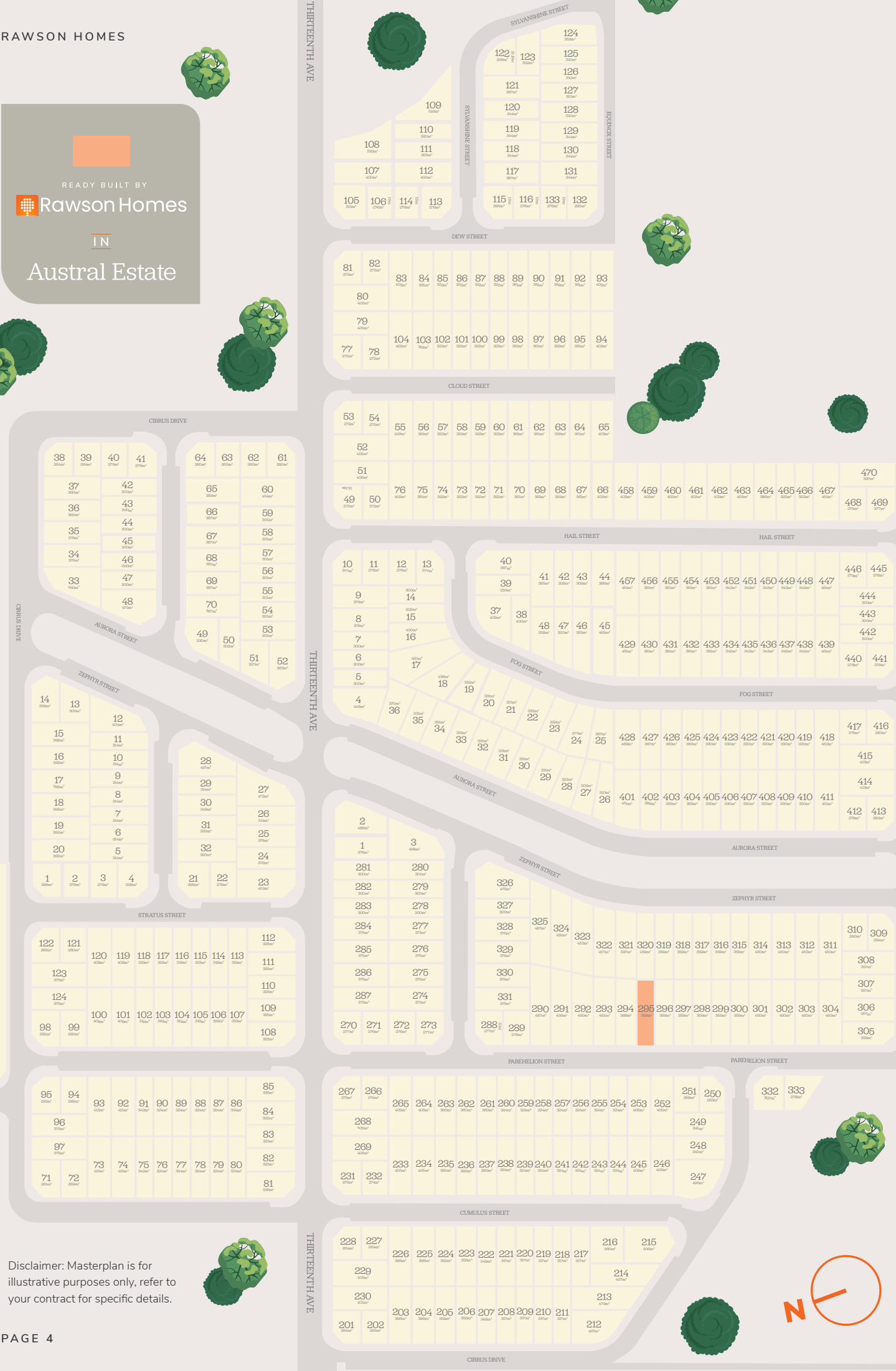
Ready and waiting. Rawson Ready Built. Make it yours.

READY BUILT BY

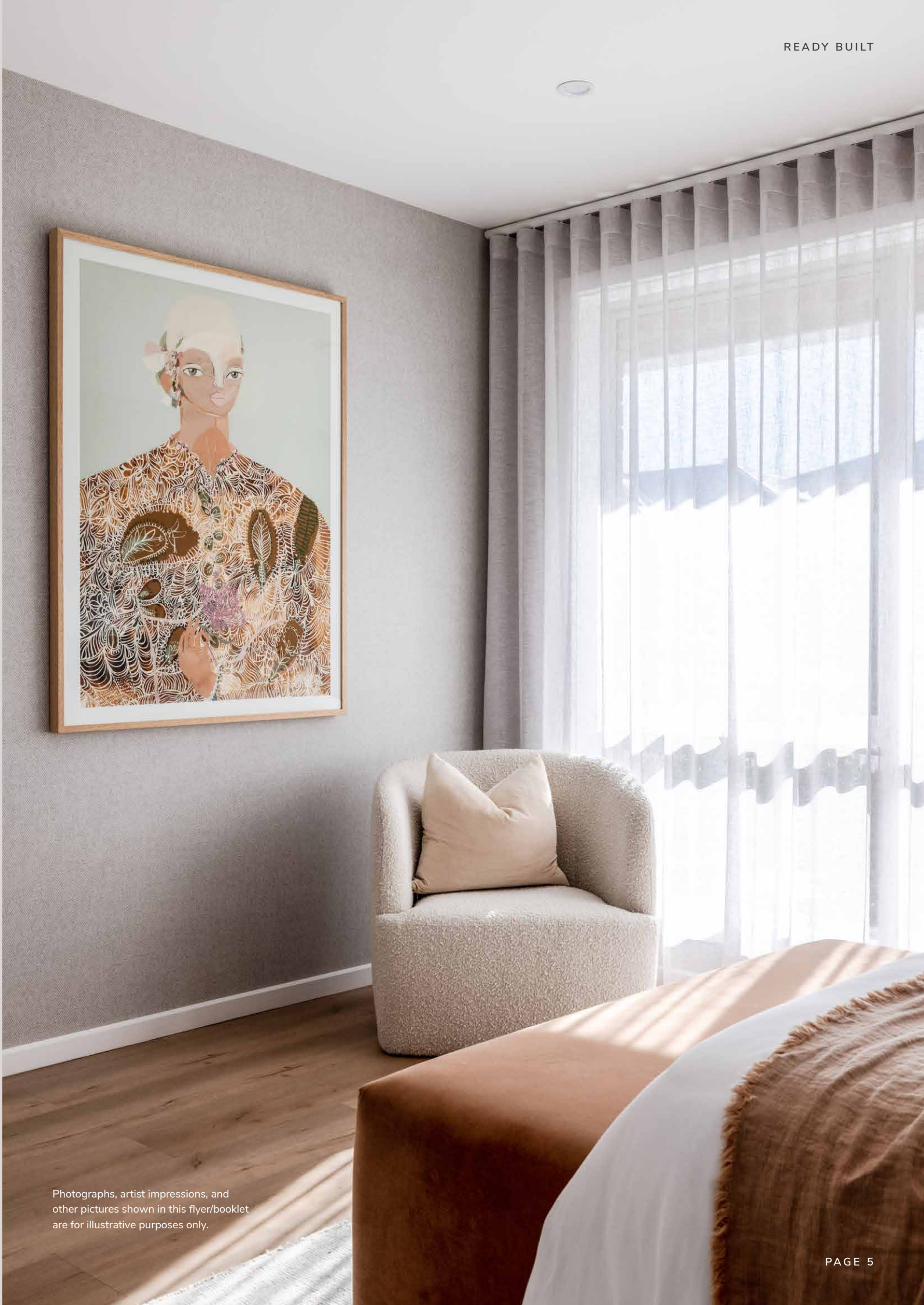
Rawson Homes

IN

Austral Estate



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



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

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.

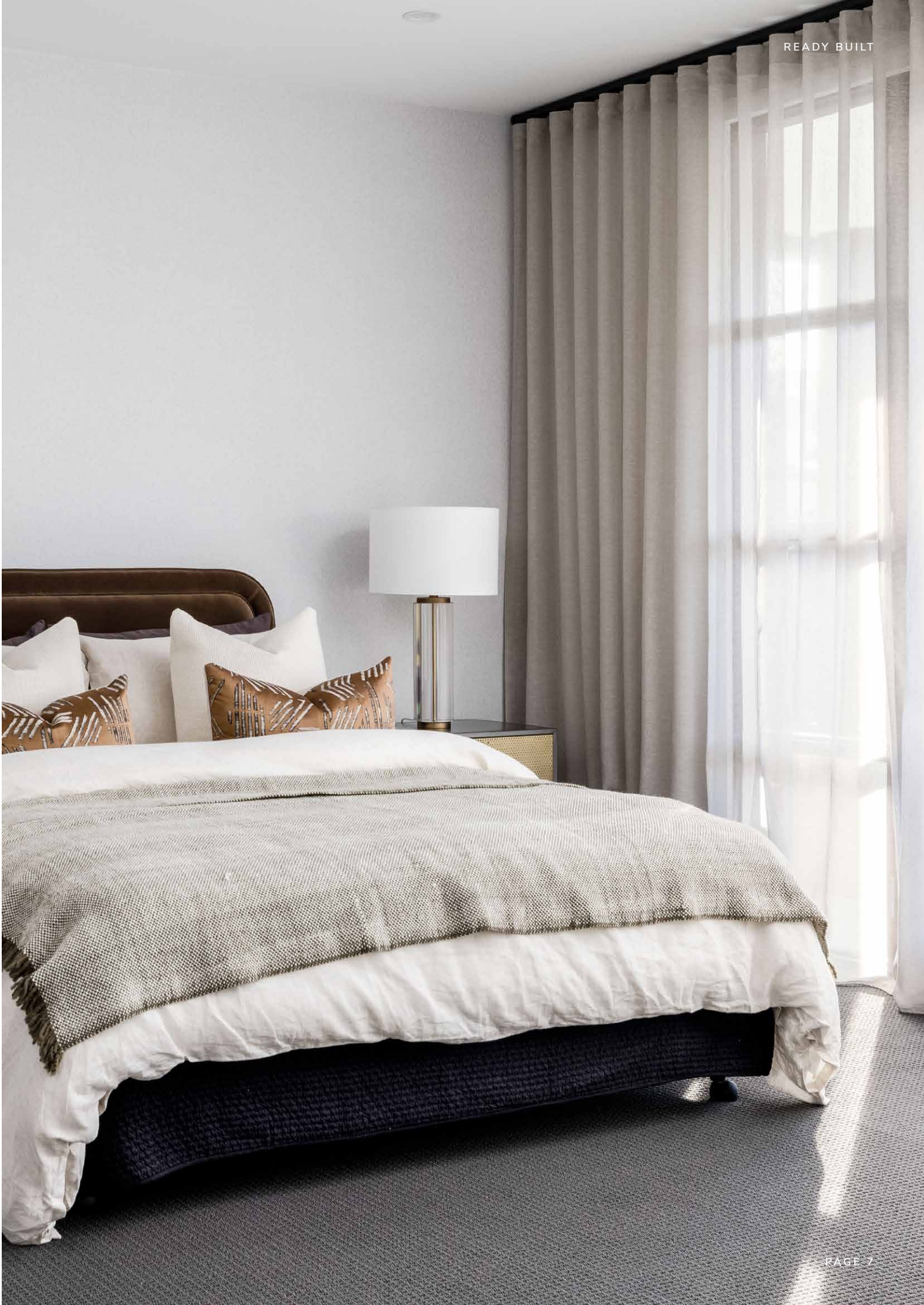


A wise investment opportunity with near-future return.



Peace of mind with warranties and maintenance period included.

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EVE 22

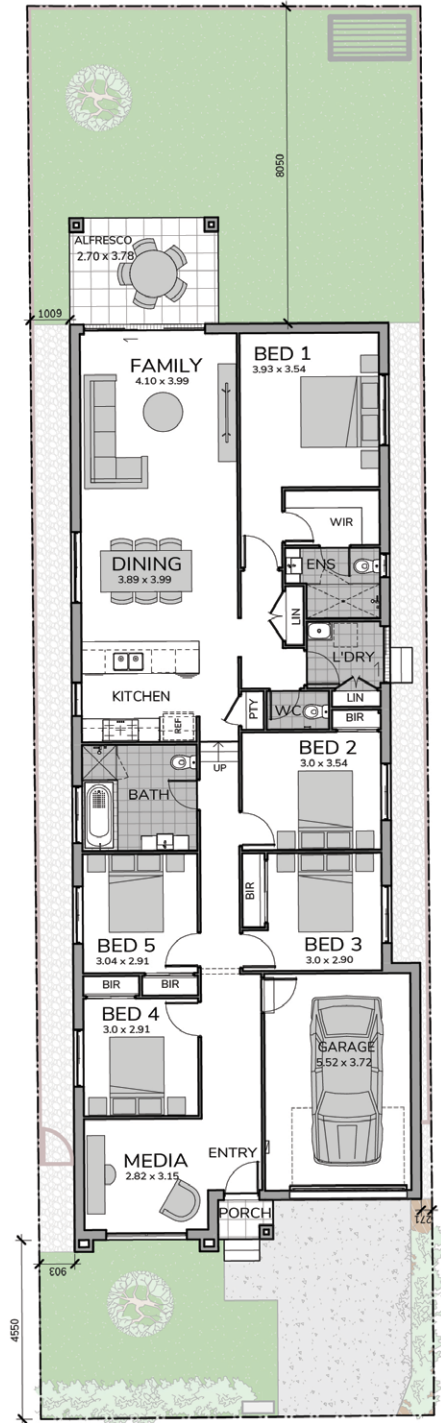
5 3.5 1 | URBAN FACADE | LOT 295

Expand your lifestyle possibilities

The Eve is a stunning contemporary 4-bedroom home that proves you don't need a wide block to have it all. Designed for slender blocks, it still delivers on everything you want in a family home, offering exceptional value for money.

The Eve boasts flexible living spaces, including a unique media or theatre room near the entrance – a special feature you wouldn't expect. At the rear, a beautiful alfresco area provides the perfect setting for outdoor entertaining with friends.

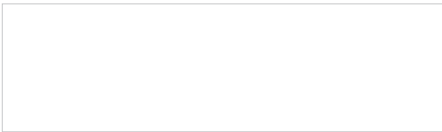
The spacious open-plan kitchen, dining, and family room is designed for comfort, offering ample space for entertaining, family meals, and cozy evenings together.



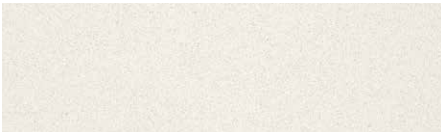
Ground Floor	165.81 m ²	Porch	1.40 m ²
Garage	23.01 m ²	Total	200.44 m²
Alfresco	10.22 m ²	Lot Size	359.10 m²

INTERNAL COLOUR SCHEME

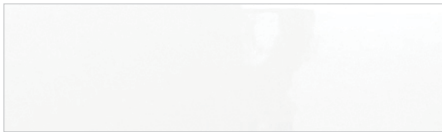
KITCHEN & BATHROOMS



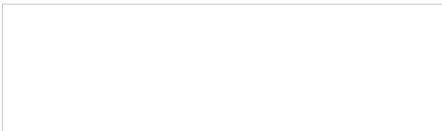
CUPBOARD COLOUR
Melamine Classic White Matt



CAESARSTONE® BENCHTOP
Osprey™

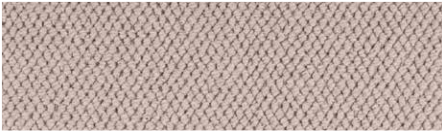


KITCHEN & LAUNDRY
TILED SPLASHBACK
Voyage Gloss White



OVERHEAD CUPBOARDS
Melamine Classic White Matt

FLOORING & TILING



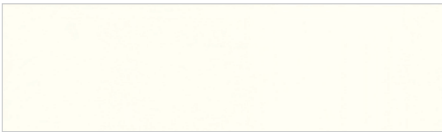
CARPET
Park Regis Bignell



WET AREA FLOOR TILES
Belga Ivory
(Wet area - 300 x 300)

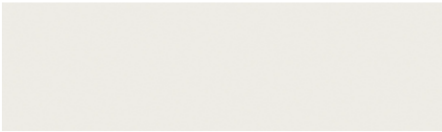


MAIN FLOOR TILES
Belga Ivory
(Main floor - 450 x 450)



WET AREA WALL TILES
Sphere White Gloss

WALLS & WINDOW FINISHES



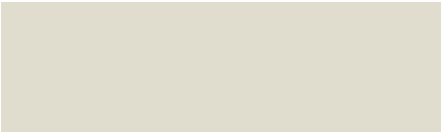
WALL COLOUR
Dulux Natural White



SKIRTING & ARCHITRAVES
Dulux Natural White

EXTERNAL COLOUR SCHEME

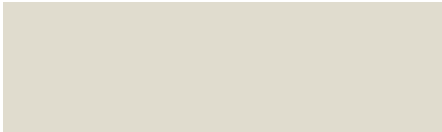
EXTERNAL FINISHES



FASCIA & WINDOW FRAME
Surfmist®

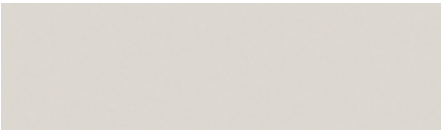


BRICKS
PGH Desert Sinai
(Off White Mortar, Ironed Joint)



GARAGE DOOR
Surfmist®

EXTERNAL COLOURS



BAGGED PAINT FINISH
Dulux Grey Pebble Half



DRIVEWAY
Charcoal



FRONT DOOR
Dulux Calf Skin

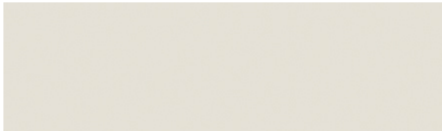
ROOFING



COLORBOND® ROOF
Dune®



GUTTER
Dune®



EAVES
Dulux White Duck Quarter

EXTERNAL TILE



ALFRESCO & PORCH TILE
Belga Taupe 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)

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 frame & trusses

450mm eaves to roof line

90mm external and 70mm 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 as per selected colour scheme 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

CSR BRADFORD wall wrap to external walls

EXTERNAL DOORS

2340mm (H) translucent glazed AWO21 entrance door (subject to BAL rating)

Corinthian 2040 mm (H) full clear glazed Laundry entrance door in painted finish (where applicable)

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

Lockwood satin chrome lever entrance set & deadlock

Lockwood satin chrome lever set to internal passage doors

Lockwood satin chrome lever set with privacy set to Bathroom, Ensuite, Powder Room & WC doors

Deadlock to internal Garage access door

Plastic wall/door stops to Bedrooms, Wet Areas and Living Areas (excluding Robes and Linen)

FIXOUT

67 x 18mm bevelled edge profile architrave with paint finish throughout and square set Wet Area windows

67 x 18mm bevelled edge profile skirting with paint finish (excluding Wet Areas)

90mm cove cornice to wall and ceiling junction throughout

Square set cornice to wall and ceiling junction to Main Bathroom, Ensuite and Shower Room - where applicable (excludes separate 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 or plasterboard wall with timber handrails (design specific)

ROBES

Mirrored sliding doors and 1 x melamine shelf andhanging rail*

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

Sectional door and motor as per selected colour scheme

Remote control operation to a door of your choice, including two handsets

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

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 Ceasarstone from M0 standard range

Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (horizontal to drawers & vertical to cupboards)

Finger pull overhead cupboards to Kitchen including fridge space

Framed and plasterboard bulkheads to overhead cupboards including fridge space

4 x Melamine shelves to pantry

Soft close drawers and doors to Kitchen

Tiled splash back to Kitchen as per selected colour scheme

Double bowl sink

Provision for dishwasher including water point and single power point

Provision for microwave including single power point

KITCHEN APPLIANCES - OVEN

Haier 90cm electric oven

KITCHEN APPLIANCES - COOKTOP

- Haier 90cm gas cooktop
- Haier 90cm electric cooktop (subject to gas availability only)

KITCHEN APPLIANCES - RANGEHOOD

Haier 90cm rangehood

KITCHEN APPLIANCES - DISHWASHER

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;
- One additional telephone point to internal wall of Garage; and
- Two CAT6 data points to internal wall of Garage.

NOTE: If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor. Earth leakage circuit breaker for lights and power

10 x 7KW 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, dishwasher provision, microwave provision & rangehood provision

2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1. Ensuite vented into roof space with two external eave vents.

Isolated powder room exhaust fan

2 television points

1 data point

External light point to eaves at external doors

External junction box beside external doors without eaves (light fitting by owner)

Direct wired smoke detectors with battery back up as required

Iconic light & powerpoint switches throughout

AIR CONDITIONING

Ducted air conditioning

LAUNDRY SINK

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

VANITY UNITS

20mm Ceasarstone from M0 standard range

Matt Laminate soft close cabinets as per selected colour scheme

Hafele handles (vertical to cupboards)

Vanity basin 1 tap hole – white with pop-up plug and waste - chrome

ESSENTIALS BUNDLES

VANITY MIRRORS

Frameless polished edge mirror above vanity

BATHROOM ACCESSORIES

Alder Wish chrome toilet roll holder throughout

Alder Wish chrome double towel rail to Main Bathroom and Ensuite

Alder Wish chrome towel ring to Powder Room only (design specific)

BATHS

Seima Tondo bath 1675mm (SBT-021675) with overflow

TOILET SUITE

Chios II CC BR (192213) toilet suite

SHOWER SCREEN

Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass

TAPS & FITTINGS

Alder Flex chrome sink mixer to Kitchen

Alder Flex chrome basin mixer to Main Bathroom, Ensuite and Powder Room

Chrome 300mm wall spout with wall mixer to bath

Chrome Alder Flex wall shower mixer with Alder excite shower rail

Alder Flex chrome sink mixer to Laundry

FLOOR COVERINGS

Ceramic floor tiles to Entry, Entry Hallway, Family, Dining / Meals and Kitchen (as per selected colour scheme)

Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

WALL & FLOOR TILING

Wall & floor tiles to Wet Areas (as per selected colour scheme)

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

External Porch and Alfresco tiling

PAINTING

3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, gloss paint to doors and internal woodwork

WH&S

Heavy duty scaffold to perimeter of house (included for double storeys)

Safety rail to perimeter of roof

Stair void protection

CERTIFICATES

Concrete slabs and piercing

Pest control certificates

Site contour and survey plans

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

Telecommunication 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

Single 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 throughout (ACT compliant range only)

Two x standard Whirly Birds and Four Eave vents

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