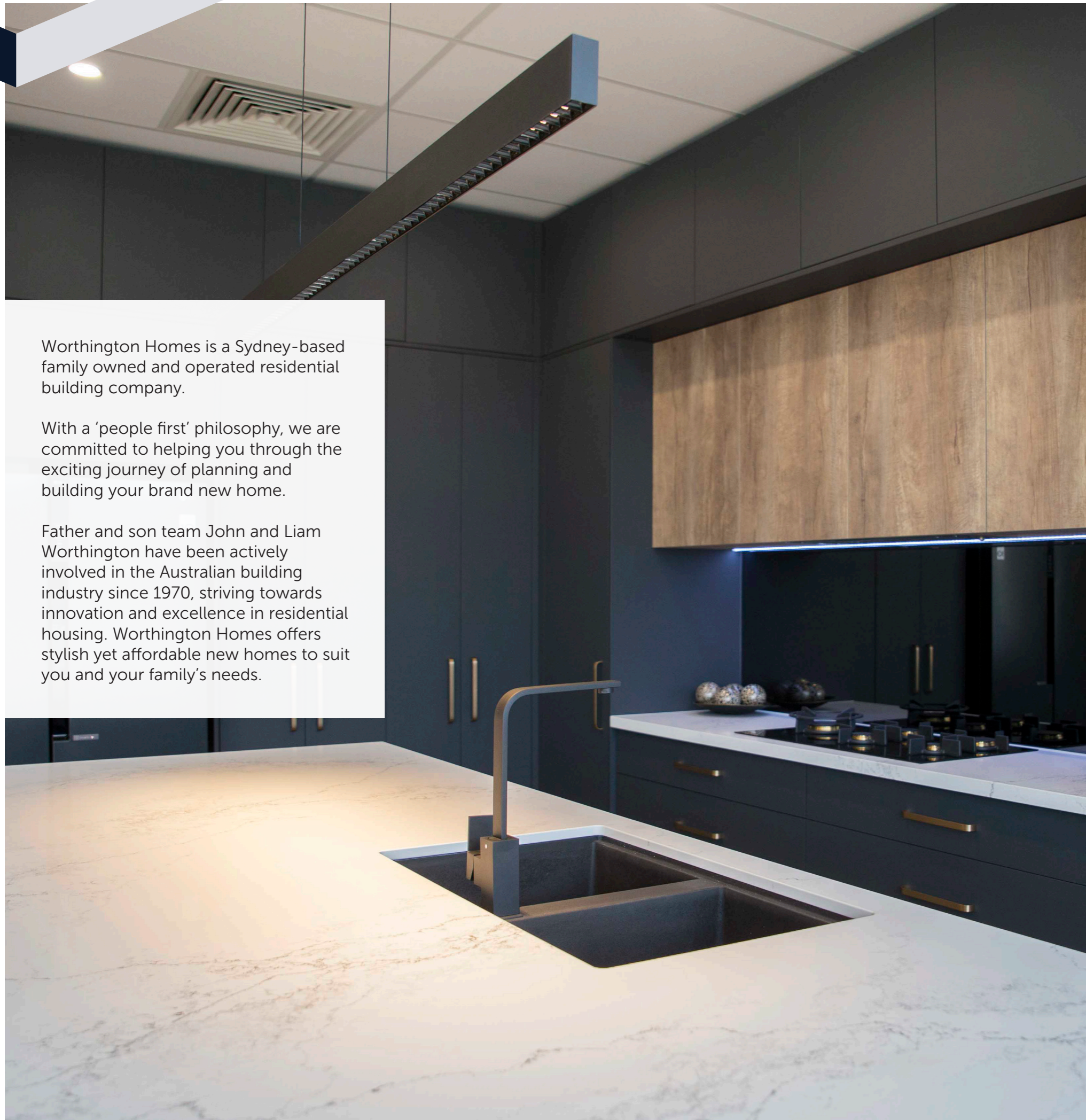




WORTHINGTON
HOMES



Lifestyle | Inclusions package



Worthington Homes is a Sydney-based family owned and operated residential building company.

With a 'people first' philosophy, we are committed to helping you through the exciting journey of planning and building your brand new home.

Father and son team John and Liam Worthington have been actively involved in the Australian building industry since 1970, striving towards innovation and excellence in residential housing. Worthington Homes offers stylish yet affordable new homes to suit you and your family's needs.



Liam Worthington

Liam has been working in the residential building industry since commencing as an Apprentice Carpenter over 20 years ago to now being the Managing Director of Worthington Homes.

Liam constantly strives to maintain positive and productive relationships with his clients. He believes in the importance of offering an approachable and personalised experience when working with Worthington Homes. By maintaining an honest approach and open communication, Liam wants every client to feel welcome to discuss their project at any time.

John Worthington

Well-known throughout the Australian construction industry, John has 53 years of experience in both commercial and residential building. He is a member of many leading industry associations and serves on the Council of Management for the NSW Master Builders Association. John has also been a Member of the Ministerial Advisory Panel to the Minister for Fair Trading for the past 10 years. John's hands-on experience across several facets of the construction industry allows him to help clients achieve all they desire for their Worthington Homes project.

Together John and Liam are able to oversee the entire process of building a brand new home that looks beautiful and meets the highest standards of quality and workmanship.

Kitchen inclusions

Built with high quality materials that are simplistic yet stylish, our kitchens are both beautiful and functional.

- Benchtop** 40mm Caesarstone benchtop
- Joinery** Polytec finish doors/drawers with overhead cupboards
MDF painted bulkhead
Builder's range handles
Brushed aluminium kickboards
Dishwasher and microwave space
Blum soft close doors/drawers
1x set of standard drawers
2x set of pot drawers
1x pot drawer under over & microwave



- Pantry** 4x 450mm wide white melamine shelves
- Tiling** 600mm tiled splashback



- Tapware** Choose from Gareth Ashton Madison Avenue 2K1 side lever sink mixer or Lucia 3K4 gooseneck sink mixer or Lucia 3K2 side lever sink mixer in chrome
- Sink** Abey CUA340 single bowl inset or CUA340D double bowl inset kitchen sink in stainless steel

- Oven** Fisher & Paykel stainless steel 90cm electric built-in oven
- Cooktop** Fisher & Paykel stainless steel 90cm 5 burner gas cooktop
- Rangehood** Fisher & Paykel stainless steel 90cm undermount rangehood



Bathroom inclusions

Create a clean, contemporary bathroom that complements any bathroom fittings and décor. With quality tapware, basins and your choice of cabinetry textures, your bathroom style will remain timeless.

Bath	1500 or 1700mm Freestanding bath
Shower	Semi-frameless Mirage shower screen with clear glass and chrome fixings Choose from Abey Gareth Ashton Lucia 1SHRO horizontal shower, Lucia 2SHSQ horizontal shower, Hand shower on rail SRA07 3 Function or Hand shower on rail 1SRA in chrome (all in chrome) 500mm x 500mm tiled niche to each shower
Toilet	Decina Fabrino rimless back-to-wall toilet suite with soft close seat in white
Vanity	Polytec custom vanity joinery with 20mm stone top and soft close doors Choose from our lifestyle range of inset basin or counter top basin
Waste	Chrome push plug and waste
Tapware	Choose from Abey Gareth Ashton Lucia, Park Avenue or Poco range chrome tapware and mixers
Bathroom accessories	Choose from Abey Gareth Ashton Lucia, Park Avenue or Poco range toilet roll holder, towel rail, hand towel ring and robe hook in chrome
Tiling	Full height tiles (including tiled reveals to windows) to bathroom and ensuite Skirting tiles to wc Lifestyle range 600mm x 600mm main floor tiles Tile insert floor wastes Concrete setdowns to ground floor wet areas for flush finish
Mirror	6mm polished mirror to the width of vanity



Interior inclusions

It's the finishing touches that make your house a home. From your door handles to window frame colour and tiling, select quality materials that achieves the exact look you want.

- Ceilings** 2590mm ceiling height to ground floor
2400mm ceiling height to first floor
- Mouldings** Square set ceilings or decorative range cornice throughout
- Architraves and skirting** 68 x 18 half splayed or dressed all round F/J pine
- Doors** Choose from accent, smooth or woodgrain moulded flush panel
2040mm high paint grade hollow core internal doors
- Stairs** Cover grade staircase featuring MDF treads and risers
Painted pine newel post, cap and closed stringer
Choose from painted or stained handrail with 12mm square steel black powder coated balusters or 16mm round stainless steel balusters
- Wardrobes** 2400mm high sliding wardrobe doors
Framed mirror sliding door or polytec robe range on white or silver track
450mm wide shelf
Double hanging rail in white melamine to all robes
- Carpet** Lifestyle range carpet and underlay to bedrooms, robes, first floor living areas, study, media room and stairs
- Main floor finish** Choose from 600mm x 600mm Lifestyle range tiling or 1500 Hybrid plank flooring

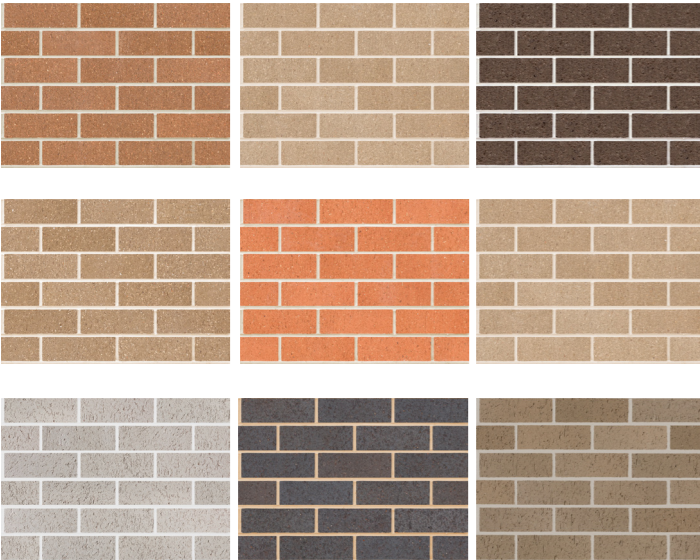
- Internal door furniture** Lockwood Velocity internal range lever set with round rosette available in satin chrome or chrome
- Shelving** Linen shelving with four white melamine shelves 450mm wide



Exterior inclusions

The most visible element of your home is the house façade. Our exterior inclusions will help make a lasting impression, plus, we'll put together your very own colour scheme.

Bricks	Choose from Austral 'Everyday Life' or 'Whitsunday' or "Wilderness Design' range face bricks
Façade	Colorbond high front quad gutter and fascia
Guttering	Painted PVC 90mm diameter downpipes
Cladding	Hardieplank weatherboard cladding
Roofing	22.5-degree pitch concrete tiled roof with heavy duty sarking Bristle Prestige, Classic or Designer range concrete roof tiles
Garage	Colorbond classic sectional lift door in standard Colorbond colours and textured finish Auto opener, 2x remote handsets and 1x wall button
Laundry door	Aluminium glass sliding door or Hume XF3 2040 x 820 x 40mm clear glazed paint grade finish
Frame	Termite treated timber frames and trusses
Slab	M Class waffle pod concrete slab construction to comply with AS2870 designed and certified by a structural engineer



Windows	Residential Range Windows with clear glass Translucent glass to ensuite and bathroom
Front door	Hume Newington range 2040 x 820 x 40mm clear glazed paint grade finish Lockwood Nexion entry lever lockset in chrome or satin chrome



Site works, connections and sustainability

Council requirements & preliminaries

- Lump sum construction contract
- Architectural plans and specifications
- Structural engineering design and inspections during construction
- Contour survey and Geotech bore hole report
- Building approval application and approval fees
- Private certifier engagement and inspection fees during construction
- Landscape plan to for approval purposes
- Sydney Water fees and sewer inspections
- BASIX assessment and certificate
- Interior Designer internal and external colour scheme selection options

Site works

- Site establishment including all-weather access, temporary site fencing, sediment fencing, temporary builder's toilet, temporary power, temporary water and signage to comply with OH&S requirements
- Excavation and benching of site up to 1000mm site fall over the building area
- M Class waffle pod concrete slab construction to comply with AS2870, designed and certified by a structural engineer
- 450mm diameter concrete or steel screw piers to suit slab design up to 1.5m
- Concrete pump for slab and concrete piling
- Termite management system installed in accordance with BCA and Australian Standards
- N2 Wind classification
- Crane hire and hoists
- Site clean and removal of all waste from site
- Internal and external builder's house clean
- Scaffolding and void protection as required
- No allowance for retaining walls

Warranties

- Three month builders maintenance period
- Statutory structural guarantee period
- Builder's lifetime structural guarantee

Energy efficiency & BASIX

- R2.0 insulation batts to external framed walls including internal living/garage wall
- R3.0 insulation batts to living area of roof space
- Provide 3AAA rated shower outlets throughout
- Provide 4AAA rated dual flush toilet suites throughout
- Provide 4AAA rated tapware throughout
- Provide up to 3,000 Litre rainwater tank with pump (not required in recycled water areas)
- Connections to washing machine point, toilets and two external taps located at the side of home

Connection services

- Sewer connection from home to sewer junction at front of property (standard blocks)
- Connection of stormwater system to existing stormwater/easement
- Three phase underground main power connection from boundary to meter box (up to 8m)
- Water service connection from the house to water meter. Includes two main garden water taps and one water tap connected to water tank – up to 8m
- Natural gas connection to home including connection to cooktop, hot water heater and heating point
- Telephone lead in line (up to 10m) from the street to the home

Electrical

- LED downlights throughout (includes patio, entry, kitchen, walk in pantry, stairs, study/media, all main living areas, bedrooms, WIRs/Linens, alfresco)
- Standard wall light point under stairs
- 1x twin fluoro light fitting to garage
- Double power points throughout
- 2x TV points
- 2x data points
- 2x phone points
- 1x 2-way switch for stairs
- Smoke alarms (hard wired)
- Ducted heat/fan/light to bath, ensuite and guest ensuite (where applicable)
- Ducted exhaust fan to laundry and wc
- Appliance wiring, connection and installation
- 2x stainless steel up/down lights to front facade
- 1x external wall bunker light to laundry door
- 1x external double spotlight to rear
- NBN Hub enclosure ready for connection
- Digital TV antenna



Worthington Homes

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Builders license 222440C

TERMS AND CONDITIONS

The Lifestyle inclusions package by Worthington Homes is subject to change at any time and Worthington Homes reserves the right to substitute any item with an equivalent product. Credits will not be given for the deletion of any inclusion. Some of the inclusions shown or described through this brochure may vary depending on your chosen home design or may have been changed and/or are available at an extra cost. It is also important to note that images in this brochure may depict fixtures, finishes and features not supplied by Worthington Homes such as landscaping, fencing, render finishes, roller blinds, feature cabinetry, timber decking, tapware, feature wall colours and finishes, feature lighting, internal furniture, refrigerators and décor items. Images are for illustrative purposes only and while every effort has been made to correctly represent colours, actual colours may vary. Worthington Homes is a trading name of Worthington Constructions Pty Ltd Builders license 222440C.

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