



Boston 35

The Boston 35 is an architecturally designed house perfectly crafted for growing families

With multiple living zones, a media room, outdoor alfresco seamlessly connected to a gourmet kitchen and butler's pantry, plus a grand master bedroom with high vaulted cathedral windows, Boston 35 is impressive by design.

- A downstairs study or sitting room that can later be converted into a guest suite
- Upstairs study nook for working from home
- Media room for gaming and streaming
- Master bedroom with impressive vault ceilings, walk-in wardrobe and ensuite
- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX



4



3



2

House size

329m²

Lot number

370

Lot size

525m²

House + Land price

\$1,533,860.00

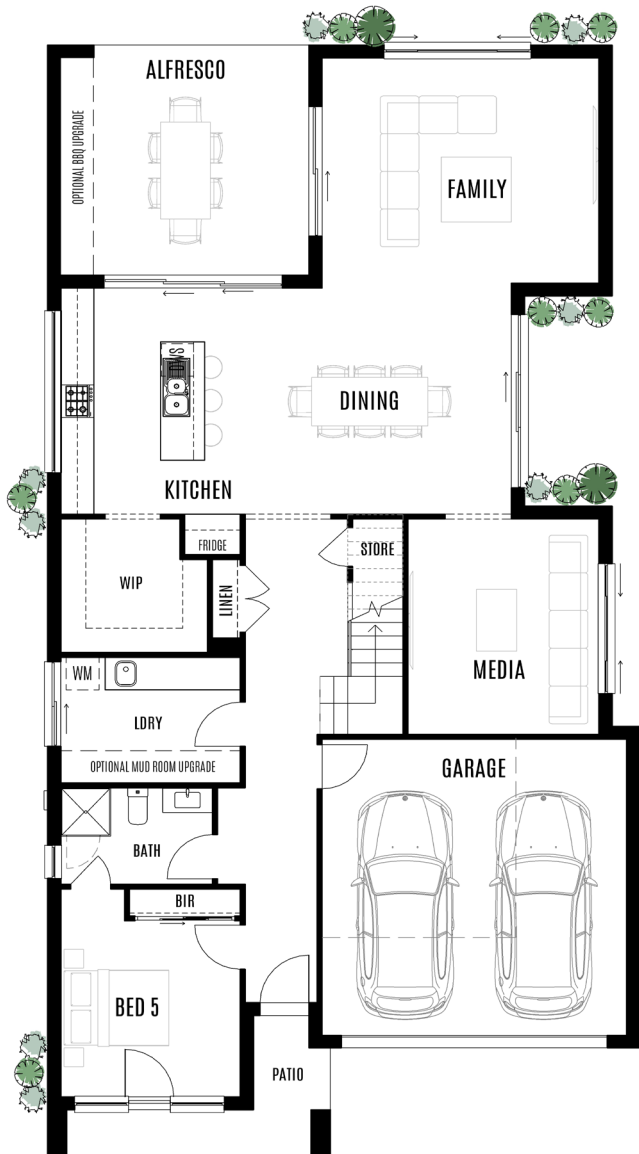
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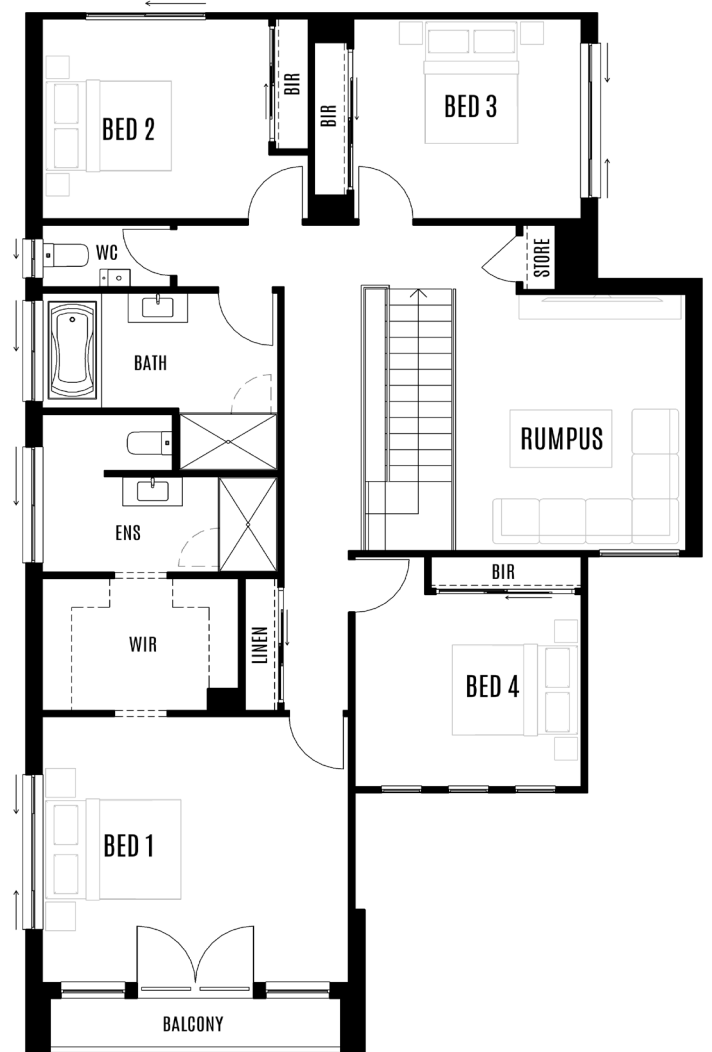


WORTHINGTON HOMES

BOSTON 35



GROUND FLOOR



FIRST FLOOR

HOUSE SIZE

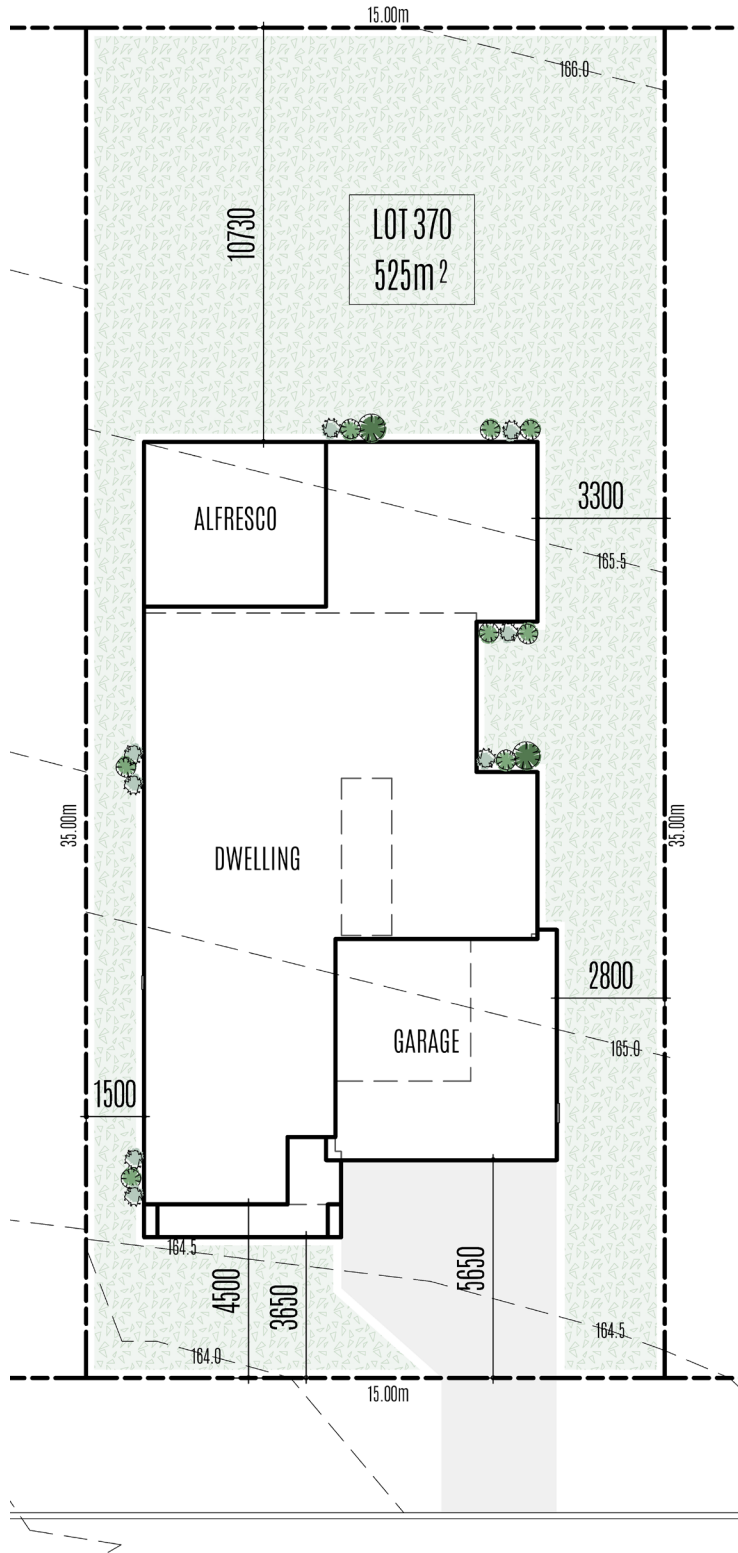
| | |
|--------------|-------------------|
| Total area | 329m ² |
| House length | 20.62m |
| House width | 10.70m |
| Block width | 15m |

ROOM SIZE

| | |
|----------|-------------|
| Family | 5.00 x 4.27 |
| Dining | 5.54 x 4.20 |
| Kitchen | 2.60 x 4.20 |
| Alfresco | 4.49 x 4.27 |
| Garage | 5.50 x 5.50 |
| Media | 3.45 x 4.00 |

| | |
|---------|-------------|
| Bed 1 | 4.63 x 4.15 |
| Bed 2 | 3.43 x 3.12 |
| Bed 3 | 3.44 x 3.12 |
| Bed 4 | 3.42 x 3.00 |
| Bed 5 | 3.24 x 3.27 |
| Rumpus | 3.54 x 4.00 |
| Balcony | 4.41 x 1.00 |

SITE PLAN



ROAD 13



Double Storey Double Garage - Boston - 35sq Package

| Item | Total (incl. GST) |
|---|-----------------------|
| Base House "Lifestyle" Inclusions - Boston 35 | Included |
| (Standard site costs & piercing, M Class slab, Brick Veneer & Treated timber frame, 2590mm ceiling ht to ground floor, 2440mm ceiling height to first floor, Concrete Tiled roof, Tile finish Patio and Alfresco, Std range tiled or Hybrid flooring to main floors and carpet to media, bedrooms/robes and stair-case) | Included |
| Double Car Garage | Included |
| Covered Rear Alfresco - 4.49m x 4.27m | Included |
| Pinnacle Façade - includes selected range face brick veneer external walls to ground floor and garage parapet. Balcony construction to front of bed 1 with waterproofed and tiled floor finish, clear glass blaustrade, aluminium glazed french door and windows with colonial glazing bars and window hi-light above. Extended patio to ground floor in front of study with aluminium glazed french door and windows with colonial glazing bars. Aluminium glazed entry door with glazing bars. A-Frame roof structure to bed 1 with Colorbond standing seam roofing. Paint finish raked ceilings to bed 1. Timba-tone Colorbond colour sectional garage door. James Hardies Oblique vertical external wall cladding to external first floor walls and sheet metal roofing with low roof pitch as marked on plan | Included |
| Ducted Air Conditioning system - Actron CRA 200T (Three Phase) - Double Storey installation - 19.06kw incl. 2 zones - up to 12 outlets - 2 std. controllers | Included |
| Laundry Cabinetry - Includes: Laundry Tub Run has allowance for front loader washing machine space and front loader dryer space with overheads cupboards. MDF Bulkhead without cornice. | Included |
| <u>Additional Site Specific Site Costs</u> | |
| H Class waffle pod Slabs to suit council requirements | Included |
| Provisional Sum Allowance for VENM/EPA report | Included |
| Basix upgrades allowance | Included |
| BAL-29 Bushfire Compliance upgrades allowance | Included |
| Additional export of Fill due to site conditions - 5 additional loads | Included |
| Additional piercing over standard inclusion allowance | Included |
| Provide Bingara Gorge Pressure Sewer Unit connection system - to suit Sydney Water requirements | Included |
| Wilton Recycled Water Treatment scheme connection | Included |
| <u>Additional Inclusions</u> | |
| *Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by December 15 2023 | Included |
| Total House & Land Price Package | \$1,533,860.00 |

Notes / Exclusions:

- *Standard Run of service connections allowed only*
- *Includes removal of 8x loads (96 tonne) of spoil during construction*
- *Excludes retaining walls*
- *Excludes Landscaping/Fencing*
- *Site Costs subject to contour survey and site reports upon land registration*

OPTIONAL Upgrade Items - Lawson

| Item | Total (incl. GST) |
|---|-------------------|
| "Optional Mud Room Joinery - Includes: Tall storage cupboard with a laminated benchtop with 4 pot height drawers underneath with overheads cupboards. MDF Bulkhead without cornice" | \$6,400.00 |
| Optional Alfresco BBQ Cabinetry - Includes: Base Cupboards in Lifestyle range with soft close doors. Bar fridge space and provision for cooktop BBQ. | \$9,520.00 |
| "Video Intercom – WIFI, TOUCH - 1 x Video door station (Surface Mount) - 1 x 7 inch Touch Screen LCD Colour Monitor WIFI enabled" | \$1,290.00 |
| Alarm package x2 - Including 1 x Bosch 2000 Alarm System, 1 x LCD Code Pad, 4 x Sensors, Internal & External Sirens | \$1,350.00 |
| Coloured concrete Driveway (double garage) - incl. up to 60m2 coloured concrete driveway, path to entry patio from boundary and council crossover, council fees, excavation | \$10,300.00 |
| *Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by December 15 2023 | Included |

What are the next steps?

- ☒ Are you pre-approved for finance?
- ☒ Do you have a Solicitor available to review contracts?
- ☒ Have you seen the proposed site and lot?
- ☒ Are you informed about the new Wilton Greens estate?
- ☒ Did you review the floor plan, site plan, inclusions and pricing?

If you're ready to book an appointment with our sales team to secure your house and land package, please call us on **1300 30 11 38**.



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WORTHINGTON HOMES