



Lawson 27

Enjoy our grandest single-storey floor plan, the Lawson 27, which is impressive by design.

Featuring an oversized master bedroom and 4 spacious bedrooms, the Lawson 27 ticks all the boxes. With a walk-in pantry, multiple living areas and a study nook to work from home, Lawson 27 offers optimum space.

- Master bedroom with ensuite, walk-in robe and outdoor access via atrium
- Walk-in pantry with the option to upgrade to a butler's pantry
- Open plan dining/living kitchen adjoining an outdoor alfresco area



5



2



2

House size

248.7m²

Lot number

369

Lot size

525m²

House + Land price

\$1,337,200.00

- Standard site costs are included
- Council requirements & preliminaries
- Service connections
- Energy efficiency allowance
- Standard BASIX

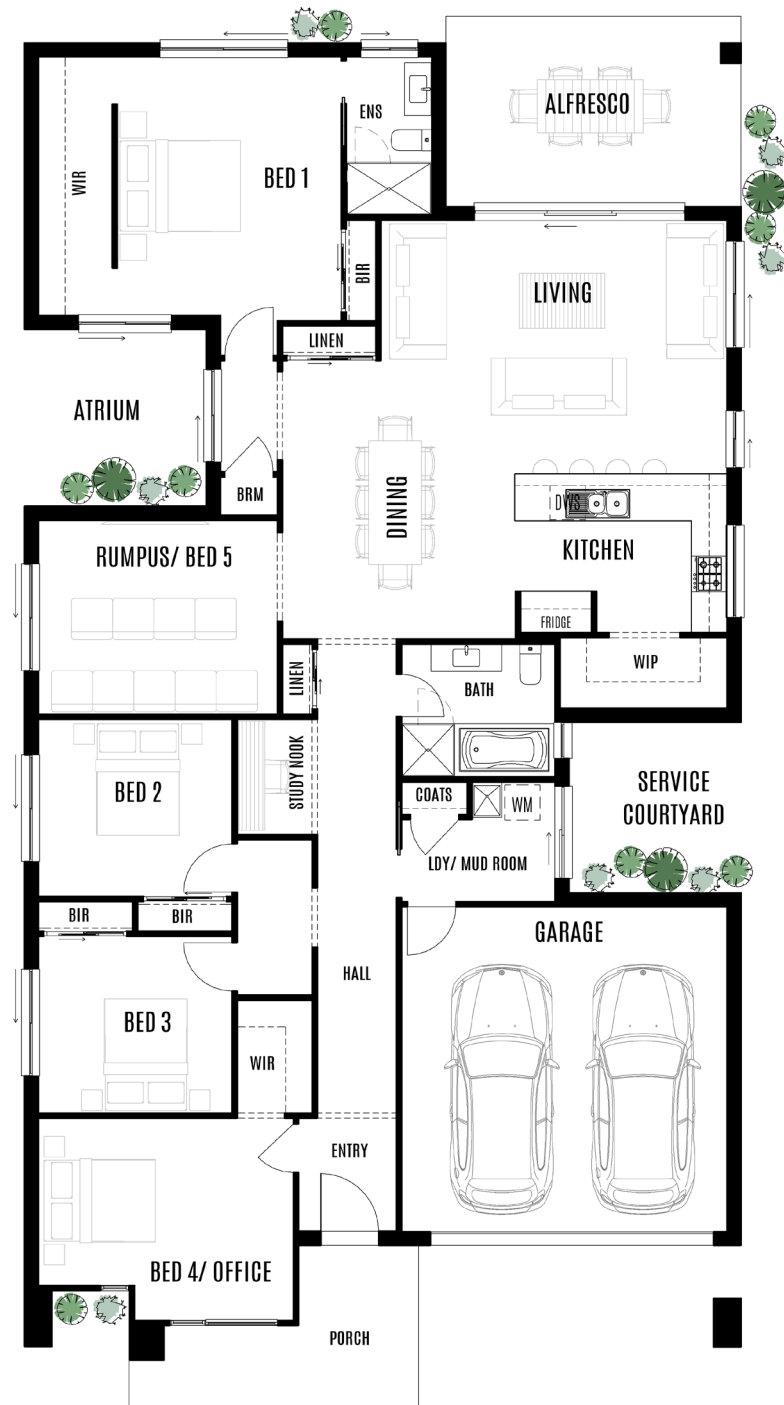


WORTHINGTON HOMES

 Call 1300 30 11 38

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LAWSON 27



GROUND FLOOR

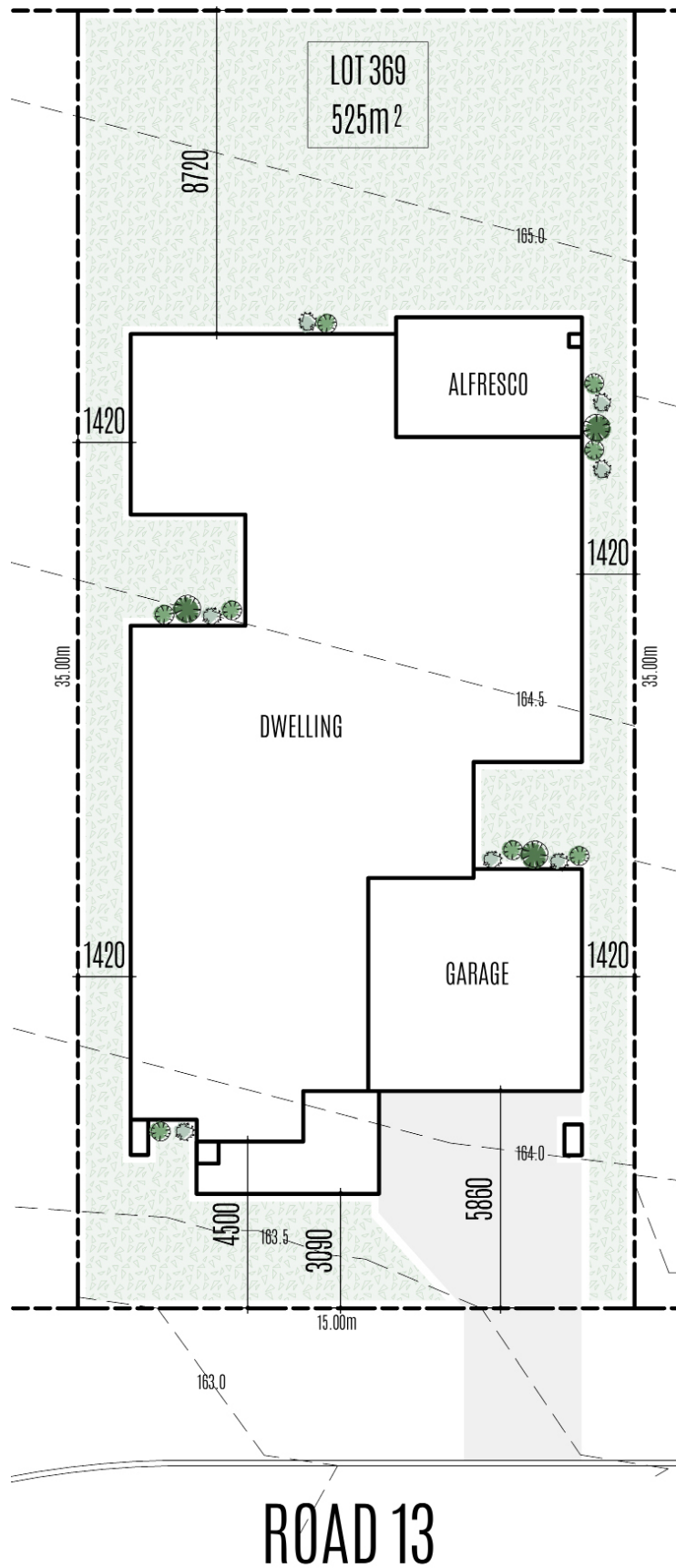
HOUSE SIZE

Total area	248.7m ²
House length	23.64m
House width	12.16m
Block width	15m

ROOM SIZE

Living	5.87 X 4.30	Master bed	3.80 X 4.39
Dining	3.94 X 4.72	Bed 2	3.28 X 3.00
Kitchen	3.60 X 2.69	Bed 3	3.28 X 3.00
Alfresco	5.01 X 3.23	Bed 4	4.32 X 3.43
Garage	5.52 X 5.52	Bed 5/ Rumpus	4.05 X 3.29

SITE PLAN



Bingara Gorge- Lot 369- Single Storey - Lawson 27sq 5 Bed Package Pricelist

Item	Total (incl. GST)
Base House "Lifestyle" Inclusions - Lawson 27	Included
(Standard site costs & piercing, M Class slab, Brick Veneer & Treated timber frame, 2590mm ceilings throughout, Tile finish Patio and Alfresco, Std range tiled or Hybrid flooring to main floors and carpet to rumpus, bedrooms/ robes)	Included
Double Car Garage	Included
Covered Rear Alfresco - 5.01m x 3.23m	Included
Salt Façade - includes: Low pitch colorbond roof design with selected James Hardies cladding, extended patio (concrete finish) and projected eave soffit. Castellated Bio-wood Timber wall cladding. Render paint finish walls to front façade. V-Groove Bio-wood Timber soffit lining. James Hardies Brushed Concrete wall panel cladding to front entry wall. Downlights to eave soffit. Window upgrade - 2x 1809 Louvre windows + 1812 Fixed glass window. Feature blade with Stone Cladding	Included
Ducted Air Conditioning system - Actron CRA 150S (Single Phase) - Single Storey installation - 14.97kw incl. 2 zones - up to 8 outlets - 1 std. controller	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	\$1,337,200.00

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)
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**.



Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

1 You're not just a number

You get your own dedicated Site Manager and will receive regular project updates.

2 Enjoy a personalised service

We're all here to help and guide you throughout the journey to building your new home.

3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

5 Talk to real people

Only real people answer our phones, not automated robots or machines.

6 Minimal building disruption

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7 All site costs are included

Your tender includes site works, council DA/CDC, connection services, BASIX and more.

8 What you see is what you get

We offer value-for-money and will always be upfront on costs so there are no surprises.

9 No compromising on quality

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Every home owner receives a personalised memory book as a keepsake of your journey.

“ We aim to make the journey of building your new home both **simple** and **stress-free** ”



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