



Tyndall 14

Tyndall 14 is a narrow lot single storey home designed to accommodate a growing family.

With 4 spacious bedrooms, a walk-in pantry and walk-in linen closet, there's plenty of space for living and storage. The open plan design ticks all the boxes when it comes to comfort and style, as well as entertaining guests.

- Walk-in robe to bedroom 1 and 2
- Open plan dining/living area with galley-style kitchen and walk-in pantry
- Option to turn the 4th bedroom into a study or media room



4



2



1

House size	129.5m ²
Lot number	1240
Lot size	275m ²
House + Land price	\$737,260.00

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



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This floor plan illustrates a 4-bedroom residence with a garage. The layout includes a central hall connecting the bedrooms, bathrooms, and living areas. The kitchen is equipped with a fridge, oven, and sink, and opens up into a living area with a sofa and dining space. The bedrooms are distributed around the perimeter, with Bed 1 and Bed 2 featuring wardrobes. The bathroom includes a bathtub and a separate shower area. The garage is located at the front of the property, with a car parked inside. The plan also shows various storage areas like wardrobes (WIP, WIL, WIR) and a linen closet (LDY). The entrance is via a front door leading into the hall. The overall design is functional and spacious, suitable for a family of six.

Rooms and Features:

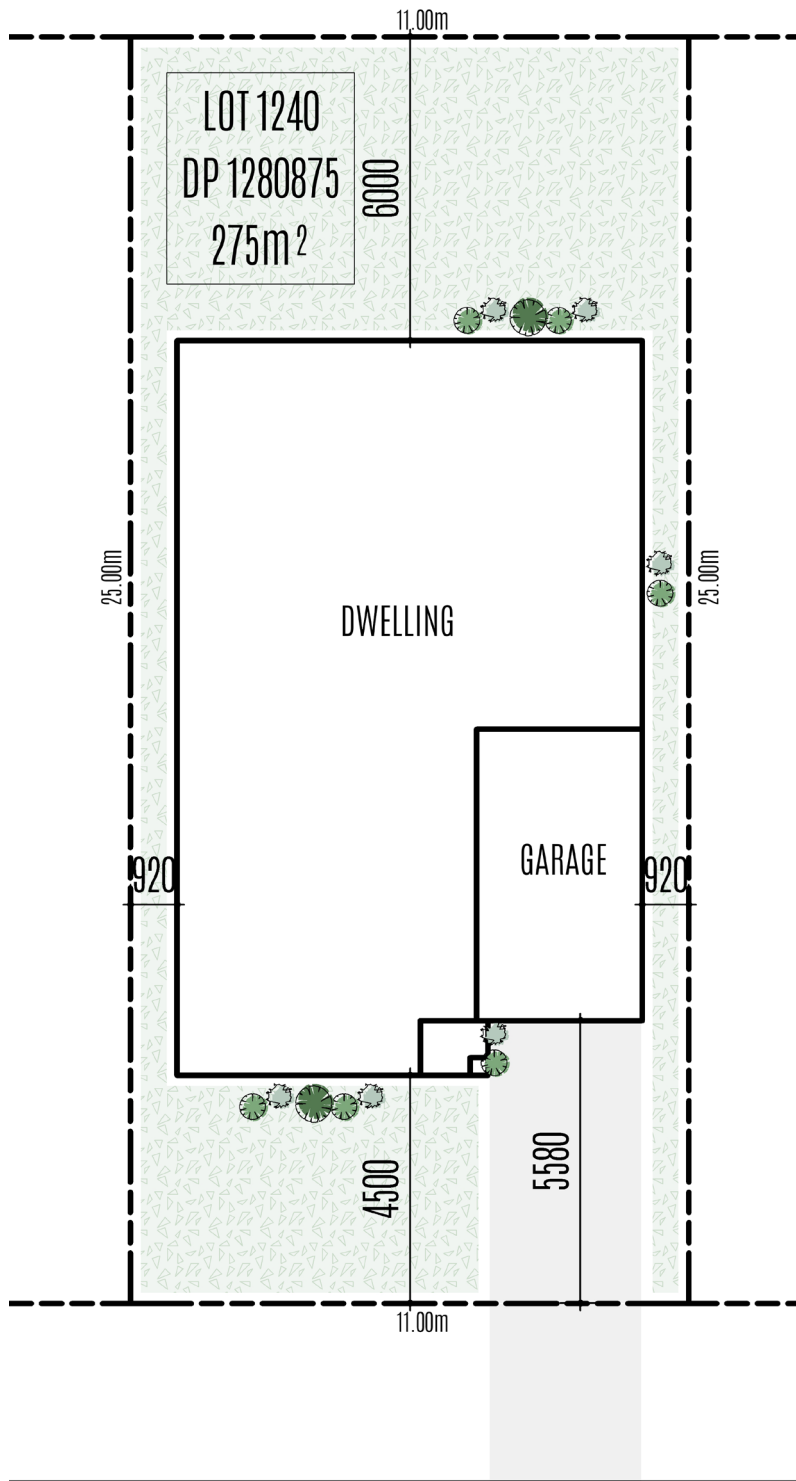
- Bedrooms:** BED 1, BED 2, BED 3, BED 4
- Bathrooms:** BATH, WC
- Kitchen:** KITCHEN (includes FRIDGE, OVEN, SINK)
- Living Area:** LIVING (includes SOFA)
- Dining Area:** DINING
- Garage:** GARAGE (includes CAR)
- Hallway:** HALL
- Entry:** ENTRY
- Other Rooms:** ENS (Ensuite), LDY (Linen Closet), WIP (Wardrobe), WIL (Wardrobe), WIR (Wardrobe), BRM (Bedroom)
- Storage:** BIR (Built-in Storage), WM (Wardrobe)

Total area	129.5m ²
House length	14.5m
House width	9.16m
Block width	11m

Living	2.88 x 3.11
Dining	2.71 x 3.79
Kitchen	4.01 x 2.36
Garage	3.02 x 5.52

Master bedroom	3.55 x 3.06
Bedroom 2	2.93 x 3.00
Bedroom 3	3.00 x 2.86
Bedroom 4	3.00 x 2.80

SITE PLAN



MULBERRY ST



Wilton Greens - Lot 1240 - Single Storey - Tyndall 14sq - 4 Bed Package Pricelist

Item	Total (incl. GST)
Base House "Value Plus" Inclusions - Tyndall	Included
(Incl. Standard Standard site costs & piling, M Class slab, Brick Veneer external walls, Treated timber frame, 2450mm ceiling ht, Concrete tiled roof, Std range tiled or Hybrid flooring to main floors and carpet to bedrooms/robes)	Included
Single Car Garage	Included
Classic Façade - including concrete roof tiles and full height brick column with exterior coating paint finish to front patio	Included
Ducted Air Conditioning system - 12.24kw incl. 2 zones - up to 7 outlets	Included
<u>Additional Site Specific Site Costs</u>	
H Class waffle pod Slabs to suit council requirements	Included
<u>Additional Inclusions</u>	
Flyscreens to window openings & Flydoors to sliding doors	Included
Tiled Patio (incl. screed)	Included
External light package - incl. 2x stainless steel up/down lights (to front façade), 1x wall bunker light and 1x twin spotlight to rear	Included
NBN Hub	Included
Digital TV Antenna	Included
Coloured concrete Driveway (single garage) - incl. up to 30m2 coloured concrete driveway, path to entry patio from driveway and council crossover, council fees, excavation	Included
*Note: Above Prices Include an Increase Allowance for delayed site start - Construction Commencement by September 2023	Included
Sub-Total	\$287,260.00
Land Price	\$450,000.00
Total House & Land Price Package	\$737,260.00

Notes / Exclusions:

- Standard Run of service connections allowed only.
- Includes removal of 3x loads (36 tonne) of spoil during construction
- Excludes excavation or removal of rock
- Excludes retaining walls
- Excludes Landscaping/Fencing
- Site Costs/allowance subject to contour survey and site reports upon land registration (if applicable)
- No allowance for B.O.S. and subject to Sydney Water approval

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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

We're proactive in solving any challenges along the way to minimise any delays.

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

Your home is built to a high standard of workmanship - exactly as it should be.

10 We'll build great memories too

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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