

THE EMERALD

DISPLAY SERIES



NEWHOME
CENTREWA

newhomecentrewa.com.au



Exhibiting a level of quality and sophistication you would expect from a master builder, **The Emerald by New Home Centre WA** sets new benchmarks for the Perth display home market.

With kitchen & living zones as the home's central hub, **The Emerald** is a family-oriented entertainers delight. Large, functional spaces for a growing family's must-have's, with a master suite that acknowledges the need to unwind in your own luxurious, private space. If you have budget or site constraints, a flexible floor plan and specification allows versions of **The Emerald** to still be accessible to you. Talk to our consultant's today to see how easily **The Emerald** can be your new home.

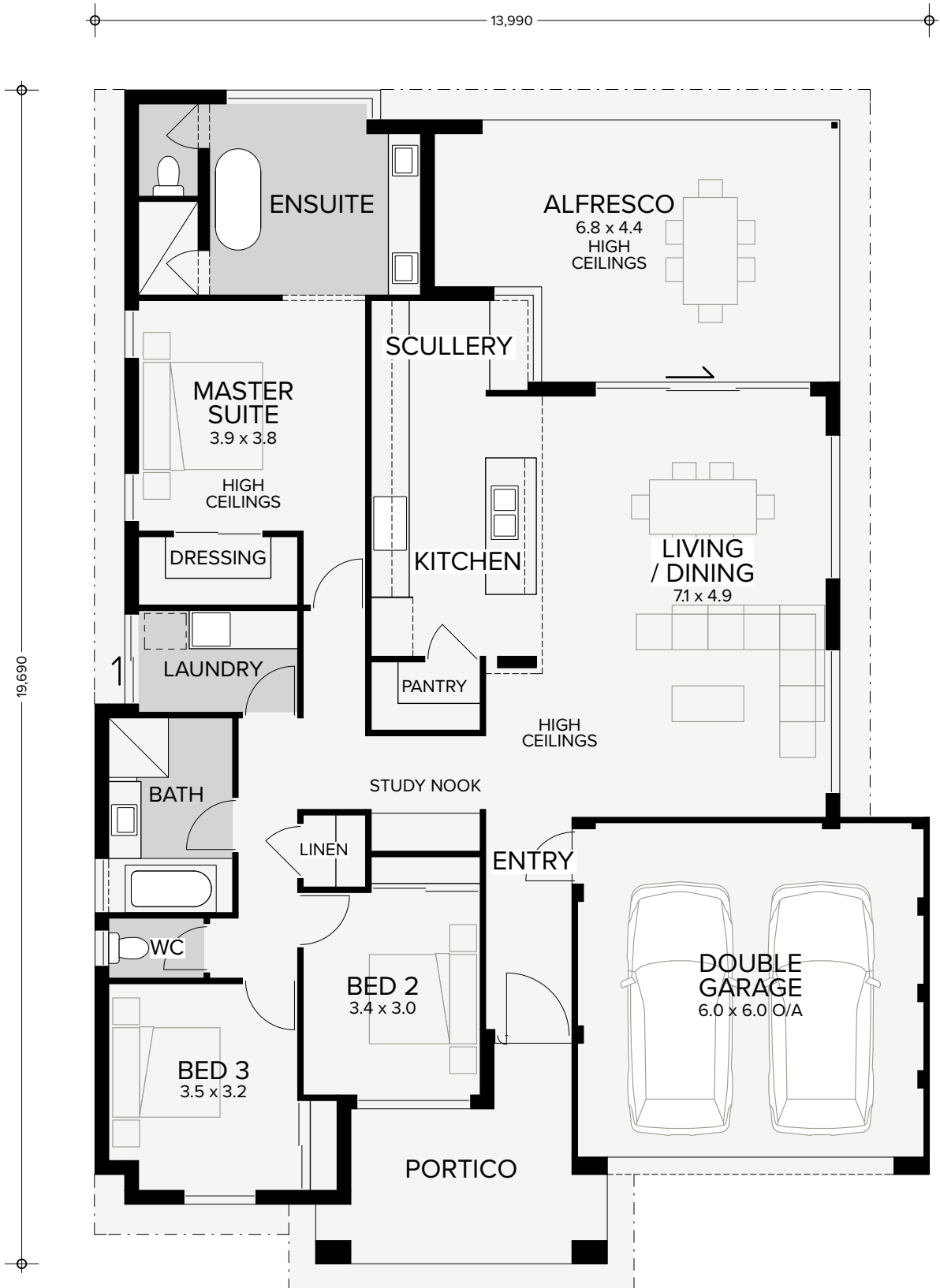
As displayed features include raised ceilings to living areas and master suite. Deluxe free-standing bath to ensuite with wall tiling and frameless glass screen doors to shower & toilet recesses. Feature cladding, render, awning windows and 1200 wide front door to front elevation. Servery window from Scullery to Alfresco.



New Home Centre WA. Providing you with the most affordable options to make your home ownership dreams a reality. With the backing of the Delstrat Group of companies (incorporating Seacrest Homes) and with over 30 years of experience in Perth's residential building industry. So **lose** the lease and **find** peace ! Contact **New Home Centre WA** Today.

THE EMERALD

241m² of rent-inspection-free peace. Lose the lease!





CONSTRUCTION

- 2c Face brickwork from Brikmakers 'contemporary' range
- Choice of Colorbond or tiled roof
- Colorbond gutters, fascia and downpipes
- Brick paved driveway (exc. crossover), porch & alfresco
- Aluminium powder coated windows/sliding doors with flyscreens
- Double clay brick construction
- 28c ceilings throughout (unless otherwise specified)
- R 4.0 insulation batts (not blown in)
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to all trafficable areas
- Fibre cement lining to all external ceilings
- Full painting throughout (excluding internal walls)
- Electrical safety switches
- Mains powered smoke detectors
- 2x Garden taps
- Feature front entry door from Builder's standard range
- Flush panel doors internally
- Keyed front entry lockset with separate deadlock
- Architectural door levers
- Natural grey grano hardstand to Garage
- Single rebated timber front entry door frame with weatherproof seal
- Communications package with 1x telephone point, 1x TV point and 1x data point (NBN ready if applicable)
- White melamine shelf with chrome rail to all robes
- 4x white melamine shelves to linen and pantry cupboards
- Double power points throughout
- Auto-sectional Garage door
- Termite protection treatment spray
- Instantaneous hot water system

KITCHEN

- 20mm square edge stone benchtop from Builder's standard range
- 600mm European inspired stainless steel range hood
- 600mm European inspired stainless steel electric oven
- 600mm European inspired stainless steel hot plate
- 600mm Dishwasher recess with plumbing
- Stainless steel double bowl sink
- Tony Alder chrome flick mixer
- Coloured melamine cupboard doors with ABS edging, soft-closing hinges and architectural handles from Builder's standard range
- Soft closing bank of 4x drawers
- Tiled splashback above hot plate and 1x row of tiling above bench top (\$44/m2 allowance)

LAUNDRY / WC

- 45L stainless steel trough in white metal cabinet
- Tony Alder chrome flick mixer to trough
- Tony Alder automatic washing machine taps
- \$44/m2 tile allowance to floors and walls
- Floor tiling, skirting tiling and 2x rows of tiling above trough
- Obscure glass to WC window
- White china toilet suite (not plastic)
- Chrome toilet roll holder

ENSUITE / BATHROOM

- 20mm square edge stone benchtop from Builder's standard range
- Chrome shower rose
- Chrome flick mixers to basin, bath & shower
- Glass panel & rod to showers
- Fully framed vanity length mirror to bathroom and ensuite

- Stylish white china basin (not plastic)
- White china toilet suite (not plastic)
- \$44/m2 tile allowance to floors and walls
- Skirting tiling and 2m high tiling to shower
- Chrome towel rail
- Chrome toilet roll holder
- Exhaust fan/s provided where required
- Obscure glass to windows
- Coloured melamine doors with ABS edging, soft-closing hinges and architectural handles from Builder's standard range
- 1525mm bath (where applicable)

CONTRACT INCLUSIONS

- Fixed price building contract
- Public liability, workers compensation & contract works insurance
- Indemnity insurance
- Standard shire & building application fees
- Water authority standard fees
- 6 month maintenance period
- WA owned and independent Builder with over 30 years in the industry
- Contour feature survey
- Engineer certified site classification report and footing detail
- Fully certified energy efficiency report

DISPLAY ITEMS

- As displayed elevation with feature cladding, render & awning / fixed windows
- 1200mm feature aluminium entry door with Gainsborough Oblong push handles
- Raised ceiling heights as indicated including feature dropped bulkhead to Kitchen
- Deluxe freestanding bath to Ensuite
- Cabinetry with stone top and inset trough to Laundry
- Cabinetry with stone top to study nook
- 900mm Slide out rangehood with o/head cabinetry to Kitchen
- Wall tiling as displayed
- Waterfall ends to Kitchen bench
- Frameless glass screens to Ensuite shower and toilet recess with pull handles
- Servery window to Scullery
- Flush lined ceilings to Alfresco & Garage

EXCLUSIONS

- Matt black tapware
- Matt black internal door furniture
- Matt black accessory items
- Texture coat
- Powdercoated satin window/door frames
- Aluminium feature strips to tiling
- Slimline mirrors to Ensuite/ Bathroom
- Opaque glass sliding robes to Bedrooms
- Exposed aggregate paving
- Flatline garage door
- Floor coverings
- Window treatments
- Pendants/downlights
- Internal wall painting and wallpaper
- Airconditioning
- Alarm system
- Landscaping (incl. decking and BBQ)
- Home furniture and decorative items.

