



The SERENITY

3 2 2

SUITS 15m WIDE LOTS

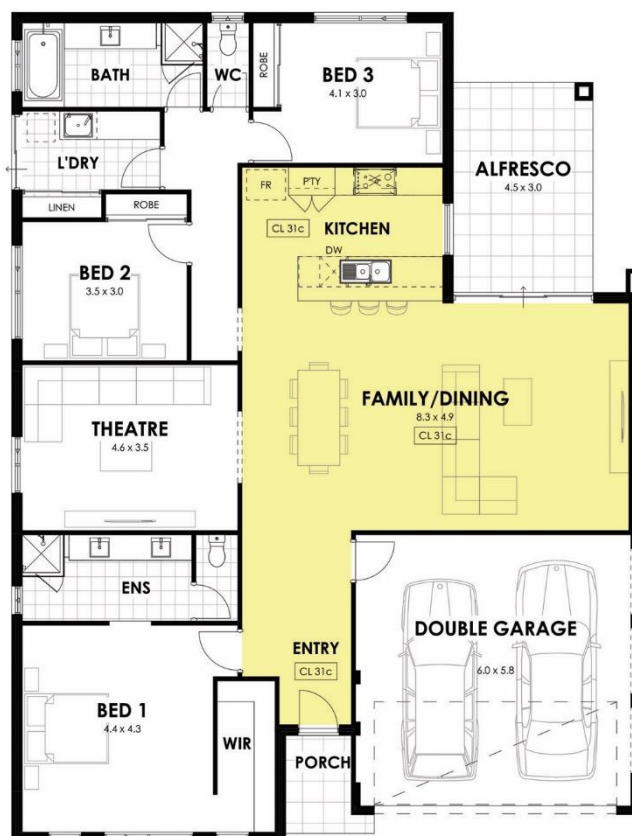
Lot 800 Montgomery Parkway Ravenswood Green Ravenswood

Land 525m² | House 225m²

H&L Package from \$381,800

Feature-packed the Serenity boasts standard inclusions second to none, and a tonne of “extras” at no extra cost, like 31c high ceilings to the main living area, floor coverings and solar. With a modern elevation, contemporary Colorbond® steel roof, double lock-up garage and all-weather alfresco area under the main roof, the Serenity delivers great value for money whether you’re looking to nest – or invest!

- Fully Ducted Reverse Cycle Air Conditioning
- 5.1kw Solar Package
- Floor Covering and Blinds
- Home Security Package
- 20mm Caesarstone Kitchen Bench Tops
- 31c High Ceilings to Living Areas
- 900mm Stainless Steel Cooking Appliances
- Soft Closing Doors
- Choice of Designer Tapware
- LED Lighting Package
- Full Height Vinyl or Mirrored Sliding Robes
- 28c High Ceilings to Alfresco and Garage
- Acrylic Render to The Front Elevation
- Colourbond Gutters and Fascia
- 25 Years Structural Warranty
- Plus Much More!
- Includes Front Landscaping & Colourbond Fencing



Sales Enquiries:

Ian Hatfield

New Homes Consultant

P: 0410 341 445

E: ianh@shelford.com.au



FEATURES YOU'LL LOVE

At Shelford Quality Homes, we don't just build houses; we build homes – homes that can be enjoyed by your growing family for many years to come and homes that can make ideal investment properties to add to your portfolio. Our home designs represent fantastic value for money, whether you're looking to nest – or invest, and are built to the highest standards with an ultimate specification!

KITCHEN

900mm stainless steel multi-function electric oven
Stainless steel dishwasher
900mm stainless steel 5-burner gas cook top
900mm stainless steel canopy rangehood
20mm Caesarstone bench tops
Soft closing Formica doors with ABS edging
Soft closing Formica drawers on rollers
Designer range door handles
Pantry with four white melamine shelves
Tiled splashback up to canopy rangehood
Double bowl undermount stainless steel sink
Chrome finish designer tapware

ENSUITE AND BATHROOM

Formica laminated square edge bench tops
Soft closing Formica doors with ABS edging
Designer range door handles
Vitreous china hand basins throughout
Clear glazed framed shower screens
Pivot shower screen doors
Polished edge mirrors with clips
Chrome finish mixer tapware and accessories
Designer towel rails and toilet roll holders
Chrome finish floor wastes throughout
1525mm acrylic bath tub
Close-coupled dual flush toilets with soft-closing seats and vitreous china cisterns
Privacy latches as applicable
2 metre high wall tiling to showers
Floor tiling and skirting tile with mitred edges

LAUNDRY

Formica laminated square edge bench tops with soft closing cupboards below and 45 litre stainless steel inset trough
Chrome finish sink mixer tapware
Alder washing machine taps
Linen cupboard with four white melamine shelves
Floor tiling and skirting tile with mitred edges
Chrome finish floor wastes throughout
Two (2) rows of wall tiling over trough and bench top

INTERNAL

Midland Brick Maxibrick™ internal walls
31c high ceilings to Entry/Family/Dining
28c high ceilings to remainder of home
Bulkhead to Kitchen [as drawn]
75mm coved cornice throughout
Protective corner beading to plaster
Dulux paint colour to ceilings, cornices, door frames, doors and shelving fronts
Deluxe profile metal door frames
Corinthian Readicote flush internal doors
Gainsborough lever door furniture throughout
Privacy latches to Bathroom and WC doors
LED lighting package to Entry/Family/Kitchen/Theatre
Light points to remainder of rooms and passages
Double power points throughout
Two hard-wired smoke detectors
Digital television points to Family/Theatre [where included in design]
One data/telephone point
Built-in robes with shelf and rail [as drawn]
Full height vinyl or mirror sliding doors to robes and linen [as drawn]
Exhaust fans flued to external air
Carpet from Builder's range to Bedrooms/Study/Theatre
450mm x 450mm Floor tiling or vinyl planking from Builder's range to Entry/Family/Kitchen
Window treatments from Builder's range excluding Ensuite/Bathroom/WC
Fully ducted reverse cycle air conditioning

SITE WORKS AND SERVICES

Contour and feature survey included
Standard Engineer's details included to Class A sites
Building Permit and Water Corporation fees
6 Star Energy Assessment and Report
Preparation of full working drawings
10 metre sewer run-in from last connection point
10 metre power run-in from mains
7.5 metre water run-in from mains
Full construction site clean and house clean
NBN Provision – Builder's standard package

PEACE OF MIND INCLUSIONS

Shelford Lifetime Warranty
HIA Fixed Price Contract
Housing Indemnity Insurance
Engineered 100mm floor slab with F62 mesh to main house
Engineered 100mm concrete hardstand to Garage
Engineered footings reinforced with F8 Trench Mesh
Chemical Spray termite (white ant) treatment
Physical white ant treatment to boundary wall
Hot-dipped galvanised steel lintels throughout
R4.1 Batt ceiling insulation to House and Garage

EXTERNAL

Midland Brick 2c face brick construction
Cream mortar joints - rolled
BlueScope Colorbond® steel roof at 25° pitch
BlueScope Colorbond® steel downpipes, slotted gutters and fascia
H2 treated pine roof timbers
Dulux AcraTex acrylic render (as featured)
Dulux paint colour to eaves and meter box
B&D remote controlled Colorbond® sectional Garage door with pelmet
Midland Brick MasterPave (200mm x 200mm) brick paved Driveway (up to 4.5 metres), Porch and Alfresco [where included in design]
28c ceilings to Garage and Alfresco [where included in design]
Fibre cement ceilings to Garage and Alfresco [where included in design]
Dux 170 litre gas storage hot water system with 5 Star energy efficiency rating and hot water tempering valve to prevent scalding
Two (2) garden taps, one front and one rear
Jasons key-locked aluminium windows and sliding doors
Flyscreens to all windows and sliding doors
Weather draught seals to all external doors
Contemporary Corinthian Doors™ Urban Range entry door
Gainsborough Trilock entry door furniture
PV Solar package
Builder's standard range security package

Please note all home designs are required to comply with the energy efficiency rating provisions of the Building Code of Australia.

The final price will be subject to change based upon an independent accredited assessment of the home, taking into consideration the site location, climate zone, orientation, materials selection and variations made to the standard plan. Please also note that this home design has not been drawn to comply with any particular Residential Design Code, and will be subject to any relevant and applicable DAPs, design guidelines, building covenants and/or planning policies.

Additionally, no allowance for site works beyond basic service connections has been made and any patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and/or other items not specifically detailed in the specification above are from our Shelford Builder's Range.

Wet area tiling allowances are based on standard 300mm x 300mm floor and 200mm x 400mm or 200mm x 600mm non-rectified ceramic tiles with square laying patterns.

The specification set out above is correct at the time of printing, however it is subject to upgrade and change without notice and we reserve the right to substitute equivalent products and to use alternative suppliers.

Images may depict fixtures, features and finishes not included in the above specification.



Call 9599 1500 for more information

