

**Home Price:**  
**\$1,239,000**



# Angaston 25 The Gables

Settlement: July 2024

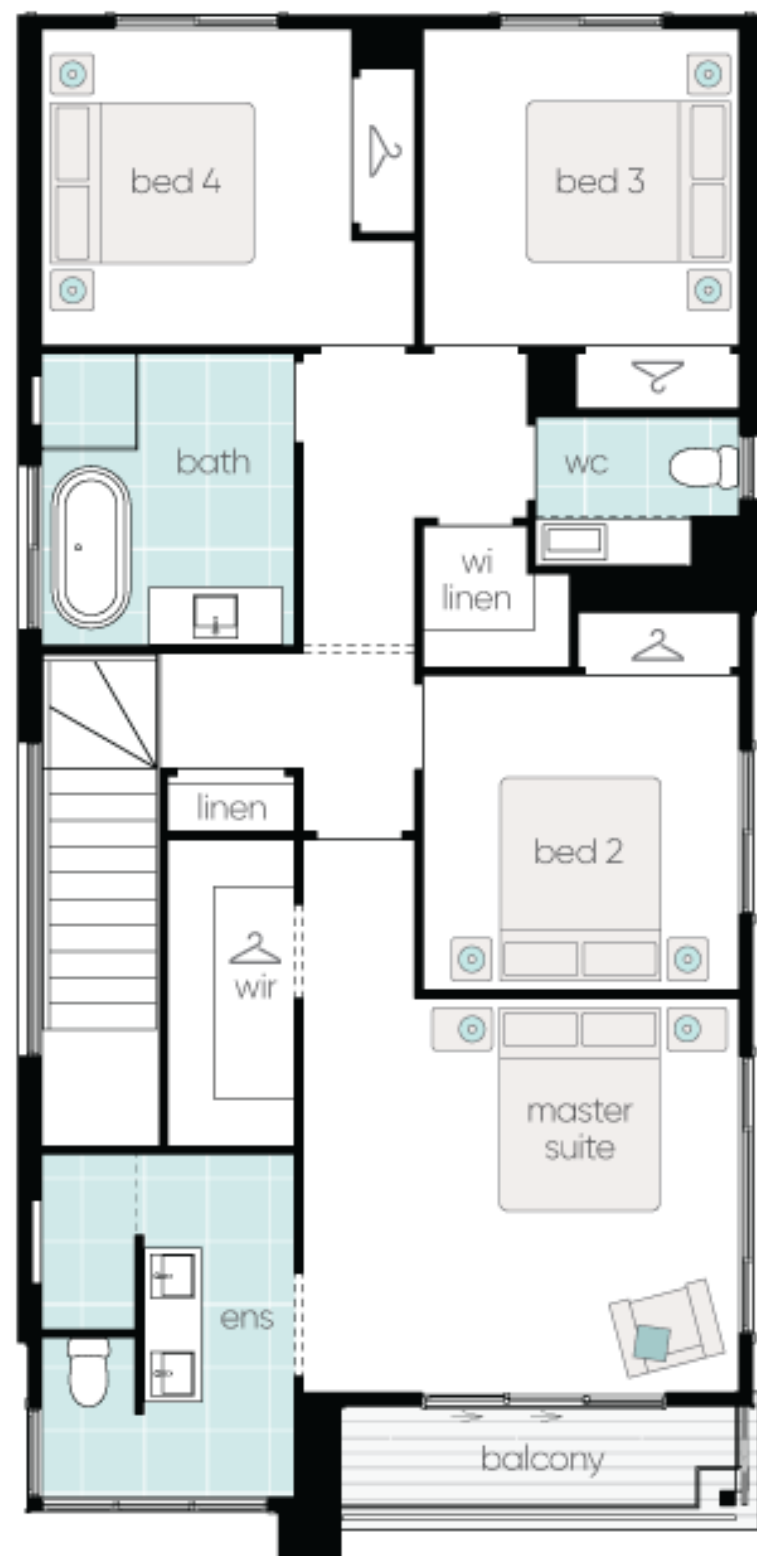
Lot: 3804

4  2.5  2 

Land: 250m<sup>2</sup>

House: 226.77m<sup>2</sup>





first floor



ground floor



# Premium comes standard

## KITCHEN

**FRIDGE** - Fisher & Paykel 569L ActiveSmart French Door Fridge

**COOKTOP** - Fisher & Paykel 900mm stainless steel gas cooktop

**OVEN** - 2 x Fisher & Paykel 900mm stainless steel multifunction oven

**RANGEHOOD** - Fisher & Paykel 900mm concealed rangehood, vented to external

**DISHWASHER** - Fisher & Paykel integrated dishwasher

**MICROWAVE** - Fisher & Paykel stainless steel microwave with trim kit

**BENCHTOPS** - 40mm Smartstone benchtops with pencil round edge and waterfall ends (where nominated on plan)

**SPLASHBACK** - Ceramic tiled splashback

**CABINETRY** - Polyurethane cupboard doors and drawer fronts with soft close doors

**WATER POINT** - Tap to rear of refrigerator space

**WATER FILTER** - Inline water filter fitted under kitchen with the filtered water delivered directly through the kitchen sink mixer

**PANTRY** - As nominated on plan with 4 shelf in Melamine

**BIN** - Slide-out bin enclosure

**KITCHEN SINK** - Posh Solus Mk3 double bowl stainless steel undermount sink

**BUTLER'S PANTRY SINK** - Overmount Clark Cellini single bowl round sink (where applicable)

**TAPWARE** - Posh Solus Gooseneck sink mixer in chrome finish

## ENSUITE, BATHROOM & POWDER ROOM

**FREESTANDING BATH** - Stylus Origin white freestanding bath with chrome waste and rubber plug as indicated on plan

**CABINETRY** - Fully laminated vanity units

**BENCHTOPS** - 20mm Smartstone benchtops with pencil round edge

**VANITY BASINS** - Posh Domaine Inset vanity basin with chrome waste in ensuite and bath

**MIRROR** - Polished edge mirror

**HANDLES** - Hettich handles

**SHOWER SCREENS** - 2,000mm high semi-framed shower enclosure and a semi-framed pivot door to bathroom and ensuite

**ACCESSORIES** - Posh Solus Mk2 towel rails

**TAPWARE** - Posh Solus Mk2 chrome mixer tapware to basin, shower and bath with matching chrome bath outlet

**TOILET** - Posh Domaine rimless close coupled back to wall toilet suite

**EXHAUST FANS** - Exhaust fan in ensuite, bathroom and powder room

**FLOOR WASTE** - Chrome floor wastes throughout

**TILING** - Full height tiling to bathroom and ensuite, excludes powder room

## DOORS

**FRONT DOOR** - Hume XN5 Newington, clear glazed in a paint finish

**INTERNAL** - Flush panel hinged doors

**SLIDING DOORS** - Aluminium sliding doors where specified

## DOOR FURNITURE

**FRONT DOOR** - Gainsborough Freestyle Trilock Smart Lock in brushed satin chrome

**INTERNAL** - Gainsborough Amelia G4 Leverset (privacy sets to bathrooms, WC and master bedroom)

## FLOORING

**CERAMIC TILES** - 600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen and butler's pantry, pantry, hallway & linen) (design specific)

**CARPET** - Feltex Category 4 carpet to remainder of home with 10mm underlay

## LAUNDRY

**LAUNDRY TUB** - Laminate cabinetry as outlined by plan with 20mm pencil edge stone benchtop with 45L drop-in tub

**EXHAUST FAN** - Exhaust fan to ceiling space in laundry

**TAPWARE** - Posh Bristol Mk2 sink mixer

**SPLASHBACK** - Tiled splashback to laundry tub

## INTERNAL

**CORNICE** - 90mm Cove cornice throughout, square set to bathroom and ensuite

**GAS PACKAGE** - Gas cooktop, HWS and heating point



# The design and inclusions work together, creating a harmonious style with luxurious quality throughout.

**ROBES** - WIR to main where nominated and framed mirror sliding doors to bedroom robes. Melamine shelving with draws and hanging rail provided

**SKIRTING** - Half splayed HMR skirting and architraves

## FOUNDATION/FRAME

**SLAB** - Concrete slab structurally designed by qualified engineers

**CEILING** - 2590mm height on ground floor. 2450mm height on first floor

**FRAME** - TRUECORE® Steel Frame

## ELECTRICAL

**AIR-CONDITIONING** - ActronAir reverse cycle ducted air conditioning system

**INTERNAL LIGHTING** - Downlights throughout. 2 x downlights to underside of overhead kitchen cupboards

**ALARM** - Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren

**POWER POINTS** - Throughout as detailed on electrical plan, external double waterproof power point to the alfresco

**USB POWER POINTS** - Refer to detailed electrical plan

**PHONE** - Refer to detailed electrical plan

**TELEVISION POINT** - Refer to detailed electrical plan

**INTERCOM** - Micron video intercom system with 7 inch colour digital screen

**EXTERNAL LIGHTS** - Feature Sentinel 2 up/down lights to garage and patio on facade

## HOT WATER SYSTEM

**HOT WATER SYSTEM** - Rheem Metro 26 instantaneous gas hot water unit

## PAINT

**INTERNAL WALLS** - Taubmans low sheen 3 coat paint system

**INTERNAL WOODWORK** - Taubmans gloss paintwork 3 coat paint system

**EXTERIOR** - Taubmans acrylic paintwork 3 coat paint system

## EXTERNAL

**WALLS** - Face brickwork with Austral Bricks where indicated on plan

**RENDER** - Cement render finish to selected areas as indicated on plan

**WINDOWS** - Aluminium windows throughout

**WINDOW FURNISHINGS** - Blockout Roller blinds to all windows and glass sliding doors, excludes wet areas and hinged doors

**FLYSCREENS** - Flyscreens to openable windows excluding hinged and sliding doors

**ROOF** - COLORBOND® roof

**FASCIA, GUTTER & DOWNPIPES** - COLORBOND® fascia and guttering, 90mm round PVC downpipes as indicated by plan

**SARKING** - Sarking to roof and external walls

**GARAGE DOOR** - Sectional COLORBOND® garage door, with two handsets and wall mounted button

**CERAMIC TILES** - 450 x 450mm ceramic floor tiles to porch and alfresco

**GARDEN TAPS** - One to front and one to rear of home

**LANDSCAPING** - Turf to front and rear, letterbox, garden to front yard. Refer to detailed landscaping plan

**DRIVEWAY** - Concrete driveway

**FENCING** - Timber lapped & capped fencing

**CLOTHESLINES** - Austral AddALine clothesline

**GAS CONNECTION** - Gas point to alfresco

## FEATURING 50 YEAR STRUCTURAL WARRANTY\*



\*Our steel frames and trusses come with a 50-year structural warranty from BlueScope Steel. For more information please visit [www.truecore.com.au](http://www.truecore.com.au). IMPORTANT NOTICE: ^The \$30k Deposit is offered on the package price with the balance required upon issue of the interim occupancy certificate. McDonald Jones Communities Pty Limited T/A Complete by McDonald Jones reserves the right to modify designs or specifications without notice. Standard inclusions apply to list price. Facade renders are shown as a guide only. Material finishes and renders shown are purely an expression of the artist and may depict fixtures, finishes and features not supplied by Complete by McDonald Jones such as alfresco decking, window and household furnishings and landscaping. Images may also depict optional variations to the house which incur additional charges. © McDonald Jones Communities Pty Limited. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of Complete by McDonald Jones. ABN: 42 603 418 364 BLC: 280160C Edition 01. July 2023.



REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:  
 - SUSTAINABILITY REQUIREMENTS  
 - SITE CLASSIFICATION  
 - GENERAL BUILDING INFORMATION

±/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.  
 SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

REFER TO WATER MANAGEMENT PLAN FOR ALL ROOF COLLECTION, SURFACE DRAINAGE CONNECTIONS AND DISCHARGE SYSTEMS.

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS. ALL SURFACE WATER DRAINAGE BY CUSTOMER.

CHARGED STORMWATER SYSTEM CANNOT BE USED FOR DISPOSAL OF DRIVEWAY OR OTHER SURFACE STORMWATER. CUSTOMER IS TO PROVIDE ALTERNATIVE DISCHARGE LINES IF DOWNPIPES ARE NOTED AS 'CDP' ON PLAN. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF CUSTOMER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

WIND CLASSIFICATION	N1
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E

APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	402.89m <sup>3</sup>
FILL VOLUME	420.59m <sup>3</sup>
DIFFERENCE	17.70m <sup>3</sup>
TONNAGE: 17.70m <sup>3</sup> x 2.25 = 39.83t 40 TONNES OF IMPORT FILL	



- (A) - EASEMENT FOR REPAIRS 0.9 WIDE
- (A1) - EASEMENT FOR REPAIRS 0.9 WIDE
- (B) - EASEMENT TO DRAIN WATER 1.5 WIDE
- (C) - EASEMENT FOR PAD MOUNT SUBSTATION 2.75 WIDE
- (C1) - COVENANT R288397
- (C2) - COVENANT S13628
- (D) - RESTRICTION ON THE USE OF LAND
- (E) - RESTRICTION ON THE USE OF LAND

DENOTES DROPPED EDGE BEAM HEIGHTS.  
 REFER TO INDIVIDUAL SITINGS FOR CLARITY.

RETAINING WALL & HEIGHTS ARE INDICATIVE ONLY.  
 REFER TO INDIVIDUAL SITINGS FOR CLARITY.

THIS PLAN ACCEPTED BY:

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PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

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DATE:

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DRAWING	DRAWN
11 LOTS 4101 ROOF & 4103 CNR FINISH UPDATED	AVA 2022.04.11
12 LOT 4102 UPDATED	AVA 2022.04.22
13 LOT 138 & 141 RET LOCATION UPDATED	AVA 2022.05.03
14 CIVIL WORKS NOTED AS PER COUNCIL	AVA 2022.07.18
15 RETAINING WALLS UPDATED	AVA 2022.09.12

CLIENT: <b>COMPLETE BY MCDONALD JONES</b>	LOT No.: 1
ADDRESS: <b>THE GABLES, PRECINCT D STAGE 1</b>	DP No.: NYR
SUBURB: BOX HILL	SECTION No.: N/A
POSTCODE: 2765	COUNCIL: THE HILLS SHIRE

HOUSE DESIGN:	HOUSE CODE:
FACADE DESIGN:	FACADE CODE:
SHEET TITLE: <b>SITE PLAN - SITE WORKS REQUIREMENTS</b>	SCALES:
	SHEET No.: 3 / 15

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**LOT 138**

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