

Home Price:
\$1,519,000



Avalon

The Gables

Settlement: July 2024

Lot: 3810

5  3  2 

Land: 322m²

House: 304.14m²



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. 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 ³
FILL VOLUME	420.59m ³
DIFFERENCE	17.70m ³
TONNAGE: 17.70m ³ 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

XXXXXX 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:

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

 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: COMPLETE BY MCDONALD JONES	LOT No.: 1
ADDRESS: THE GABLES, PRECINCT D STAGE 1	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: SITE PLAN - SITE WORKS REQUIREMENTS	SCALES:
	SHEET No.: 3 / 15

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.

LOT 138

File Location: G:\NSW Spec Homes Division\Drafting\Development\05 - Subdivision Plans\The Gables, Box Hill\Subdivision Plan Model\Lot 138 & 141 Survey - Box Hill The Gables Subdivision Plan - AC22.pht
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