

**HERMITAGE** HOMES



© Copyright. This brochure is current as at May 2021. All images, plan and information contained in this brochure are for illustrative purposes only and may depict upgrade options available. Hermitage Homes reserve the right to change package details, prices or substitute the make, model and or type of any of the products, specifications, inclusions or promotion without notice or obligation. Please refer to final contract documents for exact details. Any person intending to act on any information contained herein should enquire with Hermitage Homes as Hermitage Homes does not guarantee, and accepts no legal liability whatsoever arising from or connected to any material contained in this Brochure. E&OE. Hermitage Properties Pty Ltd ABN 37 081 101 91



# INDEX

The Hermitage Homes Experience	4
Hermitage Homes Process	12
Home Finder	16
Single Storey Homes	17
Single Storey Façades	18
Double Storey Homes	43
Internal Colour Schemes	55
Inclusions	64

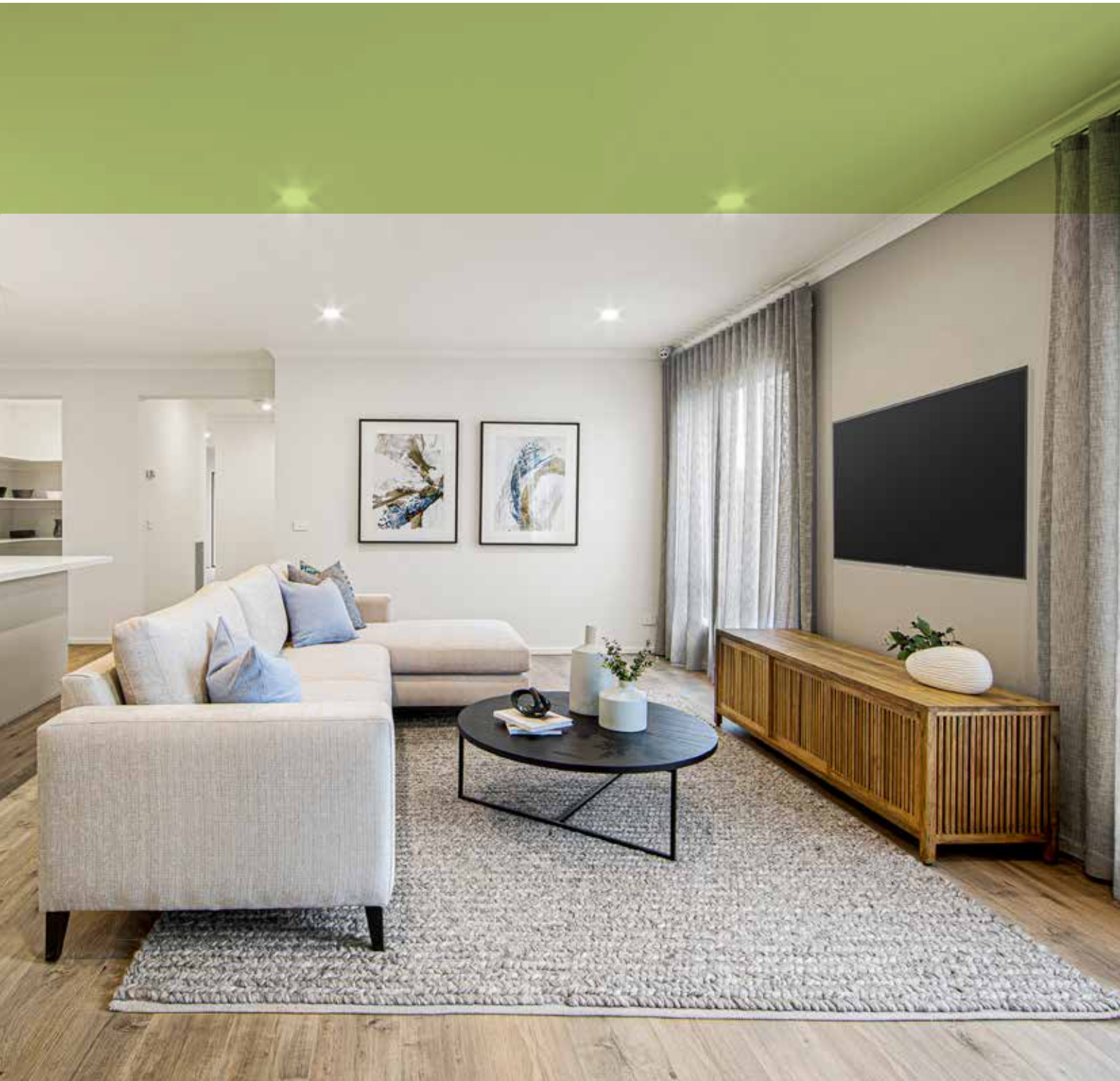
# ABOUT

Hermitage Homes specialises in building great quality builds all over Victoria. We have over 23 years' of experience and built 1,000's of homes for some very happy clients. As you would expect from a leading builder Hermitage Homes offers a comprehensive range of turnkey inclusions, we include everything from the mailbox to the clothesline and everything in between, giving buyers the ability to move in, stress free on the day of handover. We continuously strive to build building our local reputation as the preferred builder for anyone looking to buy their first or subsequent homes.

Hermitage Homes believes that great product needs to be supported with great services and that is what we deliver! Our Sales and Operations teams are here to assist the whole way from sale to handover to maintenance checks. We want to ensure that every buyer has the best experience throughout this process and ultimately buys multiple homes through Hermitage.

We have received extensive feedback from both our third-party groups and our clients in which we are identified as their 'builder of choice' for a few reasons, being we genuinely care for our customers and we are 'quick to decide and respond' to any enquiries, feedback or requests.





supporting  
**carbonneutral**  
Turn Emissions into Trees®



AWARD WINNING  
BUILDER





## HIA - Most Professional Medium Builder Award

We were recently awarded Victoria's most professional medium size builder by the HIA in the 2019 HIA-CSR Housing Awards.

According to the HIA, The Professional Builder and Renovator Awards acknowledges outstanding business achievement among Australia's home builders. Recognising quality and professionalism, the Professional Builder Awards present opportunity for home builders to demonstrate their commitment to customer service, business management and leadership.



2020 Finalist



2019 Winner



2018 Finalist



2017 Finalist

## March 2020 - MEDIA RELEASE

HERMITAGE PROPERTIES PTY LTD SCORES 97.06% FOR CUSTOMER SATISFACTION



The judging process for the 2020 Australian Achiever Awards for Australia's Architect Services, Building Design, Building Construction and Interior Design Services category was completed on 5th March.

Hermitage Properties Pty Ltd scored 97.06% and was awarded VIC State Winner for this category. Now into its twenty-third year, the Australian Achiever Awards are an independent, unbiased award system based on assessment ratings from a business' own customers. The awards provide an indication of a well-run business, where satisfied customers are a sign that a business is healthy, worthy of praise and increased custom.





# WHY HERMITAGE HOMES?

Our strategic plan is to continue to grow and diversify our business across multiple channels to limit our risk through market changes. Throughout the year Hermitage Homes has focused on growing the sales volume while keeping the build quality and service at an optimum level. We are fortunate enough that all our service and administration staff are in head office. This allows us to plan and execute our vision across business. Throughout the last year we have faced several market challenges, however our sales have continued to grow. Over the next 18 months we are aiming to double the amount of builds Hermitage Homes produces. We are striving to continue to build our brand awareness and sales volume with the aim of being one of the most recognised and awarded brands in the Home Building industry in Victoria.

We have also expanded our brand to owning our own land developments, including but not limited to, a 1,000-lot master planned community Estate known as Springridge Estate in Wallan, Victoria. Another upcoming development is a waterside development in Melton South, Victoria called Skylark Rise. We have also extended our business to include a 168-room luxury hotel in Richmond, Melbourne, called Element Melbourne which opened in June 2019. The hotel is part of world recognised company, Marriott International, and debuted the Element brand in Australia.





## CARBON NEUTRAL

Hermitage proudly became recognised as one of the only carbon neutral builders in Victoria. Part of the process to become carbon neutral required the offset of 270 tonnes of carbon and other harmful gases, we planted almost 4,050 trees and shrubs to diminish our impact on the environment.

At Hermitage we understand our responsibility to the continued sustainability of the environment. We have made many changes in recent years to reduce our carbon footprint. We have set up an online platform whereby all documents are signed and processed digitally. When we are unable to use our digital platform, we have recycling bins around the office to recycle all used paper. Employees are also conscious of reducing electricity by shutting down their computers and turning off appliances at the end of the day.

We understand that our operations still have an impact on the environment and as a company we still have a carbon footprint. To reduce our impact we have purchased carbon credits to offset our annual emissions. At Hermitage, we are committed to maintaining and improving the planet for future generations.



# ISO 9001 CERTIFICATION

ISO 9001 is the international standard for a Quality Management System ("QMS").

In order to be certified to the ISO 9001 standard, a company must follow the requirements set forth in the ISO 9001 Standard. The standard is used by organisations to demonstrate their ability to consistently provide products and services that meet customer and regulatory requirements and demonstrate continuous improvement. In terms of Hermitage, we look to show our quality and service by focusing on the following criteria:

- Customer satisfaction – striving to consistently achieve a 5 star rating
- Delivery in full on time – ensuring our projects are delivered on time and to agreed conditions
- Defects – minimising building defects
- Jobs quoted verses jobs achieved – finding the right balance for the jobs we quote in comparison to the jobs we achieve; and
- Build days – consistently improving on our building period.

We are very proud to be ISO 9001 Quality Certified. Quality is something that we believe sets us apart from our competitors and it's great to see we are now internationally recognised in this area. This standard ensures our products and services meet the needs of our customers through an effective Quality Management System. We are always striving to deliver the best quality. We are the only residential builders who have ISO 9001 certification and we are extremely proud to have achieved this certification.

# THE CONSTRUCTION PROCESS

## RETAIL

Quote to Site Start  
16 - 30 Weeks

Sales Quote

+ 8 Weeks and + \$10K - \$100K

Initial drawing/tender takes place 4 weeks after initial quote. Then a further 4 weeks for Colour Selection.  
Usually \$10K - \$100K

+ 2 - 8 Weeks and + \$10K - \$30K

Builders need to achieve a 6-star energy rating, also to comply with Developer guideline.  
A Further 2-8 weeks and can cost an additional \$10K - \$30K.

+ \$10.9K - \$52K

Applying for Build Permit which determines the Council requirements Community Infrastructure Levy can cost \$900 - \$2K.

The amount initially provided is an allowance. Here is when they quote the final price.  
\$10K - \$50K

+ 1 - 2 Weeks

The contract is finally complete and can be passed onto the bank and be used for a valuation.

+ \$30K - \$100K

The house is now complete, but depending on the builder, you might be missing landscaping, driveways, blinds, fencing, clotheslines, letterbox or even flooring.

Initial Drawings/  
Tender and  
Appointment

6 Star Energy  
Rating and  
Developer  
Approval

Build Permit/Site  
Costs

Final Contract  
Signing

House Complete

## TURNKEY

Contract to Site Start  
10 - 12 Weeks

Contract  
Signed

No extra cost!

# 12 WEEK SITE START READY

MILESTONE	PROCESS	INVESTOR GROUP	HH
Pre-Deposit	Confirm the house design with your client and request the HIA Building contracts	✓	
Week 1	Select the internal and external colour schemes		✓
	Prepare and issue HIA Building contracts		✓
Week 2	Sign and return your HIA Building contract	✓	
	5% build tax invoice raised Organise payment Advise status of finance and anticipated land settlement date	✓	
<b>Land Titled Week</b> 3 - 5	Order and receive soil report and property information from council		✓
Week 6 - 9	Prepare final working drawings		✓
	Client to sign and return working drawings	✓	
	Order 6 star energy report		✓
	Order engineered slab design		✓
	Apply for developer approval		✓
Week 10 - 11	Apply for building permit		✓
	Confirm land settlement complete	✓	
Week 12	Order materials ready to commence construction		✓

Disclaimer: Site start date is subject to land title and finance availability, and report and consent if applicable.

# CUSTOMER COMMUNICATION MATRIX

CONTACT NUMBER	MILESTONE	FORM OF COMMUNICATION	WHAT IS THE COMMUNICATION?
1	Permit Applied	Auto Email	"Your building permit has been lodged. Our building surveyor will review the documents and plans. We will receive their assessment in approx 10 days. We will advise you as soon as the building permit has been received. Kind Regards"
2	Permit Received	Auto Email	"Your building permit has been received, we will email a copy to you shortly. Once we have received confirmation of your land settlement we will commence construction within 2 weeks. Kind Regards"
3	ACC'd	Auto Email	"Your file has been handed over to our construction department and work will commence shortly on site. You will receive a email shortly confirming your site start date. Kind Regards"
4	Site Start Email	Email	Site Start Email sent confirming site start date and contract completion date
5	Site Start	Auto Email	"Congratulations!! We confirm works have commenced on your site. We will be in contact as soon as your slab has been completed. Kind Regards"
6	Slab Complete	Auto Email	"Congratulations. We confirm that your slab is now complete, you will receive an invoice for this stage via email shortly. Kind Regards"
7	Slab Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
8	Frame Complete	Auto Email	"Congratulations. We confirm that your frame is now complete, you will receive an invoice for this stage via email shortly. Kind Regards"
9	Frame Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
10	Lockup Complete	Auto Email	"We have now completed your home to Lockup stage, you will receive an invoice for this stage in the mail shortly. Kind Regards"
11	Lockup Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
12	Fixout Complete	Auto Email	"We have now completed Fixout stage on your new home, you will receive an invoice for this stage via email shortly. Kind Regards"
13	Fixout Complete	Email	Contact Administrator emails Investor Group with photos of the complete stage
14	Report Received	Auto Email	"Congratulations. We confirm that our Independent Inspector has inspected your home and we are now in the process of rectifying any items found. We will be in contact with you as soon as your home is complete. Kind Regards"
15	Practical Completion	Auto Email	"Your new home is now complete. Please arrange for your nominated inspector to inspect your new home within the next 7 days. Your Letter of Completion, Final Invoice and Certificate of Occupancy will be sent to you shortly. Kind Regards"
16	Practical Completion	Email	Contact Administrator emails the Letter of Completion, Final Invoice and Certificate of Occupancy to Investor Group.
17	Ready for Handover	Email	Handover Letter sent - "Your home is now complete and final payment is due in 7 days"
18	Final Payment Received	Pack	Handover Pack including keys and all certificates sent to nominated person (ie: Real Estate Agent, Investor Group etc)
Extras		Email	Every Friday workflow reports will be email to the Investment Group detailing all jobs in our system and their status.

NOTE: All contact is between Hermitage Homes and the Investor Group. Hermitage Homes do not deal directly with the end client.

# BUILD ZONES



Hermitage Homes is committed to building in all areas across Melbourne Metro and some regional areas including the Ballarat and Geelong Regions as well as some of the Gippsland Regions. Hermitage Homes has been selective in finding the right locations to ensure that the clients get the maximum return.

# HOME FINDER



Min. Block Length	Floor plan	Page	Total (m <sup>2</sup> )	Total sq	Single Storey	Double Storey	Beds	Baths	Garage	Living Areas	Outdoor Area	Study
8.5m	Lucas 14	20	127.21	13.7	◇		3	2	1	1	-	-
8.5m	Boomer 14	21	128.06	13.8	◇		3	2	1	1	-	-
8.5m	Boomer 17	22	152.71	16.4	◇		4	2	1	1	-	-
8.5m	Ikonic 19	44	179.00	19.3		◇	5	2	1	1	-	-
10.0m	Magellan 17	23	159.34	17.2	◇		3	2	1	1	-	-
10.0m	Spencer 17	45	164.25	17.7		◇	3	2	2	1	-	-
10.0m	Spencer 24	46	220.73	23.8		◇	4	2	2	1	✓	-
10.5m	Novo 14	24	134.23	14.5	◇		3	2	1	1	-	-
10.5m	Jackson 18	25	168.45	18.1	◇		4	2	1	1	-	-
10.5m	Drake 19	26	175.89	18.9	◇		4	2	2	1	-	✓
10.5m	Cook 20	27	188.66	20.3	◇		4	2	2	1	-	✓
12.5m	Burke 21	28	204.43	22.0	◇		4	2	2	2	✓	-
12.5m	Onix 17	29	151.63	16.3	◇		3	2	2	1	-	-
12.5m	Flinders 19	30	179.61	19.3	◇		4	2	2	1	✓	-
12.5m	Perkins 19	31	180.18	19.4	◇		4	2	2	1	✓	-
12.5m	Jasper 20	32	183.75	19.4	◇		4	2	2	1	✓	-
12.5m	Elwood 20	33	190.57	20.5	◇		4	2	2	2	✓	-
12.5m	Kennedy 22L	34	206.32	22.2	◇		4	2	2	2	✓	-
12.5m	Wenworth 22	35	206.32	22.2	◇		4	2	2	2	✓	✓
12.5m	Cortez 23	36	213.48	23.0	◇		4	2	2	2	✓	-
12.5m	Polo 26	37	238.56	25.7	◇		4	2	2	2	✓	✓
12.5m	Oxford 27	47	247.50	26.6		◇	4	2	2	2	-	✓
12.5m	Cambridge 28	48	255.70	27.5		◇	5	3	2	2	-	✓
12.5m	Oxford 31	49	280.99	30.2		◇	4	2	2	3	✓	✓
12.5m	Cambridge 31	50	286.50	30.8		◇	5	3	2	3	✓	✓
12.5m	Burton 36	51	338.77	36.5		◇	4	2	2	3	✓	-
14.0m	Heath 21	38	195.67	21.1	◇		4	2	2	2	✓	-
14.0m	Bass 23	39	216.32	23.3	◇		4	2	2	2	✓	-
14.0m	Erickson 24	40	221.96	23.9	◇		4	2	2	1	✓	-
14.0m	Hudson 28	41	262.17	28.2	◇		4	2	2	2	✓	✓
14.0m	Catalina 20	52	183.36	19.7		◇	4	2	2	2	-	-
14.0m	Burton 40	53	376.74	40.5		◇	4	2	2	3	✓	-
14.0m	Heathcote 45	54	430.68	46.4		◇	4	2	2	4	✓	✓
14.5m	Chelsea 18	42	161.85	17.4	◇		4	2	2	1	-	-



# SINGLE STOREY HOMES





DUKE



HOLT



SUMMIT



REID



SORRENTO



PRESIDENT



WATSON



WHITLAM

# SINGLE STOREY FAÇADES

# LUCAS 14

## 8.5m+



House Width	8.50m	Min. Block Width	8.5m
House Length	16.96m	Min. Block Length	22.0m

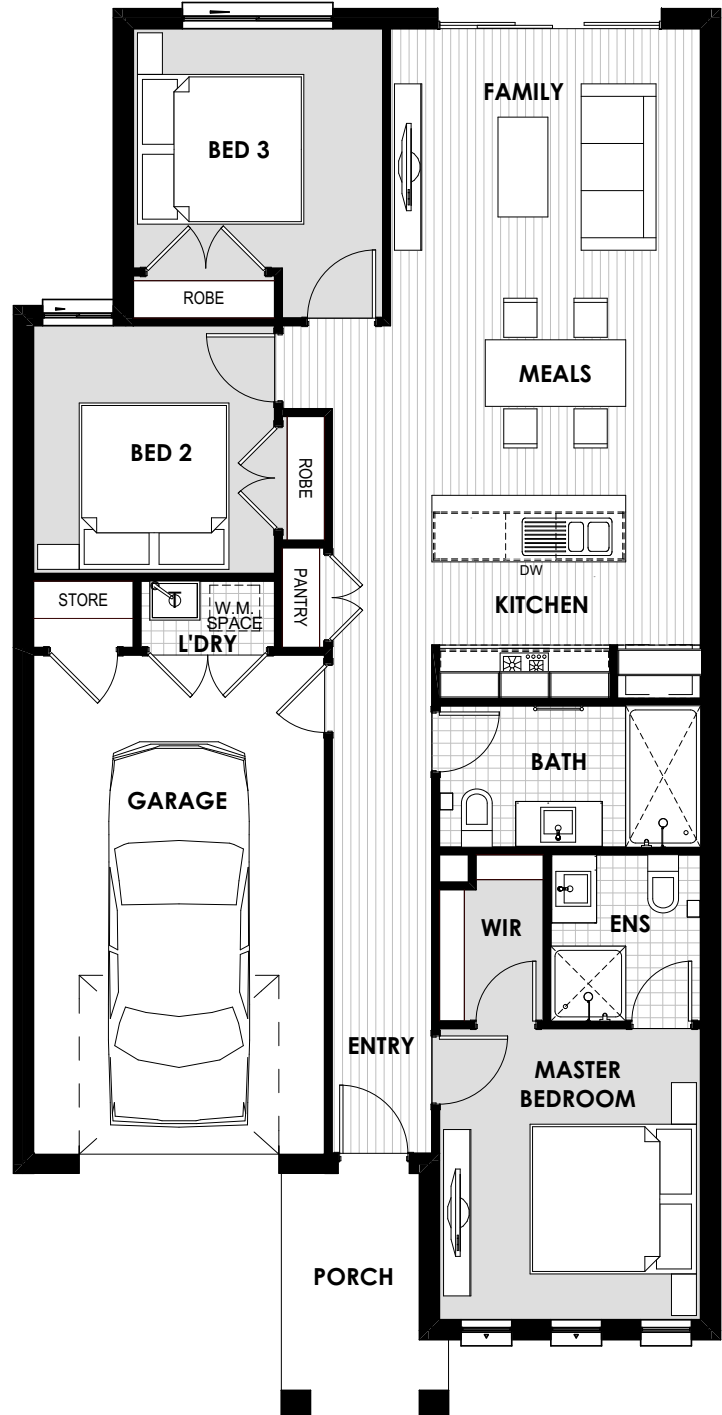
### HOME DIMENSIONS

Living	97.75(m <sup>2</sup> )	10.5sq
Garage	24.21(m <sup>2</sup> )	2.6sq
Outdoor Living	N/A	N/A
Porch	5.25(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>127.21(m<sup>2</sup>)</b>	<b>13.7sq</b>

### ROOM DIMENSIONS

Master Suite	3.5m x 3.1m
Bed 2	2.9m x 2.9m
Bed 3	3.0m x 2.8m
Meals	3.7m x 2.0m
Family	3.7m x 3.6m

Note:  
Double Garage Option Available  
Minimum Lot Width 10.5m

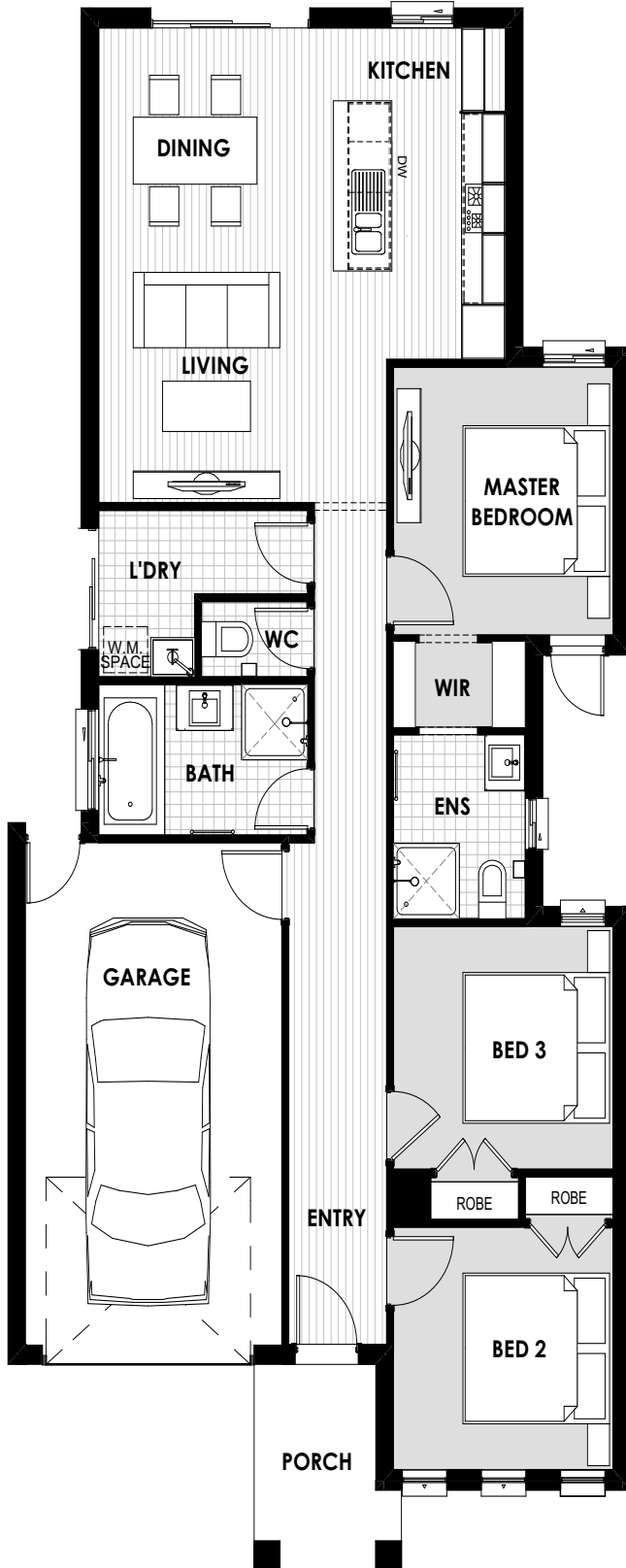


# BOOMER 14

8.5m+



House Width 8.50m Min. Block Width 8.5m  
House Length 18.66m Min. Block Length 26.0m



## HOME DIMENSIONS

Living	99.28(m <sup>2</sup> )	10.7sq
Garage	24.36(m <sup>2</sup> )	2.6sq
Outdoor Living	N/A	N/A
Porch	4.42(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>128.06(m<sup>2</sup>)</b>	<b>13.8sq</b>

## ROOM DIMENSIONS

Master Suite	3.2m x 3.0m
Bed 2	3.0m x 2.9m
Bed 3	3.0m x 2.9m
Living	3.2m x 3.3m
Dining	3.2m x 2.5m

# BOOMER 17

## 8.5m+



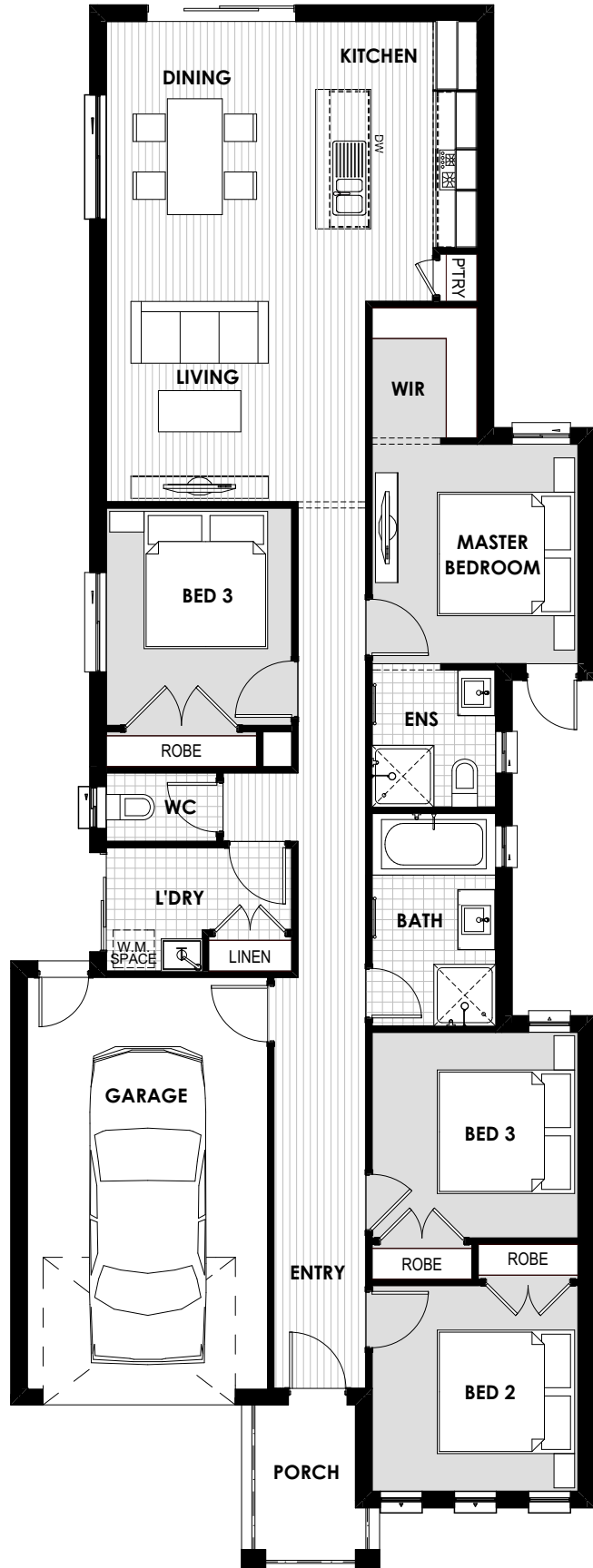
House Width 8.50m Min. Block Width 8.5m  
House Length 22.86m Min. Block Length 30.0m

### HOME DIMENSIONS

Living	123.91(m <sup>2</sup> )	13.3sq
Garage	24.38(m <sup>2</sup> )	2.6sq
Outdoor Living	N/A	N/A
Porch	4.42(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>152.71(m<sup>2</sup>)</b>	<b>16.4sq</b>

### ROOM DIMENSIONS

Master Suite	3.2m x 3.0m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.2m x 2.7m
Meals	3.0m x 3.0m
Family	3.8m x 3.9m

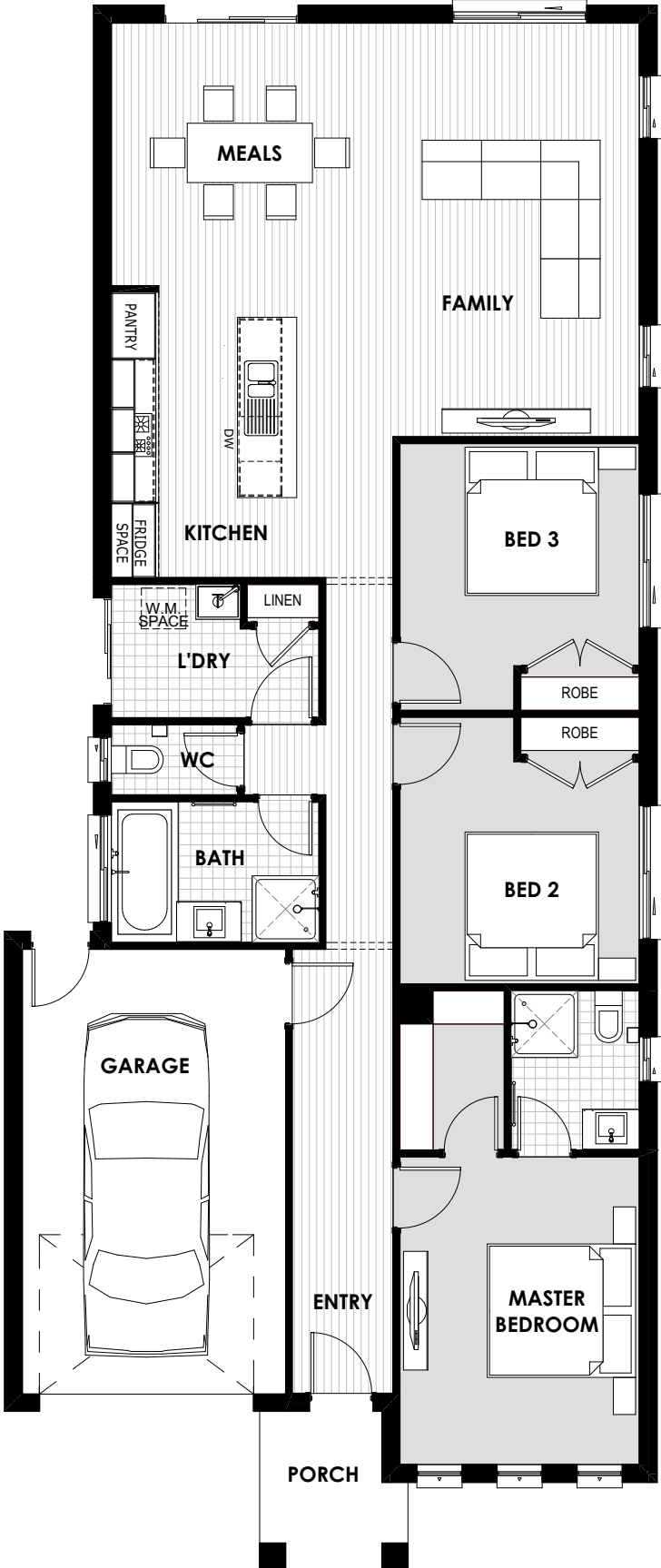


# MAGELLAN 17

10.0m+



House Width 8.80m Min. Block Width 10.0m  
 House Length 21.09m Min. Block Length 28.0m



**HOME DIMENSIONS**

Living	130.72(m <sup>2</sup> )	14.1sq
Garage	24.70(m <sup>2</sup> )	2.7sq
Outdoor Living	N/A	N/A
Porch	3.92(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>159.34(m<sup>2</sup>)</b>	<b>17.2sq</b>

**ROOM DIMENSIONS**

Master Suite	4.1m x 3.2m
Bed 2	3.0m x 3.2m
Bed 3	3.0m x 3.2m
Meals	3.5m x 2.5m
Family	5.5m x 4.6m

# NOVO 14

## 10.5m+



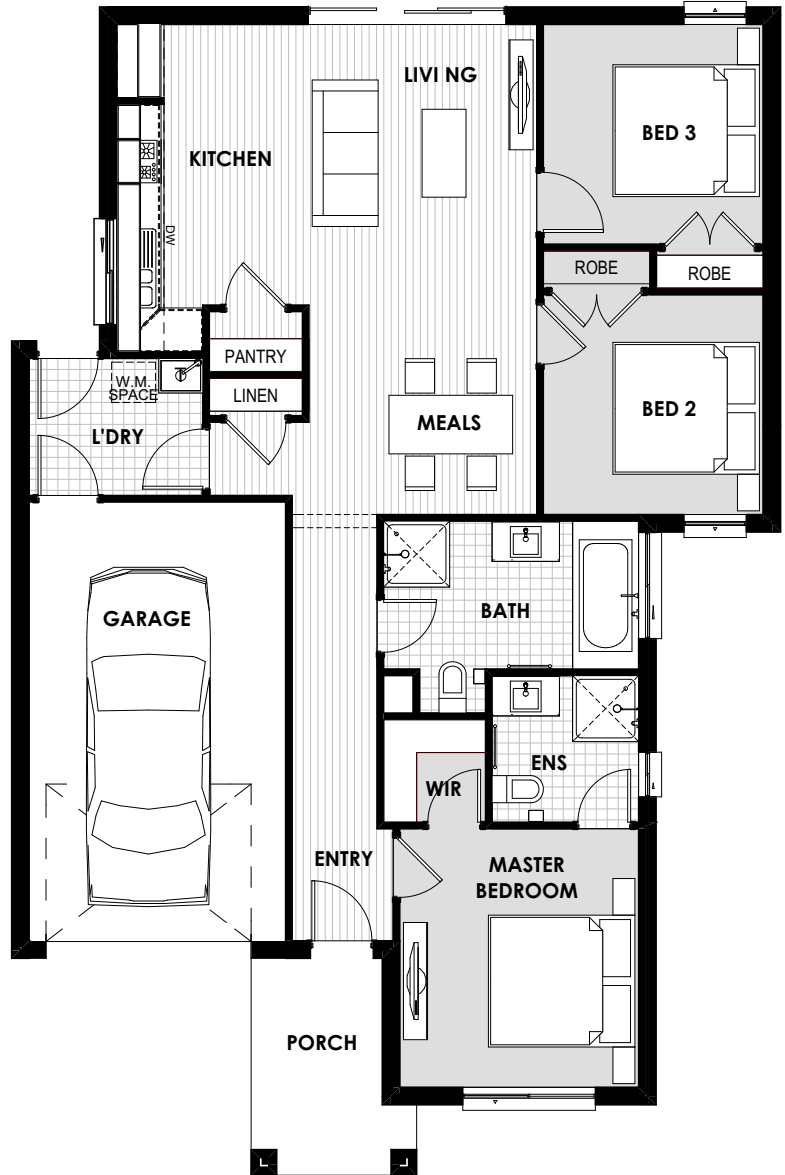
House Width 10.50m Min. Block Width 10.5m  
 House Length 15.95m Min. Block Length 21.0m

### HOME DIMENSIONS

Living	104.27(m <sup>2</sup> )	11.3sq
Garage	24.21(m <sup>2</sup> )	2.6sq
Outdoor Living	N/A	N/A
Porch	5.57(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>134.23(m<sup>2</sup>)</b>	<b>14.5sq</b>

### ROOM DIMENSIONS

Master Suite	3.5m x 3.2m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Meals	3.1m x 2.9m
Family	3.1m x 3.8m





# JACKSON 18

10.5m+



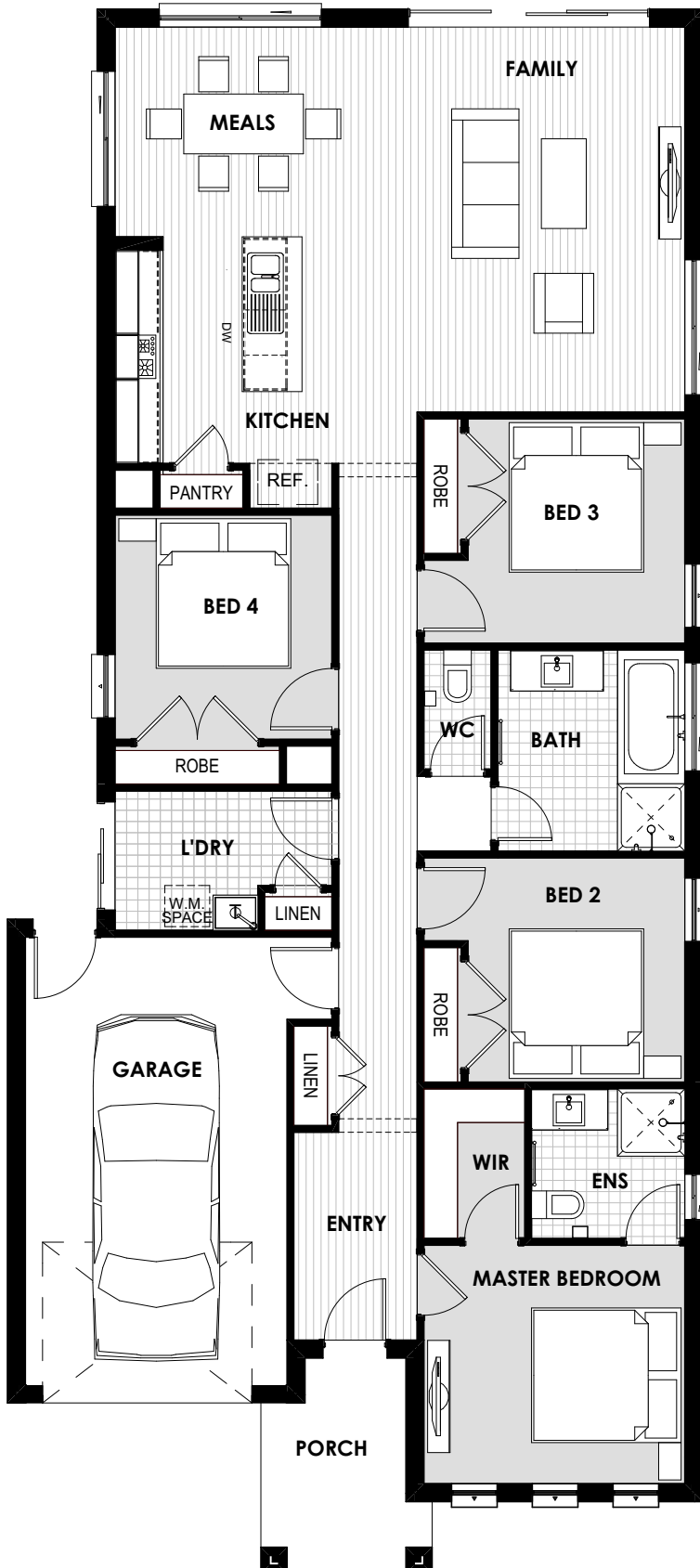
House Width 9.30m Min. Block Width 10.5m  
House Length 20.92m Min. Block Length 28.0m

## HOME DIMENSIONS

Living	137.93(m <sup>2</sup> )	14.9sq
Garage	24.95(m <sup>2</sup> )	2.7sq
Outdoor Living	N/A	N/A
Porch	5.57(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>168.45(m<sup>2</sup>)</b>	<b>18.1sq</b>

## ROOM DIMENSIONS

Master Suite	3.4m x 3.1m
Bed 2	3.0m x 2.9m
Bed 3	3.0m x 2.9m
Bed 4	3.0m x 2.9m
Meals	4.0m x 2.8m
Family	5.1m x 3.6m



# DRAKE 19

## 10.5m+



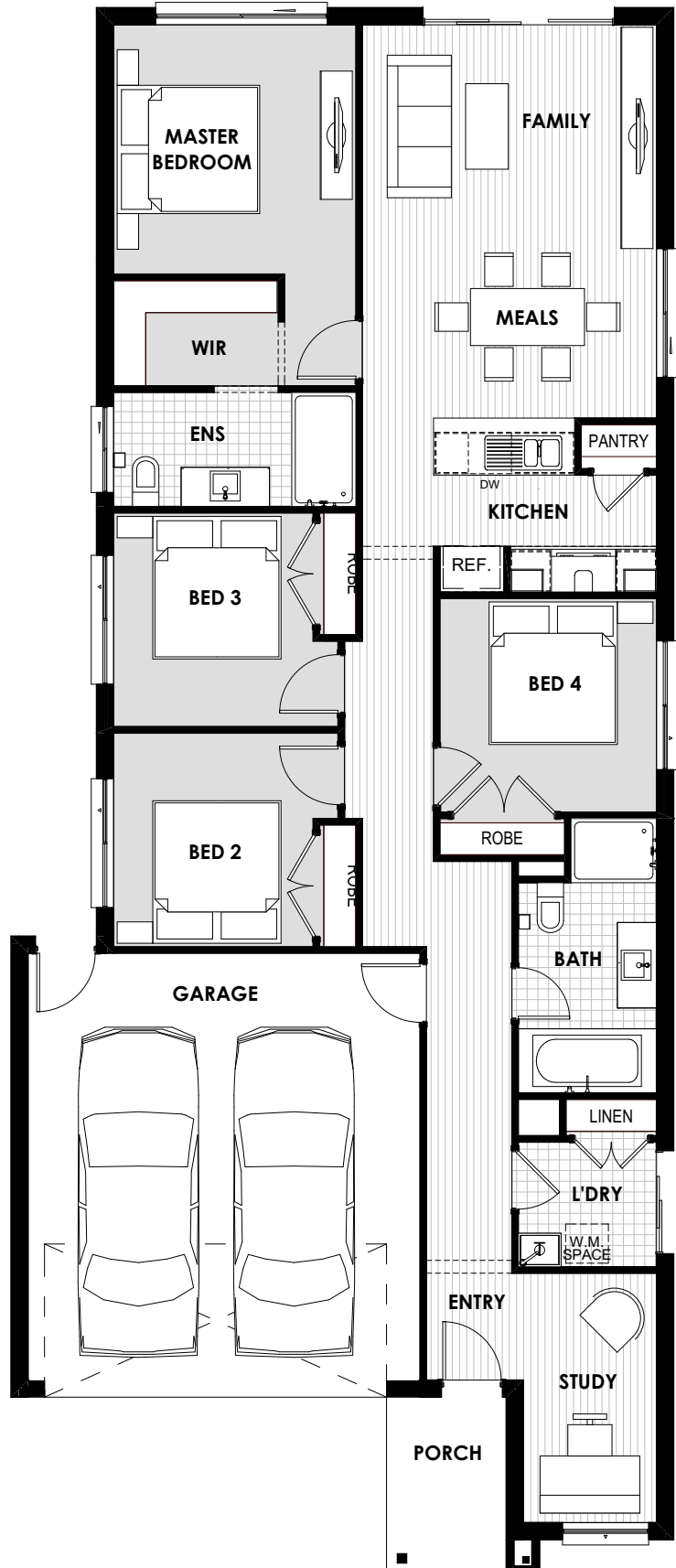
House Width 9.30m Min. Block Width 10.5m  
House Length 22.46m Min. Block Length 28.0m

### HOME DIMENSIONS

Living	133.39(m <sup>2</sup> )	14.4sq
Garage	37.08(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	5.42(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>175.89(m<sup>2</sup>)</b>	<b>18.9sq</b>

### ROOM DIMENSIONS

Master Suite	3.5m x 3.4m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Study	3.5m x 1.9m
Meals	4.1m x 2.5m
Family	4.1m x 3.0m



# COOK 20

10.5m+



House Width 9.30m Min. Block Width 10.5m  
House Length 23.46m Min. Block Length 31.0m

## HOME DIMENSIONS

Living	147.76(m <sup>2</sup> )	15.9sq
Garage	37.08(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	3.82(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>188.66(m<sup>2</sup>)</b>	<b>20.3sq</b>

## ROOM DIMENSIONS

Master Suite	3.5m x 3.4m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Study	3.3m x 1.9m
Meals	4.1m x 2.8m
Family	4.1m x 3.7m



# BURKE 21

## 12.5m+



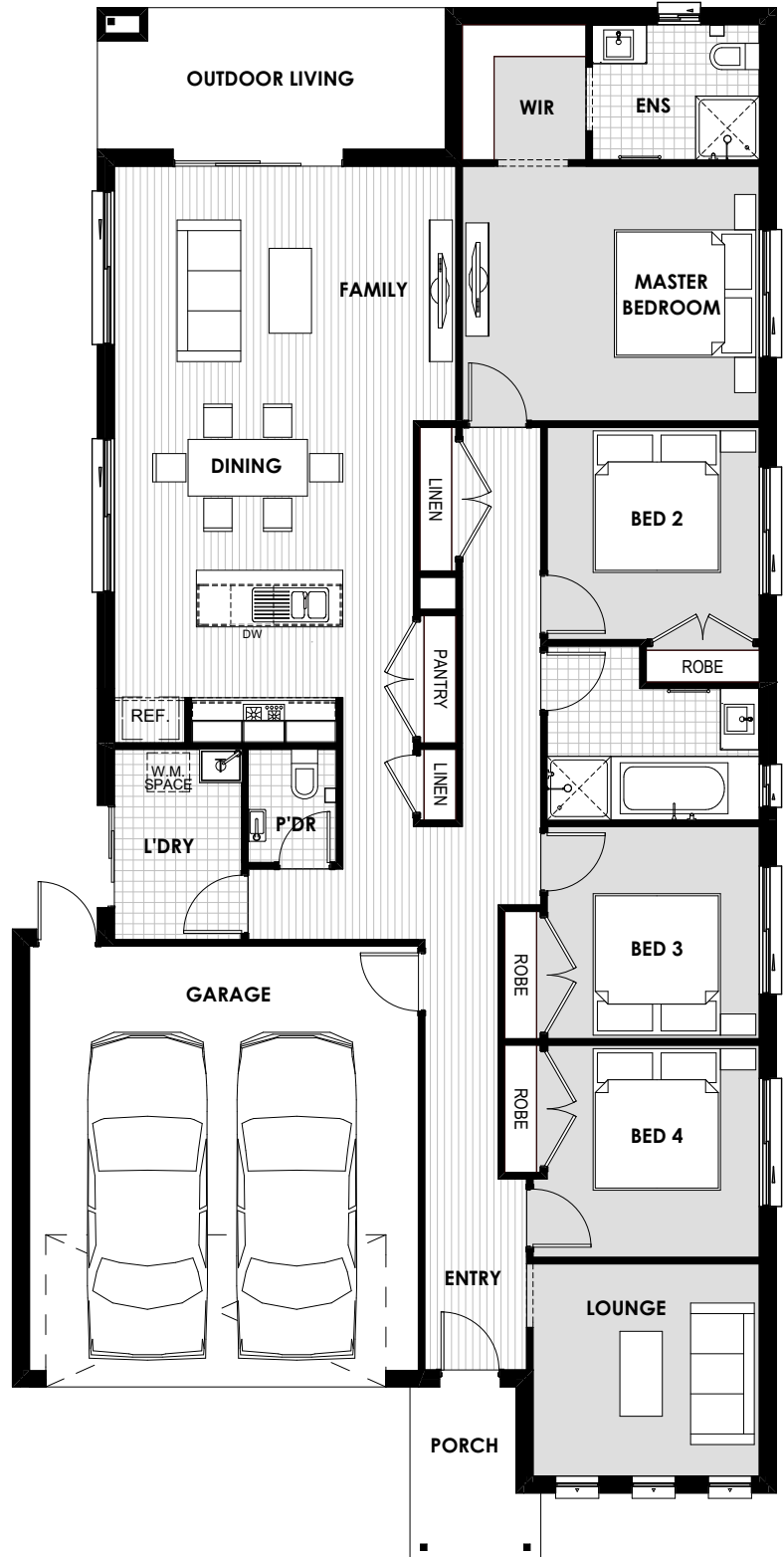
House Width 10.80m Min. Block Width 12.5m  
House Length 21.95m Min. Block Length 29.0m

### HOME DIMENSIONS

Living	153.53(m <sup>2</sup> )	16.5sq
Garage	37.03(m <sup>2</sup> )	4.0sq
Outdoor Living	9.84(m <sup>2</sup> )	1.1sq
Porch	4.03(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>204.43(m<sup>2</sup>)</b>	<b>22.0sq</b>

### ROOM DIMENSIONS

Master Suite	4.2m x 3.6m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Lounge	3.2m x 3.0m
Meals	4.2m x 2.1m
Family	4.8m x 3.6m
Outdoor Living	4.9m x 2.0m



# ONIX 17

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 14.96m Min. Block Length 21.0m



### HOME DIMENSIONS

Living	110.58(m <sup>2</sup> )	11.9sq
Garage	36.85(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	4.20(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>151.63(m<sup>2</sup>)</b>	<b>16.3sq</b>

### ROOM DIMENSIONS

Master Suite	3.1m x 3.6m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.4m
Meals	4.2m x 2.4m
Family	4.2m x 3.5m

# FLINDERS 19

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 19.00m Min. Block Length 26.0m

### HOME DIMENSIONS

Living	129.71(m <sup>2</sup> )	14.0sq
Garage	37.13(m <sup>2</sup> )	4.0sq
Outdoor Living	9.13(m <sup>2</sup> )	1.0sq
Porch	3.64(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>179.61(m<sup>2</sup>)</b>	<b>19.3sq</b>

### ROOM DIMENSIONS

Master Suite	3.7m x 3.0m
Bed 2	3.1m x 3.0m
Bed 3	3.1m x 3.0m
Bed 4	3.0m x 3.0m
Meals	4.1m x 3.1m
Family	3.4m x 3.3m
Outdoor Living	3.5m x 2.5m



# PERKINS 19

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 19.00m Min. Block Length 26.0m

### HOME DIMENSIONS

Living	128.58(m <sup>2</sup> )	13.8sq
Garage	37.22(m <sup>2</sup> )	4.0sq
Outdoor Living	10.33(m <sup>2</sup> )	1.1sq
Porch	4.05(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>180.18(m<sup>2</sup>)</b>	<b>19.4sq</b>

### ROOM DIMENSIONS

Master Suite	3.7m x 3.2m
Bed 2	3.1m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Family	4.3m x 3.1m
Dining	4.3m x 2.5m
Outdoor Living	3.6m x 2.8m



# JASPER 20

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 18.55m Min. Block Length 26.0m

### HOME DIMENSIONS

Living	133.37(m <sup>2</sup> )	14.4sq
Garage	37.17(m <sup>2</sup> )	4.0sq
Outdoor Living	8.23(m <sup>2</sup> )	0.9sq
Porch	4.98(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>183.75(m<sup>2</sup>)</b>	<b>19.8sq</b>

### ROOM DIMENSIONS

Master Suite	3.8m x 3.6m
Bed 2	3.2m x 3.0m
Bed 3	3.2m x 2.8m
Bed 4	3.2m x 3.0m
Meals	4.3m x 2.5m
Family	4.3m x 3.2m
Outdoor Living	3.2m x 2.5m





# ELWOOD 20

12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 19.56m Min. Block Length 28.0m



### HOME DIMENSIONS

Living	140.56(m <sup>2</sup> )	15.1sq
Garage	37.03(m <sup>2</sup> )	4.0sq
Outdoor Living	8.22(m <sup>2</sup> )	0.9sq
Porch	4.76(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>190.57(m<sup>2</sup>)</b>	<b>20.5sq</b>

### ROOM DIMENSIONS

Master Suite	3.5m x 3.2m
Bed 2	3.1m x 3.0m
Bed 3	3.1m x 3.0m
Bed 4	3.0m x 3.0m
Lounge	5.2m x 3.2m
Meals	3.9m x 2.5m
Family	3.9m x 2.8m
Outdoor Living	2.9m x 2.7m

# KENNEDY 22L

## 12.5m+



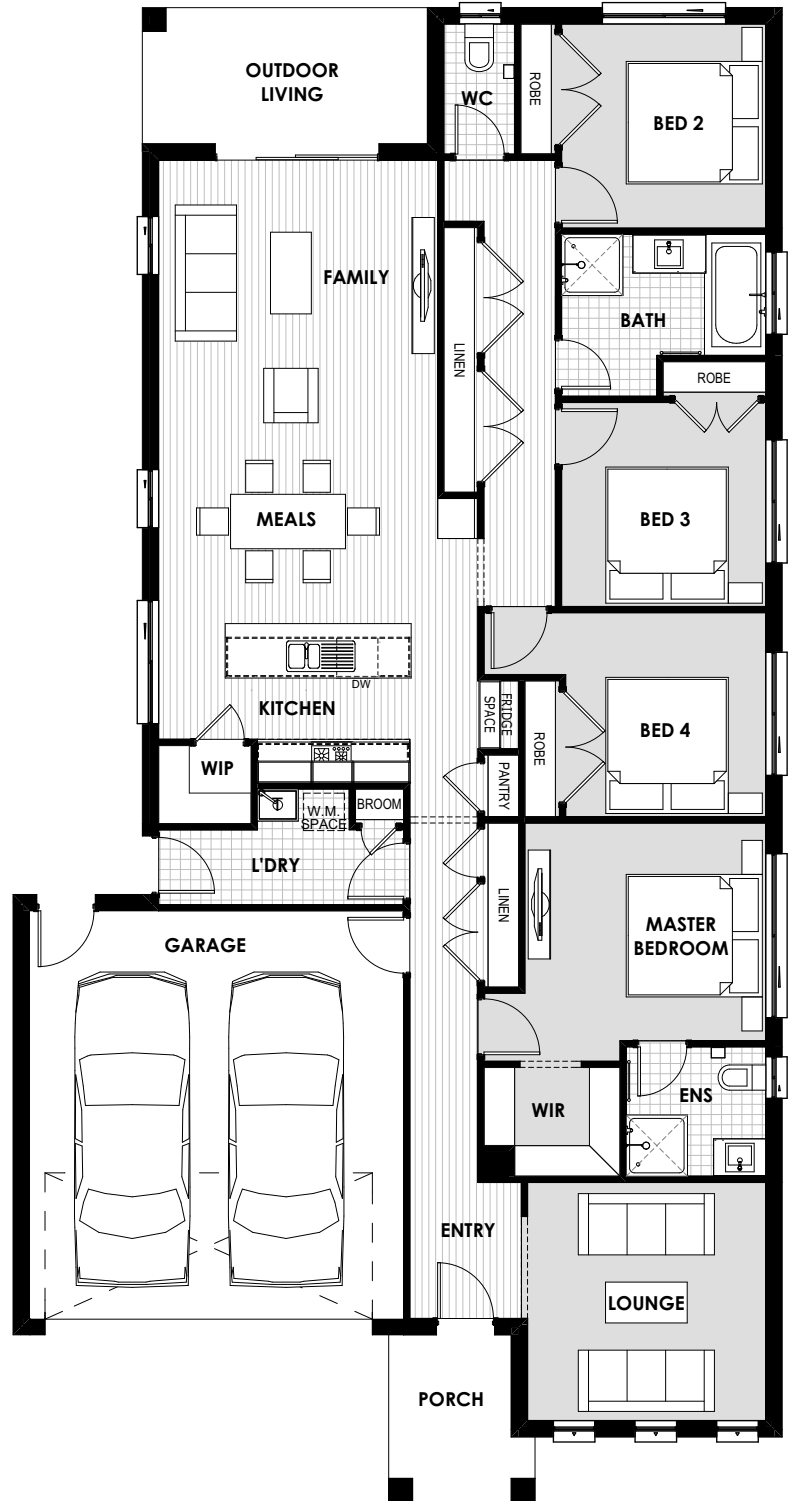
House Width 11.30m Min. Block Width 12.5m  
House Length 21.96m Min. Block Length 29.0m

### HOME DIMENSIONS

Living	156.05(m <sup>2</sup> )	16.8sq
Garage	37.13(m <sup>2</sup> )	4.0sq
Outdoor Living	8.38(m <sup>2</sup> )	0.9sq
Porch	4.76(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>206.32(m<sup>2</sup>)</b>	<b>22.2sq</b>

### ROOM DIMENSIONS

Master Suite	3.5m x 3.2m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 2.94m
Lounge	3.5m x 3.5m
Meals	4.1m x 3.0m
Family	4.1m x 3.8m
Outdoor Living	4.1m x 2.0m



# WENTWORTH 22

12.5m+



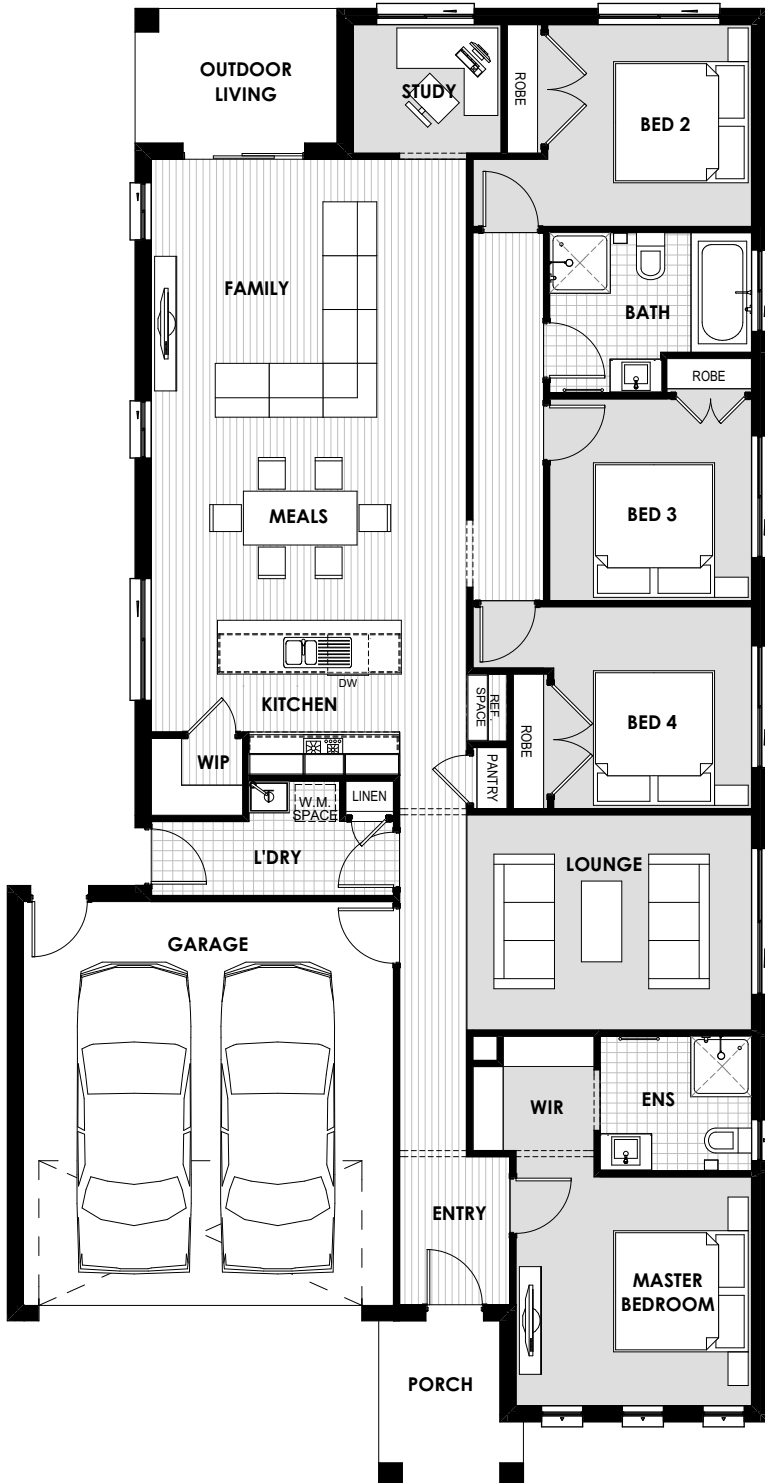
House Width 11.30m Min. Block Width 12.5m  
House Length 21.96m Min. Block Length 29.0m

## HOME DIMENSIONS

Living	158.43(m <sup>2</sup> )	17.1sq
Garage	37.13(m <sup>2</sup> )	4.0sq
Outdoor Living	6.00(m <sup>2</sup> )	0.7sq
Porch	4.76(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>206.32(m<sup>2</sup>)</b>	<b>22.2sq</b>

## ROOM DIMENSIONS

Master Suite	3.5m x 3.4m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 2.9m
Lounge	5.2m x 3.2m
Study	2.2m x 1.9m
Meals	4.6m x 3.3m
Family	4.6m x 3.5m
Outdoor Living	3.0m x 2.0m



# CORTEZ 23

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 24.47m Min. Block Length 32.0m

### HOME DIMENSIONS

Living	160.65(m <sup>2</sup> )	17.3sq
Garage	37.30(m <sup>2</sup> )	4.0sq
Outdoor Living	11.48(m <sup>2</sup> )	1.2sq
Porch	4.05(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>213.48(m<sup>2</sup>)</b>	<b>23.0sq</b>

### ROOM DIMENSIONS

Master Suite	3.6m x 3.5m
Bed 2	3.0m x 2.9m
Bed 3	3.0m x 2.9m
Bed 4	3.1m x 3.0m
Lounge	4.6m x 3.5m
Family	4.6m x 4.5m
Dining	4.1m x 3.7m
Outdoor Living	3.6m x 3.1m

Note:  
Master and Lounge can be swapped



# POLO 26

## 12.5m+



House Width 11.30m Min. Block Width 12.5m  
House Length 24.21m Min. Block Length 32.0m

### HOME DIMENSIONS

Living	186.33(m <sup>2</sup> )	20.1sq
Garage	37.13(m <sup>2</sup> )	4.0sq
Outdoor Living	11.46(m <sup>2</sup> )	1.2sq
Porch	3.60(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>238.56(m<sup>2</sup>)</b>	<b>25.7sq</b>

### ROOM DIMENSIONS

Master Suite	3.8m x 3.6m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Home Theatre	4.0m x 3.0m
Study	2.9m x 2.5m
Meals	4.6m x 3.2m
Family	5.2m x 3.6m
Outdoor Living	3.8m x 3.0m



# HEATH 21

## 14.0m+



House Width 12.60m Min. Block Width 14.0m  
House Length 17.96m Min. Block Length 25.0m

### HOME DIMENSIONS

Living	144.12(m <sup>2</sup> )	15.5sq
Garage	36.74(m <sup>2</sup> )	4.0sq
Outdoor Living	10.06(m <sup>2</sup> )	1.1sq
Porch	4.75(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>195.67(m<sup>2</sup>)</b>	<b>21.1sq</b>

### ROOM DIMENSIONS

Master Suite	3.7m x 3.1m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Kids Retreat	4.8m x 2.9m
Meals	5.2m x 1.9m
Family	4.2m x 4.1m
Outdoor Living	4.1m x 2.4m



# BASS 23

## 14.0m+



House Width 12.71m Min. Block Width 14.0m  
House Length 19.86m Min. Block Length 27.0m



### HOME DIMENSIONS

Living	164.27(m <sup>2</sup> )	17.7sq
Garage	37.25(m <sup>2</sup> )	4.0sq
Outdoor Living	10.74(m <sup>2</sup> )	1.2sq
Porch	4.06(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>216.32(m<sup>2</sup>)</b>	<b>23.3sq</b>

### ROOM DIMENSIONS

Master Suite	5.1m x 3.6m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Home Theatre	4.7m x 3.5m
Meals	3.8m x 2.5m
Family	3.8m x 3.8m
Outdoor Living	4.8m x 2.2m

# ERICKSON 24

## 14.0m+



House Width 12.71m Min. Block Width 14.0m  
House Length 19.86m Min. Block Length 27.0m

### HOME DIMENSIONS

Living	169.28(m <sup>2</sup> )	18.2sq
Garage	36.25(m <sup>2</sup> )	3.9sq
Outdoor Living	12.37(m <sup>2</sup> )	1.3sq
Porch	4.06(m <sup>2</sup> )	0.4sq
<b>Total</b>	<b>221.96(m<sup>2</sup>)</b>	<b>23.9sq</b>

### ROOM DIMENSIONS

Master Suite	5.1m x 3.6m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Living	5.7m x 3.5m
Meals	4.3m x 2.5m
Family	4.3m x 4.2m
Outdoor Living	4.5m x 2.7m





# MARCO 25

14.0m+



House Width 12.60m Min. Block Width 14.0m  
House Length 21.96m Min. Block Length 28.0m

## HOME DIMENSIONS

Living	178.62(m <sup>2</sup> )	19.3sq
Garage	37.17(m <sup>2</sup> )	4.0sq
Outdoor Living	10.58 (m <sup>2</sup> )	1.1sq
Porch	5.08(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>231.45(m<sup>2</sup>)</b>	<b>24.9sq</b>

## ROOM DIMENSIONS

Master Suite	4.8m x 3.7m
Bed 2	3.1m x 2.9m
Bed 3	3.1m x 3.0m
Bed 4	3.1m x 3.0m
Kids Retreat	4.2m x 3.0m
Study	3.1m x 2.1m
Meals	3.2m x 3.0m
Family	4.5m x 4.2m
Outdoor Living	3.3m x 3.1m



# HUDSON 28

## 14.0m+



House Width 12.80m Min. Block Width 14.0m  
House Length 23.28m Min. Block Length 32.0m

### HOME DIMENSIONS

Living	208.17(m <sup>2</sup> )	22.4sq
Garage	37.13(m <sup>2</sup> )	4.0sq
Outdoor Living	12.27(m <sup>2</sup> )	1.3sq
Porch	4.60(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>262.17(m<sup>2</sup>)</b>	<b>28.2sq</b>

### ROOM DIMENSIONS

Master Suite	4.0m x 3.6m
Bed 2	3.6m x 3.1m
Bed 3	3.1m x 3.0m
Bed 4	3.6m x 3.1m
Kids Retreat	4.0m x 3.7m
Study	3.0m x 3.0m
Family	5.7m x 4.2m
Dining	4.2m x 3.7m
Outdoor Living	4.1m x 3.0m



# CHELSEA 18

14.5m+



House Width 13.30m Min. Block Width 14.5m  
House Length 14.33m Min. Block Length 21.0m

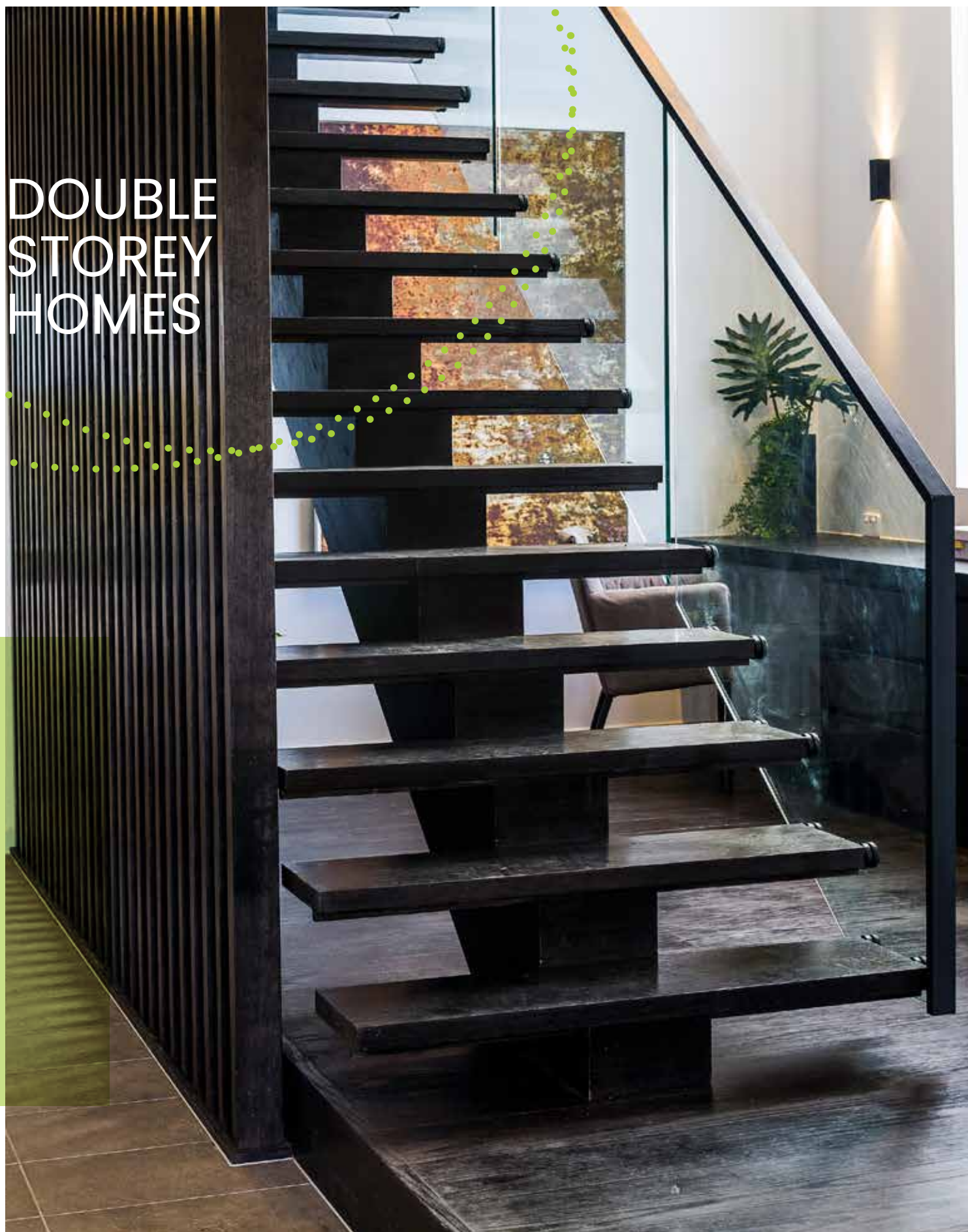


### HOME DIMENSIONS

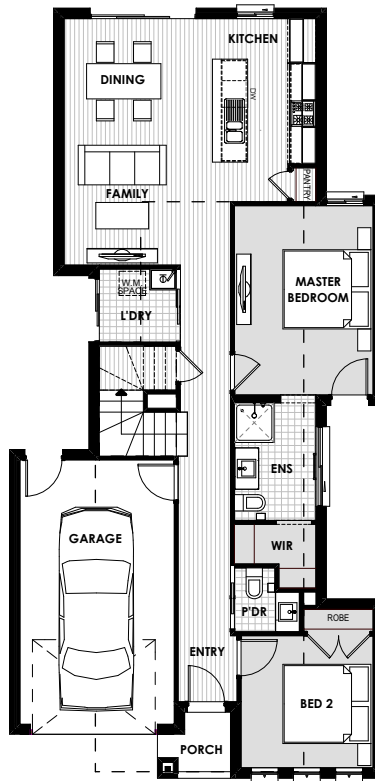
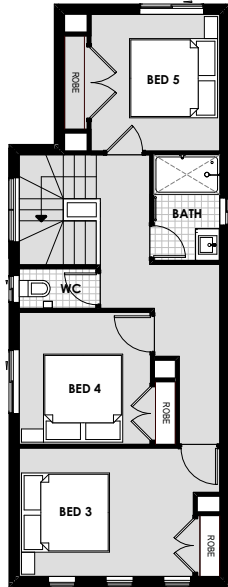
Living	120.62(m <sup>2</sup> )	13.0sq
Garage	36.85(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	4.38(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>161.85(m<sup>2</sup>)</b>	<b>17.4sq</b>

Master Suite	3.6m x 2.9m
Bed 2	3.0m x 3.0m
Bed 3	3.0m x 3.0m
Bed 4	3.0m x 3.0m
Family	4.7m x 3.0m
Dining	4.1m x 3.0m

# DOUBLE STOREY HOMES



# IKONIC 19



8.5m+



House Width 8.50m Min. Block Width 8.5m  
House Length 17.50m Min. Block Length 25.0m

Note: Four bedroom option available



Elementary

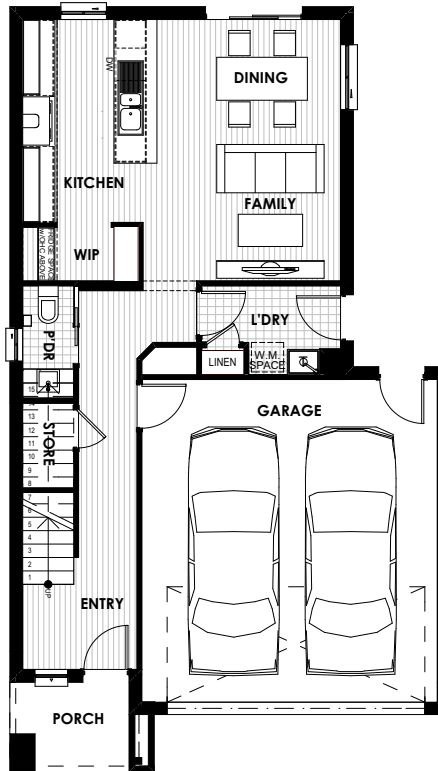
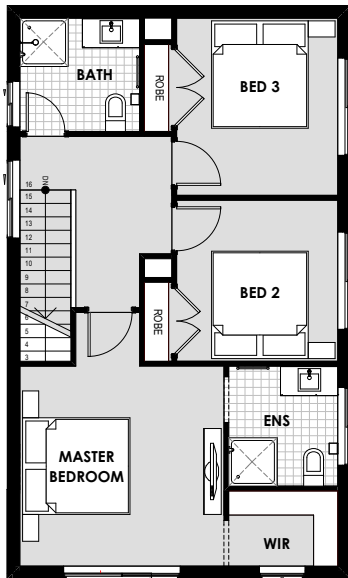
## HOME DIMENSIONS

Ground Floor	94.94(m <sup>2</sup> )	10.2sq
First Floor	58.03(m <sup>2</sup> )	6.2sq
Garage	23.85(m <sup>2</sup> )	2.6sq
Outdoor Living	N/A	N/A
Porch	2.18(m <sup>2</sup> )	0.2sq
<b>Total</b>	<b>179.00(m<sup>2</sup>)</b>	<b>19.3sq</b>

## ROOM DIMENSIONS

Master Suite	4.3m x 3.1m
Bed 2	3.0m x 3.0m
Bed 3	3.9m x 2.9m
Bed 4	3.0m x 2.9m
Bed 5	3.1m x 2.9m
Dining	3.3m x 2.3m
Family	3.3m x 3.3m

# SPENCER 17



10.0m+



House Width 8.20m Min. Block Width 10.0m  
House Length 14.25m Min. Block Length 22.0m

## HOME DIMENSIONS

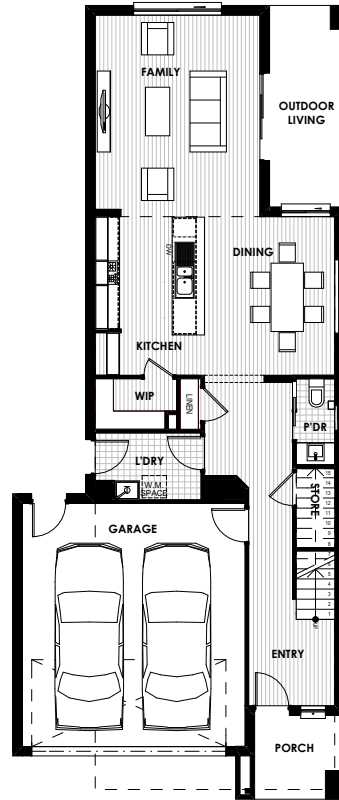
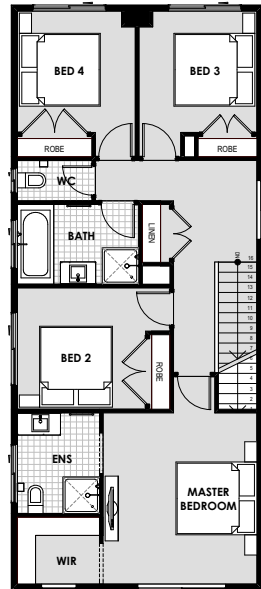
Ground Floor	57.41(m <sup>2</sup> )	6.2sq
First Floor	65.37(m <sup>2</sup> )	7.0sq
Garage	37.26(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	4.21(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>164.25(m<sup>2</sup>)</b>	<b>17.7sq</b>

## ROOM DIMENSIONS

Master Suite	3.8m x 3.7m
Bed 2	3.0m x 3.0m
Bed 3	3.3m x 3.0m
Dining	3.4m x 2.0m
Family	3.4m x 2.8m



# SPENCER 24



10.0m+



House Width 8.20m Min. Block Width 10.0m  
House Length 19.62m Min. Block Length 30.0m

## HOME DIMENSIONS

Ground Floor	81.59(m <sup>2</sup> )	8.8sq
First Floor	87.47(m <sup>2</sup> )	9.4sq
Garage	37.36(m <sup>2</sup> )	4.0sq
Outdoor Living	9.21(m <sup>2</sup> )	1.0sq
Porch	5.10(m <sup>2</sup> )	0.6sq
<b>Total</b>	<b>220.73(m<sup>2</sup>)</b>	<b>23.8sq</b>

## ROOM DIMENSIONS

Master Suite	4.2m x 3.8m
Bed 2	3.1m x 3.0m
Bed 3	3.0m x 2.9m
Bed 4	3.0m x 2.9m
Dining	3.9m x 3.2m
Family	4.9m x 4.0m
Outdoor Living	4.9m x 1.8m

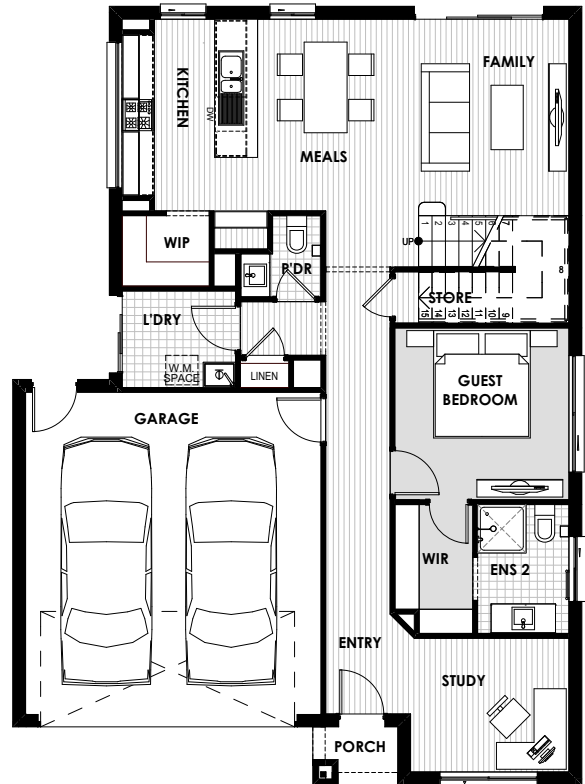
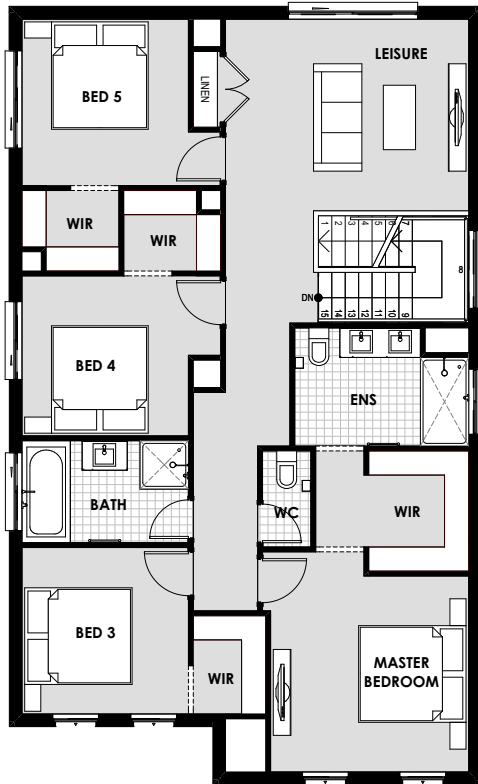


Beta



Sigma

# CAMBRIDGE 28



12.5m+



House Width 10.60m Min. Block Width 12.5m  
House Length 14.50m Min. Block Length 22.0m

## HOME DIMENSIONS

Ground Floor	96.33(m <sup>2</sup> )	10.4sq
First Floor	120.54(m <sup>2</sup> )	13.0sq
Garage	37.12(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	1.71(m <sup>2</sup> )	0.2sq
<b>Total</b>	<b>255.70(m<sup>2</sup>)</b>	<b>27.5sq</b>

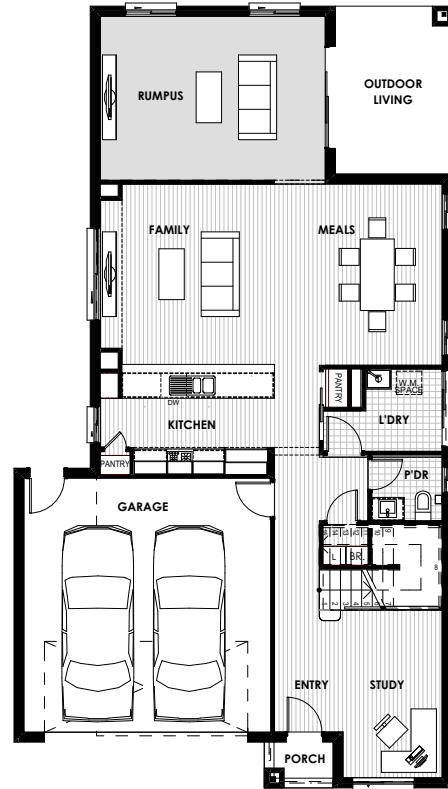
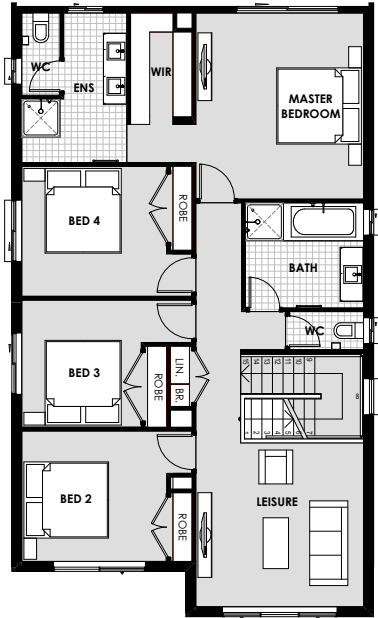
## ROOM DIMENSIONS

Master Suite	3.6m x 3.6m
Bed 3	3.1m x 3.1m
Bed 4	3.1m x 3.1m
Bed 5	3.1m x 3.1m
Guest Bedroom	3.2m x 3.2m
Study	2.4m x 2.9m
Leisure	4.5m x 3.5m
Meals	3.5m x 2.4m
Family	3.6m x 3.3m





# OXFORD 31



12.5m+



House Width 10.60m Min. Block Width 12.5m  
House Length 18.46m Min. Block Length 26.0m

## HOME DIMENSIONS

Ground Floor	113.37(m <sup>2</sup> )	12.2sq
First Floor	115.80(m <sup>2</sup> )	12.5sq
Garage	39.14(m <sup>2</sup> )	4.2sq
Outdoor Living	10.93(m <sup>2</sup> )	1.2sq
Porch	1.75(m <sup>2</sup> )	0.2sq
<b>Total</b>	<b>280.99(m<sup>2</sup>)</b>	<b>30.2sq</b>

## ROOM DIMENSIONS

Master Suite	4.3m x 3.9m
Bed 2	3.4m x 3.0m
Bed 3	3.0m x 2.8m
Bed 4	3.4m x 3.0m
Rumpus	5.3m x 3.8m
Leisure	3.9m x 3.8m
Study	3.9m x 2.3m
Meals	4.2m x 2.9m
Family	5.1m x 4.2m
Outdoor Living	3.9m x 2.7m



Elite

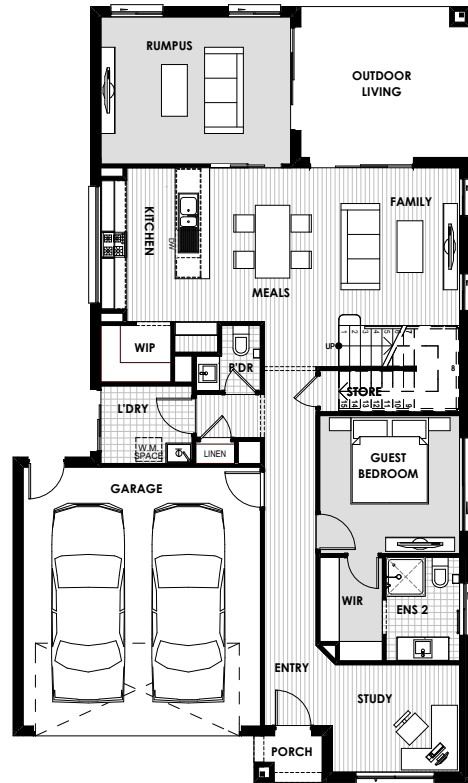
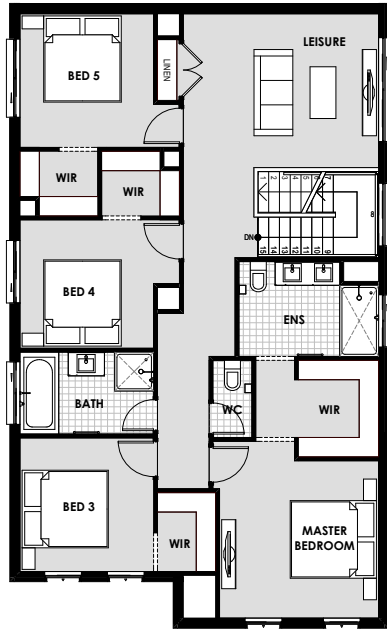


Prominent



Traditional

# CAMBRIDGE 31



12.5m+



House Width 10.60m Min. Block Width 12.5m  
House Length 18.00m Min. Block Length 25.0m

## HOME DIMENSIONS

Ground Floor	113.41(m <sup>2</sup> )	12.2sq
First Floor	120.54(m <sup>2</sup> )	13.0sq
Garage	37.12(m <sup>2</sup> )	4.0sq
Outdoor Living	13.72(m <sup>2</sup> )	1.5sq
Porch	1.71(m <sup>2</sup> )	0.2sq
<b>Total</b>	<b>286.50(m<sup>2</sup>)</b>	<b>30.8sq</b>

## ROOM DIMENSIONS

Master Suite	3.6m x 3.6m
Bed 3	3.1m x 3.1m
Bed 4	3.1m x 3.1m
Bed 5	3.1m x 3.1m
Guest Bedroom	3.2m x 3.2m
Rumpus	4.4m x 3.4m
Sitting	2.4m x 2.9m
Leisure	4.5m x 3.5m
Meals	3.5m x 2.4m
Family	3.6m x 3.3m
Outdoor Living	3.9m x 3.5m



Elite

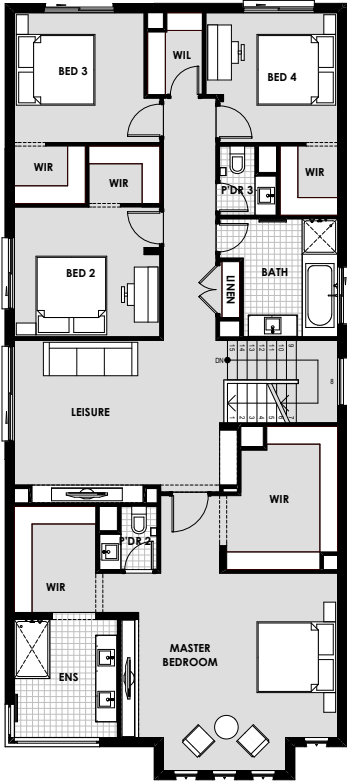


Prominent



Traditional

# BURTON 36



12.5m+



House Width 10.50m Min. Block Width 12.5m  
House Length 19.75m Min. Block Length 28.0m

### HOME DIMENSIONS

Ground Floor	120.45(m <sup>2</sup> )	13.0sq
First Floor	162.77(m <sup>2</sup> )	17.5sq
Garage	37.12(m <sup>2</sup> )	4.0sq
Outdoor Living	14.02(m <sup>2</sup> )	1.5sq
Porch	4.41(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>338.77(m<sup>2</sup>)</b>	<b>36.5sq</b>

### ROOM DIMENSIONS

Master Suite	5.5m x 4.2m
Bed 2	3.7m x 3.3m
Bed 3	3.3m x 3.3m
Bed 4	3.3m x 3.3m
Lounge	5.0m x 3.0m
Leisure	5.2m x 4.1m
Dining	5.2m x 3.5m
Family	4.7m x 4.4m
Outdoor Living	3.8m x 3.7m



Elite

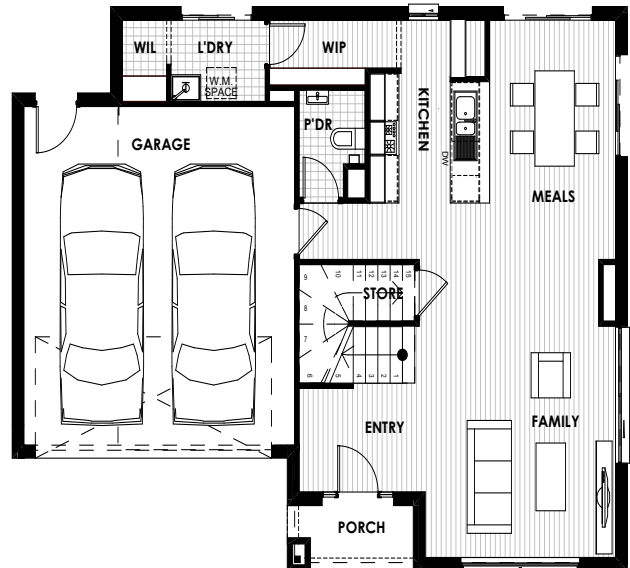
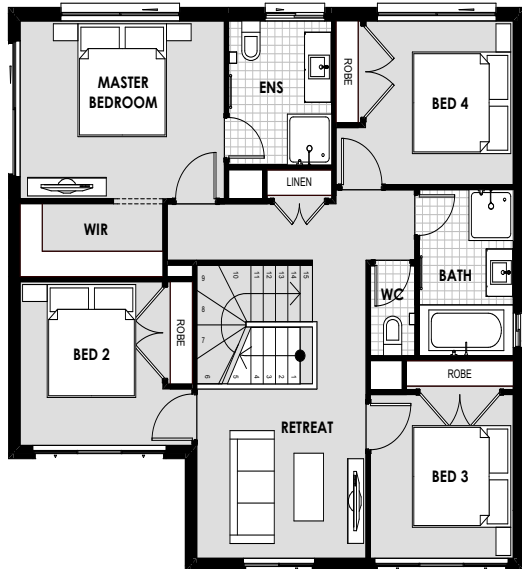


Prominent



Traditional

# CATALINA 22



14.0m+



House Width 12.00m Min. Block Width 14.0m  
House Length 9.00m Min. Block Length 16.0m

## HOME DIMENSIONS

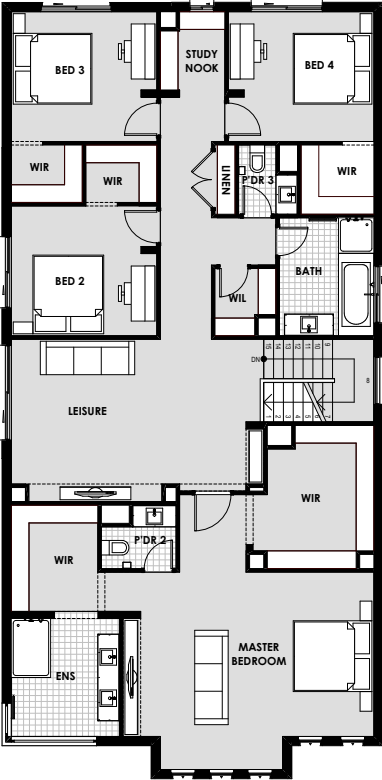
Ground Floor	60.04(m <sup>2</sup> )	6.5sq
First Floor	83.66(m <sup>2</sup> )	9.0sq
Garage	37.50(m <sup>2</sup> )	4.0sq
Outdoor Living	N/A	N/A
Porch	2.16(m <sup>2</sup> )	0.2sq
<b>Total</b>	<b>183.36(m<sup>2</sup>)</b>	<b>19.7sq</b>

## ROOM DIMENSIONS

Master Suite	3.5m x 3.1m
Bed 2	2.9m x 2.9m
Bed 3	3.0m x 2.9m
Bed 4	3.0m x 2.9m
Retreat	3.7m x 2.9m
Meals	4.0m x 2.4m
Family	4.4m x 3.7m



# BURTON 40



14.0m+



House Width 11.50m Min. Block Width 14.0m  
House Length 19.75m Min. Block Length 28.0m

### HOME DIMENSIONS

Ground Floor	137.38(m <sup>2</sup> )	14.8sq
First Floor	181.83(m <sup>2</sup> )	19.6sq
Garage	37.12(m <sup>2</sup> )	4.0sq
Outdoor Living	15.98(m <sup>2</sup> )	1.7sq
Porch	4.43(m <sup>2</sup> )	0.5sq
<b>Total</b>	<b>376.74(m<sup>2</sup>)</b>	<b>40.5sq</b>

### ROOM DIMENSIONS

Master Suite	4.2m x 6.4m
Bed 2	3.3m x 3.7m
Bed 3	3.3m x 3.7m
Bed 4	3.3m x 3.7m
Lounge	3.8m x 5.0m
Leisure	4.1m x 5.0m
Study Nook	1.6m x 2.0m
Family	4.7m x 4.9m
Dining	3.5m x 5.9m
Outdoor Living	3.7m x 4.3m



Elite

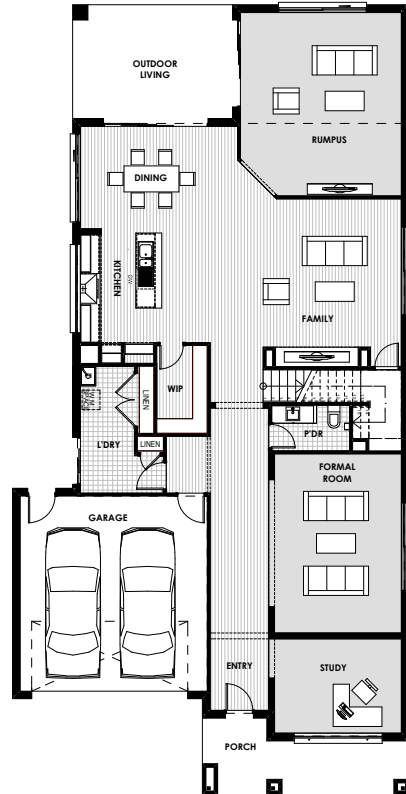
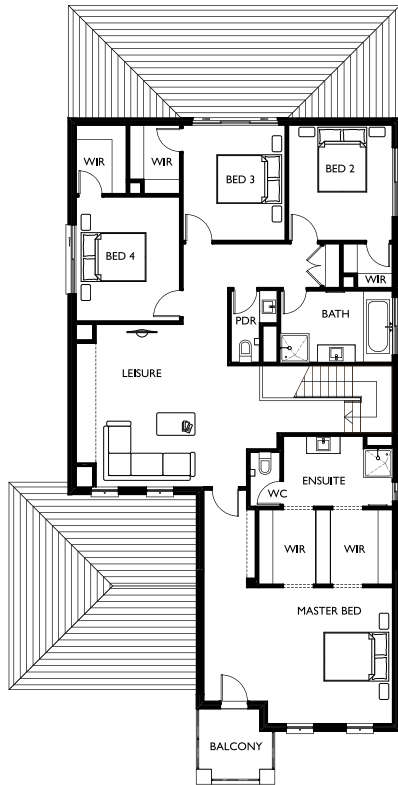


Prominent



Traditional

# HEATHCOTE 45



14.0m+



House Width 12.20m Min. Block Width 14.0m  
House Length 24.29m Min. Block Length 32.0m

## HOME DIMENSIONS

Ground Floor	184.77(m <sup>2</sup> )	19.9sq
First Floor	167.17(m <sup>2</sup> )	18.0sq
Garage	37.76(m <sup>2</sup> )	4.1sq
Outdoor Living	17.22(m <sup>2</sup> )	1.9sq
Porch	11.88(m <sup>2</sup> )	1.3sq
Balcony	11.88(m <sup>2</sup> )	1.3sq
<b>Total</b>	<b>430.68(m<sup>2</sup>)</b>	<b>46.4sq</b>

## ROOM DIMENSIONS

Master Suite	5.8m x 4.2m
Bed 2	3.6m x 3.2m
Bed 3	3.6m x 3.2m
Bed 4	3.8m x 3.2m
Formal Room	5.5m x 3.9m
Rumpus	5.6m x 4.9m
Leisure	5.0m x 4.7m
Study	3.9m x 2.9m
Dining	4.8m x 3.1m
Family	5.8m x 5.1m
Outdoor Living	4.9m x 3.5m



Baron



Cambridge

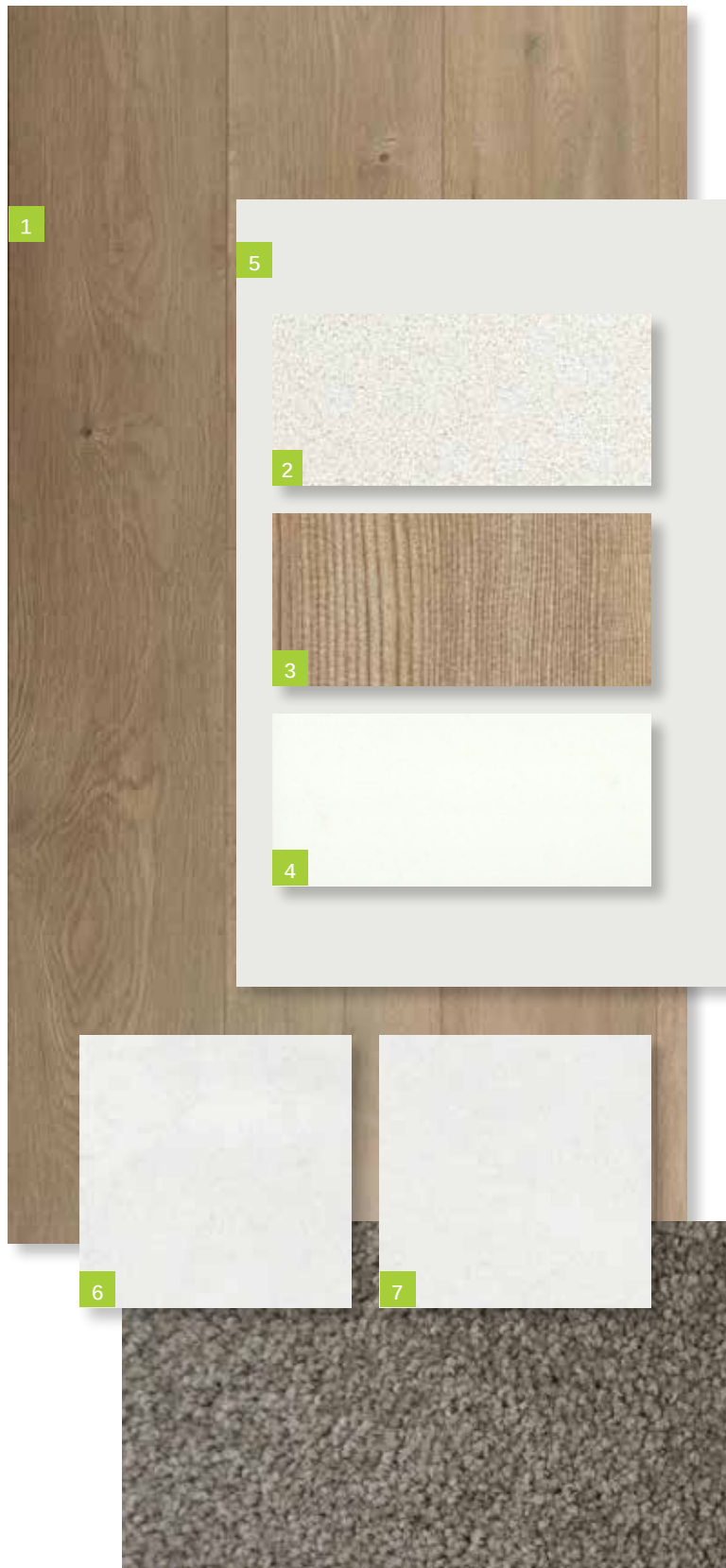


Governor



# INTERNAL COLOURS

# INTERNAL COLOUR SELECTION ALPINE



1. **Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
2. **Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 3141 Osprey
3. **Overheads Cabinet Cabinet - Base (includes kicker)**  
FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Mocha Firewood
4. **Splashback**  
BEAUMONT TILES  
Colour: United White Gloss (182174)  
Size: 100x300mm  
ARDEX  
Grout: White  
Laid horizontal and stacked
5. **Walls**  
WATTYL  
Colour: Feather Dawn 19.40  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
6. **Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga White (1204371)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
8. **Carpet**  
ROYAL PARADE  
Colour: March  
Underlay – 7mm







 caesarstone®



For detailed home pricing and façade information, please speak to one of our New Home Consultants. \* Images on this page may depict fixtures, finishes and features not supplied by Hermitage Homes such as landscaping, external lighting, fencing, driveways etc. External colours are subject to Developer's approval. Images are a representation only and may include upgrades which are not included in standard pricing. Hermitage Homes reserves the right to change or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Please refer to final contract for exact details. E&OE. Hermitage Homes.

# INTERNAL COLOUR SELECTION BASALT



**1. Timber Laminate Floor**

SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood

**2. Benchtop**

CAESARSTONE  
20mm Square Edge  
Colour: 2040 Urban

**3. Overheads Cabinet**

**Cabinet - Base (includes kicker)**

FORMICA  
Velour Finish  
Square Edge ABS Edging  
Colour: Bodega Oak 1009

**4. Splashback**

BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked

**5. Walls**

WATTYL  
Colour: Floral White ½ strength  
Finish: Low Sheen

**Doors / Woodwork**

Finish: Gloss

**6. Floor Tiles:**

**Laundry, Ensuite, Bathroom and WC  
(inc. shower bases)**

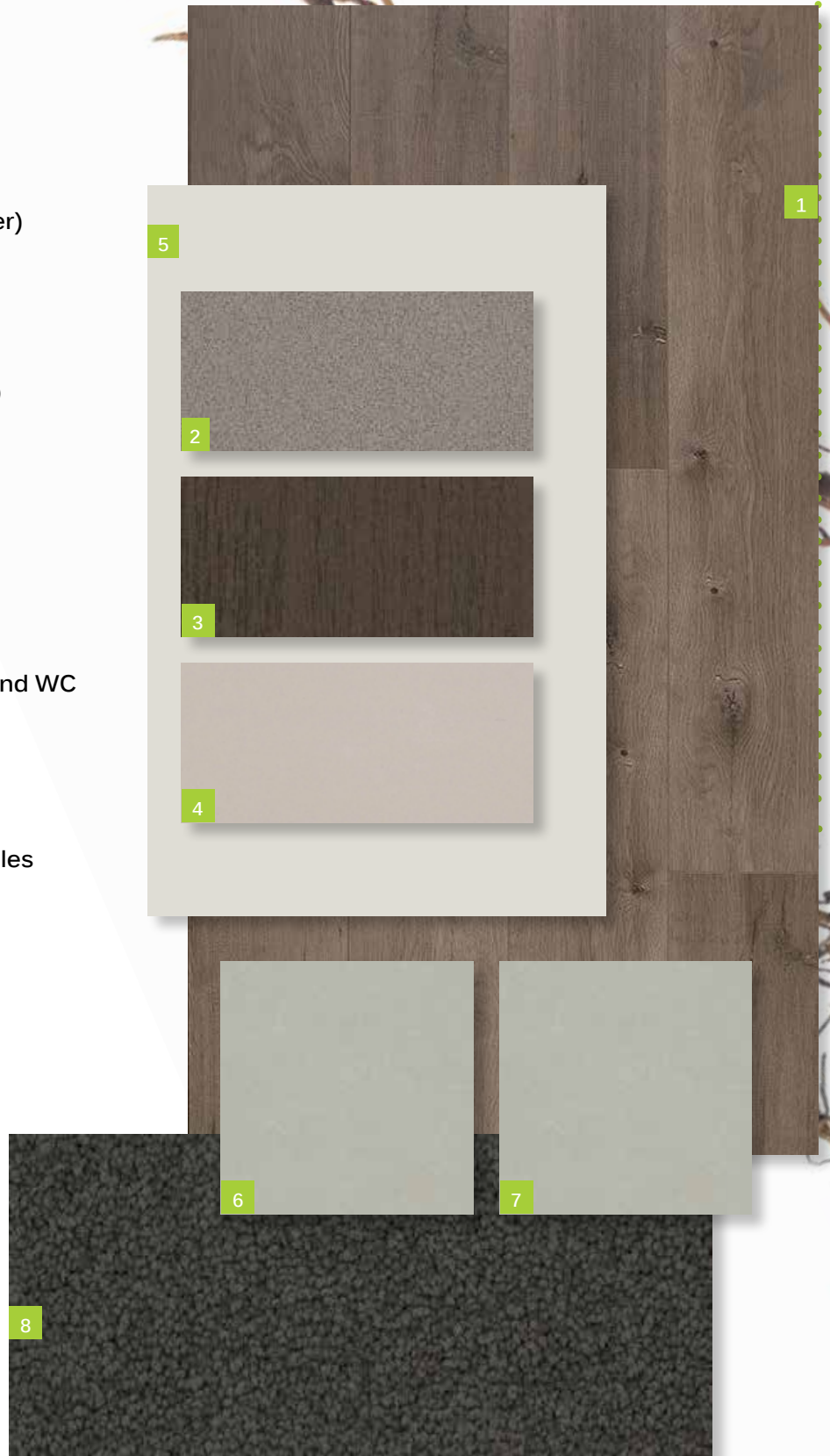
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash

**7. Ensuite and Bathroom Wall Tiles**

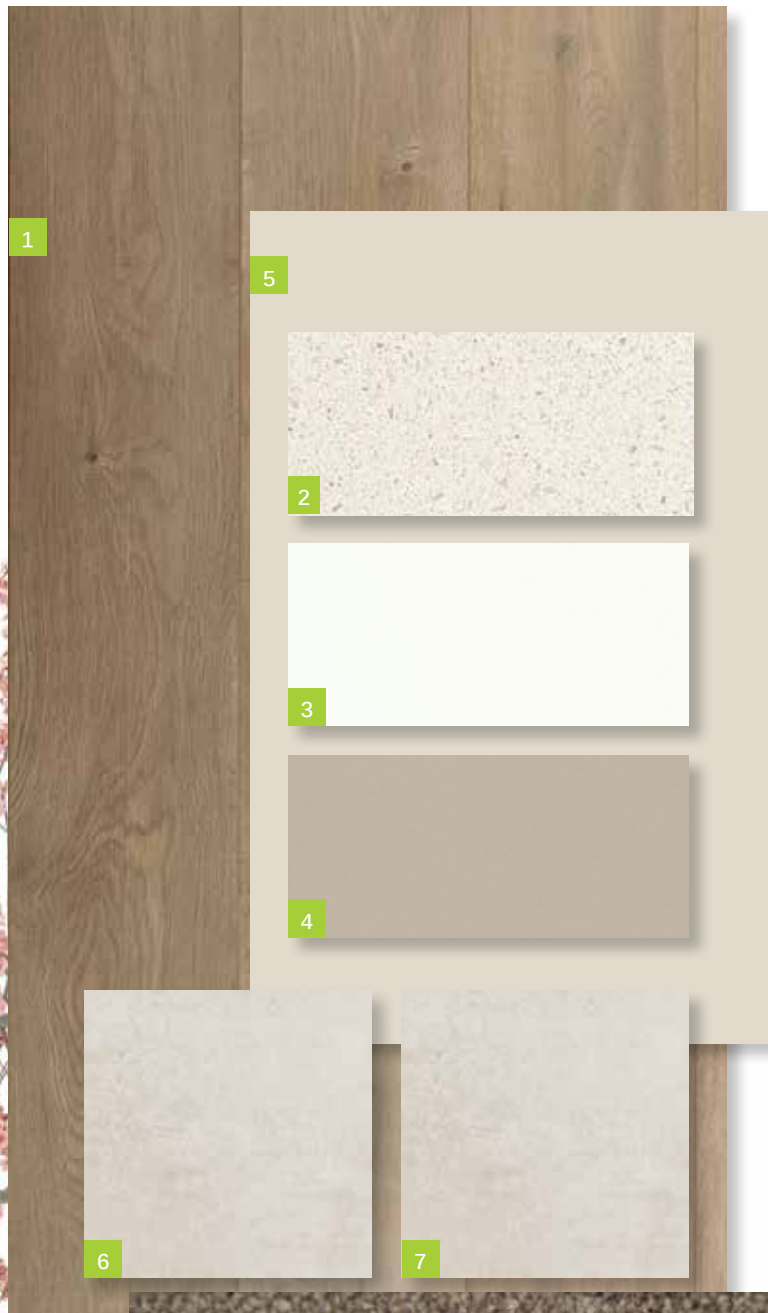
BEAUMONT TILES  
Colour: Infinite Dark Grey (1223068)  
Size: 450x450mm  
ARDEX  
Grout: Charred Ash

**8. Carpet**

ROYAL PARADE  
Colour: Urban Grey  
Underlay – 7mm



# INTERNAL COLOUR SELECTION IVORY



- 1. Timber Laminate Floor**  
SURFACES BY HYNES  
Colour: Brooklyn – Ridgewood
- 2. Benchtop**  
CAESARSTONE  
20mm Square Edge  
Colour: 6141 Ocean Foam
- 3. Overheads Cabinet**  
**Cabinet - Base (includes kicker)**  
FORMICA  
WAW Velour Finish  
Square Edge ABS Edging  
Colour: Warm White
- 4. Splashback**  
BEAUMONT TILES  
Colour: United Ash Latte Gloss (182055)  
Size: 100x300mm  
ARDEX  
Grout: Travertine  
Laid horizontal and stacked
- 5. Walls**  
WATTYL  
Colour: Grand Piano 1/4 A204  
Finish: Low Sheen  
**Doors / Woodwork**  
Finish: Gloss
- 6. Floor Tiles:**  
**Laundry, Ensuite, Bathroom and WC (inc. shower bases)**  
BEAUMONT TILES  
Colour: Belga Ivory (79934)  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
- 7. Ensuite and Bathroom Wall Tiles**  
BEAUMONT TILES  
Colour: Belga Ivory (79934))  
Size: 450x450mm  
ARDEX  
Grout: Misty Grey
- 8. Carpet**  
ROYAL PARADE  
Colour: Hazelnut  
Underlay – 7mm



caesarstone®



For detailed home pricing and façade information, please speak to one of our New Home Consultants. \* Images on this page may depict fixtures, finishes and features not supplied by Hermitage Homes such as landscaping, external lighting, fencing, driveways etc. External colours are subject to Developer's approval. Images are a representation only and may include upgrades which are not included in standard pricing. Hermitage Homes reserves the right to change or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Please refer to final contract for exact details. E&OE. Hermitage Homes.

# INTERNAL COLOUR SELECTION STORM



**1. Timber Laminate Floor**

SURFACES BY HYNES  
Colour: Brooklyn - Newtown

**2. Benchtop**

CAESARSTONE  
20mm Square Edge  
Colour: 6270 Atlantic Salt

**3. Overheads Cabinet**

**Cabinet - Base (includes kicker)**

FORMICA  
Velvet Finish  
Square Edge ABS Edging  
Colour: Storm S2

**4. Splashback**

BEAUMONT TILES  
Colour: United Pumice Gloss (1006457)  
Size: 100x300mm  
ARDEX  
Grout: Misty Grey  
Laid horizontal and stacked

**5. Walls**

WATTYL  
Colour: White Smoke T15 3.6  
Finish: Low Sheen

**Doors / Woodwork**

Finish: Gloss

**6. Floor Tiles:**

**Laundry, Ensuite, Bathroom and WC  
(inc. shower bases)**

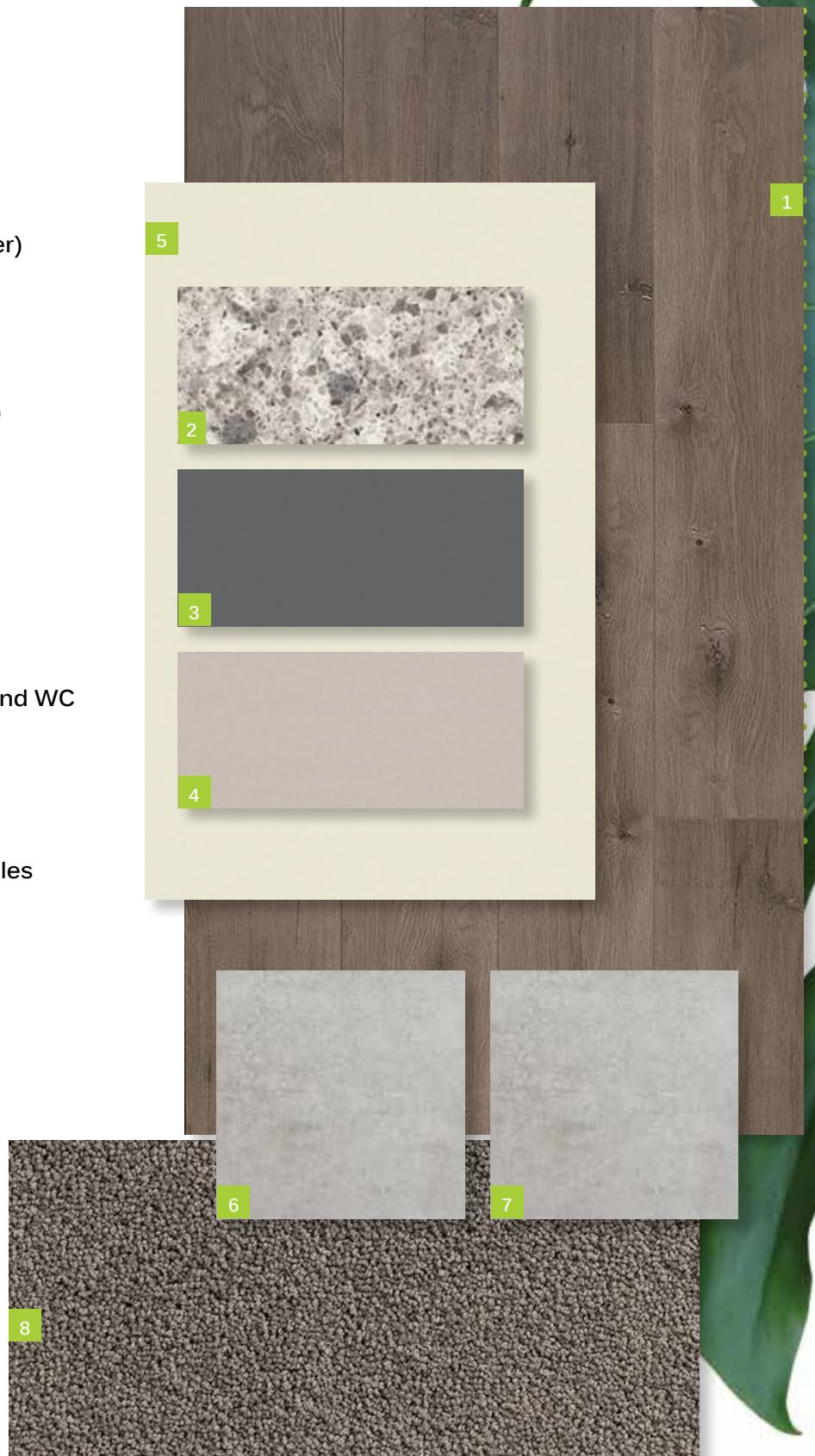
BEAUMONT TILES  
Colour: Belga Grey (79931)  
Size: 450x450mm  
ARDEX  
Grout: Magellan Grey

**7. Ensuite and Bathroom Wall Tiles**

BEAUMONT TILES  
Colour: Belga Grey (79931)  
Size: 450x450mm  
ARDEX  
Grout: Magellan Grey

**8. Carpet**

GOTHAM  
Colour: Birdi  
Underlay – 7mm



# INCLUSIONS







# EXTERNAL

## SITE COSTS

- Fixed Price Site Costs including Rock Excavation

## EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document **1**
- Colorbond Fascia, Gutter and Downpipes **2**
- Bricks as per colour document **3**
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch **4**
- Letterbox (with numbers)

## GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls **5**
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

## DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)



Natural colour mortar with rolled joints



2040mm high x 820mm wide front entry door and entrance set

# KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles

**Domain**  
Quality Appliances for Everyday Living



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap



Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge



# INTERNAL

## INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey **6**
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

## DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout **7**
- Lever Door Handles

## WINDOWS

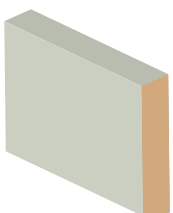
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

## PAINTING

- 3No. Coat Paint system throughout **8**
- Gloss Enamel Paint to Architrave and Skirting

## FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice



# BATHROOM

## BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

## WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

## LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback





Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap



Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

# INTERNAL



## HEATING / COOLING

- Gas Ducted Heating **9**
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

## ELECTRICAL

- Double Power Points throughout **10**
- LED Downlights throughout **11**
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points **12**
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

## ENERGY EFFICIENCY

- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

## LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

# SURFACES AND FINISHES



## FLOOR COVERINGS

- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) **12**
- Carpet to remainder of House (as per standard house plan) **13**

## GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

