

Multiple HIA Award Winning


Eastwest Homes is very proud to be recognised amongst the best new home builders in Victoria. We have received **13 HIA Awards** for our home designs. As consistent winners, we owe these achievements to our thoughtful designs, quality inclusions and professional approach.



2018 RUNNER-UP
HIA Best Display Home
\$250,001 - \$300,000

- | | |
|------------------|-----------------|
| ◆ 2017 Winner | ◆ 2009 Finalist |
| ◆ 2014 Runner-up | ◆ 2008 Finalist |
| ◆ 2011 Winner | ◆ 2008 Winner |
| ◆ 2011 Winner | ◆ 2008 Winner |
| ◆ 2010 Runner-up | ◆ 2008 Winner |
| ◆ 2009 Runner-up | ◆ 2007 Winner |



ADVANCE SERIES
up to 25sq 

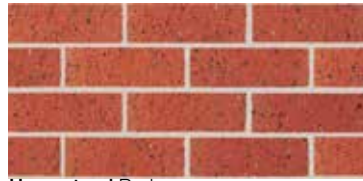


Advance Series Inclusions

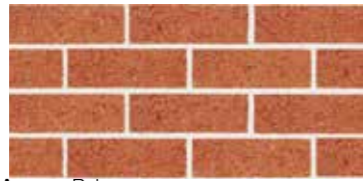
Note: All model numbers, product and supplier details were accurate at the time of printing, but may change without notice. Display photos may contain upgraded items not included as standard.

AUSTRAL BRICKS

A



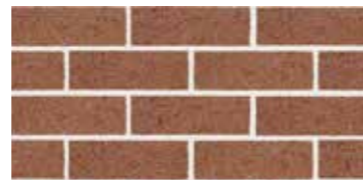
Homestead Red



Access Ruby



Access Cream



Access Chestnut



BORAL ROOF TILES

B



Slimline Gunmetal



Slimline Twilight



Slimline Ebony



Slimline Stonewall



Slimline Taupe



Slimline Ochre



Macquarie Stonewall



Macquarie Walnut



Macquarie DK Chocolate



Macquarie Quartz



Macquarie Shale



Macquarie Gunmetal



Macquarie Ochre



Macquarie Twilight



Macquarie Ebony



Macquarie Terra Rossa



CORINTHIAN FEATURE ENTRANCE DOOR

C



Urban Primed



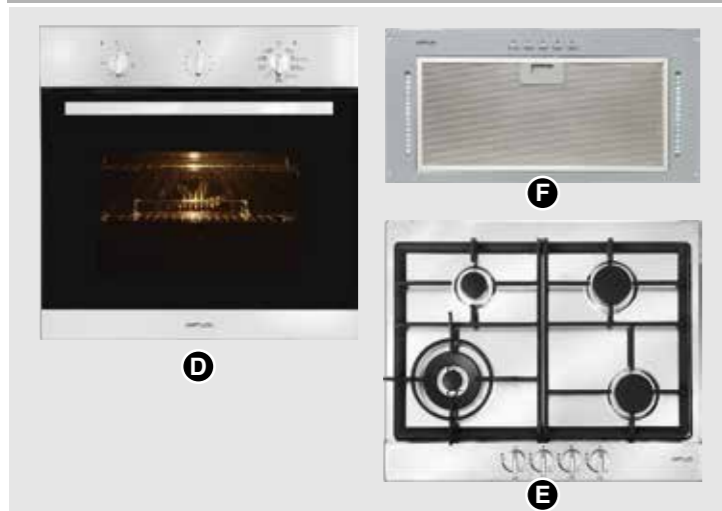
CLIPSAL LED DOWNLIGHTS & ELECTRICAL



Clipsal GPO, switches & smoke detectors



ARTUSI STAINLESS STEEL APPLIANCES



ARTUSI stainless steel oven, cooktop and rangehood (600mm)



STYLUS PLUMBING & TAPWARE



STYLUS vanity basins, toilets, tapware & accessories



1. Preliminary Works

Engineer's contour survey, soil report, property information and site inspections.

Fixed price agreement, brochure plan, site plan and drafting of dimensioned working drawings.

Colour selection consultation and verification of plans.

Standard HIA contract with 7 year guarantee.

Engineer designed M class waffle pod slab.

Homeowners' warranty insurance.

Building permit issued by registered building surveyor and water authority permits.

2. Site Works

Site levelling to block with allowance of up to 150mm uncontrolled fill and 300mm fall across the building envelope.

All temporary fencing and scaffolding as required during construction.

Connection to main power supply up to 13m from pit, including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charges during construction.

Connection to existing services for gas, water and sewer on an allotment up to 512m.

Engineer designed and certified 100mm sewer grade stormwater drains.

Upgraded termite protection to Termguard Retreatment System allowing for ongoing termite protection.

3. External

Classic Facade consisting of:

- Brickwork and Lintel above windows and Entry door;
- Brick piers to the Porch;
- Stoddart Sectional Garage Door, wall panel and 2 remotes.

Austral bricks and Boral roof tiles.

A B

Weathertex infills above remaining windows and doors.

Colorbond downpipes, fascia and guttering.

Bradnam's aluminium sliding windows.

Bradnam's aluminium sliding doors.

Bradnam's locks to all opening windows and sliding doors.

Obscure glazing to Bathroom, Ensuite and WC windows.

Gainsborough 550 Double Cylinder deadlock and 840 Governor entrance set.

Corinthian feature entrance door.

C

Bradnam's Awning windows to Front Facade, Ensuite, Bathroom & WC.

4. Internal

2400mm high ceilings throughout.

90mm pine wall frames with stabilised pine roof trusses.

USG Boral plaster board

75mm scotia cornice

Corinthian 2040mm high hinged flush panel internal doors.

Corinthian 2040mm high hinged flush panel house/garage access door.

Gainsborough 100 series modern leversets.

67mm x 18mm skirting boards and 67mm x 18mm architraves.

75mm air cushioned doorstops to external and internal doors.

Elegance ceramic floor tiles to Entry through to Kitchen, Meals, Living and all wet areas.

Ceramic skirting tiles to Ensuite, Laundry, Bathroom and WC.

Carpet Call advance range carpet to all Bedrooms, Latrobe 25 Living, Tasman 24 Rumpus.

Braemar 3 star gas ducted heating unit with digital manual thermostat.

Sisalation and R2.0 glasswool batts to external walls.

R4.0 glasswool batts to ceilings in all living areas (does not include Garage, Porch or Alfresco).

Crystal walk-in robe fitouts complete with melamine shelf and hanging rail.

5. Painting

Wattyl PC Velvet Low Sheen to internal walls (2 coats).

Wattyl PC Ceiling White to ceilings (2 coats).

Wattyl Ultra Premium Gloss to internal timberwork and doors.

Wattyl Solarguard Low Sheen/Gloss to exterior timber.

6. Kitchen

ARTUSI stainless steel electric under bench oven (600mm).

D

ARTUSI stainless steel gas cook top (600mm).

E

ARTUSI under mount rangehood (600mm) including fully ducted flue into the atmosphere.

F

Clark double bowl stainless steel sink.

Stylus chrome sink mixer.

Polytec Laminate to all benchtops

Polytec Melamine to all cabinet doors and panels.

PVC edging to all doors, drawers and end panels.

7. Bathroom and Ensuite

Stylus chrome tapware to vanity basins and bath.

G

Stylus chrome shower roses and tapware.

H

Stylus chrome glass shower shelves and robe hooks.

Stylus chrome towel rails and toilet roll holders.

Caroma 1675mm island bath.

Stylus close coupled toilet suites.

I

Stylus vanity basins with chrome plug.

J

Oceano 900x900 Self-Supporting Stonelite shower bases

Crystal semi-frameless shower screens.

Polished edge mirrors.

Polytec Laminate to all benchtops.

Polytec Melamine to all cabinet doors and panels.

PVC edging to all doors, drawers and end panels.

8. Electrical

Earth leakage electrical safety switch to all lights and power points.

Clipsal Photoelectric interlinked smoke detectors.

K

Light points with batten holder, acrylic shades and 22 watt low energy globes.

2 double fluorescent lights to Garage.

External single parafood to side and rear external doors.

Single RG6 Coaxial TV points, terminated ready for aerial to be fitted.

Single Cat 6 Data points suitable for Telephone and Internet.

(Digital Connections are subject to Estate infrastructure).

9. Laundry

Chromogen Solar Hot Water system with gas booster.

Everhard 45l Stainless Steel Trough and Colorbond Cabinet

Stylus chrome mixer tap to Laundry trough.