



The Paleremo



Builders of individually designed luxury homes





The Palerm

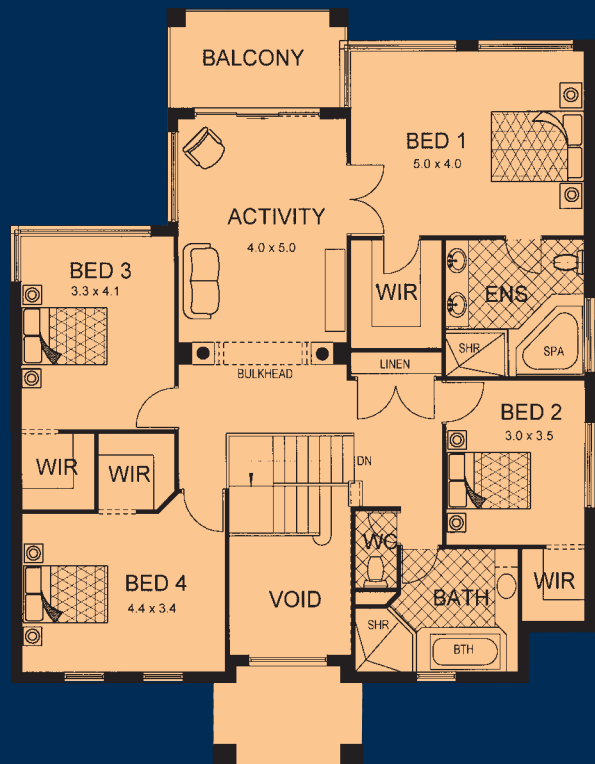


Seacrest Homes have a wide range of alternate elevations & floorplans to suit your individual needs.

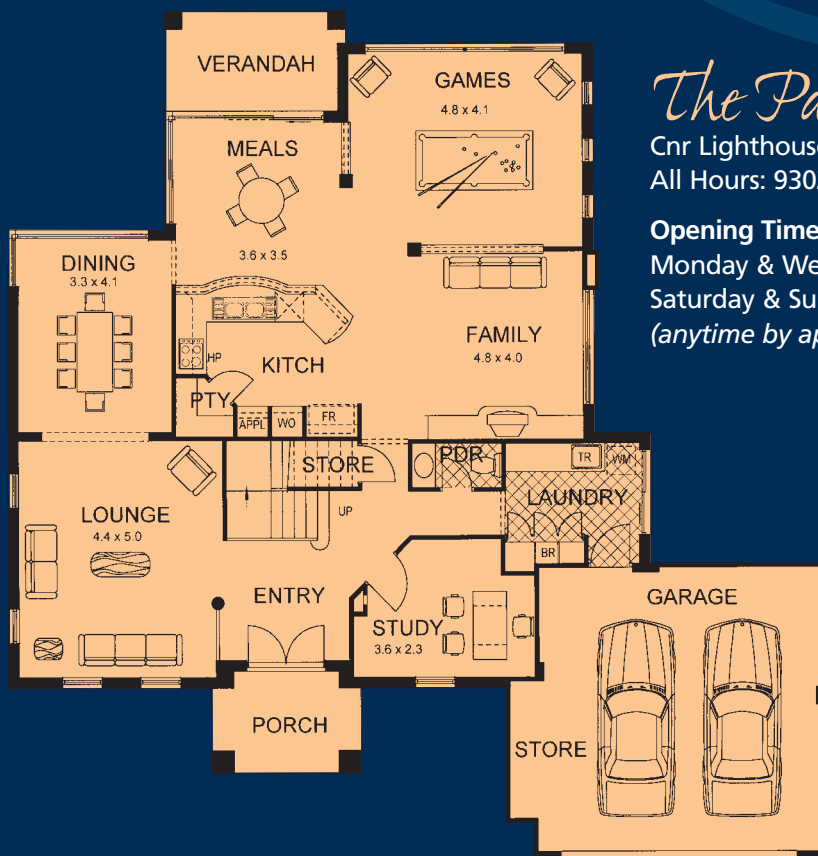


areas

Ground Floor	152.94m ²
Upper Floor	151.10m ²
Garage	39.50m ²
Porch	6.70m ²
Verandah	8.00m ²
Balcony	8.00m ²
TOTAL	366.24m²



For over 30 years Seacrest Homes have created architecturally designed homes with individual style and quality. The Palermo is the most recent addition to Seacrest's acclaimed gallery of fine homes. With clever alternate planning options, this home offers some practical solutions to your individual requirements. This exciting new floor plan is ideal for rear views and embraces a lifestyle in formal entertaining and family living. The Palermo has a selection of innovative and flexible plan options, which represent great value for money.



The Palermo

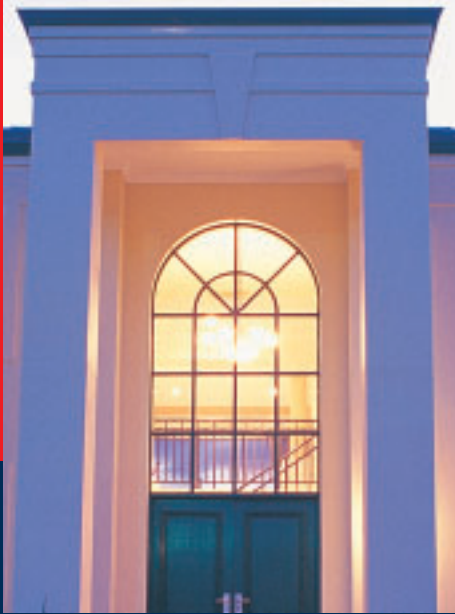
Cnr Lighthouse & Birkenhead Mindarie
All Hours: 9302 6220

Opening Times

Monday & Wednesday 2 - 5pm
Saturday & Sunday 1 - 5pm
(anytime by appointment)



vidual requirements.



The Paleremo

Deluxe Specifications

- Site contour survey (vacant site)
- Standard shire building fees (excludes planning fees, shire bonds & deposits)
- Apprenticeship levy fees
- Standard Water Authority fees (excludes headworks fees)
- Public Liability & Workers Compensation insurance
- Housing Indemnity Insurance
- 100mm reinforced concrete ground floor slab (Class A soil)
- 172mm reinforced concrete suspended slab
- White ant treatment
- Natural grano hardstand to garage
- Clay face brick allowance
- Cream mortar joints, rolled
- Internal clay bricks
- 28c ceilings
- Dimet finish to lintels
- Internal frames - Deluxe metal profile
- Timber entry frame
- Powder coated aluminium windows & sliding doors
- Keyed window locks to all sliding windows
- Obscure glass to Ensuite, Bathroom & WC(s), clear glass elsewhere
- Flyscreens to all windows & sliding doors
- Zinalume metal fascia
- Ovalo profile gutters
- Roof tiles from builders range
- Float & set to all internal walls including metal corner beads
- Plasterboard ceilings with 75mm Wescove cornice
- Skim coat or plasterboard ceilings to garage & external balconies (not hardiflex)

- Main entry door(s) solid core Avon range
- Store & garage external doors solid core
- Internal doors flush panel Redicote
- Front entry door furniture Gainsborough Durabross Trilock, other timber external doors Gainsborough Governor entry set
- Internal door furniture Gainsborough porcelain Contractor series
- Dorf designer metal towel rails & toilet holders (not acrylic)
- Craftwood capping to low walls
- 16mm white melamine shelf & chrome hanging rod to all robes
- 4 x 16mm white melamine shelves to pantry & linen cupboard
- Postformed laminated bench tops to kitchen, ensuite & bathroom
- Panelart cabinet doors to kitchen, ensuite & bathroom
- Overhead kitchen cupboards and appliance cupboard
- Bank of 4 drawers to kitchen
- Wall oven stack including pot drawer & microwave recess (except if under bench oven UBO is denoted on plan)
- 1500mm stainless steel kitchen sink
- 45L laundry trough & cabinet
- Caroma Concorde white china toilet pan with Concorde coloured cistern
- Porcelain vanity basins (not acrylic)
- Multiform 1500mm bath from builders range
- Chrome flickmixer to kitchen sink
- Quality Tony Alder Verde tapware throughout
- Copper hot & cold water pipes
- Recess for dishwasher including cold water tap & single GPO
- Electrical safety switch
- Smoke detectors (2 off)
- Allowance for exhaust fan in WC, if no windows in room
- 135L Rheem gas storage hot water system
- Electric wall oven PC \$700

- Gas hot plate PC \$450
- Rangehood PC \$250
- Tile allowance (200mm x 200mm)
- Floor tiling to Bathroom, Ensuite, WC(s) & Laundry
- 2000mm high wall tiling to shower recesses & skirting row to remainder of all wet areas
- 600mm (3 rows) of tiling above kitchen bench top
- Mitred joints to ceramic tiles
- Full painting excluding internal walls
- Framed mirror to Ensuite & Bathroom
- Clear glass Pivot Door shower screen to Bathroom & Ensuite
- Motorised colorbond Panel lift garage door with three (3) remote controls
- Aluminium powder coated balustrade to balcony upstairs
- Brick balustrade to stairs & voids with craftwood capping
- RC60 Blok paving to full width double driveway & path standard 6m setback
- Final site & house clean
- 25 year structural warranty
- 120 day maintenance period

Refer to price list for Display Options



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Delstrat Pty Ltd Trading as Seacrest Homes ACN 009 433 658