



The Heston.

Build for Life.

BH
BROADWAY
HOMES



The Heston.
Broadway Style, Broadway Quality.



The Ultimate Entertainer

Welcome to The Heston.

This stunning two storey home encompasses the true meaning of luxury family living with a sleek and stylish front elevation and spacious interior.

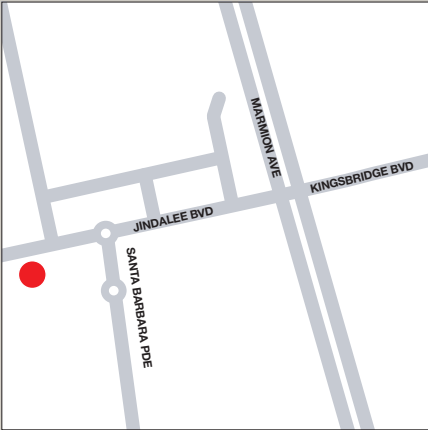
The lower floor offers a generous open plan living area, outdoor alfresco and luxurious home theatre making The Heston perfect for entertaining. Parents will enjoy the seclusion of the upper level retreat which creates a private sanctuary to relax and enjoy the outlook from your home.

- Spacious home with open plan living
- Master bedroom with large ensuite, spa and walk in robe
- Three secondary double sized bedrooms with robes
- Stylish, well equipped gourmet kitchen overlooking living area
- Cinema style home theatre
- Upper level retreat and study
- Large paved alfresco
- Double garage with remote sectional door





The Heston Display Home



The Heston Display Home

Jindalee Boulevard
Jindalee
Tel 9302 6161 all hours

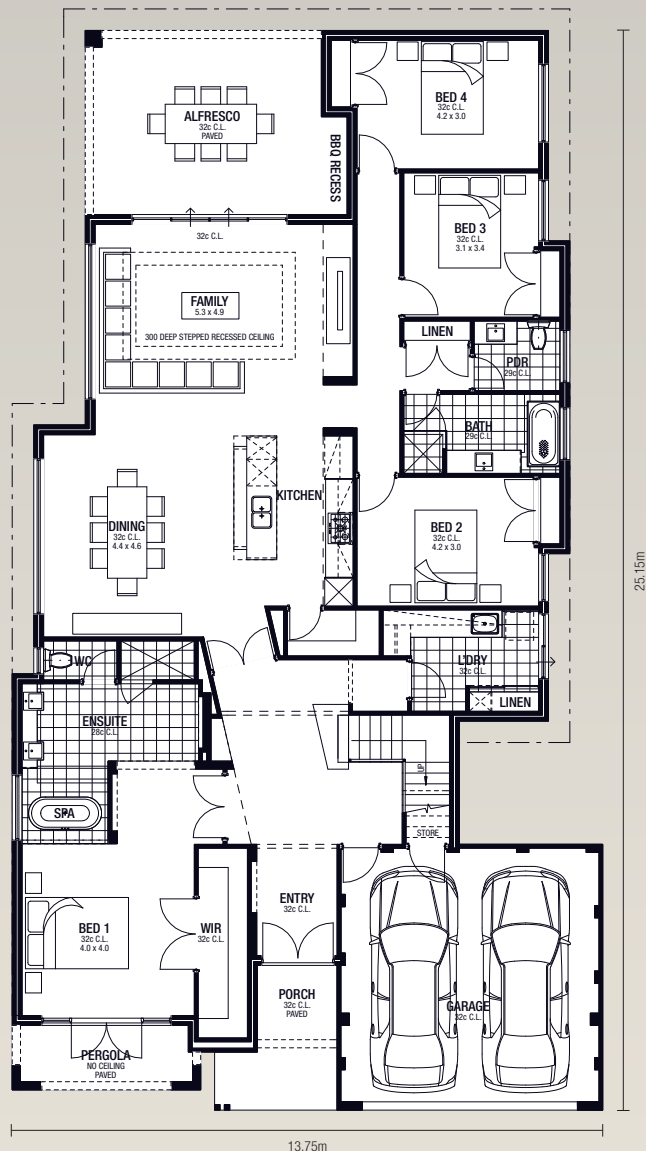
Display Home Open
Monday & Wednesday 2–5pm
Saturday & Sunday 1–5pm



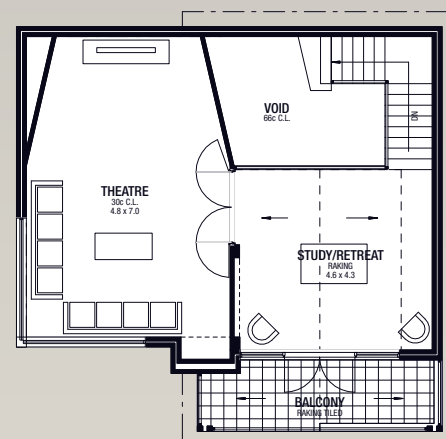


Floor Plan

Ground Floor



First Floor



Ground Floor	221.84m ²
Garage	37.81m ²
Porch	7.60m ²
Alfresco	24.96m ²
Pergola	6.41m ²
Upper Floor	76.38m ²
Balcony	9.20m ²
TOTAL	384.20m²

All sizes are approximate only. Reproduction of this design in part or full will result in prosecution.

Specifications

Construction

- 25 year structural guarantee
- 6 month maintenance period
- Site clean and house clean
- Anti-termite treatment
- 10m allowance for sewer, water and underground power connection
- Engineer approved 100mm reinforced concrete slab
- Engineer approved concrete Floortech floor system to upper floor
- Natural grey grano hardstand to garage
- Double clay brick construction
- Two tone painted sand finish render to whole house including garage internally
- 40 degree Colorbond roof
- Storm slotted Colorbond overflow gutters and Colorbond fascia
- Concealed downpipes to front elevation
- R3.0 insulation batts
- Aquacheck lining to porch, alfresco, garage and balcony
- Gyprock lined high ceilings with feature cornice
- Standard cornice to garage and store
- 32c ceilings to ground floor as displayed
- 30c ceilings to first floor as displayed
- 29c ceilings to bathroom and powder room
- Dropped bulkhead to kitchen
- Stepped recess ceiling to family
- Raking ceiling to study / retreat and balcony
- Colorbond sectional panel lift garage door with 3 remote controls
- Brick paved porch, alfresco, double driveway up to 6 metres and path from your driveway to porch (selection from std range)
- Metal corner plaster beads to trafficable areas
- Framed glass balustrade to balcony
- Builders standard range internal powder coated aluminium balustrade and handrail
- Double aluminium glazed doors to entry, bed 1 and balcony
- Aluminium powder coated windows and sliding doors
- Fly screens to all windows and sliding doors
- Key locks to all windows and sliding doors
- Rendered brick pergola to front elevation (no ceiling)
- Duracote tempered solidcore door to garage store
- Feature panel solidcore door to garage into home

- Feature panel doors throughout
- Hume JST1 single lite glazed doors to foyer / dining
- Gainsborough Contractor 100 series internal door furniture
- Raking window to study / retreat
- Glass sliding doors to laundry linen
- Light point and double GPO to each room
- Electrical safety switches
- Mains powered smoke detectors
- Gas heating point to family
- Full painting excluding internal walls
- Floor and skirting tiling to balcony allowance of \$44.00/m² retail inc GST (200x200mm)
- Wet area floor and wall tiling allowance of \$44.00/m² retail inc GST (200x200mm)
- Mitred edge tiling where applicable
- White melamine shelf to robes with chrome hanging rod
- Garden taps x 2

Kitchen

- 40mm square edge detail stone benchtops
- 40mm waterfall ends with mitred edge detail to island bench
- Createc doors with ABS edging and handles to cabinets as displayed
- Laminate lift up overhead cupboard doors with handles as displayed
- Soft closing pot drawers with handles as displayed
- Feature laminate overhang and surround to island bench
- Soft closing mechanism to all drawers and cupboards
- Glass splashback to underside of overhead cupboards
- 600mm wide stainless steel built in wall oven and microwave
- 750mm stainless steel concealed rangehood
- 700mm stainless steel gas hotplate
- Dishwasher recess with cold water tap and single GPO
- Stainless steel double undermounted bowl
- Chrome Tony Alder hob mixer to kitchen sink
- Kimberly twin slide out kitchen bin

Ensuite / Bathroom / Powder / WC

- Laminated bench tops

- Soft closing colour melamine doors with ABS edging and handles to all cabinets
- Soft closing mechanism to all cupboard doors
- Bank of three drawers to ensuite vanity
- Frameless mirrors above vanities
- White china basins
- White china concealed toilet pan and white china cistern
- Flumed exhaust fans
- Obscure glazed windows to ensuite, bathroom and powder
- Hand held shower to the ensuite/bathroom with sliding rail
- Floor and skirting tiles with 2m high tiling to showers
- Frameless glazed door to ensuite 1 shower
- Semi frameless glazed pivot doors to remaining showers
- Spa bath with hot pump to ensuite 1
- Caroma Verona acrylic 1500mm bath to bathroom
- Tony Alder mixers
- Tony Alder towel rails, soap holders and toilet roll holders
- Chrome round floor wastes

Laundry

- 160 Rheem 5 star energy rated gas storage hot water system
- 45Lt stainless steel inset trough in laminated cabinet with handles
- Soft closing mechanism to all cupboard doors
- Overhead cupboards with hanging niche
- Broom cupboard to linen
- Tony Alder veggie mixer to trough
- Automatic washing machine taps
- Floor and skirting tiles with tiling to underside of overhead cupboards
- Soft closing mechanism to all cupboard doors

Contract

- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and shire building fees (Excluding planning fees)
- Housing Industry Association and Master Builders Association members

Exclusions: travertine cladding, stone to first step and riser, twilight garage door, main floor tiling and carpet, skirting boards, landscaping, planter, reticulation, boundary walls, fencing, site costs, window treatments, supply and installation of light fittings, additional display light points, internal wall painting, decorator tiles, crossover or additional paving, feature painting, retaining walls, grey glass, clear glazing to wet area windows, storm water, gates, furniture, wall paper and decorator items, ceramic tiles over PC allowance, coastal conditions, security system, air-conditioning, home theatre system with built-in cabinetry and raised floor, and built-in sound system. This specification is subject to product availability and is subject to change without notice.

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broadwayhomes.com.au



MBA Award
Winning Builder



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Winning Builder

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