

Welcome to our Display Homes



Experience the Hudson Homes difference

We have a simple mission: to design and build quality homes for a new generation.

Based upon our most fundamental philosophy that homes are 'made for living', we aim to create homes that celebrate life. And since life revolves around the home, we understand the responsibility that comes with delivering the most important home ever built. Yours.



FIXED PRICE GUARANTEE

Your price will be absolute and final. No hidden extras. No surprises. Just one fixed price.



TIME FRAME GUARANTEE

Completed on time as per your contract or we will pay YOU for every day it runs over.



VIRTUAL TOURS

Experience all of our display homes through our 3D and video virtual tours.



OVER 200 FLOORPLANS

Discover our full range online and find a design as unique as your family.



QUICK QUOTE

Get a FREE quote emailed to you via our online Quick Quote. Visit [hudsonhomes.com.au/quickquote](https://www.hudsonhomes.com.au/quickquote)



FINALIST

2018 HIA Hunter Region
Display Home
\$500,001 - \$600,000



FINALIST

2017 HIA Hunter Region
Bathroom in a
Display Home

BURGUNDY 34
RIVIERA FACADE
H1: SMART INCLUSIONS

5 3 3 2



FINALIST

2018 HIA Hunter Region
Display Home
\$400,001 - \$500,000

QUARTZ 25
CHATEAUX FACADE
H2: DESIGNER INCLUSIONS

4 2 2 2



INTRODUCING Burgundy 34

RIVIERA FACADE
H1: SMART INCLUSIONS



5



3



3



2

MINIMUM LOT WIDTH

13.57m

Subject to Council Conditions

THE BURGUNDY IS PERFECT FOR



Knock-Down, Rebuild



Big families



Entertainers



Growing families



Home theatre option



Home office option



Scullery included



bur-gun-dy:
originating from the
valleys and slopes of
the central France
province of Bourgogne,
this region is famous
for its full, deep red
wines



The Burgundy boasts practicality from the front door right through to the outdoor entertainment area. With multiple living areas spread over two levels, this four bedroom home offers many clever design features in one undeniably stylish and superbly spacious floor plan.

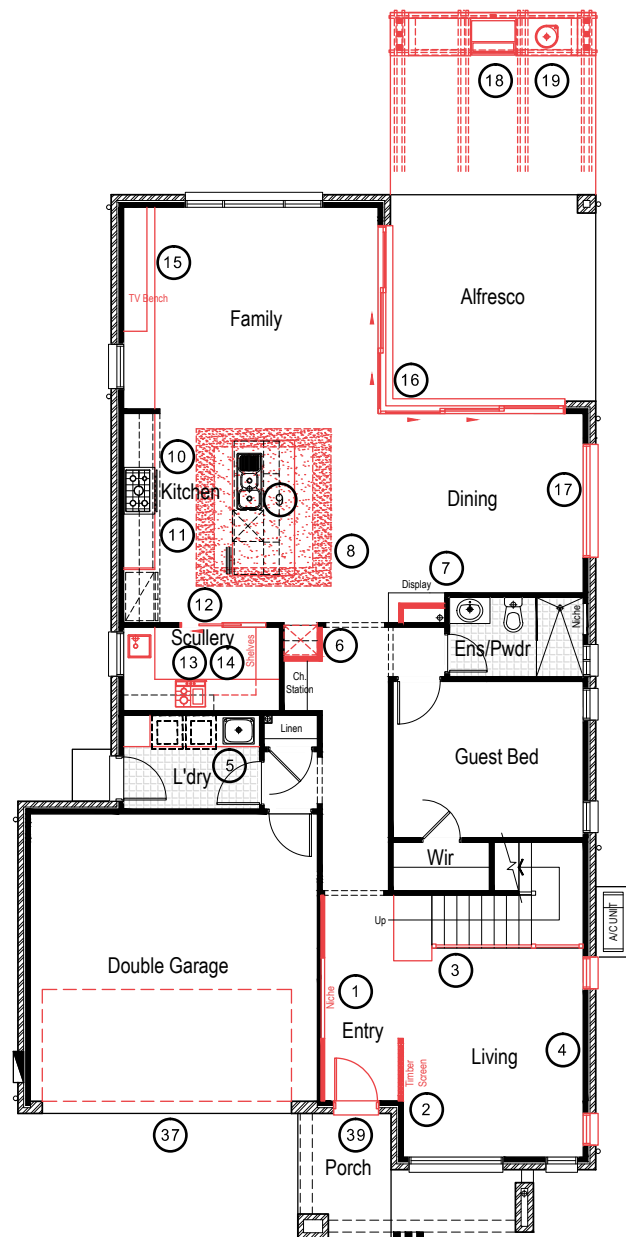
BURGUNDY 34 ON DISPLAY

Other sizes available

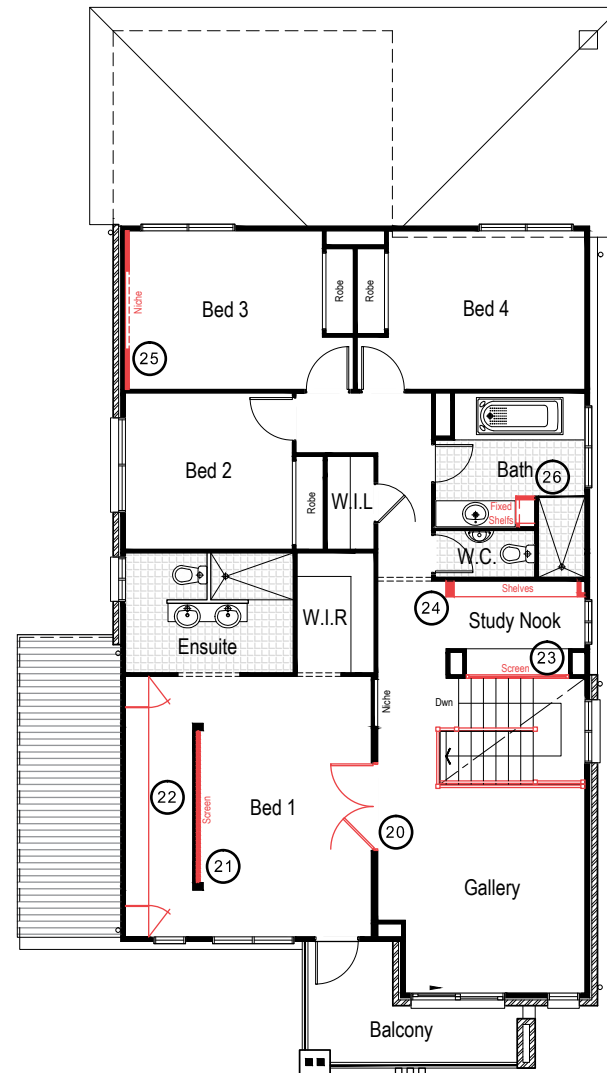
27

30

32



Ground Floor



First Floor



Ground floor
living area
133.91 m²



First floor
living area
129.40 m²



Garage
36.67 m²



Alfresco
15.68 m²



Porch
4.37 m²



Overall width
11.15 m



Overall length
20.03 m



Total area
317.03 m²

CHOOSE AN INCLUSIONS PACKAGE TO SUIT YOUR BUDGET AND STYLE

INCLUDES STANDARD SITE COSTS* AND CLASSIC FACADE

SS
\$364,700

ON DISPLAY
H1
+\$28,900

H2
+\$56,600

H3
+\$88,700

OPTIONAL UPGRADES ON DISPLAY

SHOWN IN **RED** ON FLOORPLAN

- | | | | |
|----|--|----|----|
| 1 | 1545mm x 1800mm niche to entry including double thick timber framed wall | | |
| 2 | 1200mm wide Steca wood screen to entry | | |
| 3 | Staircase upgrade as per display including glass balustrade | | |
| 4 | Two AAT1806 aluminium awning window to living | | |
| 5 | Laundry cabinetry with 20mm stone benchtop | H3 | |
| 6 | Wine display joinery to kitchen (excluding fridge) | | |
| 7 | Corner insert display with shelving to dining room | | |
| 8 | Dropped ceiling feature over kitchen island bench 2600mm x 3020mm | | |
| 9 | Timber feature cladding inside kitchen dropped ceiling in lieu of plasterboard | | |
| 10 | Upgrade luxury stone benchtop with 60mm edging to Kitchen | | |
| 11 | Upgraded designer kitchen layout | | |
| 12 | Lincoln LIN1 clear glass cavity sliding door to scullery in lieu of opening | | |
| 13 | Upgrade designer scullery layout including cooktop | | |
| 14 | Upgrade luxury 20mm stone benchtop to designer scullery | H2 | |
| 15 | Family TV joinery with stone plinth | | |
| 16 | Corner stacker door 2100mm x 3600mm to dining/family | | |
| 17 | Dining room window feature in lieu of standard | | |
| 18 | Alfresco extension with timber look aluminium pergola over | | |
| 19 | Built-in BBQ area with 60mm stone benchtop | | |
| 20 | Lincoln LIN1 clear glass double entry doors to bedroom 1 in lieu of standard | | |
| 21 | Feature recess to bedroom 1 wall with horizontal timber cladding | | |
| 22 | Upgraded walk-in-robe joinery to bedroom 1 | | |
| 23 | Feature screen between study nook and staircase | | |
| 24 | Upgraded study desk & feature shelves to study nook | | |
| 25 | 1500mm x 2100mm niche to bedroom 3 including double thickness wall | | |
| 26 | Feature shelving above bathroom vanity | | |
| 27 | Ducted air conditioning in lieu of split system | H2 | H3 |
| 28 | Full height feature tiling to bathroom | | H3 |
| 29 | Full height feature tiling to ensuite | | H3 |
| 30 | Full height feature tiling to powder room | | H3 |
| 31 | Feature pendant light fittings to kitchen, family and bedroom 1 | | |
| 32 | LED downlights throughout, including additional light points in lieu of oyster light | | |
| 33 | Upgrade carpet to all bedrooms and robes | | |
| 34 | Timber flooring upgrade French washed oak | | |
| 35 | Upgrade brick to entire house | | |
| 36 | Upgrade roof to Colorbond® | H2 | H3 |
| 37 | Upgrade garage door finish to Decowood | | |
| 38 | Upgrade internal doors (HAG11) | | |
| 39 | Front entry door upgrade XS24 including door hardware and 600mm pull handle | | |
| 40 | Smart tile floor waste upgrade to wet areas | H2 | H3 |
| 41 | 4 zone alarm kit | | |
| 42 | Timber soffit lining to porch | | |
| 43 | Displayed tile selection upgrades are subject to product availability | | |
| 44 | Riviera Facade | | |



LOOKING FOR SOMETHING DIFFERENT?

Ask us how we can customise another design to create *your* new home.

INTRODUCING Quartz 25

CHATEAUX FACADE
H2: DESIGNER INCLUSIONS



4



2



3



2

MINIMUM LOT WIDTH

12.99m

Subject to Council Conditions

THE QUARTZ IS PERFECT FOR



Knock-Down, Rebuild



Big families



Growing families



Home theatre option



Home office option



Scullery included



quartz: as one of the most abundant minerals on earth, this semi-precious gemstone often appears colourless until tinted by one of nature's many elements



The Quartz offers a beautifully designed floor plan with a distinct family focus. With the concept of providing multiple living zones and individual spaces, the active family will thrive within its superbly comfortable spaces.

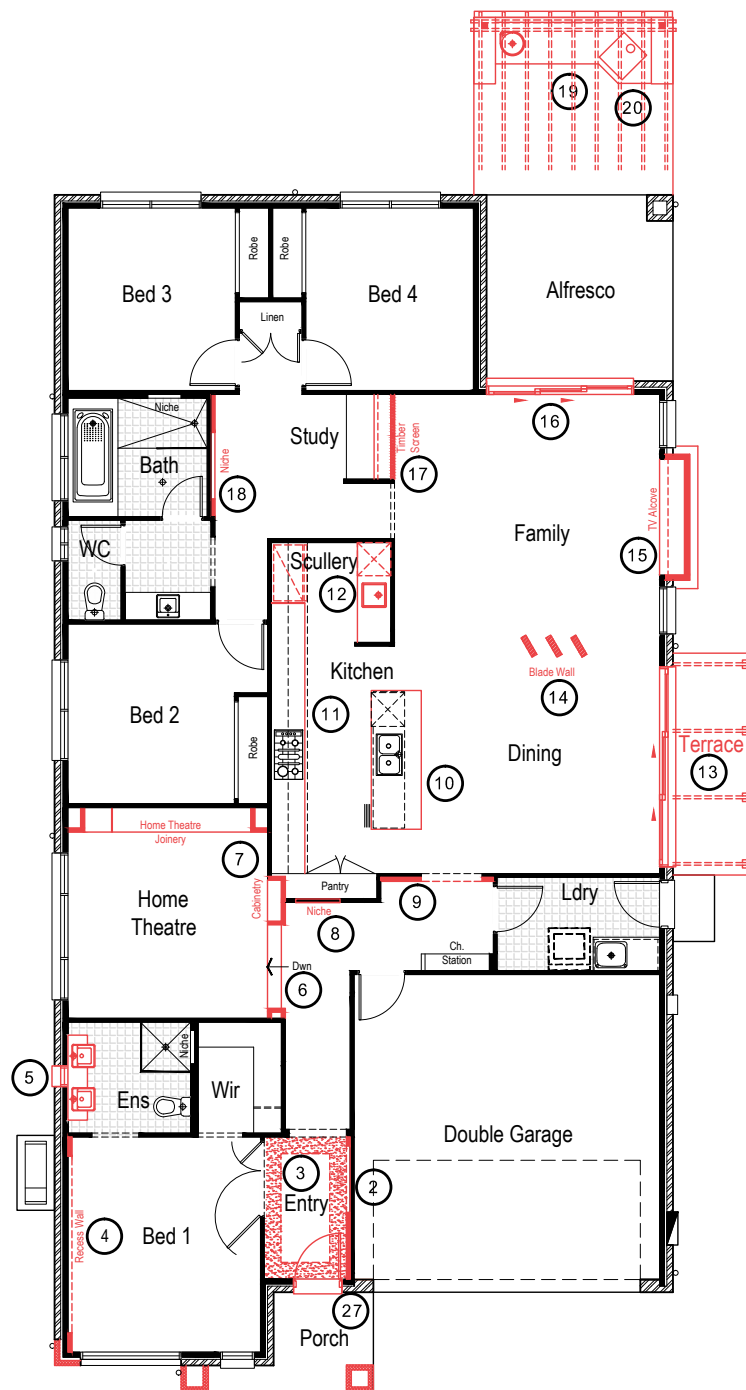
QUARTZ 25 ON DISPLAY

Other sizes available

21

23

27



Living area
181.77 m²



Garage
32.95 m²



Alfresco
11.29 m²



Porch
2.38 m²



Overall width
11.15 m



Overall length
21.23 m



Total area
228.39 m²

CHOOSE AN INCLUSIONS PACKAGE TO SUIT YOUR BUDGET AND STYLE

INCLUDES STANDARD SITE COSTS* AND CLASSIC FACADE

<div style="border: 1px solid white; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">SS</div> <p style="font-size: 24px; margin-top: 10px;">\$261,600</p>	<div style="border: 1px solid white; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">H1</div> <p style="font-size: 24px; margin-top: 10px;">+\$21,000</p>	<div style="background-color: #0099cc; color: white; padding: 2px 5px; font-size: 10px; margin-bottom: 5px;">ON DISPLAY</div> <div style="border: 1px solid white; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">H2</div> <p style="font-size: 24px; margin-top: 10px;">+\$46,300</p>	<div style="border: 1px solid white; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">H3</div> <p style="font-size: 24px; margin-top: 10px;">+\$69,600</p>
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OPTIONAL UPGRADES ON DISPLAY

SHOWN IN **RED** ON FLOORPLAN

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|--|--|
| <ul style="list-style-type: none"> ① Polished block upgrade to porch pier upgrade (Chateaux Facade only) ② 1200mm x 1800mm niche to entry ③ Coffered ceiling to entry ④ Featured recess to bedroom 1 wall with horizontal timber cladding ⑤ Double vanity upgrade to ensuite ⑥ Sunken floor to theatre room ⑦ Cabinetry recess and cabinetry to theatre room ⑧ 800mm x 1500m niche to hallway behind pantry ⑨ Thickened walls and square sets opening to laundry hall/dining ⑩ Upgraded designer kitchen and scullery ⑪ 60mm stone edge upgrade to kitchen ⑫ 60mm stone upgrade to scullery ⑬ Dining terrace pergola upgrade including 2100mm x 3600mm stacker door and deck ⑭ Three laminated blade walls to dining/family ⑮ TV alcove and joinery to family ⑯ 2100mm x 2700mm stacker door upgrade to family | <ul style="list-style-type: none"> ⑰ Timber screen to study ⑱ 800mm x 1500mm niche to hallway opposite study ⑲ Alfresco extension with timber look alike pergola over ⑳ BBQ area with stone benchtop 21 Full height feature tiling to bathroom as displayed H3 22 Full height feature tiling to ensuite as displayed H3 23 Feature pendant light fittings to dining, family, theatre and bedroom 1 24 Downlight (69) upgrade in lieu of oyster light to dwelling 25 Additional double power points 26 Additional external lights ⑳ Front entry door upgrade XLR110 including door hardware and pull handle 28 Timber soffit lining upgrade to porch and alfresco 29 Prestige range roof tile upgrade in lieu of standard classic range 30 Carpet upgrade to bedroom 1, 2, 3, 4, walk-in-robe and home theatre 31 Upgrade brick to entire house 32 4 zone alarm kit 33 Chateaux Facade |
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LOOKING FOR SOMETHING DIFFERENT?

Ask us how we can customise another design to create *your* new home.



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Let's be friends



**Site costs for a standard, cleared residential block with up to 1m fall across the building platform and to M class slab classification*

The Hudson Homes Fixed Price Guarantee can only apply to readily accessible land where our site due diligence may be conducted (excludes unregistered land). For knock-down, rebuild contracts, Hudson Homes Fixed Price Guarantee and Hudson Homes Time Frame Guarantee only applies after the soil testing (Bore Hole Report), contour survey and demolition / removal of site material has been completed and relevant authority approvals have been received. Hudson Homes agrees to complete construction of your new home on time as specified in your signed HIA Building Contract and the conditions therein.

Hudson Homes may amend these specifications and inclusions at any time without notice and reserves the right to supply alternative items of equal quality. Images are indicative only. Photographs and other images used may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs, or when selected as additional upgrades at an additional cost. Standard included site costs are for a cleared residential site up to 450m², with up to 1 metre fall across the building platform, M class slab classification and with all services available at site boundaries (excludes battle-axe and rural sites). No allowance has been made for additional requirements or covenants that may be applicable to individual lots or housing estates. BASIX requirements will be assessed on an individual site bases and additional costs may apply. Please speak to a Hudson Homes New Home Consultant who is able to provide a Tender that specifically outlines the features, finishes and fixtures that you will receive. Correct as at 01/11/19.