

# 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



**FINALIST**

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

QUARTZ 25  
CHATEAUX FACADE  
H2: DESIGNER INCLUSIONS



# 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 AT HOMEWORLD WARNERVALE

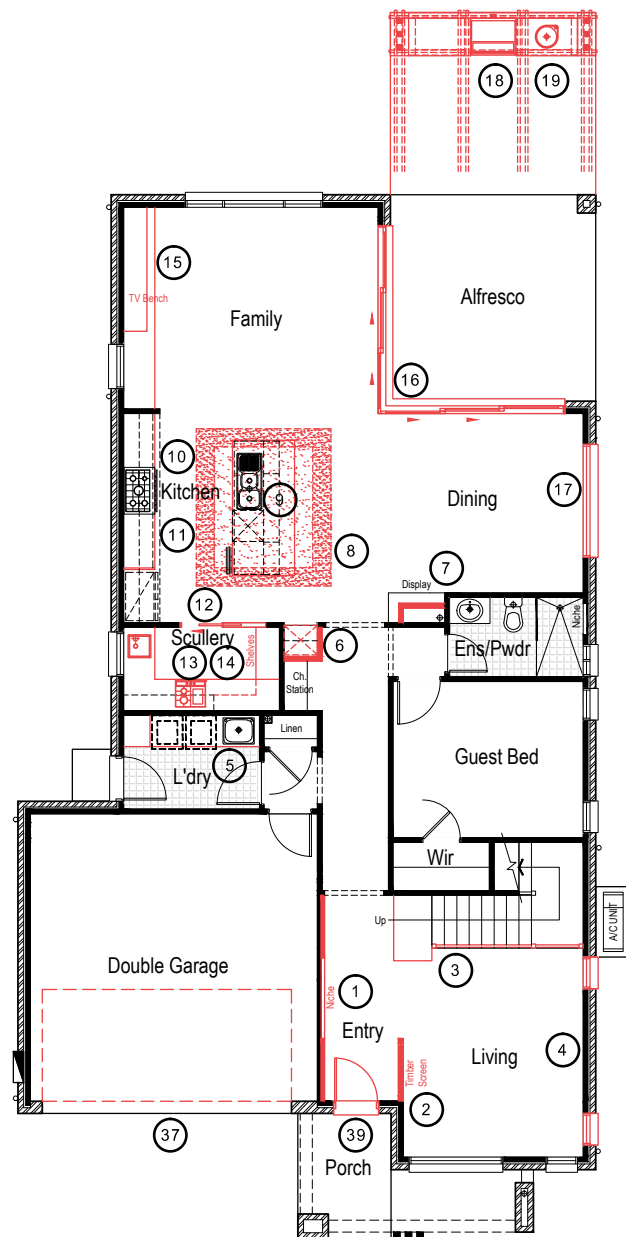
THE BURGUNDY DESIGN COMES IN 4 SIZES

27

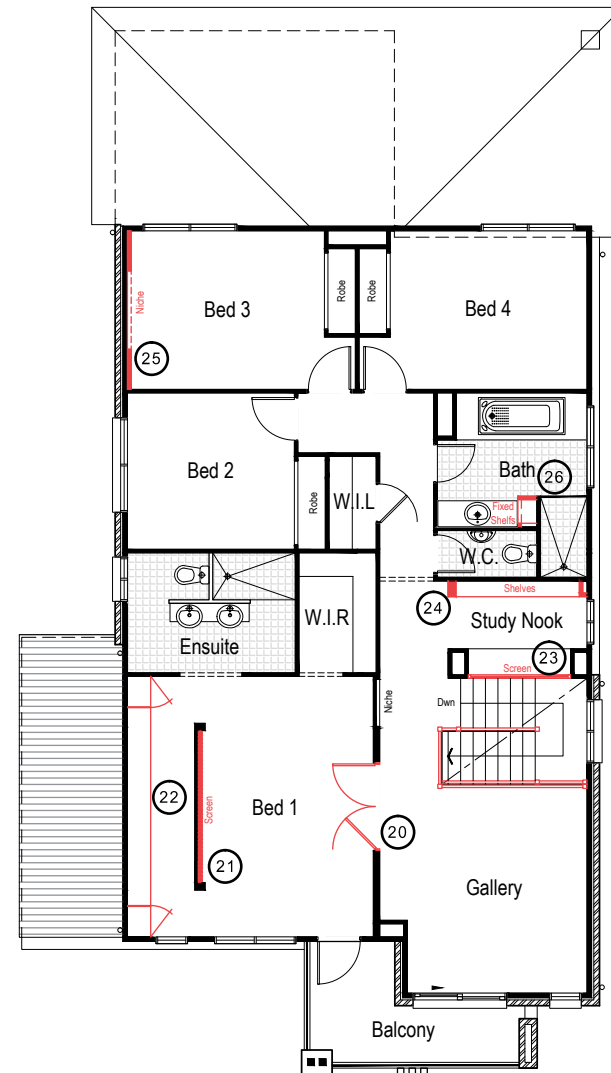
30

32

34



Ground Floor



First Floor



Ground floor  
living area  
133.91 m<sup>2</sup>



First floor  
living area  
129.40 m<sup>2</sup>



Garage  
36.67 m<sup>2</sup>



Alfresco  
15.68 m<sup>2</sup>



Porch  
4.37 m<sup>2</sup>



Overall width  
11.15 m



Overall length  
20.03 m



Total area  
317.03 m<sup>2</sup>

# Optional upgrades on display

SHOWN IN RED ON FLOORPLAN

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

H1

Smart  
inclusions  
package  
on display

◀◀ **PLUS  
OPTIONAL  
UPGRADES**

## LET'S CREATE YOUR DREAM HOME

Your family is unique ... so let's find a home to match. With over 200 floorplans for you to choose from, you are sure to find one that perfectly suit your family's lifestyle.

Ask your New Home Consultant 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 AT HOMEWORLD WARNERVALE

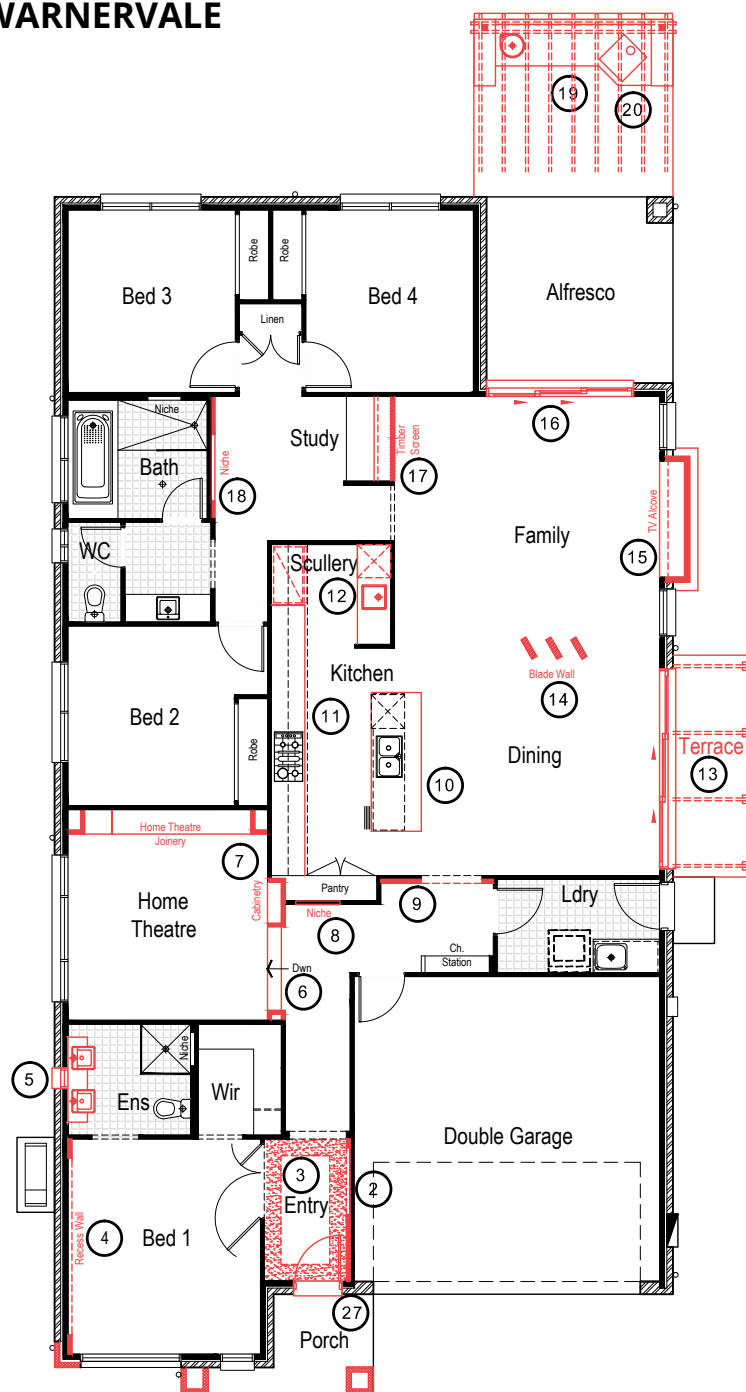
THE QUARTZ DESIGN COMES IN 4 SIZES

21

23

25

27



Living area  
181.77 m<sup>2</sup>



Garage  
32.95 m<sup>2</sup>



Alfresco  
11.29 m<sup>2</sup>



Porch  
2.38 m<sup>2</sup>



Overall width  
11.15 m



Overall length  
21.23 m



Total area  
228.39 m<sup>2</sup>

# Optional upgrades on display

SHOWN IN RED ON FLOORPLAN

- |   |  |    |   |
|---|--|----|---|
| ① | Polished block upgrade to porch pier upgrade (Chateaux Facade only)            | ①7 | Timber screen to study  |
| ② | 1200mm x 1800mm niche to entry   | ①8 | 800mm x 1500mm niche to hallway opposite study                          |
| ③ | Coffered ceiling to entry  | ①9 | Alfresco extension with timber look alike pergola over                  |
| ④ | Featured recess to bedroom 1 wall with horizontal timber cladding              | ②0 | BBQ area with stone benchtop  |
| ⑤ | Double vanity upgrade to ensuite   | 21 | Full height feature tiling to bathroom as displayed                     |
| ⑥ | Sunken floor to theatre room   | 22 | Full height feature tiling to ensuite as displayed                      |
| ⑦ | Cabinetry recess and cabinetry to theatre room                                 | 23 | Feature pendant light fittings to dining, family, theatre and bedroom 1 |
| ⑧ | 800mm x 1500m niche to hallway behind pantry                                   | 24 | Downlight (69) upgrade in lieu of oyster light to dwelling              |
| ⑨ | Thickened walls and square sets opening to laundry hall/dining                 | 25 | Additional double power points  |
| ⑩ | Upgraded designer kitchen and scullery   | 26 | Additional external lights  |
| ⑪ | 60mm stone edge upgrade to kitchen   | ②7 | Front entry door upgrade XLR110 including door hardware and pull handle |
| ⑫ | 60mm stone upgrade to scullery   | 28 | Timber soffit lining upgrade to porch and alfresco                      |
| ⑬ | Dining terrace pergola upgrade including 2100mm x 3600mm stacker door and deck | 29 | Prestige range roof tile upgrade in lieu of standard classic range      |
| ⑭ | Three laminated blade walls to dining/family                                   | 30 | Carpet upgrade to bedroom 1, 2, 3, 4, walk-in-robe and home theatre     |
| ⑮ | TV alcove and joinery to family  | 31 | Upgrade brick to entire house   |
| ⑯ | 2100mm x 2700mm stacker door upgrade to family                                 | 32 | 4 zone alarm kit  |
|   |  | 33 | Chateaux Facade   |

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H2

Designer  
inclusions  
package  
on display

◀◀ **PLUS  
OPTIONAL  
UPGRADES**

LOOKING FOR  
SOMETHING  
DIFFERENT?





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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 450m<sup>2</sup>, 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 04/05/2020.