

# 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.



## QUALITY BUILD GUARANTEE

Independent and strict quality measures that ensure your new home is built to last.



## 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)



## OVER 200 FLOORPLANS




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

JASPER 24  
NUVO FACADE  
H1: SMART INCLUSIONS

 4  2  2  2



TURQUOISE 25  
MERIDIAN FACADE  
H2: DESIGNER INCLUSIONS

 4  2.5  3  2



# INTRODUCING Jasper 24

NUVO FACADE  
H1: SMART INCLUSIONS



4



2



2



2

MINIMUM LOT WIDTH

**12.63m**

Subject to Council Conditions

## THE JASPER IS PERFECT FOR



Big families



Entertainers



Growing families



Home theatre option



First home buyers



Scullery included





*jas-per*: a multi-coloured opaque stone, which often turns red-brown from iron, has been commonly used for making ornaments throughout history.



The Jasper has been designed for families that love to entertain. This single storey 4 bedroom design keeps all the bedrooms along the side, allowing the back of the home to open up into a generous kitchen/living/dining area with multiple indoor and outdoor zones.

# Jasper 24

ON DISPLAY AT LEPPINGTON LIVING

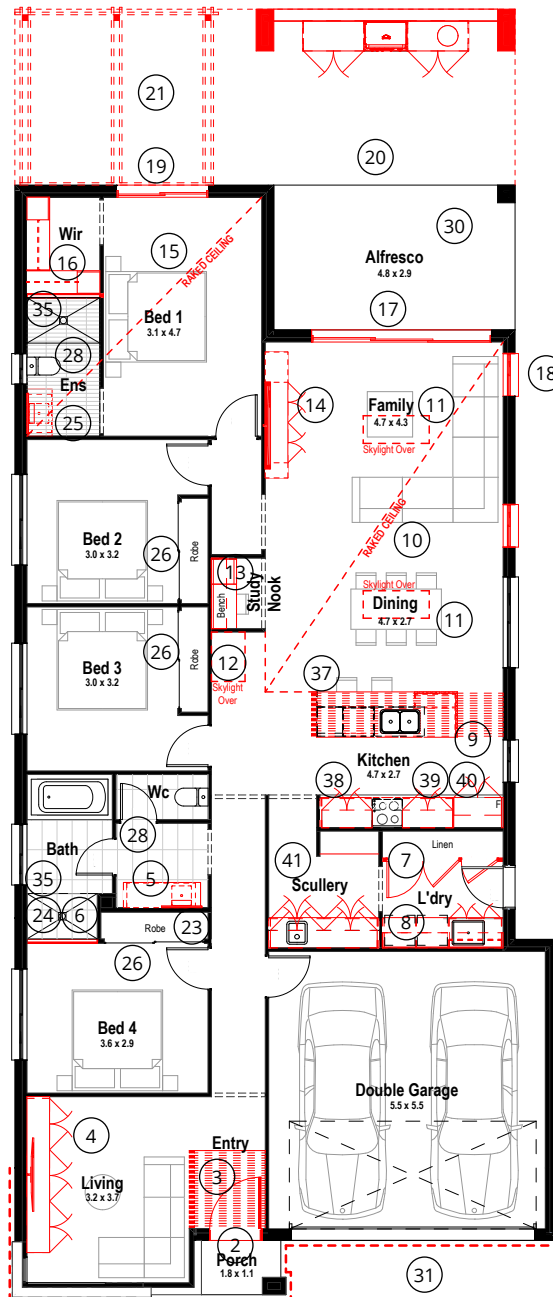
THE JASPER DESIGN COMES IN 4 SIZES

17

20

24

26



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



Garage  
33.21 m<sup>2</sup>



Alfresco  
48.65 m<sup>2</sup>



Porch  
1.74 m<sup>2</sup>



Overall width  
10.79 m



Overall length  
25.57 m



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

# Optional upgrades on display

## SHOWN IN RED ON FLOORPLAN

- |      |  |      |  |
|------|--|------|--|
| 1    | Upgrade to Nuvo facade with Colorbond® roof  | (25) | Upgraded custom wall hung vanity and feature mirror over to Ensuite                                  |
| (2)  | 2340mm high x 1020mm wide upgraded Entry door with clear glazing, stained finish and pull handle in matte black finish | (26) | Sliding white glass wardrobe doors with black micro frame to Bedrooms 2, 3 and 4 in lieu of standard |
| (3)  | Feature screen and ceiling cladding to Entry   | 27   | Upgraded face brick and mortar selection in lieu of standard   |
| (4)  | Custom joinery TV unit to Living Room  | (28) | Upgraded black tapware and Bathroom accessories throughout   |
| (5)  | Increased width custom wall hung vanity, upgraded basin and feature mirror over to Bathroom                            | 29   | Painted acrylic render finish to selected areas in lieu of standard face brick                       |
| (6)  | Extended shower niches to Bathroom and Ensuite   | (30) | Feature stained cladding to Alfresco ceiling   |
| (7)  | Extended linen cupboard to Laundry with 3 no. doors  | (31) | Upgraded timber look garage door   |
| (8)  | Upgraded Laundry joinery including overhead joinery, stone benchtop and tiled splashback                               | 32   | Upgraded 2340mm high internal doors with matte black door furniture                                  |
| (9)  | Feature screen and ceiling cladding over Kitchen island bench  | 33   | Square set wall/ceiling junction to selected areas in lieu of standard                               |
| (10) | Raked ceiling to Dining and Family area  | 34   | Upgraded skirting and architrave throughout  |
| (11) | Fixed skylights to Dining and Family ceilings  | (35) | Upgraded semi-frameless shower screens in matte black to Bathroom and Ensuite                        |
| (12) | Fixed skylights to Hallway, adjacent to Kitchen  | 36   | Displayed tile selection upgrades are subject to product availability                                |
| (13) | Upgraded Study joinery with overhead open shelving   | (37) | Decorative feature panelling to island bench in kitchen  |
| (14) | Custom wall hung entertainment unit with TV surround to Family Room  | (38) | Stone benchtops with undermount sink and soft close doors/drawers to Kitchen in lieu of standard     |
| (15) | Raked ceiling to Bedroom 1, Ensuite and Walk in Robe   | (39) | Upgraded finish to Kitchen doors and panels  |
| (16) | Upgraded joinery to Walk in Robe with double hanging spaces  | (40) | Upgraded door handles to Kitchen   |
| (17) | Larger sliding stacker door to Family/Alfresco   | (41) | Upgraded Scullery selections as Kitchen  |
| (18) | Additional aluminium sliding windows to side elevation of Family Room  | 42   | Upgraded carpet selections to all Bedrooms and robes   |
| (19) | Aluminium sliding door to Bedroom 1 in lieu of window  | 43   | 4 zone alarm kit   |
| (20) | Extensions to rear of Alfresco with built-in BBQ joinery   | 44   | LED downlights throughout including additional light points in lieu of oyster light fittings         |
| (21) | Tiled slab extension to rear of Bedroom 1 with feature aluminium pergola over  | 45   | Feature Pendant light fittings to Kitchen, Family, Bedroom 1 and Alfresco                            |
| 22   | Increased ceiling height to 2740mm   | 46   | Ducted air conditioning throughout in lieu of standard split system                                  |
| (23) | Extended Bedroom 4 robe space, deleting Charge Station   | 47   | Solar P.V system to roof   |
| (24) | Increase width of Bathroom shower to 1400mm  |      |  |

H1

Smart  
inclusions  
package  
on display



## 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.

LOOKING FOR  
SOMETHING  
DIFFERENT?

# INTRODUCING Turquoise 25

MERIDAN FACADE  
H2: DESIGNER INCLUSIONS



4



2.5



3



2

MINIMUM LOT WIDTH

**10.44 m**

Subject to Council Conditions

## THE TURQUOISE IS PERFECT FOR



**Narrow block**



**Knock-Down, Rebuild**



**Big families**



**Growing families**



**Home office option**



**Scullery included**





*tur-quoise*: both rare and valuable, this greenish-blue stone has been prized as an ornamental gem for many thousands of years.



The Turquoise is a modern design for a new generation. Specifically designed to suit a lot with a 10m frontage, this double storey, double garaged home boasts a number of well-appointed features. So whether you fall in love with the scullery or the generous master suite, this home has been designed for those who want it all.

# Turquoise 25

ON DISPLAY AT LEPPINGTON LIVING

THE TURQUOISE DESIGN COMES IN 5 SIZES

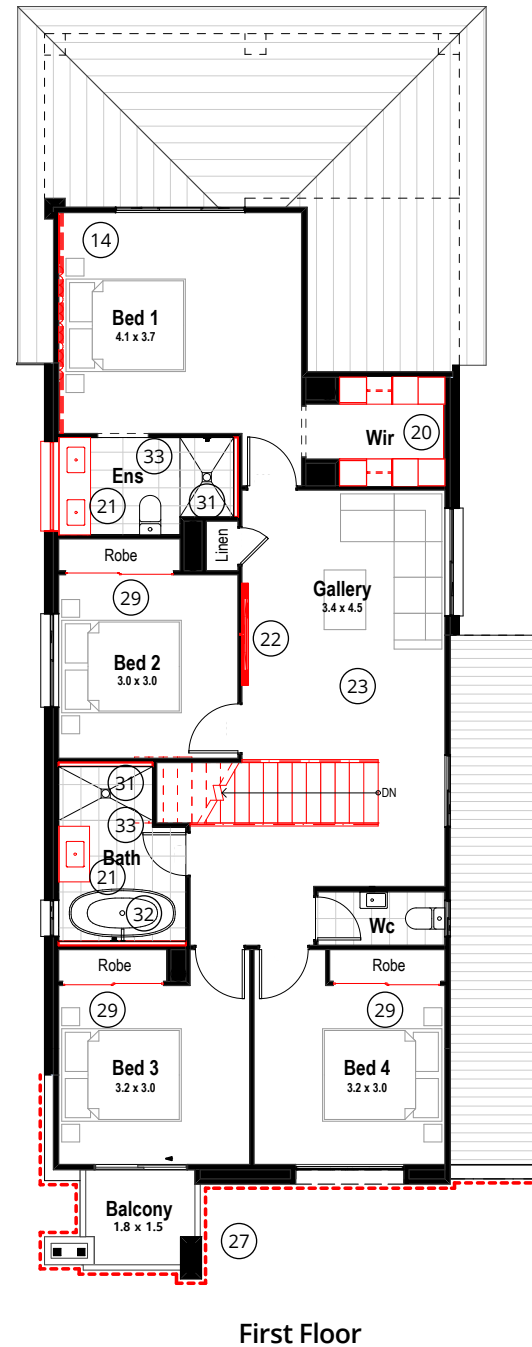
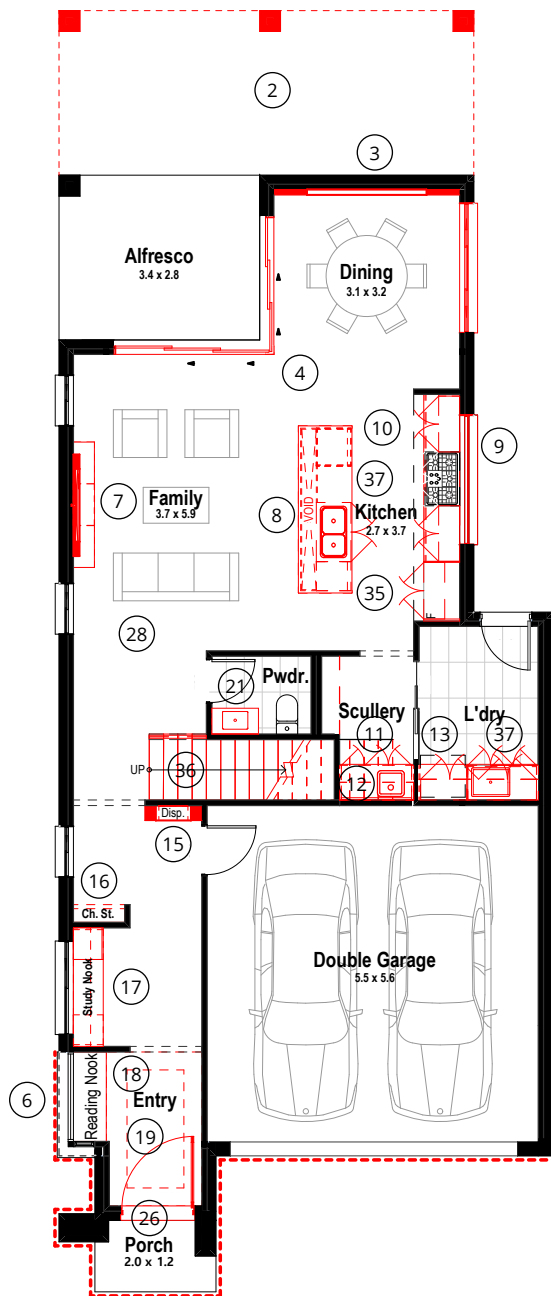
24

25

26

28

31



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



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



Garage  
33.99 m<sup>2</sup>



Alfresco  
28.46 m<sup>2</sup>



Porch  
2.44 m<sup>2</sup>



Overall width  
8.27 m



Overall length  
21.47 m



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

# Optional upgrades on display

SHOWN IN RED ON FLOORPLAN

- |    |   |    |  |
|----|---|----|--|
| 1  | Upgrade to Meridian facade  | 25 | Upgraded face brick selection in lieu of standard  |
| 2  | Full width extension to Alfresco area   | 26 | 2340mm high x 1200mm wide upgraded Entry door with clear glazing, stained finish and pull handle in matte black finish |
| 3  | Double wall and niche to rear of Dining Room  | 27 | Feature tile cladding to Front Porch and Balcony brick pier  |
| 4  | Corner sliding stacker doors to Family Room/Dining Room/Alfresco in lieu of standard                          | 28 | Upgraded linear cornice throughout (exclude wet areas)   |
| 5  | Increased Ground floor ceiling to 2740mm  | 29 | Upgraded Polytec shaker doors to robes in lieu of standard   |
| 6  | Feature silicon joined window to Reading Nook in lieu of standard   | 30 | Upgraded door stops  |
| 7  | Custom joinery for entertainment unit and TV recess to Family Room  | 31 | Extended shower niches to Bathroom and Ensuite   |
| 8  | Upgraded Kitchen island bench - waterfall ends, stone cladding with drawer unit to barback                    | 32 | Full length niche to Bathroom bath   |
| 9  | Feature window with 20mm stone splashback in Kitchen in lieu of standard                                      | 33 | Upgraded frameless glass shower screens to Bathroom and Ensuite  |
| 10 | Upgraded 40mm edge to Kitchen and Scullery benchtop in lieu of standard                                       | 34 | Full height tiling to Bathroom, Ensuite and Powder Room  |
| 11 | Feature open shelf unit over Scullery sink  | 35 | Upgraded finish to Kitchen doors and panels  |
| 12 | 20mm stone splashback to Scullery in lieu of tiles  | 36 | Upgraded staircase with stained finish and glass balustrade  |
| 13 | Upgraded Laundry joinery overhead, 40mm edge stone benchtop and tiled splashback                              | 37 | Upgraded sink selection to Kitchen, Scullery and Laundry   |
| 14 | Feature panel and upholstered bedhead to Bedroom 1  | 38 | Upgraded black electrical coverplates throughout   |
| 15 | Feature Hallway display niche with decorative panel and shelf   | 39 | Upgraded black and brass tapware throughout  |
| 16 | Drop panel benchtop to Charge station in lieu of standard   | 40 | LED downlights throughout including additional light points in lieu of oyster light fittings                           |
| 17 | Upgraded Study joinery with overhead open shelf and back panel  | 41 | Feature pendant light fittings to Reading Nook, Kitchen, Dining, Family and Bedroom 1                                  |
| 18 | Upgraded Reading Nook joinery with drawers under  | 42 | Displayed tile selection upgrades are subject to product availability  |
| 19 | Coffered ceiling to Entry   | 43 | 4 zone alarm kit   |
| 20 | Upgraded joinery to Walk in Robe with full height feature mirror  | 44 | Solar P.V system to roof   |
| 21 | Upgraded Bathroom, Ensuite and Powder Room Vanity stone top, basins and tapware                               |    |  |
| 22 | Custom wall hung TV to upstairs Gallery   |    |  |
| 23 | Engineered timber floor to Ground Floor, Staircase, Gallery and Bedroom 1 in lieu of standard floor coverings |    |  |
| 24 | Upgraded carpet selections to Bedrooms 2, 3 & 4 (including robes)   |    |  |

H2

Designer 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.

LOOKING FOR SOMETHING DIFFERENT?



### Head Office

Level 1, 85 George Street  
Parramatta NSW 2150  
1300 246 700

### Leppington Living

26 Saturn Street  
Leppington NSW 2179  
02 8124 6777

**[hudsonhomes.com.au](http://hudsonhomes.com.au)**

Let's be friends



Our FIXED PRICE Guarantee only applies to readily accessible land where our complete site due diligence may be conducted (excludes unregistered land and knock-down, rebuild contracts). Please note that where specific engineering reports are required to complete site due diligence (such as Geotechnical, Hydraulic, Acoustic, Flood and Bushfire requirements) which, in some instances, may only be obtained after the signing of your HIA Building Agreement, the final fixed price amount will be guaranteed AFTER receipt of such engineering reports and design but ALWAYS fixed prior to the commencement of construction. For knock-down, rebuild contracts, 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 Quality Build Guarantee only applies to new tenders requested after 1/09/2021.

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 basis 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 01/08/2022.