



PYCON



Rainbow Beach
ESTATE

LOT 525 TOBAGO PDE, LAKE CATHIE

SINGLE STOREY | BED - 4 | BATH - 2 | LIVING - 2 | CAR - 2

HOUSE + LAND

RAINBOW BEACH ESTATE

Lot 525 Tobago Pde, Lake Cathie

\$961,230

House + Land package

Includes land value of \$490,000



FEATURE HIGHLIGHTS

- Fixed Price Turn Key Package
- Contemporary Facade Upgrade
- 20mm Stone Kitchen Benches
- Tiled Alfresco + Porch
- Exposed Aggregate Driveway
- Shower Niches
- Higher Ceilings (2550)
- 1200mm Wide Front Door
- All Council & Certifying Fees
- Automatic Garage Door
- Floor Coverings Throughout
- Free Standing Bath
- Fridge Water Point
- Timberline Wall Hung Stone Top Vanities
- F&P freestanding dishwasher
- 7 Star Energy Rating (Basix)
- TV Antenna

TELOPEA DIMENSIONS

TOTAL AREA	223.93m ²	Kitchen	2.7m x 3.4m	Bedroom 1	3.5m x 3.7m
TOTAL WIDTH	11.22m	Dining	3.6m x 3.4m	Bedroom 2	3.0m x 3.0m
TOTAL DEPTH	21.10m	Living	4.0m x 4.8m	Bedroom 3	3.0m x 3.0m
		Multi Purpose	3.2m x 3.5m	Bedroom 4	3.0m x 3.5m
		Alfresco	6.7m x 3.4m	Bathrooms	2
		Garage	5.7m x 5.8m	WC	1
				Walk-in robe & ensuite	

Lot 525 Tobago Pde, Lake Cathie



DISCLAIMER: Package based on land to be purchased direct with land developer (The contract price does not include legal fees relating to the purchase which includes but is not limited to stamp duty, registration fees and the conveyancing fee). All information is subject to change without notice. This package cannot be used conjunction with any other offer or promotion. Pyccon-Homes reserves the right to change prices or inclusions at any time without notice. All images and facades shown are for illustrative purposes and should be used as a guide only. Material finishes shown may vary and are subject to availability. Images may depict fixtures, features and finishes that are not available or are not supplied by Pyccon Homes. Some images will feature items that are considered to be upgrades and may incur additional charges. All images are for illustrative purposes only. All dimensions may differ depending on final design. House position may change subject to contour, services and final reports. Our best efforts have been made to ensure information is correct at the time of printing.

Builders Licence Number 55958C

TELOPEA + CONTEMPORARY FACADE



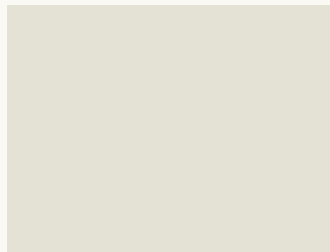
STYLES + COLOURS



1. FACE BRICK
PGH 'ROCK HAMPTON'



2. ROOF
COLORBOND 'SURFMIST'



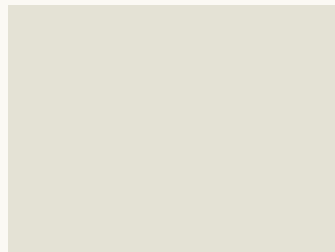
3. FASCIA + GUTTER
COLORBOND 'SURFMIST'



4. RENDER + FRONT DOOR
RESENE 'TRUFFLE'



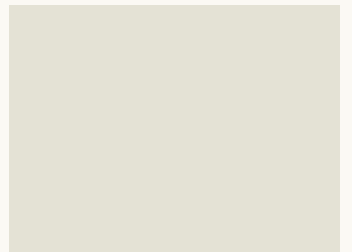
5. EXPOSED AG DRIVEWAY
'ROCKYS'



6. WINDOWS + CLADDING
COLORBOND 'SURFMIST'



7. TILED ALFRESCO + PORCH
STUDIO TERRAZZO 'GREY MATT'
TILE 450×450



8. GARAGE DOOR
COLORBOND 'SURFMIST'

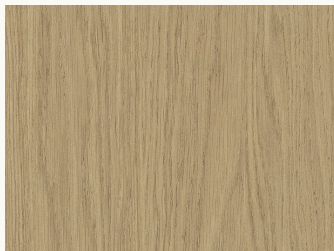


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TELOPEA INTERNALS



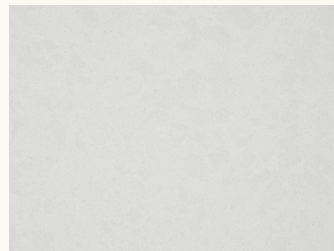
STYLES + COLOURS



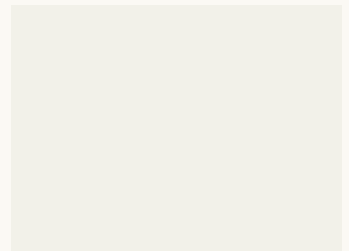
1. ISLAND ENDS CABINETRY
POLYTEC 'BOSTON OAK'



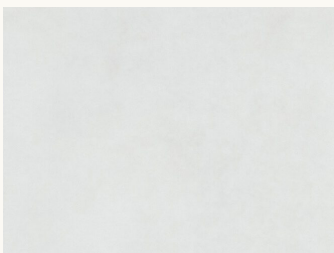
2. KITCHEN CABINETRY
POLYTEC 'CLASSIC WHITE MATT'



3. STONE KITCHEN BENCHTOP
YDL STONE 'ROSEMEE'



4. INTERNAL PAINT
DULUX 'SNOWY MOUNTAIN QTR'



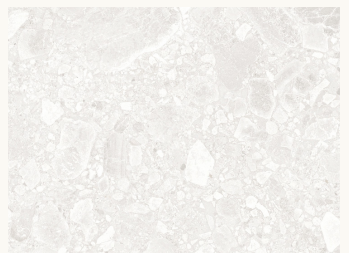
5. KITCHEN + LAUNDRY SPLASH BACK
120x120 CASABLANCA 'WHITE GLOSS'



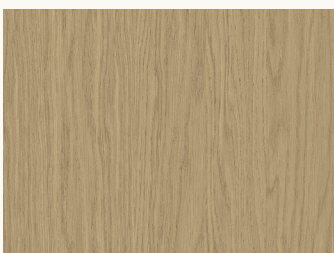
6. MAIN FLOORING
AST GENCORE 'FENNEL SEED'



7. CARPET
HEPBURN 'STARDUST'



8. ENSUITE, BATHROOM, TOILET TILES
STUDIO TERRAZZO 'WHITE MATT'
TILE 450x450



9. VANITY CABINETRY
POLYTEC 'BOSTON OAK'

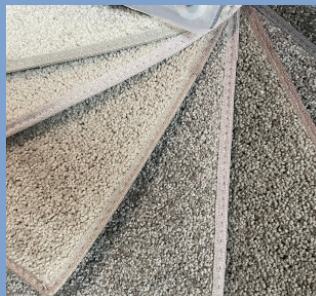


PYCON

HOUSE + LAND INCLUSIONS

In design, there is a saying, 'form follows function'. If something is designed to work perfectly then it will be beautiful.

At Pycon we are Builders + Designers. We don't just build homes beautifully, we ask the questions, do the research and think about the design and inclusions that maximise returns.



'MOVE-IN READY' INCLUSIONS

PROFESSIONAL SERVICES & FEES

Design	Plans and specifications.
Engineering	Plans and specifications.
Service connections	Electricity, water and sewer to existing connection points.
BASIX - sustainability and efficiency	BASIX report and certificate: including water tanks, insulation, sarking, lighting, windows and fixtures. 7 star rating.
Council fees	- Section 138 (driveway) application. - Section 68 (water and sewer) application. Certifier fees & Construction Certificate. - Long Service levy. - Water meter connection.
Insurances	- Home owner's warranty. - Contractor's all-risk and public liability insurance.
Identification / boundary survey	House peg out by registered surveyor.

GENERAL INTERIOR

Internal doors	Hume flush panel.
Lever sets	Gainsborough Lianna Chrome Lever Set.
Robes	- One white melamine shelf. - One hanging rail.
Linen	Four white melamine shelves.
Ceilings & Walls	- Plasterboard . 90mm coved cornice (including framed garages).
Architraves & Skirting	A3 Bevel 67mm x 18mm.
Flooring	- Timber-look laminate flooring to common areas - Carpet to bedrooms and lounge/media. - Tiles to bathroom, ensuite, WC & Laundry.
Paint	- Walls: three-coat system. - Ceilings: two-coat system. - Doors and internal woodwork: gloss acrylic.
Electrical	- As per detailed plan: - Airconditioning to Master Bedroom and Living area. - Energy efficient LED down lights with globes to all rooms. - White light switches and double power point. - Two TV points and Antenna. - Exhaust fan bathroom and ensuite. - Hard wired photo-electric smoke detectors with battery backup. - NBN lead-in or pre-wire telephone incl. internal connection point. - Single phase connection from mains to dwelling. - Meterbox with circuit breaker. - Earth leakage safety switch. - Power connection and meter fees.

GENERAL EXTERIOR

Driveway	Natural Stone, Exposed Aggregate.
Front entry door	Savoy XS24 or XS26 with glazing options. Gainsborough Trilock entry handle.
Porch and alfresco area	- Ceiling: fibre cement sheeting. - Flooring: Tiled finish. - Timber posts: 90mm, painted.
Garage	- Automatic panel lift door. - Rear door (if applicable): Hume flush panel Duracoat. - Two remote handsets. - One wall-mounted control.
Roof, fascia and gutter	- Roof: Metal as per facade. - Fascia, gutter and barge: Colorbond. - Quad Gutter
Bricks and cladding	- Face bricks. - External Scyon cladding/weatherboards (if applicable).
Windows and flyscreens	- Windows and sliding doors: powder coated aluminium, choice of colours. - Flyscreens and locks: fibreglass, choice of colours.
Hot water system	315L Electric hot water system.
Clothesline	Wall-hung, powder coated, foldaway.
Insulation	- Sisalation wall wrap to external timber frame. - Batts to external walls, as per Basix. - Batts over internal living areas, as per Basix. - Sarking or Permastop blanket to roof.
Foundations	Engineered reinforced concrete slab, up to class M.
Wet areas	Wet areas recessed into slab.
Termite protection	- Termite resistant "T2" treated frames and roof trusses (2550mm), with N2 wind rating. - Physical termite barriers to slab perimeter and pipe penetrations.

'MOVE-IN READY' INCLUSIONS_KITCHEN & APPLIANCES:

KITCHEN & APPLIANCES

Kitchen bench	• 20mm Stone Benchtops. • Island bench (design specific).
Polytec cabinetry	• Laminated soft close doors.
Polytec overhead cupboards (rear benchtop)	• Laminated soft close doors.
Splashback	• Tiled Pycon Select Range.
Dishwasher & microwave space	• Connection to plumbing and power.
Walk-in pantry	• Four melamine shelves (design specific): white.
Drawers & handles	• Bank of laminated soft close drawers. • Moulded cutlery insert. • Pot drawer. • Designer handles: range of styles.
Fisher & Paykel appliances	• 60cm undermount rangehood. • 60cm multifunction oven • 60cm Induction cooktop. • Free Standing Dishwasher
Kitchen sink and tapware	• MK3 stainless steel sink with modern drainer. • Mizu Drift Curved gooseneck sink mixer



Undermount Rangehood



MK3 stainless steel sink



Gooseneck Mixer



Multi-function oven



Induction cooktop



Dishwasher

'MOVE-IN READY' INCLUSIONS_BATHROOM, ENSUITE & LAUNDRY:



Timberline Nevada vanity



Freestanding bath

BATHROOM & ENSUITE

Vanity	• Timberline Nevada. • Wall hung. • Soft close drawers and door. • Above counter basin.
Shower screen	• Framed pivoting system.
Bath	• Freestanding 1560 or 1760 (design specific).
Tapware & Shower	• Mizu: - Mizu curve wall basin set - Vanity. - Mizu curve 160 spout + Mixer - Bath. - Mizu Drift single watterrail + Mixer - Shower.
Accessories	• Mizu Drift accessories: - Chrome double towel rail (or hooks if applicable). - Chrome straight toilet roll holder. - Chrome square floor waste.
Mirrors	• Polished edge mirrors: matched to vanity size.
Tiling	• Pycon Select Range • Floor and skirting. • 2m in shower recess. • Vanity splashbacks.
Toilet suite	• Posh Solus Square. • Close coupled back to wall inlet. • Soft close, quick release seat.

LAUNDRY

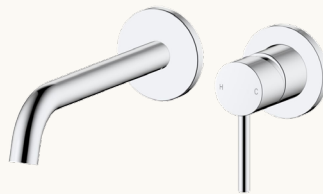
Cabinetry	• Laminate cabinet • Posh Solus 45L stainless steel tub • Posh Solus MK2 sink mixer tap • In-cupboard washing machine tapware and electrical
Tiling	• Pycon Select Range • Floor and skirting • Tub splashback



Rail shower + Mixer



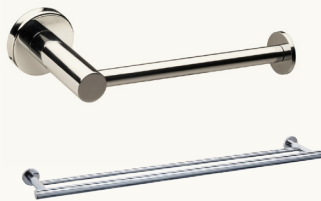
Bath spout



Vanity Basin Set



Toilet - Posh Solus Square



Mizu Drift accessories



Laundry mixer tap



Laundry Cabinet

WE ARE... BUILDERS + DESIGNERS



Most builders are exactly that – builders. Thinking only in terms of bricks and mortar, foundations and finishes, block checks and construction approvals.

At Pycon, we are builders and designers, because we believe you need both sets of people to make your new home, home.

#1 FIXED PRICE CONTRACTS

Everything you need. From plans, reports, approvals and inclusions. That means a price with no surprises.

#2 SINCE 1980

We've been building beautiful new homes and multi-dwelling developments on the NSW Mid North Coast since 1980.

#3 PYCON QUALITY

We manage every technical aspect to the highest standard, with quality control and checks throughout the entire process.

#4 MULTI AWARD WINNING

Multi award winning builder, including Master Builders Association 'Housing Builder of the Year'.

#5 USE QUALITY MATERIALS

Homes are for life. We only build and design with products and materials we trust to last and keep their looks.

#6 EXPERT INTERIOR DESIGN

Expert interior and exterior selections carefully designed and curated to bring maximum longevity and returns for each home.



PYCON