



LUXURY

INCLUSIONS

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H3

# The Ultimate in Living and Design

**WELCOME TO A WORLD OF INDULGENCE AND TO A HOME WHERE  
NO DETAIL HAS BEEN OVERLOOKED. FOR THE HOMEBUYER THAT  
WANTS IT ALL, THE H3: LUXURY INCLUSION PACKAGE OFFERS THE  
VERY BEST IN FIXTURES, FITTINGS AND FEATURES.**

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# NEW ESTATE KITCHEN





# Customise Your Kitchen With Stone Benchtops

Sleek, functional and practical. 40mm stone provides your kitchen with a durable surface with timeless elegance.

Choose from dozens of stone styles included in the builder's range. Provided with standard square edge finish, without waterfall edges.



# Designer Sinkware



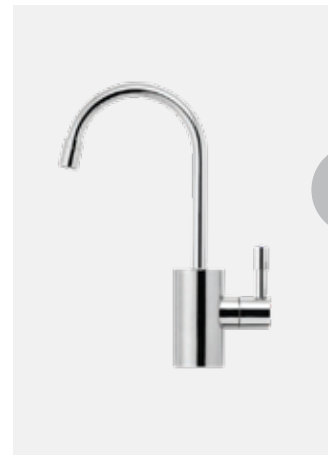
Double bowl undermount sink



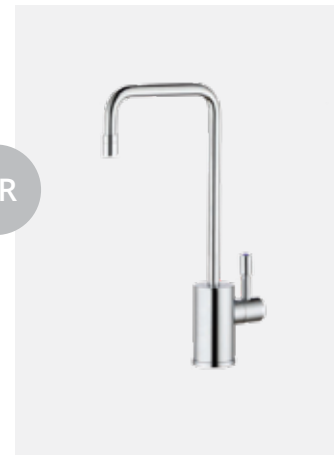
Pull out sink mixer

## FILTERED DRINKING WATER SYSTEM

In-line cold water filter system connected to your chosen sink mixer



OR



**Additional separate taps available**  
*installation at additional cost*

### Stone Benchtops

Sleek, functional and practical - all in the colour of your choice and taste.

## SPLASHBACK

Your choice of tiled, mirror finish or glass splashback to suit your taste and style.

*WATERFALL EDGE NOT INCLUDED*



Tiled splashback example



Glass splashback example



Mirror finish splashback example



# Ovens and Cooktops

Take your entertaining to the next level with appliances that create the perfect meal.

Choose between a freestanding chef style (option A) or gourmet style (Option B).

Gas is subject to availability to site.

## OPTION

A

The home cook's delight, the impressive width makes it super easy to get things in and out of the oven.

*Stainless steel dual fuel freestanding cooker*





## OPTION

(B)

Electric or gas? The choice is yours. Durable surfaces are easy to clean and maintain, ensuring your kitchen is always looking at its best.

*Stainless steel electric oven  
Electric or gas cooktop*



OR



H3: LUXURY KITCHEN

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# Quality Appliances

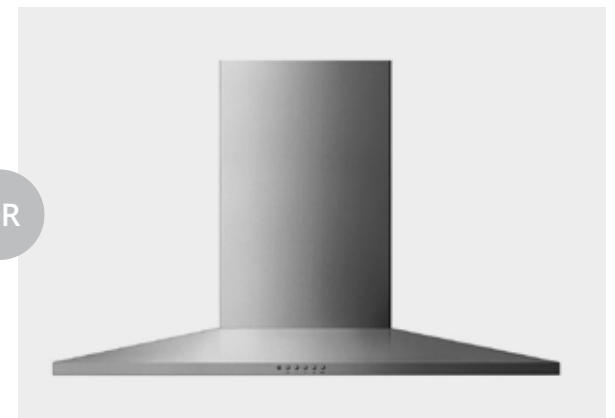
Form and function are the key to making the heart of your home work. Quality appliances allow both convenience and a seamless kitchen look.

Enjoy cooking and conversation with thoughtful appliances, selected to make your kitchen experience more delightful. From quieter rangehoods to multi-function dishwashers, your H3: Luxury Kitchen comes fully equipped for you to use from the moment you move in.



Stainless steel integrated rangehood with lighting

OR



Stainless steel canopy rangehood with LED lighting



Stainless steel built-in microwave with trim kit and powerpoint



Stainless steel dishwasher

# Luxurious Soft Close Kitchen Cabinets

Your H3: Luxury Kitchen comes with soft close feature to all kitchen drawers and cabinets, which are fully lined and finished with a dual colour square edge laminated door fronts, panels and kickboards, in your choice of decorative finish by Polytec.

## A wide range of joinery colours and finishes



## Make your kitchen suit your style with your choice of handles



*Images are indicative only. Joinery and handle options available are from H3 builder's range at the time of selection appointments.*

### EXPLORE A WORLD OF CHOICE

With over 90 different laminate and benchtop options, you will be sure to find your perfect style match in our Spectrum Design Studio.

*\*Spectrum Design Studio for NSW built homes only.*



### H3: LUXURY KITCHEN

#### Standard fridge opening

Standard fridge opening with fully lined overhead white melamine cabinet finished with square edge laminated door fronts.

#### Seamless overhead cupboards

Fully lined white melamine overhead cupboards finished with square edge coloured 'seamless' melamine door fronts.

#### Kitchen bulkheads

Plasterboard bulkheads over kitchen cupboards.

## QUALITY JOINERY

The finest finishes and features have been carefully selected to enhance both style and functionality.

# Plenty of Storage For All Your Kitchen Needs

## **Pantry (where applicable)**

Four white melamine shelves.

## **Scullery (where applicable)**

Matching kitchen finishes and fixtures with a single bowl sink.

## **Pot drawers (design specific)**

Bank of 3 pot drawers beside oven.

## **Additional cabinets included**

Make the most of your kitchen space with a matching fully lined cabinet above your fridge.

## **Bank of 4 fully lined drawers**

An essential in every kitchen, with a cutlery tray to the top drawer.





# BATHROOM

## JOINERY

The finest finishes and features have been carefully selected to enhance both style and functionality.

### Vanity mirror

Frameless polished edge vanity mirror.





# Floating Style Vanity

Bring luxury into your bathroom with a contemporary floating style vanity design with shadowline feature to front.



**150mm apron front stone benchtops**  
*in your choice of colour to suit your personal style*



**Vanity cabinetry with soft close doors**  
*in your choice of colour, finish and handles*

**Your choice of basin style**  
*with chrome pop-up plug and waste*



Inset basin

OR



Semi-recessed basin

# Shower and Bath

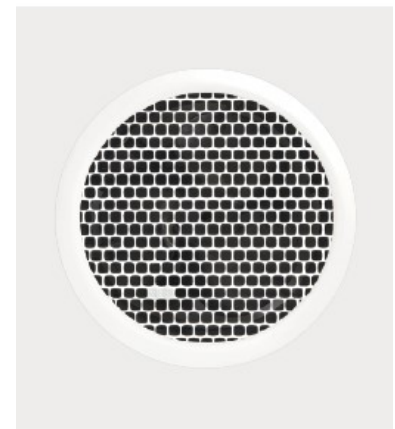
Relax and unwind in your contemporary bathtub and shower complete with accessories to match.



1775mm freestanding bathtub  
*(where suitable, otherwise 1580mm)*



Light, heating and fan  
*Combined fan/light/heater (2 bulb) unit  
to bathroom & ensuite (non ducted)*



Powder room exhaust fan  
*where applicable (no window)*



Frameless glass shower screen



Tiled shower niche



Cleanflush® toilet with soft  
close seat



**Bathtub**

1775mm freestanding white bath tub (*where suitable, otherwise 1580mm*)



### Smart tile floor wastes

Integrated floor and shower wastes compliments your modern new home.



**SPECTRUM**  
DESIGN STUDIO

## FIND THE PERFECT TILE FOR YOU

Classic or modern? The choice is yours. We have hundreds of tile options to suit any style.

### Add your personal touch with your choice of bathroom tiling

Your choice of ceramic floor and wall tiles to the full height of the bathroom from the builder's nominated range. Separate toilets and powder rooms receive floor tiling with matching smart tile waste and skirting to 150mm high.

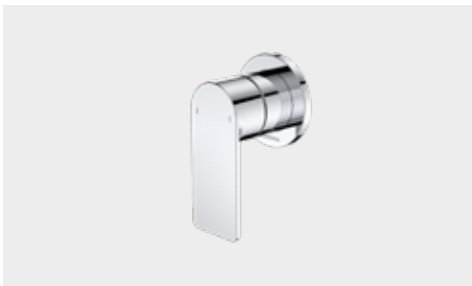


*Images are indicative only. Tile options available are from H3 builder's range at the time of selection appointments.*

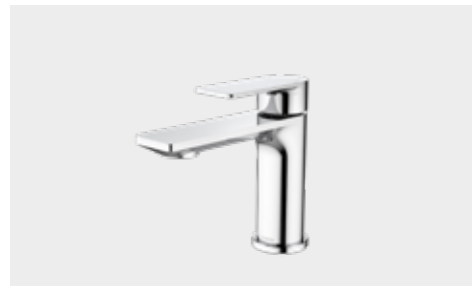
*\*Spectrum Design Studio for NSW built homes only.*

# Designer Tapware and Accessories

Contemporary designer tapware and accessories to compliment your new bathroom.



Shower and bath wall mixers



Basin mixers



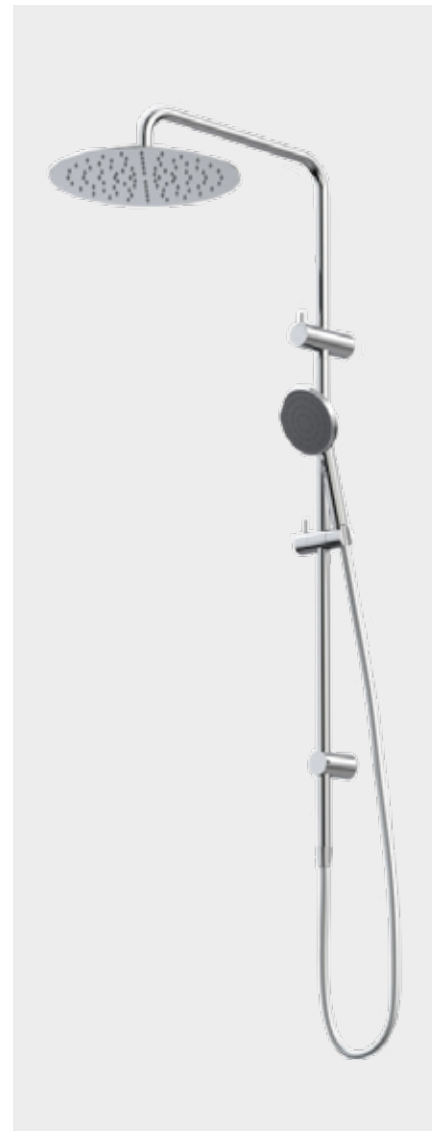
Double towel rail



Toilet roll holder



Bath spout



Rail Shower

# Take the stress out of laundry time

With a range of contemporary fixtures and finishes, you can design your H3: Luxury Laundry to suit your personal style, while also creating a practical and useful space.

Your H3: Luxury Laundry includes lots of built-in storage with a 1200mm long cabinet, finished with a quality stone benchtop, tiled wall splashback, ceramic floor tiling with a smart waste and of course a large laundry tub with durable long-neck sink mixer.

## **Fully lined laundry cabinet**

Contemporary built-in laundry cabinet (1200mm long), finished in your choice of colour to door fronts, panels and kickboards.

## **20mm Stone benchtops**

Benchtops in your choice of colour and design adds a luxury, yet durable, touch.

## **Smart tile floor waste**

Integrated floor waste compliments your modern new home, providing a seamless look to the floor.



# LUXURY LAUNDRY

### H3: LUXURY LAUNDRY

#### Ceramic tiled splashback

Protect your laundry walls with your choice of ceramic splashback tiles behind the tub, up to 300mm high.

#### Sink mixer

This durable design mixer with easy grip handle style is made to last.

#### Ceramic tiling to laundry floor

Your choice of ceramic tiling to the laundry floor with skirting to 300mm high.

# Laundry Fittings

Take the stress out of laundry time with a range of contemporary fixtures and finishes.



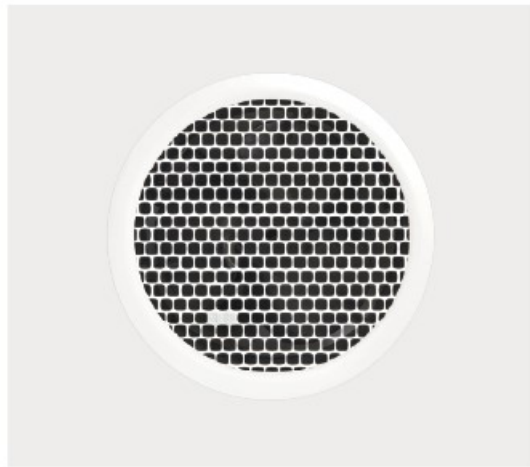
Solid core laundry door with clear glazing, handle and lock



Large 45L stainless steel tub and sink mixer



LED oyster light fitting (pictured), and external bunker light (NSW, not pictured) or LED downlight (QLD, not pictured) outside.



Exhaust fan

*Standard non-ducted exhaust fan on single storey or laundry with external access. Ducted included on double storey or where laundry has no external access.*



Power and water provisions





**SPECTRUM**  
DESIGN STUDIO

**LET YOUR IMAGINATION  
RUN WILD**

Create your own combination of stone, laminate and door handles in our Spectrum Design Studio to customise your laundry with hundreds of colour and style options.



**OVERHEAD CUPBOARDS NOT INCLUDED**

*\*Spectrum Design Studio for NSW built homes only.*

# INTERIORS



# Plenty Of Room To Breathe

With a large range of designer options, the H3: Luxury Interiors have been carefully selected with finishes where you can feel the quality.

No matter which home design you select, these H3: Luxury Interiors internally provide a sense of spaciousness with a refined, high-end touch. From high ceilings and personalised colours, to flooring and door handles, every detail has been thoughtfully considered.



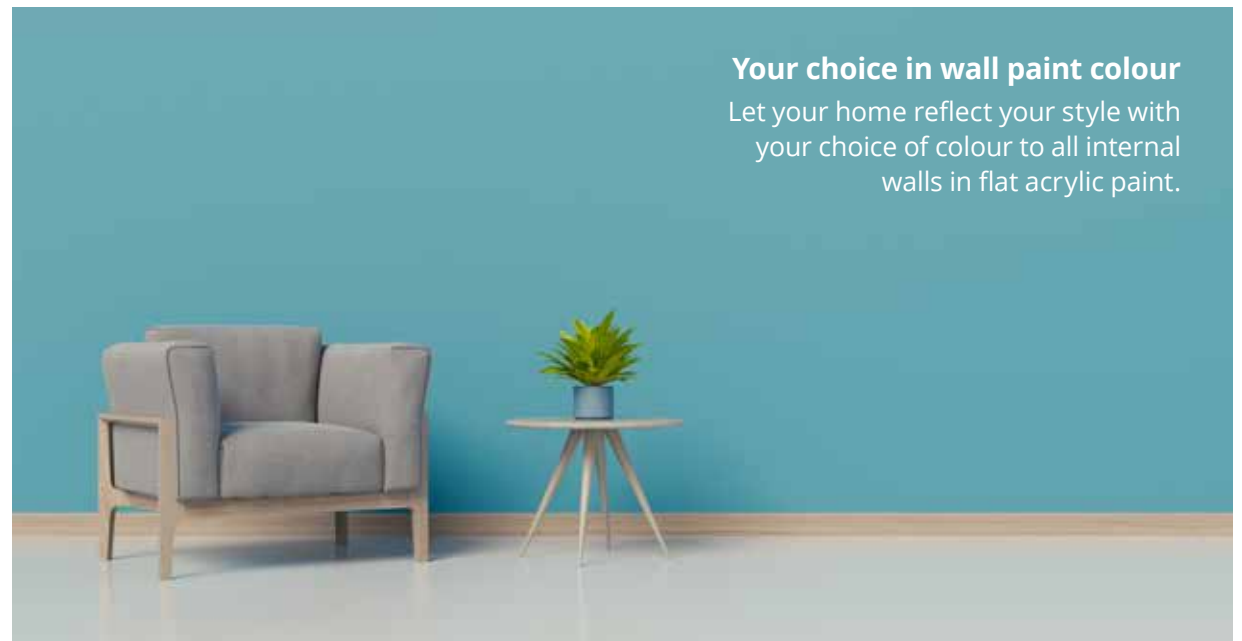
## Single Storey Designs

2740mm high ceiling throughout



## Double Storey Designs

2740mm high ceiling to ground floor and 2590mm to first floor



67mm x 18mm skirting and architraves



90mm Cove cornice (excluding bathrooms)

# Enjoy Peace, Quiet and Privacy

**Hume Linear 2340mm high hollow core panel doors**  
*with door stops and chrome finish door hinges throughout*

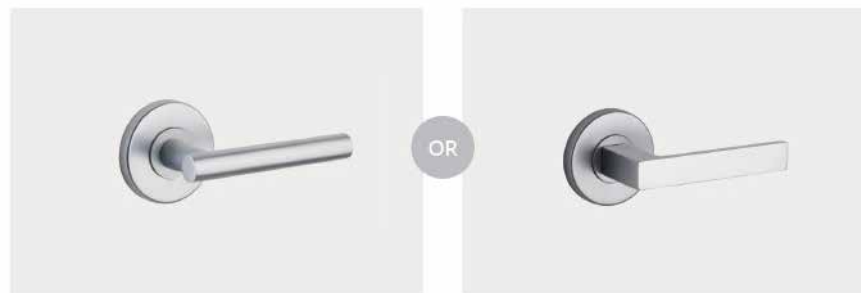


## **Choice of lever door hardware to match your style**

*with privacy locks to bathrooms, ensuites, powder rooms and master bedroom*

NSW: Available in a satin brushed chrome or polished chrome finish

QLD: Available in a satin or bright chrome finish



Buckingham

Cambridge

# Quality Floors Throughout

Choice of ceramic tiles and carpet

Your choice of ceramic tiles to the entry, hallway, family, kitchen and meals areas. Carpet to all other internal areas including staircase in two storey designs.

*Images are indicative only. Ceramic tile and carpet options available are from H3 builder's range at the time of selection appointments.*



## Staircase to double storey designs only

Solid staircase with pine timber handrails, newel post and cappings with gloss paint finish. Features a modern look with black powder coated square steel balusters.

To match the look you have selected throughout the home, the treads and risers are installed with the same carpet as throughout the other applicable internal areas of your home.

# Keep The Family Switched On



LED Downlights to entry, family, kitchen and meals areas



Oyster style LED light fittings to all bedrooms and other rooms (NSW only)



Fluorescent garage lighting



Smoke detectors

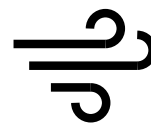


1200mm 3 blade fan with light (QLD only).

## Switches, outlets and power points throughout the entire home, in your choice of location



Telstra/NBN Provisions  
*Subject to availability*



Ducted Air Throughout



# Enjoy Year-Round Comfort

Stay cool in Summer and warm in Winter with  
a day / night ducted Air Conditioning system  
(suitable to size of home).

## FIND A HOME FOR YOUR CLOTHES

Tailor your wardrobe layout and finishes for a customised solution. Talk to your personal designer for pricing options during your Spectrum Design Studio appointment, to help you create the perfect fit.

## STORAGE

You'll have plenty of room for your clothing, accessories, bedding, linens and small items.

*\*Spectrum Design Studio for NSW built homes only.*



## LINEN CUPBOARD



Linen cupboard doors



Four white melamine shelves

## WARDROBES

Your choice of hung doors or sliding mirrors to built-in robes



Aluminium semi-frameless mirrored sliding doors



Panel doors to match internal doors



Melamine wardrobe shelving with chrome hanging rail and bank of 3 drawers

OR

# Bringing That 'Wow' Factor Outdoors

An inclusions package shouldn't focus on just inside the home, but the outside should be as equally stunning.

Making the most of space, your new home includes an alfresco enabling an indoor-outdoor lifestyle, perfect for entertaining or spending quality time with the family.

In addition to style, your H3: Luxury Exteriors also provide security, comfort and convenience from front to back, offering you the best of both worlds - peace of mind and street appeal.



Aluminium window frames in your choice of colour



Obscure glass to bathroom windows



Keyed locks to all windows



Fly screens with fibreglass mesh to all opening windows and rear sliding doors.





EXTERIOR

# Alfresco Living

Enjoy an indoor-outdoor lifestyle with a fully finished alfresco included with your new Hudson Home.

## Well-finished alfresco ceiling

You are protected from the weather with 10mm water resistant plasterboard ceiling linings to Alfresco area under the main roof with painted timber moulding.

## Tiled alfresco floor

Choose from a wide range of ceramic tiles to the front porch (NSW), balcony and alfresco area with a 150mm riser tile to external edge.

## Alfresco and porch lighting

Modern oyster style LED light fitting to alfresco area and bunker light to front porch.


## 450mm fibre cement eaves lining

Sturdy cement lining to your wide eaves including front porch.

## Sliding door to family room


With powdercoat finish in your choice of colour.





**Fascia and gutters**

In your choice of colour and designed to look great and protect your home from the changing Australian Climate.



**Painted UPVC 90mm downpipes**

Match your accents with a painted downpipe in your choice of colour.

**LP**

**ASK US ABOUT LANDSCAPING**

Complete your home with an LP: Landscaping package that covers driveways, fencing and more. Just ask your New Home Consultant.

**Finished alfresco riser**

150mm riser tile to the outer edge of the alfresco area in your choice of tile.

# Make a Stylish First Impression

**Classic Facade** included as standard, no matter which home design you choose.

*Hamptons facade pictured*

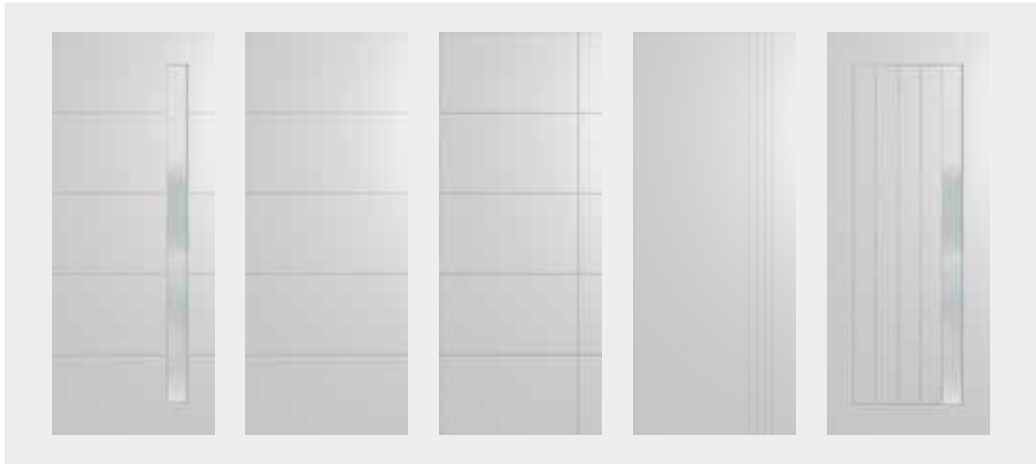


## **MATCH YOUR STYLE**

Mix and match tile and brickwork options until you find the perfect combination in our Spectrum Design Studio.

## FRONT ENTRY DOOR

Your choice from nominated door range of 2040mm x 820mm solid core front entry door with clear or translucent glazing, finished in your selected paint colour.



### Front door handle

Rectangular or circular level door handle with deadlock is available in a satin brushed chrome or polished chrome finish.

### Brickwork options for the Australian environment

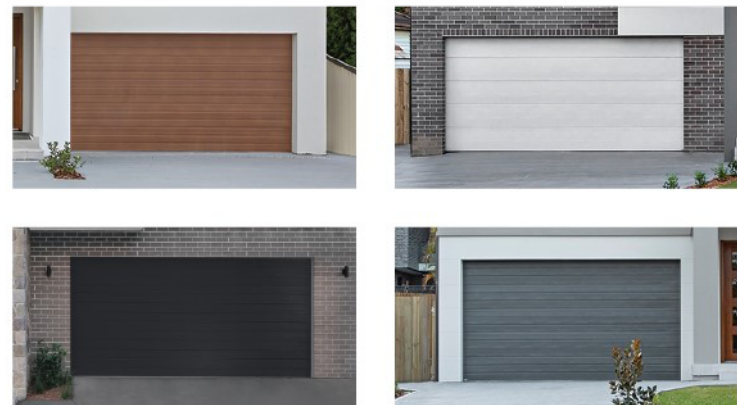
Your choice of face brick, finished with choice of flush, raked or ironed mortar joints. Also includes external wall using a brick veneer wall system.



### Automatic garage door with remote access

Your H3 home comes with a 2400mm high\* Colorbond® sectional garage door in your choice of colour and style. Includes an automatic opener with two remotes.

\*width as shown on plan



*Images are indicative only. Colour and finishes options available are from H3 builder's range at the time of selection appointments.*

# Quality Inside and Out

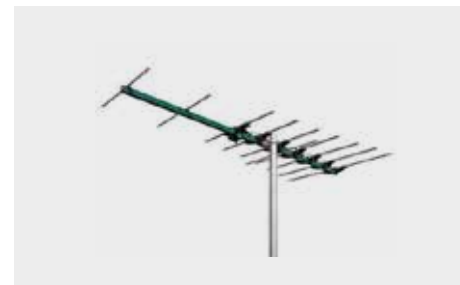
We work hard to ensure everything from your foundations to your frame are truly 'Made for Living'.



Two rotary roof ventilators



Metal water tank (NSW only)  
*3,000L metal water tank with pump and mains water diverter or reticulated recycled water to suit site and BASIX requirements.*



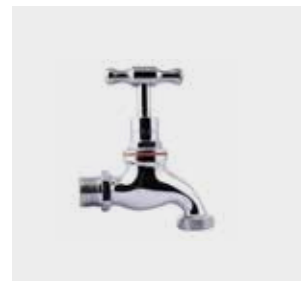
Roof mounted TV Antenna



Hot water system  
*NSW: 26L hot water heater.  
QLD: 170L electric heat pump.*



Electrical meterbox  
*with single phase metering subject to availability*



2 external garden taps  
*1 potable water, 1 rain or recycled water (NSW) or 2 potable water (QLD)*



1 gas bayonet to living  
*Subject to gas availability of natural gas (NSW only)*

## Frames, trusses and waterproofing

- Radiata pine prefabricated frames and trusses to suit plans (stabilised radiata pine stud walls)
- T2 termite treated pine (QLD only)
- Waterproofing to all wet areas and external balcony areas.

## External walls

- NSW: R2.0 glasswool insulation batts to suit BASIX requirements (excluding garage)
- QLD: Sarking to external walls

## Ceiling Insulation

- NSW: R3.5 glasswool insulation batts to suit BASIX requirements (excluding garage)
- QLD: R3.0 glasswool insulation batts

## Solid concrete slab

- Structural bored concrete piercing as required by structural engineer
- Internal drainage and plumbing
- Smooth finish to garage
- Termite treatments to slab penetrations and perimeter

## Termite Protection

- 50 year warranty from date of installation
- Conforms to all Australian authorities and standards



## YOUR CHOICE IN ROOFING

Customise your roof to your style with both tile and steel options. Includes reflective foil insulation (sarking) for thermal / energy benefits.



Your choice of concrete roof tiles.

OR



Steel roofing in your choice of colour from builder's range.

# ALL SITE COSTS ARE INCLUDED SO THERE ARE NO SURPRISES\*

## EVERY LAST DETAIL COVERED



Site Contour Survey by registered surveyor



Site preparation including Bulk Earthworks for Site Leveling (up to 1m site fall)



Sediment Control as required by Statutory Authorities



Roof edge safety rail to WHS regulations



Temporary fencing to WHS regulations



Scaffolding to WHS regulations



Temporary all-weather access to crossover



Connect sewer, water, power and gas services to mains as required

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



# We'll Keep You in the Loop Through Every Step



## Preparation and lodgement

- Council Development Application (DA), including drafting of architectural plans and all applicable fees
- Preparation and lodgement of Construction Certificate (CC), including drafting of construction drawings and all applicable fees
- Site Contour Survey by registered surveyor
- BASIX (Building Sustainability Index) energy assessment report



## We take care of all the paperwork

- Statement of environmental effects (NSW only)
- Home Owners Warranty insurance
- Water Authority application fees
- Structural Engineers certification for foundations and concrete slab
- Certification for window and glass, electrical compliance, waterproofing and pest control
- Preparation and lodgement for Occupation Certificate (NSW) or Building Certificate (QLD)



## Post-handover services

- 12 month defect liability period which is looked after by our Service and Warranty Department
- 6 year structural guarantee
- Warranties and guarantees for individual appliances and fixtures from manufacturers

# EXPLORE A WORLD OF OPTIONS



**SPECTRUM**  
DESIGN STUDIO

**Our purpose-built Spectrum Design Studio makes the process of selecting your new home's exterior and interior finishes an enjoyable experience.**

## **EXPERT DESIGN ADVICE**

Here, our expert design team can guide you through the exciting process of customising your home. With their expert touch, they will help you bring your Hudson Home to life.

The Spectrum Design Studio has been purposely designed to make the process of choosing your new homes interior and exterior as stress free as possible. With your personal Designer, you will make decisions on everything from roofing to carpet.

If the whole idea of selecting each fixture, fitting or colour is a daunting one for you, we have simplified the whole selection process by providing pre-selected options that have been carefully put together by our Designers. As with all things at Hudson Homes, the choice is always yours.



# WE'LL BRING YOUR HUDSON HOME TO LIFE



## YOUR PERSONAL DESIGNER

Working with your own dedicated Designer, you will be sure to get the inspiration you need to make your new home's style a true reflection of who you are and what you're trying to achieve. Your one-on-one personal consultation guides you through the various options available, while giving you the freedom to decide what's most important to you.



## ONE CONVENIENT LOCATION

There's no longer a need to drive all around town looking for the right products in the right colour combinations as all your interior options, from paint to appliances, can now be selected in one convenient location. Our Spectrum Design Studio offers a convenient experience, bringing together a wide range of brands, from high-end designers to budget brands.



## LEADING DESIGNER BRANDS

All your favourites brands on display at our Spectrum Colour Studio. Our design team have hand-picked our brands and suppliers to ensure you your new home selections not only look good but are also good quality. With wide ranges from all brands to suit a variety of styles and budgets, the choices are endless.



*\*Spectrum Design Studio for NSW built homes only.*

### H3: LUXURY GUARANTEES

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### OUR GUARANTEES

At Hudson Homes we understand the importance of time and money. And since delivering upon our promises to you is at the heart of everything we do, every customer is offered the peace of mind and security with our 'fixed price guarantee' and our 'time-frame guarantee'.

*See back for terms and conditions*

VISIT  
[hudsonhomes.com.au](https://hudsonhomes.com.au)



**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.



**FREE INSTANT QUOTE**

Get a FREE quote instantly emailed to you via our online Quick Quote.



[hudsonhomes.com.au](https://hudsonhomes.com.au)

1300 246 700

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 2/12/2022.