



**RAWSON  
HOMES**  
— EST 1978 —

# CLASSIC

COLLECTION



# Homes designed for life

Building with Rawson Homes means building a home fit for your unique lifestyle, and for over 40 years, we've continuously refined our process and expanded our home design range. One thing that hasn't changed is our commitment to quality, from the big picture through to the finishing touches.

We take pride in ensuring that every corner of your home is fitted out and furnished with the utmost care and attention to detail. That's why we've partnered with only the best suppliers, to ensure that whichever Rawson home you choose is finished with quality inclusions throughout. From sleek Westinghouse appliances to sturdy built-in robes, our collections provide the perfect foundation for everyday life in your new home.

We're confident you'll love our quality Classic collection, but the ultimate personal touch can really make your house a home. Take the next step towards personalising your space and upgrade with our Luxury or Prestige collections.

**You can find out a little more about our range of collections on the next two pages.**

# Make it MyHome

We've made building your home even easier with our new three-step guide. It's a simple process that helps you quickly determine the home you want, the style you like and the features you can't live without.



## MyHome

### CHOOSE YOUR HOME

Choosing the home you want comes down to your taste. We've got a range of home designs to suit everyone's style. Choose from over 150 innovative and award-winning single and double storey homes, with customisable floor plans to suit you and your families needs.

## MyCollection

### CHOOSE YOUR COLLECTION

We've broken our range into three collections; the Classic collection, the Luxury collection and the Prestige collection. No matter what collection you choose, you're getting the Rawson Homes standard of excellence.

## MyCustomisation

### CHOOSE YOUR UPGRADES

We know that when it comes to the home, we all have our own requirements. That's why we've introduced our personalise-your-home feature, that lets you upgrade individual parts of the house to suit your needs.

# Every style, every budget

We understand that everyone is different. That's why our home designs provide more flexibility to design your home exactly how you want it. From the choice of home to the collection package and the tailored finishes – it's your home, designed by you, from the ground up.



The Rawson Homes Classic collection is everything you love about a Rawson Home, ready to go. It's the budget-friendly solution that doesn't compromise on quality.

**With this collection, you can upgrade any space within your home to the Luxury or Prestige collections.**



The Rawson Homes Luxury collection brings another level of living to the home. It's our most popular upgrades bundled up in a value-packed offering.

**And for those that want to add even more to their home, you can upgrade to the Prestige collection or choose individual upgrades.**



For the ultimate finish, the Rawson Homes Prestige collection allows you to add that extra opulence to your home. It's everything you get in the Luxury collection with additional upgrades and features.

CLASSIC COLLECTION

# Kitchen Inclusions

From smart storage cupboards to modern appliances and more, you'll have all the quality ingredients you need to cook up a storm.





## CABINETRY

**A** Overhead cupboards to kitchen with plasterboard bulkheads above cupboards.

Laminated doors with 2mm ABS edges in a wide range of colours. Kitchen kickboards as per doors.

## SPLASHBACK

Tiled splashback to kitchen (selected from Rawson Homes' standard tile range).

## ELECTRICAL

Provision for dishwasher including water point and single power point.

Provision for microwave including single power point.



## FINISHES

Kitchen drawers and cutlery tray (includes soft close hinges and drawers in varying configuration based on design. Maximum of 5 drawers allowed).



## SINK

Clark Vital 1129 1180mm double bowl end stainless steel sink. Left hand bowl and right hand bowl available.



## SINK MIXER

Stylus Venecia mixer to sink (chrome).



## BENCHTOPS

**B** Laminated post formed / square edge benchtops in a wide range of colours.

Customise your kitchen with a high quality workspace, in a colour of your choice.

## APPLIANCES



WRR604SB

## WESTINGHOUSE 60CM RETRACTABLE RANGEHOOD

The retractable externally-ducted rangehood has 2 washable filters, easy control, recirculation and slimline design, to keep your house odour-free.



WHG643SB

## WESTINGHOUSE 60CM GAS COOKTOP

4 burners including high powered wok burner, electronic ignition, flame failure and matte enamel trivets.



WHC642BC

## WESTINGHOUSE 60CM ELECTRIC CERAMIC COOKTOP

4 zone electric ceramic cooktop with easy clean ceramic glass surface and residual heat indicators.

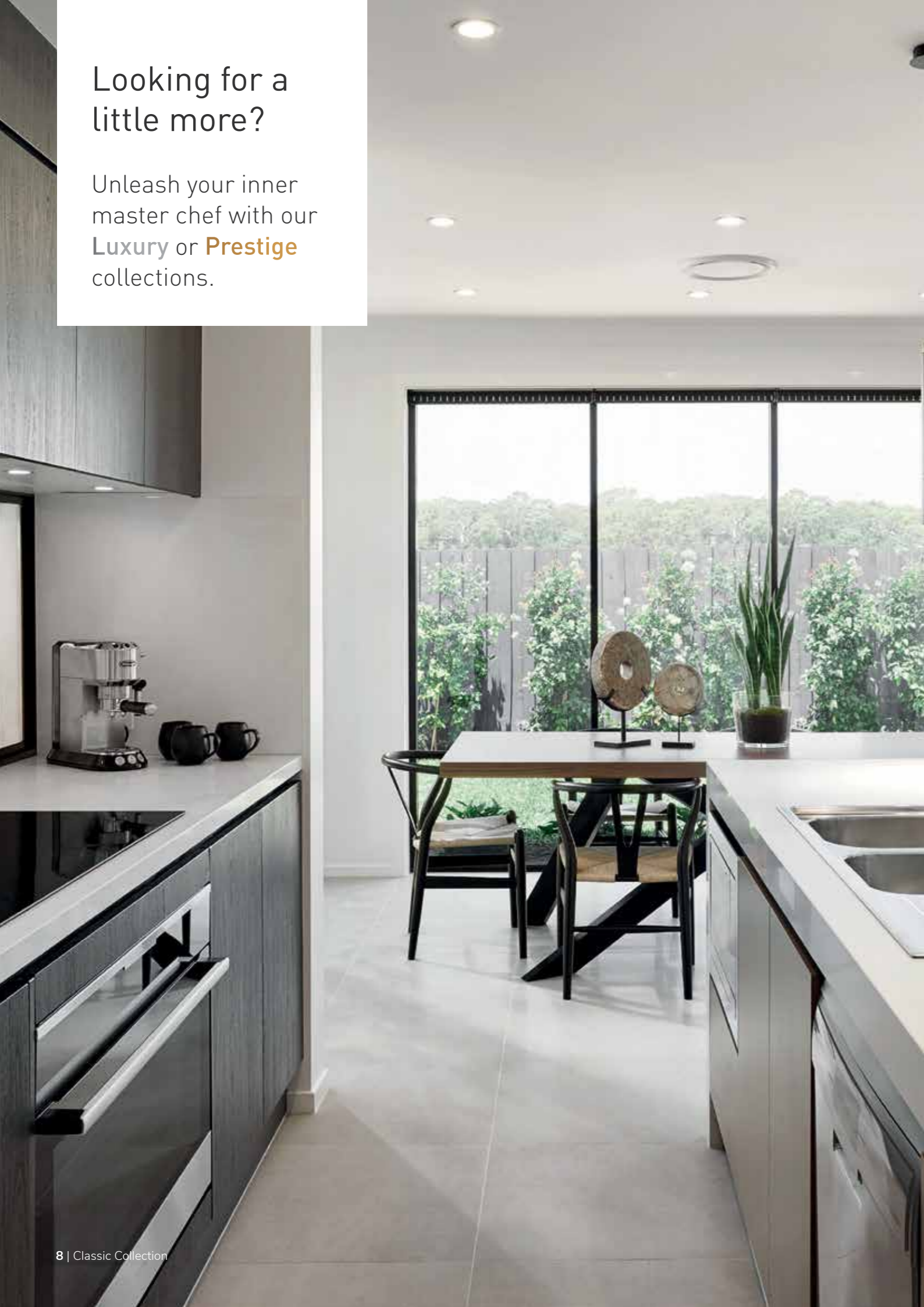


WVE615S

## WESTINGHOUSE 60CM MULTIFUNCTION OVEN

Stainless steel multifunction oven with rotary controls, 80L gross capacity, touch control timer and triple glazed door.

**Your new home will be fitted with an electric cooktop if gas is unavailable.**



Looking for a little more?

Unleash your inner master chef with our **Luxury** or **Prestige** collections.

KITCHEN

# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
APPLIANCES Oven, Cooktop and Rangehood	60cm Westinghouse appliances	90cm Westinghouse appliances  Dishwasher and microwave included	90cm AEG appliances  Dishwasher and microwave included
BENCHTOPS	Laminate post formed / square edge benchtops	20mm Caesarstone® benchtops	40mm Caesarstone® benchtops with waterfall ends
CABINETRY	Laminate cabinetry	Polytec cabinetry with shadowline	Polytec cabinetry with shadowline  Two pot drawers
SINK MIXER	Stylus Venecia sink mixer	Dorf Vixen retractable sink mixer	Methven Culinary, Gaston, or Dorf Vixen sink mixer
SINK	Clark Vital double bowl end stainless steel sink	Clark Monaco double bowl stainless steel sink (overmount or undermount)	Caroma Compass double bowl stainless steel sink (overmount or undermount)
BIN	-	Hafele twin pull out under sink bin	Hafele twin pull out under sink bin

# Bathroom Inclusions

Your bathroom will provide the perfect escape for relaxing and pampering, with stylish Caroma accessories, quality surfaces, and a comfy bathtub to soak in.



## BATH

A Stylus Maxton 1675mm white rectangular bath.

## VANITY UNITS

B Laminated square edge tops to floating vanities.

Laminated doors with PVC edges in a wide range of colours.

Laminated benchtop and apron to powder room (where specified on brochure plan).

Tiled splashback from Rawson Homes' standard tile range.

## MIRROR

C Polished edge mirror fixed above the vanity (including backing board).

## CEILINGS

D Square set ceilings to wet areas with showers only (excludes separate WC's).



## BASIN

Caroma Cosmo semi-recessed or Caroma Cosmo Inset (basin size determined by architectural plans) with one tap hole and standard plug and waste.



## BASIN FITTINGS

Caroma Blaze Pin lever mixer to all basins (chrome).



## BATH FITTINGS

Caroma Blaze Pin lever mixer and Stylus outlet to bath (chrome).



## TOILET SUITES

Stylus Prima II close coupled toilet suite with soft-close seat.



## WALL AND FLOOR TILING

Wall and floor tiles to wet areas from Rawson Homes' standard tile range.

Tiling heights to bathroom and ensuite – 2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder.



## BATHROOM ACCESSORIES

Caroma Cosmo 600mm double towel rail to bathroom and ensuite.

Caroma Cosmo towel ring to powder room.

Caroma Cosmo toilet roll holder to bathroom, ensuite and powder room.

## SHOWER SCREENS

Framed shower screens with pivot doors, chrome trims and clear laminated glass.

## SHOWER FITTINGS

Caroma Pin Multifunction hand-held shower with rail and Blaze Pin mixer (chrome).

Looking for a little more?

Indulge and unwind with our **Luxury** or **Prestige** collections.





BATHROOM

# Comparison Checklist

COMPARISON CHECKLIST
BENCHTOPS
SHOWER SCREEN
TAPWARE INCLUDING SHOWER
BASIN
MIRROR
LIGHTS
TOILET SUITES
BATH
TILING
FLOOR WASTE
BATHROOM ACCESSORIES

MAIN BATHROOM

CLASSIC	LUXURY	PRESTIGE
Laminate benchtops	20mm Caesarstone® to vanity benchtop	20mm Caesarstone® to vanity benchtop
Fully framed	Semi-frameless	10mm fully frameless
Caroma Blaze Pin range	Caroma Luna range, Caroma Track range for shower in chrome	Caroma Urbane range in chrome or matt black
Caroma Cosmo range including standard plug and waste	Caroma Luna range including chrome pop-up plug and waste	Caroma Artisan range including chrome pop-up plug and waste
Polished edge mirror fixed above the vanity	Polished edge mirror fixed above the vanity or mirror shaving cabinet	Polished edge mirror fixed above the vanity or mirror shaving cabinet
Standard batten light point with exhaust fan	Clipsal 2-globe heat, fan and light unit	Clipsal 2-globe heat, fan and light unit
Stylus Prima II close-coupled toilet suite with soft-close seat	Stylus Prima II close-coupled toilet suite with soft-close seat	Caroma Cleanflush square toilet suite
Stylus Maxton 1675mm white rectangular bath	Stylus Maxton 1675mm white rectangular bath	Freestanding bath in either Caroma Aura 1600 or Caroma Blanc
2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder	Full height tiling
Standard floor waste	Standard floor waste	Smart square tile floor waste
Caroma Cosmo 600mm double towel rail and toilet roll holder	Dorf Enigma 600mm double towel rail and toilet roll holder in chrome	Caroma Urbane double towel rail and toilet roll holder in chrome or matt black

# Living Inclusions

Start in the right place with our quality living inclusions. From neat door fixtures to generous bedroom wardrobes, you'll feel right at home and have everything you need at hand.



## CEILING AND INTERNAL DOORS

- A** Corinthian Flush pre-hung internal doors in pre-primed paint finish – 2040mm (H) to ground floor and first floor.
- Nominal 2450mm (H) ceilings to ground floor and first floor.

## ROBES

- B** Corinthian Flush internal 2040mm (H) doors in pre-primed paint finish to bedroom robes with one melamine shelf and hanging rail.

## ARCHITRAVES, SKIRTINGS AND CORNICES

- C** 67 x 18mm beveled-edge profile architrave with skirting below including paint finish.
- D** 90mm cove cornice at the junction of wall and ceiling.



## EXTERNAL DOOR FIXTURES

Gainsborough Tri-lever handle in satin or polished chrome for the front door and laundry.



## INTERNAL DOOR FIXTURES

Gainsborough Amelia or Carla series lever handles with privacy sets to all bathrooms and wash closets and 1951 deadlock to door between house and garage.



## WARDROBE DOOR FIXTURES

Choice of either bar or square designer handles.



## WALL / DOOR STOPS

Wall / door stops to bedrooms, wet areas and living areas (excludes robes and linen).



ENTRANCE DOOR

E Corinthian Madison 2040mm (H) entrance door – PMAD 101, PMAD 104, PMAD 111 or PMAD 04 (with clear glass) in paint finish to all facades.

**Note:** Sidelights where applicable are clear glazed and subject to your BAL Rating if applicable.



STAIRCASE

Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers (excludes any flooring to treads and risers).



LINEN CUPBOARD

Melamine shelves: 4 to linen cupboards, 1 to store cupboard and 1 to coat cupboard including hanging rail (where applicable to design).

ELECTRICAL

- Three-phase underground mains provision with single phase switchboard.
- NBN provision: Conduit and draw wire from front boundary to meterbox; Conduit and draw wire from meterbox to back internal wall of garage; One single power point to internal back wall of garage; One additional telephone point to back internal wall of garage; One CAT6 data point to internal wall of garage.
- Earth leakage circuit breaker for lights and power.
- 1 light point to each room.
- 2 way switch to stairs only.
- Double power points (double GPO) to all rooms including garage.
- Power provision points: Single GPO for fridge provision; Single GPO for dishwasher provision; Single GPO for microwave provision; Single GPO for rangehood provision.
- Exhaust fan in the bathroom and ensuite vented into roof space with two external eave vents.
- Isolated powder room exhaust fan.
- 1 telephone point.
- 1 television point.
- External light point to eaves at external doors.
- External junction box beside external doors without eaves (for fitting by owner).
- Direct wired smoke detectors with battery back up as required.
- External GPO for rainwater tank, if applicable.

FINISHING TOUCHES

- Insulation: CSR Bradford 1.5 Thermal batts to external walls including internal wall between garage and house (excluding external walls of garage). CSR Bradford R2.5 Thermal batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).
- Wall and floor tiles to wet areas from Rawson Homes' standard range.
- Taubmans 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Taubmans gloss paint to doors and internal woodwork.



LIGHT SWITCHES

Clipsal C2000 single light switch (white only).



DOUBLE POWERPOINT

Clipsal C2000 double power point to all rooms (white only).



EXHAUST FAN

Installed in bathroom and ensuite.

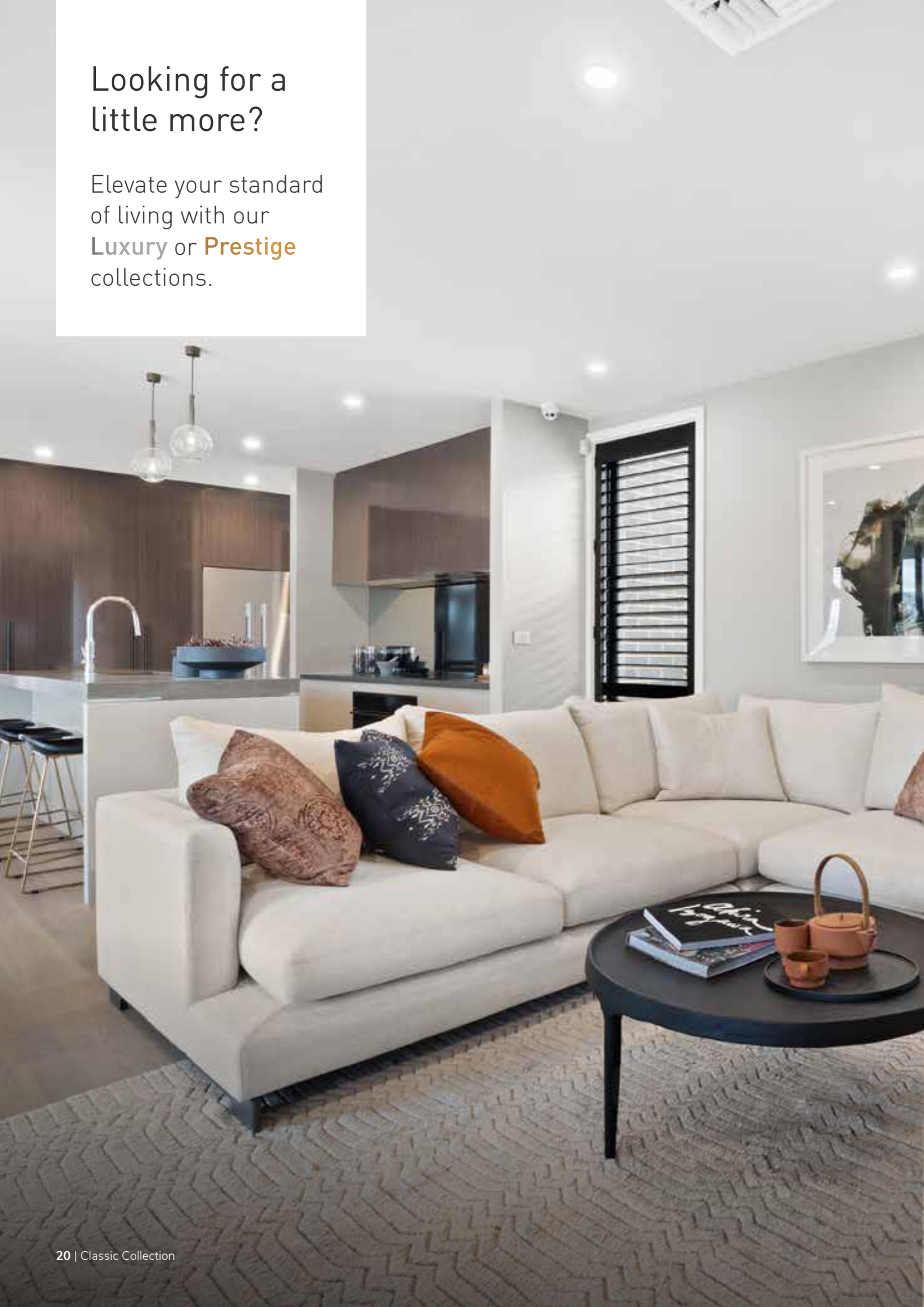


SMOKE DETECTORS

Clipsal Firetek 755PSMA4 direct wired smoke detectors with battery back-up as required.

Looking for a little more?

Elevate your standard of living with our **Luxury** or **Prestige** collections.



LIVING

# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
CEILINGS WINDOWS AND DOORS	2450mm (H) ceilings to ground floor	2600mm (H) ceilings to ground floor 2340mm (H) internal doors	2600mm (H) ceilings to ground floor 2340mm (H) internal doors
ENTRANCE DOOR	2040mm (H) x 820mm (W) Corinthian entry door	Up to 2040mm (H) x 1020mm (W) Corinthian entry door	Up to 2340mm (H) x 1020mm (W) Corinthian entry door
LIGHT SWITCHES	Clipsal C2000 single light switch (white only)	Clipsal Iconic Switches (white only)	Clipsal Iconic Switches (white or grey)
LIGHTING	Standard batten light points (excludes bulb)	10 x 9W downlight package	20 x 9W downlight package
TELEPHONE AND TV POINTS	1x telephone point 1x television point	2x telephone points 2x television points	2x telephone points 2x television points

# Laundry Inclusions

Get your household sorted with our quality laundry inclusions. Washing day will be a breeze with modern and easy-to-use features.



## LAUNDRY SINK MIXER

- A** Stylus Venecia Mixer.  
Stylus Venecia Washing Machine Set (concealed behind tub).

## TILING

- B** 300mm (H) tiling over laundry tub and skirting tiles to remainder from Rawson Homes' standard range.



## TUB

Clark 45L stainless steel tub with white metal cabinet.



## DOOR

2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door in painted finish where applicable (excludes matt black door hardware).



Looking for a little more?

Get plenty of storage space with our **Luxury** collection.

LAUNDRY

# Comparison Checklist

COMPARISON CHECKLIST	CLASSIC	LUXURY	PRESTIGE
SINK MIXER	Stylus Venecia sink mixer Stylus Venecia washing machine set	Stylus Venecia sink mixer Stylus Venecia washing machine set	LUXURY COLLECTION INCLUSIONS
TILING	300mm (H) tiling over tub Skirting tile to the remainder	300mm (H) tiling over tub Skirting tile to the remainder	
TUB	Clark 45L stainless steel tub	Compass 35L Flushline stainless steel tub	
DOOR	2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door	2040mm (H) Corinthian WIN 21 full clear glazed laundry entrance door	
STORAGE	-	900mm (W) underbench storage Overhead cupboards Up to 450mm (W) broom cupboard	
INTEGRATED LAUNDRY HAMPER	-	Hafele Hailo laundry carrier 45	
FIT OUT	-	Approximately 900mm (W) x 610mm (D) x 35mm (H) standard range laminate laundry bench	

# Outdoor Inclusions

The building blocks for a sturdy, secure and beautiful home. Quality windows, roofing, doors and more will give your home real street appeal.



## WINDOWS AND DOORS

**A** Aluminium windows and sliding doors in manufacturer's standard colour range, including security-keyed windows and door locks with obscure glass to bathrooms, ensuite and powder room (excludes flyscreens).

## BRICKS

**B** Selection of bricks from PGH Townhouse, Summervilla, Foundations and Desert ranges.

**Note:** Does not include feature colour finishes to brickwork (i.e. Moroka / Render / Natural Grey Mortar).

## ALFRESCO SLAB

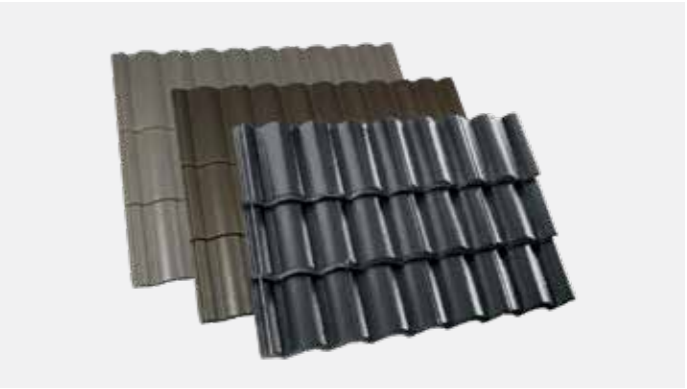
Engineer designed concrete slab to porch / patio. Porch and alfresco includes broom-finished concrete slab, brick piers and roof cover.

**Note:** These slabs are not classified as a "finished" surface. Rawson Homes recommends that these slabs are tiled (not included in standard specification).



## FASCIA AND GUTTER

COLORBOND® fascia and gutter with painted PVC downpipes or COLORBOND® downpipes where the rainwater tank is not required.



## ROOFING

CSR Monier concrete roof tiles in Elabana profile and sarking to the underside of roofing.



**GARAGE DOOR**

C B&D roller door in a range of COLORBOND® colours (excludes motor).

**EXTERNAL TAP**

One external tap included.

Looking for a little more?

Make an entrance with our **Luxury** or **Prestige** collections.



# Builder Inclusions

The quality inclusions within your Rawson home make life that much more comfortable, but it's also important to include features that give your home a solid foundation. We've got the essentials covered.





FRAME

- A High quality termite treated frame.  
450mm eaves to roof line (where applicable).  
90mm external and internal stud frames to ground and first floor.  
300mm engineered joist system to first floor (if applicable).



GAS CONNECTIONS

Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point (if applicable).



HOT WATER SYSTEM

Rheem® Metro 6 star continuous 26L gas recessed hot water system.  
(Model: 876T26NF NAT / 876T26PF LPG)

TERMITE TREATMENT

Rentokil Homeguard Red termite protection to pipe penetrations and perimeter cavity with 25 year warranty and \$1,000,000 insurance cover.

SERVICE CONNECTIONS

Service connections including: power, phone, water, sewer, gas and stormwater (based on a standard residential block).

CONCRETE SLAB

Engineer designed concrete slab to suit 'M' soil classification at 20Mpa.

W. H & S

- Heavy duty scaffold to perimeter of house (for double storey homes).
- Safety rail to perimeter of roof.
- Safety rail to perimeter of first floor.
- Stair void protection.

These Essentials incorporate all the mandatory state, council and legislative fees you are required to pay including site costs like standard excavation and piercing. These items are dependent on the council area you are building in and the land that you are building on, they include:

SITE PREPARATION

This includes the costs for standard even cut and fill excavation to provide a level platform for the slab and standard piercing up to 1.5m to support the concrete slab (subject to structural engineer design).

AUTHORITY AND COUNCIL

Included here are council fees, home owners warranty insurance, stamp duty on insurance, private certification services and a water service fee.

BASIX / EERS

BASIX assessment and report (NSW) or EERS / NatHERS report (ACT).  
  
3000L Rainwater tank including connection, concrete pad, rough in and plumbing points (4000L tank for ACT).

Sarking to external walls.

# The Ultimate Personal Touch

Find inspiration at Rawson Homes' Design Studios.

If you're seeking some further upgrades to our collections, or want to add the ultimate personal touch to your home, Rawson Homes' Design Studio is the place for you.

Here, you'll find all the little extras you need to make your home your own, from sleek bathroom tapware to a huge range of interior and exterior paint colours, and more. Our interior consultants are there to provide you with any help you may need, and to assist you in making decisions that will enhance your home.

Ask our friendly new home consultants at any display location, and they will help you make an appointment.



# Quality Guaranteed

Whichever Rawson home you choose, we take pride in ensuring that every corner is fitted out and finished with the utmost care and attention to detail.

From the inclusions that come as standard in every home to the finishing touches available from our Design Studio, we've partnered with only the best suppliers to bring you the finest quality in appliances, benchtops, flooring and more.



**For more information, please ask your new home consultant or call 1300 223 345.**

**Display locations:** HomeWorld Marsden Park - HomeWorld Box Hill - Narraweena - HomeWorld Leppington - Oran Park - Spring Farm - Willowdale II - Sylvania - Calderwood Valley - HomeWorld Warnervale - HomeWorld Thornton - Merewether - Downer - Denman Prospect - Googong - Ginninderry - Dubbo - Orange - Bathurst

Disclaimer: Images are for illustrative purposes only and photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes which are outside the Standard Inclusions or which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the specific Collection or standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson Homes reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your Tender for specific details of the inclusions and exclusions.

Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.  
Builders Lic No. NSW 33493C. ACT 19936252. ABN 67 053 733 841. ACN 053 733 841



**RAWSON  
HOMES**  
— EST 1978 —

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