



**RAWSON  
HOMES**  
— EST 1978 —



**SAVE UP TO \$120,000\***  
DEPENDING ON THE HOME DESIGN SELECTED

\*Maximum savings of \$120k is only available for the Huntley 34 home design with Contemporary Enhanced façade built in the Hunter region and terms and conditions apply.  
For full terms and conditions visit our website [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au)



## How it works



Select from 6 of our best-selling home designs



Choose from 2 of our beautifully curated façades



Choose from 4 external and 2 internal colour schemes



Enjoy luxury fittings and fixtures with our comprehensive Silver inclusions package



## Luxury without the wait

We've done the hard work for you – we've selected some of our best-selling home designs, combined them with a set of luxury fixtures and fittings and carefully curated colour schemes to get you your dream home faster and at a special price for a limited time only\*.

**BUILD FAST**

Site start commitment of 16 weeks\*  
43 week build time commitment\*

&

**SAVE BIG**

Save up to \$120k on our top designs with premium inclusions depending on home design selected†

\*16 weeks for new builds on vacant land (greenfield sites). †Maximum savings of \$120k is only available for the Huntley 34 home design with Contemporary Enhanced façade built in the Hunter region. Terms and conditions apply see our website for full terms and conditions of this offer [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au)



Choose your  
**Home design**

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# Huntley 32

## GUEST BEDROOM FLOORPLAN

The Huntley is all about grand scale and proportions with a mix of private and communal spaces and a seamless transition between inside and outside areas.

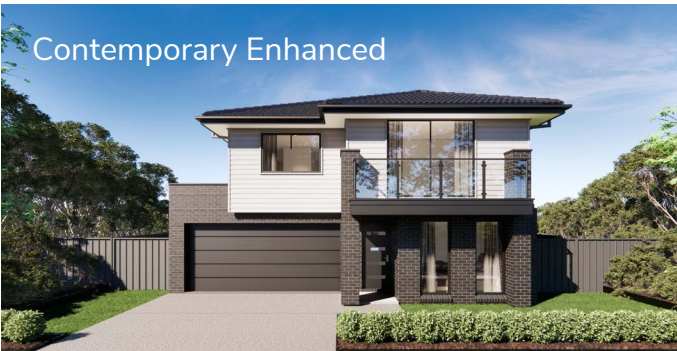
FROM: \$644,045

**FROM**

**\$529,100\***

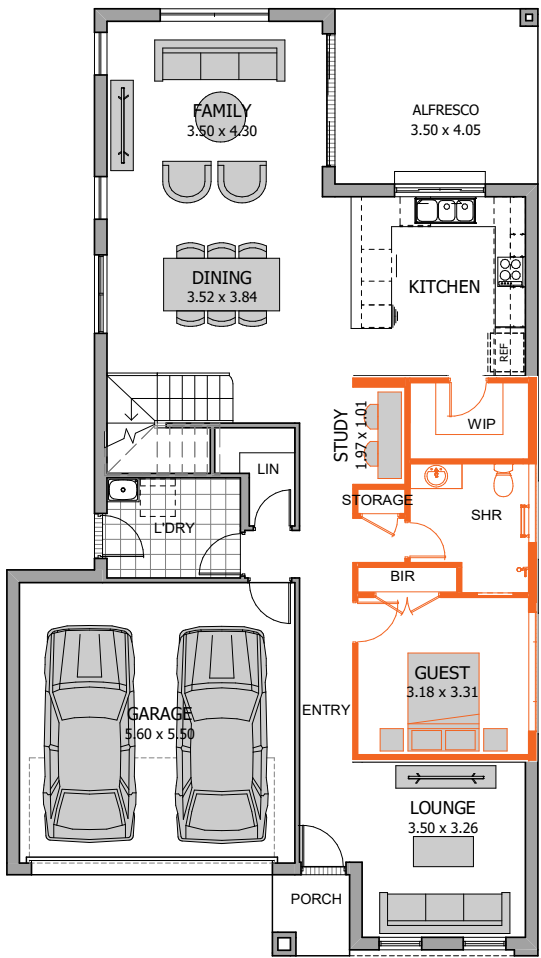


### Pre-selected façade options

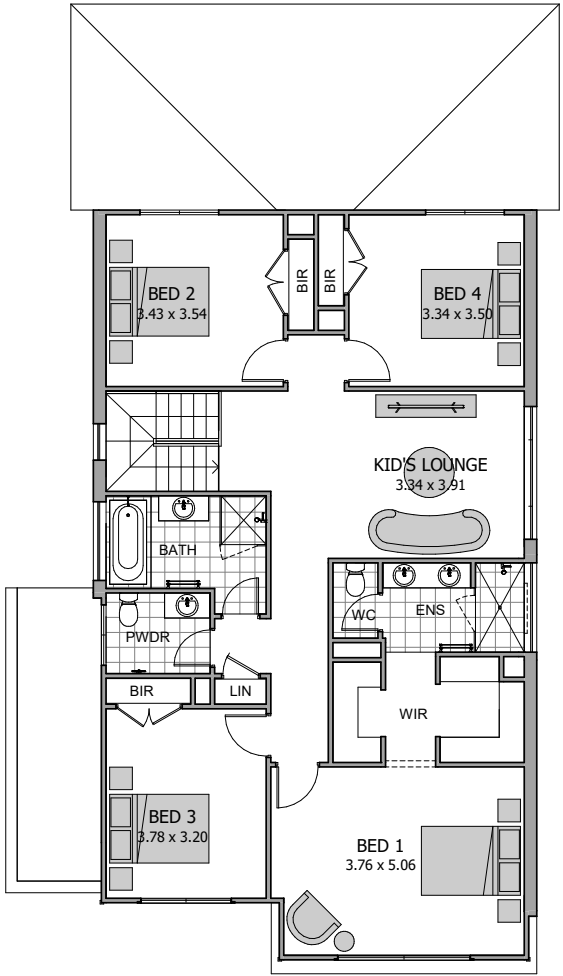


Choose from one of 4 external colour scheme options available for each of these façades.

### Floorplan



Ground floor - guest bed floorplan



First floor

\*The starting from price is based on 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary and even cut and fill. The starting from price is applicable to homes with the Contemporary Enhanced façade built in the Hunter region only and is subject to a geotechnical report and engineering design and excludes additional site costs, site specific BASIX/EERS requirements, Local Complying Authority or developer/estate requirements and guidelines, bushfire, flood, acoustic, unforeseen site conditions, building adjacent to sewer requirements, landscaping, internal upgrades, section 7.11 and s7.12 contributions (if applicable), and bonds. Regional house price loading applies. Rawson Homes reserves the right to review its pricing at any time, without notice. All prices are relevant at the time of publishing and may be out of date or superseded. Further terms and conditions apply - for full terms and conditions for our Build Fast Save Big promotion [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au) Please speak to a Sales Consultant to discuss current detailed home pricing for different designs, inclusions and regions.



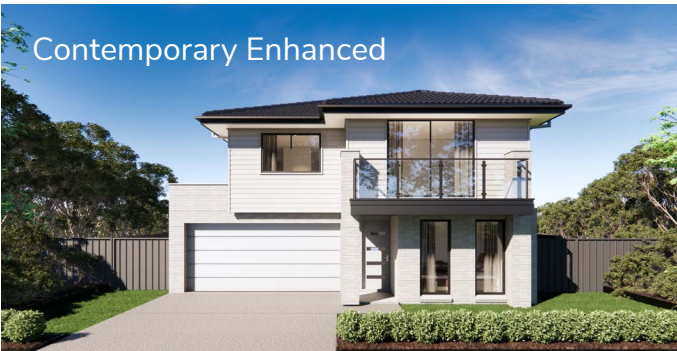
# Huntley 34

The Huntley is all about grand scale and proportions with a mix of private and communal spaces and a seamless transition between inside and outside areas.

FROM: \$653,430  
**FROM  
\$532,500\***

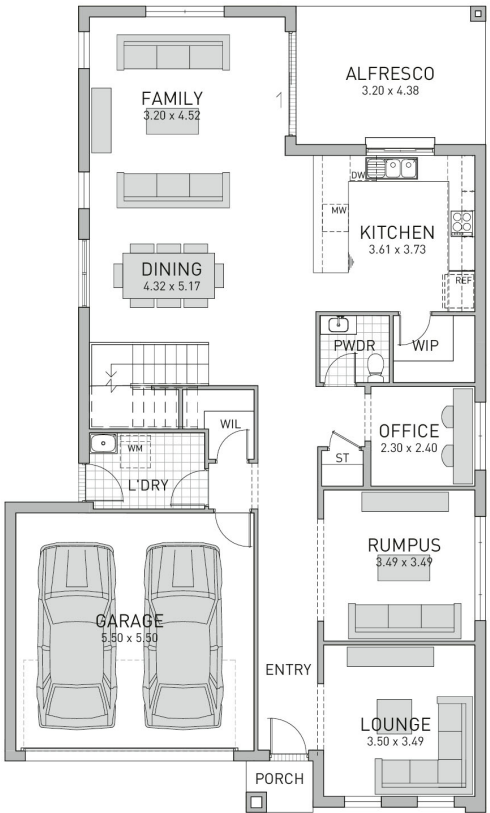


## Pre-selected façade options

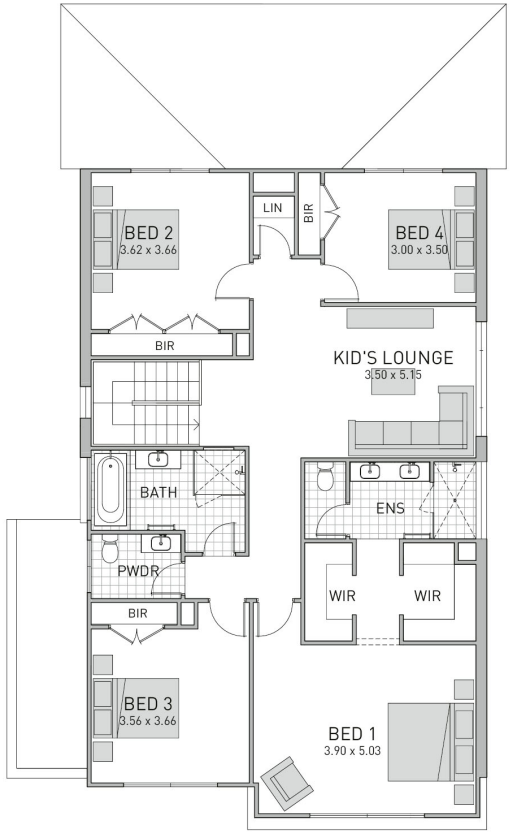


Choose from one of 4 external colour scheme options available for each of these façades.

## Floorplan



Ground floor



First floor

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# Grace 24

Clever design balances open-plan to the rear of the house with generous living areas and modern design details ensuring you have family time and entertaining covered.

FROM: ~~\$477,315~~

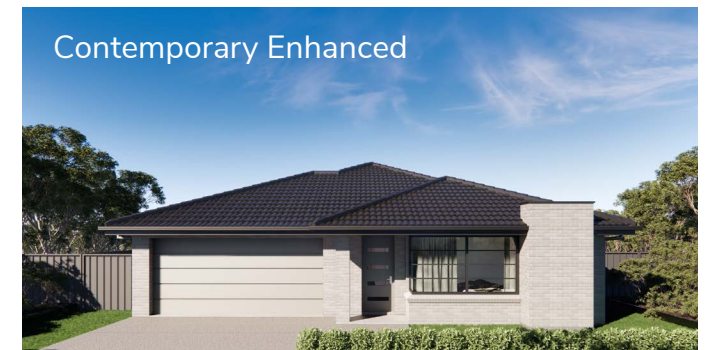
FROM  
\$374,300\*

## Pre-selected façade options

Coastal Enhanced

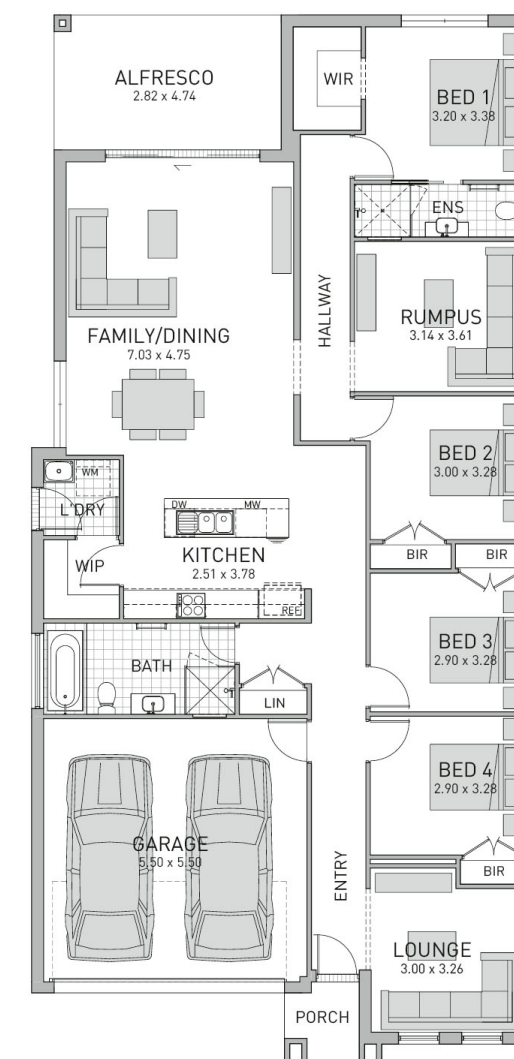


Contemporary Enhanced



Choose from one of 4 external colour scheme options available for each of these façades.

## Floorplan



\*The starting from price is based on 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary and even cut and fill. The starting from price is applicable to homes with the Contemporary Enhanced façade built in the Hunter region only and is subject to a geotechnical report and engineering design and excludes additional site costs, site specific BASIX/EERS requirements, Local Complying Authority or developer/estate requirements and guidelines, bushfire, flood, acoustic, unforeseen site conditions, building adjacent to sewer requirements, landscaping, internal upgrades, section 7.11 and s7.12 contributions (if applicable), and bonds. Regional house price loading applies. Rawson Homes reserves the right to review its pricing at any time, without notice. All prices are relevant at the time of publishing and may be out of date or superseded. Further terms and conditions apply - for full terms and conditions for our Build Fast Save Big promotion [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au) Please speak to a Sales Consultant to discuss current detailed home pricing for different designs, inclusions and regions.



# Grace 27

Clever design balances open-plan to the rear of the house with generous living areas and modern design details ensuring you have family time and entertaining covered.

FROM: ~~\$509,220~~

**FROM**  
**\$407,900\***

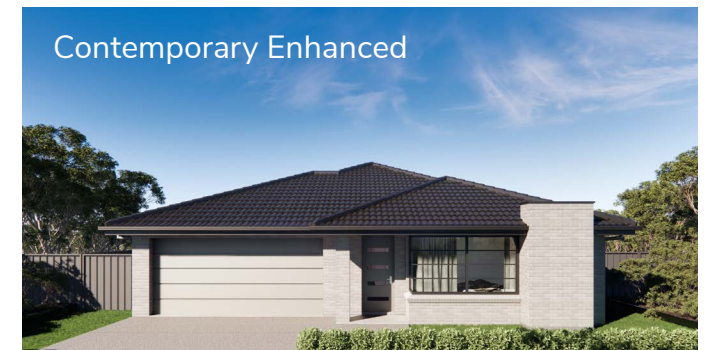


## Pre-selected façade options

Coastal Enhanced

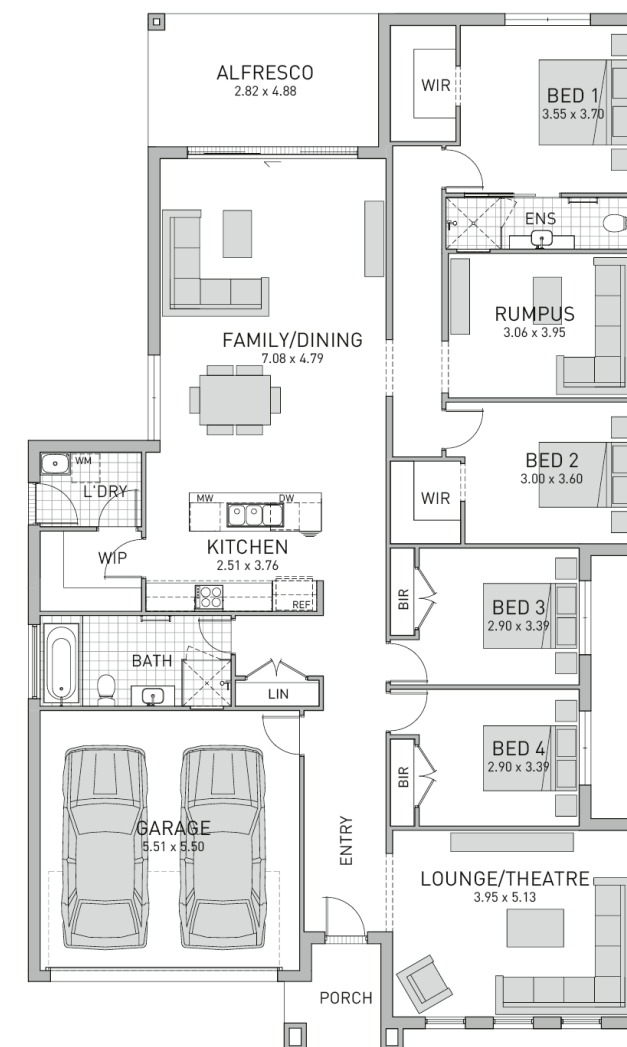


Contemporary Enhanced



Choose from one of 4 external colour scheme options available for each of these façades.

## Floorplan



\*The starting from price is based on 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary and even cut and fill. The starting from price is applicable to homes with the Contemporary Enhanced façade built in the Hunter region only and is subject to a geotechnical report and engineering design and excludes additional site costs, site specific BASIX/EERS requirements, Local Complying Authority or developer/estate requirements and guidelines, bushfire, flood, acoustic, unforeseen site conditions, building adjacent to sewer requirements, landscaping, internal upgrades, section 7.11 and s7.12 contributions (if applicable), and bonds. Regional house price loading applies. Rawson Homes reserves the right to review its pricing at any time, without notice. All prices are relevant at the time of publishing and may be out of date or superseded. Further terms and conditions apply - for full terms and conditions for our Build Fast Save Big promotion [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au) Please speak to a Sales Consultant to discuss current detailed home pricing for different designs, inclusions and regions.



# Leona 28

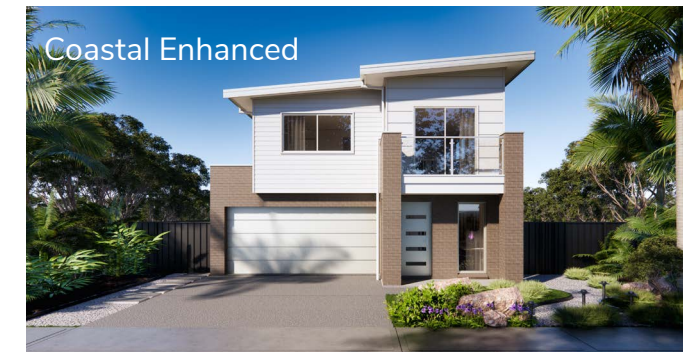
Smart, sophisticated and packed with clever features, you can't help but fall in love with the Leona.

FROM: \$609,420

FROM  
\$493,000\*

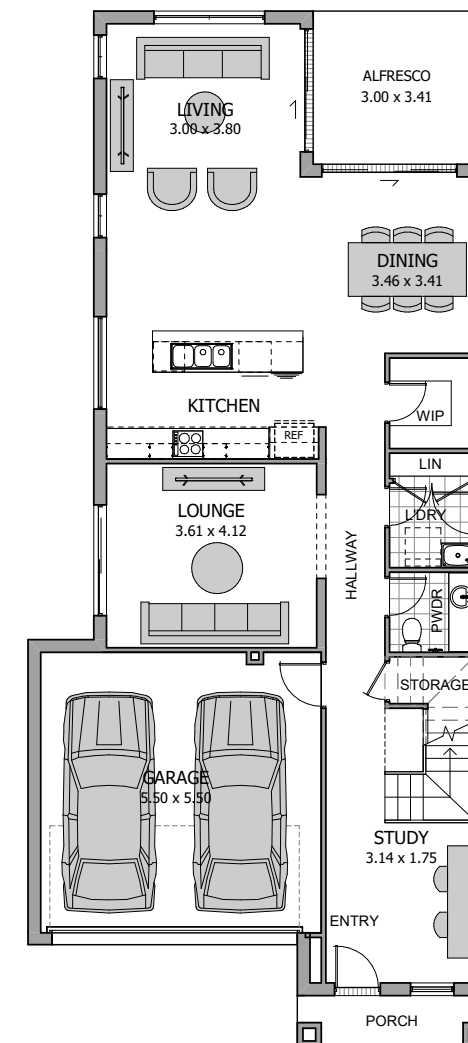


## Pre-selected façade options

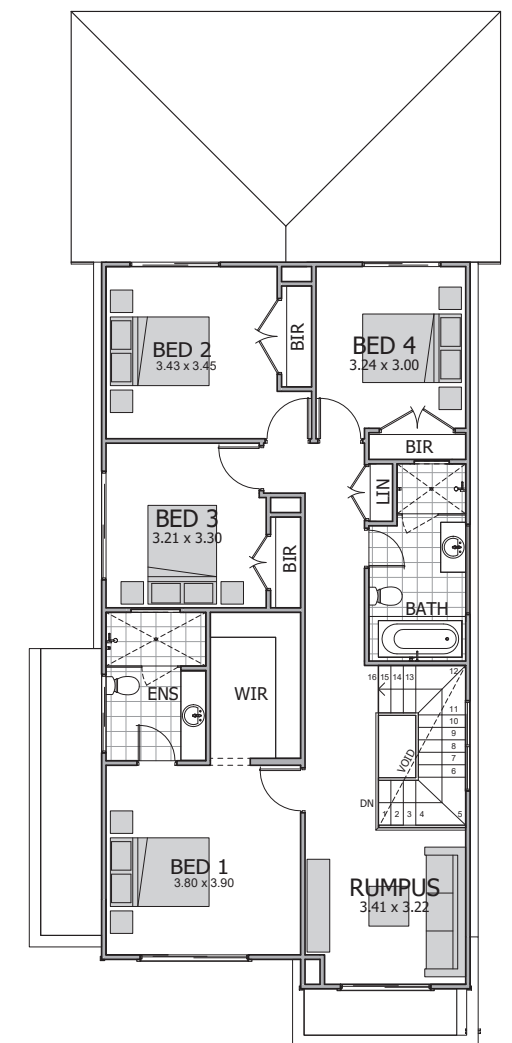


Choose from one of 4 external colour scheme options available for each of these façades.

## Floorplan



Ground floor



First floor

\*The starting from price is based on 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary and even cut and fill. The starting from price is applicable to homes with the Contemporary Enhanced façade built in the Hunter region only and is subject to a geotechnical report and engineering design and excludes additional site costs, site specific BASIX/EERS requirements, Local Complying Authority or developer/estate requirements and guidelines, bushfire, flood, acoustic, unforeseen site conditions, building adjacent to sewer requirements, landscaping, internal upgrades, section 7.11 and s7.12 contributions (if applicable), and bonds. Regional house price loading applies. Rawson Homes reserves the right to review its pricing at any time, without notice. All prices are relevant at the time of publishing and may be out of date or superseded. Further terms and conditions apply - for full terms and conditions for our Build Fast Save Big promotion [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au) Please speak to a Sales Consultant to discuss current detailed home pricing for different designs, inclusions and regions.



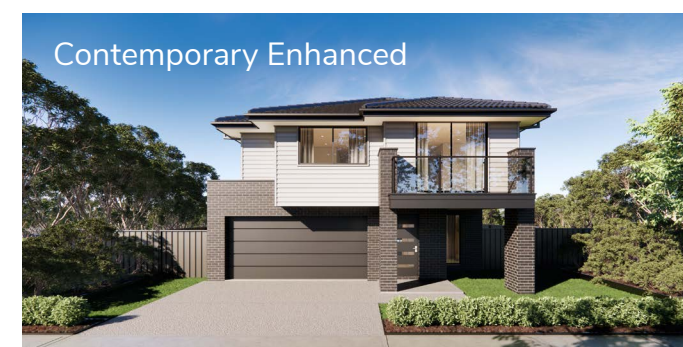
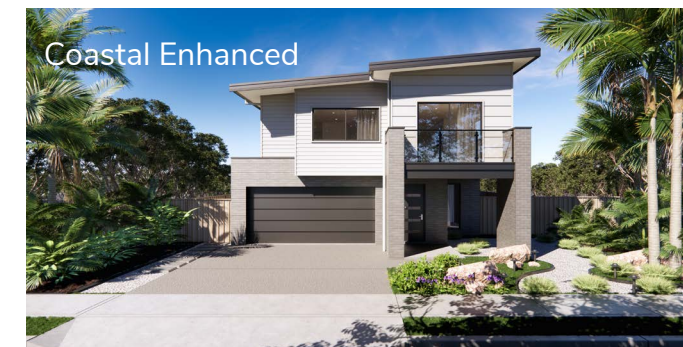
# Balmoral 28

## GUEST BED FLOORPLAN

The Balmoral is designed for stylish, easy living celebrating family life and entertaining. Perfect for growing families with an extra bedroom on the ground floor.

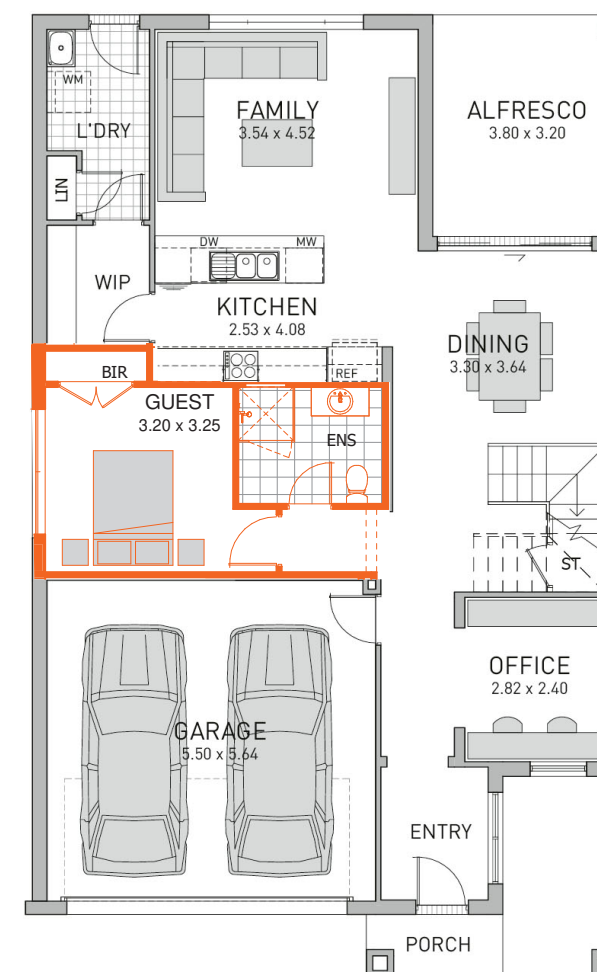
FROM: \$605,435  
**FROM  
\$490,500\***

## Pre-selected façade options

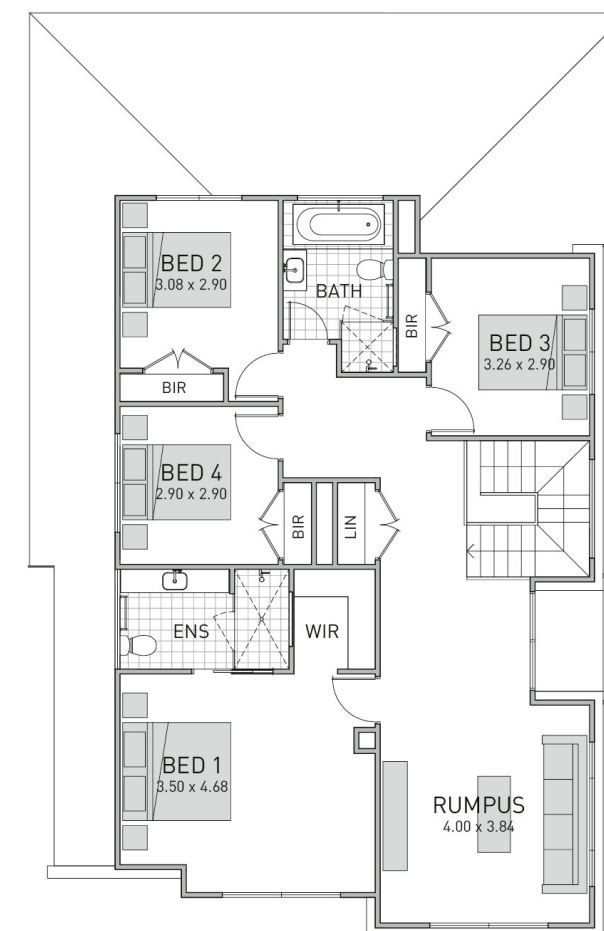


Choose from one of 4 external colour scheme options available for each of these façades.

## Floorplan



Ground floor - guest bed floorplan



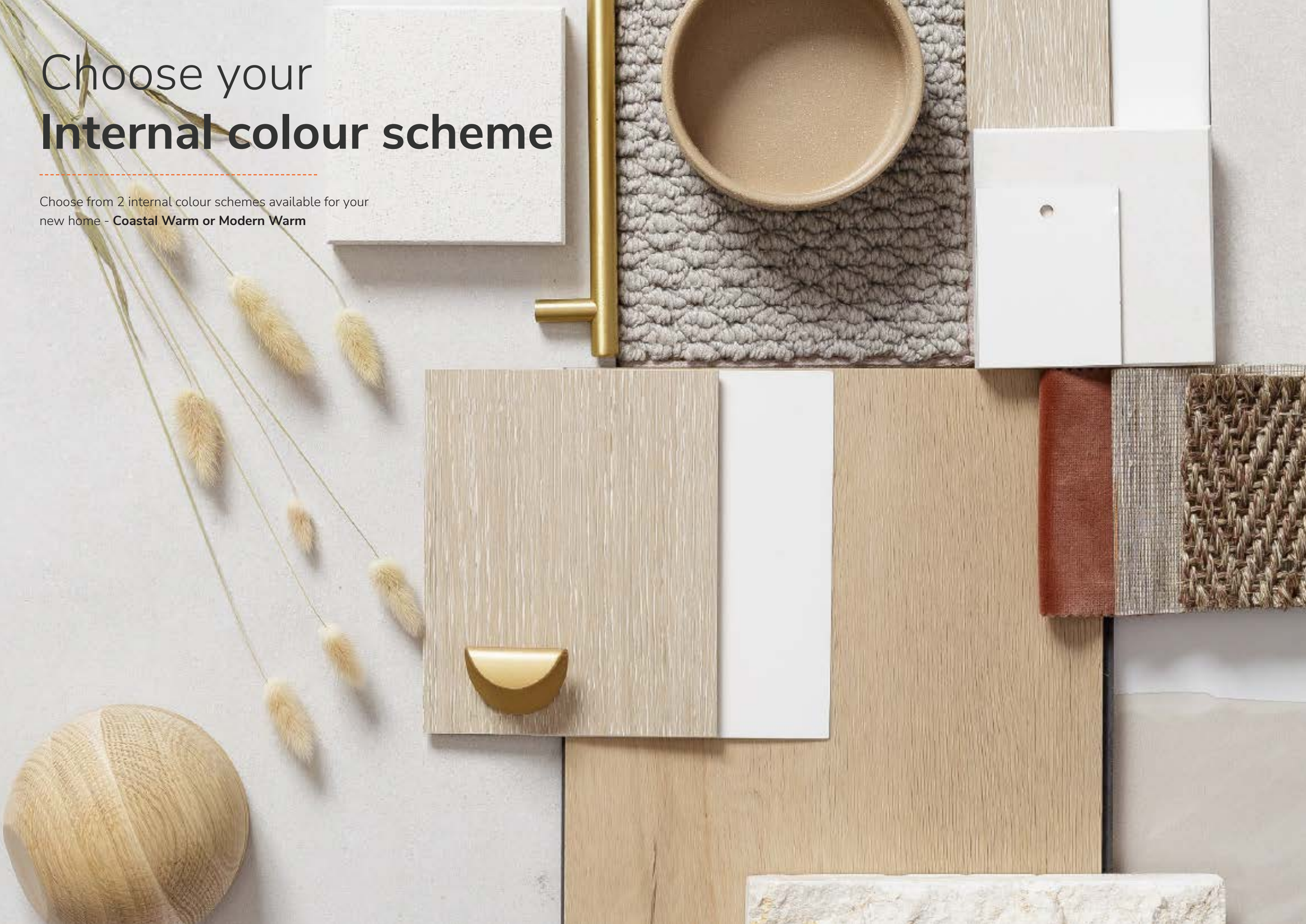
First floor

\*The starting from price is based on 'M' class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary and even cut and fill. The starting from price is applicable to homes with the Contemporary Enhanced façade built in the Hunter region only and is subject to a geotechnical report and engineering design and excludes additional site costs, site specific BASIX/EERS requirements, Local Complying Authority or developer/estate requirements and guidelines, bushfire, flood, acoustic, unforeseen site conditions, building adjacent to sewer requirements, landscaping, internal upgrades, section 7.11 and s7.12 contributions (if applicable), and bonds. Regional house price loading applies. Rawson Homes reserves the right to review its pricing at any time, without notice. All prices are relevant at the time of publishing and may be out of date or superseded. Further terms and conditions apply - for full terms and conditions for our Build Fast Save Big promotion [www.rawsonhomes.com.au](http://www.rawsonhomes.com.au) Please speak to a Sales Consultant to discuss current detailed home pricing for different designs, inclusions and regions.



# Choose your Internal colour scheme

Choose from 2 internal colour schemes available for your new home - **Coastal Warm** or **Modern Warm**







# Coastal Warm

Radiate easy elegance when you mix crisp white linen colour palettes with earthy textures and burnt undertones. A combination of clean, smooth timber floors with textiles in fresh neutral shades (picture creamy beiges and autumnal hues), bring the look together with understated warmth.



**1 OVERHEAD CUPBOARD COLOUR**  
Melamine Coastal Oak Woodmatt

**2 UNDERBENCH CUPBOARD COLOUR**  
Melamine Classic White Matt

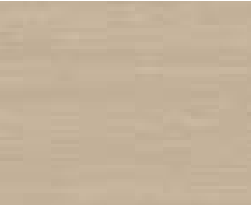
**3 KITCHEN TILE SPLASHBACK**  
Urban White Matt 100x300  
Vertical Stackbond

**4 BENCHTOP**  
Ceasarstone® White Shimmer

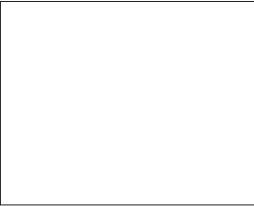
**5 BATHROOM CABINETRY**  
Soft Walnut Matt



## Kitchen & Bathroom



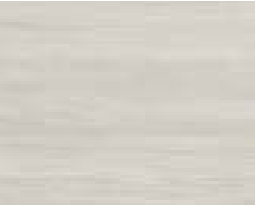
**Kitchen overhead cupboard**  
Melamine Coastal Oak Woodmatt



**Kitchen underbench cupboard & laundry**  
Melamine Classic White Matt



**Kitchen & bathroom benchtop**  
Ceasarstone® White Shimmer



**Bathroom cabinetry**  
Soft Walnut Matt



**Laundry benchtop**  
Lamine Buller Stone Matt

## Flooring & Tiling



**Main floors**  
Lightning Natural Oak Laminat



**Carpet**  
Aged Driftwood Godfrey Hirst Enforcer



**Bathroom floor tile**  
Capstone White 300x300



**Bathroom wall tile**  
Urban White Matt 300x600

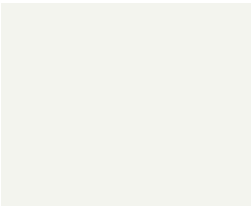


**Kitchen splashback**  
Urban White Matt 100x300



**Alfresco**  
Capstone White 500 x 500

## Wall colour



**Wall colour**  
Taubmans Cotton Ball T15 1.1



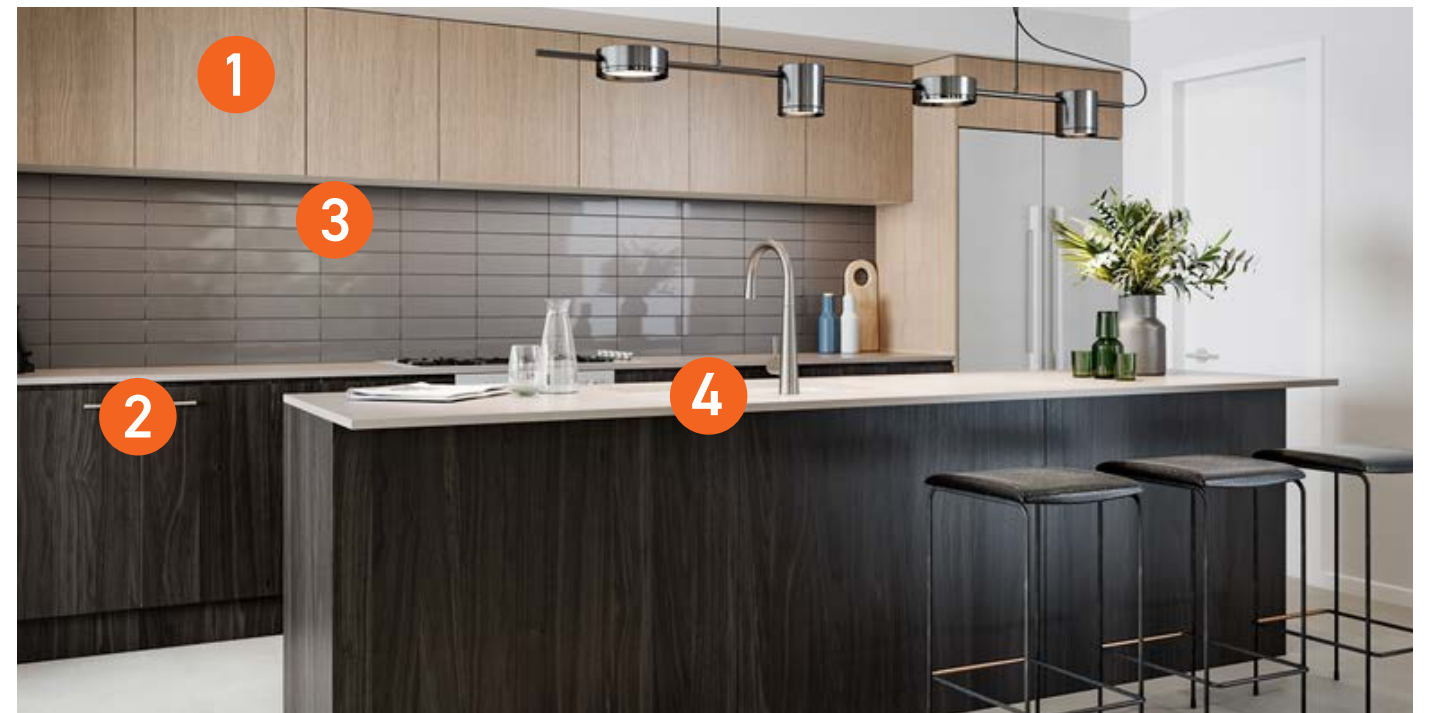




# Modern Warm

Wrap your house in a blanket of rich chocolate shades, burnt orange tones and creamy neutrals with this gorgeous palette.

A mix of materials such as stone and timber finishes breathe new life into this modern look and a feeling of serenity through your home



**1 OVERHEAD CUPBOARD COLOUR**  
Melamine Boston Oak Woodmatt

**2 UNDERBENCH CUPBOARD COLOUR**  
Melamine Bottega Oak Woodmatt

**3 KITCHEN TILE SPLASHBACK**  
Nautilus Mid Grey 100x300  
Horizontal Stackbond

**4 BENCHTOP**  
Ceasarstone® Oyster

**5 BATHROOM CABINETRY**  
Cinder Matt



Kitchen & Bathroom

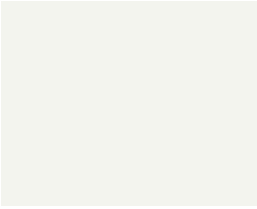
				
<b>Kitchen overhead cupboard</b> Melamine Boston Oak Woodmatt	<b>Kitchen underbench cupboard</b> Melamine Bottega Oak Woodmatt	<b>Kitchen &amp; bathroom benchtop</b> Ceasarstone® Oyster	<b>Bathroom &amp; laundry cabinetry</b> Cinder Matt	<b>Laundry benchtop</b> Laminate Concrete Fabrini Matt

Flooring & Tiling

				
<b>Main floors</b> Lightning Natural Oak Laminat	<b>Carpet</b> Mineral Godfrey Hirst Enforcer	<b>Bathroom floor tile</b> Capstone Light Grey 300x300	<b>Bathroom wall tile</b> Urban White Matt 300x600	<b>Kitchen splashback</b> Nautilus Mid Grey 100x300 Horizontal Stackbond

	
<b>Alfresco</b> Capstone White 500 x 500	

Wall colour


<b>Wall colour</b> Taubman's Crisp White T15 3.1





# Choose your **External colour scheme**

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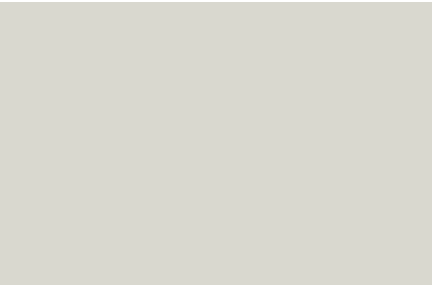


# External colour scheme

## Grey light



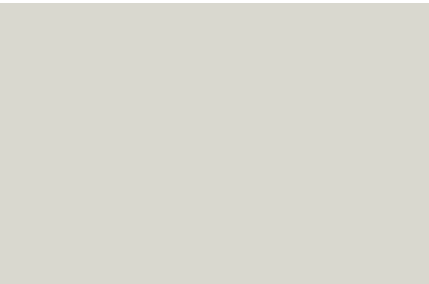
**Gutter & Roof Colour**  
Colorbond® Shale Grey



**Fascia**  
Colorbond® Surfmist



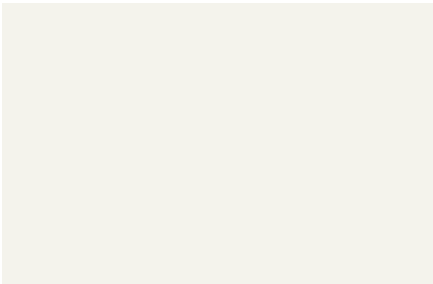
**Brick**  
PGH Dark & Stormy Lighting



**Garage Door Profile:**  
Nullarbor Woodgrain Surfmist



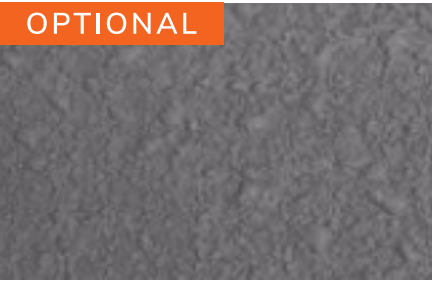
**Cladding**  
Taubman's Salinger  
Quarter T16 3Q



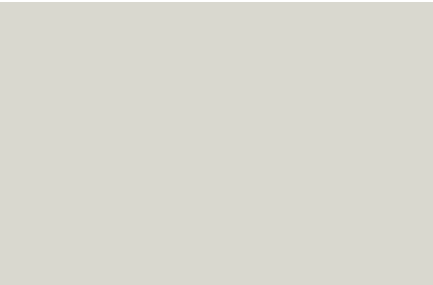
**Eaves:**  
Taubman's Crisp White T15 3.1



**Timber Stain:**  
Johnson's Egg Shell



**Driveway:**  
Avista Slate Grey



**Windows:**  
Colorbond® Surfmist

# External colour scheme

## Grey dark



**Gutter, Fascia & Roof Colour**  
Colorbond® Monument



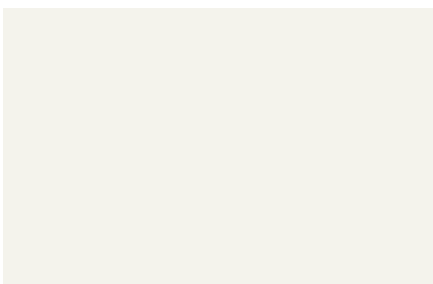
**Brick**  
PGH Dark & Stormy Zephr



**Garage Door Profile**  
Nullarbor Woodgrain Monument



**Cladding:**  
Taubman's Shale Grey CB 21



**Eaves:**  
Taubman's Crisp White T15 3.1



**Timber Stain**  
Johnson's Charcoal



**Driveway**  
Avista Slate Grey



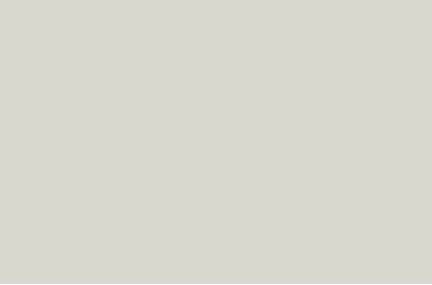
**Windows:**  
Monument



# External colour scheme

## Brown light

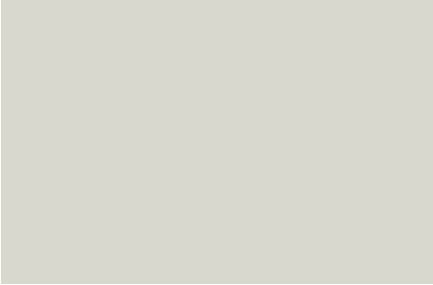
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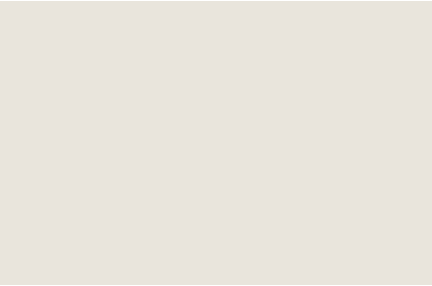
**Gutter, Fascia & Roof Colour**  
Colorbond® Surfmist



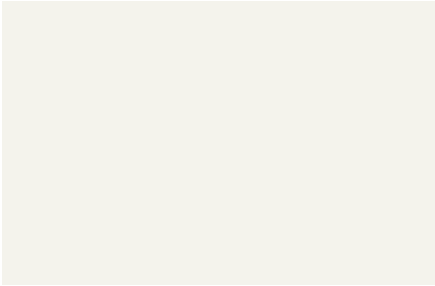
**Brick**  
Austral Whitsunday Brampton



**Garage Door Profile**  
Nullarbor Woodgrain Surfmist



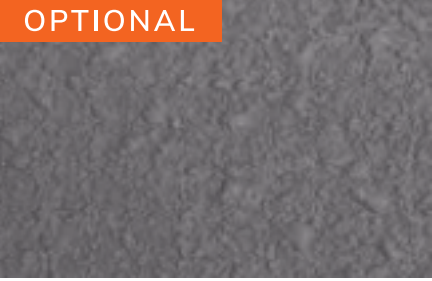
**Cladding:**  
Taubman's Pebble Bay  
Quarter T15 12.1



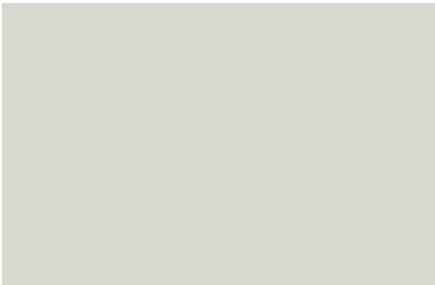
**Eaves:**  
Taubman's Crisp White T15 3.1



**Timber Stain**  
Johnson's Clear



**Driveway:**  
Avista Slate Grey



**Windows**  
Surfmist

# External colour scheme

## Brown dark

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**Gutter, Fascia & Roof Colour**  
Colorbond® Monument



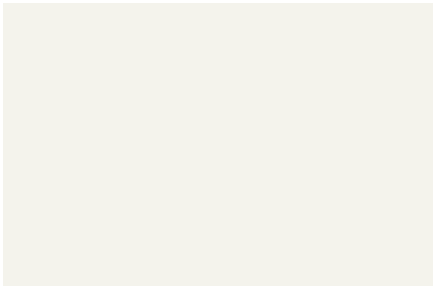
**Brick**  
Austral Wilderness Blackbutt



**Garage Door Profile**  
Nullarbor Woodgrain Monument



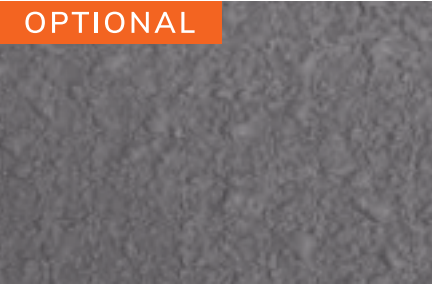
**Cladding:**  
Taubman's Smoke  
Haze T15 33.3



**Eaves:**  
Taubman's Crisp White T15 3.1



**Timber Stain**  
Johnson's Caoba



**Driveway**  
Avista Slate Grey



**Windows**  
Monument





# Silver Inclusions

## LIVING INCLUSIONS

CEILINGS AND DOORS	2600mm (H) ceilings to ground floor 2450mm (H) ceilings to First Floor 2340mm (H) internal doors to ground floor only
ENTRANCE DOOR	Corinthian Madison 2340mm (H) - PMAD101, PMAD 104, PMAD 111 or PMAD 04 entrance doors (with clear glass) in paint finish to all Facades
LIGHT SWITCHES	Clipsal Iconic switches (white only)
LIGHTING	Twenty (20) x Downlights to main living areas
AIR CONDITIONING	Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above)(subject to standard house size) standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling
TELEPHONE AND TV POINTS	1x telephone points 1x television points

## BATHROOMS / ENSUITES

BENCHTOPS	20mm Caesarstone® benchtop to floating vanities selected from Rawson Homes standard range
SHOWER SCREEN	Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, or fixed panel, subject to design
TAPWARE INCLUDING SHOWER	Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room
BASIN	Caroma Luna porcelain counter top basin. Choice of; semi-recessed or inset basins with chrome pop up plug and waste
MIRROR	Floating frameless polished edge bathroom mirrors on backing board
LIGHTS	2 globe heat / fan / light unit in the Bathroom and Ensuite
TOILET SUITES	Caroma wall faced toilet suite with soft close seat
BATH	Stylus Maxton 1675 white rectangular bath
TILING	2100mm (H) to shower recess, 500mm over bath, skirting tile to remainder
FLOOR WASTE	Standard floor waste (Chrome)
BATHROOM ACCESSORIES	Caroma Luna chrome double towel rail to Bathroom & Ensuite

## KITCHEN

APPLIANCES Oven, Cooktop and Rangehood	60cm Smeg appliances
BENCHTOPS	20mm Caesarstone® benchtop to Kitchen, selected from Rawson Homes standard range
CABINETRY	Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of; Polytec Melamine (Matt, Woodmatt, Smooth or Sheen) OR Polytec Evolution (Ravine or Legato)

SINK MIXER	Caroma pin lever gooseneck chrome sink mixer
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SINK	Clark 1180mm double bowl end stainless steel sink
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## LAUNDRY

SINK MIXER	Stylus Venecia chrome sink mixer to Laundry
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TILING	300mm high tiling over laundry tub & skirting tiles to remainder
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TUB	Clark 45 Litre stainless steel tub with white metal cabinet
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DOOR	Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)
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## FLOORING

FLOOR COVERINGS	Choice of; Laminate Flooring OR Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (Selected from Rawson Homes extensive range)
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TILING	Wall & Floor tiles to Wet Areas from Rawson Homes extensive range
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CARPET	Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)
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## SECURITY

GARAGE DOOR	Sectional door and motor in standard range and colours only  Garage door autolock and two handsets
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## ROOF

COLORBOND® WITH SARKING UNDER ROOF	Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside
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INSULATION	R6.0 ceiling insulation (Excluding Garage, Alfresco, Porch & Decks)
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## WINDOWS

WINDOWS AND GLAZING	Aluminium windows and sliding doors with Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options. Offered in a range of colours including security keyed windows & door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room
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(Excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation)

## SOLAR

SOLAR SYSTEM	3.52kw Solar system with 3kw Solar Inverter
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**RAWSON  
HOMES**  
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For more information, please ask your new home consultant or call 1300 223 345.

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

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