

**Home
& Land**
packages
available

- ✓ Great Price
- ✓ Quality Inclusions
- ✓ Great Value

**Amazing
Homes**

NEW DESIGNS FOR MODERN LIVING

DUPLEX RANGE



Artists Impression





Eagle Homes WAY...

In 1984, a vision was borne for Eagle Homes to offer families quality homes representing the highest standards of workmanship and comfortable living.

Based in greater west Sydney, Eagle Homes have helped thousands of families over many years build their home, testament to the demand for our exceptional service and workmanship. Contemporary and open plan in design, Eagle Homes build in sought after locations from Newcastle, South Coast and the greater Sydney region.

Eagle Homes DIFFERENCE...

Unique floor plans, quality workmanship and finishes throughout each of our homes set us apart, providing families with an exceptional service and finished product.

Eagle Homes' dedication to create and build stunning, livable homes for your family's lifestyle is second to none. Known for our attention to detail, creative design ideas and quality finishes and fittings, we pride ourselves on creating homes that suit the individual lifestyle of our customers.

Eagle Homes CHOICE...

As builders of single or double storey and duplex houses, Eagle Homes has a range of designs for you to choose or have a range of options to accommodate personal touches to truly make it your home. Designs from Eagle Homes can suit all blocks, from very narrow city blocks to homestead rural properties.

Eagle Homes, an award winning builder, has display centres across NSW.

BOWERBIRD

WIDTH: 14.60m
LENGTH: 20.96m

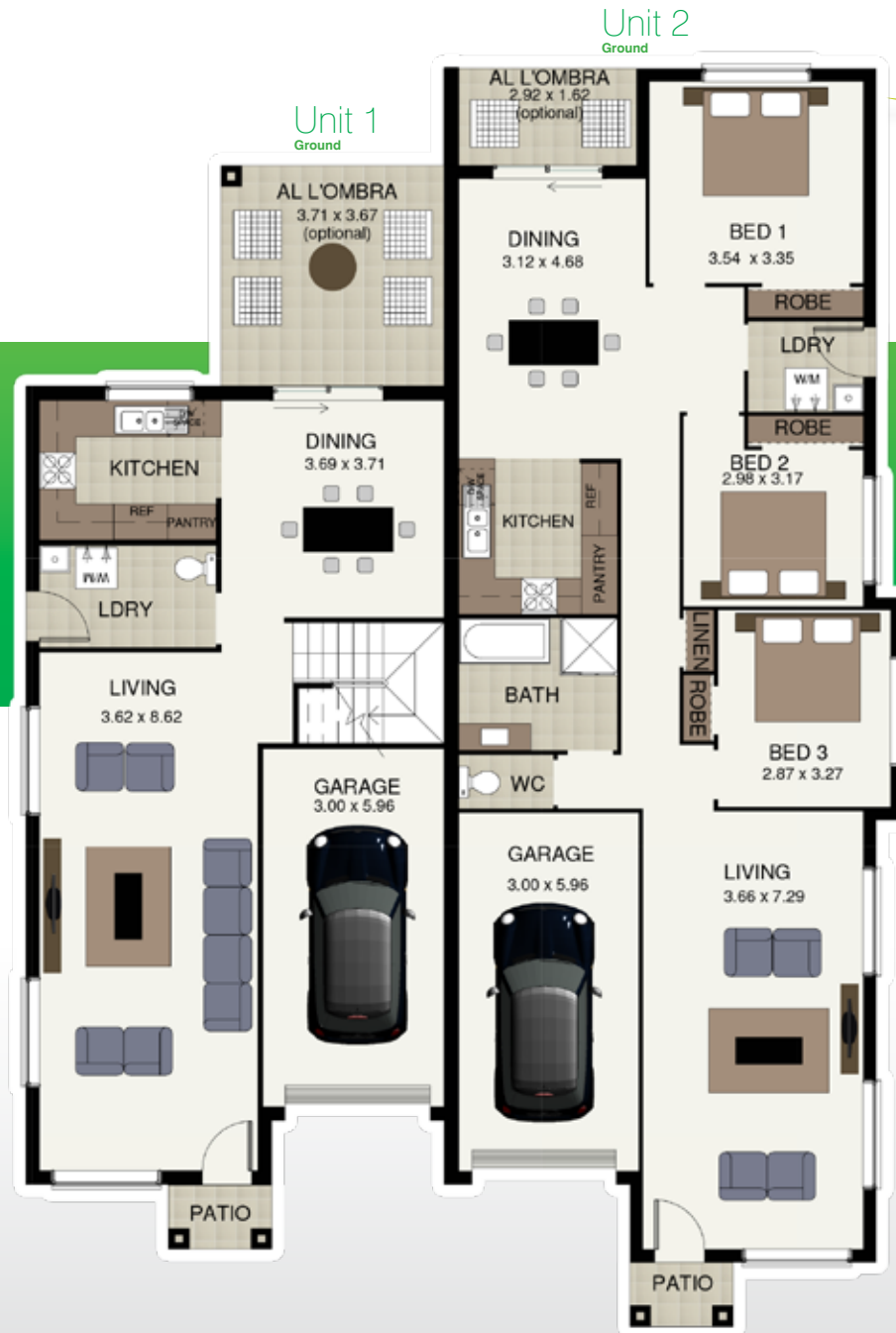
Unit 1

SIZE: 173.09 sqm
(includes optional Al L'ombra)
18.61 squares



Unit 2

SIZE: 139.71 sqm
(includes optional Al L'ombra)
15.02 squares



* Floorplans illustrated are subject to change without notice. Errors & Omissions Excepted. Artists Impression floorplans. Al L'Ombra includes roof only and does not include concrete flooring.

CORMORANT

WIDTH: 12.23m
LENGTH: 18.43m

Unit 1

SIZE: 179.00 sqm
(includes optional Al L'ombra)
19.24 squares



Unit 2

SIZE: 178.37 sqm
(includes optional Al L'ombra)
19.17 squares



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LARK

WIDTH: 14.00m
LENGTH: 19.05m

Unit 1

SIZE: 120.23 sqm
12.93 squares



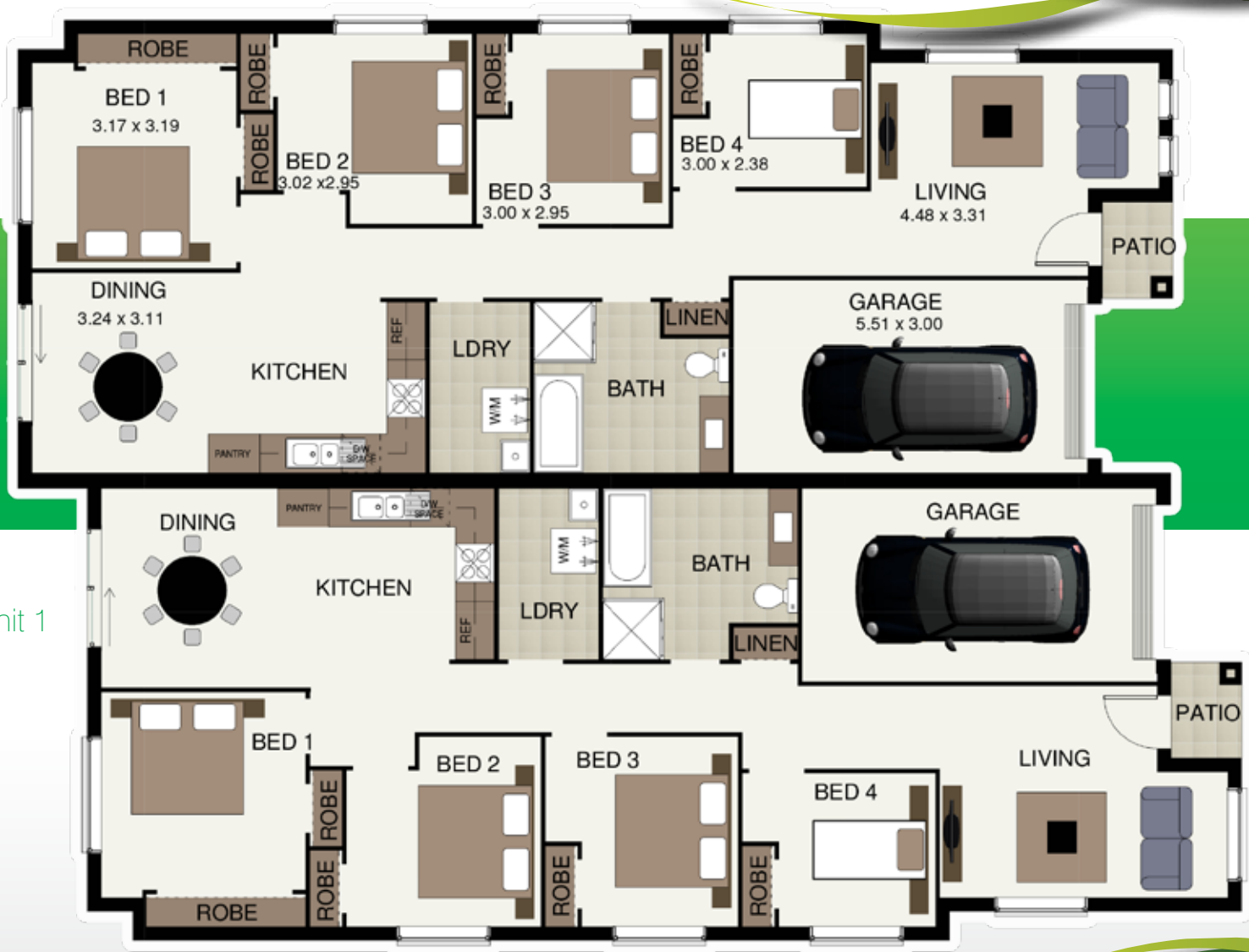
Unit 2

SIZE: 120.23 sqm
12.93 squares



Unit 2

Unit 1



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MAGPIE

WIDTH: 18.81m
LENGTH: 17.51m

Unit 1

SIZE: 227.69 sqm
(includes optional Al L'ombra)
24.48 squares



Unit 2

SIZE: 227.57 sqm
(includes optional Al L'ombra)
24.46 squares



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ROSELLA

WIDTH: 15.50m
LENGTH: 11.97m

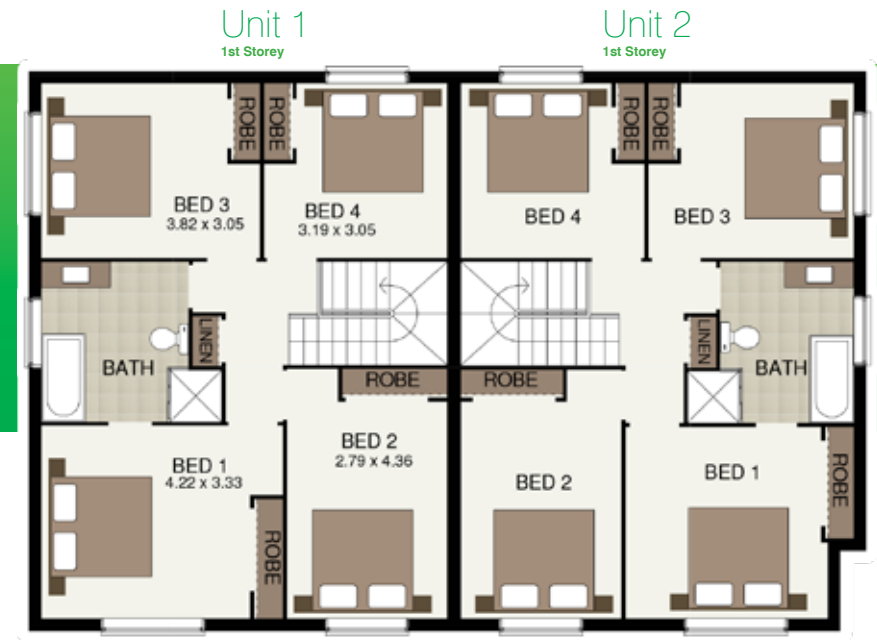
Unit 1

SIZE: 153.89 sqm
16.54 squares



Unit 2

SIZE: 142.19 sqm
15.28 squares



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SPARROW

WIDTH: 15.47m
LENGTH: 19.66m

Unit 1

SIZE: 134.68 sqm
14.48 squares

3 
2 
1 

Unit 2

SIZE: 130.30 sqm
14.30 squares

3 
2 
1 



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SUNBIRD

SERIES 1

WIDTH: 14.35m
LENGTH: 14.22m

Unit 1

SIZE: 160.31 sqm
17.23 squares



Unit 2

SIZE: 160.20 sqm
17.22 squares



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SUNBIRD

SERIES 2

WIDTH: 12.54m
LENGTH: 16.33m

Unit 1

SIZE: 163.34 sqm
17.56 squares



Unit 2

SIZE: 165.52 sqm
17.79 squares



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SUNBIRD

SERIES 3

WIDTH: 12.54m
LENGTH: 14.23m

Unit 1

SIZE: 139.89 sqm
15.04 squares



Unit 2

SIZE: 139.78 sqm
15.03 squares



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SUNBIRD

SERIES 4

WIDTH: 14.35m
LENGTH: 15.35m

Unit 1

SIZE: 185.36 sqm
19.93 squares



Unit 2

SIZE: 185.23 sqm
19.91 squares



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WIDTH: 13.50m LENGTH: 16.09m	
Unit 1	
SIZE: 159.33 sqm	
17.13 squares	
3	
2	
1	
Unit 2	
SIZE: 159.35 sqm	
17.13 squares	
3	
2	
1	

- 1 
- 2 
- 3 



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SERIES 6

WIDTH: 12.42m
LENGTH: 15.53m

Unit 1

SIZE: 160.39 sqm
17.24 squares

- 3 
- 2 
- 1 

Unit 2

SIZE: 160.25 sqm
17.23 squares

- 3 
- 2 
- 1 



* Floorplans illustrated are subject to change without notice. Errors & Omissions Excepted. Artists Impression floorplans. Al L'Ombra includes roof only and does not include concrete flooring.

THE WOOD PECKER

WIDTH: 13.13m
LENGTH: 26.49m

Unit 1

SIZE: 164.00 sqm
17.63 squares



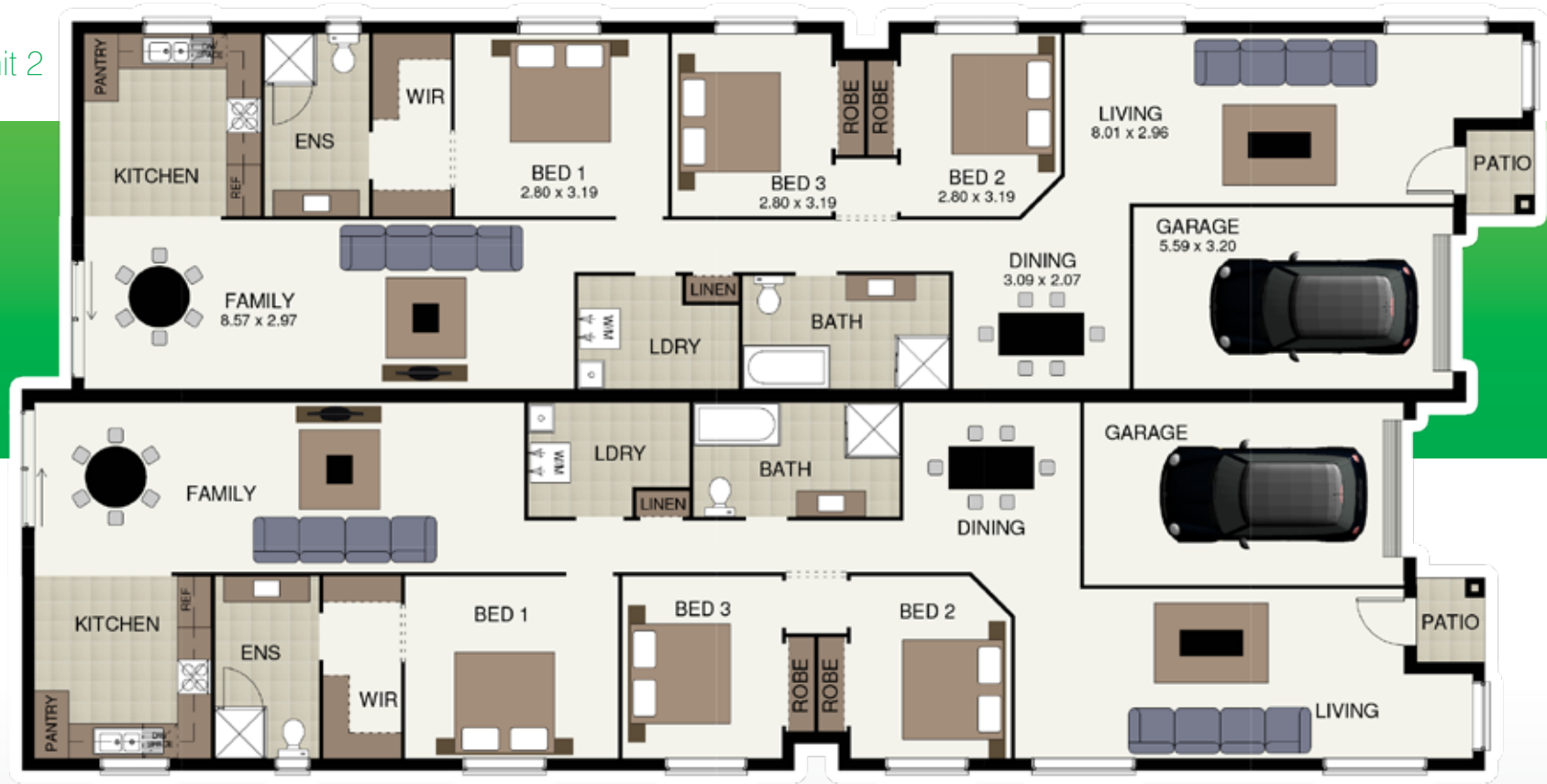
Unit 2

SIZE: 164.09 sqm
17.64 squares



Unit 2

Unit 1



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FACADE OPTIONS



BOWERBIRD



CORMORANT



LARK



MAGPIE



ROSELLA



SPARROW



SUNBIRD SERIES 1



SUNBIRD SERIES 4



THE WOOD PECKER FACADE

* Facades illustrated above are suitable for any floorplan in 'new designs for modern living' series. Facades illustrated are subject to change without notice. Errors & Omissions Excepted.

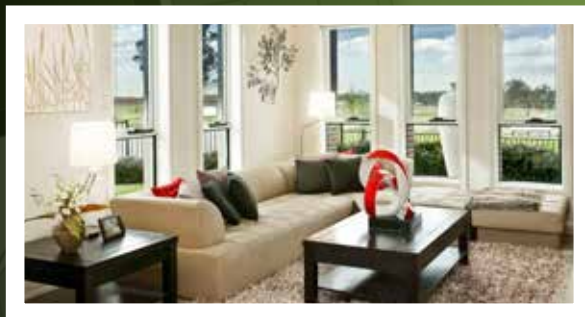
QUALITY STANDARD INCLUSIONS Extras included as standard:

EXTERNAL FEATURES:	INTERNAL FEATURES:	KITCHEN FEATURES:	ELECTRICAL & APPLIANCE FEATURES:	BATHROOM & ENSUITE:	SERVICES PROVIDED:
• Pest treatment to perimeter of slab & internal drainage • Quality aluminum windows with extensive range of colours • Keyed locks to windows and aluminum sliding doors for your security • Maintenance free colorbond metal fascia and gutter with extensive colour range • "M" class floor slab for moderately reactive soils • Garden taps provided front and rear • Quality "Panel Carved" front entry door • Concrete roof tiles in extensive range of colours and profiles • Extensive choice of bricks from the Eagle Classic Range • 450mm Eaves, subject to design • Concrete front patio depending on design • Natural or off-white mortar to brickwork • Colorbond roller doors to garage with extensive range of colours • R1.5 walls insulation to external walls only, excluding garage • R3.5 ceiling insulation, excluding garage	• Built-in wardrobes with swing doors to bedrooms as shown on brochure plan • Flush internal doors in paint finish to match walls • 75mm (nominal) 1/2 splayed skirting and architraves • 90mm cornice • Painted finish to skirting, doors, architraves to match wall colour • Quality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white • AAA rated water devices • Privacy doorlocks to ensuite, bathrooms, powder rooms & separate W/C's • 2440mm ceiling height • Walk in wardrobe to master bedroom, subject to design • Door stops to doors excludes linen, WIR and robe • Linen cupboard includes 4 shelves, depending on design	• 1 3/4 or double bowl stainless steel sink, depending on design • Quality doors to kitchen cupboards (in a range of colours) • Laminate finish to kitchen bench tops (in a range of colours) • Sink mixer in chrome finish • Tiled splashbacks - full height under overhead cupboards single row used elsewhere • Overhead cupboards in all designs (except budget range & subject to design) • Dishwasher space including cold water connection and power point, subject to design • Microwave space including power point, subject to design • Metal drawer runners for strength and durability	• Free standing 900mm electric oven & gas cooktop with a 900mm canopy rangehood, stainless steel (where gas available) - standard wall oven, cooktop & rangehood where gas not available. • 170 Litre gas (4br) mains pressure hot water system (where gas available) • Lights and double power point as shown on plan • Earth leakage safety switch protecting all power and light points • Provide in single phase meter box (3 phase cables to back of meter box) • Smoke detectors provided, direct wired with battery back-up • Separate RCD for light circuits	• Easy-to-clean white moulded tops to bathroom and ensuite vanities with polyurethane cupboards • White 1500mm acrylic bathtub • Dual flush vitreous china toilet suites in white • White bathroom accessories • Shower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on design • Waterproofing to bathrooms, ensuite, powder rooms & separate W/C • Drawers to bathroom and ensuite to vanities between 750mm to 1500mm wide • Flick mixers in chrome metal finish to shower & vanities • Multi function shower head • One row of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C & floor tiles in an extensive range of colours (for homes built that are not on display)	• A complimentary appointment with an experienced colour consultant • Payment of construction and warranty insurance premium • Payment of engineer's fees for, standard concrete slab • Payment of water authority, standard approval fee • Payment of surveyor's fees for peg out and identification surveys • Preparation and approval of building plans and specifications • Site security fencing up to 50 lineal metres • All weather access control point • Standard sediment control to comply with council • ABSA Energy Assessment Report
			LAUNDRY FEATURES: • Stainless steel 45 litre rinse by-pass laundry tub • Washing machine connections, hot and cold • Chrome metal tap and spout • Ceramic wall and floor tiles in a extensive range of colours • 1 row of skirting tiles and 2 rows over laundry tub subject to tile size • 3/4 glazed external laundry door • Waterproofing to laundry floor		WARRANTY FEATURES: • 3 months maintenance warranty • 7 year Structural Guarantee • Termite Protection
		 *900mm oven, cooktop and rangehood		• Please Note: All inclusions are subject to Standard House Design and may not apply to all house types. Some inclusions may not apply to Classic designs. (Check with your Sales Consultant for more information).	

www.eaglehomes.com.au

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