



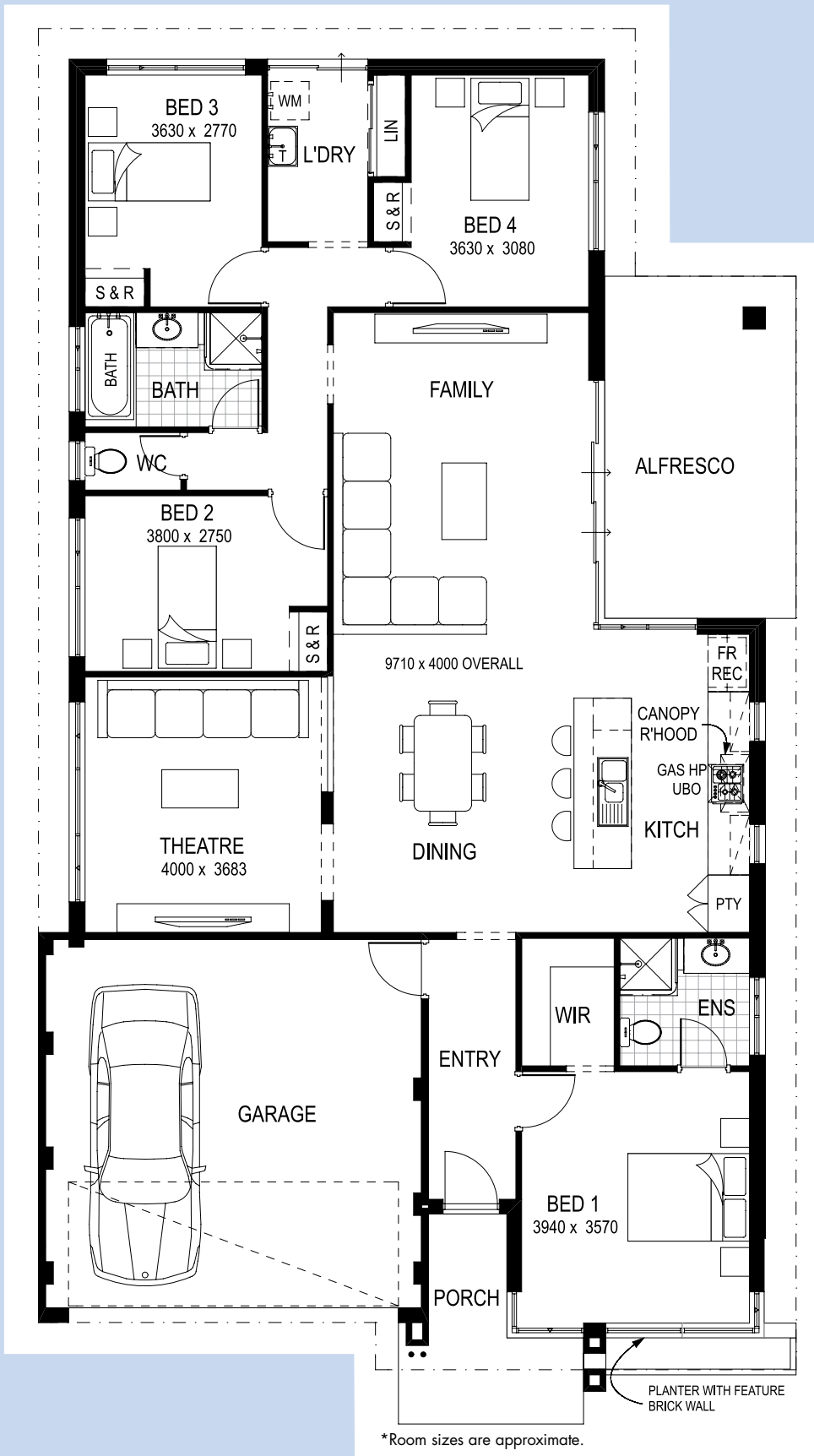
The Capel

ON DISPLAY AT DITTON CORNER, WELLARD

**Bringing people
and houses together**



wahousingcentre.com.au





THE CAPEL The West Australian Housing Centre's Capel is a natural beauty, much like its namesake in southwest Western Australia.

Classic, clean modern lines define the façade, with a feature column providing a design focus. Its simplicity and clean lines from the outset is a theme which is carried through the home, creating a perfect design for those looking to build a classic home for a growing family.

Attention to detail and quality fittings offer a standard above the traditional first home buyers entry point.

The family area is a real social hub. Combining the indoor and outdoor living areas, there's a seamless integration between outside and in, and when entertaining, guests can mingle between both areas without feeling segregated.

Bedrooms two, three and four are grouped together in one corner of the home, and each adjacent to the second bathroom and the separate toilet.

Clean and contemporary – visit the Capel today.



The Capel WHAT YOU GET

Quality & Assurance

- Part of BGC, Australia's largest home builder
- Fixed Price Building Contract
- Structural Engineer Certified
- 6 month defect liability period
- Full Indemnity Insurance
- Lifetime Structural Guarantee
- Hard Wired smoke detectors
- Approved Electrical Safety Switch

Interior Standard Specifications

- Separate Home Theatre room
- Generous Alfresco area
- Ample lighting and power points throughout
- Convenient single power point located in meter box
- Central island bench in Kitchen
- Shelf over fridge recess
- Technika stainless steel 600mm electric fan forced oven
- Technika stainless steel 600mm gas hot plate with wok burner
- Technika stainless steel & glass 900mm canopy rangehood with 1m wide tiling behind to ceiling
- Stainless steel 1 and ¾ bowl Kitchen sink with designer sink mixer tap
- Large double laminated pantry
- Selection of "Polyform" Kitchen benchtops
- Designer handles to Kitchen and vanity cupboards
- Quality Polyrey ABS edging on Kitchen and Bathroom cupboard doors

- Full length framed mirrors to vanities
- Polyrey "Polyform" vanity tops to Bathroom and Ensuite
- Privacy latch to Bathroom & Toilet
- Water efficient dual-flush cistern
- Designer toilet roll and double towel rail to Bathroom, Ensuite and WC
- Designer Bathroom & Ensuite taps
- Exhaust fan to Ensuite
- Chrome floor wastes
- Soap holders to shower recesses
- Automatic washing machine taps
- 45 litre stainless steel trough and metal cabinet to Laundry
- Linen cupboard with lined shelves and sliding vinyl doors
- Large walk in robe in main suite
- Shelf and chrome rail to robes in bedrooms 1,2, 3 and 4
- Full paint finish to ceilings, doors and door frames
- Dead locks to entry, shopper and Garage doors
- Protective metal corner beading strips to trafficable internal corners

Exterior Standard Specifications

- Modern contemporary elevation with external render to front
- Feature piers & columns, feature stack bond split face brick to front
- Feature awning windows
- Aluminium 4 lite door to entry
- Solid double brick construction

- Solar efficient eaves to total living area
- Concave joints and cream mortar
- Full paint finish to eaves, fascia, down pipes and meter box
- Double lockup Garage with grano hardstand
- Automatic Garage door with 2 remote controls
- Affinity Ultralock coloured aluminium windows and sliding doors
- Flyscreens to all sliding doors and windows
- 3 External lights
- Quality 25 degree pitch with Zinalume metal roof cover or Harmony Habitat range roof tiles
- Blockpaved driveway, Porch and Alfresco
- Front & rear external taps

Additional Standard Specifications

- R3.0 Celltherm insulation to all living areas and Garage
- Environmentally friendly Solar Gas Boosted Split Hot Water system
- Professional guidance from a HIA-qualified pre-start consultant
- Building license and Water Corporation fees
- Costs of plans and specification
- Contour survey and site inspection*
- Site repeg if required*
- Complete termite treatment
- Engineer-designed concrete slab
- Sewer connection 10m past last junction point



* Applies to new sub-divisions only, built up areas may incur additional charges. Specifications are subject to change without notice.

How the West Australian Housing Centre are bringing people and houses together

HOME. Choose from our extensive range of quality first home designs and elevations. You can even make design changes to suit your lifestyle.

LAND. Selection of blocks in many popular suburbs throughout the metropolitan area to choose from. There are even landscaping and fencing bonuses available in many areas to make your home more valuable.

FINANCE. Use our finance negotiation power to get fast, hassle free loans from most major lenders. Repayments can be similar to your rent, and there are government support and no-deposit loans available. For more information on finance, call 9214 1111.

HELP. We're able to provide you with expert advice that will help you understand the issues involved in owning your first home and select the options that suit you best.

For further information

3 Ord Street, West Perth, WA 6005. Telephone 9214 1111.



HIA Best Display
Home Winner
2005 and 2009

