

Thrive
Homes

It's your
time to
Thrive.

ACT designs

Designed for first home buyers and investors.

Created to meet ACT compliance codes.

Thrive was created for people just like you because we know that buying your first home or investment property can be exciting, but also scary!

And because we know that, everything we do is designed to make the whole process easier for you and your family so you can, well, thrive!

Designed to meet ACT's compliance codes, our new designs minimise shadowing, maximise natural light and privacy – creating your own place to bask in the sun. And all within the price you can still afford.

Thrive is part of the highly-respected Rawson Group, a family business that's been building homes for Aussies for over 40 years. We're also proud to hold the Homeowners Warranty lowest risk builder rating, with the financial backing of Daiwa House, Japan's largest residential builder.

You're safe and secure.
So what are you waiting for?
Let us help you Thrive!

Single storey facades

- 01 Ascot
- 02 Cove
- 03 Deco

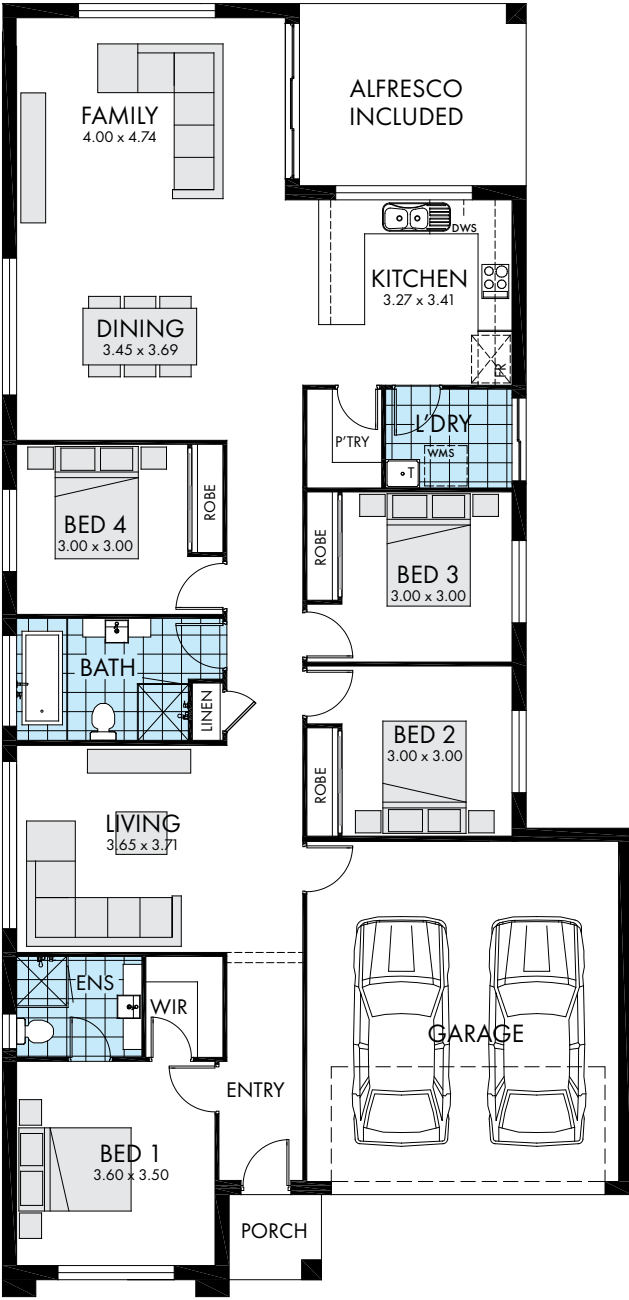


- 04 Hamptons
- 05 Mode
- 06 Urban
- 07 Vogue



The Atenza.

Spacious living areas, a sunny kitchen and flow-through family and dining areas makes this home an entertainers dream. Generously sized with four bedrooms, alfresco entertaining area and double garage, you'll fall in love with this home.



Atenza 23

NSW: Suits standard lot 13.0m x 30.0m
ACT: Suits mid sized block 14.1m x 29.5m

4 2 2
bed bath car

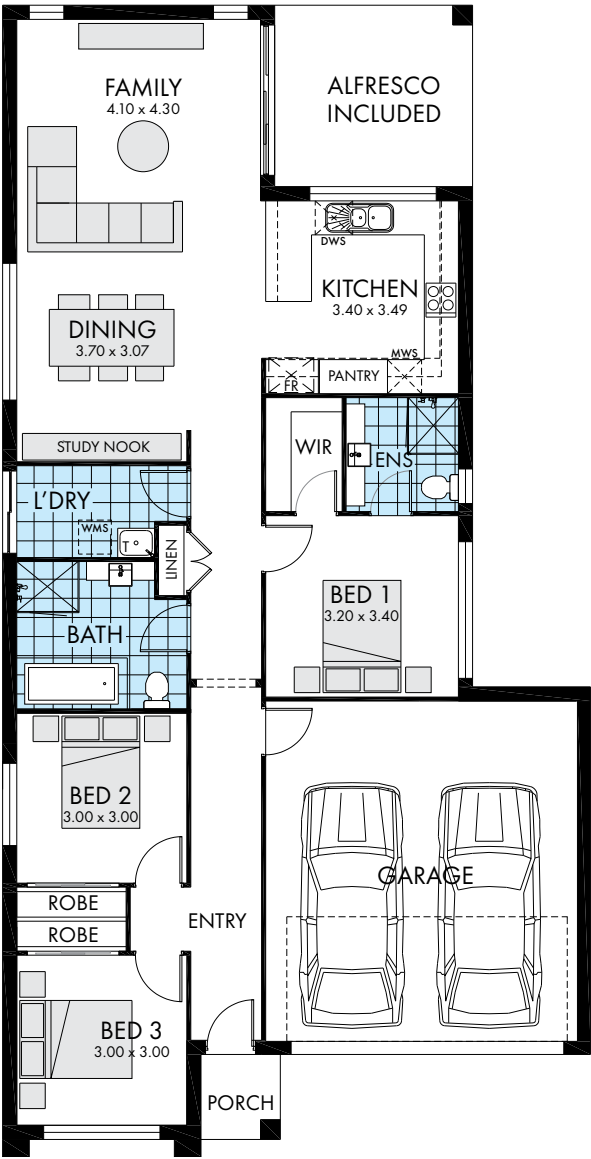
23.1 SQ

Living	163.35 m ²
Garage	36.12 m ²
Porch	2.44 m ²
Alfresco	12.84 m ²
Total	214.75 m ²
Overall Width	11.100 m
Overall Length	22.500 m

The

Calyx.

The large kitchen and open plan living area including a study nook, make this innovative 3 bedroom home perfect for growing families. An abundance of natural light flows throughout this home creating a greater connection to the outdoors.



Calyx 19

NSW: Suits standard lot 12.3m x 30.5m
ACT: Suits mid sized block 13.4m x 27.0m

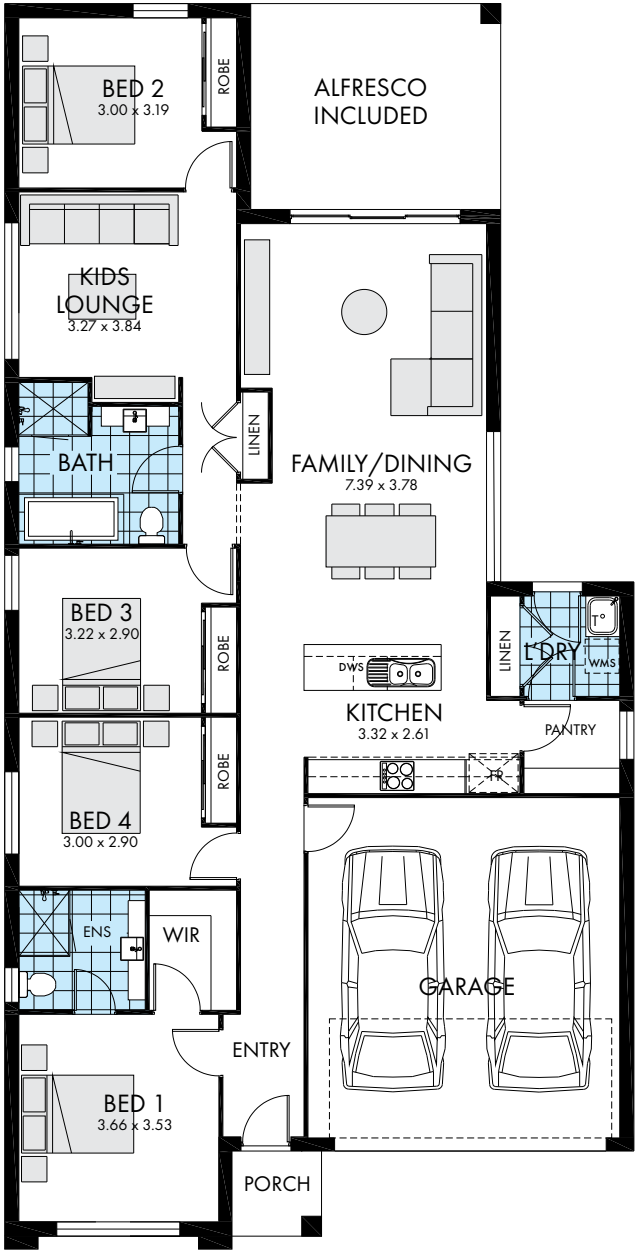
3 2 2
bed bath car

18.7 SQ

Living	124.92 m ²
Garage	36.22 m ²
Porch	2.10 m ²
Alfresco	11.17 m ²
Total	174.41 m ²
Overall Width	10.370 m
Overall Length	20.000 m

The Espy.

When it comes to living spaces, the Espy has it all. With four bedrooms, separate kids lounge and spacious kitchen that overlooks the open plan dining and living leading to a generous alfresco, everyone will find their place.



Espy 22

NSW: Suits standard lot 13.0m x 29.3m

ACT: Suits mid sized block 14.1m x 29.0m

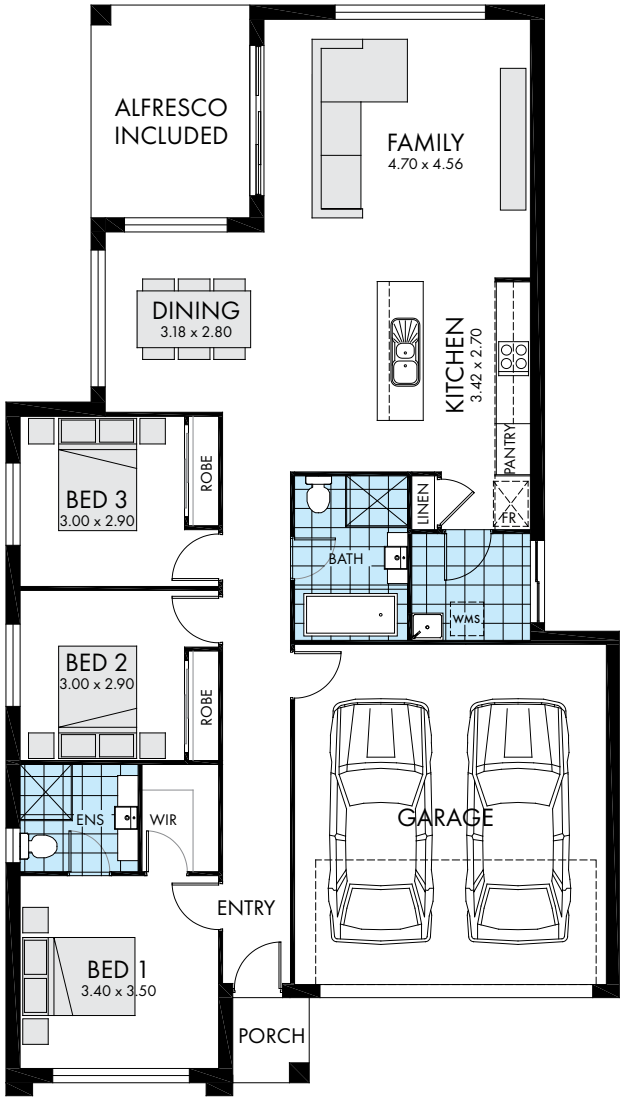
4 2 2
bed bath car

22.5 SQ

Living	155.06 m ²
Garage	35.81 m ²
Porch	2.37 m ²
Alfresco	16.00 m ²
Total	209.24 m ²
Overall Width	11.100 m
Overall Length	21.730 m

The Henlie.

This cleverly designed home is the perfect for investors or first home buyers who want to take that first step! With three generous bedrooms zoned to offer privacy and an open plan kitchen, living and dining, this compact home has everything you need.



Henlie 18

NSW: Suits standard lot 12.8m x 26.5m
ACT: Suits mid sized block 12.5m x 26.0m

3 2 2
bed bath car

18.5 SQ

Living	123.99 m ²
Garage	36.00 m ²
Porch	2.03 m ²
Alfresco	10.50 m ²
Total	172.52 m ²
Overall Width	10.820 m
Overall Length	19.000 m

Evoque inclusions

Kitchen	
Oven	600mm Westinghouse electric oven WVES613SC
Cooktop	600mm Westinghouse gas cooktop WHG640SC OR 600mm Westinghouse electric cooktop WHC643BC (only if gas not available, additional cost applies)
Rangehood	600mm Westinghouse rangehood WRH605IS*
Tapware	Chrome sink mixer with gooseneck spout
Sink	Double end bowl stainless steel sink
Splashback	Fully tiled splashback to underside of overhead cabinetry
Benchtops	32mm laminate with rolled edge
Joinery and handles	Laminated joinery with kickboard, designer handles and pot drawer
Pantry	4 × melamine shelves
Overhead cabinets	Overhead cabinets to kitchen bench and fridge space including bulkheads

Internal	
Frame and truss	Engineered steel frames and trusses
Ceiling height	2450mm nominal ceiling heights to ground floor and first floor*
Doors	2040mm high flush pre-hung internal doors in preprimed paint finish to ground floor and first floor including pantry, linen and laundry*
Bedroom robes	Mirrored sliding doors and 1 × melamine shelf and hanging rail*
Door stops	Cushion doorstep to internal doors
Door furniture	Lever set to internal passage doors and privacy set to bathroom, ensuite and WC doors in satin chrome
Linen	Handles to match passage sets and 4 x melamine shelves*
Skirting and architraves	67 × 12mm bevelled edge profile architrave and skirting with painted finish
Cornice	90mm cove cornice at the junction of wall and ceiling
Paint	Dulux Three Coat paint system to internal walls and woodwork
Flooring	Thrive Homes standard range tiles to entry, hall, family, kitchen and dining/living with Thrive Homes standard range carpet to bedrooms and remaining rooms*
Stairs	Standard specification staircase*

External	
Driveway	Broom finished coloured concrete driveway (house and site dependent, garage to boundary) and a plain concrete crossover (from boundary to kerb) Additional cost if requested
Slab	Engineered concrete slab to suit ‘M’ class soil classification
Front entry door	Quality timber front entry doors 2040mm (H) × 820mm (W)
Laundry door	Aluminium sliding door or half glazed hinged door*
External door furniture	Lockwood Lever entrance set in satin chrome and double cylinder deadbolt
Roof pitch	22.5° roof pitch* (façade and estate dependent)
Metal roofing	Colorbond® Quality metal roofing including insulation blanket
Fascia and gutter	Colorbond® fascia and quad gutters
Cladding	Composite cladding to nominated areas and facades
Garage door	Sectional overhead garage door, including sectional door operator
Bricks	Face bricks with off-white mortar and ironed joints
Windows	Aluminium lockable windows and sliding doors
Alfresco	Engineered broom finished concrete slab with roof over, plasterboard ceiling and boxed surround
Wall insulation	R2.0 Batts to external walls including walls between garage and house
Ceiling insulation	R3.5 Batts to ceiling with roof over excluding garage and alfresco
Termite protection	Termite protection to pipe penetrations and perimeter cavity
Taps	Garden tap to front and rear

Bathroom, Ensuite and Powder Room	
Tapware	Chrome spray handset on shower rail, chrome basin mixer, chrome bath spout and chrome bath/shower mixer
Mirrors	Frameless polished edge mirror above vanity
Benchtops	32mm laminate with rolled edge
Vanity and handles	Floating vanity in one colour only and designer basin and handles
Bath	1650mm rectangular bath*
Shower	Framed shower screen with pivot door
Accessories	600mm chrome double towel rail and toilet roll holder to bathroom and ensuite only, towel ring to powder room only
Toilet suite	Close coupled toilet suite
Tiling	Thrive Homes standard range floor and wall tiling up to 2000mm in shower recess, up to 500mm over bath and single row of skirting to remainder*
Recessed Wet Areas	Flush finish to all wet areas from main floors

Services and Sustainability	
Hot water	5 star 26L continuous flow system
Electrical	Double power points to each room with double and single power points to kitchen appliances* Wiring to smoke detectors and oven earth leakage safety switch with single phase meter box. Exhaust fans supplied where required fan/light/heat combo supplied to main bathroom and ensuite
Lighting	Downlight package including approx. 10 to kitchen and living area as nominated by Thrive Homes, batten holder light point including globe to remainder External light point to eaves at external doors
TV, phone and data	2 × TV points, 2 × Phone point and 1 × Data point
Fibre optic	Provision for fibre optic network, phone and data point with TV cable to roof space with splitter
Gas	Gas connection (subject to availability)

Certificates	<ul style="list-style-type: none">Structural engineer’s certificates for concrete slabs and piercingPest control certificatesSite contour and survey plans
Fees and requirements	Complying development certificate fees, home owner’s warranty insurance, occupation certificate fees, water authority fees, long service levy, 149 certificate, initial surveyor and structural engineering fees
Other	Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions), site fencing as per WH&S requirements, soil testing by engineer, waste management plan, sediment control plan, architectural plans and shadow diagrams*

Essential Items	
Earthworks	Excavation up to 500mm balanced cut and fill
Piling	Standard piercing allowance
Service connections	Electrical (underground power where applicable), provision only for phone connection, 100mm storm water connection to street/easement, sewer connection to junction at front/rear within boundary, water connection and gas connection
BASIX	Standard BASIX package including 3000L water tank (If required) and fee/charges for certification (additional costs may apply depending on orientation and zoning)

DISCLAIMER *House type dependent. This specification is subject to change and can be altered at any time as Thrive Homes sees fit to do so without notification. References to block size are based upon a standard block which is up to 350m² with up to 500mm of fall across the block. ‘M’ class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary, even cut and fill. Thrive Homes Pty Ltd considers safety in every aspect of your home, from design through to handover. During the construction phase, all components, including those that are at a height of 3.0 metres or more, can be completed safely due to Thrive Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Thrive Homes can no longer ensure the safety of any person that needs to maintain any components (for example, but not limited to light fittings, fixtures, antennas or gutter cleaning). The client must be aware that the maintenance of any components that are at a height of 3.0 metres or more, will require the implementation of adequate safety control measures and the service of a qualified person that is trained in safe work at heights.



Build map

- Hunter Region
- South Coast Region
- Sydney Region
- ACT Region
- Wollongong Region
- Regional NSW

refreshingly simple

We believe your journey to home ownership should be smooth and simple

As your trusted lending specialist, we'll help to:

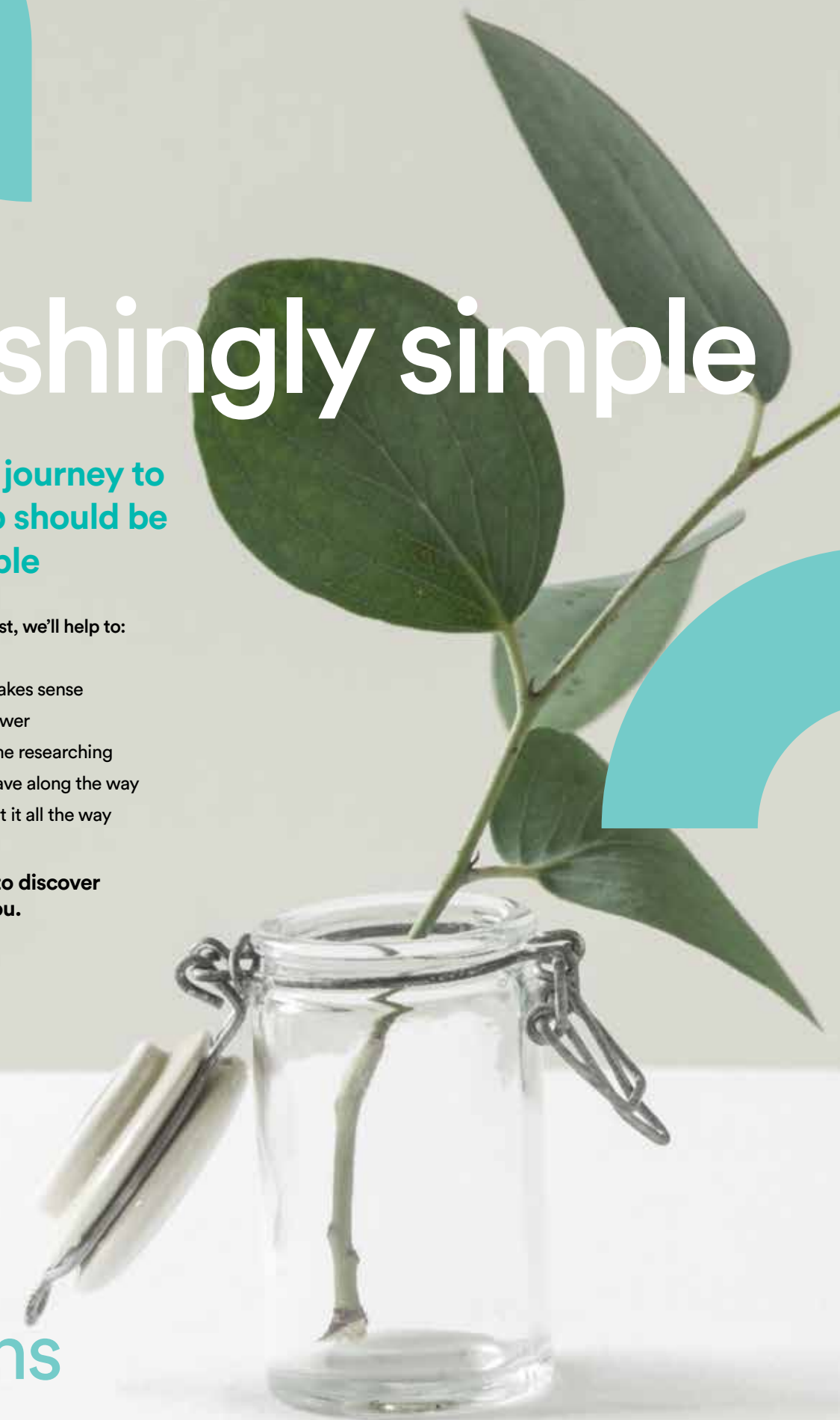
- Compare financial products
- Create a savings plan that makes sense
- Calculate your borrowing power
- Avoid confusion and save time researching
- Answer any questions you have along the way
- Secure your loan and support it all the way through to settlement

Have a chat with us today to discover all the ways we can help you.

mint loans

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mintloans.com.au



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