

# The Terraces

@ Leppington

Final Stage

**Thrive**Homes

# Discover a new range of Terraces

Delivering more than you imagined

Welcome to our final stage. Each Terrace offers uncompromised quality, fixtures and finishes at unbeatable value.

With six homes to choose from, at a surprisingly affordable price, this is your last chance to snap up an opportunity of a lifetime.

Terraces  
from **\$599,000**



# Inspired by lifestyle, design and purpose.

Whether you are starting a family, looking for an investment property or simply downsizing, we offer a range of stylish designs to suit your budget.

Our last stage has been designed with purpose, low maintenance, and imagined for the way you want to live.

Featuring our most popular 3 and 4 bedroom designs, this last stage also includes a Terrace with a self-contained 1 bedroom flat. This flat benefits the savvy investor as it has its own connections to gas and electrical mains, giving you the flexibility to invite extended family or rent out to generate income.

Located in the vibrant community of Leppington, everything you need is accessible to you. A desirable location close to employment, transport, schools and parklands, this is one investment that will thrive well into the future.

Thrive Homes is part of the highly-respected Rawson Group, a family business that's been building homes for Aussies for over 40 years. And backed by Daiwa House, Japan's largest residential builder, you can rest assured building with Thrive is a safe bet.

Starting from **\$599,000**, enjoy all benefits a brand new Terrace by Thrive Homes offers.

Don't miss out on this opportunity of a lifetime.



# Albion

## lot 650

Designed with families in mind, this modern terrace with double garage offers space and flexibility. From the front door, step into the light-filled lounge which can be converted to a study. Whilst the spacious kitchen and open plan dining / living seamlessly flow to the alfresco and outdoors. Upstairs three spacious bedrooms await with a large bathroom and master complete with ensuite.

\$599,000

Colour Scheme Aura

Land 186m<sup>2</sup>

3 3 2  
bed bath car

19.7 SQ

Ground Floor	63.71m <sup>2</sup>
First Floor	72.03m <sup>2</sup>
Garage	36.86m <sup>2</sup>
Porch Area	1.43m <sup>2</sup>
Alfresco Area	9.05m <sup>2</sup>
Total	183.08m <sup>2</sup>

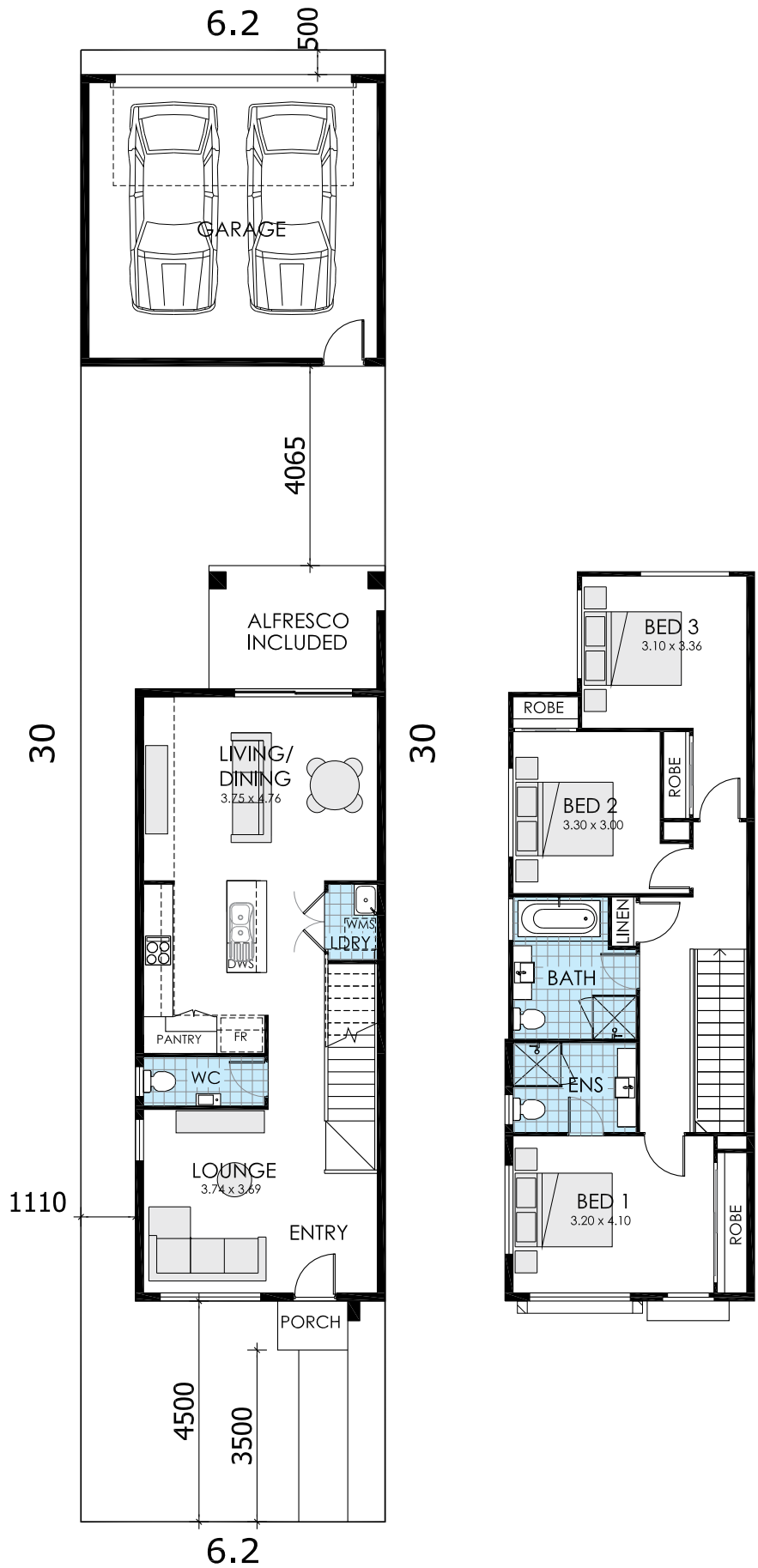


Image artists impression only



# Preston

lot 651

Growing families will love the Preston's four bedrooms, versatile living spaces and double garage. The generous open-plan kitchen, dining and living, are filled with an abundance of light creating a sense of space and connection with the outdoors. Upstairs, parents can retreat into a cleverly designed master suite, while three other bedrooms and a large bathroom gives everyone their own space.

\$620,000

Colour Scheme Pure

Land 210m<sup>2</sup>

4 3 2  
bed bath car

22.7 SQ

Ground Floor	82.35m <sup>2</sup>
First Floor	79.46m <sup>2</sup>
Garage	35.85m <sup>2</sup>
Porch Area	3.02m <sup>2</sup>
Patio Area	10.20m <sup>2</sup>
Total	210.88m <sup>2</sup>

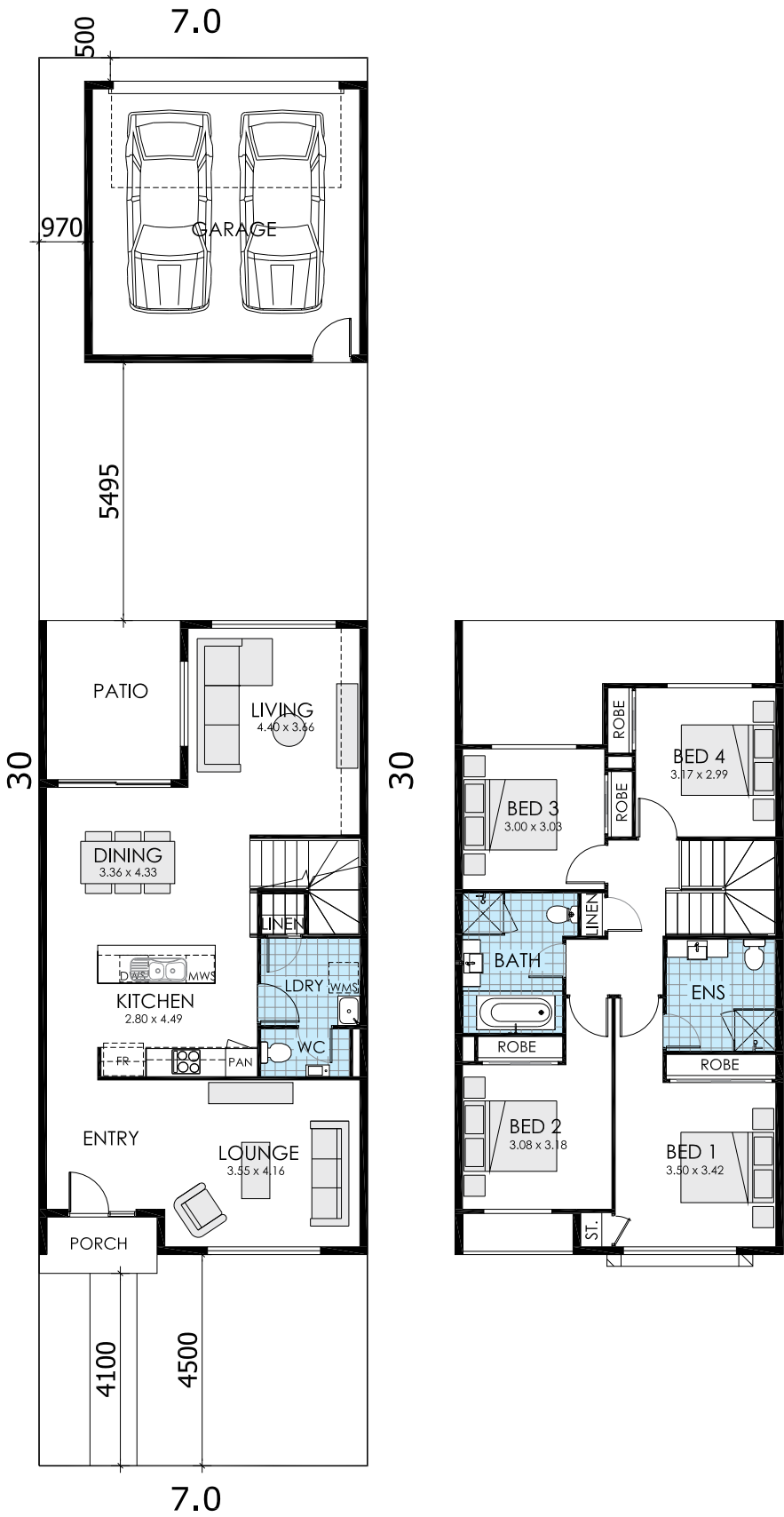


Image artists impression only



# Preston

## lot 652

Growing families will love the Preston's four bedrooms, versatile living spaces and double garage. The generous open-plan kitchen, dining and living, are filled with an abundance of light creating a sense of space and connection with the outdoors. Upstairs, parents can retreat into a cleverly designed master suite, while three other bedrooms and a large bathroom gives everyone their own space.

\$620,000

Colour Scheme Aura

Land 210m<sup>2</sup>

4 3 2  
bed bath car

22.7 SQ

Ground Floor	82.35m <sup>2</sup>
First Floor	79.46m <sup>2</sup>
Garage	35.85m <sup>2</sup>
Porch Area	3.02m <sup>2</sup>
Alfresco	10.20m <sup>2</sup>
Total	210.88m <sup>2</sup>

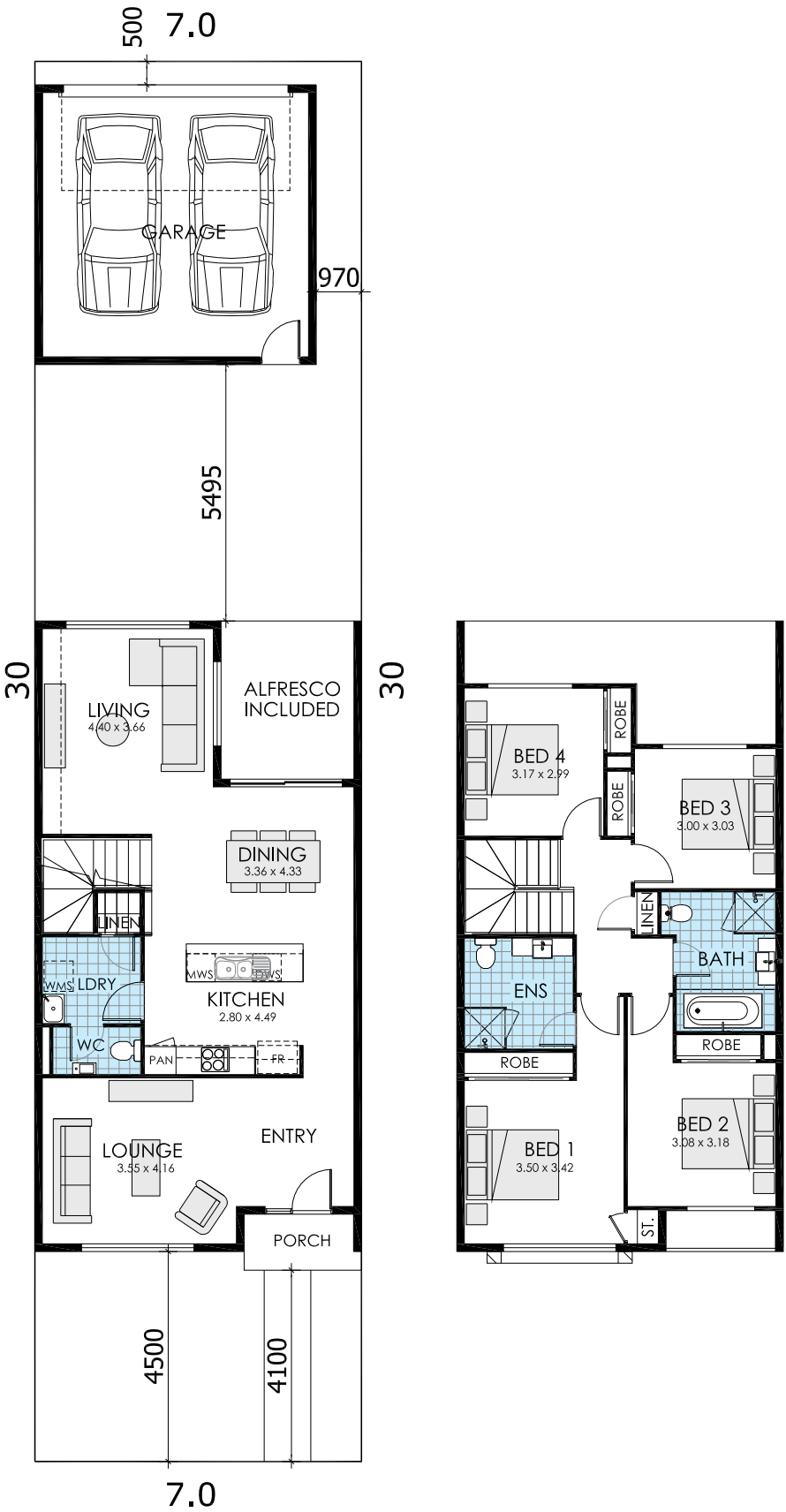


Image artists impression only

# Preston

## lot 653

Growing families will love the Preston's four bedrooms, versatile living spaces and double garage. The generous open-plan kitchen, dining and living, are filled with an abundance of light creating a sense of space and connection with the outdoors. Upstairs, parents can retreat into a cleverly designed master suite, while three other bedrooms and a large bathroom gives everyone their own space.

\$620,000

Colour Scheme Pure

Land 207.6m<sup>2</sup>

4 3 2  
bed bath car

22.7 SQ

Ground Floor	82.35m <sup>2</sup>
First Floor	79.46m <sup>2</sup>
Garage	35.85m <sup>2</sup>
Porch Area	3.02m <sup>2</sup>
Alfresco	10.20m <sup>2</sup>
Total	210.88m <sup>2</sup>

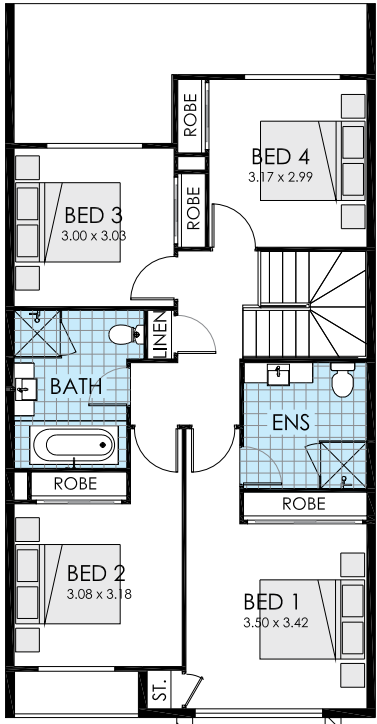
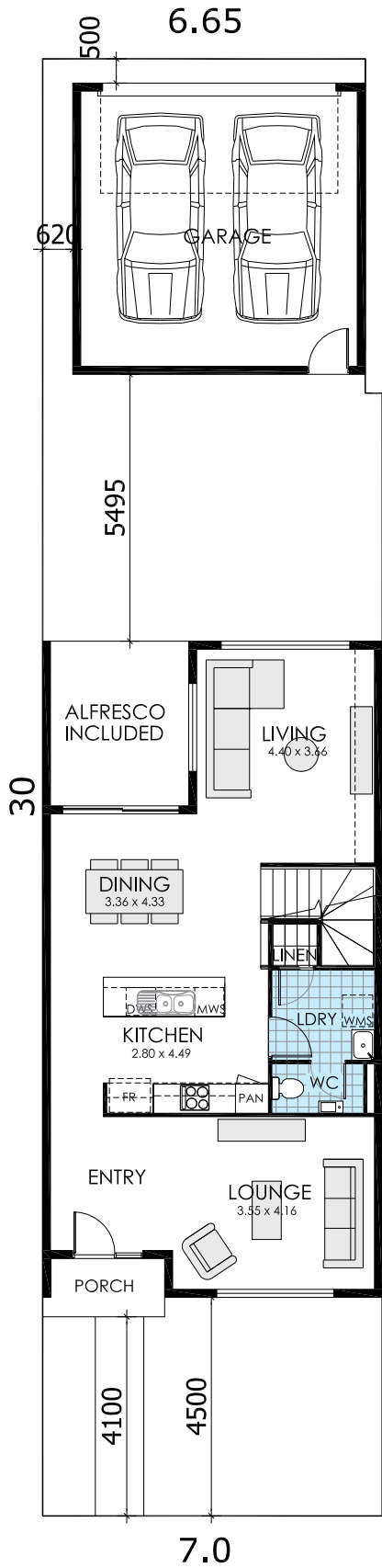


Image artists impression only



# Preston

## lot 654

Growing families will love the Preston's four bedrooms, versatile living spaces and double garage. The generous open-plan kitchen, dining and living, are filled with an abundance of light creating a sense of space and connection with the outdoors. Upstairs, parents can retreat into a cleverly designed master suite, while three other bedrooms and a large bathroom gives everyone their own space.

\$620,000

Colour Scheme Aura

Land 202.8m<sup>2</sup>

4 3 2  
bed bath car

22 SQ

Ground Floor	82.35m <sup>2</sup>
First Floor	79.46m <sup>2</sup>
Garage	28.71m <sup>2</sup>
Porch Area	3.02m <sup>2</sup>
Alfresco	10.20m <sup>2</sup>
Total	203.74m <sup>2</sup>

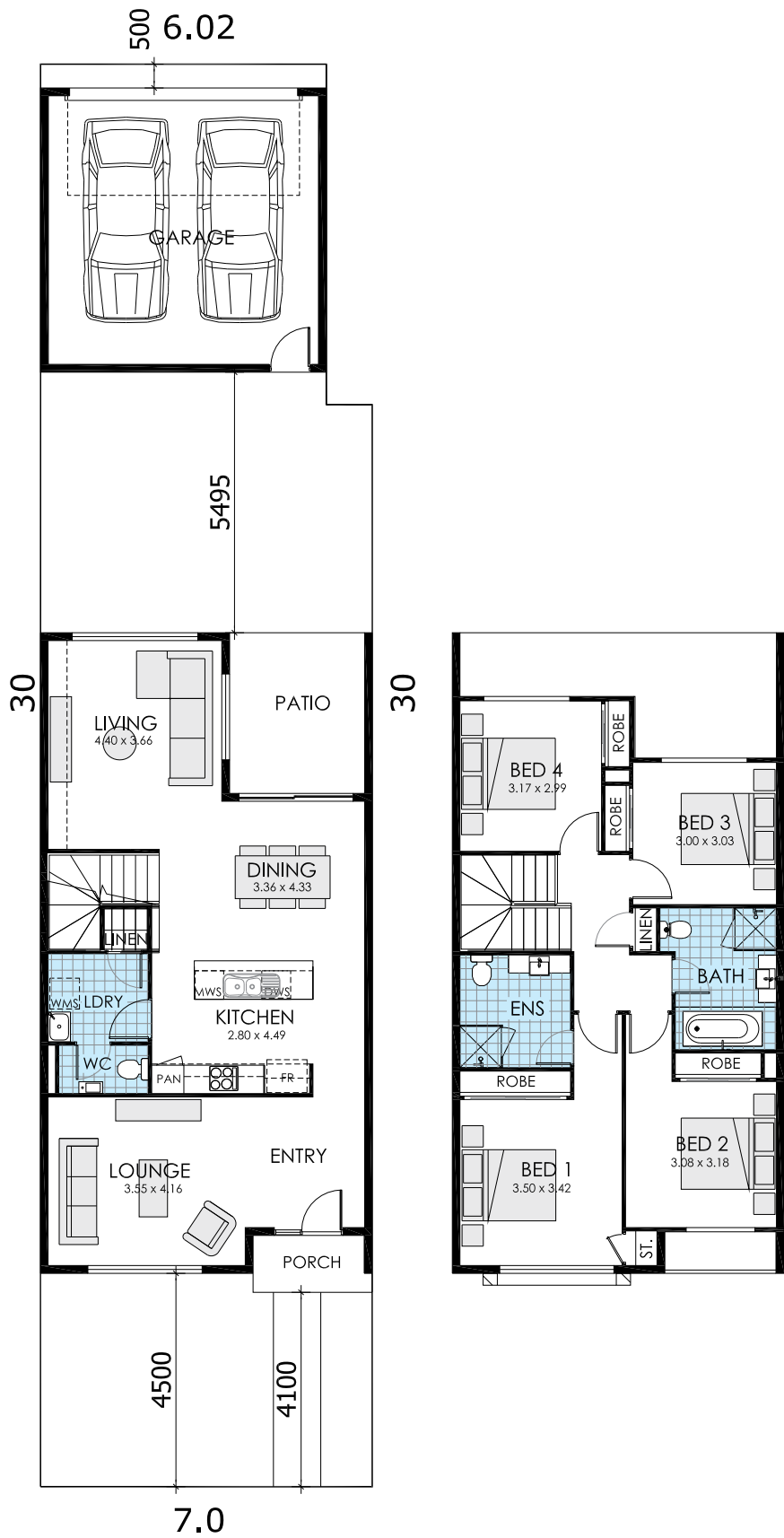


Image artists impression only



# Hamilton 34

lot 655

The Hamilton 34 sets a new standard in flexible design and family living with a 1 bedroom flat and three car garage. The side entry to the main home instantly creates zones, separating the relaxing lounge from the bustling open plan kitchen, living and dining. Whilst upstairs four generous bedrooms, including master with walk-in-robe and ensuite creates enough room for everyone in the family.

The self-contained 1 bedroom unit has its own connections to gas & electrical mains. Combined with it's own entrance, bathroom, euro laundry, balcony and car space, this studio is perfectly set up to rent or for extended family to live independently.

\$849,000

Colour Scheme Pure

Land 298.3m<sup>2</sup>

Home  
4 bed 3 bath 2 car  
Flat  
1 bed 1 bath 1 car

34.4 SQ

Ground Floor	74.51m <sup>2</sup>
First Floor	83.56m <sup>2</sup>
Garage	69.71m <sup>2</sup>
Porch Area	11.62m <sup>2</sup>
Alfresco	8.66m <sup>2</sup>
Flat First Floor	61.31m <sup>2</sup>
Balcony	9.87m <sup>2</sup>
Total	319.24m <sup>2</sup>

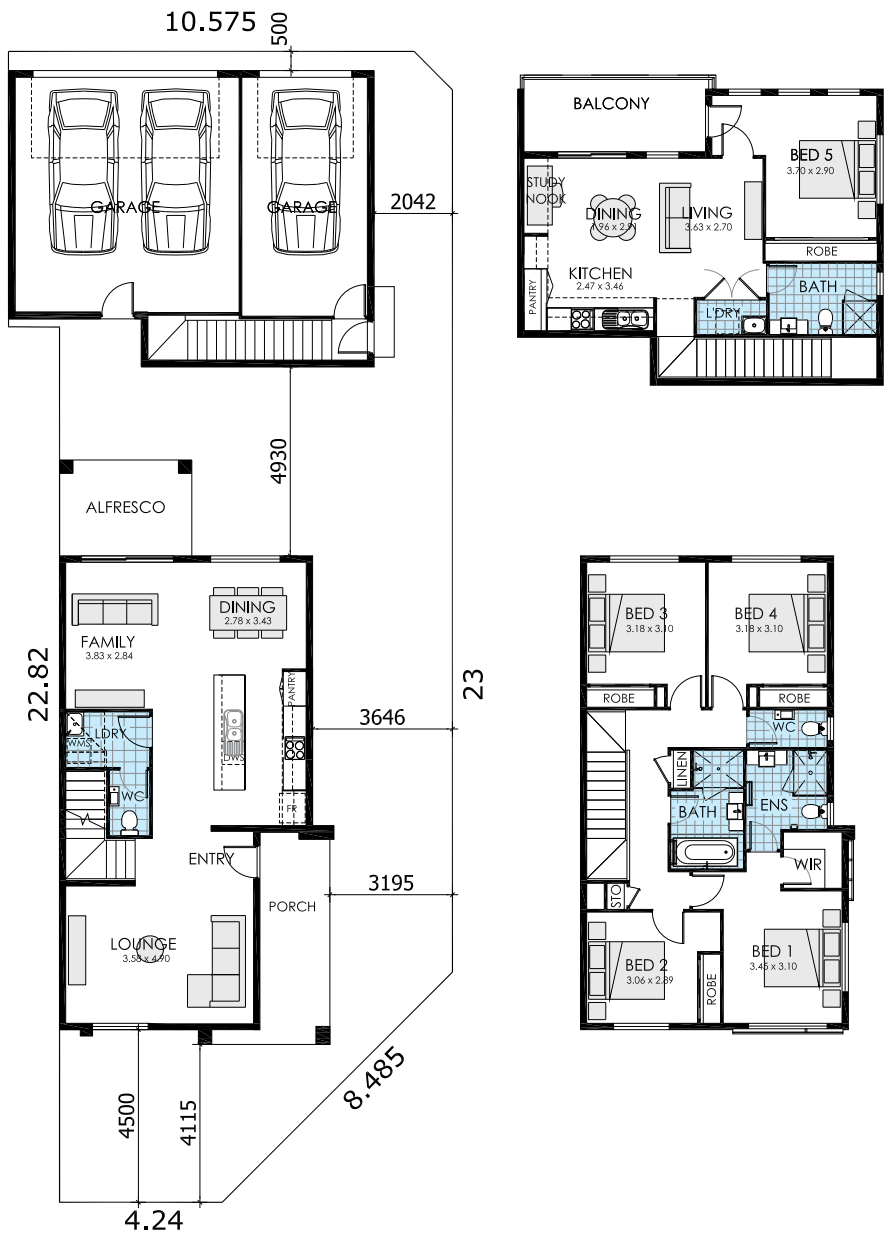
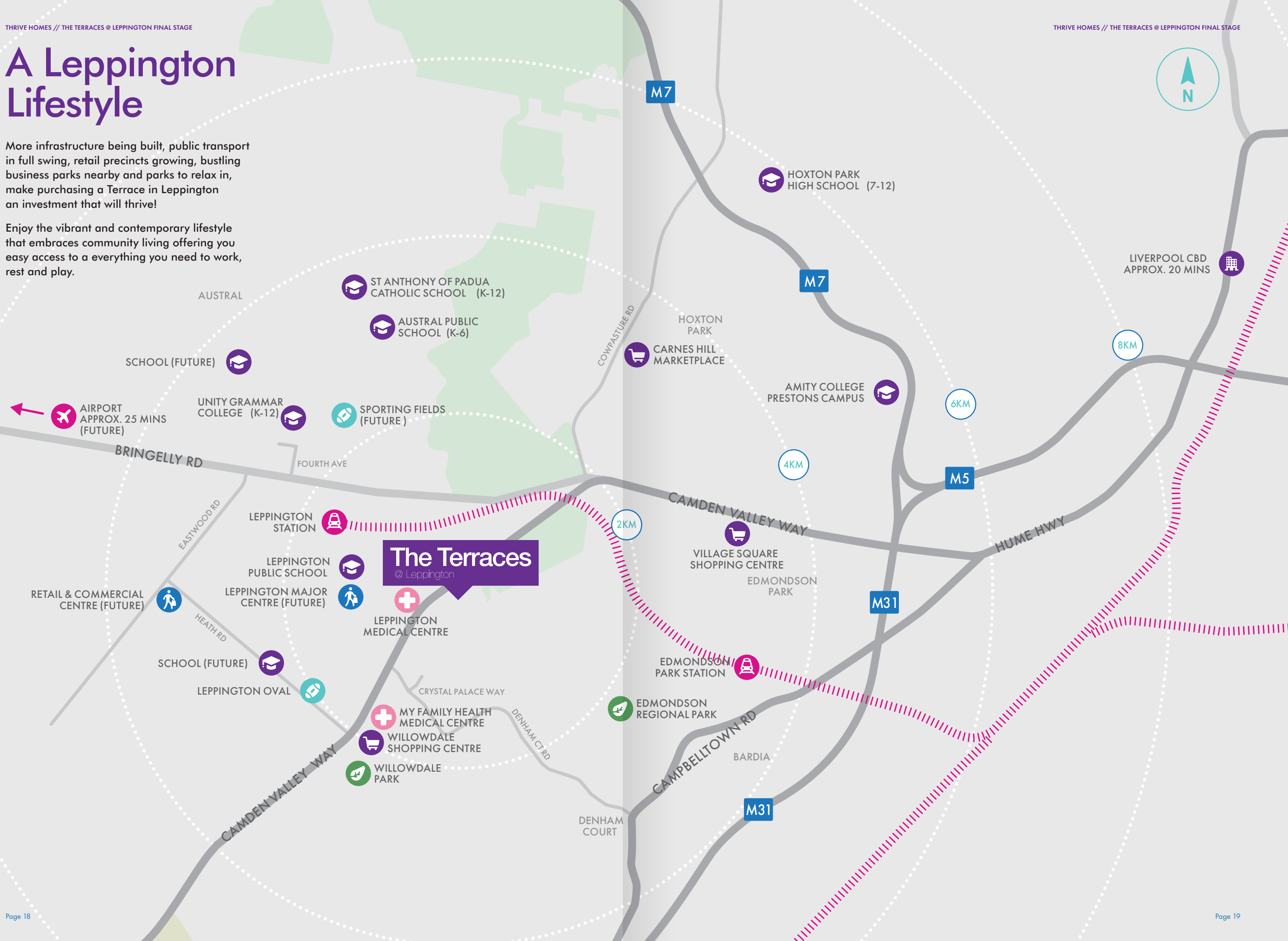


Image artists impression only

# A Leppington Lifestyle

More infrastructure being built, public transport in full swing, retail precincts growing, bustling business parks nearby and parks to relax in, make purchasing a Terrace in Leppington an investment that will thrive!

Enjoy the vibrant and contemporary lifestyle that embraces community living offering you easy access to a everything you need to work, rest and play.





# Evoque Inclusions

Kitchen	
Oven	600mm Westinghouse electric oven WVE613IS
Cooktop	600mm Westinghouse gas cooktop WHG640SB OR 600mm Westinghouse electric cooktop WHC644SA (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	2750mm Nominal ceiling heights to ground floor and first floor* & 2450mm H Nominal ceilings to first floor
Doors	2040mm High flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including pantry,
Laundrette or Laundry	Chrome sink mixer with gooseneck spout
Bedroom robes	Mirrored sliding doors and 1 × melamine shelf and hanging rail*
Blinds	Roller blinds throughout to all windows & sliding doors (excluding wet areas)
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	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 (home and site dependent, garage to boundary) and a plain concrete crossover (from boundary to kerb)
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 & gutter	Colorbond fascia and quad gutters
Cladding	Composite cladding to nominated areas and facades
Garage door	Sectional overhead garage door, including sectional door operator
Windows	Aluminium lockable windows and sliding doors
Porch	Tiled finish to Porch
Alfresco	Tiled finish to Alfresco with roof over. Plasterboard ceiling and boxed surround. * Design specific
Patio	Tiled finish to Patio
Wall insulation	R2.0 Batts to external walls including walls between Garage and home
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
Landscaping	Landscaping package including turf, retaining walls, letterbox, fencing & clothes line
Flyscreens	Nylon mesh flyscreens to all openable windows & doors (excluding hinged doors)

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
Lighting	Downlight package throughout (positions & quantities nominated by Thrive Homes). Batten Light to Garage. External light point to eaves at external doors
TV, phone and data	2× TV points, 2× Phone point and 1× Data point
Fibre optic network	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"><li>Structural engineer’s certificates for concrete slabs and piling</li><li>Pest control certificates</li><li>Site contour and survey plans</li></ul>
Fees and requirements	Complying development certificate fees, home owner’s warranty insurance, occupation certificate fees, water authority fees, long service levy, standard council fees and requirements, 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 piling 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)

# Internal Colour Scheme

## Aura



### Kitchen

Aura is a fresh, crisp classic white scheme. The monochromatic palette allows the space to be explored and personalised with layers of soft furnishings and accessories.

- A Cupboard colour**  
Melamine Classic White Matt
- B Benchtop**  
Laminate Snow Fabrini Matt\*
- C Kitchen Tiled Splashback**  
United White Gloss (182174)
- D Floor Tiles**  
Belga Ivory

**On display at:**  
HomeWorld, Warnervale – Sienna 22  
HomeWorld, Marsden Park – Aria 22  
Willowdale, Leppington – Vibe 21

\*Region dependant.

### Kitchen and Bathrooms



**Cupboard Colour**  
Melamine Classic White Matt



**Benchtop**  
Laminate Snow Fabrini Matt



**Caesarstone Benchtop**  
Osprey



**Kitchen & Laundry Tiled Splashback**  
United White Gloss (182174)

### Flooring and Tiling



**Main Floor and Wet Area Tiles**  
Belga Ivory

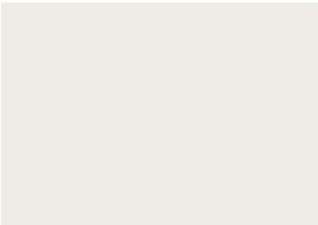


**Carpet**  
Esperance Sand Bank 36\*

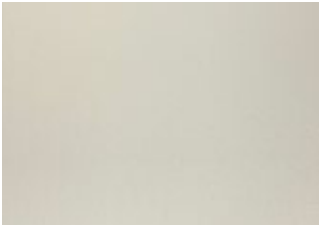


**Wet Area Wall Tiles**  
Sector White Gloss (3215)

### Walls and Window Finishes



**Wall Colour**  
Dulux Natural White PN1E1



**Roller Blinds**  
Dawn Misty

**Disclaimer:** Photographs, artist impressions and images are indicative and for illustrative purposes only. Colour and tone of finished product may vary from actual samples. Artist impressions may depict fixtures, fittings or finishes which are not supplied by Thrive Homes, or which are only available in some designs or may be upgrades. Examples may include floor coverings, furniture, kitchen, bathroom and light fittings and decorative items. Specified inclusions are correct as at the time of printing and Thrive Homes reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your Quotation for specific details of the inclusions and exclusions based on your region. Builders Licence Number NSW 301349C ACT 2020552 ABN 99 613 679 333.



# Internal Colour Scheme

## Pure



### Kitchen

Pure is a contemporary architectural palette that creates mood and interest. The dark grain cabinetry with the ice snow benchtop is designed to work cohesively with the greys to achieve a tonal gradient.

**A Cupboard colour**  
Melamine Cavia Lini Matt

**B Benchtop**  
Laminate Argento Stone

**C Kitchen Tiled Splashback**  
United White Gloss (182174)

**D Floor Tiles**  
Belga Grey

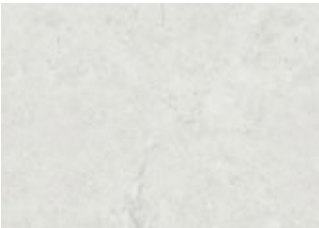
**On display at:**  
Spring Farm – Helix 24  
HomeWorld, Marsden Park – Onyx 24  
Willowdale, Leppington – Onyx 24

\*Region dependant.

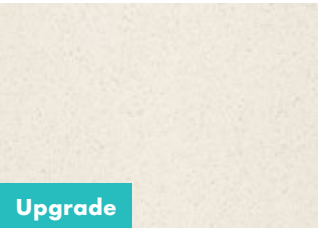
### Kitchen and Bathrooms



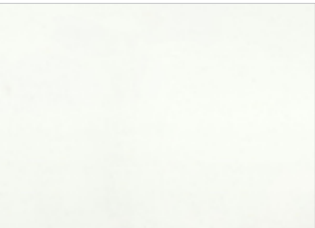
**Cupboard Colour**  
Melamine Cavia Lini Matt



**Benchtop**  
Laminate Argento Stone



**Caesarstone Benchtop**  
Ice Snow

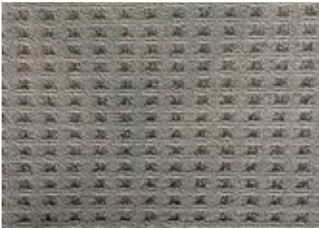


**Kitchen & Laundry Tiled Splashback**  
United White Gloss (182174)

### Flooring and Tiling



**Main Floor and Wet Area Tiles**  
Belga Grey

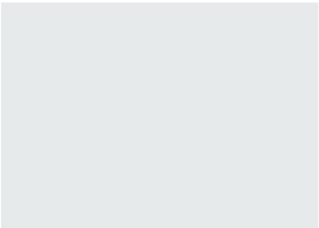


**Carpet**  
Esperance Anchor\*

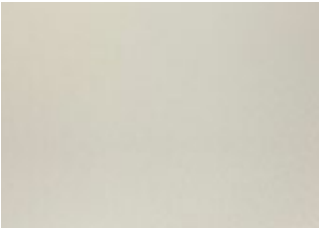


**Wet Area Wall Tiles**  
Sector Gloss White (3215)

### Walls and Window Finishes



**Wall Colour**  
Dulux Lexicon PW1G9



**Roller Blinds**  
Dawn Misty

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The logo for Thrive Homes, featuring the word "Thrive" in a large, bold, white sans-serif font, with the word "Homes" in a smaller, white sans-serif font directly beneath it. The background is a solid blue color.

# Thrive Homes

**[thrivehomes.com.au](https://thrivehomes.com.au)**

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