

# Welcome Home

Over 20 Luxury Inclusions  
for only

**\$9,990**



# Hello there,

Welcome to Meridian Homes, we're a family builder and our goal is to create beautiful homes that suit our customers from all different backgrounds.

Whether it's your first home, a bespoke project or an investment, our knowledgeable team are here to assist you in creating your dream home.

**Just like you, we're all about family. In fact, our business is family run and every customer we build for isn't just a number in the system.**



## Get More with Meridian



Australian Owned  
and Operated



12 Month Price  
Lock Guaranteed



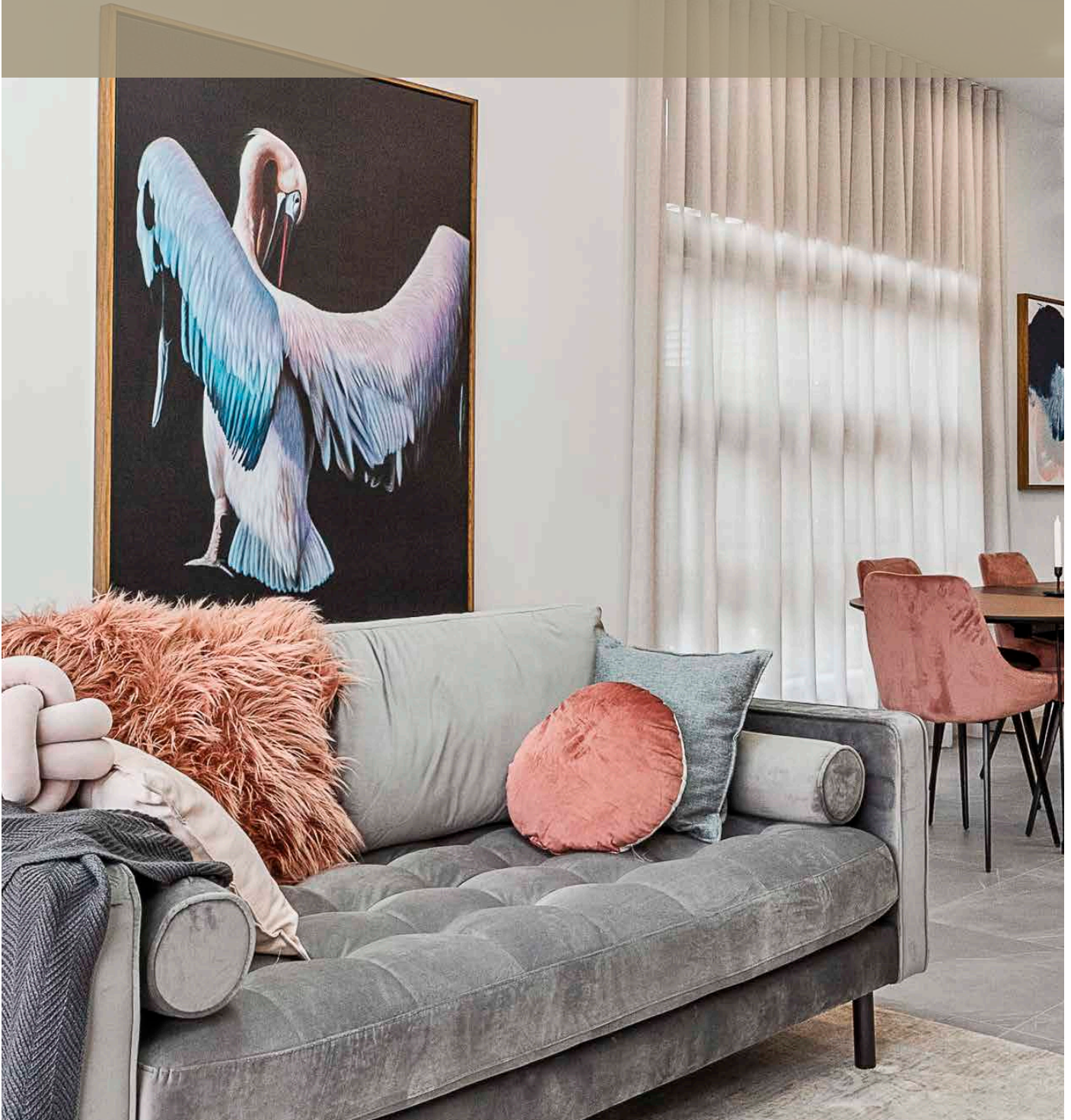
Customisable  
Floorplans

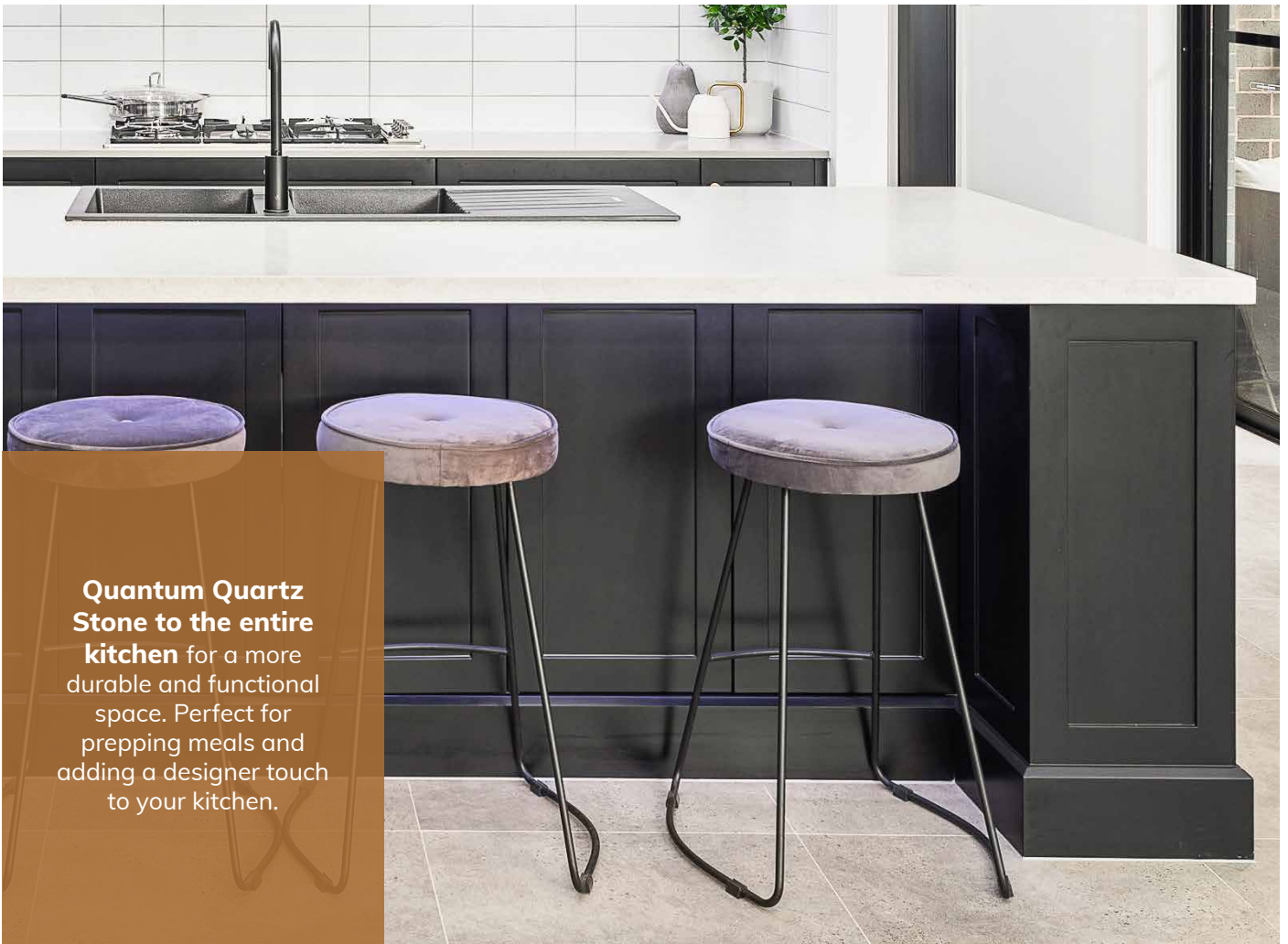


# The Welcome Home Offer, made just for you!

We've hand selected over 20 inclusions to make our house into your home.  
As a welcome to Meridian Homes, enjoy this special offer for only

**\$9,990**

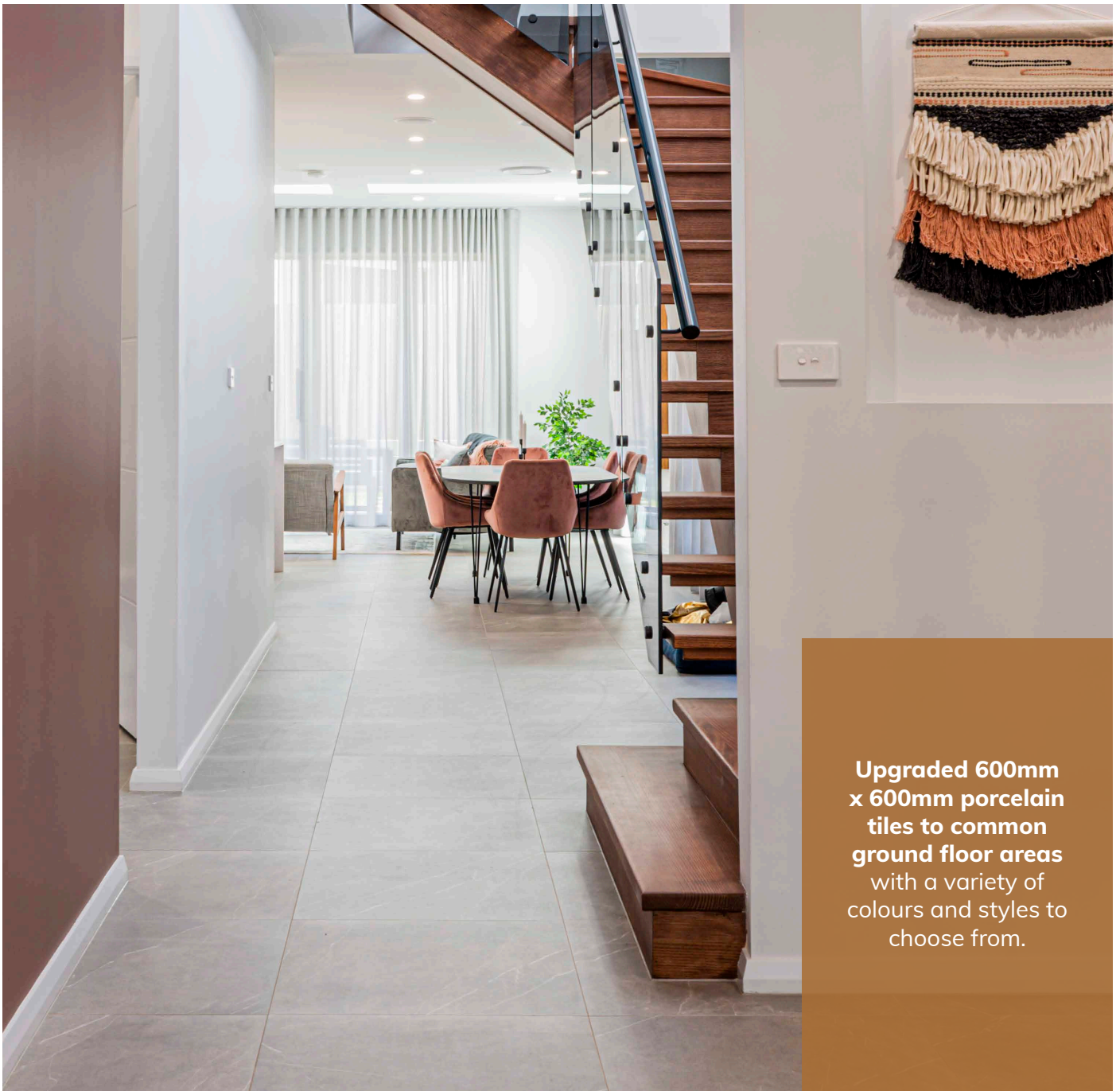




**Quantum Quartz**  
**Stone to the entire**  
**kitchen** for a more  
durable and functional  
space. Perfect for  
prepping meals and  
adding a designer touch  
to your kitchen.



**Increased Gas Cooktop**  
**and Oven from 600mm**  
**to 900mm** to create the  
ideal kitchen set up for those  
who love to cook.



**Upgraded 600mm x 600mm porcelain tiles to common ground floor areas with a variety of colours and styles to choose from.**



**Dishwasher to the kitchen, because nobody wants to be stuck on dish duty.**



**Fridge Water Provision to Kitchen** so you have the option of fresh water from your fridge.

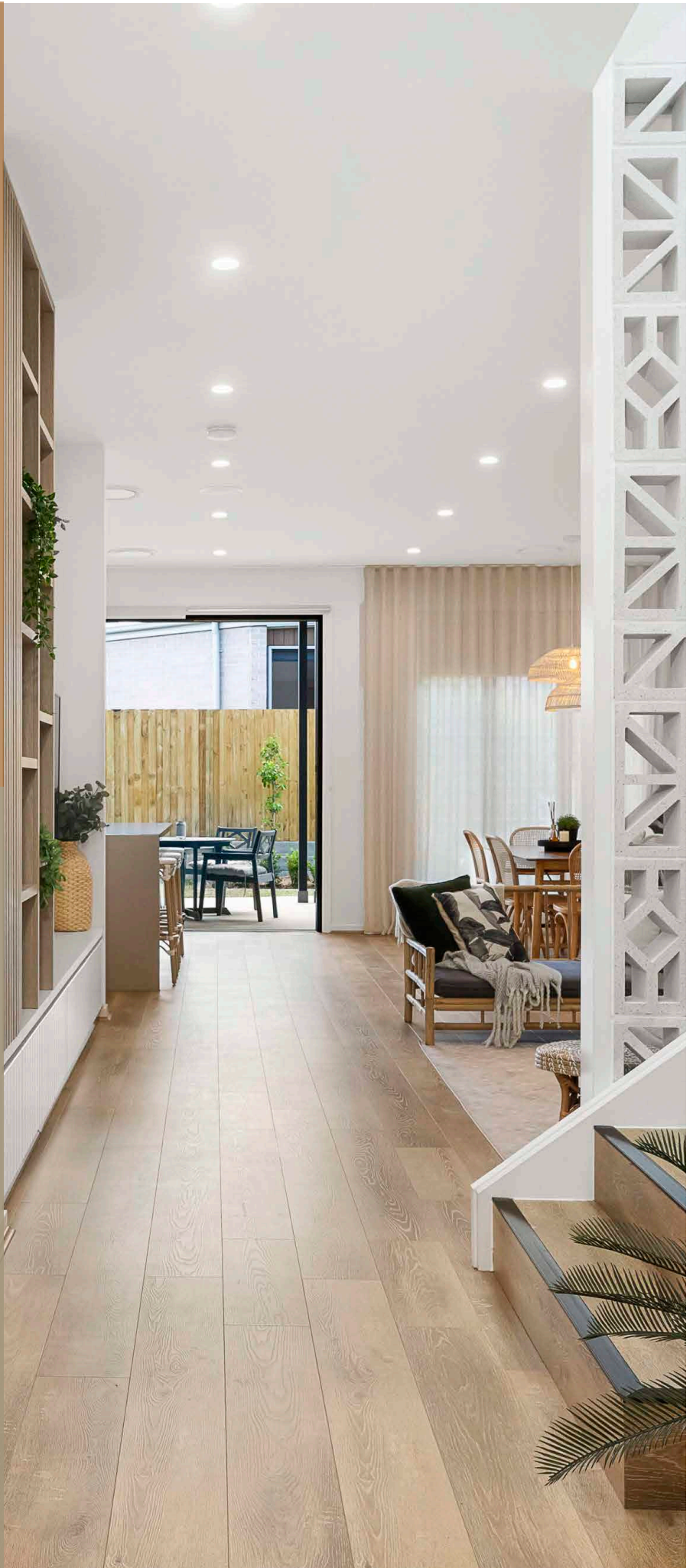


**Full height tiling to a bathroom and ensuite** that can give the impression of higher room heights and makes it easier to clean.



**2.7m Ceiling height to ground floor areas if upgrading from Splendour Inclusions and 2.6m ceiling height to the ground floor area if Classic Inclusions to create a more open space.**

**Upgraded 2340mm high internal doors to the ground floor to create height and allow for a more designer look.**







**2340mm high sliding external doors to the ground floor** which allows for a cleaner look and perfect for creating indoor and outdoor living spaces.



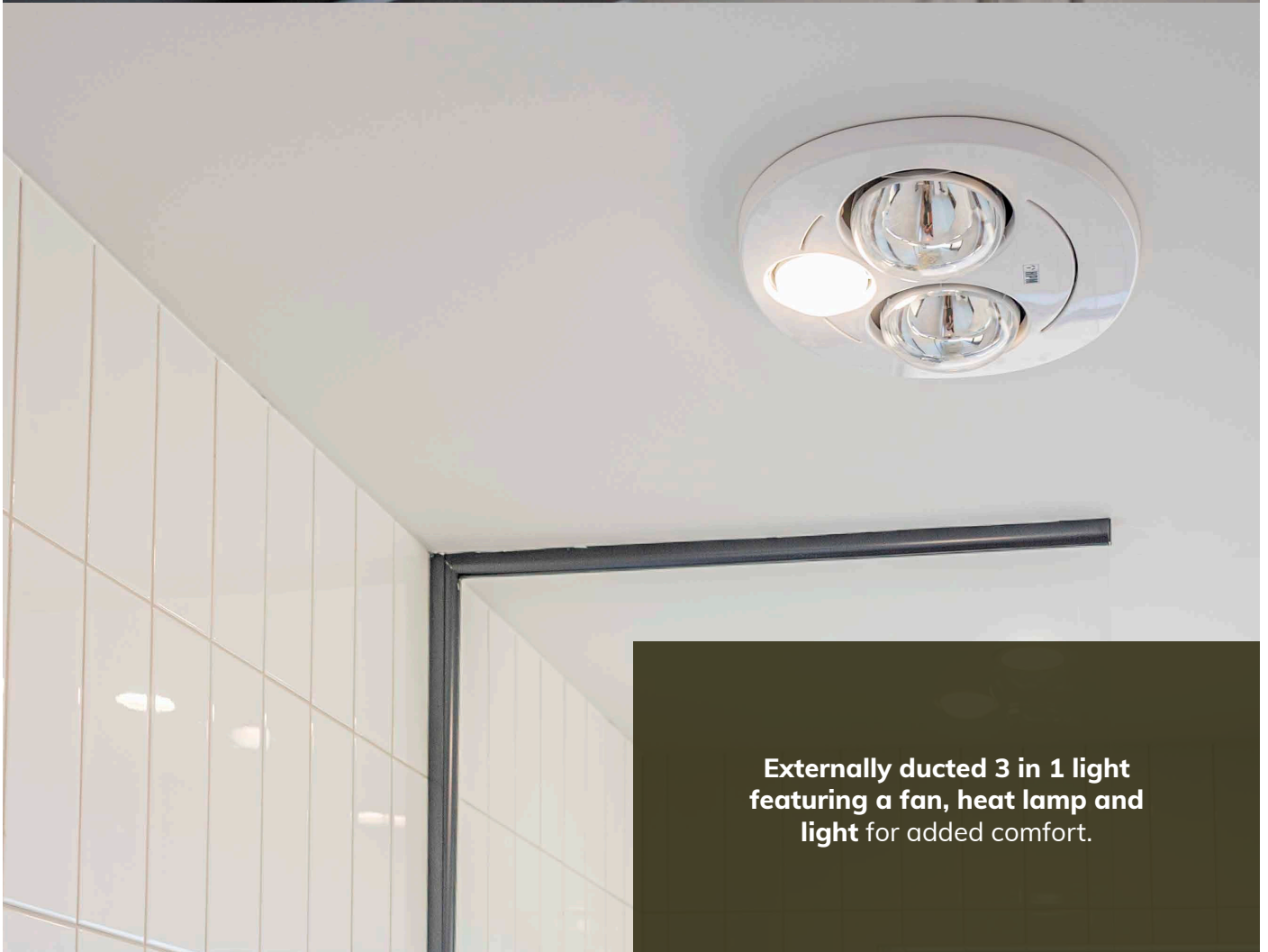
**Alfresco Tiling included where applicable**

**10 LED downlights,**  
perfect for lighting up  
any living spaces.



**12.5kw 2 zone Daikin Ducted Air  
Conditioning with 8 outlets** to keep you  
comfortable all year round.

**Laminated laundry bench with storage cupboard and stainless steel sink**, to make laundry day that little bit easier.



**Externally ducted 3 in 1 light featuring a fan, heat lamp and light** for added comfort.

**365 Day Price Lock** to give you peace of mind and know that your build price is secure.





12 MONTH  
Price Lock  
GUARANTEED



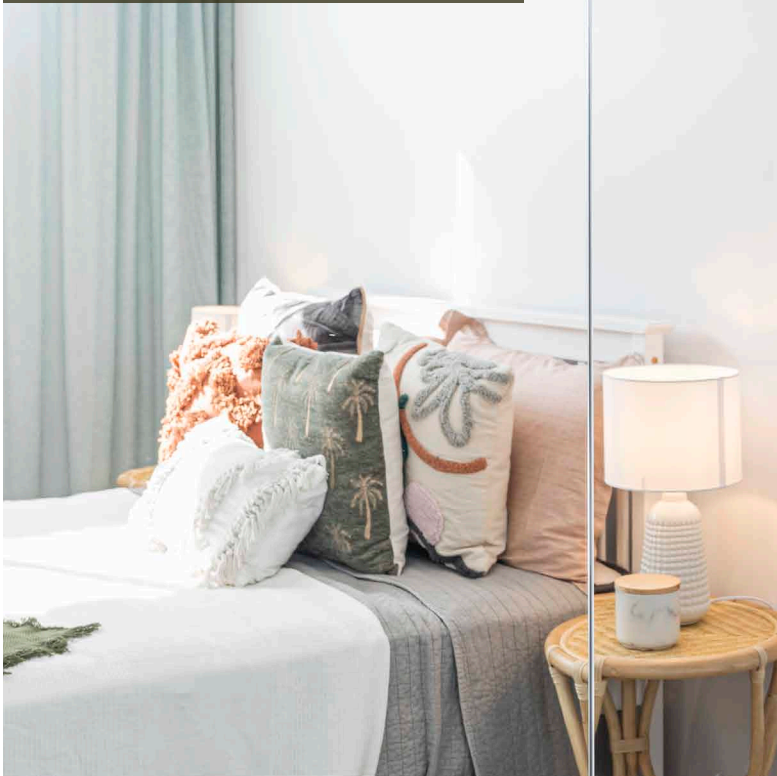
Your new Meridian  
Home comes with a  
driveway and front  
pathway

**Roof Sarking under tiles**  
for added insulation and  
waterproofing.


**Automatic Garage Door Opener  
with 2 Remotes** for ease of access  
into your new home.




Space Saving Mirror  
Sliding Doors with polished  
aluminium edge to get the  
designer look and save on  
space in each bedroom







**26L Bosch instantaneous gas hot water unit** to keep you nice and toasty on winter nights.



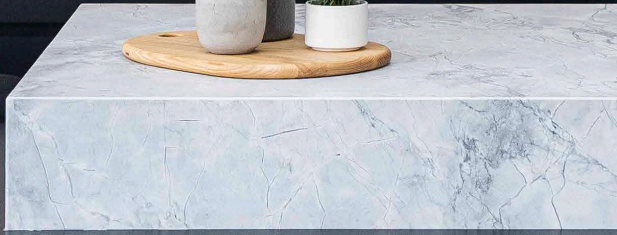
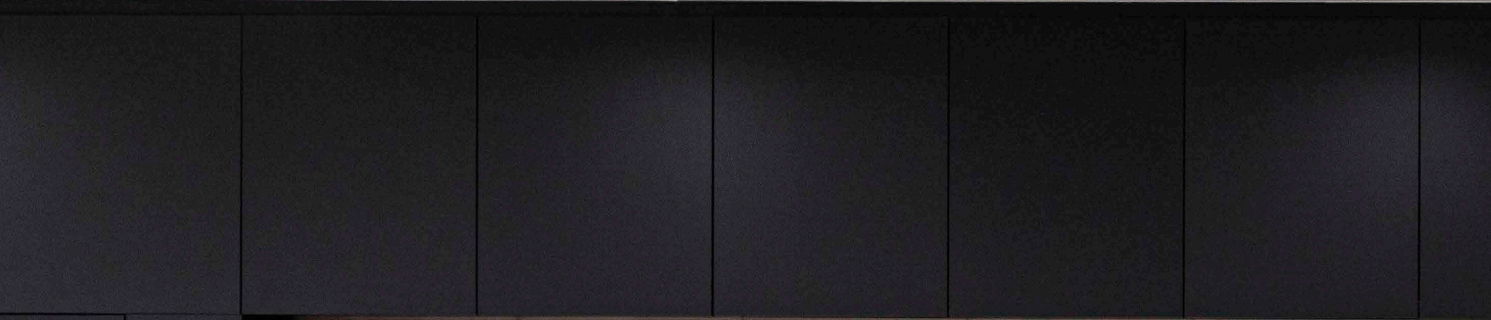
**Flyscreens and flydoors to all windows and doors** to ensure fresh air comes in and the bugs stay out.

# Welcome Home Classic Inclusions

1. 20mm Quantum Quartz Stone to the entire kitchen
2. Increased Westinghouse Gas Cooktop and Oven from 600mm to 900mm
3. Upgraded 600mm x 600mm Classic range porcelain tiles to common ground floor areas
4. Westinghouse Dishwasher to kitchen
5. Fridge Water Provision to Kitchen
6. Full height tiling to a bathroom and ensuite
7. 2.6m Ceiling height to ground floor areas
8. Upgraded 2340mm high internal doors to the ground floor
9. 2340mm high sliding external doors to the ground floor
10. 10 LED downlights
11. Ducted Air Conditioning
12. Laminated laundry bench with storage cupboard and stainless steel sink
13. Externally ducted 3 in 1 light featuring a fan, heat lamp and light
14. 365 Day Price Lock
15. Driveway and front pathway
16. Roof Sarking under tiles
17. Automatic Garage Door Opener with 2 Remotes
18. Space Saving Mirror Sliding Doors with polished aluminium edge
19. 26L Bosch instantaneous gas hot water unit
20. Flyscreens and flydoors to all windows and doors

# Welcome Home Splendour Inclusions

1. 40mm Quantum Quartz Stone to the entire kitchen
2. Increased Fisher & Paykel Gas Cooktop and Oven from 600mm to 900mm
3. Upgraded 600mm x 600mm Splendour range porcelain tiles to common ground floor areas
4. Fisher & Paykel Dishwasher to kitchen
5. Fridge Water Provision to Kitchen
6. Full height tiling to a bathroom and ensuite
7. 2.7m Ceiling height to ground floor areas
8. Upgraded 2340mm high internal doors to the ground floor
9. 2340mm high sliding external doors to the ground floor
10. 10 LED downlights
11. Ducted Air Conditioning
12. Laminated laundry bench with storage cupboard and stainless steel sink
13. Externally ducted 3 in 1 light featuring a fan, heat lamp and light
14. 365 Day Price Lock
15. Driveway and front pathway
16. Roof Sarking under tiles
17. Automatic Garage Door Opener with 2 Remotes
18. Space Saving Mirror Sliding Doors with polished aluminium edge
19. 26L Bosch instantaneous gas hot water unit
20. Flyscreens and flydoors to all windows and doors



# Terms & Conditions

- Promotion valid for new tenders from 3rd April 2021.
- Only for home designs from the Price list dated 1st April 2021.
- Finishes 31st August 2021 (unless otherwise sold out prior).
- Customer must enter into a building contract by 14th September 2021 (or the expiry date specified on the tender).
- Upgrade is applicable to the standard design layout only, Extensions or modifications to the layout may incur additional costs.
- Upgrades are not applicable to granny flats or lofts.
- Ducted 12.5Kw Daikin Air-conditioning with 8 outlets and 2 zones; additional air-conditioning zones, extra outlets or larger kW will be charged and payable by the client.
- Cannot be used in conjunction with any other offer or promotion .
- Not applicable to the SMART Series range of homes; nor applicable to the Grandeur level of inclusions.
- Duplexes account for 2 promotions.
- Package items cannot be exchanged, deleted or replaced for credit.
- Bathroom and Ensuite tiling applies to one (1) only bathroom and one (1) only ensuite in the standard house design.
- 600mmx600mm Porcelain tiles from Splendour Range of Floor tiles to Ground Floor common areas.
- Alfresco tiling included where applicable (Porcelain 300mmx300mm tiling).
- 10 LED downlights to be included within your electrical plan.
- Up to 1500mm Laminated Laundry Bench with 1 cupboard and Drop in sink including splash back tiles.
- 12 month price lock includes the 6 month tender fee price lock with an additional 6 months; A total of 12 months tender price lock from the building contract date.
- 2340mm high internal doors to ground floor only (up to 820mm wide doors).
- 2340mm high external sliding doors to ground floor (Up to 2700mm wide and a total of 2 included).

## For Classic Inclusions Home

- Upgrade from laminate kitchen benchtop to 20mm stone benchtop to the kitchen is for the standard design kitchen only, any modifications to the kitchen may incur additional cost.
- All Westinghouse Appliances (excluding dishwasher) upgraded to 900mm from 600mm.
- A Westinghouse Dishwasher included.
- Ceiling height upgrade from 2440mm to 2600mm to the ground floor only.

## For Splendour Inclusions Home

- Upgrade from 20mm to 40mm stone benchtop to the kitchen is for the standard design kitchen only, any modifications to the kitchen may incur additional cost.
- All Fisher & Paykel Appliances (excluding dishwasher) upgraded to 900mm from 600mm.
- A Fisher & Paykel Dishwasher included.
- Ceiling height upgrade from 2600mm to 2740mm to ground floor only.

Meridian Homes reserves the right to end or modify this promotion without notice or obligation.

Our sales team are friendly and approachable, no question is off limits and the team are always happy to help you in planning your new home. We appreciate what an important time this is in your life and want to make sure that this experience is trustworthy, honest and reliable.

When you move over to the design team, you won't be treated like just a number. Our team studies your file and ensures that the home we will create for you has everything you've requested.

No matter the job, the team is always here to support you.



When you build with Meridian, you're working with a construction team that treats each home as if it were their own. They're passionate about building homes and all have backgrounds in the trade and construction industries.



# New Build Timeline

## Sales

- Initial Meeting
- New Home Design Selection
- Initial Price Guide
- Tender Proposal
- HIA Contract Signed

## Design & Pre Approval

- Handover to Design
- Working Drawings Ordered
- Introduction to your Client Coordinator
- Meridian Colour Studio Session
- Acknowledgment of Variations
- Acquiring Reports for Approval
- Sydney Water Board Notification
- Developer Approval (If required)
- Updated drawing and Variations
- DA or CDC Approval
- Letter of Commencement Required

## Construction

- Commencement of Building
- Introduction to your dedicated Site Supervisor
- Site Works & Slab Poured
- Frames & Trusses Installed
- Bricks & Roof Installed
- Commencement of Internal Works
- Kitchen & Bathroom Installation
- Final Inspection of Home
- Practical Completion & Partial Occupancy Certificate
- Final Builders Clean & Check
- Handover of your New Home, Congratulations!
- Defects & Warranty Period





Let's talk about how we can  
create your dream home.