



MERIDIAN HOMES

EMERALD

30+ EXCEPTIONAL
UPGRADES

FOR ONLY \$9,990



Australian Owned
and Operated



Customisable
Floorplans



Over 40 Home
Designs

EMERALD

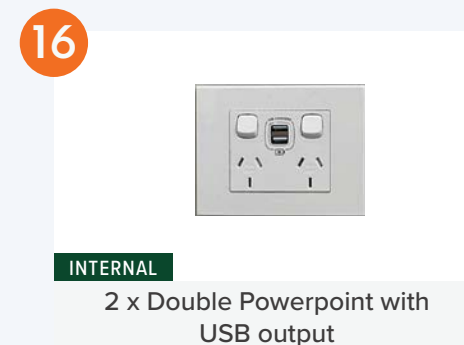
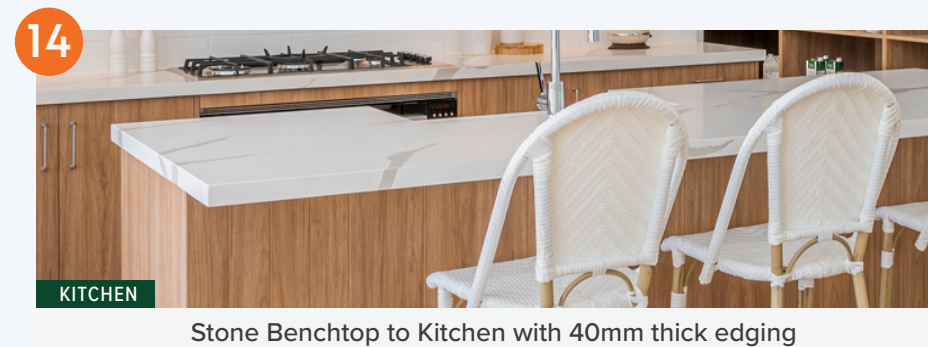
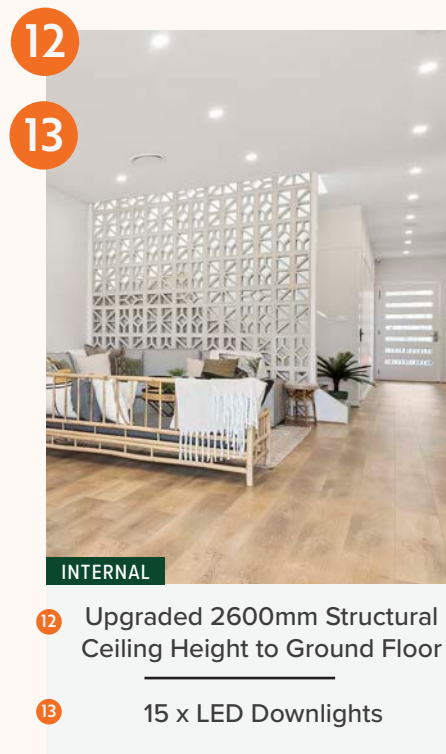
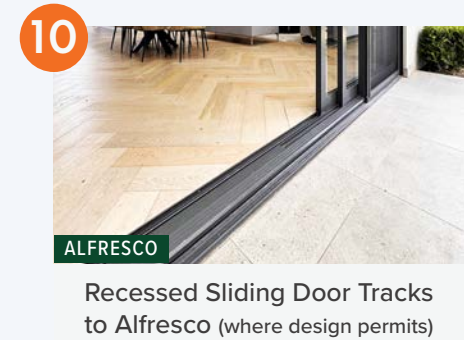
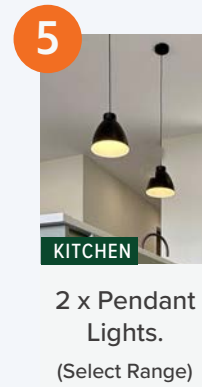
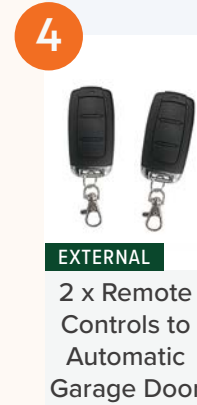
EXCEPTIONAL UPGRADES

WE THINK YOU DESERVE THE BEST – WHICH IS WHY WE CAREFULLY SELECTED OVER 30 INCLUSIONS TO ENHANCE BOTH THE FUNCTIONALITY AND STYLE OF YOUR HOME - AS PART OF OUR COMMITMENT TO PROVIDING YOU WITH PREMIUM QUALITY AT AN AFFORDABLE PRICE.



EMERALD

EXCEPTIONAL UPGRADES



30+ Exceptional Upgrades hand picked for you

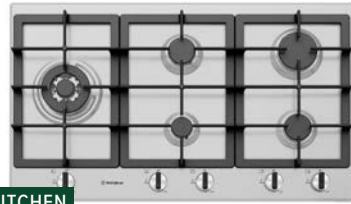
17



KITCHEN

Westinghouse 900mm Slide Out Rangehood

18



KITCHEN

Westinghouse 900mm Gas Cooktop

19



KITCHEN

Westinghouse 900mm Underbench Built-In Oven

20



KITCHEN

Westinghouse 600mm Freestanding Stainless Steel Dishwasher

21



KITCHEN

Soft Close Drawers & Hinges to Kitchen

22



KITCHEN

Double Bowl Undermount to Kitchen

23



KITCHEN

Feature Window Splashback up to 600mm x 2600mm (where design permits)

24



ENSUITE

3 in 1 Exhaust Fan (Heat Lamp, Light, Fan)

25



26

25 Full Height Tiling to 1 x **ENSUITE**

26 Selection of Stone Tops & Basins for up to 3 Vanities to your home (Builder's Range, Category 1). Applies to up to 3 single bowl Vanities with white cabinet finish between 600mm and 1200mm wide.

BATHROOM & ENSUITE

27



BATHROOM & ENSUITE

Smart Tile Waste to showers

28



BATHROOM OR ENSUITE

1500mm Freestanding Bath x1

29



BATHROOM & ENSUITE

Semi Frameless Shower Screens

30



BATHROOM & ENSUITE

Polished Edge Mirrors

31



ENSUITE

1 x Shower Niche to main Ensuite

EMERALD

EXCEPTIONAL UPGRADES



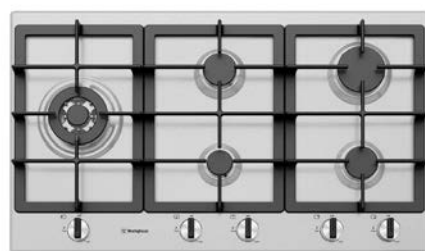
MERIDIAN HOMES

KITCHEN AND APPLIANCES

Gourmet Kitchen for the Home Chef.



Westinghouse
900mm Slide Out
Rangehood



Westinghouse 900mm
Gas Cooktop



Westinghouse
900mm Underbench
Built-In Oven



Westinghouse
600mm Freestanding
Stainless Steel
Dishwasher



Stone Benchtop to Kitchen with 40mm thick edging



Soft Close Drawers &
Hinges to Kitchen



2 x Pendant Lights to
Kitchen



Feature Window Splashback to Kitchen up to
600mm x 2600mm (where design permits)



Double Bowl Undermount Sink to Kitchen

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BATHROOM AND ENSUITE

Relax. Soak. Unwind.



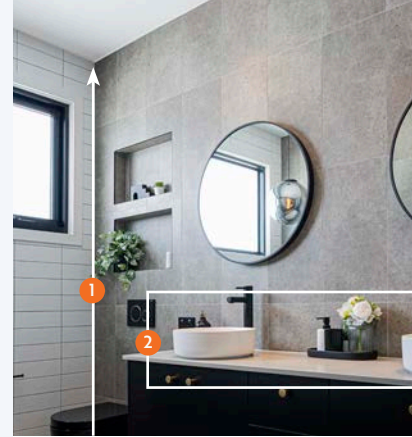
Polished Edge Mirrors
(To Bath and Ensuite)



Smart Tile Waste to showers



3 in 1 Exhaust Fan (Heat Lamp,
Light, Fan) to Ensuite



1 Full Height Tiling to 1x Ensuite

2 Selection of Stone Tops &
Basins for up to 3 Vanities to
your home (Builder's Range, C
ategory 1). Applies to up to 3 single
bowl Vanities with white cabinet finish
between 600mm and 1200mm wide.



Semi Frameless Polished
Aluminium Shower Screens



1 x 1500mm Freestanding Bath



1 x Shower Niche to main Ensuite

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MERIDIAN HOMES

INTERNAL

Redefine Elegance



1 Upgraded 2600mm structural Ceiling Height to Ground Floor

2 15 x LED Downlights



2 x Double Powerpoint with USB output



Upgraded 2340mm High Stacker Doors (where design permits)



Mirrored Sliding Doors with Polished Aluminium Edge (Bedroom)



Upgraded 2340mm High Internal Doors (ground floor)





Save energy & keep your home comfortable, **all year round**



WHY DAIKIN?

1. Market Leaders
2. Australian Made
3. Quality After-Sales Support



12.5KW included for up to 30sq standard floorplans, 18KW included for 31-44sq standard floorplans, 23KW included for 45sq and over standard floorplans.

EMERALD

EXCEPTIONAL UPGRADES



EXTERNAL & STRUCTURAL

First impressions count



- 1 3.3Kw Solar Panel System
- 2 2x External Facade lights



Recessed Sliding Door Tracks to Alfresco
(where design permits)



Upgraded 1020mm Wide
Front Entry Door
(where design permits)



1 x Ceiling Fan to Alfresco
(where design permits)



2 x Remote Controls to
Automatic Garage Door

SEARCHING FOR YOUR DREAM HOME?

Step into one of our display homes and watch your new home vision unfold before you. For virtual tours - visit our website.



Smart Door Lock to Front Entry

KITCHEN

APPLIANCES

- Westinghouse 600mm Gas Cooktop

Emerald Upgrade: Westinghouse 900mm Gas Cooktop

- Westinghouse 600mm Oven

Emerald Upgrade: Westinghouse 900mm Underbench Built-In Oven

- Westinghouse 600mm Slide Out Rangehood

Emerald Upgrade: Westinghouse 900mm Slide Out Rangehood

Emerald Upgrade: Westinghouse 600mm Freestanding Stainless Steel Dishwasher (Builder's range)

BENCHTOP

- 32mm Laminate Tight Edge Benchtop

Emerald Upgrade: Stone Benchtop to Kitchen with 40mm thick edging

CABINETRY

- Laminated Finish
- 2150mm High Cabinets with Painted Bulkhead to Ceiling Height
- Kickboards - Matching Cupboards Colours and Finish
- 128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets

Emerald Upgrade: Soft Close Drawers & Hinges in Kitchen

PANTRY

- Timber Hinge (for WIP) or Laminated Door (for Built In) as per plan
- 3 Rows of Melamine Shelving for Walk to Pantry
- 5 Rows of Melamine Shelving if built into Kitchen Joinery

SINK & TAPWARE

- Stainless Steel Sink, Drop-In Double Bowl
- Emerald Upgrade:** Double Bowl Undermount Sink to Kitchen
- Chrome, Gooseneck Flick Mixer

SPLASHBACK

- Wall Tiling, Builders Range – Category 1

Emerald Upgrade: Feature Window Splashback to Kitchen up to 600mm x 2600mm (*where design permits*)

GENERAL

- Dishwasher Provision Only with Plumbing and Electrical Points
- Fridge Provision with Water, Electrical Point & Storage Overhead
- Microwave Provision Only with Electrical Point

SAFETY AND LIGHTING

SAFETY

- Smoke Alarms, Direct Wired with Battery Back Up as required
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Security Lock to Sliding Door

LIGHTING

- 1 Oyster Light Per Room as per plan
- 1200mm Single Fluorescent Light to Garage
- Bunker Light to Porch, Alfresco, Balcony (if included)
- Limited 2 Way Switching in up to 2 locations

Emerald Upgrade: 15 LED Downlights

Emerald Upgrade: 2 External Façade Lights

Emerald Upgrade: 2 Pendant Lights to Kitchen

BATHROOM AND ENSUITE

VANITY

- Wall hung White Polyurethane Gloss Vanity with White Ceramic Basin, from 600mm to 900mm wide

Emerald Upgrade: Selection of Stone Tops & Basins for up to 3 Vanities to your home (Builder's Range, Category 1). Applies to up to 3 single bowl Vanities with white cabinet finish between 600mm and 1200mm wide.

- Chrome Modern Round Pin Mixer

TILING

- Floor Tiling, Builders Range – Category 1
- Wall Tiling, Builders Range – Category 1
2000mm High in Shower, 600mm High Around Bath and 100mm skirting.

Emerald Upgrade: Full Height Tiling to 1 Ensuite (Wall Tiling, Builders Range – Category 1)

WATERPROOFING

- High Quality Installed as per Australian Standards

SHOWER & BATH

- Shower Screen Fully Framed Polished Aluminium with Toughened Clear Glass

Emerald Upgrade: Semi-Framed Shower Screens in Polished Aluminium with Toughened Glass

- 1500mm Drop in Acrylic White Bath Set in Tiled Hob as per plan

Emerald Upgrade: 1 x 1500mm Freestanding Bath

Emerald Upgrade: 1 Shower Niche to main Ensuite (up to 400mm x 400mm).

TOILET

- Full Porcelain Suite with Soft Close Seat

MIRROR

- 6mm Polished Edge Mirror to Match Vanity Size

TAPWARE

- Chrome Modern Round Pin Wall Mixer to Shower & Bath
- Chrome Round Bath Spout
- Hi Rise Multifunctional Shower Head

ACCESSORIES

- Chrome Plated Push Plugs to Basins, Plug to Bath, Double Towel Rails in Bathrooms & Ensuite, Hand Towel Holder to Powder Room, Toilet Roll Holders

Emerald Upgrade: Smart Floor Waste to showers

- Privacy Lock to Door
- Double Power Point

Emerald Upgrade: 3 in 1 Exhaust Fan (Heat Lamp, Light, Fan) to Ensuite

ELECTRICAL

- 2 Pre-Wired Television Points
- 1 Pre-Wired Telephone Point
- 1 Data Point

- 1 Double Power Point Per Room

Emerald Upgrade: 2 Double Powerpoint with USB output

- Power Points: Kitchen Cooktop, Dishwasher, Refrigerator, Microwave, Rangehood, Garage Door, Hot Water Unit and Rainwater Tank as per plan

Emerald Upgrade: Ducted Air Conditioning

Emerald Upgrade: 3.3kW Solar Panel System (excluding battery).

INTERNAL FEATURES

WALL

- 2435mm Ceilings to Ground and First Floor

Emerald Upgrade: 2600mm Structural Ceilings to Ground Floor

- 10mm Plasterboard to Internal Walls

- 6mm Villaboard to Wet Areas

- Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors

SKIRTING & ARCHITRAVES

- 66mm x 18mm Pine - Half Splay with Paint Finish with 90mm Cove Cornices

WARDROBES

Emerald Upgrade: Mirrored Sliding Doors with Polished Aluminium Edge

- Melamine Top Shelving with Hanging Rail

DOORS

Emerald Upgrade: 2340mm High Internal Doors to Ground Floor

Emerald Upgrade: 2340mm High Sliding Stackers to Ground Floor (*where design permits*)

- Corinthian Internal Doors with Paint Finish
- Round Lever Door Handles in Satin Chrome

FLOORING

- Ground Floor - Laminate Flooring or Standard Floor Tiles to Common Areas - Dining, Living, Hallway, Kitchen (Builder's Range, Category 1). Carpet to bedrooms and robes.

- First Floor - Carpet to Common Areas - Rumpus, Study, Hallway & Bedrooms inc. Robes.

STAIRCASE (IF SHOWN)

- Stairs with Carpet covering to treads & risers. Builder's Range, Category 1
- Pine Handrail with Paint Finish, Black Square Metal Inserts

LAUNDRY

TUB & TAPWARE

- 45L Free-standing Tub and Cabinet with Standard Chrome Sink Mixer

APPLIANCE PROVISIONS

- Hot & Cold Washing Machine Connection and Power Point

SPLASHBACK

- Wall Tiling, Builders Range – Category 1 Behind Tub

TILING

- Floor Tiling, Builders Range – Category 1 with tiled skirting
- Waterproofing - High Quality Installed as per Australian Standards

EXTERNAL FEATURES

MAIN MATERIAL

- Face Brick as per concept plan if applicable
Builders Range - Category 1

EXTERNAL CLADDING

- Lightweight Cladding as per concept plan if applicable -
Builders Range – Category 1

ROOF

- Concrete Roof Tiles - Builders Range – Category 1
- Standard Roof Sarking Under Tiles

WINDOWS

- Lockable, Single Glaze Aluminium Windows in selected range of colours
- Obscure Glazing to Wet Areas and Stairwell
- Key Lockable Sliding Doors with Deadlock & Toughened Glass

FLYSCREENS & FLYDOORS

- Aluminium Powder Coated Frame and Fibreglass mesh

ENTRY DOOR

- 820mm Entrance Door with Featured Frosted Glass Panels in
Paint Finish

Emerald Upgrade: 1020mm wide by 2040mm high Front Entry
Door - Builders Range – Category 1 (where design permits)

- Security Lever and Deadlock in Satin Chrome

Emerald Upgrade: Smart Door Lock at Front Entry

GARAGE DOOR

- Colorbond Sectional Panel Lift Door

Emerald Upgrade: 2 x Remote Controls to Automatic Garage Door

FRONT PORCH

- Floor Tiling, Builders Range – Category 1

FRONT FAÇADE

- Face Brick - Textured Paint Finish as shown on plans.
Builders Range – Category 1

FASCIA AND GUTTER

- Metal Fascia and Quad Gutter

TERMITE CONTROL

- Termite Protection System to perimeter of house
- Termite Collar to Slab Pipe Penetrations and Brick Piers

DOWNPIPES

- Painted to Suite Gutter Colour, 90mm Round PVC Downpipes

GARDEN TAPS

- Fresh Water Tap
- Rain Water Tap (or Recycled Water)

HOT WATER UNIT

- 26L Continuous Gas Hot Water System

ALFRESCO

- Concrete Substrate Floor with Broom Finish
- Roof Over with Plasterboard Lined Ceiling & Brick Columns as per plan

Emerald Upgrade: 1 x Ceiling Fan to Alfresco (where design permits)

Emerald Upgrade: Recessed Sliding Door Tracks to Alfresco
(where design permits)

GENERAL SITE WORKS

GENERAL SITE WORKS

- Home Owners Warranty Insurance (For Torrens Title Lots Only)
- Complying Development Approval Costs
- Contour Survey and Slab Pegout
- Sediment Control Barrier Installed to Site
- Trade Waste Removal and Disposal as required by Council
- Temporary Fence, Supplied and installed to perimeter of site as
necessary
- Temporary Site Toilet, Supplied to site for period of
construction
- Earthworks, Cut and Fill Site to Bench Slab up to 500mm
- Telstra Communications Mains Connection to House up to 12Lm
where applicable
- Sewer Mains Connection to House up to 10Lm
- Stormwater Mains Connection to House up to 10Lm
- Water Mains Connection to house up to 10Lm
- Gas Mains Connection to house where applicable
- Electrical Mains, Single Phase mains Connection up to 10Lm
- Scaffolding as required for double storey houses

STRUCTURE

- Concrete Waffle Pod Slab up to M Class
- Concrete Slab Strength up to 25Mpa
- 100mm Slab to Rainwater Tank
- Timber frames and trusses as per Australian Standards
- 2435mm First Floor Structural Ceiling height
- 2435mm Ground Floor Structural Ceiling Height

Emerald Upgrade: 2600mm Ground Floor
Structural Ceiling Height

- Structural Steel Beams where required

BASIX

- BASIX Certification and rating
- R2.5 HD Insulation Batts to External Walls (Except Garage)
- R3.5 Insulation Batts to Ceiling
- 2000L Slimline Rainwater Tank with Submersible Pump
if required
- Gas Connections to Cooktop, Hot Water Heater and Gas
bayonet point in Living Room

BALCONY (IF ON PLANS)

BALCONY (IF ON PLANS)

- Floor Tiling, Builders Range – Category 1
- Balustrade - Aluminium Frame in Powder Coat Finish as per plan
- Waterproofing, Installed as per Australian Standards
- Roof Over with Brick Columns as per plan

THE BUILDING PROCESS

6 steps to your dream home

1



Specialist Consultation

Book an appointment with one of our Senior Sales Consultants to visit our Display Homes and discuss your vision for your new home. Your Consultant will assist you in selecting a home design that perfectly meets your family's requirements. Once all required documents, design, and preferred inclusion decisions are finalised, we'll offer you a preliminary building estimate.

Reserve your place in our build pipeline, secure your house price, and seize promotional offers by paying an initial \$2000 tender fee.

2



Tender Process

During the Tender Process meeting, we'll assess your site costs, based on the information gathered from site inspections or surveys, and address any queries or modifications you may have. Once all the known variables have been factored in – you will receive your tender proposal.

3



Contract

At this stage, your Design & Planning Agreement is prepared for you along with your Building Contract.

You will receive the agreements for your signature, which would need to be signed and returned within 7 days.

To initiate the design process for your new home, payment of a Design and Planning Fee (DPF) will be required.

4



Design & Colour Selections

Design:

Post Land registration, please provide us with copies of your Title Certificate, 88b instrument, and DP. This will allow our design team to order the required documents to finalise the architectural drawings for submission to the authorities.

Colour Selections:

Let's have some fun! Now that your land is registered, it's time to select your internal and external colours, fixtures and fittings.

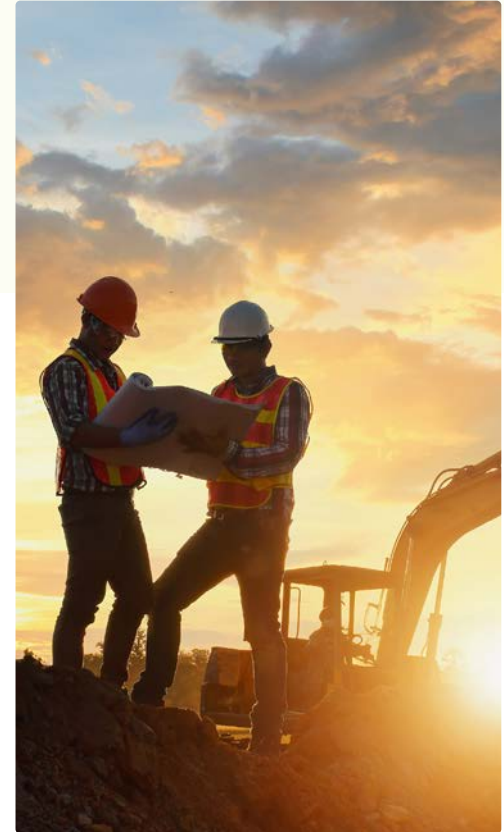
5



Approvals

After collating all of the required documents for your new home, we will submit your plans to the Basix assessor, Developer, Sydney Water, Local Council (DA) or Private Certifier (CDC), etc.

6



Construction

Once the approvals for your home are received, we are ready to commence the construction of your new home.

From here, your dedicated Site Supervisor will guide you through the construction of your New Home.

MERIDIAN HOMES DISPLAY CENTRES

We look forward to seeing you at our Displays!

HOMEWORLD MARSDEN PARK



FLORINA 40

(Double Storey 5 Bedroom)
21 Donald Street, Marsden Park 2765



3D TOUR



KYOTO 23

(Single Storey 4 Bedroom)
23 Donald Street, Marsden Park 2765



3D TOUR



MONTERO 29

(Double Storey 4 Bedroom)
7 Ellison Street, Marsden Park 2765



3D TOUR

HOMEWORLD BOX HILL



GENEVA 52

(Double Storey 5 Bedroom & Granny Flat)
22 Copenhagen Street, Box Hill 2765



3D TOUR



BELLARY 57

(Double Storey DUPLEX 9 Bedroom)
24 Copenhagen Street, Box Hill 2765



3D TOUR

LEPPINGTON LIVING



LEXINGTON 29

(Double Storey 5 Bedroom)
34 Saturn Street, Leppington 2179



3D TOUR

COMING SOON

- MENANGLE PARK
- ORAN PARK



SAY HELLO!

Our sales team are friendly and approachable. No question is off limits & 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 as easy as possible by being trustworthy, honest and reliable.

When we commence designing your new home, you won't be treated like just a number. Our team studies your file and ensures that the home we create for you has everything you've requested. No matter the job, the team is always here to support you.

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LETS
CONNECT



TERMS & CONDITIONS

1. This promotion applies to Customers who pay a Tender Fee between 1st March 2024 and 31st October 2024 (inclusive) unless sold out or otherwise withdrawn by Meridian Homes.
2. This promotion applies to home designs that are included on our Master Price List dated 1st March 2024, but excludes our 'SMART Series' designs.
3. This promotion may be withdrawn by Meridian Homes any time prior to a building contract being entered with a Customer without notice or obligations.
4. To access the promotion, Customers must enter into a building contract with Meridian Homes within 7 days of their Tender Proposal being presented to them, and this promotion or its package items must be stated as 'inclusions' in the building contract at the time of signing (i.e. the promotion cannot be added as a post-contract variation).
5. Extensions or modifications to "standard" home design layouts may incur additional costs.
6. This promotion cannot be used in conjunction with any other offer or promotion.
7. This promotion is not applicable to cabanas, outbuildings, or other secondary dwellings such as granny flats or lofts.
8. Duplexes (or other multi-dwelling projects) require a promotion fee to be charged for each side/dwelling.
9. Products or inclusions offered in this promotion cannot be exchanged or replaced for credit.
10. All products or inclusions offered in this promotion refer to products that are within category 1 of Meridian Homes' Standard Builder's Range, which may be updated from time to time without notice or obligations.
11. Any Ducted Air-conditioning systems offered in this promotion come with 2 zones and 8 outlets. Additional zones, outlets, or higher kW systems can be purchased by the Customer for an additional cost.
12. The Solar Panel System supplied as part of this promotional offer excludes a battery.
13. All references to ceiling heights means the height that is measured from the structural floor level to the structural ceiling level.
14. All references to common areas mean living rooms, dining rooms, kitchen and hallways (only) within the specified floor levels. This excludes media rooms, rumpus rooms, and bedrooms.
15. Photographs in this brochure may depict upgrade items and items not supplied by Meridian Homes such as furnishings and swimming pools.
16. The value of inclusions that is displayed in this brochure is calculated using the price that Meridian Homes would have charged the Customer for the inclusions (in a standard 31 sq single storey home) had they not been eligible for this promotion.



MERIDIAN HOMES

meridianhomes.net.au

1300 855 138

BUILDING WITH YOU, FOR YOU

Images are used for marketing purposes only and are not always indicative of inclusions.
Range of products, colours, and finishes may change at the discretion of Meridian Homes at any time.
For full details refer to sales consultants. Builder's Licence: 240445C