

READY BUILT BY

 **Rawson Homes**



READY BUILT,  
READY FOR YOU

SOUTH JERRABOMBERRA





## A NEW HOME, IN A NEIGHBOURHOOD YOU'LL LOVE

Live, work and play. A home near to everything.

Welcome to Rawson Ready Built, designed for those who want that new home feeling, without the wait. Explore the exceptional living options that Rawson Ready Built has to offer and step into your new home today.

Positioned in the heart of South Jerrabomberra, Rawson Ready Built is perfect for those who cherish a tranquil environment with easy access to urban conveniences. Surrounded by picturesque landscapes and a close-knit community, Rawson Ready Built offers a peaceful retreat while still being near Canberra's amenities. With its spacious and family-friendly atmosphere, our homes are thoughtfully designed to deliver the ultimate blend of rural charm and modern conveniences.

Ready and waiting. Rawson Ready Built. Make it yours.



Disclaimer: Masterplan is for illustrative purposes only, refer to your contract for specific details.



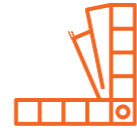
# READY BUILT BENEFITS



Make it yours. One simple deposit until completion.



Built or in construction to simply move in.



Elevated inclusions for more functional living.



A full turnkey home with landscaping and driveway.



A reputable builder with over 45+ years' experience.



All homes independently assessed for quality.



Fixed pricing with no additional or unexpected costs.



Contemporary home design built for first and forever buyers.



Built in communities that will grow and prosper.



Situated close to amenities and modern conveniences.



A wise investment opportunity with near-future return.



Peace of mind with warranties and maintenance period included.





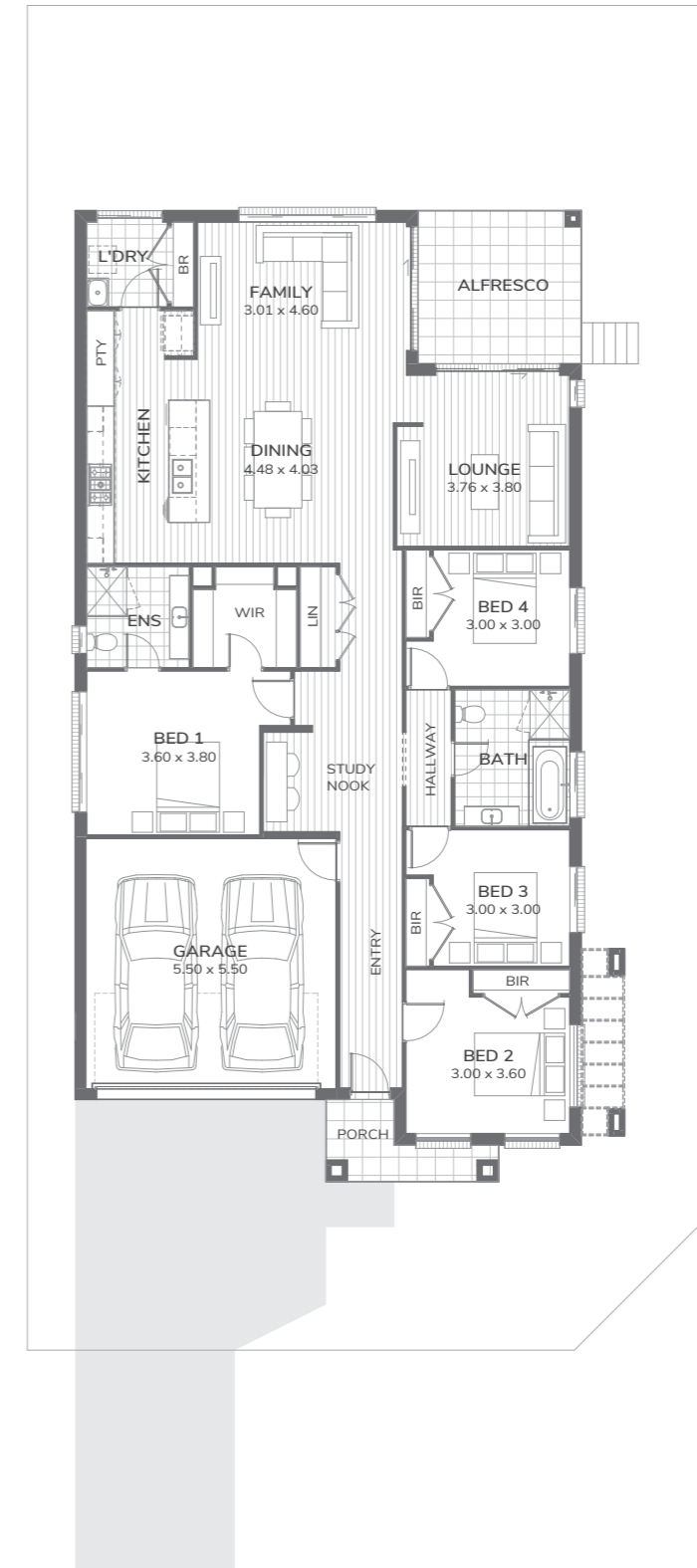
# ALLIRA 24

🏠 4 🚗 2 🚗 2 | VOGUE FACADE | LOT 697

## A spacious single storey with room to grow.

The Allira truly excels in delivering exceptional value in a single-storey design, combining spaciousness with thoughtful features that enhance family living. With four generously sized bedrooms, including a master suite complete with a walk-in robe and ensuite, this home is designed to adapt as your family grows.

The open-plan kitchen, dining, and lounge areas serve as the heart of the home, seamlessly connecting to an additional large living space—ideal for both spreading out and coming together.



Ground Floor	175.69 m <sup>2</sup>	Porch	4.53 m <sup>2</sup>
Garage	32.83 m <sup>2</sup>	<b>Total</b>	<b>225.08 m<sup>2</sup></b>
Alfresco	12.03 m <sup>2</sup>	<b>Lot Size</b>	<b>438 m<sup>2</sup></b>

# INTERNAL COLOUR SCHEME

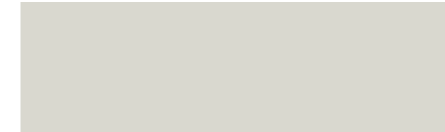


Our light colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

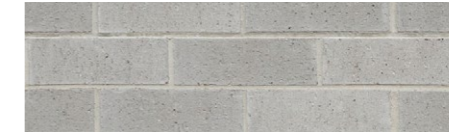
Curated to offer a sense of calm acting as a contemporary base to lift from, our light colour scheme is clean, fresh and inviting.

# EXTERNAL COLOUR SCHEME

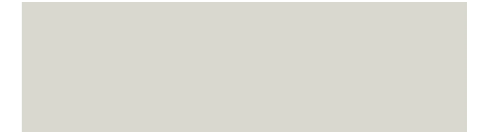
## EXTERNAL FINISHES



**FASCIA & WINDOW FRAME**  
Surfmist®



**BRICKS**  
PGH Dark and Stormy, Lightning



**TIMBAGRAIN GARAGE DOOR**  
B&D Panel Lift - Nullarbor Woodgrain  
Surfmist®

## EXTERNAL COLOURS



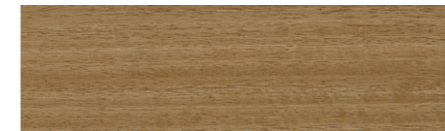
**RENDER**  
Acratex Classique (Bagged Paint Finish),  
Milton Moon



**PAINTED TIMBER BATTEN  
SCREEN**  
Dulux Terrace White



**EAVES/ALFRESCO/SOFFIT**  
Dulux Vivid White



**FRONT DOOR**  
Intergrain Driftwood

## ROOFING

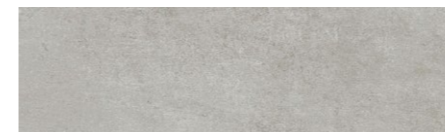


**COLORBOND® ROOF**  
Shale Grey®



**GUTTER**  
Shale Grey®

## EXTERNAL TILE



**ALFRESCO & PORCH TILE**  
Belga Grey Textured



# ALYSIUM 24

🏠 4 🚗 2 🚗 2 | URBAN FACADE | LOT 699

Everything you seek in a beautiful family home.

The Alysium is a thoughtfully designed two-storey contemporary residence. It shines as an entertainer's dream, featuring a bright, open living area with a spacious family dining section, a well-appointed kitchen with a walk-in pantry, and a large Alfresco area.

Upstairs, four generously sized bedrooms provide comfort for the entire family, including a master suite with a spacious ensuite.

The Alysium is a remarkable choice for young homebuyers or investors.



GROUND FLOOR

FIRST FLOOR

Ground Floor	84.89 m <sup>2</sup>	Porch	1.33 m <sup>2</sup>
First Floor	85.17 m <sup>2</sup>	<b>Total</b>	<b>215.78 m<sup>2</sup></b>
Garage	33.58 m <sup>2</sup>	<b>Lot Size</b>	<b>417 m<sup>2</sup></b>
Alfresco	10.82 m <sup>2</sup>		

# INTERNAL COLOUR SCHEME

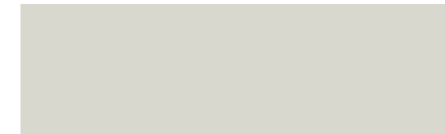


Our light colour scheme brings together light coloured finishes mixing texture with materiality to create a refined and relaxing colour palette, accentuated by a touch of earthy warmth brought through in the organic finishes.

Curated to offer a sense of calm acting as a contemporary base to lift from, our light colour scheme is clean, fresh and inviting.

# EXTERNAL COLOUR SCHEME

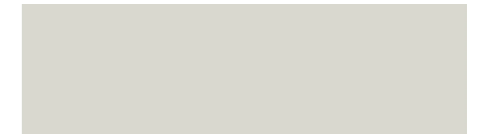
## EXTERNAL FINISHES



**FASCIA & WINDOW FRAME**  
Surfmist®



**BRICKS**  
PGH Foundations, Stone



**TIMBAGRAIN GARAGE DOOR**  
B&D Panel Lift - Nullarbor Woodgrain  
Surfmist®

## EXTERNAL COLOURS



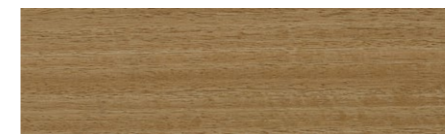
**CLADDING**  
James Hardie – Primeline Newport  
Dulux Feather Soft



**PAINTED TIMBER CORNER TRIMS**  
Dulux Feather Soft

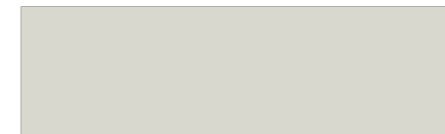


**EAVES/ALFRESCO/SOFFIT**  
Dulux Vivid White

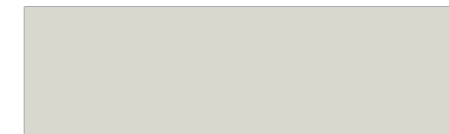


**FRONT DOOR**  
Intergrain Driftwood

## ROOFING

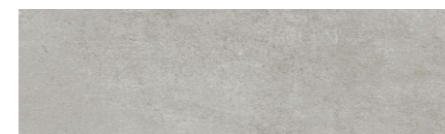


**COLORBOND® ROOF**  
Surfmist®



**GUTTER**  
Surfmist®

## EXTERNAL TILE



**ALFRESCO & PORCH TILE**  
Belga Grey Textured



# ZEPHEL 25

🏠 5 🚗 3 🚻 2 | VOGUE FACADE | LOT 702

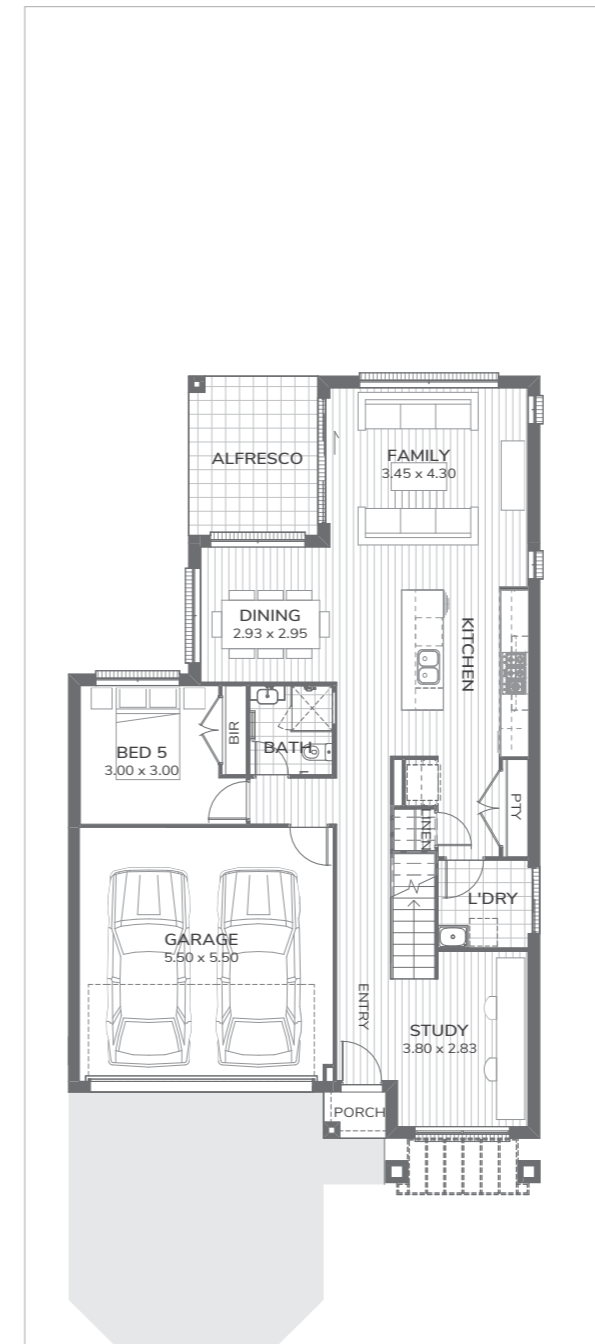
## A five bedroom lifestyle for families to thrive.

The 5 bedroom Zepel 25 offers spaciousness, luxury, and value across two storeys, that's ideal for larger families.

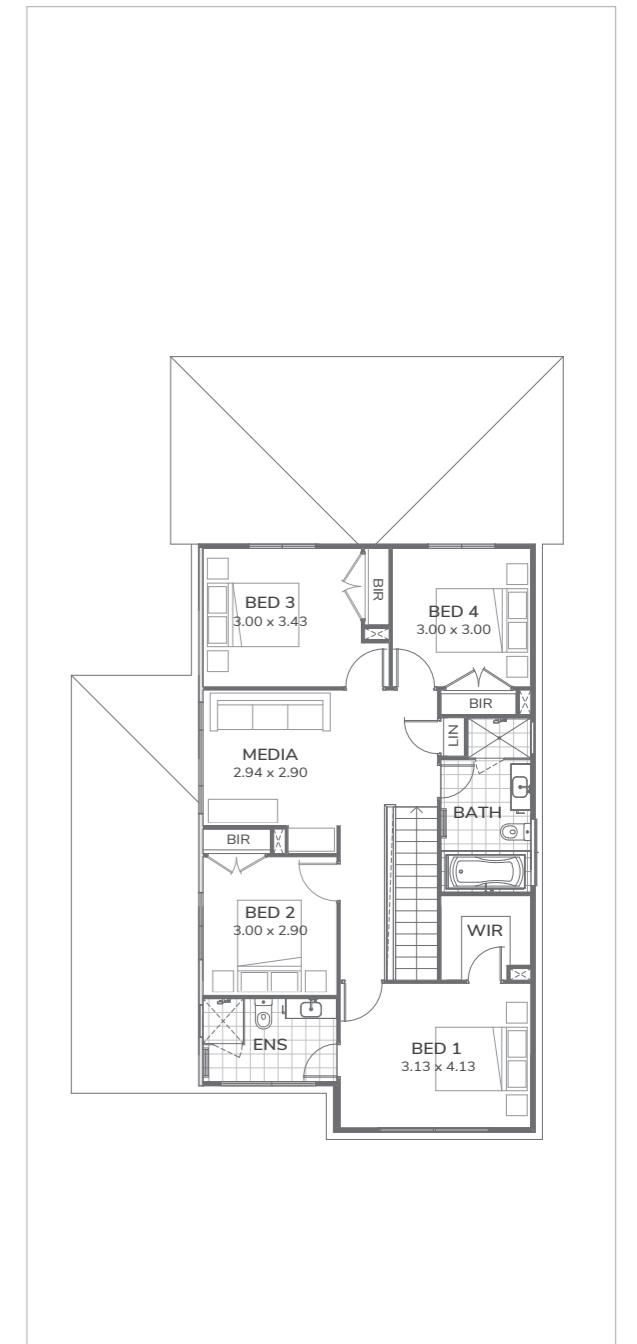
The entry area introduces a sizable study, while the main living space features a well-designed kitchen, dining area, and family room, extending to an alfresco courtyard.

A secluded fifth bedroom downstairs offers privacy for guests or teenagers, while upstairs boasts four generously sized bedrooms, including a luxurious master suite.

With open-plan entertaining areas and a double garage, the Zepel 25 provides remarkable value for a big family lifestyle.



GROUND FLOOR



FIRST FLOOR



Ground Floor	102.17 m <sup>2</sup>	Porch	1.35 m <sup>2</sup>
First Floor	89.75 m <sup>2</sup>	<b>Total</b>	<b>235.76 m<sup>2</sup></b>
Garage	32.83 m <sup>2</sup>	<b>Lot Size</b>	<b>369 m<sup>2</sup></b>
Alfresco	9.66 m <sup>2</sup>		

# INTERNAL COLOUR SCHEME



The dark colour scheme offers a dramatic and modern aesthetic, adding a refined sense of sophistication to your space. This rich palette incorporates darker organic materials, creating a bold and elegant atmosphere.

Punctuated by lighter contrasting features the dark colour scheme adds depth and dimension, enhancing the overall look within your home. Curated for those who are looking to make a statement, this colour scheme is both stylish and inviting, transforming your home into a sophisticated sanctuary.

# EXTERNAL COLOUR SCHEME

## EXTERNAL FINISHES



**FASCIA & WINDOW FRAME**  
Monument®



**BRICKS**  
PGH Dark & Stormy, Thunder



**TIMBAGRAIN GARAGE DOOR**  
B&D Panel Lift - Nullarbor Woodgrain Monument®

## EXTERNAL COLOURS



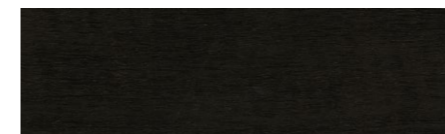
**CLADDING**  
James Hardie – Stria Cladding  
Dulux Beige Chiffon



**PAINTED TIMBER PERGOLA**  
Dulux Beige Chiffon



**EAVES/ALFRESCO/SOFFIT**  
Dulux Vivid White



**FRONT DOOR**  
Intergrain Ebony

## ROOFING

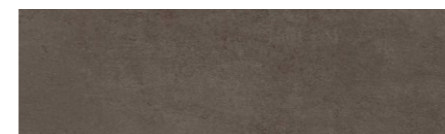


**COLORBOND® ROOF**  
Monument®



**GUTTER**  
Monument®

## EXTERNAL TILE



**ALFRESCO & PORCH TILE**  
Belga Charcoal Textured



# INCLUSION LIST

## LIVING

<b>Ceiling Heights</b>	2600mm (H) - Ground Floor 2450mm (H) - First Floor
<b>Front Door</b>	2340mm (H) x 820mm (W) in paint finish with translucent glass
<b>Laundry Door</b>	2340mm (H) x 820mm (W) hinged door or aluminum sliding doors with translucent glass
<b>Internal Doors</b>	2340mm (H) flush panel doors - Ground Floor only. 2040mm (H) flush panel doors - First Floor only. Built-in Robe to be sliding mirror door framed chrome
<b>Entrance Door Handles</b>	Satin chrome lever set entrance set & deadlock or handle to suit aluminium door
<b>Linen Handles</b>	Satin chrome pull handle
<b>Door Stop</b>	Plastic wall/door cushion stops
<b>Insulation - Walls</b>	CSR Bradford R2.0 thermal batts to external walls including internal wall between Garage & House (excludes external walls of Garage)
<b>Insulation - Ceilings</b>	CSR Bradford R6.0 thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch and Alfresco)

## KITCHEN

<b>Benchtop</b>	20mm stone
<b>Cabinetry</b>	Melamine cupboards (Woodmatt)
<b>Bulkhead</b>	Plasterboard painted bulkhead above cupboards
<b>Splashback</b>	Tiled splashback
<b>Shadowline</b>	Included
<b>Softclose</b>	Included throughout
<b>Handles</b>	Finger pull throughout
<b>Sink</b>	Undermount sink
<b>Taps</b>	Chrome sink mixer

## KITCHEN (CONT.)

<b>Appliances</b>	900mm oven, cooktop and rangehood Microwave oven with trimkit 600mm freestanding dishwasher
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## BATHROOM

<b>Benchtop</b>	20mm stone
<b>Vanity Type</b>	Floating vanity unit
<b>Cabinetry</b>	Melamine (Woodmatt)
<b>Softclose</b>	Included throughout
<b>Mirror</b>	Floating mirror
<b>Bath</b>	1675mm (W) with wall mixer
<b>Shower Screen</b>	Semi frameless shower screen - chrome
<b>Toilet</b>	Soft close

## LAUNDRY

<b>Tub</b>	Stainless steel tub with metal cupboard
<b>Taps</b>	Sink mixer

## SKIRTING

<b>Skirting/ Architraves</b>	Bevelled 67mm x 18mm - throughout - excluding Wet Areas
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## CORNICE

<b>Cornice</b>	90mm cove - throughout including separate WC, Powder Room and Laundry - excluding all other Wet Areas
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## STAIRCASE

<b>Staircase</b>	Gyprock dwarf wall with painted handrail or painted pine balusters, design applicable
<b>Treads and Riser</b>	MDF treads and risers with carpet

## PAINT

<b>Wall Paint</b>	Dulux
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## FLOOR COVERS

<b>Flooring</b>	Hybrid flooring to Entry, Hallway, Kitchen, Dining, Family and Lounge Carpet to stairs and First Floor
<b>Bathroom Tiles</b>	2000mm (H) to Shower, 500mm (H) over Bath & skirting tile to perimeter wall

## SHELVING

<b>Built-in Robes</b>	One x single shelf 2000mm (H) with hanging rail below - white melamine
<b>Walk-in Robes</b>	One x single shelf 1700mm (H) with hanging rail below - white melamine
<b>Linens</b>	Four x shelves white melamine
<b>Pantry/WIPs</b>	Four x shelves white melamine

## AIR CONDITIONING

<b>Air Conditioning</b>	Ducted air conditioning with 3 zones
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## BLINDS

<b>Blinds</b>	Roller blinds throughout (excluding Wet Areas and Laundry)
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## ELECTRICAL

<b>Mains</b>	Single phase underground mains provision with single phase switchboard and recessed meterbox
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<b>NBN</b>	NBN Provision includes: <ul style="list-style-type: none"> <li>Conduit and draw wire from front boundary to meterbox</li> <li>Conduit and draw wire from meterbox to internal wall of Garage</li> <li>One single power point to internal wall of Garage</li> <li>One additional telephone point to internal wall of Garage</li> <li>One CAT6 data point to internal wall of Garage</li> </ul> <p><b>Note</b> If constraints occur due to beam locations, NBN provision location will be determined by electrical contractor.</p>
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	Earth leakage circuit breaker for lights and power
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<b>Downlights</b>	Included - refer to electrical plan
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## ELECTRICAL (CONT.)

<b>2 Way Switch</b>	2 way switch to stairs only
<b>Power Points</b>	Double general power outlets to all rooms including garage Power provision (Single GPO) for fridge
<b>Lights</b>	Fan/light/heat combo supplied to Main Bathroom and Ensuite
<b>Ducting</b>	Exhaust fan in the Bathroom and Ensuite vented into roof space with two external eave vents Isolated powder room exhaust fan
<b>Television</b>	2 television points
<b>Data</b>	1 data point
<b>External Light</b>	External light point to eaves at external doors External junction box beside external doors without eaves (for fitting by owner)
<b>Smoke Detector</b>	Direct wired smoke detectors with battery back up as required
<b>Iconic Plates</b>	Iconic light & power points throughout

## OUTDOORS

<b>Bricks</b>	Refer to colour scheme
<b>Windows</b>	Aluminium windows and sliding doors, including security-keyed windows and door locks with obscure glass to Bathrooms
<b>Flyscreens</b>	Nylon mesh flyscreens
<b>Roofing</b>	Colorbond® Roof with anticon blanket
<b>Fascia &amp; Gutter</b>	Colorbond® fascia & gutter
<b>Garage</b>	Panel lift sectional garage door - Colorbond® colours with 2 remote control openers
<b>Garage Door Security</b>	Auto-lock garage deadbolt system
<b>Porch &amp; Alfresco</b>	Selected external tiles, refer to colour scheme
<b>Solar</b>	5.5kw solar system with inverter
<b>Driveway</b>	Coloured concrete driveway



**OUTDOORS (CONT.)**

**Landscaping Package** 1800mm (H) fencing (estate dependant) turf to front & rear, pebbles to sides of home, wall hung clothesline, letterbox, planting to front verge only

**Render Applied Finish** Refer to colour scheme

**ESSENTIALS**

**Hot Water System** Included - 26L natural gas unit

**Concrete Slab** BASIX requirements Including:

- BERS / NatHers Report
- BASIX Assessment & Report
- Concrete watertank pad
- Slimline Colorbond® rainwater tank to comply with BASIX requirements, 3,000 litre 700mm (W) x 2800mm (L) x 18000mm (H) Colorbond® coloured steel above ground water tank, connected all toilets, cold washing machine tap and one garden tap

**Site Needs** Includes council and water service fees

**Termite Treatment** Included

**Frame** Engineered steel frame and trusses

**DISCLAIMER** Rawson 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 Rawson Homes strict policies, work methods and safety controls. However, once the finished house is handed over to the client, Rawson 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. 90 day maintenance period (from handover). 2 year non-structural warranty, 6 years structural warranty.







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