



EXQUISITE

EXTRAORDINARY EXTRAS FOR LESS

OVER
\$45,000
worth of luxury inclusions
FOR ONLY
\$9,990

Hello there!

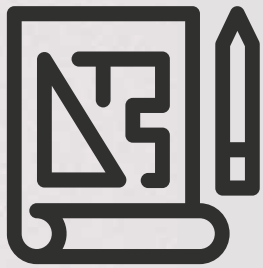
Welcome to Meridian Homes. Our goal is to create beautiful homes that suit our customers from all different backgrounds.

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.



Australian Owned
and Operated



Customisable
Floorplans



Over 40 Home
Designs

Images are used for marketing purposes only and are not always indicative of inclusions. Standard range of products, colours, and finishes may change at the discretion of Meridian Homes at any time

EXQUISITE

EXTRAS

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

\$9,990



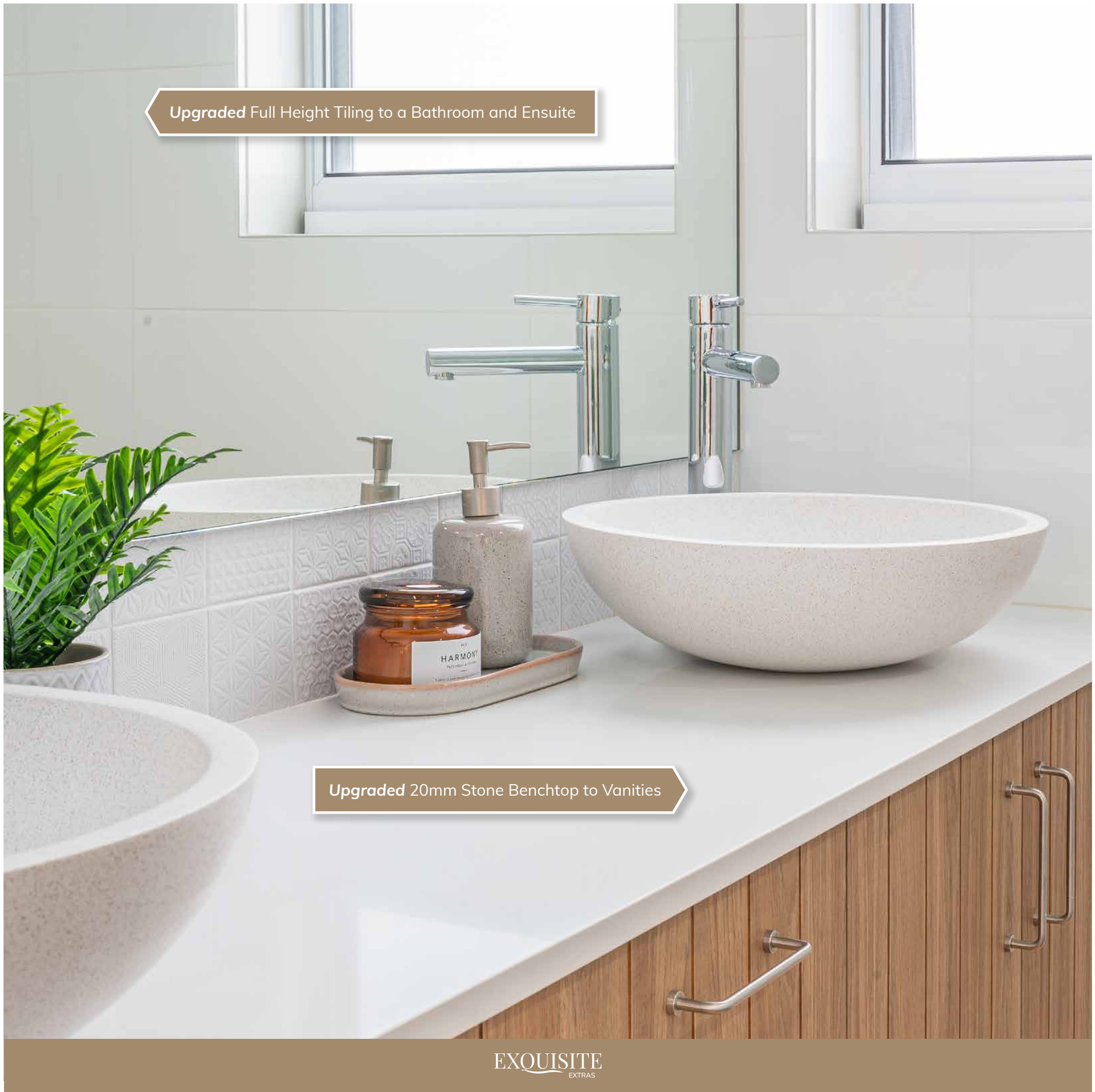
- A** Smeg 900mm Ducted Undermount Rangehood
- B** Smeg 900mm Gas Cook-top
- C** Smeg 900mm Built-in Oven
- D** Smeg Microwave with Trim Kit
- E** Smeg Under Bench Dishwasher



Upgraded Soft Close Hinges to entire Kitchen

Upgraded 40mm Quantum Quartz Stone to entire Kitchen

Upgraded Tiles or Laminate to Ground Floor Common Areas



Upgraded 2700mm Ceiling Height to Ground Floor

Upgraded 2340mm high Sliding External Doors

Upgraded 2340mm high Internal Doors

EXQUISITE
EXTRAS

Upgraded 12.5kw DAIKIN Ducted Air Conditioning

DAIKIN



From the big features to the small details, these Exquisite upgrades for our Classic Inclusions are meticulously hand-selected to create a place for you to call your forever home.

Meridian Homes means outstanding quality service. Whatever your lifestyle, with over 40 customisable designs, we've got you covered.

Building your home is our passion and we are committed to offering an affordable yet luxurious life for you and your family.

EXQUISITE
EXTRAS



Our Splendour Inclusions have been designed with family in mind. Feel comfortable knowing that everything in this guide will feature in your new home.

Build with Confidence.

Our standard contracts are in line with HIA, the trusted name in building. All our homes come with a 13 week defects liability period, 2 year major defect warranty, and a 6 year structural guarantee.

You'll also have a dedicated sales consultant, design co-ordinator, and site supervisor who will take you through the steps of building your new Meridian Home.



KITCHEN

Appliances

- Fisher & Paykel 600mm Gas Cook-top
- **Exquisite Upgrade:** Smeg 900mm Gas Cook-top
- Fisher & Paykel 600mm Oven
- **Exquisite Upgrade:** Smeg 900mm Built-in Oven
- Fisher & Paykel 600mm Slide Out Rangehood
- **Exquisite Upgrade:** Smeg 900mm ducted Undermount Rangehood
- Fisher & Paykel Freestanding Dishwasher
- **Exquisite Upgrade:** Smeg 900mm ducted Undermount Rangehood
- **Exquisite Upgrade:** Smeg Microwave with Trim Kit

Benchtop

- 20mm Quantum Quartz Stone - Splendour range
- **Exquisite Upgrade:** 40mm Quantum Quartz Stone to entire Kitchen

Cabinetry

- Laminated finish - Splendour range
- 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 - Splendour range
- **Exquisite Upgrade:** Soft Close Hinges to entire Kitchen

Pantry

- Timber Hinge or Laminated Door as shown on plans
- 3 Rows Solid Melamine Shelving for Walk in Pantry
- 5 Rows Solid Melamine Shelving when Built into Kitchen Joinery

Sink & Tapware

- Black or Stainless Steel Undermount Double Bowl
- - Splendour range
- Black or Chrome, Gooseneck Flick Mixer - Splendour range

Splashback

- Choice of Glass Splashback, 300 x 600mm Polished Porcelain Tiles, Subway, or Mosaic Tiles
- (Tier 1) - Splendour range
- **Exquisite Upgrade:** 300 x 600mm Polished Porcelain Tiles (Tier 2)

General

- Fridge Provision with Water, Electrical Point and Storage Overhead
- Microwave Provision Only with Electrical Point

BATHROOM & ENSUITE

Vanity

- White Wall Hung Vanities with Choice of Stone Benchtop - Splendour range
- **Exquisite Upgrade:** 20mm stone benchtop to Vanities
- White Ceramic Bowl Basin - Splendour range
- Black or Chrome High Rise Modern Pin Mixers

Tiling

- 300 x 300mm Non-slip Porcelain Floor Tiles
- (Tier 1) - Splendour range
- **Exquisite Upgrade:** 300 x 300mm Non-slip Porcelain Floor Tiles (Tier 2)
- Porcelain 300 x 600mm Wall (Tier 1) 2000mm High in Shower, 600mm High Around Bath and 100mm Skirting - Splendour range
- **Exquisite Upgrade:** Full height Porcelain Tiling (Tier 2) to a bathroom and ensuite (Two rooms total)

Waterproofing

- High Quality Installed as per Australian standards

Shower & Bath

- Semi Framed Shower Screen in Black or Polished Aluminium with Toughened Glass
- Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob as per plan
- **Exquisite Upgrade:** Free Standing 1500mm Bath Tub

Mirror

- 6mm Polished Edge Mirror to Match Vanity Size

Tapware

- Black or Chrome Pin Wall Mixer to Shower and Bath
- Black or Chrome Bath Spout
- Black or Chrome Wall Mounted or Rain Shower Head
- - Splendour range

Shower Niche

- Shower Niche in Bathroom of Your Choice

Toilet

- Black or White - Back to Wall Toilet with Soft Close Seat

Accessories

- Black or Chrome Plated Push Plugs
- Black or Chrome Plug to Bath
- Black or Chrome Plated Double Towel Rails in Bathroom and Ensuite
- Black or Chrome Plated Hand Towel Holder in Powder Room
- Black or Chrome Toiler Roll Holder
- Stainless Steel Finish Floor Waste
- **Exquisite Upgrade:** Smart Floor Waste
- Privacy Lock to Door
- Double Power Point
- 3 in 1 (Fan, Heat Lamp, Light) Exhaust Fan



INTERNAL FEATURES

Walls

- 2600mm Ceiling Height Ground Floor
- **Exquisite Upgrade:** 2700mm Ceilings to ground floor
- 2435mm Ceiling Height to First Floor
- 10mm Plasterboard to Internal Walls
- 6mm Villaboard to Wet Areas
- 90mm Cove Cornices
- Premium Quality Paint to Ceiling, Walls, Doors

Skirting & Architraves

- 66mm x 18mm Pine - Half Splay with Paint Finish

Wardrobes

- Mirrored Sliding Doors with Polished Aluminium Edge
- Melamine Top Shelving with Hanging Rail

Staircase (if shown)

- MDF Stairs with Carpet - *Splendour range*
- Pine Handrail, Paint Finish, Black Square Metal Inserts

Doors

- Hume Hollow Core doors with semi gloss paint finish
- **Exquisite Upgrade:** 2340mm high Internal Doors and Sliding External Doors to Ground Floor
- Round Lever door handles in Black or Satin Chrome - *Splendour range*

Flooring

- Ground Floor Common Areas - 500 x 500mm Porcelain Tiles (Dining, Living, Hallway) (Tier 1) - *Splendour range*
- Kitchen Flooring - 500 x 500mm Porcelain Tiles (Tier 1) - *Splendour range*
- **Exquisite Upgrade:** 600 x 600mm Porcelain Tiles (Tier 2) or Laminate Flooring to Ground Floor Common Areas and Kitchen
- First Floor Common Areas - Carpet to Bedroom, Rumpus, Study, Hallway - *Splendour range*

EXTERNAL FEATURES

Main Material

- Face Brick - *Splendour range*

External Cladding

- Lightweight Cladding with Painted Finish as per plan

Roof

- Boral Concrete Roof Tiles - *Splendour range*
- Sarking Under Tiles

Windows

- Key Lockable, Single Glaze Aluminium Windows - *Splendour range*
- Obscure Glazing to Wet Areas and Stairwell
- Key Lockable Sliding Doors with Deadlock and Toughened Glass

Flyscreens & Flydoors

- Aluminium Powder Coated Frame and Fibreglass mesh

Entry Door

- 920mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish - *Splendour range*
- Security Lever and Deadlock

Garage Door

- Colorbond Sectional Panel lift Door - *Splendour range*
- Automatic Garage Door Opener with 2 x Remotes

Front Porch

- 300 x 600mm External Non Slip Tiles (Tier 1) - *Splendour range*

Exquisite Upgrade: 300 x 600mm External Non-slip Tiles (Tier 2)

Front Facade

- Face brick from PGH Selected Range or Textured Paint Finish as shown on plans

Fascia and Gutter

- Metal Fascia and Quad Gutter - *Splendour range*

Termite Control

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

Downpipes

- Painted to Gutter Colour, 90mm Round PVC Downpipes

Garden Taps

- Fresh Water Tap
- Rain Water Tap (or recycled water)

Hot Water Unit

- 26L Instant Gas Hot Water System

Alfresco

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

Balcony (if on plans)

- 300 x 600mm External Non-slip Tiles (Tier 1) - *Splendour range*
- **Exquisite Upgrade:** 300 x 600mm External Non-slip Tiles (Tier 2)
- Balustrade- Aluminium Frame in Powder Coat Finish as per plan
- Waterproofing, installed as per Australian standards
- Roof Over with Brick Columns as per plan



LAUNDRY

Cabinetry

- Up to 1500mm Laminate Finish Benchtop and Underbench Cabinetry (1 Cupboard) - *Splendour range*

Sink & Tapware

- Choice of Black or Stainless Steel Single Drop in Sink with Black or Chrome Tap - *Splendour range*

Splashback & Tiling

- 300 x 600mm Polished Porcelain Tile Splashback

(Tier 1) - *Splendour range*

Exquisite Upgrade: Upgraded Splashback Tiles (Tier 2)

- 300 x 300mm Non-slip Porcelain Floor Tiles with 100mm Skirting (Tier 1) - *Splendour range*
- **Exquisite Upgrade:** Upgraded Floor Tiles (Tier 2)
- Waterproofing - Installed as per Australian standards

Appliance Provisions

- Hot & Cold Washing Machine Connection, Power Point

SAFETY & ELECTRICAL

Safety

- Smoke Alarms, Direct Wired with Battery Back Up
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Keyed Dead Lock to Sliding Glass Doors
- Security Alarm with Three Movement Sensors and Keypad

Lighting

- 1 Oyster Light Per Room as per plan
- 1200mm Single Fluorescent Light to garage
- Bunker Light to Porch, Alfresco, Balcony (if included)
- 3 in 1 Heater, Light Fan to Bathroom, Ensuite and Powder Rooms
- Limited 2 Way Switching in 2 Locations of Your Choice
- 10 LED Downlights in lieu of Oyster Lights in selected areas
- 2 Twin Flood Sensor Lights

Electrical

- 2 Pre-Wired Television Points
- 2 Pre-Wired Telephone Point
- 2 Data Points
- Television Antenna
- 1 Double Power Point Per Room
- Power Points for Kitchen cook-top, dishwasher, refrigerator, microwave, rangehood, garage door
- Power Points for Hot Water Unit and Rainwater Tank as per plan

Exquisite Upgrade: 12.5kw DAIKIN Ducted Air Conditioning

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 Council Required
- Temporary Fence, Supplied and installed as necessary
- Temporary Site Toilet, supplied to site for construction
- Earthworks, Cut & 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 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
- Pre-fabricated 90mm External and 70mm Internal frames and trusses as per Australian standards
- 2600mm Ground Floor Ceiling height
- 2435mm First Floor 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 Cook-top, Hot Water Heater and Gas bayonet point in Living Room

Price Lock

- 6 Month Price Lock from Date of Tender Fee Payment

KITCHEN

Appliances	Fisher & Paykel 600mm Gas Cook-top
	Fisher & Paykel 600mm Oven
	Fisher & Paykel 600mm Slide Out Range Hood
	Fisher & Paykel Freestanding Dishwasher
	Exquisite Upgrade: Smeg 900mm Gas Cook-top
	Exquisite Upgrade: Smeg 900mm Built-in Oven
	Exquisite Upgrade: Smeg 900mm ducted Undermount Rangehood
	Exquisite Upgrade: Smeg Microwave with Trim Kit
	Exquisite Upgrade: Smeg Under bench Dishwasher
Benchtop	20mm Quantum Quartz Stone - <i>Splendour range</i>
	Exquisite Upgrade: 40mm Quantum Quartz Stone to entire Kitchen
Cabinetry	Laminated finish - <i>Splendour range</i>
	2150mm High Cabinets with Painted Bulkhead to Ceiling Height
	Kickboards - Matching Cupboards Colours and Finish
	128mm D-Bar Handles to Lower Cabinets, Finger Pull to Overhead Cabinets - <i>Splendour range</i>
	Exquisite Upgrade: Soft Close Hinges to entire Kitchen
Pantry	Timber hinge or Laminated Door as per plan
	3 Rows of Solid Melamine Shelving for Walk in Pantry
	5 Rows of Solid Melamine Shelving if built into Kitchen Joinery
Sink & Tapware	Black or Stainless Steel Undermount Double Bowl - <i>Splendour range</i>
	Black or Chrome, Gooseneck Flick Mixer - <i>Splendour range</i>
Splashback	Choice of Glass Splashback, 300 x 600mm Polished Porcelain Tiles, Subway, or Mosaic Tiles (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 600mm Polished Porcelain Tiles (Tier 2)
General	Fridge Provision with Water, Electrical Point and Storage Overhead
	Microwave Provision Only with Electrical Point
BATHROOM & ENSUITE	
Vanity	White Wall Hung Vanities with Choice of Stone Benchtop - <i>Splendour range</i>
	Exquisite Upgrade: 20mm Stone Benchtop to Vanities (up to 3)
Tiling	White Ceramic Bowl Basin - <i>Splendour range</i>
	Black or Chrome High Rise Modern Pin Mixers
	300 x 300mm Non-slip Porcelain Floor Tiles (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 300mm Non-slip Porcelain Floor Tiles (Tier 2)
	300 x 600mm Porcelain, 2000mm High in Shower, 600mm High Around Bath and 100mm Skirting (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: Full height Porcelain Tiling (Tier 2) to a Bathroom and Ensuite (2 Rooms Total)
Waterproofing	High Quality Installed as per Australian standards
Shower & Bath	Semi Framed Shower Screen in Black or Polished Aluminium with Toughened Glass
	Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob as per plan
	Exquisite Upgrade: Free Standing 1500mm Bath Tub
Mirror	6mm Polished Edge Mirror to Match Vanity Size
Tapware	Black or Chrome Modern Round Pin Wall Mixer to Shower and Bath
	Black or Chrome Round Bath Spout
	Black or Chrome Wall Mounted or Rain Shower Head - <i>Splendour range</i>

BATHROOM & ENSUITE (CONTINUED)

Shower Niche	Shower Niche in Bathroom of Your Choice
Toilet	Black or White - Back to Wall Toilet with Soft Close Seat
Accessories	Black or Chrome Plated Push Plugs to Basins, Plug to Bath, Double Towel Rails in Bathrooms & Ensuite, Hand Towel Holder in Powder Room, Toilet Roll Holders
	Stainless Steel Finish Floor Waste
	Exquisite Upgrade: Smart Floor Waste (up to 8)
	Privacy Lock to Door
	Double Power Point
	3 in 1 (fan, heat lamp, light) Exhaust Fan

LAUNDRY

Cabinetry	Up to 1500mm Laminate Finish Benchtop and Underbench Cabinetry (1 Cupboard) - <i>Splendour range</i>
Sink & Tapware	Choice of Black or Stainless Steel Single Drop in Sink with Black or Chrome Tap - <i>Splendour range</i>
Splashback & Tiling	300 x 600mm Polished Porcelain Tile Splashback (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 600mm Polished Porcelain Tile Splashback (Tier 2)
	300 x 300mm Non-slip Porcelain Floor Tiles with 100mm Skirting (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 300mm Non-slip Porcelain Floor Tiles with 100mm Skirting (Tier 2)
	Waterproofing - High Quality Installed as per Australian standards
Appliance Provisions	Hot & Cold Washing Machine Connection and Power Point

INTERNAL FEATURES

Walls	2600mm Ceiling Height Ground Floor
	Exquisite Upgrade: 2700mm Ceilings to ground floor
	2435mm Ceiling Height to First Floor
	10mm Plasterboard to Internal Walls
	6mm Villaboard Water Resistant Lining to Wet Areas
Skirting & Architraves	90mm Cove Cornices
	Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors
	66mm x 18mm Pine - Half Splay with Paint Finish
	Mirrored Sliding Doors with Polished Aluminium Edge
	Melamine Top Shelving with Hanging Rail
Doors	Exquisite Upgrade: 2340mm high Internal Doors to Ground Floor
	Exquisite Upgrade: 2340mm high Sliding External Doors to Ground Floor
Flooring	Hume Hollow Core Doors with Semi Gloss Paint Finish
	Round Lever door handles in Black or Satin Chrome - <i>Splendour range</i>
	Ground Floor Common Areas - 500 x 500mm Porcelain Tiles (Dining, Living, Hallway) (Tier 1) - <i>Splendour range</i>
	Kitchen Flooring - 500 x 500mm Porcelain Tiles (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 600 x 600mm Porcelain Tiles (Tier 2) or Laminate Flooring to Ground Floor Common Areas and Kitchen
Staircase (if shown)	First Floor Common Areas - Carpet to Bedroom, Rumpus, Study, Hallway - <i>Splendour range</i>
	MDF Stairs with Carpet - <i>Splendour range</i>
	Pine Handrail with Paint Finish, Black Square Metal Inserts

EXTERNAL FEATURES

Main Material	Face Brick - <i>Splendour range</i>
External Cladding	Lightweight Cladding with Painted Finish as per plan
Roof	Boral Concrete Roof Tiles - <i>Splendour range</i>
	Sarking Under Tiles
Windows	Key Lockable, Single Glaze Aluminium Windows - <i>Splendour range</i>
	Obscure Glazing to Wet Areas and Stairwell
	Key Lockable Sliding Doors with Deadlock and Toughened Glass
Flyscreens & Flydoors	Aluminium Powder Coated Frame and Fibreglass mesh
Entry Door	920mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish - <i>Splendour range</i>
	Security Lever and Deadlock
Garage Door	Colorbond Sectional Panel lift Door - <i>Splendour range</i>
	Automatic Garage Door Opener with 2 x Remotes
Front Porch	300 x 600mm External Non Slip Tiles (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 600mm External Non Slip Tiles (Tier 2)
Front Facade	Face brick from PGH Selected Range or Textured Paint Finish as shown on plans
Fascia and Gutter	Metal Fascia and Quad Gutter in Splendour Colorbond Colours
Termite Control	Termite Protection System to Perimeter of House
	Termite Collar to all 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 Instant Gas Hot Water System
Alfresco	Concrete Substrate Floor with Broom Finish
	Roof Over with Plasterboard Lined Ceiling and brick Columns as per plan
Balcony (if on plans)	300 x 600mm Non-slip External Tiles (Tier 1) - <i>Splendour range</i>
	Exquisite Upgrade: 300 x 600mm Non-slip External Tiles (Tier 2)
	Balustrade - Aluminium Frame in Powder Coat Finish as per plan
	Waterproofing, installed as per Australian standards
	Roof Over with Brick Columns as per plan

SAFETY & ELECTRICAL

Safety	Smoke Alarms, Direct Wired with Battery Back Up as required
	Safety Switch to Electrical Meter Box
	Deadbolt to Timber External Doors
	Keyed Dead Lock to Sliding Glass Doors
	Security Alarm with Three Movement Sensors and Keypad
Lighting	1 Oyster Light with LED Per Room as per plan
	1200mm Single Fluorescent Light to garage
	Bunker Light to Porch, Alfresco, Balcony (if included)
	3 in 1 Heater, Light Fan to Bathroom, Ensuite and Powder Rooms
	Limited 2 Way Switching in 2 Locations of Your Choice

SAFETY & ELECTRICAL (CONTINUED)

Lighting (cont.)	10 LED Downlights in lieu of Oyster Lights in selected areas
	2 Twin Flood Sensor Lights
Air Conditioning	Exquisite Upgrade: 12.5kw DAIKIN Ducted Air Conditioning
Electrical	2 Pre-Wired Television Points
	2 Pre-Wired Telephone Points
	2 Data Points
	Television Antenna
	1 Double Power Point Per Room
	Power Points for Kitchen cook-top, dishwasher, refrigerator, microwave, rangehood, garage door
	Power Points for Hot Water Unit and Rainwater Tank as per plan

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
	Pre-fabricated 90mm External and 70mm Internal frames and trusses as per Australian standards
	2600mm Ground Floor Ceiling height
BASIX	2435mm First Floor Ceiling Height
	Structural Steel Beams where required
	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 Cook-top, Hot Water Heater and Gas bayonet point in Living Room
Price Lock	6 Month Price Lock from Date of Tender Fee Payment

Terms & Conditions

- This Promotion is valid for new tenders from 4th April 2022.
- Only applies to “standard” home designs from our Master Price List dated 4th April 2022
- The promotion does not apply to our SMART Series range of home designs.
- This promotion ends on 31st August 2022, unless otherwise sold out or withdrawn by Meridian Homes prior to that date.
- The promotion may be withdrawn by Meridian Homes at any time prior to a building contract being entered with a customer.
- To access the promotion, customers must enter into a building contract by 14th September 2022 and the 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).
- Extensions or modifications to the “standard” home design layouts may incur additional costs.
- This promotion cannot be used in conjunction with any other offer or promotion.
- Package items cannot be exchanged, deleted, or replaced for credit.
- Upgrades are not applicable to cabanas, outbuildings, or secondary dwellings such as granny flats or lofts.
- Duplexes require a promotion fee to be charged for each side/dwelling.
- The Smeg appliances in this promotion are 900mm gas Cooktop (CIR93AXS3), 900mm ducted undermount Rangehood (PUM910X), 900mm built-in oven (SFRA9300TVX), 60cm Microwave with Trim Kit (SA34MX + MTK60X34), 60cm Under bench Dishwasher (DWAU6214X2) and are subject to change depending on supply. Appliance codes may be discontinued or updated from time to time.
- Ducted 12.5Kw Daikin Air-conditioning comes with 8 outlets and 2 zones; additional air-conditioning zones, extra outlets, or larger kW will be charged and payable by the client.
- Bathroom and Ensuite tiling apply to one (1) only bathroom and one (1) ensuite only in the standard house design.
- 2340mm high internal doors (up to 820mm wide) apply to the ground floor only. This is only applicable when the ground floor ceiling height is 2600mm.
- 2340mm high external sliding doors (up to 2700mm wide) apply to the ground floor only. A maximum of 2 sliding doors is allowed. This is only applicable when the ground floor ceiling height is 2600mm.
- Soft Close Hinges to the entire kitchen, as detailed on our standard design layout only; any additional joinery must be priced separately.
- 40mm Quantum Quartz Stone to the entire kitchen benchtop area - category 1 stone only.
- 20mm stone benchtop up to three vanities (excludes 450mm vanities) - category 2 range only.
- Smart waste is allowed for up to 8 waste points only.
- Upgrade to tier 2 porcelain tiles (600mm x 600mm) or laminate flooring applies to ground floor common areas only.
- Upgraded 1500mm freestanding bath in lieu of 1650mm drop-in bath
- Ceiling height is 2700mm and applies to the ground floor only.
- All references to ceiling heights means the height that is measured from the structural floor level to the structural ceiling level. Finishes such as floor tiles and laminate flooring that are placed on the structure may reduce the final ceiling height.
- All references to common areas mean living rooms, dining rooms, and hallways (only) within the specified floor levels. It excludes media rooms, rumpus rooms, and bedrooms.
- The value of inclusions that are displayed 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 the promotion.



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.

Say hello!

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 as easy as possible by being 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 create for you has everything you’ve requested.

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



HomeWorld Marsden Park

Florina 40

Double Storey 5 Bedroom Home
21 Donald Street, Marsden Park 2765

Kyoto 23

Single Storey 4 Bedroom Home
23 Donald Street, Marsden Park 2765

Montero 29

Double Storey 4 Bedroom Home
7 Ellison Street, Marsden Park 2765

Open Daily 10am - 5pm

HomeWorld Box Hill

Geneva 52

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

Astoria 62

Double Storey 10 Bedroom Duplex
24 Copenhagen Street, Box Hill 2765

Chelsea 51

Double Storey 8 Bedroom Duplex
24 Copenhagen Street, Box Hill 2765

Open Daily 10am - 5pm

Oran Park Town

Zariah 29

Single Storey 4 Bedroom Home
32 Webber Loop, Oran Park, NSW 2570

Open Daily 10am - 5pm

Coming Soon...

Leppington
Menangle Park
Mt Gilead