

MANOR

BY WISDOM HOMES

W E S T
P Y M B L E



Welcome

Wisdom Homes is a multi-award winning New South Wales home builder, focused on providing premium home designs tailored to a diverse range of lifestyles and budgets. Founded in 1999, families across the state have built and return to build with Wisdom for their first home, an investment, home for a growing family and their forever home. Each home build reflects the company’s commitment to quality, design, value for money and customer satisfaction, which all remain integral to Wisdom Homes’ purpose to this day.

We are part of the Sumitomo Forestry Group - a global leader with a rich history in sustainable forestry, manufacturing and home building dating back more than 330 years. This ownership brings security for those building with Wisdom Homes, providing longevity, high standards and professionalism.

Make the wise choice with Wisdom Homes.



Quality Builds

Enjoy a well-crafted home, supported by a 25-year structural guarantee. You can build with confidence with our qualified builders overseeing every stage.



Personalised Design

Access our incredible design team in Canvas Quarter to help you choose the perfect finishes for your home with complete confidence.



Design Matters

Our award winning in-house designers create homes for the way you want to live. Our solutions make your dreams come true.



Your Home Portal
BY WISDOM HOMES

Our tailored building processes provide a dedicated team with a qualified builder as your onsite supervisor. You are *completely supported* with weekly updates and your own portal to see photos and notes at every stage of your journey.

Whatever dream you have, Wisdom can help you build it.

CLAREMONT



Claremont 42
Avalon

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KILLARA



Killara 38
Penrose

CLAREMONT

"The Claremont exudes relaxed elegance in every room, with beautifully appointed spaces that are a joy to live in"

2

3

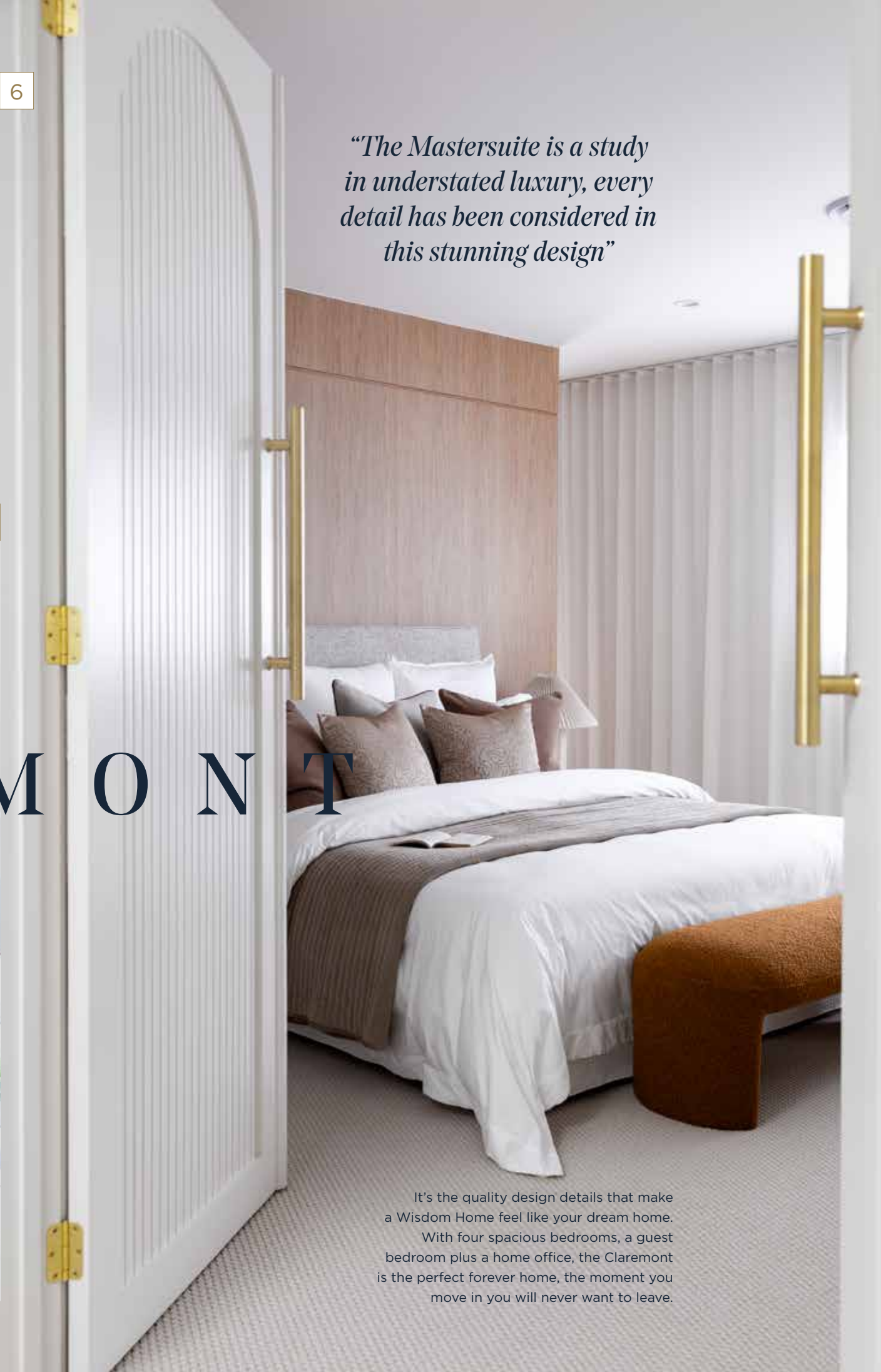


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CLAREMONT



“The Mastersuite is a study in understated luxury, every detail has been considered in this stunning design”

It's the quality design details that make a Wisdom Home feel like your dream home. With four spacious bedrooms, a guest bedroom plus a home office, the Claremont is the perfect forever home, the moment you move in you will never want to leave.



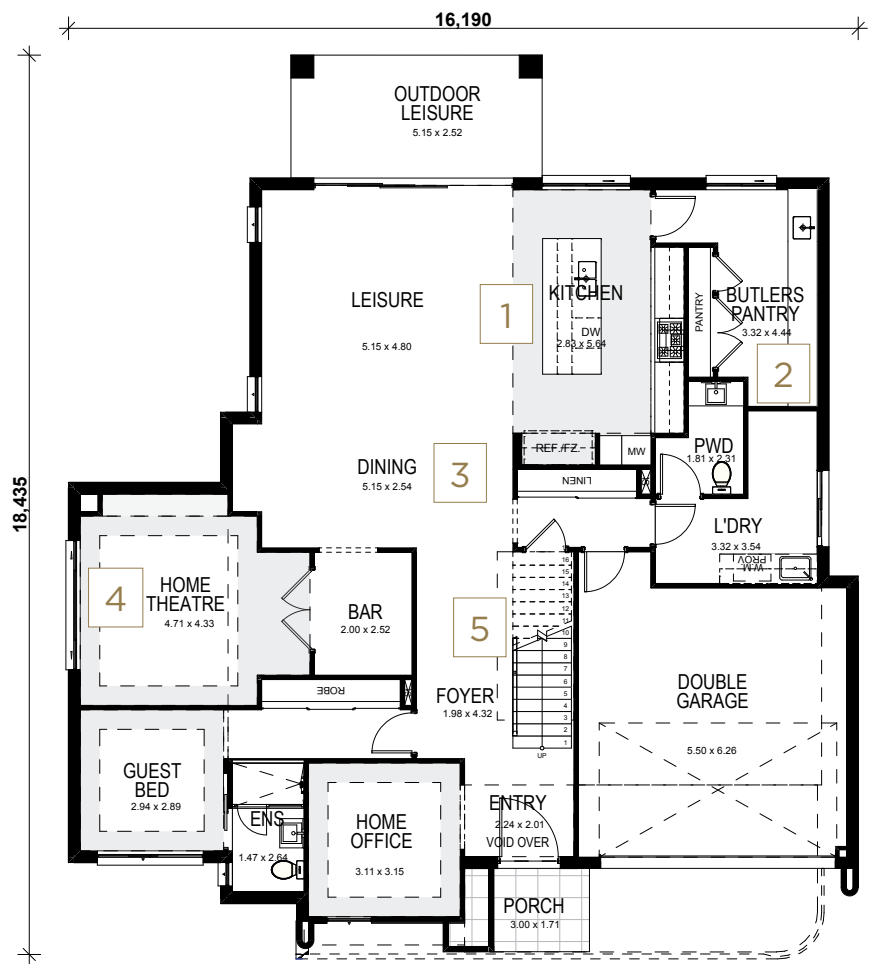
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5 4.5 2

Areas			
Ground	172.05m ²	Garage	34.26m ²
First	164.21m ²	Width	16.20m
Outdoor	12.98m ²	Depth	18.43m
Porch	4.65m ²	Min Lot	18.4m
Balcony	22.43m ²		
Total			410.58m ²



Ground Floor



First Floor



Start Your Journey
Explore the possibilities of the **Claremont**.
With facade options, floorplans and designs
that suit you - your dream starts here.

Please ask a sales consultant for more information
or visit www.wisdomhomes.com.au



KILLARA

“Architectural details add a sense of tailored luxury to the Killara. Shaker cabinetry and elegant wainscotting create a grand scheme”

2



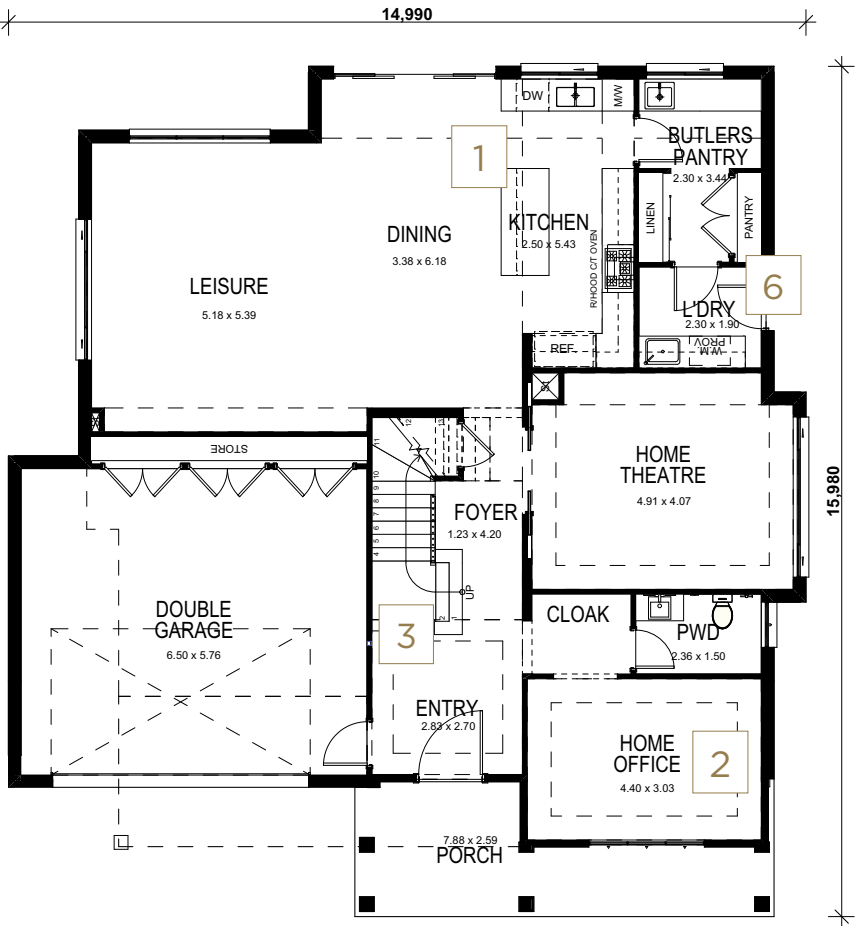
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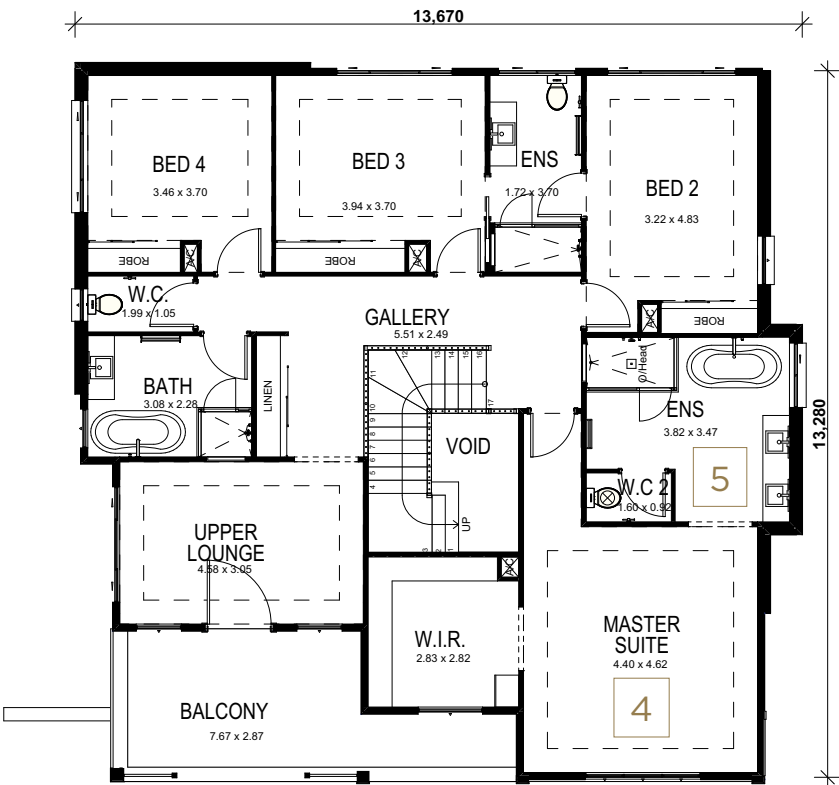
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Areas			
Ground	146.34m ²	Garage	40.69m ²
First	154.88m ²	Width	15m
Porch	14.63m ²	Depth	15.98m
Balcony	17.09m ²	Min Lot	17.2m

Total 373.63m²



Ground Floor



First Floor

Please ask a sales consultant for more information or visit www.wisdomhomes.com.au



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Carrington 42
Traditional

Our standard price is based on the Traditional Facade.



Carrington 42
Penrose



Carrington 42
Park Lane



Carrington 42
Balwyn



Carrington 42
Vermont



Carrington 42
Avalon



Carrington 42
Bel Air

Facades



Manor Kitchen Essentials

- Contemporary design.
- 40mm standard range Caesarstone benchtop.
- Decorative glass splashback (or decorative tile) (standard range).
- Fixed feature window splashback (selected designs).
- Laminate base cupboards.
- 700mm high laminated overhead cupboards with bulkhead to ceiling.
- 400mm high laminate overhead cupboards above fridge with bulkhead to ceiling.
- Laminate microwave tower with cupboards and microwave provision.
- 4 x cutlery drawers with Hettich soft closer.
- 3 x pot drawers with Hettich soft closer (excludes Nanny).
- Choose from Wisdom Homes standard level of quality range handles to cupboard doors and drawers.
- Water purifier to Kitchen benchtop (excludes Nanny).
- Hettich Silver Orgatray adjustable cutlery tray.
- 150mm dropped ceiling.
- Franke Bell stainless steel inset/ undermount double bowl sink with hidden overflow.
- Base MKII double bowl stainless steel overmount (drop - in) sink (Nanny where applicable).
- Mizu Drift MKII chrome gooseneck pull out sink mixer tap .
- Mizu Drift MKII chrome gooseneck sink mixer tap (Nanny where applicable).
- European Appliances
 - Smeg 90cm Classic Thermoseal Built - In Oven.
 - Smeg 90cm Induction Cooktop.
 - Smeg 90cm Universale Aesthetic Stainless Steel Integrated Rangehood.
 - Smeg Black microwave with trim kit.
 - Smeg Freestanding Dishwasher.
 - Smeg 60cm Classic Concert Freestanding Oven (Nanny where applicable).
 - Smeg 60cm Stainless Steel Undermount Rangehood (Nanny where applicable).



Manor Butlers Pantry Essentials

- Contemporary design.
- 40mm standard range Caesarstone benchtop.
- Choose from Wisdom Homes standard level of quality range of Decorative glass splashback (or decorative tile).
- Fixed feature window splashback (selected designs).
- Laminate base cupboards.
- Choose from Wisdom Homes standard level of quality range handles to cupboard doors and drawers.
- Memo Zenna stainless steel inset/ undermount single bowl sink.
- Mizu Drift MKII chrome gooseneck sink mixer tap.

Manor Bathroom Essentials

- * Designer floating vanity units.
- * 40mm standard range Caesarstone benchtops.
- * AXA H10 500 counter vanity basin with Mizu chrome pop up plug and waste.
- * Caroma Quatro chrome solid wall mount basin mixer.
- * Polished edge frameless mirrors above designer floating vanity units.
- * Posh Solus 485mm x 240mm mini wall basin, Mizu chrome push plug and waste and Mizu Drift chrome bottle trap, Caroma Quatro basin mixer to separate WC (subject to design).



- Caroma Urbane II Clean flush Invisi II wall faced toilet suite with Vogue soft close seat with Caroma Invisi II chrome round dual flush plate & buttons.
- Frameless shower screen to Master Ensuite shower recess.
- Semi Frameless Mirage shower screens to remaining showers.
- Modern Tiled shower niches to all shower recesses.
- Caroma Quatro chrome handheld shower and rail and Caroma Quatro chrome mixer to shower recesses.
- Caroma Quatro chrome handheld shower and rail, Lexi 250mm ceiling mounted shower head with Mizu Bloc 300mm shower arm.
- Caroma Quatro chrome handheld shower and rail, Lexi 250mm ceiling mounted shower head with Mizu Bloc MKII chrome diverter mixer to Master Ensuite shower.
- Posh Solus Freestanding 1780mm bathtub to Bathroom and/or Master Ensuite (selected designs).
- Caroma Quatro chrome bath mixer with Mizu Soothe MKII chrome bath outlet.
- Radii chrome towel ladder with square plate to Master Ensuite.
- Caroma Quatro towel rails and accessories to all wet areas excluding Laundry.
- Full height tiling to all walls of Bathroom, Ensuites, Powder rooms, and WCs.
- Flush floor finish between main ceramic floor tiles and ground floor Powder room,
- Bathroom, Ensuite, WC, and Laundry wet areas.
- Upgrade tiling allowance to \$45m2 in lieu of \$25m2.
- Chrome linear grate to shower recesses.
- Chrome tile insert cleaning eye to all wet areas with baths.
- 3 in 1 fan light heater to Bathrooms.
- Translucent laminate glazing to Bathrooms, Ensuites, Powder rooms, and WC's (selected designs).

Images are for illustrative purposes only.



Manor Internal Essentials

- 2740mm ceilings to the ground floor (9') in lieu of 2440mm ceilings (8').
- 2590mm ceilings to the first floor (8'6") in lieu of 2440mm ceilings (8').
- Square set cornices to ground floor (excluding Garage, Outdoor Leisure, and minor areas).
- Suspended first floor ceiling via furring channel with P50 shadowline cornice.
- Square Set Coffered ceilings throughout as indicated on brochure plan.
- Decorative half splayed 90mm high skirting boards
- and 67mm wide architraves.
- Square set reveals to all aluminium windows and stacker doors.
- Designer kitchen cupboard and vanity door handles.
- Lane Cambridge internal door lever handles.
- Hume HLR230 panelled 2340mm high internal doors (or equivalent) throughout.
- Slimline glazed sliding doors to built in robes and linen(s) in lieu of standard hinged doors where shown.
- Bar handles to Kitchen Pantry in lieu of knobs.
- Lane round or square bullet door stops to required hinged doors.
- 2300mm high large stacker doors to Outdoor Leisure.
- 2300mm high fixed windows to rear of Leisure rooms (subject to design).

Inclusions



LAUNDRY

- Built-in laminated Laundry bench cupboards
- up to 2.0m in length.
- Laminated overhead Laundry cupboards
- up to 2.0m in length.
- 20mm standard range Caesarstone benchtops.
- Posh Solus MKII 45l stainless- steel drop-in laundry tub with overflow.
- Mizu Drift MKII chrome gooseneck sink mixer tap.

STAIRS

- Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only).
- Maple timber treads and risers in clear finish.
- Under stair access including Hume HLR230 panelled 2340mm high door, standard tiling, plasterboard linings and standard light point (subject to final stair design chosen).

ROBES AND PANTRY

- Melamine Colourboard timbergrain (or white) shelving to Pantry with 100mm fascia.
- Built-in Colourboard WIR fit out to Master Robe including 1No. drawer and shelf set.
- Melamine white shelving to all remaining Robes, Linens, Store, Cloak cupboards.

PAINT

- Taubman's three coat paint system to walls throughout in lieu of two coat system (one colour).
- Taubman's Endure premium paint upgrade to internal walls.

ELECTRICAL, HOME COMFORT & TECHNOLOGY

- Reverse cycle ducted air conditioning designed to adequately service the size of the home.
- Reverse cycle split system air conditioning designed to adequately service the size of the Nanny.
- Security alarm system including LCD code pad (excludes Nanny).

- Front door video intercom system with internal monitor (excludes Nanny).
- CCTV video surveillance system with 2No. Cameras (excludes Nanny).
- Decorative light switches to entire ground floor and first floor passageways.
- Decorative power points to Kitchen.
- Power points and switches to remainder of home.
- Downlights to each Living room, Study/Home Office, Bedrooms, Porch, Outdoor Leisure, and Balcony (subject to design).
- Double power points to all rooms including Garage.
- 2 way switching to Stairs only.
- 2 x Television points to your preferred location (1 x to Nanny).
- 2 x Telephone points to your preferred location (1 x to Nanny).
- Hard wired smoke detectors with battery backup as required.
- NBN or Opticom ready with conduit and wiring upgrade provided for future connection by network provider (excludes Nanny).

FLOORING

- Ceramic Floor Tiles \$45m2 tile allowance.
- * 100% Wool Blend Carpet.

Manor External/Structural essentials

- 450mm wide eaves including eaves soffit lining (Note-May exclude minor areas subject to design).
- Blue Hyne T2 termite resistant timber frames.
- Fastbase flooring system (fiberglass reinforced concrete) to entire first floor and Balcony (selected designs).
- Trend aluminium stacker door to Outdoor Leisure area.
- 25-degree roof pitch.
- Bristle flat profile Prestige range roof tiles in lieu of Traditional range roof tiles.
- Reticulated termite treatment system to the perimeter of the home.
- Keyed window and external door locks throughout.
- Off white mortar to brickwork.
- Garden Taps to Exterior x 3.
- Colorbond Fascia and Gutter.
- Stria cladding to rear elevations of first floor in lieu of fibre cement sheeting.
- Concrete slab to front Porch including ceramic tiles (\$45m2 tile allowance).
- Brickwork above Garage door.
- Massive Inclusive brick range.
- Hume Savoy XS range 2340mm x 1200mm front entry door (clear glazed with clear Maple timber finish).
- Lane Stainless Steel 600mm long back-to-back Bar Handle with roller bolt Mortice lock to front Entry door.

OUTDOOR LEISURE

- Concrete to the Outdoor Leisure Room incorporated with main house slab (selected designs)
- Outdoor Leisure Rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices.

GARAGE

- Plasterboard lined interior to Garage.
- Auto garage door opener including 2No. transmitter Units and wall Switch.
- 2400mm high Sectional overhead Colorbond
- Garage Door (Timber Look Garage
- Door is an optional extra).

BASIX & HOT WATER

- BASIX Assessment and fees.
- Fire retardant sarking to underside of roof tiles.
- Decorative slimline corrugated steel aboveground 3000 litre rainwater tank in lieu of plastic.
- Upgrade of Ceiling Insulation to R5.0.
- Upgrade of Wall Insulation to R2.0.
- Whirlybird roof ventilator for better cooling and efficiency.
- Gas bayonet point to Living area.
- Rheem 6 Star rated gas continuous flow hot water system.
- Recess boxfor gas continuous flow hot water system.

SITE COSTS & COUNCIL REQUIREMENTS

- Standard Site Costs (Up to 1m of fall over building footprint & "M" or "H" class slab. Excludes deepened edge beams and Garage step down if required).
- Standard Council, Environmental Management, Work Health & Safety Requirements (note: extras may apply).
- Scaffolding and temporary site safety fencing as required.
- Site establishment requirements including sediment control, waste separation, and garbage disposal areas.
- Standard Development Application and Construction Certificate Fees.



The Finer Points (are all included)

- Professional Tender and Home Building Agreement Presentation with qualified staff.
 - Professional interior and exterior colour selection appointment with experienced Colour Consultant.
 - Kitchen, Flooring, Stairs and Electrical consultations as required directly with supplier.
 - All Construction Liability Insurance.
 - Homeowners Warranty Insurance.
 - Standard Waterboard plumbing and drainage Fees.
 - Australian Height Datum (AHD) Contour Survey and Bore Hole report specifying slab classification and salinity requirements by qualified Surveyor and Engineer.
 - Professional Interior and Exterior house clean post construction completion.
 - Detailed Quality Control Program during construction and 13 - week Maintenance period.
 - Extensive Selection of Homes on Display.
 - We are proudly part of Sumitomo Forestry Group, a worldwide leader in residential building.
 - Professional Major Builder with Excellence in Customer Service Commitment.
- Note: Deletions of any items from inclusions will not be credited.

Inclusions



Wisdom Homes
display homes can
be found across
NSW - **Scan for all
locations.**



WISDOM HOMES

THE WISE CHOICE

wisdomhomes.com.au
1300 855 775

17-19 Central Hills Drive
Gregory Hills NSW 2557

West Pymble Display Village
212 Ryde Road, West Pymble
NSW 2073.

February 2026

  **wisdomhomes**