

**BROADWAY**  
HOMES

*The benchmark in design, quality & style*

# The Empire



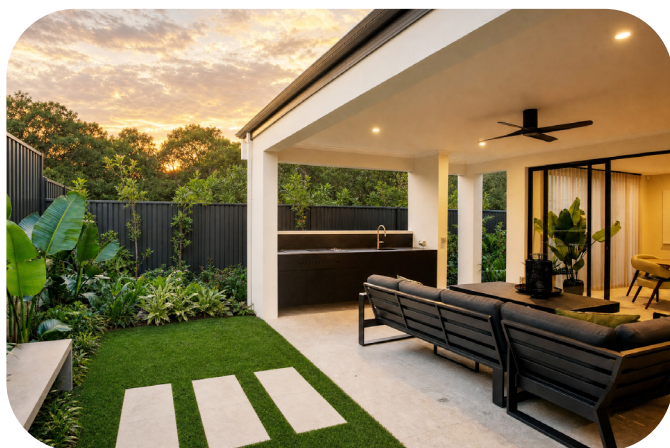
94 Grindlford Drive  
Balcatta

Opening Times  
Wednesdays 2-5pm  
Saturdays & Sundays 1-5pm

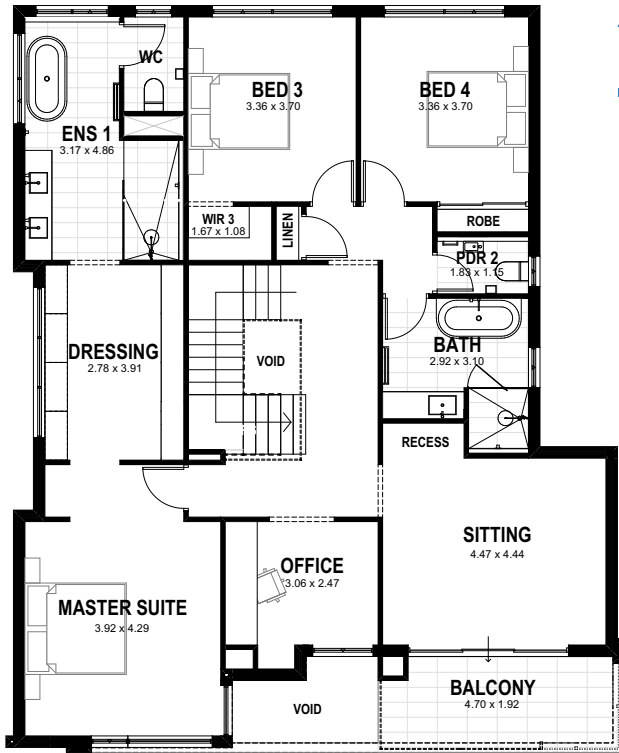
# The Empire

by Broadway Homes

The Empire showcases Broadway Homes commitment to exceptional craftsmanship, innovation and timeless design. Designed for modern families who appreciate style without compromise. Thoughtfully crafted over two spacious levels from the striking curved facade and expansive open-plan living areas to the show stopping designer kitchen. The "Empire" a statement in luxury contemporary living.



# the Empire areas



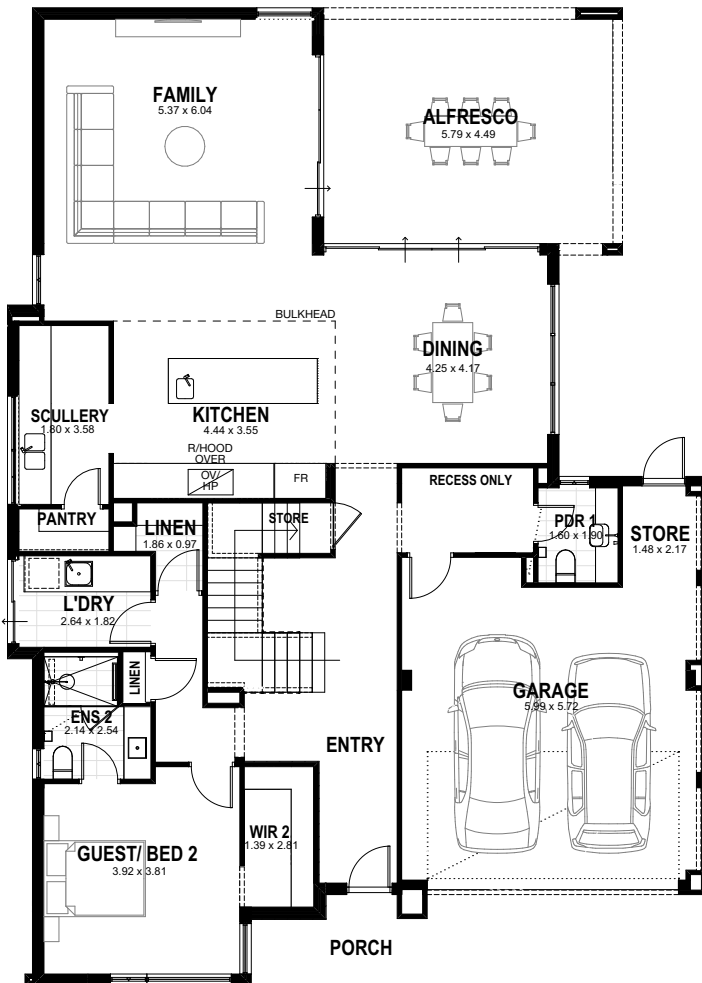
First Floor

4 3 2

Note: drawings are not to scale  
3D images are for illustrative purposes only

© COPYRIGHT BROADWAY HOMES 2026

Ground Floor	159.22 m <sup>2</sup>
Upper Floor	150.94 m <sup>2</sup>
Garage	42.78 m <sup>2</sup>
Alfresco	28.52 m <sup>2</sup>
Porch	2.91 m <sup>2</sup>
Balcony	9.14 m <sup>2</sup>
<b>Total</b>	<b>393.51 m<sup>2</sup></b>



Ground Floor



# Deluxe Specification

## External

- Engineer designed concrete footings and floor slab
- Termite treatment to house slab area and perimeter in accordance with the National Construction Code (NCC)
- 25 degree roof pitch or as shown on plan
- Clay bricks 2 course internally
- Cavity insulation to perimeter cavity walls
- Choice of face brick 2 course (acrylic texture to front elevation, only if applicable)
- Cream rolled mortar joints to all face brickwork
- Plasterboard ceilings with 75mm coved cornice to garage
- Aquachek plasterboard ceilings with 75mm coved cornice to external ceilings
- Fibre cement lining to all eaves
- Aluminium keylock windows and sliding doors frames with windows (lockable in vented positions)
- Flyscreens to all aluminium windows and sliding doors
- Colorbond custom orb roof cover with colours from builder's deluxe range
- Colorbond slotted storm gutters, fascia and downpipes
- Solid entry feature door from builder's deluxe range
- Weather draft seals to external timber door frames
- Linear Secure Tri lock lever to front entry door
- Flush panel solid door to garage/store
- Lever handle with double deadbolt lock to house garage/access doors
- 100mm garage grey grano hardstand
- Colorbond sectional auto door with 3 remotes
- Two garden taps located externally
- 50m<sup>2</sup> brick paving to builders range
- Painting to eaves, exposed plumbing pipes and meter box

## Two Storey (where applicable)

- 2c insitu concrete slab and concrete stairs
- External concrete balcony (where applicable) including:
  - \$50/m<sup>2</sup> retail allowance for 300 x 600 ceramic floor tiles laid horizontally to balcony
  - Powder coated aluminium balustrading (where applicable)
  - Powder coated aluminium handrails (where applicable)
- Powder coated aluminium balustrade internally (where applicable)

## Internal

- Painted plasterboard ceilings with 75mm coved cornice
- Hardwall plaster with metal beads to trafficable corners
- R5.0 ceiling insulation batts to house and garage
- Flush panel doors hinged on metal deluxe frames, 2040 high
- Lever door handles to all internal doors with privacy latches to bedrooms, ensuite, bathroom, wc/powder
- Mirrored or sliding robes to bedrooms as denoted on plans with shelf to all robes
- Four shelves to linen and pantry
- Fully painted internally (excluding walls)
- Soft closing drawers and doors to all cabinetwork
- Builder's deluxe range of handles and knobs to all cabinet doors
- ABS edging to all cabinet doors, drawers and exposed edging
- 31c ceilings to ground floor, 28c to upper floor

## Kitchen

- 20mm engineered stone benchtop
- Stainless steel 1 3/4 inset bowl with drainer or double bowl above mount sink with chrome/black flick mixer
- Bank of 4 drawer with cutlery inset
- Dishwasher recess with single GPO & cold water tap
- Choice of Polytec Decorative 16mm doors and panels with ABS edge cabinets from builders range
- 900mm European inspired stainless steel gas cooktop
- 900mm European inspired stainless steel electric oven
- 900mm European inspired steel rangehood

- \$50m/2 retail allowance for 300 x 600 ceramic wall tiles 2x rows from benchtop and to underside of rangehood and overhead cupboards including return walls (where applicable)
- Overhead cupboards included over hotplate as denoted on plans

## Laundry, WC & Powder (where applicable)

- 20mm engineered stone benchtop
- Stainless steel 45l inset trough with sud saver to laundry cabinets
- Choice of Polytec Decorative 16mm doors and panels with ABS edge cabinets from builders range
- Selection of finishes to; flick mixer to laundry trough
- Hot/cold auto washing machine tap assembly set concealed in cabinet with hole cut-outs to side panel for access
- \$50m/2 retail allowance for wall and floor tiles, (300 x 600 ceramic wall and floor tiling)
  - 150mm high tiled skirting
  - 2x rows wall tiles over laundry benchtop including returns
  - 1x row tiled hob to laundry cabinets
  - 1x row of wall tiles over powder vanity with frameless mirror with polished edges
  - 1200mm high tiling to wall behind closed coupled toilet suite
- Vitreous china back to wall closed coupled toilet suite with soft close seat
- Flumed exhaust fan to WC and powder
- Selection of finishes to; toilet roll holder
- Tile insert floor wastes in chrome

## Ensuite & Bathroom

- 20mm engineered stone benchtop
- Choice of Polytec Decorative 16mm doors and panels with ABS edge cabinets from builders range
- Selection of finishes to mixer tapware
- Selection of finishes to; rail shower head
- Vitreous china inset basins, plug and waste
- Acrylic bath, white 1525mm or 1675mm
- Hobless shower
- \$50m/2 retail allowance for ceramic wall and floor tiles, (300 x 600 wall & floor tiling)
  - 150mm high tiled skirting
  - 1x row tiled hob vanity cabinets
  - 1x row wall tiles above vanity cabinets and returns
  - 2x rows wall tiles over bath hob (where applicable)
  - 2000mm high wall tiling to shower recess
  - 1200mm high tiling to wall behind closed coupled toilet
- Clear glazed semi-frameless pivot door and screen to ensuite and bath shower recess
- Full width frameless mirrors with polished edges over vanity cabinets
- Tile insert floor wastes in chrome
- Selection of finishes to; double towel rails and toilet roll holder
- Flumed exhaust fan to bathroom and ensuite
- Vitreous china back to wall closed coupled toilet suite with soft close seat

## Electrical

- Enviroheat 200L heat pump hot water unit
- LED downlights to each room throughout internally
- LED bunker light to external doors
- Hardwired smoke detectors
- Double power points to each room throughout, including garage
- White clipsal iconic switch plate covers to light and power points
- Phone, data, TV point (NBN ready package)
- RCD safety switches
- 3 Phase Power to meterbox

## Warranty, Maintenance & Fees

- Lump sum fixed price contract & housing indemnity
- Statutory structural warranty
- Local authority/govt building permit fees
- Site contour survey and engineers soil report
- 6 month maintenance period
- Refer to your final addenda and working drawings for inclusions

73 Challenge Blvd, Wangara WA 6065 t: 08 6200 2070  
e: sales@broadwayhomes.com.au www.broadwayhomes.com.au



@broadway\_homes



https://www.facebook.com/broadwayhomes/