



FREEDOM

Value

+

**UPGRADES THAT ADD VALUE
TO YOUR HOME**

FREEDOM

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metricon



Image above depicts items not supplied by Metricon, namely furniture and interior decorations. Images also depict items not included in the Freedom 'Value +' promotion, namely upgraded sliding doors and additional landscaping. Only the items listed in this brochure are included as part of our Freedom 'Value +' promotion. *The Freedom 'Value +' promotion is only available on new Freedom by Metricon deposits from 04.01.2022 and is not redeemable for cash or credit at contract. This promotion ends on 31.03.2022. Valid only in NSW build regions (excluding Northern NSW and Southern NSW as defined on [metricon.com.au/services/where-we-build](https://www.metricon.com.au/services/where-we-build)). This offer is for a limited time only and is not valid with any other Metricon promotion unless specified. Some images depict items not supplied by Metricon, namely landscaping, paths and fencing. Images throughout this brochure contain upgrade items that are not included in the Freedom 'Value +' promotion. For full terms and conditions for the 'Value +' promotion visit [metricon.com.au/terms-conditions](https://www.metricon.com.au/terms-conditions). Items listed in value packs cannot be substituted for other items. Credits will not be given for the deletion of any inclusion. Some of the inclusions shown or described through this brochure may vary depending on your chosen home design or may have been changed and/or are available at an extra cost. Metricon reserves the right to substitute individual products should supply of listed product be unavailable. The Freedom 'Value +' promotion excludes DualOcc, HomeSolution, Designer and Signature by Metricon homes. Only the items listed in this brochure are included as part of our Freedom 'Value +' promotion. All upgrades are in lieu of standard Freedom by Metricon specification inclusions. NSW Contractor's Licence 174699C. 20211222



Add value to your Freedom by Metricon home with your choice of value pack upgrades.

Take one, two or WHY NOT take all eight – the choice is completely up to you.

Freedom by Metricon offers customers more of what they want for less. With large floorplans, our homes do not sacrifice style while keeping your family's needs and aspirations in mind.

For a limited time, you can love where you live with even more extras and more value with our Freedom value packs. Our new packs deliver top value options to achieve style and functionality in your home.

From creating a stylish and practical kitchen space with stone benchtops and intuitive appliances, enhanced comfort with reverse cycle air conditioning to landscaping, we have provided an excellent selection of upgrade packages so you can truly achieve more home for less.

FREEDOM

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Kitchen & Laundry

UPGRADE ADDED VALUE PACK

For only \$5,990 enjoy...*

FISHER & PAYKEL COOKING APPLIANCE PACK

- a. Fisher & Paykel 900mm stainless steel canopy rangehood with 3 speed controls.
- b. Fisher & Paykel 900mm gas on black glass cooktop with five burners, including a central wok burner and a flame-failure safety device.
- c. Fisher & Paykel 900mm nine function, built-in oven with non-tip telescopic shelves and professional grade rotisserie.
- d. Fisher & Paykel 600mm freestanding dishwasher with 14 place settings, 6 wash programs and 3 stage filtration system.

CAESARSTONE® BENCHTOPS

- e. The beauty, strength and durability of your 20mm Caesarstone® benchtop will make a real design statement.

EXTRA STORAGE

- f. Add space and style to your kitchen with two (2) additional overhead cupboards (up to 800mm wide to each side of rangehood).
- g. Need more storage? Enjoy a bank of two (2) pot drawers in your kitchen at 1000mm width in lieu of standard cupboards.

LAUNDRY FINISHING TOUCHES

- h. Your main workspace is a 800mm long laminate finish laundry cabinet fitted with a Posh Solus 45L stainless steel drop in tub (width of cabinet dependent upon selected home).
- i. Caesarstone® 20mm benchtop for added style and function to your 800mm laundry cabinet.

Butler's Pantry

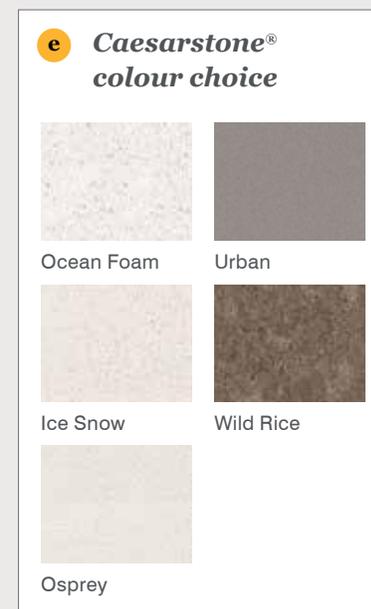
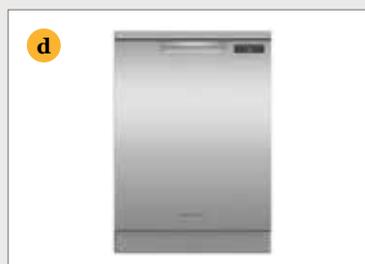
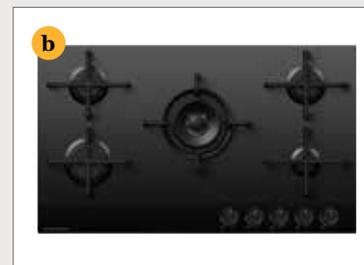
UPGRADE ADDED VALUE PACK

For only \$2,990 enjoy...*

- a. Caesarstone® 20mm benchtop for a clean, sophisticated finish.
- b. Extra storage with laminate finish overhead and base cupboards to one (1) wall of the butler's pantry.
- c. Posh Solus round Inset sink with Base Mk2 sink mixer.
- d. Tiled splashback available in a range of colours.

Add extra style and practicality with these designer finishes.

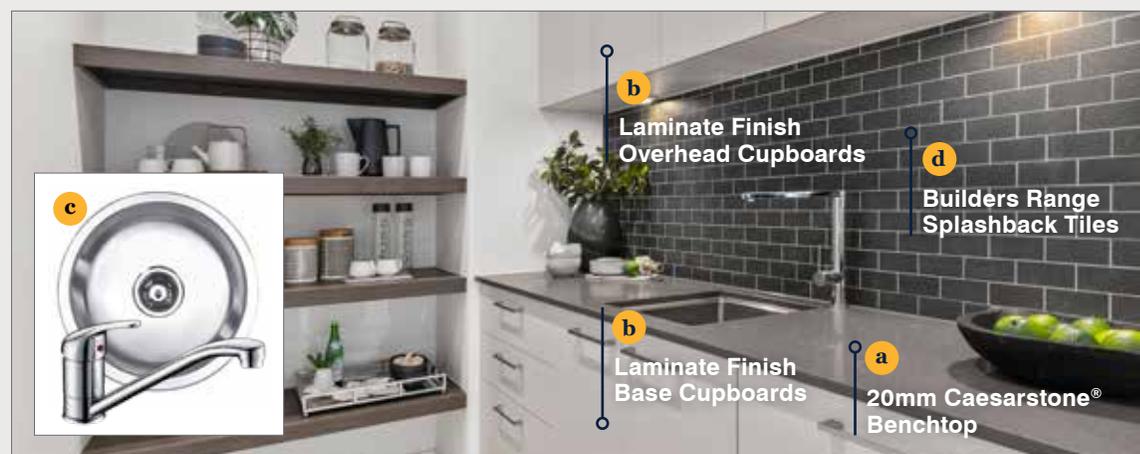
Complete your dream kitchen and laundry space with modern kitchen appliances by Fisher & Paykel and durable Caesarstone® benchtops.



caesarstone®

FISHER & PAYKEL

STUDIO/M TILES



Package availability is subject to house design. Butler's Pantry Value Pack available for a customer buy in price of \$2,990 for new deposits from 04.01.2022 and includes upgrades to the following: a) Caesarstone® 20mm benchtop in the builder's range of colours. b) Laminate finish overhead and base cupboards to one wall only. c) Posh Solus round inset sink and Base Mk2 sink mixer [9503412]. d) Tiled splashback in the builder's range of colours.



f
Overhead
Kitchen Cupboards

e
20mm Caesarstone®
Benchtop

e
Fisher & Paykel
900mm Oven

Images contain upgrade items not included in the Freedom 'Value +' promotion, namely pendant lighting. *Kitchen and Laundry Value Pack available for a customer buy in price of \$5,990 for new deposits from 04.01.2022 and includes upgrades to the following: a) Fisher & Paykel 900mm stainless steel canopy rangehood [HC90PLX4], b) Fisher & Paykel 900mm gas on glass cooktop [CG905DNGGB4], c) Fisher & Paykel 900mm built in oven [OB90S9MEX3], d) Fisher & Paykel 600mm freestanding dishwasher [DW60FC1X1], e) Caesarstone® 20mm benchtop in the builder's range of colours, f) Two laminate overhead cupboards (up to 800mm wide, one each side of rangehood), g) Two pot drawers (1000mm max width in lieu of standard cupboards), h) 800mm long laminate finish laundry cabinet with Posh Solus 45L stainless steel tub, i) Caesarstone® 20mm benchtop in the builder's range of colours.

Flooring

UPGRADE ADDED VALUE PACK

From only \$4,990 enjoy...*

STUNNING CARPET

a. Find the perfect look for your bedrooms with a selection of five earthy tones in our promotional range carpet to designated floor areas.

BEAUTIFUL TIMBER-LOOK LAMINATE

b. Combine beauty, durability and value with our Helvetic Range laminated floating timber-look flooring for your main floor areas.

Or ELEGANT TILES

c. Make a statement with 400mm x 400mm matte finish tiles for your main floor areas. Available in 10 classic colours.

Flooring pack pricing

- Up to 17 squares \$4,990⁺
- Up to 30 squares \$6,490⁺
- Over 30 squares \$6,990⁺

carpetCALL
FLOOR CENTRE

STUDIO/M TILES

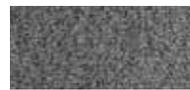
 national tiles

Fabulous living options to enhance your home's comfort.

Enjoy superior floor coverings to enhance the comfort of your new home. Choose from our carpet, tiles or timber-look laminate options to suit your personal taste.

a

Carpet colour options



Slate Grey



Dark Bark



Claystone



Light Shadow



Storm Cloud



b

Helvetic timber-look laminate colour options



Natural Oak Coal



Lugano Oak



Strassbourg Oak



Natural Oak Brown



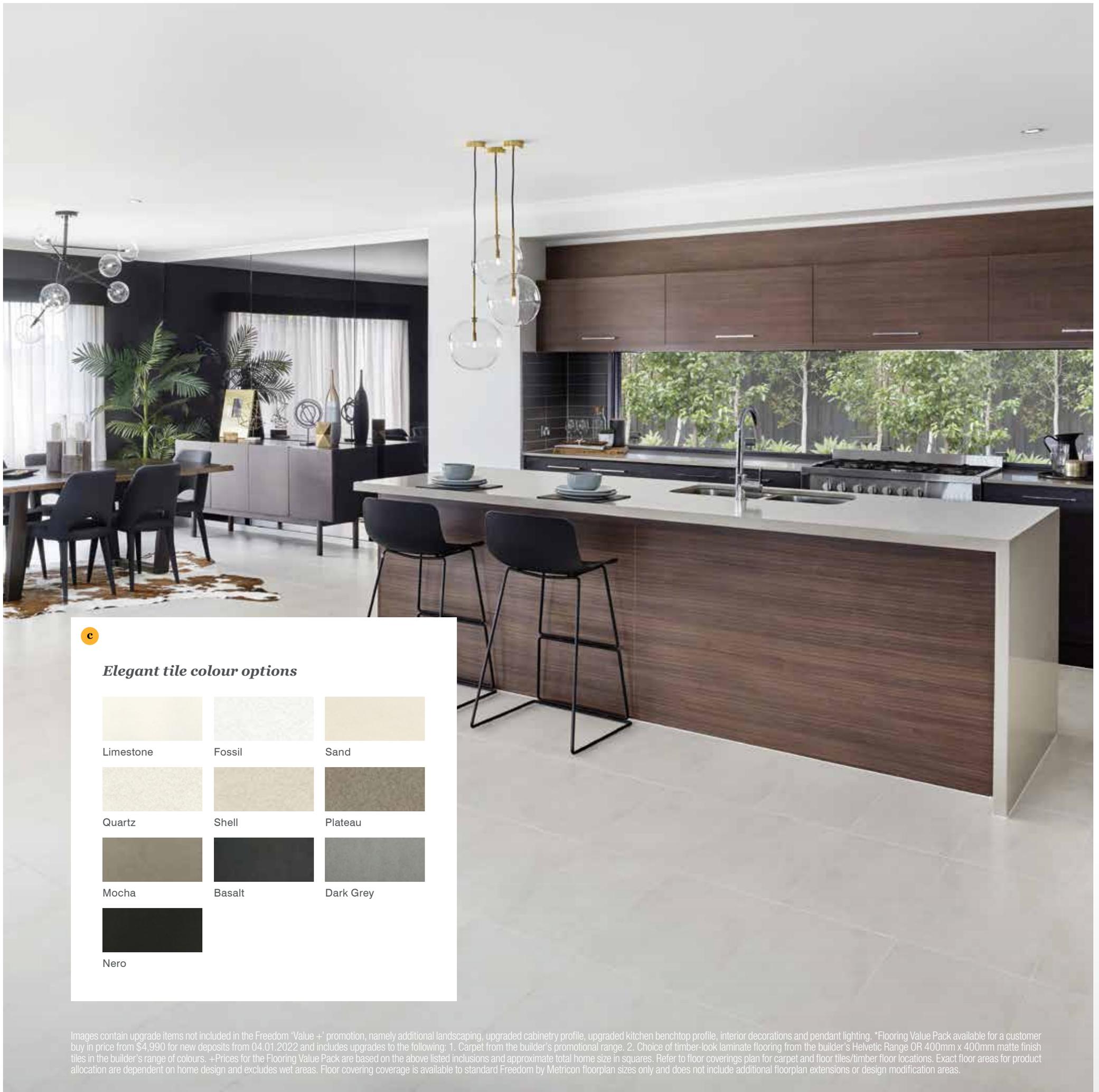
Helsinki Oak



Noce Monte

 MORE





c

Elegant tile colour options



Limestone

Fossil

Sand



Quartz

Shell

Plateau



Mocha

Basalt

Dark Grey



Nero

Images contain upgrade items not included in the Freedom 'Value +' promotion, namely additional landscaping, upgraded cabinetry profile, upgraded kitchen benchtop profile, interior decorations and pendant lighting. *Flooring Value Pack available for a customer buy in price from \$4,990 for new deposits from 04.01.2022 and includes upgrades to the following: 1. Carpet from the builder's promotional range. 2. Choice of timber-look laminate flooring from the builder's Helvetic Range OR 400mm x 400mm matte finish tiles in the builder's range of colours. +Prices for the Flooring Value Pack are based on the above listed inclusions and approximate total home size in squares. Refer to floor coverings plan for carpet and floor tiles/timber floor locations. Exact floor areas for product allocation are dependent on home design and excludes wet areas. Floor covering coverage is available to standard Freedom by Metricon floorplan sizes only and does not include additional floorplan extensions or design modification areas.

Bathroom & Bedroom

UPGRADE ADDED VALUE PACK

From only \$4,190 enjoy...*

CAESARSTONE® BENCHTOPS

a. Caesarstone® delivers the ultimate bathroom vanity surface. Get a 20mm Caesarstone® benchtop to your main bathroom, ensuite and powder room.

MIRROR

b. Complete the finishes in your bathrooms with polished edge mirrors above the vanity.

- Mirror extending above bath to create a sense of light and space.

BATH & SHOWER SCREENS

c. A modern Base 1560 freestanding bathtub to the main bathroom.

- Chrome square floor waste to all wet areas.

d. Semi-frameless shower screens to all showers.

BATHROOM ACCESSORIES

e. Elevate the design in your bathroom with a Mizu Bliss basin mixer, shower mixer, and bath mixer set and a Mizu Drift twin water rail – choose from matte black or chrome option.

f. Upgraded Mizu Bliss towel rail, towel ring and toilet roll holder in matte black or chrome option.

g. Posh Domaine semi-inset basin.

h. Posh Solus close coupled BTW back inlet suite.

i. Mizu Bliss robe hook to ensuite (his and hers). Choose from matte black or chrome.

WARDROBES

j. All bedrooms with wardrobes feature framed 2065mm high mirror sliding robe doors.

FLUSH FINISH TO WET AREAS

k. Flush finish to wet areas for smooth transition.

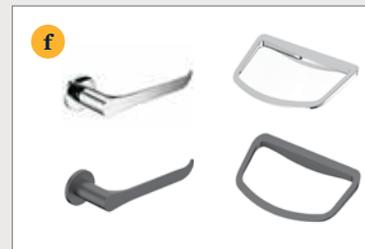
Bathroom & bedroom pack pricing

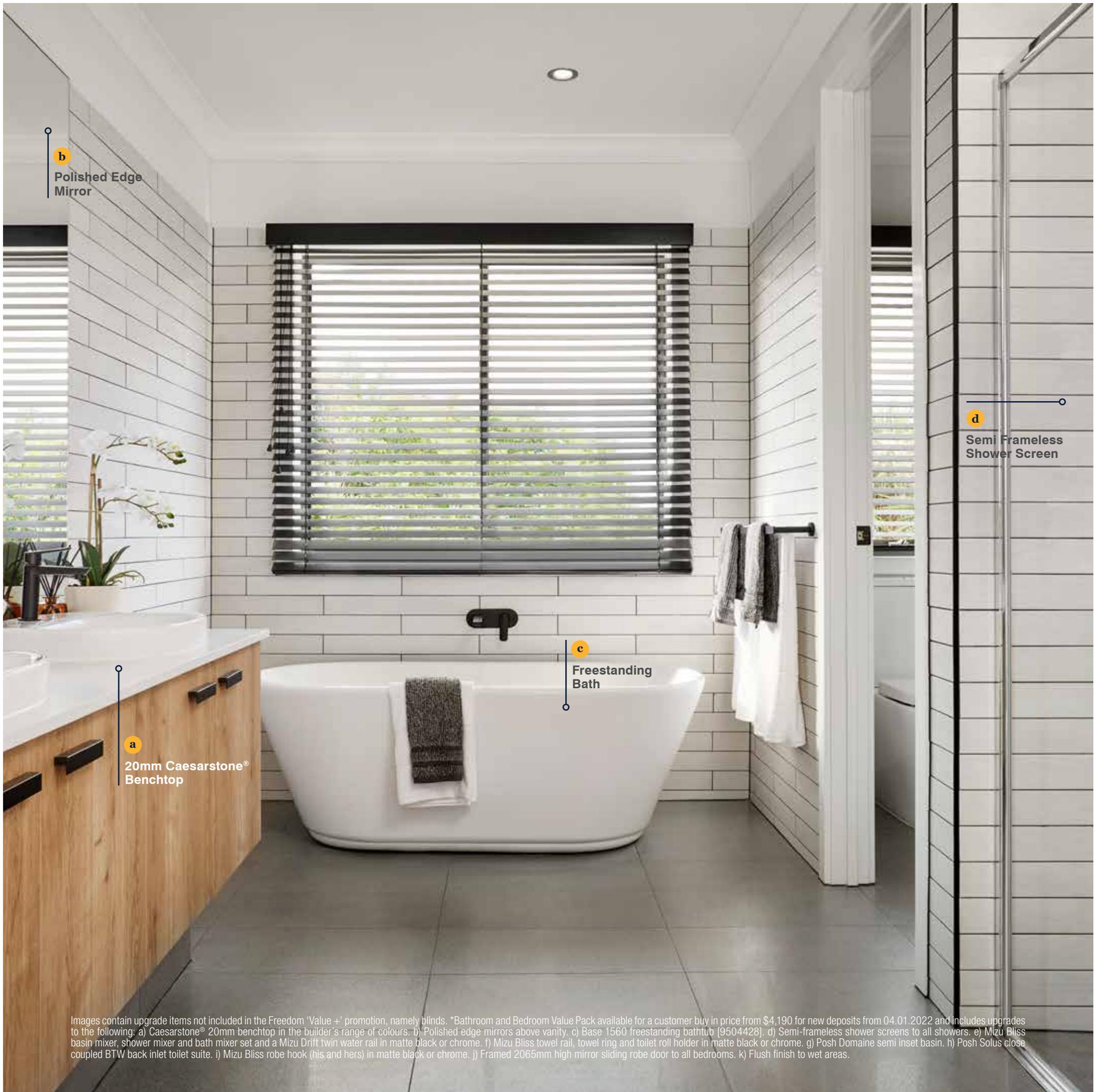
- Single Storey up to 17 squares	\$4,190 ⁺
- Single Storey up to 24 squares	\$4,690 ⁺
- Single Storey over 24 squares	\$5,190 ⁺
- Double Storey up to 30 squares	\$5,690 ⁺
- Double Storey over 30 squares	\$6,190 ⁺

reece

Enhance the clean design of your bathrooms with Caesarstone® benchtops, modern square basins and luxury tapware.

Your bathrooms will be a private haven for relaxation.





b
Polished Edge
Mirror

a
20mm Caesarstone®
Benchtop

c
Freestanding
Bath

d
Semi Frameless
Shower Screen

Images contain upgrade items not included in the Freedom 'Value +' promotion, namely blinds. *Bathroom and Bedroom Value Pack available for a customer buy in price from \$4,190 for new deposits from 04.01.2022 and includes upgrades to the following: a) Caesarstone® 20mm benchtop in the builder's range of colours. b) Polished edge mirrors above vanity. c) Base 1560 freestanding bathtub [9504428]. d) Semi-frameless shower screens to all showers. e) Mizu Bliss basin mixer, shower mixer and bath mixer set and a Mizu Drift twin water rail in matte black or chrome. f) Mizu Bliss towel rail, towel ring and toilet roll holder in matte black or chrome. g) Posh Domaine semi inset basin. h) Posh Solus close coupled BTW back inlet toilet suite. i) Mizu Bliss robe hook (his and hers) in matte black or chrome. j) Framed 2065mm high mirror sliding robe door to all bedrooms. k) Flush finish to wet areas.

Indoor & Outdoor

UPGRADE ADDED VALUE PACK

From only \$4,890 enjoy...*

INCREASED CEILING HEIGHT

- a. Embrace the extra sense of space delivered through extended 2550mm ceilings to single storey homes or to the ground floor of double storey homes.

20 LED DOWNLIGHT PACK

- b. Bringing seamless sophistication to your home – the LED downlights allow you to tailor your lighting level for any occasion.

INTERNAL DOORS

- c. To match your high ceilings enjoy 2340mm high painted flush panel passage doors to single storey homes or to the ground floor of double storey homes.

ALUMINIUM SLIDING STACKER DOOR

- d. Effortlessly integrate your outdoor room using an aluminium stacker sliding door in place of a standard sliding door.

FRONT ENTRY DOOR

- e. Create an entry statement with the substantial 2340mm x 1020mm hinged Hume XS26 door with stain finish and clear glass.

FRONT PORTICO

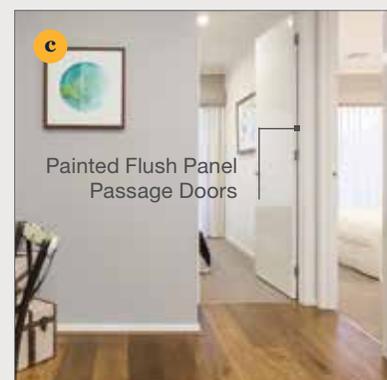
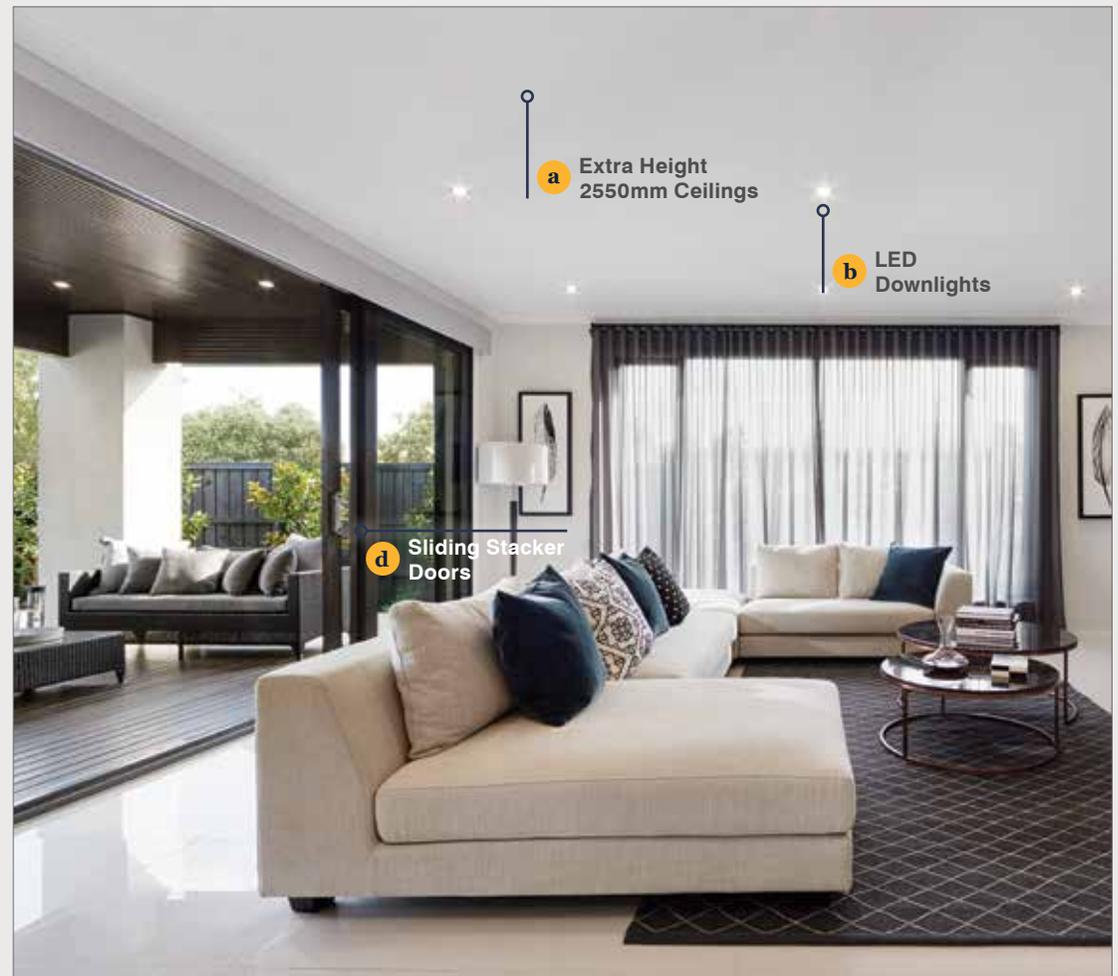
- f. Builder's range of floor tiles installed to the portico (design specific).

Indoor & Outdoor pack pricing

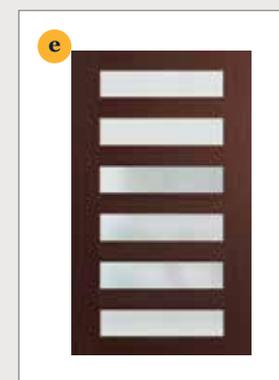
- Single Storey up to 17 squares \$4,890*
- Single Storey up to 24 squares \$5,390*
- Single Storey over 24 squares \$5,890*
- Double Storey up to 30 squares \$5,390*
- Double Storey over 30 squares \$5,890*

Smart design options to add poise and style to your home.

Create a sense of space and mood with the luxury of high ceilings, LED downlights, upgraded internal doors plus more.



Painted Flush Panel
Passage Doors



Images contain upgrade items not included in the Freedom 'Value +' promotion, namely timber raked ceiling and outdoor deck. Images contain items not supplied by Metricon, namely landscaping and fencing. *Indoor and Outdoor Value Pack available for a customer buy in price from \$4,890 for new deposits from 04.01.2022 and includes upgrades to the following: a) 2550mm high ceilings to single storey homes or to the ground floor of double storey homes. b) Twenty LED downlights in your choice of location. c) 2340mm high painted flush panel passage doors to single storey homes or to the ground floor of double storey homes. d) One Aluminium stacker sliding door. e) 2340mm x 1020mm hinged Hume XS26 front entry door with stain finish and clear glass. f) Builder's range of floor tiles installed to the portico. This item is design specific and applies to home designs where a portico is included as standard.

Comfort

UPGRADE ADDED VALUE PACK

From only \$9,990 enjoy...*

REVERSE CYCLE DUCTED AIR CONDITIONING

Enjoy comfort in every corner of your home all year round with reverse cycle ducted air conditioning. Enjoy perfect temperatures in multiple rooms, or the entire house, using one system.

Fujitsu General are a leading supplier of air conditioning products in Australia. Focusing all of their research and manufacturing strengths into one core area has resulted in the world-class, market-leading air conditioning products you see today.

Fujitsu General strives to consistently provide high quality, energy efficient, reliable products accompanied by superior customer service. To be 'Australia's Favourite Air®' means to be the best air conditioning company to deal with in Australia, not just a leading air conditioning brand.

As well as producing energy efficient and well-designed products, Fujitsu General also offer a comprehensive service network with offices, warehouses and service technicians in all major capital cities across the country.

Whether you need a solution for a small bedroom, or large living space, Fujitsu's combination of technology, insight and design will provide the most effective and efficient air conditioning solution for you.

FUJITSU

AIR CONDITIONING

Enjoy comfort all year round with ducted reverse cycle air conditioning. Your new home will be a temperate sanctuary all year round.

Get comfortable with Fujitsu Australia's Favourite Air®

A FUJITSU GENERAL DUCTED AIR CONDITIONING SYSTEM PROVIDES A WHOLE HOME SOLUTION.

Using a single system that is concealed in the ceiling, it's a quiet, easy to operate, and energy efficient solution to heat or cool multiple rooms or the entire home using the optional zone controller.

Zone control capability enables different areas in the home to be set up for optimal indoor comfort and energy management.

Programmable weekly timers automatically control operation and air flow in different zones. A 'set and forget' way to keep the temperature of your beautiful new home comfortable all year round.

Fujitsu General believes in quality and reliability, with a five-year parts and labour warranty included across the domestic range. That's why Metricon Homes and Fujitsu are delighted to offer you the ideal home comfort solution from Australia's Number 1 home builder*.



Backlit controller



VOTED BY AUSTRALIANS
'MOST TRUSTED BRAND
- AIR CONDITIONING
CATEGORY 2018 - 2021'

*Readers Digest Catalyst Trusted Brands
Survey - Air conditioning category
2018 - 2021*

Comfort Value Pack available for a customer buy in price from \$9,990 for new deposits from 04.01.2022 and includes a Fujitsu reverse cycle ducted air conditioning system with backlit controller. *Air-con size, zones and outlets to be determined by Metricon and considers home size and design.

Luxury — Render Finish UPGRADE ADDED VALUE PACK

From only \$2,990 enjoy...*

WHAT IS HEBEL?

Hebel is a strong, versatile, high performance building product made from Autoclaved Aerated Concrete (AAC).

As Australia's only manufacturer of AAC, CSR Hebel has over 25 years of experience meaning you can be assured you are getting a high quality product with the technical expertise to back it up.

Available in blocks and panels, Hebel is easy to handle, quick to build with, and better to live in.

Hebel panels contain anti-corrosion steel reinforcement for added strength and are available in a range of lengths for applications including walls, floors and external cladding.

WHY HEBEL?

Hebel's range of cladding, wall, floor and fencing systems provide outstanding benefits to homeowners.

Quick to install without compromising on quality, it's beautiful, solid and comfortable to live in.

Hebel panels perform well thermally, helping to keep your house cool from the heat in summer, and keeping it warm and cosy in winter. That means less reliance on heating and cooling, and can lead to savings on energy costs.

Great acoustic performance means a reduction in noise between rooms, and floors, creating a quiet and peaceful home. And all Hebel products are non-combustible making it the safe and secure choice in bushfire zones.

Better still, Hebel is an environmentally friendly product, making it the smart choice.

You'll love coming home to Hebel.

Luxury Render Finish pack pricing

- Single Storey \$2,990*
- Double Storey \$3,990*

hebel[®]
The better way to build

Fall in love with a perfectly finished home with Hebel and enjoy an extensive range of outstanding benefits.



Stylish
look



Range of
colours



Strong
& Solid



Energy
efficient

BENEFITS OF HEBEL



QUALITY & SPEED

Building with Hebel can mean faster construction times, without sacrificing on quality. One standard Hebel panel is the equivalent of 75 traditional bricks, which means a 150m² home can go up in just 3 days when installed by experienced Hebel installers.



NOISE REDUCTION

Building your home in Hebel can significantly reduce the noise transmission between rooms, and when used for floors, can reduce sound transference between levels as well.



ECO-FRIENDLY

Independent testing shows that overall, Hebel has a 30% lower environmental impact than brick veneer. Hebel panels use 60% less embodied energy and produces 55% less greenhouse emissions compared to brick veneer.



STRONG & SOLID

Hebel panels are high-performance aerated concrete products containing steel reinforcement with an anti-corrosion layer for maximum strength and durability.



ENERGY EFFICIENT

Hebel panels have superior insulation qualities compared to other masonry products. Tests have shown that a house built with Hebel PowerPanel XL performs better than brick veneer in terms of both heating and cooling.



FIRE REDUCTION

Hebel is renowned for its fire resistant properties, and have been tested by the CSIRO and are proven to achieve Fire Resistance Levels of 60 minutes through to 240 minutes, and meet or exceed the requirements for all six Bushfire Attack Level categories.

ACHIEVE TIMELESS ELEGANCE AND STREET
PRESENCE WITH A SOPHISTICATED RENDER
FINISH OVER YOUR HOME.



Images contain upgrade items not included in the Freedom 'Value +' promotion, namely outdoor lighting and upgraded front entry door. Images contain items not supplied by Metricon, namely landscaping and fencing. *Luxury Render Value Pack available for a customer buy in price from \$2,990 for new deposits from 04.01.2022. Prices are based on standard home floor plans for our Freedom range homes. Construction based on Hebel® external wall panelling and specification. Hebel® panel system with fine texture trowel-on acrylic render including two coats of acrylic paint as selected from builder's standard range of AcraTex colours to all elevations of single and double storey in lieu of standard brick clad areas and/or standard lightweight cladding (where included). Includes Hebel® with render finish above front garage door and Hebel® infills with render finish above side and rear elevation windows and doors. Does not include projected Hebel® sills to any elevation under windows and doors. Includes up to two colours. External wall thickness reduces from 240mm to 205mm (nominal) and therefore overall external areas will reduce. Internal room dimensions and areas will not alter from plans. Luxury Render Value Pack is based on standard home floor plans for our Freedom by Metricon homes only. Further, this Value Pack allows for slab on ground construction only. Price is subject to site fall. Dropped edge beams including elevated landings are not included in the price. For detailed pricing or further information, please speak to a sales consultant. ~Calculation is based on Comfort Tune Assessment conducted in January 2016 on a 346m² house in meiro NSW. Image is for illustrative purposes only and may not depict a standard facade and while every effort has been made to correctly represent colours, actual colours may vary. Hebel power floor not included.

Landscaping

UPGRADE ADDED VALUE PACK

For only \$20,095 enjoy...*

Select any combination of these upgrades to provide the finishing touches to your Freedom home and achieve the design of your dreams.

DRIVEWAY

- a. Add value and ultimate street appeal to your home with a colour on concrete driveway up to 40m², including natural grey concrete crossover up to 16m². Excludes layback and cutting and removing concrete footpath or kerb/gutter.

KIKUYU TURF

- b. Give your home the beautiful finish it deserves with up to 150m² of Kikuyu turf.

RIVER PEBBLES TO SIDE OF HOME

- c. Up to 40m² of river pebbles to sides of home, including masonry garden edging to separate pebbles and turf.

BRICK LETTERBOX

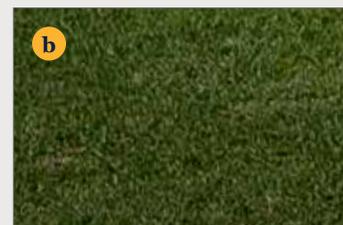
- d. 800mm high x 600mm wide x 230mm thick (nom) brick letterbox with metal insert, painted render finish and house number.

CLOTHESLINE

- e. Make drying clothes a breeze with a wall mounted clothesline to the backyard.

Help add the finishing touches on your brand new Freedom by Metricon home with our Landscaping Upgrade Package.

From Kikuyu turf to a concrete driveway, we provide everything you need so you can seamlessly move into a complete home.



*Landscaping Value Pack available for a customer buy in price from \$20,095 for new deposits from 04.01.2022 and includes upgrades to the following: a) Colour on concrete driveway up to 40m², including natural grey concrete crossover up to 16m². Excludes layback and cutting and removing concrete footpath or kerb/gutter. Driveway colour to be chosen during the Studio M appointment with reference to Council/Estate guidelines as appropriate. b) Up to 150m² of Kikuyu turf. c) Up to 40m² of river pebbles to sides of home, including masonry garden edging to separate pebbles and turf. d) 800mm high x 600mm wide x 230mm thick (nom) brick letterbox with metal insert, painted render finish and house number. e) Wall mounted clothesline. No allowance has been made for the following and if required, will be raised by way of variation: 1. Spoil removal (including VENM certification). 2. Retaining walls. 3. Dropped edge beams to home or driveway. 4. Boundary fencing. 5. Concrete pump to driveway with steep gradient. 6. New layback or kerb/gutter reinstatement. 7. Cutting and removing existing footpath.



The Metricon Difference

IT'S WHAT MAKES METRICON
AUSTRALIA'S MOST TRUSTED BUILDER

OVER
40
YEARS
INDUSTRY
EXPERIENCE

We've been helping Australians love where they live for more than 40 years. Whether you're building your first home or your forever home, we're with you every step of the way – from the first brick to final handover.

MASTERS OF
DESIGN

Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

6
STAGE
QUALITY
ASSURANCE

Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.

LIFETIME
STRUCTURAL GUARANTEE

Every Metricon home is backed by a Lifetime Structural Guarantee*, so you can build with the confidence and peace of mind that it will stand the test of time.

#1
AUSTRALIA'S NO.1
HOME BUILDER

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder* for the sixth year running, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.

*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at metricon.com.au/terms-conditions. ¹HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21. Image contains upgrade items not included in the Freedom 'Value +' promotion.



Build with confidence

There's a real sense of security when you know the job will be done right.

We're so confident in the quality of our work that we support every Metricon home with a Lifetime Structural Guarantee*. And it stays in place as long as you stay in your home.

We can provide this industry-leading peace of mind because, after more than 40 years of building homes for Australians, we've developed a quality control process we regard as the best in the business.



metricon.com.au | 1300 metricon

*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee. Full details and terms visit metricon.com.au/terms-conditions. HIA-Colorbond® Steel Top 100 Report 2016 / 2017 / 2018 / 2019 / 2020 / 2021.