

Plunkett
Homes

120
Years
Est 1903



THE SHOREHOUSE



THE SHOREHOUSE

The Shorehouse embodies a fresh take on the classic coastal beach house by combining contemporary coastal and Hamptons-inspired design. The design elements complement each other in a harmonious blend of sharp lines, a crisp colour palette, texture and shadow.

With four-bedrooms and three-bathrooms this double storey home has been thoughtfully designed for a large family. Those who love to entertain will appreciate the open-plan living and dining area, home theatre, gourmet kitchen, scullery, and enormous alfresco space.

With abundant natural light, the inside and outside blend seamlessly, creating an ideal atmosphere for hosting gatherings. The kitchen is a haven for home chefs, offering ample bench space and storage for all your kitchen essentials to create culinary masterpieces.

Positioned at the front of the house, the fourth bedroom comes with its own ensuite, making it an ideal space for guests or older children who value their privacy.

On Display At:

16 Rapallo Grove, Madora Bay

Opening hours :

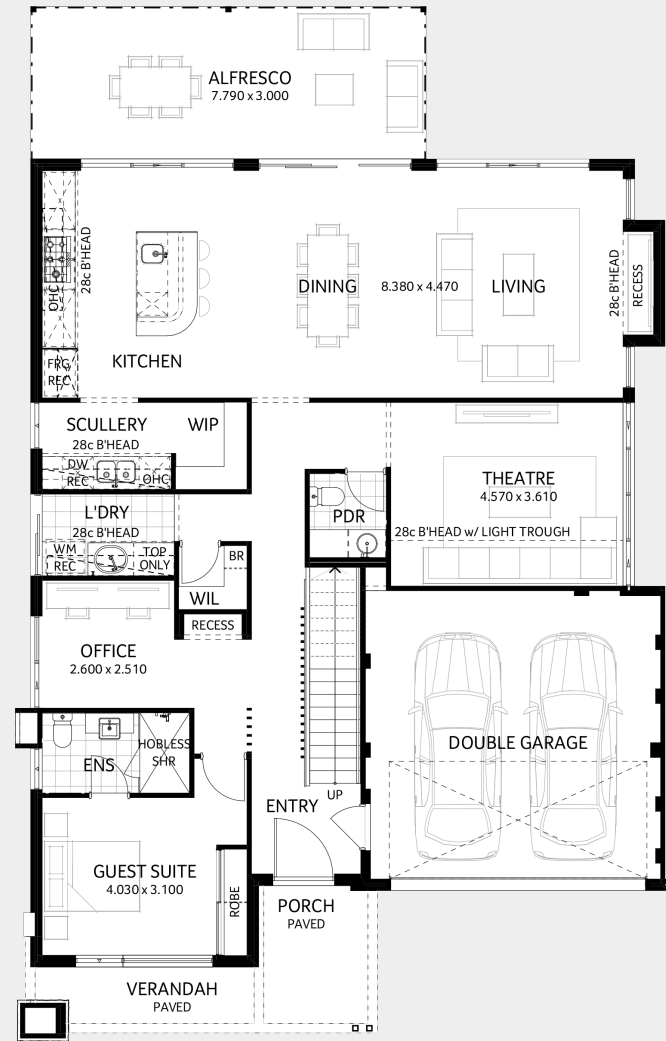
Please refer to plunketthomes.com.au

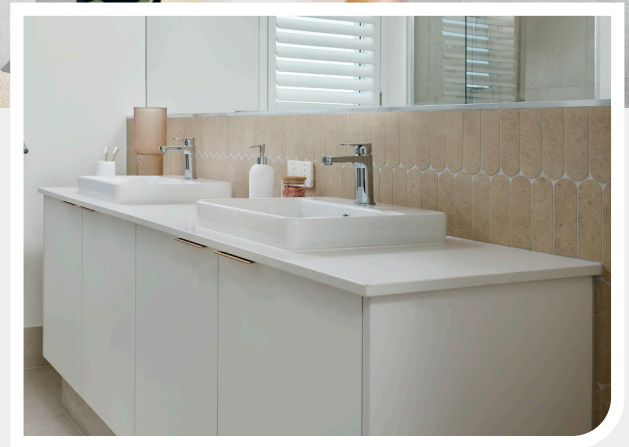


THE SHOREHOUSE

House Area	244.64m ²
Garage Area	34.86m ²
Alfresco Area	23.37m ²
Total Area	315.03m ²
House Width	12.99m
House Depth	20.29m

THE SHOREHOUSE | DISPLAY







House Area	244.64m ²
Garage Area	34.86m ²
Alfresco Area	23.37m ²
Total Area	306.56m ²
House Width	12.99m
House Depth	20.29m

THE SHOREHOUSE | LUXE



Choose your elevation



Hamptons \$



Mid-Century \$



Contemporary \$



Federation \$

*Contemporary Luxe Floorplan Shown. Floorplan and price correct at time of printing, but subject to change without notice.

Luxe Specification



External

- Double garage with plasterboard ceiling, grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Double clay brick walls to ground floor, and second storey (if applicable)
- Two course clay face bricks from Builder's selected range
- Cream mortar with rolled joints
- H2 treated timber roof structure
- Choice of Colorbond steel roof from Builder's selected range
- Colorbond gutters, fascia and downpipes
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves with PVC soffit joiner
- Choice of front elevations including acrylic render (as per plan, if applicable)
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours from Builder's selected range
- Flyscreens to awning windows, sliding windows and sliding doors*
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Aluminium hinged front entry door*
- Stylish OMNI pull handle to front entry
- Patterned garage internal access door including trilock handle*
- Fully painted doors with your choice of colour from Builder's selected range
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Provisions for NBN

Internal

- Ducted reverse cycle air conditioning with controller
- R5 ceiling insulation to house (and garage where required)
- 31c ceilings to main living areas with 28c ceilings to remainder of the home including alfresco and garage
- 31c ceilings to ground floor of two-storey homes with 28c ceilings to the upper floor
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range (excluding internal walls)
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double mirrored sliding bypass doors
- Deluxe profile metal door jambs
- Choice of patterned doors
- Stylish lever door furniture throughout
- Privacy locks to ensuite, bathrooms and WCs
- Two smoke detectors directly wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- 20 LED downlight allowance. Builder's standard light fitting to remainder
- Digital ready TV point
- Concrete stairs for two-storey homes
- Balustrades from Builder's standard range as per plan (if applicable)

Ensuite / Bathroom / Laundry Details

- 20mm engineered stone benchtops to ensuite, bathroom and laundry
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Fully lined vanity cupboards beneath vanity tops
- Builder's selected designer range of cupboard handles
- Soft close doors to all cabinet work
- Hobless showers throughout
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Frameless fixed panel screen to ensuite shower 2000mm x 900mm*
- Semi frameless shower pivot door to bathrooms
- Full width frameless mirrors with clips above all vanities
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Choice of black or chrome rail shower fitting to bathroom and ensuite
- Choice of black or chrome designer double towel rails and toilet roll holders
- Choice of white vitreous china basins with pop up plug in black or chrome
- Contemporary designer white bath with pop up plug in black or chrome
- Vitreous china back to wall toilet suites with flush button in black or chrome
- Laminated cabinet with 35L Vitreous China basin to laundry
- Generous allowance of up to 300mm x 300mm rectified porcelain floor tiles
- Generous allowance of up to 300mm x 600mm rectified porcelain wall tiles
- Mitred edges to tiling where possible
- Square tile insert floor wastes to bathroom, ensuite including shower, WC and laundry
- Flumed exhaust fan to ensuite, bathroom and enclosed WC*
- Obscure privacy glazing to bathroom, ensuite and WC
- Automatic washing machine taps concealed in cabinets in black or chrome

Kitchen Details

- 20mm engineered stone benchtop to kitchen and scullery (if applicable)
- 900mm Westinghouse glass gas cooktop
- Choice of one 900mm or two 600mm Westinghouse ovens
- 900mm Westinghouse glass canopy rangehood
- Designer double bowl undermount stainless steel sink
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Generous allowance of 300mm x 600mm rectified porcelain tiles to wall
- Quality custom made kitchen cupboards with white lined shelving
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Builder's selected designer range of cupboard handles
- Soft close doors and drawers to all kitchen cabinet work
- Dishwasher recess with single power point and cold water supply
- Generous pantry with white lined shelving (if applicable)

Plunkett Promise

- 7.5 metre water run
- Complimentary detailed site appraisal
- Full connection to sewer within 6 metres of last fixture
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Concrete upper floor on Floortech system (if applicable)
- Feature contour survey of your block
- Shire building licence fee
- Professional interior design service
- Finance consultant (if required)
- 25 year structural guarantee
- Housing indemnity insurance
- Termite Treatment : Fully compliant home in line with AS 3660.1 and for peace of mind Part B termite perimeter spray and spray to plumbing penetrations
- All concrete pumping and tipping fees included (subject to site conditions)

House Area	219.14m ²
Garage Area	34.90m ²
Alfresco Area	12.57m ²
Total Area	272.98m ²
House Width	12.49m
House Depth	18.89m

THE SHOREHOUSE | LIFESTYLE



Choose your elevation



Hamptons \$



Mid-Century \$



Contemporary \$



Federation \$

*Contemporary Lifestyle Floorplan Shown. Floorplan and price correct at time of printing, but subject to change without notice. Lifestyle elevations are for illustration purposes only.

Lifestyle Specification



External

- Double garage with grano hardstand and remote sectional garage door, including two handsets (as shown on plan)
- Generous 30m² paved driveway and path from Builder's selected 60mm paving range
- Double clay brick walls to ground floor, and second storey (if applicable)
- Two course clay face bricks from Builder's selected range
- Cream mortar with rolled joints
- H2 treated timber roof structure
- Choice of Colorbond steel roof from Builder's selected range
- Colorbond gutters, fascia and downpipes
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Choice of front elevations including acrylic render (as per plan, if applicable) Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours from Builder's selected range
- Flyscreens to awning windows, sliding windows and sliding doors*
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Aluminum 970mm or 890mm wide entry door*
- Quality entrance lever set to front entry
- Garage internal access door
- Fully painted doors with your choice of colour from Builder's selected range
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Provisions for NBN

Internal

- R5 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range (excluding internal walls)
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double vinyl sliding bypass doors
- Deluxe profile metal door jambs
- Flush panel doors
- 28c ceilings throughout the home (excluding alfresco, porch and garage)
- 29c ceilings to ground floor of two-storey homes (excluding alfresco)
- Stylish lever door furniture throughout
- Privacy locks to ensuite, bathrooms and WCs
- Two smoke detectors directly wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Builder's standard light fitting to all rooms
- Digital ready TV point
- Concrete stairs for two-storey homes
- Balustrades from Builder's standard range as per plan (if applicable)

Ensuite / Bathroom / Laundry Details

- Laminex or Formica benchtops with tight form edge from the Builder's selected range
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Fully lined vanity cupboards beneath vanity tops
- Builder's selected designer range of cupboard handles
- Soft close doors to all cabinet work
- Hobless showers throughout
- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Framed shower pivot door and screen to bathrooms
- Full width framed mirrors above all vanities
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Choice of black or chrome rail shower fitting to bathroom and ensuite
- Choice of black or chrome designer double towel rails and toilet roll holders
- Choice of white vitreous china basins
- Contemporary designer white bath
- Vitreous china toilet suites
- Laminated cabinet with 45L stainless steel inset trough to laundry
- Generous allowance of 300mm x 300mm ceramic floor tiles
- Generous allowance of 300mm x 300mm or 400mm x 200mm ceramic wall tiles
- Mitred edges to tiling where possible
- Chrome floor waste to bathroom, ensuite inc. showers, WC and laundry
- Flumed exhaust fan to ensuite, bathroom, enclosed WCs*
- Obscure privacy glazing to bathroom, ensuite and WC
- Automatic washing machine taps in black or chrome

Kitchen Details

- 20mm engineered stone benchtop to kitchen and scullery (if applicable)
- 900mm Westinghouse gas cooktop
- 900mm Westinghouse built in oven
- 900mm Westinghouse wall canopy rangehood
- Designer double bowl overmount stainless steel sink
- Choice of black or chrome stylish mixer tapware from Builder's selected range
- Generous allowance of 300mm x 300mm or 400mm x 200mm ceramic tiles to wall
- Quality custom made kitchen cupboards with white lined shelving
- ABS edging to quality Laminex or Formica laminated cupboard doors
- Builder's selected designer range of cupboard handles
- Soft close doors and drawers to all kitchen cabinet work
- Dishwasher recess with single power point and cold water supply
- Generous pantry with white lined shelving (if applicable)

Plunkett Promise

- 7.5 metre water run
- Complimentary detailed site appraisal
- Full connection to sewer within 6 metres of last fixture
- Six months maintenance agreement
- Engineer designed concrete footings and floor slab
- Concrete upper floor on Floortech system (if applicable)
- Feature contour survey of your block
- Shire building licence fee
- Finance consultant (if required)
- 25 year structural guarantee
- Housing indemnity insurance
- Termite Treatment: Fully compliant home in line with AS 3660.1 and for peace of mind Part B termite perimeter spray and spray to plumbing penetrations
- All concrete pumping & tipping fees included (subject to site conditions)



We build homes.

We build history.

1900

Thomas Scott Plunkett arrived in WA and sought work as a carpenter

1903

Thomas Scott Plunkett established Plunkett Homes

1910

The original Plunkett home was built & still stands today in Smith Street, Highgate

1920's

The Plunkett family were instrumental in developing suburbs around Perth such as Inglewood, Mt Lawley, Mt Hawthorn, South Perth, Nedlands and Claremont

1980

Plunkett Homes built their first home in the South West Region

1964

First home builder to create an "all gas appliance" display home in Baker Road, Hamilton Hill

1960's

One of the first pioneers to introduce concrete floors

1951

Introduced WA's first 20 Year Structural Guarantee

1940's

Pioneering the Display Village by building spec homes in the same street, often side by side

1992

Introduced zero lot boundary walls

1995

Introduced metal roof frames

2006

Plunkett Homes joined the JWH group

2008

Plunkett Homes built their first home in the Mid West Region

2012

Plunkett Homes built their first home in the Great Southern Region

Today

Proudly building homes for West Australians

2023

Plunkett Homes celebrates 120Years of building homes in WA

2020

Launch of new product range inspired by the last 100 years of home design

2015

The company contemporise with a new logo

