

GENERATIONS BY ROSEWOOD

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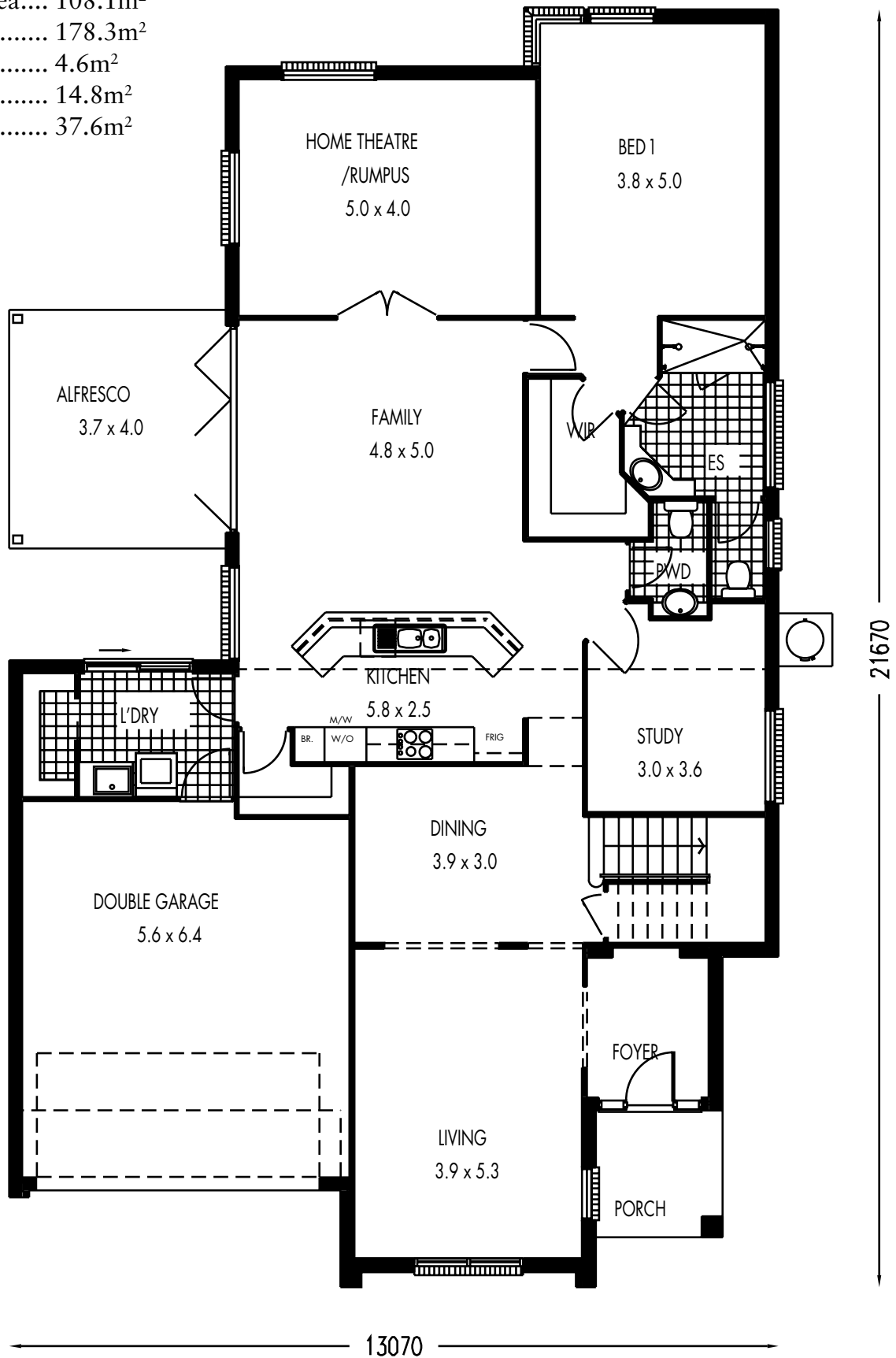


•Where Quality and Service are built in•

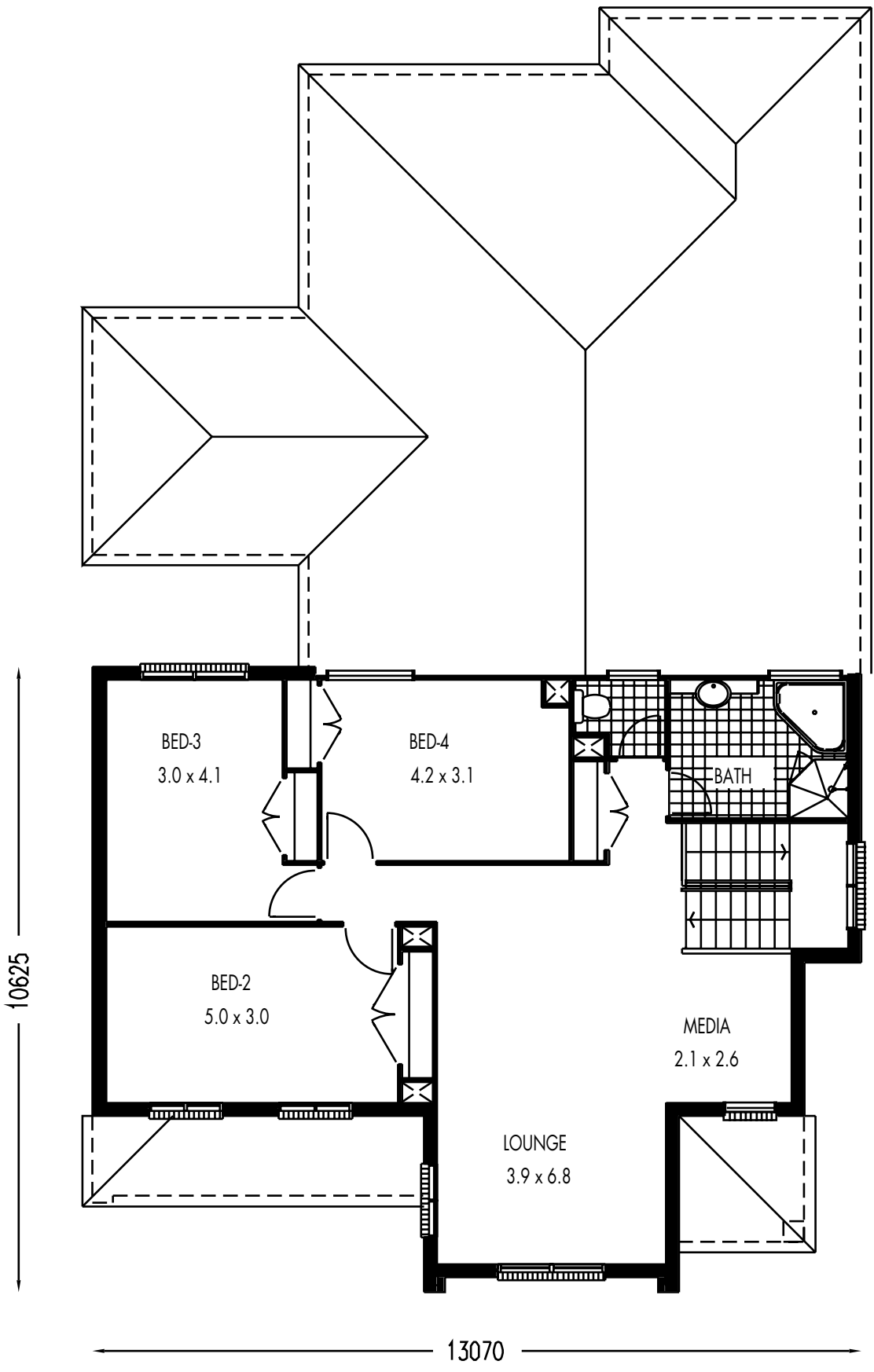
4 Bedroom 37.0SQ (343.4m²)

Floor Area:

- Upper Living Area.... 108.1m²
- Living Area 178.3m²
- Porch 4.6m²
- Alfresco..... 14.8m²
- Garage 37.6m²



FLOOR PLAN



Upper Floor

Why Buy a Rosewood Home?

The Rosewood Story

In 1950 Nick Krajc Snr (pronounced 'crates') migrated to Australia with his young family to escape the communist regime in Eastern Europe. Formerly a respected timber merchant in his native Slovenia, he soon found work with the Catt & Goldsmith timber yard in Parramatta and on weekends worked as a handyman/labourer for a home builder where he acquired more building skills.

In 1953 he formed his own company, which he called "Nick Building Company" and began building his first house in January 1954. This was a war service home for a Mr C. A. Lucas Esq. at Station Street, Fairfield for the sum of two thousand, seven hundred and seventy two pounds and eight shillings which included a 400 foot long, five foot high hardwood fence.

'In those days' Nick recalls 'if a quick quote was required, it could be worked out on a piece of waste paper or on the back of a packet of cigarettes and an agreement reached with a handshake, followed by a contract at a later time'. Similarly his agreements with sub-contractors were based on nothing more formal than a friendly handshake.

In the mid 1950s as the Nick Building Company gained a reputation for quality construction it began building further afield, across a wider area of Sydney including Hornsby, St. Ives, Ryde, Castle Hill, Liverpool, and the Blue Mountains.

BUILDING GROWTH AND NEW BEGINNINGS. When Nick's two sons Nick Jnr and Marko completed their education, they joined their father in the home building business. As the company continued to establish itself as a quality builder and increase its volume of home construction in the late 1970s and early 1980s, "Rosewood Homes Pty Ltd" was born out of the need for a name to better reflect the professional organisation it had become, although Nick Snr was extremely reluctant to change the name of the business that he had so proudly created.



Throughout the 1980s and 1990s Rosewood Homes specialised in the first-home market. As the market forces changed they began to build more up-market project homes increasingly with owner's design input.

50 YEARS ON. A lot of change has taken place over 50 years, but Nick and Marko still personally supervise every aspect of every Rosewood home, from the initial site inspection and tender, through construction to completion and hand over.

A small group of staff and sub-contractors, many whom have worked with the company for over 25 years, (some over 32 years,) have helped Rosewood Homes become the highly regarded company it is today. They have earned an enviable reputation for the finest family homes... for homes of excellence, constructed by first-class tradespeople.

THIS REPUTATION is the reason that so many Rosewood clients who have built with the Company before, return to Rosewood for their next home. They value the quality of building and personal service which they have already experienced.

The display homes clearly show how the Rosewood Homes policy of growth and constant product improvement is made reality. This popular Rosewood design and all its thoughtful variations provide today's buyer with a magnificent home – one which can be adapted to any family's needs.

COMPARING HOMES on price alone, or on size alone doesn't lead to a true evaluation of what different builders have to offer. Features which so often are "extras" from other builders are standard inclusions with Rosewood. Choosing the builder of your new home is so important, particularly in difficult times. After all, we've been here for the last 51 years and we are planning to stay a lot longer.

WHERE QUALITY AND SERVICE ARE BUILT IN. At Rosewood Homes we instinctively do what other Companies strive to achieve in terms of quality and service. Fifty one years in the industry has taught us 'there are no short cuts to success.'

CHOOSING Rosewood will not only provide you with a beautiful family home, tailored to your own specific needs – it will also surround you with quality features not found in other houses. You'll have peace of mind, dealing with a long established, highly regarded Company. Looking further into the future, this will prove a sound investment too – fetching higher than normal resale price because of the innovative design and the high quality finish.

*Our personal commitment
to Quality and Service*

Nick Krajc

Marko Krajc