

THE
TERRACES

LIVING MADE SIMPLE

COLOUR SCHEMES
& INCLUSIONS

“Watch out MasterChef – here I come.”

Colour scheme: Oak House type shown: The Banksia – Three Bedroom Terrace



Artist's impression. Subject to change. Furniture and fridge not included.

- | | |
|---|---|
| 1. Porcelain tile floor throughout ground floor living | 5. Timber look laminate feature joinery |
| 2. Double bowl stainless steel sink with chrome gooseneck sink mixer* | 6. Overhead cupboards for extra storage |
| 3. 20mm reconstituted stone benchtop | 7. 600mm stainless steel Fisher & Paykel gas cooktop (or equivalent) |
| 4. Handy extra storage to the front of island bench | 8. 600mm stainless steel Fisher & Paykel undermount rangehood (or equivalent) |

*WELS 4 star, 6.5L/min) Full WELS information for WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

You can choose between the fresh tones of our Oak colour scheme or cooler Elm shades to create the perfect mood in your kitchen – the heart of every home. Complete with quality appliances, beautiful finishes, island bench, clever storage solutions and more, from the day you move in entertaining will be a breeze.

Colour scheme: Elm House type shown: The Banksia – Three Bedroom Terrace



Artist's impression. Subject to change. Furniture and fridge not included.

- | | |
|--|--|
| 9. Feature tile splashback | Not shown: |
| 10. LED downlights | Fisher & Paykel 600mm stainless steel door dishwasher* (or equivalent) |
| 11. Convenient nook to island bench to neatly store stools | Fisher & Paykel 600mm stainless steel built-in oven (or equivalent) |
| 12. LED task and feature lighting | |

*WELS 5 star, 11.5L/per wash cycle) Full WELS information for WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

“I hope the neighbours like my singing!”

Colour scheme: Oak House type shown: The Alder – Two Bedroom Terrace



Artist's impression. Subject to change. Furniture and fridge not included.

- 1. Contemporary toilet suite*
- 2. Over size wall hung basin with mixer
- 3. Wall-mounted mirrored cabinet with deep storage and a power point for your toothbrush
- 4. Semi-frameless shower screen
- 5. Designer fittings, including detachable shower rose
- 6. Offset shower mixer – get the temperature right just before getting in^

Our beautifully designed bathrooms – in either of our Oak or Elm colour schemes – offer luxurious touches and intelligent storage features. The bright, clean lines are created to offer maximum sophistication with minimal maintenance. It's a space you will love to be in.

Colour scheme: Elm House type shown: The Alder – Two Bedroom Terrace



Artist's impression. Subject to change. Furniture and fridge not included.

- 7. LED downlights
 - 8. Timber look laminate feature joinery
 - 9. Reconstituted stone shelf for your everyday items
 - 10. Solar light tube to allow natural daylight in selected designs (not shown)
- Not shown:**
 Chrome towel rail
 Chrome shower shelf

*WELS 4 star, 3.5L/min ^WELS 3 star, 9L/min Full WELS information for WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.

“I love how every little detail has been so thoughtfully considered.”

Architect-designed to be your perfect home.

After you choose the home design that best suits your needs and lifestyle, and the colour scheme to complement your taste, we create the home of your dreams for you. So, as you turn the key in the door on completion, your new home is perfectly set up to start this exciting new chapter of your life. No detail has been overlooked and every need has a solution designed for it by DKO Architecture.



Here's how a typical 2 bedroom terrace functions



Artist's impression. Subject to change. Furniture and planter boxes not included.

1. Energy-efficient LED downlights in every room

2. Large windows let the light flow in (and reveal the lovely view!)

3. A relaxing outlook, capturing the natural view

4. Two bathrooms – ideal for flatmates or growing families

5. Solar panels helping to keep your power bills down (solar panel location and orientation will vary)

6. Solar tubes in the ceiling bathe your bathroom in natural light in selected designs (not shown)

7. Overhead cabinet, easy to access with good storage space

8. High ceilings on the ground floor give you a feeling of spaciousness

9. Turfed back garden, perfect for pets or children to play in

10. Roller blinds to sliding door and windows in the bedrooms and living areas – no extra expenses when you move in

11. An alfresco porch, ideal for relaxing or entertaining

12. Split System air conditioning to keep your home at the perfect temperature

13. Two separate living spaces, to share or to spread out

14. Rainwater tank to conserve water (not shown)

Inclusions

General

External

Combination of Hebel panel, render finish and lightweight construction (Materials change based on design)

Feature brick cladding on selected facade designs

Colourbond metal roof (or equivalent)

Termite Protection

Termite Protection to Australian Standards

Insulation

Batts to ceilings (excluding garage)

Foil wrapping and insulation to external walls (excluding garage)

Air Conditioning

Reverse-cycle split system heating/cooling to main living and main bedroom

Upgrade option at additional cost in selected designs only

Ducted air conditioning with vents to living areas and bedrooms

Windows

Powder-coated aluminium with keyed alike window locks and keyed locks to all external patio sliding doors

Flyscreens

Front Entry Door

Hinged door and weather seal

Hot Water Unit

Continuous flow instantaneous gas hot water unit

Rainwater Tank

2400 litre metal tank plumbed to laundry and external tap

Ceiling Height

2590mm to ground floor / 2440mm to first floor

Interior Finishes

Walls/Ceilings

Ceilings – plasterboard with two coat paint finish

Cornice – Coved cornice to bedrooms and living areas, square set to bathrooms and ensuites

Architrave and skirting – two coat paint finish

Internal Doors

High flush panel door in two coat paint finish

Door Furniture

Internal – lever door handles

Bathroom/ensuite/WC – privacy lever handles

Entry door – pull handle with lock

Floor Coverings

Bedrooms and upstairs hallway – wool blend carpet

Living areas, bathrooms, downstairs hallways – tiles

Linen

Linen store with shelves as applicable (refer to floorplan)

Window Coverings

Roller blinds to windows and doors in living areas and bedrooms

Kitchen

Cabinets

External – laminated cabinets and cabinet doors

Internal – melamine carcass and shelves

Drawers

Cutlery tray to top drawer

Benchtops

20mm reconstituted stone

Splashback

Tiles

Sink

Double bowl sink

Tapware

Chrome gooseneck mixer (WELS 4 star, 6.5L/min)*

Appliances Fisher & Paykel (or equivalent)

600mm stainless steel built-in oven

600mm stainless steel 4 burner cooktop

600mm stainless steel undermount rangehood

600mm stainless steel door dishwasher (WELS 5 star, 11.5L/per wash cycle)*

Laundry

Trough

Cabinet with stainless steel bowl

Tapware

Mixer tap (WELS 6 star, 4.5L/min)*

Washing machine taps

Splashback

Tiles

Bathroom / Ensuite

Basin

Wall basin with chrome bottle trap

Vanity

Mirrored cabinet with shelves

Shower Screen

Semi-frameless

Toilet

Toilet suite cistern and pan (WELS 4 star, 3.5L/min)*

Bath

White acrylic (where applicable)

Tapware

Chrome basin mixer (WELS 4 star, 6.5L/min)*

Chrome bath spout with mixer

Chrome shower rail with mixer

Walls

Wall tile with two coat paint finish for the remainder

Skylight

Solar tube (where applicable)

Other

Chrome towel rail

Chrome toilet roll holder

Chrome shower shelf

Powder Room

Vanity

Wall basin

Chrome bottle trap (WELS 5 star, 5L/min)*

Toilet Suite

White vitreous china cistern and pan (WELS 4 star, 3.5L/min)*

Tapware

Hand basin mixer

Other

Towel holder

Bedroom 1, 2, 3 (where applicable)

Robe

Adjustable shelves and two sections of hanging space (where applicable)

Robe Doors

Sliding mirrored doors (where applicable)

Electrical

Double Power Points

Bedroom 1 x 2

Bedroom 2 & 3 x 1 (where applicable)

Living areas x 3

Kitchen x 3

Wet areas x 1

Single Power Points

Microwave space x 1

Rangehood x 1

Fridge space x 1

Dishwasher x 1

Smoke Alarm

Hard-wired smoke alarms with battery back-up

Solar Panels

Solar Panel system

Telephone

Kitchen x 1

Data

Living x1

Bedroom x1

TV Antenna

Digital TV antenna calibrated to receive local free-to-air TV signal

Free-to-air TV Points

Living x 1

Second Living x 1

NBN

Installation of NBN hub and wired connections

Light Fittings

Internal – LED downlights

Front porch ceiling – LED downlights (where applicable)

External front – LED up/downlight

External rear – floodlight with motion detector

Garage – fluorescent light

Exhaust Fan

Ducted exhaust fan to bathroom, ensuite, laundry & powder room where no external ventilation is available

Garage

Garage Door

Sectional garage door with remote

Stairwell

Stairs

Wool blend carpet

Balustrade

Plaster wall with timber handrail on one wall

External

Garden Taps

Two outdoor garden taps (front and rear)

TV Antenna

TV antenna for free-to-air TV channels

Front Porch and Patio

External tiles

Driveway

Concrete finish

Clothes Line

Fold down or extending clothes line (as applicable)

Letterbox

Letterbox with street number and keyed lock

Fencing

Side and rear boundaries

Front fencing (where applicable)

Landscaping

Rear – path, turf and mulch beds (where applicable)

Front – path, garden bed with planting and turf (where applicable)

Ready to start your journey?

Contact Stockland today on:

13 52 53 or email:

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