

# COMPLETED HOMES

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Your new home – the easy way

CEDAR

LOT 5391



Stockland



*Elara*

# Your new home – as easy as 1,2,3

1.

Come along to our sales suite and choose from the range of homes available. To secure your home, you will just need to pay a deposit of the purchase price when you sign your contract.

2.

As our expert builders work to turn your dream home into a reality, we'll keep you informed on the build progress along the way.

3.

Upon settlement of your new home, you'll pay the remainder of the purchase price, and move right in!

## Your new turnkey home is waiting

Buying the brand new home of your dreams has never been simpler with our new completed homes. How good does a single contract, at a fixed price and a faster build to move-in period sound? Let us do the heavy lifting, with landscaping, gardens, driveway, fences, clothesline, letterbox, carpets, lighting and more, all included. All you need to do is turn the key to your new home on move-in day.



Artist's impression of the Cedar Lot 5391. Subject to change.



# Floor plan & areas



## CEDAR LOT 5391



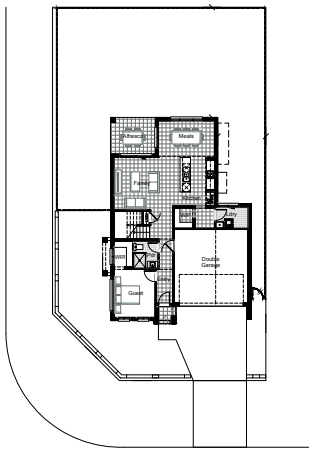
### HOUSE AREA

Ground Floor 94.20m<sup>2</sup>  
First Floor 90.70m<sup>2</sup>

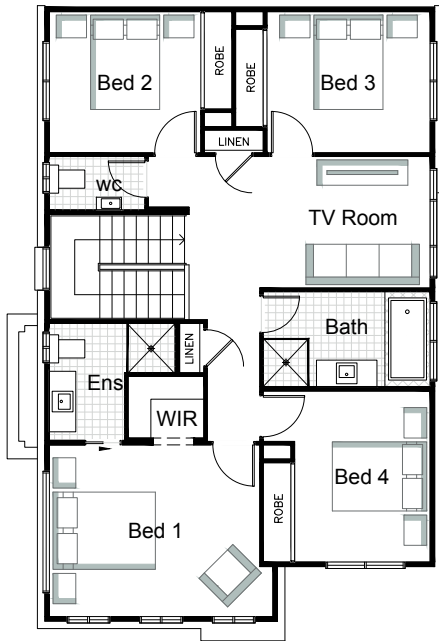
Porch Area 1.53m<sup>2</sup>  
Alfresco Area 9.27m<sup>2</sup>  
Garage Area 33.69m<sup>2</sup>

Total Area 229.39m<sup>2</sup>

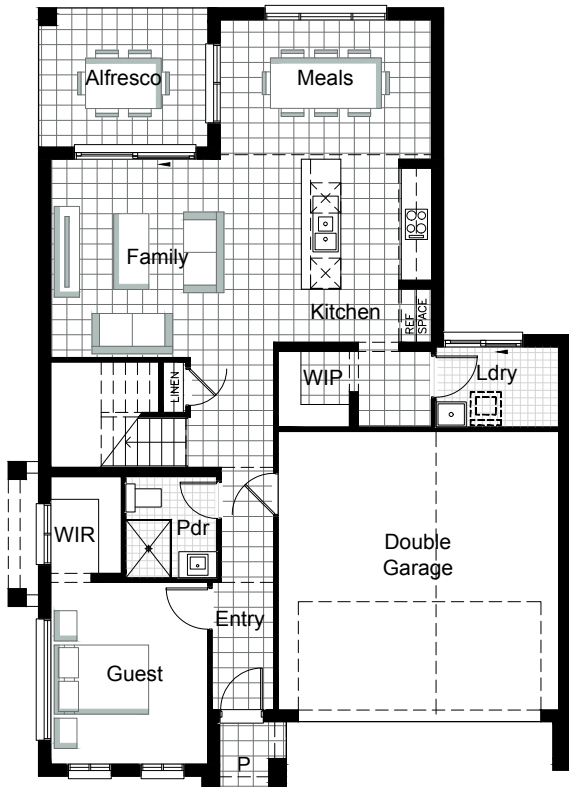
Total Lot Area 435.50m<sup>2</sup>



Lot Plan



First Floor



Ground Floor

Indicative floor plan only. Unless otherwise specified, dimensions for external or non-party walls are taken from the outside face of such walls, and dimensions for party walls are taken from the mid-line of such walls. All dimensions and areas are approximate. Cars, furniture, decorative items, plants and the like are shown for indicative purposes only and are not included in the sale. The contract for sale should be reviewed in relation to dimensions, areas, sale inclusions and specifications. Changes to the indicative floor plan may occur in accordance with the terms of the contract for sale.

## A brand new home, with all the hard work done for you

Choose the lot and home design that best suits your lifestyle – and leave the rest to us. Our beautifully designed, family-friendly homes all feature multigeneration living spaces, e.g. for teens or ageing parents. And they come with all the on-trend finishes and inclusions you’d expect, so you’re ready to start enjoying your new home from day one.

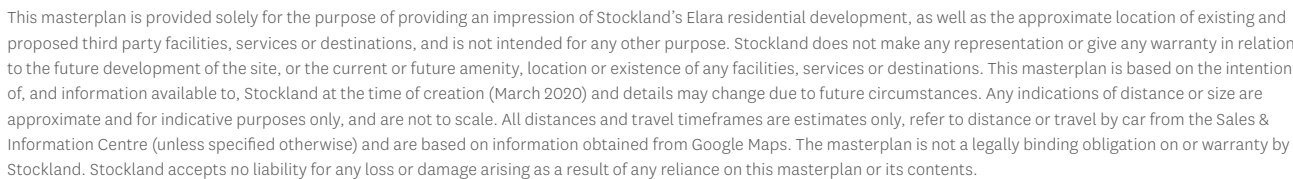


Artist's impression of the Cedar kitchen.  
Subject to change. Furniture, fridge, appliances and styling items not included.

## Peace of mind with more time to save

No progress payments or building consultations are required, which is a big weight off your mind and wallet. All you need to do is secure your home with a deposit of the purchase price when you sign your contract. The remainder of the purchase price isn’t due until settlement, giving you more time to save.





--- Stockland Development Boundary Line\*

\*All areas outside of the Stockland boundary line are proposed developments by others.

Sydney Business Park	5 mins
Norwest Business Park	5 mins



# Inclusions

## General

### Design

Combination of brick veneer, lightweight construction & feature acrylic bag & paint Designer profile concrete roof tiles

### Heating/Cooling

Ducted air conditioning with two zones

### Windows

Powder coated aluminium with window locks & keyed locks to external sliding doors Fibreglass mesh flyscreens to all operable windows and sliding doors

### Front Entry Door

Timber door with paint finish, brick sill and timber threshold

### Hot Water Unit

6-star instantaneous gas hot water unit

## Interior Finishes

### Walls/Ceilings

All rooms – Painted plasterboard – Two coat paint system  
Ceilings – Painted plasterboard – Two coat paint system  
Architrave & skirting – Two coat paint system

### Internal Doors

Painted timber doors – Two coat paint system

### Door Furniture

Internal – Lever handles in satin finish  
Bathroom/Ensuite/WC – Privacy lever handles in satin finish  
Entry door – Lever keyed entrance lock set in satin finish

### Floor Coverings

Bathroom, ensuite, powder room and laundry – Ceramic tiles  
Garage – Concrete  
Stairs – Carpet  
All other areas – Main living areas – Ceramic tiles  
Bedrooms – Carpet

## Kitchen

### Cabinets

Melamine finish

### Drawers

Soft close hinges to the kitchen cupboard doors and soft close drawer dampers to standard drawers

### Floor

Ceramic tiles

### Benchtops

20mm stone benchtops

### Splashback

Tile

### Sink

1&3/4 stainless steel sink

### Tapware

Chrome sink mixer  
3 star WELS rated water saving tapware

### Appliances

Stainless steel electric under bench oven  
Stainless steel gas cooktop  
Stainless steel slide out externally ducted rangehood  
Stainless steel microwave and trim kit  
Stainless steel dishwasher

## Linen

Linen Cupboard  
White plastic coated wire shelves

## Electrical

### Double Power Points

Provided to all bedrooms, living areas, kitchen, bathroom, ensuite and laundry

### Single Power Points

Provided to fridge space, microwave space, dishwasher, cooktop, rangehood, UB/oven, alarm system, ceiling to garage for auto door opener

### Smoke Alarm

Smoke alarms to Australian standards

### Telephone/Data Points

One data point to both the living room and bedroom 1  
One telephone point to both the kitchen and bedroom 1

### TV Antenna

Roof mount digital TV antenna

### Free-to-air TV points

One television point to both the living room and bedroom 1

### Light Fittings

LED downlights to ground floor hallways and living areas  
One light point to each room with batten holder to ceiling with 'Quick fix' 6 inch ball light fitting  
One LED downlight to the porch  
One up down light adjacent to the front door  
One motion sensor flood light adjacent to the garage door  
Black round bunker fittings to the two remaining external wall points

### Exhaust Fan

Three-in-one heater/fan/light to both ensuite and bathroom  
One exhaust fan to powder room or toilet only without a window (design specific)

### Intercom

N/A

## Stairwell

### Stairs

Staircase with standard paint grade pine stringer and MDF closed treads and risers for carpets

### Balustrade

Plasterboard dwarf wall balustrade finished with paint grade pine capping and paint grade pine wall mounted handrail

## Garage

### Garage Door

Remote controlled panel lift

## External

### Garden Taps

2 outdoor garden taps

### Front Porch & Balcony

Ceramic tiles

### Alfresco Area

Ceramic tiles

### Driveway

Coloured through concrete driveway and footpath to front porch

### Clothesline

Post mount clothesline

### Letterbox

Face brick letterbox in masonry finish with rear opening powder-coated letterbox  
Includes stick on street number

### Landscaping

Turf and small planting to soft landscape areas

### Fencing

Colourbond fence to side and rear boundaries

## Laundry

### Trough

Stainless steel tub with white metal cabinet

### Tapware

Chrome flick mixer tap to tub  
Chrome washing machine taps  
3-star WELS rated water saving tapware

### Splashback

Tiles

## Bathroom / Ensuite

### Vanity

Vitreous china basin with chrome waste  
Melamine finish to vanity doors and panels with metal handles  
Vanity benchtop – Laminate finish

### Mirror

Mirrors framed in bright aluminium finish fitted to the same width as vanity as shown on plans

### Shower Screen

Clear laminated fully framed bright aluminium finish shower screen

### Toilet Suite

Vitreous china cistern & pan  
4-star WELS rated 45/3L water saving dual flush toilets

### Tapware

Chrome basin tap  
Chrome shower mixer  
Chrome hand shower on bracket  
Chrome bath mixer  
Chrome bath spout  
3-star WELS rated water saving shower heads and tapware

### Walls

2000mm high wall tiling to showers  
1000mm from floor level wall tiling above bath  
One tile splashback to vanities  
Skirting tile to remainder

### Bath (where applicable)

White acrylic

### Other

Chrome single towel rail  
Chrome toilet roll holder  
Chrome towel ring

### Floor

Ceramic tiles

## Powder Room

### Vanity

Wall hung hand basin – Vitreous china basin with chrome bottle trap

### Mirror

Mirrors framed in bright aluminium finish fitted to the same width as basin

### Toilet Suite

Vitreous china cistern & pan  
4-star WELS rated 4.5/3L water saving dual flush toilets

### Tapware

Chrome mixer basin tap  
3-star WELS rated water saving shower heads and tapware

### Other

Chrome towel ring

## Bedrooms

### Robe

White plastic coated wire shelf

### Robe Doors

Mirror sliding robe doors  
with silver aluminium frame

<sup>^</sup> Full WELS information for each 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.

This document is supplied solely for the purpose of providing an indicative list and description of inclusions for all Completed Homes within Stockland Elara, and is not intended to be used for any other purpose. All inclusions are standard inclusions which are included in the sale. Information and images relating to landscaping are indicative only and may show mature plantings which may not be mature at settlement. Stockland reserves the right to make changes to the information contained in this document at any time prior to you entering into a contract for sale with Stockland. Customers should review the inclusions contained in the contract for sale. The contents of this document are based on the intention of, and information available to, Stockland as at the time of publication (March 2020) and may change due to future circumstances. If this document is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this document in accordance with the terms of the contract for sale. Unless this document is attached to a contract of sale: (1) this document is not legally binding on Stockland; (2) Stockland does not give any warranty in relation to any information contained in this document; and (3) Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.



# Completed Homes FAQ

**1. What is a turnkey package?**

A turnkey package is a new home sold as a complete package for a fixed price, in a single contract. Ultimately, the package means your home is ready for you to 'turn the key' and move in straight away (once the build has been completed).

**2. When is construction scheduled to commence?**

House construction is already underway, having commenced in February 2020.

**3. When will the homes be ready to move into?**

Lots 2852 and 3014 are expected to be ready for settlement between September and November 2020. Lots 5389, 5391, 5520 and 5735 are expected to be ready for settlement between October and December 2020. However, it is very important that you are aware that due to the nature of construction, timeframes are hard to predict and can change as a result of things like weather. We will keep you up to date on how construction is tracking and provide you with the best estimate for your settlement date. Please note that all information we give you in relation to estimated settlement is indicative only and is based on the information available to Stockland at 25 February 2020. Customers should refer to the completion date, sunset date (and provisions concerning any extensions to these dates) in the contract for sale.

**4. Has a builder been appointed?**

Yes. The builder for the Elara homes is Elderton Homes.

**5. Do you have DA/CDC approval?**

Yes.

**6. What is included in the package?**

For a full list of inclusions, visit page 9.

**7. Are progress payments required while my home is built?**

No. The balance purchase price (together with adjustments for Council and water rates) are payable on settlement.

**8. Are any upgrades available?**

No.

**9. Are homes Torrens Title?**

Yes. The homes are 'ordinary' Torrens Title, meaning they are not part of a strata or community title scheme.

**10. Can I get a copy of the landscape plan for my home?**

Detailed landscape plans are only done by the builder in the latter stages of design, and are currently not available. Rest assured however – landscaping is fully included, including fencing (to the rear and side boundary), and planting.

**11. Can I inspect my property?**

While your new home is under construction, it remains a construction site and it is unsafe for you to inspect. Stockland will keep you updated on progress throughout construction. You will have an opportunity to inspect your home at a pre-settlement inspection that we will arrange with you before settlement.

**12. What if there are defects after I settle?**

You will have an opportunity at your pre-settlement inspection and within 90 days after settlement to identify any defects and bring them to the attention of the builder (and to inform Stockland). The builder will fix defects once the 90 day contractual period expires and you will continue to have the statutory protections in relation to the fixing of major (or other) defects within the time frames set out in the NSW Home Building Act.



