COMPLETED HOMES

Your new home - the easy way

CEDAR LOT 5391



Stockland Elara

Your new home - as easy as 1,2,3

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.

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.

> 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.

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



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

Floor plan & areas

C E D A R LOT 5391

⊨5 ⊂3 ⊂2

HOUSE AREA

Ground Floor 94.20m² First Floor 90.70m²

Porch Area 1.53m² Alfresco Area 9.27m² Garage Area 33.69m²

Total Area 229.39m²

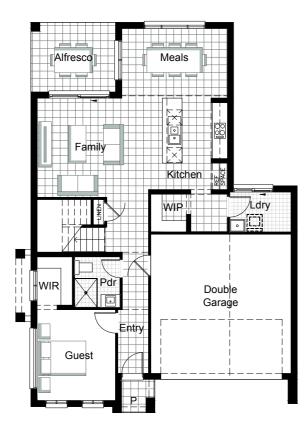
Total Lot Area 435.50m²



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, familyfriendly homes all feature multigeneration living spaces, e.g. for teens or ageing parents. And they come with all the ontrend finishes and inclusions you'd expect, so you're ready to start enjoying your new home from day one.



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.



This masterplan is provided solely for the purpose of providing an impression of Stockland's Elara residential development, as well as the approximate location of existing and proposed third party facilities, services or destinations, and is not intended for any other purpose. Stockland does not make any representation or give any warranty in relation to the future development of the site, or the current or future amenity, location or existence of any facilities, services or destinations. This masterplan is based on the intention of, and information available to, Stockland at the time of creation (March 2020) and details may change due to future circumstances. Any indications of distance or size are approximate and for indicative purposes only, and are not to scale. All distances and travel timeframes are estimates only, refer to distance or travel by car from the Sales & Information Centre (unless specified otherwise) and are based on information obtained from Google Maps. The masterplan is not a legally binding obligation on or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this masterplan or its contents.



Elara Display Village featuring 47 display homes by leading Australian builders

Leisure and Activities Centre

| Blacktown Leisure Centre | 16 mins |
|--|---------|
| Skyline Drive-in Blacktown | 16 mins |
| Raging Waters Sydney theme park (prev. Wet 'n' Wild) | 17 mins |
| Sydney Motorsport Park | 17 mins |

Public Transport and Access

| Schofields Train Station | 10 mins |
|--------------------------|---------|
| M7 Motorway | 7 mins |
| M4 Motorway | 13 mins |
| Parramatta | 30 mins |
| Sydney Airport | 43 mins |
| Train to Sydney CBD | 1 hour |

Education and Childcare Centres

| Elara State Primary | |
|--|---------|
| Elara Childcare | |
| St Luke's Catholic School | |
| Marsden Park Primary School | 3 mins |
| Australian Christian College | 6 mins |
| William Dean Public School | 8 mins |
| St Francis of Assisi Primary School | 8 mins |
| University of Western Sydney (Hawkesbury Campus) | 9 mins |
| Riverstone High School | 9 mins |
| St Joseph's Primary School | 11 mins |
| The Ponds School | 14 mins |



Natural Conservation Area Shanes Park Conservation Zone

7 mins



--- Stockland Development Boundary Line* *All areas itside of the Stockland

Sales and Information Centre 愈



Shopping and Amenities

| Ikea, Bunnings, Aldi, Costco at Sydney Business Park | 5 mins |
|--|---------|
| Greenway Village | 7 mins |
| Plumpton Marketplace | 10 mins |
| Rouse Hill Town Centre | 14 mins |
| Parklea Markets | 16 mins |
| Westpoint Shopping Centre Blacktown | 17 mins |



Amenities and Community Facilities

| Riverstone Police Station | 7 mins |
|---------------------------------|---------|
| Schofields Community Centre | 7 mins |
| Plumpton Rural Fire Service | 8 mins |
| Riverstone Neighbourhood Centre | 9 mins |
| Mt. Druitt Police Station | 15 mins |
| Blacktown City Council Library | 18 mins |

Medical Centre and Hospitals

| Norwest Private Hospital | 15 mins |
|--------------------------|---------|
| Blacktown Hospital | 19 mins |
| Westmead Hospital | 27 mins |

Parks and Open Spaces \bigcirc

| Parklands and accessible playgrounds at Elara | |
|---|---------|
| Parklands with walking and cycle paths at Elara | |
| Elara sporting fields | |
| Elara community garden | |
| Nurragingy Reserve | 13 mins |
| Bungarribee Park | 14 mins |
| Hawkesbury River | 15 mins |
| | |

Employment Area

| Sydney Business Park | 5 mins |
|-----------------------|--------|
| Norwest Business Park | 5 mins |

Display Village



Cedar – Lot 5391

Retirement Living



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

Vanitv 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

^ 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.

Other

Chrome towel ring

Bedrooms

Robe White plastic coated wire shelf

Robe Doors Mirror sliding robe doors with silver aluminium frame

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.

Ready to start your journey?

Contact Stockland today on: 13 52 63 or email: elara@stockland.com.au

This document is supplied for the purpose of providing an impression of the Completed Homes within Stockland's Elara residential community and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (February 2020) and may change due to future circumstances. This document is not legally binding on Stockland. Stockland does not give any warranty in relation to any information contained in this document. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.