

# COMPLETED HOMES

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Your new home – the easy way

TALLOWOOD

LOT 5017



Stockland



WILLOWDALE

# 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 Tallowood. Subject to change.



# Floor plan & areas

## TALLOWOOD LOT 5017



### HOUSE AREA

Ground Floor 92.7m<sup>2</sup>  
First Floor 93.7m<sup>2</sup>

Balcony Area 4.5m<sup>2</sup>  
Porch Area 1.7m<sup>2</sup>  
Alfresco Area 8.7m<sup>2</sup>  
Garage Area 32.7m<sup>2</sup>

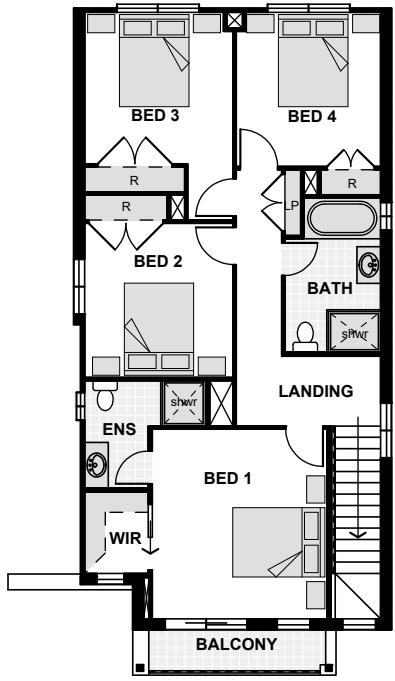
Total Area 234m<sup>2</sup>

Total Lot Area 300m<sup>2</sup>

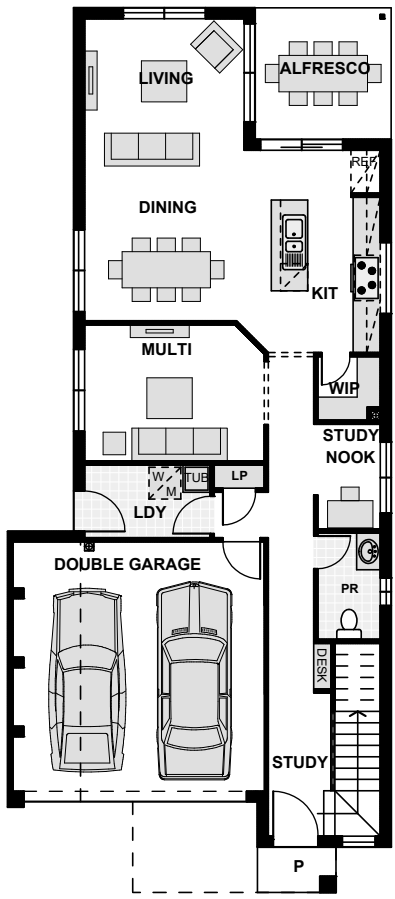


Lot Plan

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.



First Floor



Ground Floor

## 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.

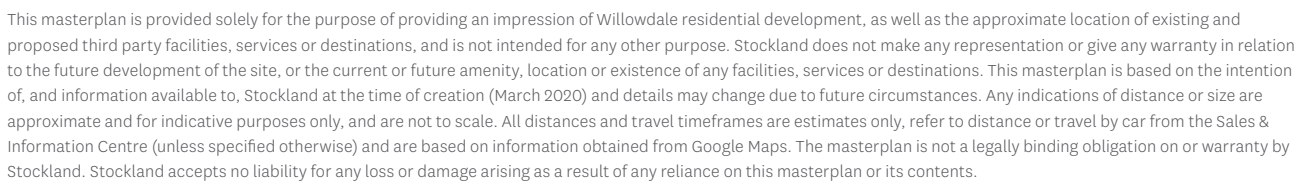


Artist's impression of the Tallowood kitchen. Subject to change. Furniture, fridge, appliances and styling items not included.

## 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.







# Inclusions

## General

**Design**  
Combination of brick veneer & lightweight construction  
Tiled roofing

**Heating/Cooling**  
Ducted air conditioning

**Windows**  
Powder coated aluminium with window locks  
& keyed locks to external sliding doors  
Flyscreens on openable windows

**Front Entry Door**  
Painted solid timber door with glass panel

**Hot Water Unit**  
Instantaneous gas hot water unit

## Interior Finishes

**Walls/Ceilings**  
All rooms – Painted plasterboard  
Ceilings – Painted plasterboard  
Architrave & skirting – Paint finish

**Internal Doors**  
Painted timber doors

**Door Furniture**  
Internal – Lever or flush pull handles in satin chrome finish  
Bathroom/ensuite/WC – Privacy handles in satin chrome  
Entry door – 600mm pull handle

**Floor Coverings**  
Bathroom, ensuite, powder room and laundry – Tiles  
Garage – Concrete  
Stairs – Carpet  
Bedrooms – Carpet  
Ground floor multipurpose room – Carpet  
All other areas – Tile

**Window coverings**  
Block-out roller blinds

## Laundry

**Trough**  
Proprietary tub and cabinet system

**Tapware**  
Chrome mixer tap (WELS 4-star, 7.5 litres per minute)^  
Washing machine taps

**Splashback**  
Tiles

## Garage

**Garage Door**  
Remote controlled panel lift

## Kitchen

**Cabinets**  
Laminate

**Drawers**  
Laminate with soft closers

**Floor**  
Tile

**Benchtops**  
Reconstituted stone

**Splashback**  
Tile

**Sink**  
Double bowl, under-mounted stainless steel sink

**Tapware**  
Chrome sink mixer (WELS 5-star, 6 litres per minute)^

**Appliances**  
Gas cooktop (900mm wide) and stainless steel oven (600mm wide)  
Stainless steel rangehood  
Free standing dishwasher

## Linen

**Linen Cupboard**  
Linen store with shelves

## Electrical

**Double Power Points**  
Provided to all bedrooms, living areas, bathroom, ensuite and laundry

**Single Power Points**  
Provided to fridge space, microwave space, dishwasher and rangehood

**Smoke Alarm**  
Smoke alarms to Australian standards

**Telephone/Data Points**  
Provided to kitchen/living area and study (if applicable)

**TV Antenna**  
Digital TV antenna

**Free-to-air TV Points**  
Provided to living/lounge and bed 1 (if applicable)

**Light Fittings**  
Internal – Combination of LED downlights and LED oyster lights  
External front – Roof mounted LED oyster  
External rear – Roof mounted LED oyster  
Garage – LED oyster Lighting

**Exhaust Fan**  
Ceiling mounted to bathroom and ensuite

## External

**Garden Taps**  
2 outdoor garden taps

**Front Porch & Balcony**  
External tiles and/or concrete to front porch/terrace

**Alfresco Area**  
External tiles

**Driveway**  
Concrete finish

**Clothesline**  
Fold-down clothesline

**Letterbox**  
Masonry with steel insert

**Landscaping**  
Full landscaping and fencing

## Bathroom / Ensuite

**Vanity**  
Vitreous china basin  
Vanity with laminate joinery and reconstituted stone top

**Mirror**  
Frameless bevelled edge mirror to all bathrooms

**Shower Screen**  
Glass, semi-frameless

**Toilet Suite**  
Vitreous china cistern & pan  
(WELS 4-star, 3.5 litres per flush (average),  
4.5 litres per flush (full), 3 litres per flush (half))^

**Tapware**  
Chrome basin mixer  
(WELS 6-star, 4.5 entry litres per minute)^  
Chrome wall bath spout (if applicable)  
Overhead shower head with detachable rose  
(WELS 3-star, 9 litres per minute)^

**Walls**  
Wall tiles

**Bath (where applicable)**  
White acrylic

**Other**  
Chrome towel rail  
Chrome toilet roll holder

**Floor**  
Tiles

## Powder Room

**Vanity**  
Wall basin with joinery under, wash closets have wall basin only

**Mirror**  
Frameless polished edge

**Toilet Suite**  
Back to wall closed coupled vitreous china cistern & pan

**Tapware**  
Chrome basin mixer  
(WELS 6-star, 4.5 litres per minute)^

**Other**  
Towel holder

## Bedrooms

**Robe**  
Hanging space with shelf above

**Robe Doors**  
Painted finish to swing doors and cavity sliding doors

^ 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 Willowdale, 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?**

Construction of the homes commenced in February 2020. We will keep you updated on estimated timeframes.

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

Lots 5017, 5018, 5019 and 5048 are expected to be ready for settlement between July to September 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 subject to change.

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

Yes. The builder for the Willowdale homes is Eden Brae 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.





