

COMPLETED HOMES

Your new home – the easy way

MIDLAND

LOT 5048



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 Midland. Subject to change.

Floor plan & areas



MIDLAND LOT 5048



HOUSE AREA

Ground Floor 161.7m²

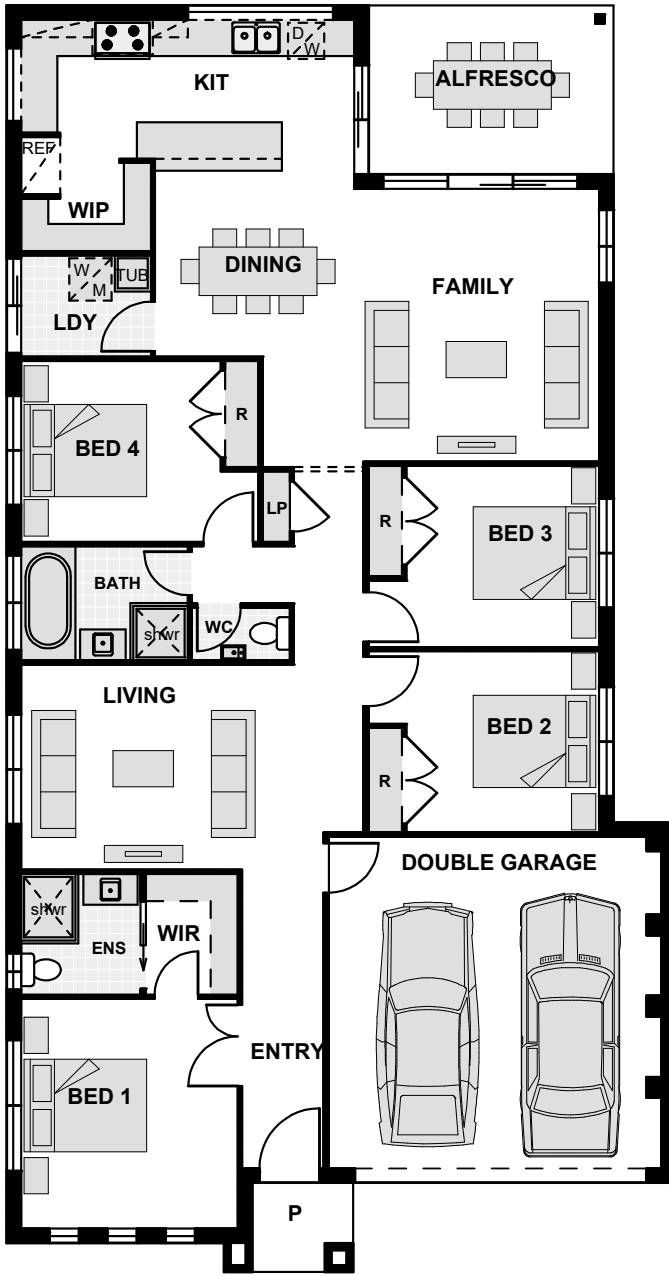
Porch Area 2.5m²
Alfresco Area 11.3m²
Garage Area 32.4m²

Total Area 207.9m²

Total Lot Area 375m²



Lot Plan



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 Midland 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.



This masterplan is provided solely for the purpose of providing an impression of Willowdale 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.

Sales and Information Centre

Display Village

Willowdale Display Village featuring 30 display homes by leading NSW builders

Medical Centre and Hospitals

West Hoxton Medical Centre	10 mins
St Andrews Medical Centre	12 mins
Ingleburn Medical Centre	18 mins
Camden Hospital	19 mins
Liverpool Hospital	20 mins
Campbelltown Hospital	22 mins






Public Transport and Accesses

Leppington Train Station	5 mins
M7 Motorway	10 mins
Glenfield Train Station	15 mins
Liverpool Train Station	19 mins
Future Badgerys Creek Airport	19 mins
Sydney Kingsford Smith Airport	36 mins

Education and Childcare Centres

Proposed Primary School at Willowdale	
Future childcare site at Willowdale	
Leppington Public School	3 mins
Robert Townson High School	6 mins
Robert Townson Public School	7 mins
John Edmondson High School	7 mins
Mt Carmel Catholic College	9 mins
St Catherine of Siena Primary School	9 mins
St Benedict's Catholic College	12 mins
Rossmore Public School	12 mins
Elizabeth Macarthur Mt Annan High School	14 mins
TAFE NSW Campbelltown College	19 mins
TAFE NSW Macquarie Fields College	19 mins

Legend

 Proposed Townhomes	 Retirement	 Non-Residential
 Display Village	 Future Display Village	 Midland – Lot 5048

Shopping

Willowdale shopping centre including Coles and 12 specialty stores.

Carnes Hill Marketplace with Woolworths, specialty stores and cafes	9 mins
Crossroads Homemaker Centre	12 mins
Costco Casula	14 mins
Oran Park Shopping Centre	15 mins

Amenities and Community Facilities

Willowdale Community Place	
Leppington Progress Hall	4 mins
Ingleburn Community Health Centre	10 mins
Campbelltown Fire Control Centre	12 mins
South West Multicultural and Community Centre	16 mins
Ingleburn Community Services Centre	17 mins
Glenquarie Library	18 mins
Ingleburn Fire and Police Station	18 mins
Macquarie Fields Ambulance, Fire and Police Station	19 mins

Leisure and Activities Centre

Macquarie Fields Leisure Centre	12 mins
Michael Wenden Aquatic Leisure Centre	14 mins
Campbelltown Athletics Centre and Sport Stadium	16 mins
Wattle Grove Leisure Centre	20 mins

Parks and Open Spaces

Camden Valley Golf Course Resort	6 mins
Pat Kontista Reserve	2 mins
Rossmore Park	8 mins
The Australian Botanic Gardens Mount Annan	21 mins
Western Sydney Parklands	31 mins
Scenic Hills with views to Sydney CBD	
Proposed Leppington House Park	

Inclusions

General

Design

Brick veneer
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
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.



