

SUNNY LANE TERRACE HOMES

Well Located

Park or Lakefront homes

Relaxed Lifestyle

Backdrop for living

Well Designed

In your element

Well Balanced

Naturally inspired

Well Styled

Matters of taste



Inclusions Brochure

Artist's impression of Zeal Street façades. Other designs may vary. Subject to change.



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SUNNY LANE TERRACE HOMES

AT



Imagine waking up each morning knowing you live just minutes from everything! Take an early morning walk on nearby Bokarina Beach, go for a quick bike ride or paddle around Birtinya Island, or just stroll over the bridge to the Health Hub or the future town centre and pick up a coffee on your way to work.

These low-maintenance terrace homes feature either a park or lakefront location and are ready to move in from July 2018.

Artist's impression of Lot 104 bedroom. Other designs may vary. Furniture not included.

The heart of the home



Artist's impression of Lot 92 kitchen. Other designs may vary. Subject to change. Furniture not included.

- 1. Tiled flooring
- 2. Laminate cupboards and drawers with soft closers
- 3. Tiled splashback
- 4. Smeg 900mm stainless steel built-in oven and ceramic cooktop
- 5. 20mm reconstituted stone benchtops
- 6. Double bowl undermount sink
- 7. LED downlights

Fixtures, fittings and finishes

SUNNY LANE TERRACE HOMES INCLUSIONS

EXTERIOR FINISHES	
FAÇADE & EXTERNAL CLADDING	THE FAÇADE DESIGN WILL VARY FOR EACH TERRACE HOME AND WILL COMPRISE A MIX OF MATERIALS INCLUDING: <ul style="list-style-type: none">·RENDER·FACE BRICK·LIGHTWEIGHT CLADDING·ALUMINIUM SCREEN
ROOF	·COLORBOND STEEL ROOF, GUTTERS AND FASCIA
DOORS & WINDOWS	·FRONT ENTRY HINGED DOOR – PAINT FINISH WITH TRANSLUCENT GLASS, SATIN CHROME LEVER-SET HANDLE <ul style="list-style-type: none">·ALUMINIUM POWDER COATED WINDOWS AND SLIDING DOORS
GARAGE	·REMOTE CONTROLLED PANEL LIFT GARAGE DOOR
PORTICO/ALFRESCO/BALCONY	·EXTERNAL TILES <ul style="list-style-type: none">·BALCONY BALUSTRADE TYPE VARIES BY HOME TO SUIT INDIVIDUAL FAÇADE (SOLID/GLASS/ALUMINIUM PANEL, ETC.)
DRIVEWAY	·EXPOSED AGGREGATE CONCRETE DRIVEWAY
FENCING	·BLOCK WALL AND ALUMINIUM PANEL FRONT FENCING WITH GATE AND BUILT-IN LETTERBOX <ul style="list-style-type: none">·COLORBOND FENCING TO SIDE AND REAR WHERE APPLICABLE
LANDSCAPING	·FULLY LANDSCAPED WITH A COMBINATION OF TREES, SHRUBS, GRASSES AND/OR GROUNDCOVERS WITH TIMBER EDGING TO GARDEN BEDS <ul style="list-style-type: none">·CONCRETE STEPPER AND GRAVEL PATHWAYS (WHERE APPLICABLE)
INTERIOR FINISHES	
FLOORS	·TILED LIVING AREAS <ul style="list-style-type: none">·CARPET AND UNDERLAY TO ALL BEDROOMS·CARPET STAIRS (TIMBER STAIR UPGRADE TO LOTS 92, 93, 98 & 99 ONLY)
WALLS AND CEILING	·PAINTED PLASTERBOARD <ul style="list-style-type: none">·CEILING HEIGHT 2.5M EXCLUDING BULKHEADS
DOORS AND WINDOWS	·PAINTED FLUSH PANEL INTERNAL HINGED DOORS WITH SATIN CHROME LEVER-SET HANDLE <ul style="list-style-type: none">·FRAMED MIRROR SLIDING DOORS TO BED 2, 3 AND 4 (WHERE APPLICABLE)·ALUMINIUM FRAMED SCREENS TO OPENABLE WINDOWS AND SLIDING DOORS·ROLLER BLINDS WITH BLOCKOUT FABRIC THROUGHOUT THE HOME
FIXTURES & FITTINGS	
KITCHEN	·SMEG 900MM STAINLESS STEEL OVEN AND CERAMIC COOKTOP <ul style="list-style-type: none">·SMEG 900MM CONCEALED UNDERMOUNT STAINLESS STEEL RANGEHOOD·SMEG 600MM STAINLESS STEEL DISHWASHER·20MM RECONSTITUTED STONE BENCHTOP·FEATURE TILE SPLASHBACK·DOUBLE BOWL UNDERMOUNTED SINK·LAMINATE CUPBOARDS AND DRAWERS WITH SOFT CLOSERS
BATHROOMS/ENSUITE /POWDER ROOM	·20MM RECONSTITUTED STONE BENCHTOPS <ul style="list-style-type: none">·WHITE VITREOUS CHINA VANITY BASIN WITH CHROME MIXER TAP·WHITE ACRYLIC BATH WITH CHROME MIXER TAP·PERIMETER FRAMED SHOWER WITH FRAMELESS GLASS PIVOT DOOR·DETACHABLE, HEIGHT-ADJUSTABLE SHOWER ROSE ON RAIL WITH CHROME MIXER TAP·POLISHED EDGE MIRRORS·CLOSED-COUPLED TOILETS·CHROME DOUBLE TOWEL RAILS
LAUNDRY	·45L DROP-IN SINK WITH CHROME MIXER TAP <ul style="list-style-type: none">·LAMINATE BENCHTOP
ELECTRICAL	·SPLIT SYSTEM WALL MOUNTED AIR-CONDITIONING TO MAIN LIVING AND MASTER BEDROOM <ul style="list-style-type: none">·LED DOWNLIGHTS THROUGHOUT HOME·CEILING FANS TO BEDROOMS, LIVING AREAS AND ALFRESCO·TV AND DATA POINTS TO MAIN LIVING AND UPSTAIRS LIVING (OR BED 1 WHERE NO UPSTAIRS LIVING)
OTHER	·FOLD DOWN CLOTHESLINE <ul style="list-style-type: none">·ELECTRIC HOT WATER SYSTEM·EXTERNAL TAP PROVIDED IN COURTYARD

This schedule is provided solely for the purpose of providing an indicative list of standard inclusions for all lots within the proposed development called "Sunny Lane at Birtinya" and is not intended to be used for any other purpose. Customers should refer to the dimensions, areas, sale inclusions and specifications in the contract for sale. Furniture, decorative items and the like are shown for indicative purposes only and are not included in the sale. 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. The contents of this document are based on the intention of, and information available to, Stockland as at the time of publication (May 2018) and may change due to future circumstances.

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