

# Bokarina Beach Homes

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## Paddle Lane



Stockland



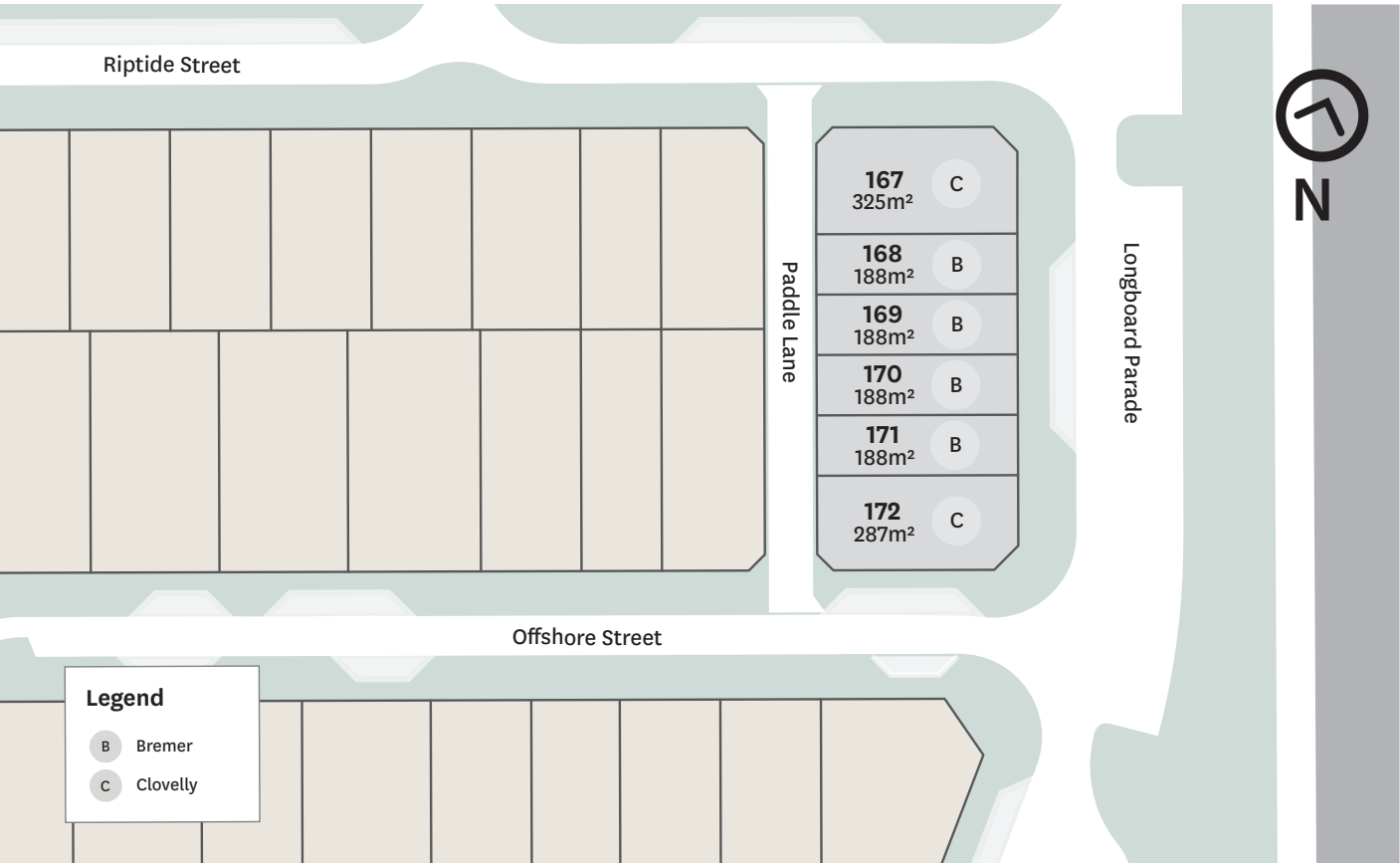
BOKARINA  
BEACH

Bokarina Beach Masterplan



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Paddle Lane Stage Release



Introducing Paddle Lane Beach Homes

A stunning new coastal address that combines the best of modern architecture, the freedom of no body corporate, and that relaxed, beachside lifestyle you’ve been dreaming of.

Paddle Lane Beach Homes is the ultimate beachfront release within Bokarina Beach. These premium five bedroom terrace homes are generously sized and spread over two or three levels. The Beach Homes are well considered, practical designs that are both aesthetically pleasing and comfortable to live in.

Beach Homes at a glance

- Every day is a beach day with Bokarina Beach literally metres away.
- Featuring six architecturally designed beach homes with the option of two or three levels.
- The freedom of no body corporate.
- Walk to the lake, parklands and future retail and restaurant precinct.





## Inspired design

Designed by award-winning Queensland architects John Mainwaring and Garth Hollindale of Hollindale Mainwaring Architecture, the Paddle Lane Beach Homes are an expression of their design philosophy – one that has shaped the Sunshine Coast's distinctive style for more than 35 years and has elevated their status as leading architects in Queensland's design and development community.

HMA's architecture embraces the essence of subtropical living in South East Queensland, reflecting a belief that living in this unique part of the world should be about space, air and light. Sometimes conveying a 'beach shack' simplicity, their designs reference the history of their communities while using contemporary design processes, materials and technology for an aesthetic that is undeniably place-specific.

The Beach Homes are inspired by the natural dunal environment, embracing filtered light, coastal breezes and a strong connection to outdoor living.





# Design inspired by the lifestyle that awaits

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Your modern masterpiece has been expertly designed by Hollindale Mainwaring Architecture, renowned for embracing the essence of subtropical living in South East Queensland, reflecting their belief that living in this unique part of the world should be about space, air and light.

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Every detail has been carefully considered to deliver a high standard of both style and functionality, featuring premium designer fixtures and European appliances. The thoughtful interior design boasts a simple and modern materials palette to complement your coastal lifestyle.



Artist's impression of the Bremer Kitchen in the White colour scheme.



# Live by the beach

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Enjoy a morning walk along  
the pristine Bokarina Beach,  
with views from Moffat Beach  
to Point Cartwright.





Modern masterpieces

With such an exceptional location, you need an exceptional home to match – and Paddle Lane Beach Homes more than deliver.

Each home features the best in contemporary design – with stylish, modern spaces to entertain friends and relish life. Whether you work from home, babysit the grandkids or just need more space for your favourite hobby or growing family, there is a design for you.

Add your own sense of style with a choice of two interior colour schemes, both featuring natural light-toned timber elements and contrasting white or charcoal joinery.



Artist's impression of the Clovelly Living.



# Take your life outside

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Enjoy a seamless flow  
between indoor and  
alfresco living.



Artist's impression of the Bremer Living & Courtyard.



## Escape to your own private retreat

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You shouldn't have to leave your home to enjoy a day spa experience. The contemporary light-filled design will have you staying a little longer to enjoy your soothing bath. Quality craftsmanship and premium inclusions such as frameless shower screens, freestanding baths and double basins take these generously sized bathrooms to the next level.



Artist's impression of the Clovelly Ensuite.



# Bremer Floorplan

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## Typical areas

Internal:	268m²
Garage:	48m²
External:	42m²
Total Area	358m²

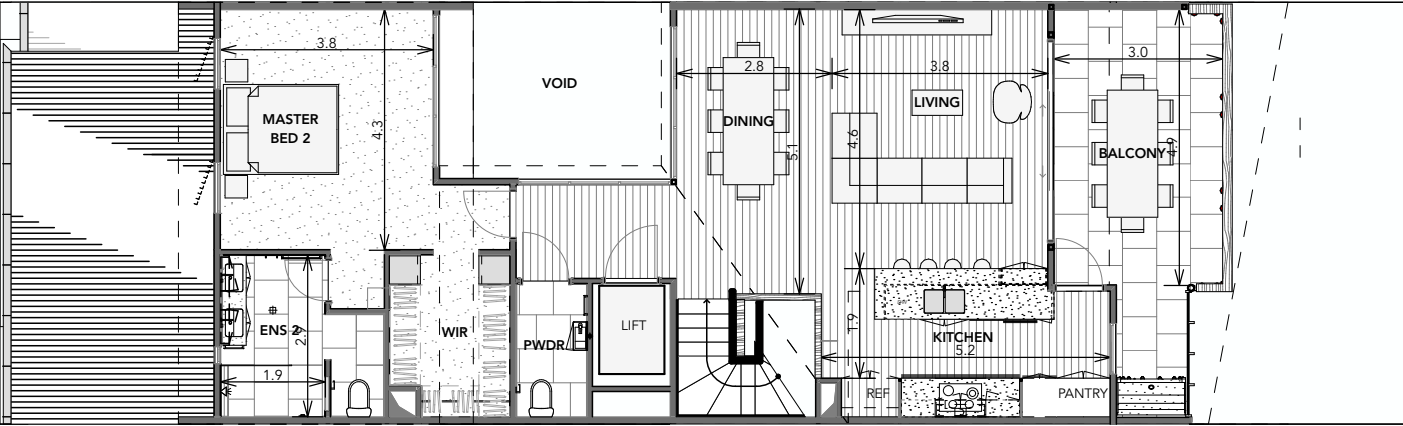
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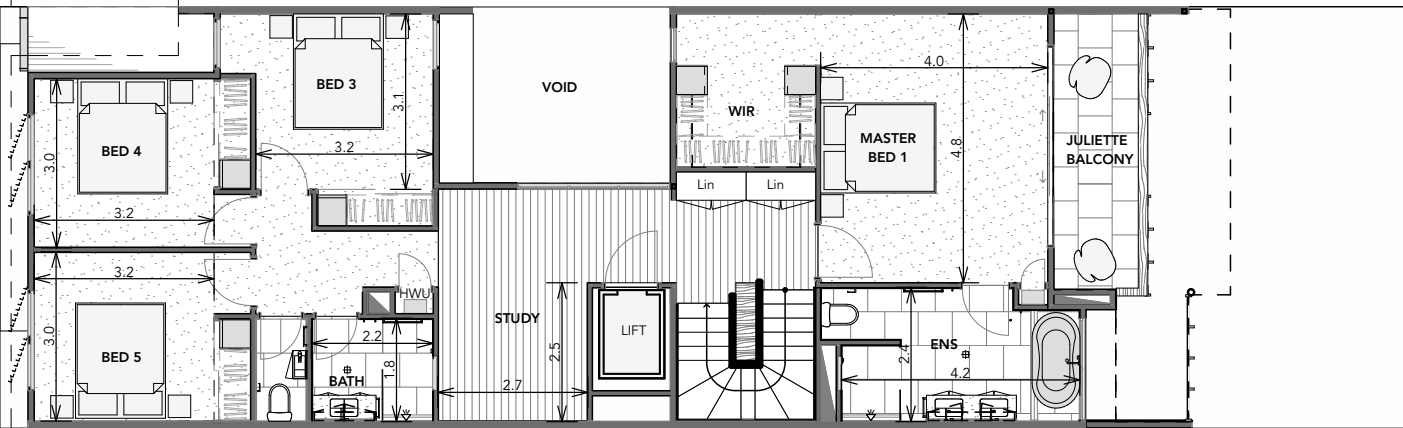
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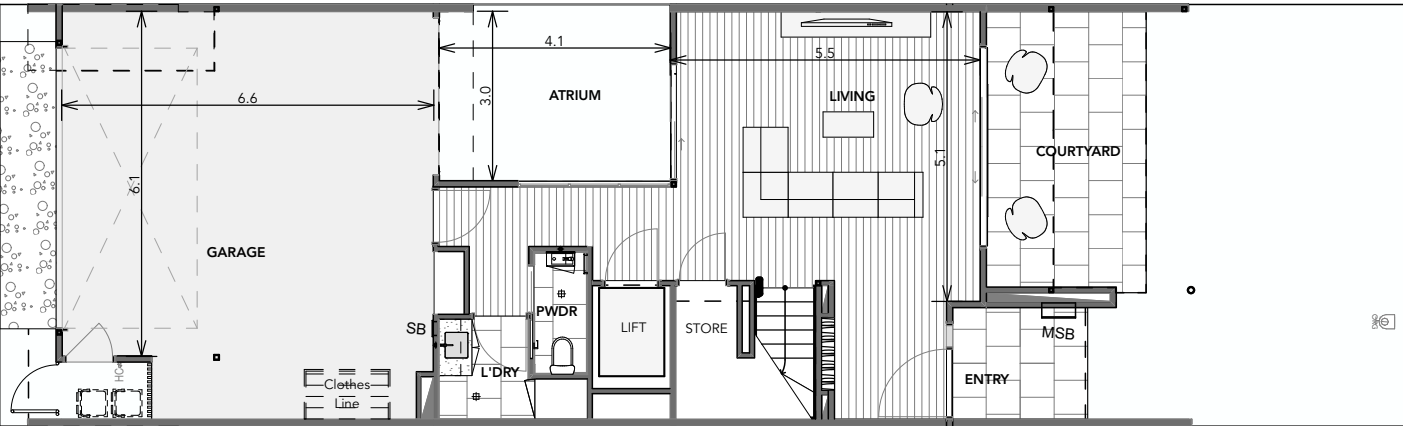
Artist's impression of the Bremer design.



Level 2



Level 1



Ground



# Clovelly Floorplan

## Typical areas

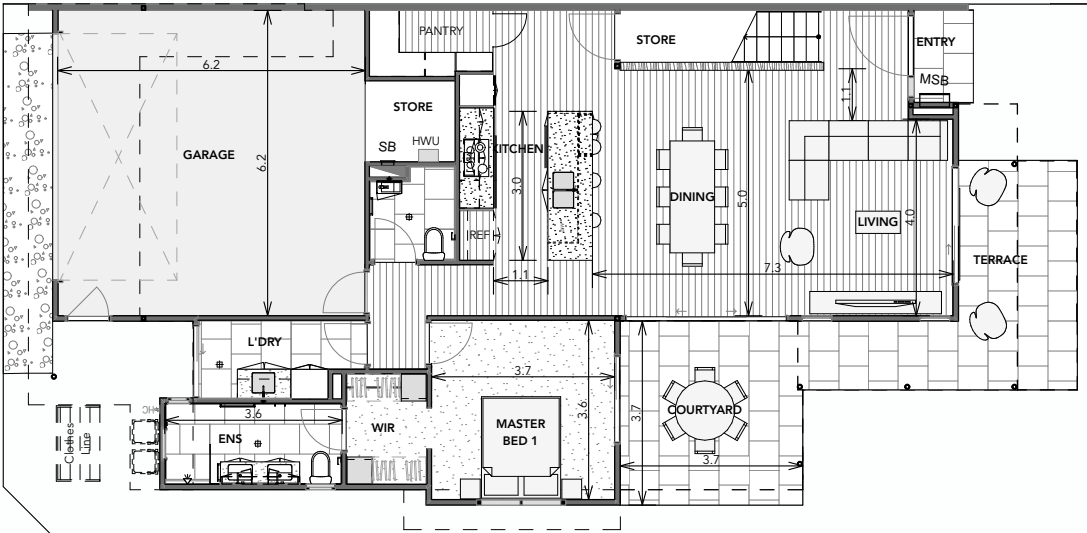
Internal:	233m <sup>2</sup>
Garage:	43m <sup>2</sup>
External:	48m <sup>2</sup>
Total Area	324m <sup>2</sup>

5 3.5 2

Level 1



Ground



Artist's impression of the Clovelly design.



# Specifications



Artist's impression of the Bremer kitchen.

## General

Construction	Lightweight construction Metal roof sheeting
Ceiling Height	2.7m ceilings to all living areas and bedrooms generally (some bulkheads required for services)
Windows & External Doors	Powder coated aluminium windows and external sliding doors All external sliding doors and openable windows to be key lockable Combination of fixed glass, louvre, awning and sliding windows
Heating / Cooling	Reverse cycle ducted air-conditioning to all living areas and bedrooms
Front Entry Door	Stained or painted 1200mm wide hinged entry door, with key lock 600mm feature pull handle
Hot Water Unit	Electric instantaneous hot water system
Smoke Alarm	Smoke alarms to Australian standards
Electrical / Communications	Power points, lights and ceiling fans listed by room below NBN (FTTP) ready to install

## Interior Finishes

Walls / Ceilings	Walls to all rooms (generally) – painted plasterboard Walls to Bathrooms and Ensuites – tiled as noted below Ceilings to all rooms – painted plasterboard Architrave & skirting – painted timber Cornice – square set
Internal Doors	Painted hollow-core flush face doors
Door Furniture	Internal swing doors – lever handle in chrome finish Internal cavity sliding doors (where applicable) – flush pull in chrome finish Privacy set to Bathroom, Ensuite, Powder and Master Bedroom/s Lock set to internal garage access Passage set only to all other doors

## Kitchen

Cabinets	Laminate fronts with soft close
Drawers	Laminate fronts with soft close
Floor	Engineered timber
Benchtops	40mm reconstituted stone
Splashback	Reconstituted stone
Sink	Double-bowl stainless steel undermount sink
Tapware	Gooseneck spout with pull-out spray sink mixer (WELS 5 Star, 6 litres per minute) <sup>1</sup> in chrome finish
Appliances	Cooktop – ILVE 90cm stainless steel 5-burner induction cooktop Oven – 2X ILVE 60cm stainless steel built-in electric oven (in tower) Rangehood – ILVE 90cm integrated rangehood Dishwasher – ILVE 60cm semi-integrated dishwasher (WELS 5 Star, 12.2 litres per wash) <sup>1</sup>
Fridge Plumbing	Water supply point to fridge space
Electrical	LED downlights Feature pendant light over island bench Two double power points above back bench One double power point to island bench Two double power points above bench to walk-in pantry (where applicable) One double power point inside feature joinery cupboard to island bench Single power points to fridge space and microwave space

## Key to lot types

Type	Name	Lots
B	Bremer	168, 169, 170, 171
C	Clovelly	167, 172

## Key to internal colour schemes

Scheme	Name
A	White
B	Grey



Laundry	
<b>Floor</b>	600x600mm rectified-edge porcelain tiles
<b>Benchtop</b>	20mm reconstituted stone
<b>Trough</b>	Stainless steel drop-in tub
<b>Tapware</b>	Mixer tap (WELS 4 Star, 7.5 litres per minute) <sup>1</sup> in chrome finish Washing machine stops x2 located inside cabinet
<b>Splashback</b>	Tiles
<b>Electrical</b>	LED downlight Two double power points Exhaust fan

Bathroom/Ensuite	
<b>Floor</b>	600x600mm rectified-edge porcelain tiles
<b>Vanity</b>	Laminate doors 20mm reconstituted stone benchtop White vitreous china under-counter basin
<b>Mirror</b>	Mirror door shaving cabinet with laminate frame and shelf
<b>Shower Screen</b>	Frameless glass shower screen Frameless glass door where required
<b>Toilet Suite</b>	Close-coupled back-to-wall suite with soft-close seat (WELS 4 Star, 3.4 litres per minute) <sup>1</sup>
<b>Tapware</b>	Vanity basin – wall mixer and spout (WELS 5 Star, 4.6 litres per minute) <sup>1</sup> in chrome finish Shower rail with rain head and detachable handpiece (WELS 3 Star, 8.2 litres per minute) <sup>1</sup> in chrome finish
<b>Walls</b>	Full height feature tiles to one wall Full height 600x600mm rectified-edge porcelain tiles generally
<b>Bath</b>	White acrylic freestanding bathtub to ensuites where shown on floorplan White acrylic built-in bathtub to bathrooms where shown on floorplan Wall mixer and spout in chrome finish
<b>Other Fixtures</b>	Two single towel rails in chrome finish Two robe hooks in chrome finish Hand towel rail in chrome finish Toilet roll holder in chrome finish
<b>Electrical</b>	LED downlights plus LED strip light under shaving cabinet Two double power points inside shaving cabinet Exhaust fan

Powder Room	
<b>Floor</b>	600x600mm rectified-edge porcelain tiles
<b>Vanity</b>	White vitreous china wall-hung basin
<b>Mirror</b>	Frameless polished edge
<b>Toilet Suite</b>	Close-coupled back-to-wall suite with soft close-seat (WELS 4 Star, 3.4 litres per minute) <sup>1</sup>
<b>Tapware</b>	Basin mixer (WELS 5 Star, 4.6 litres per minute) <sup>1</sup> in chrome finish
<b>Electrical</b>	LED downlight Exhaust fan

Bedrooms	
<b>Floors</b>	Carpet
<b>Walk-in Robe (where shown on floorplan)</b>	Top shelf with combination of single and double hanging rail and two banks of drawers/open shelves LED downlight
<b>Built-in Robe (where shown on floorplan)</b>	Top shelf with hanging rail and one bank of open shelves 2400mm high mirror sliding doors
<b>Electrical</b>	LED downlights Three double power points Free-to-air TV point (Foxtel ready) <sup>2</sup> to Master Bedroom/s Integrated phone/data point to Master Bedroom/s Ceiling fan

Living Rooms/Study/Storage	
<b>Living</b>	Floor – engineered timber or carpet (refer to floorplan) LED downlights Three double power points Free-to-air TV point (Foxtel ready) <sup>2</sup> Ceiling fan Integrated phone/data point
<b>Study</b>	Floor – engineered timber or carpet, refer to floorplan LED downlight Double power point Integrated phone/data point
<b>Storage</b>	Linen cupboard with adjustable shelving

Stairwell	
<b>Stairs</b>	Type B – open timber stairs to top flight and enclosed timber stairs to lower flight Type C – enclosed timber stairs
<b>Balustrade/Handrail</b>	Timber handrail Solid balustrade generally
<b>Electrical</b>	Wall-mounted LED lights

Garage	
<b>Garage Door</b>	Remote-controlled sectional door
<b>Floor</b>	Concrete
<b>Store</b>	Open storage area with concrete floor
<b>Electrical</b>	Fluorescent batten light One double power point

External	
<b>Courtyard</b>	Floor – 600x600mm rectified-edge porcelain tiles One outdoor double power point Ceiling fan LED downlights or wall mounted lights
<b>Terrace (Type C only)</b>	Floor – 600x600mm rectified-edge porcelain tiles LED downlights
<b>Atrium (Type B only)</b>	Planted garden beds
<b>Balcony</b>	Floor – 600x600mm rectified-edge porcelain tiles One outdoor double power point LED downlights Ceiling fan Balustrades – a mixture of solid, glass and/or aluminium screen panels
<b>Juliette Balcony</b>	Floor – 600x600mm rectified-edge porcelain tiles LED downlights Balustrades – a mixture of solid and/or aluminium screen panels
<b>Front Entry</b>	Floor – 600x600mm rectified-edge porcelain tiles Wall-mounted LED light and/or LED downlight
<b>Driveway</b>	Concrete
<b>Clothes Line</b>	Fold down clothes line, location shown on floorplan
<b>Letterbox</b>	Letterbox located at front entry gate All letterboxes are keyed lockable
<b>Landscaping &amp; Fencing</b>	Fully fenced Fully landscaped with a combination of: - Garden beds with a mixture of shrubs and/or trees and mulch - Turf - Decorative gravel; and/or - Concrete steppers 2 outdoor taps
<b>TV Antenna</b>	Digital TV antenna

1. 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.  
2. Cable connected to FTA TV points with tail in ceiling space for future connection to Foxtel satellite dish by owner.



# Bokarina Beach Homes

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