

Bokarina Beach Homes

.....
Swell Lane

Artist's impression of the Avalon design. Subject to change.



Stockland



BOKARINA
BEACH

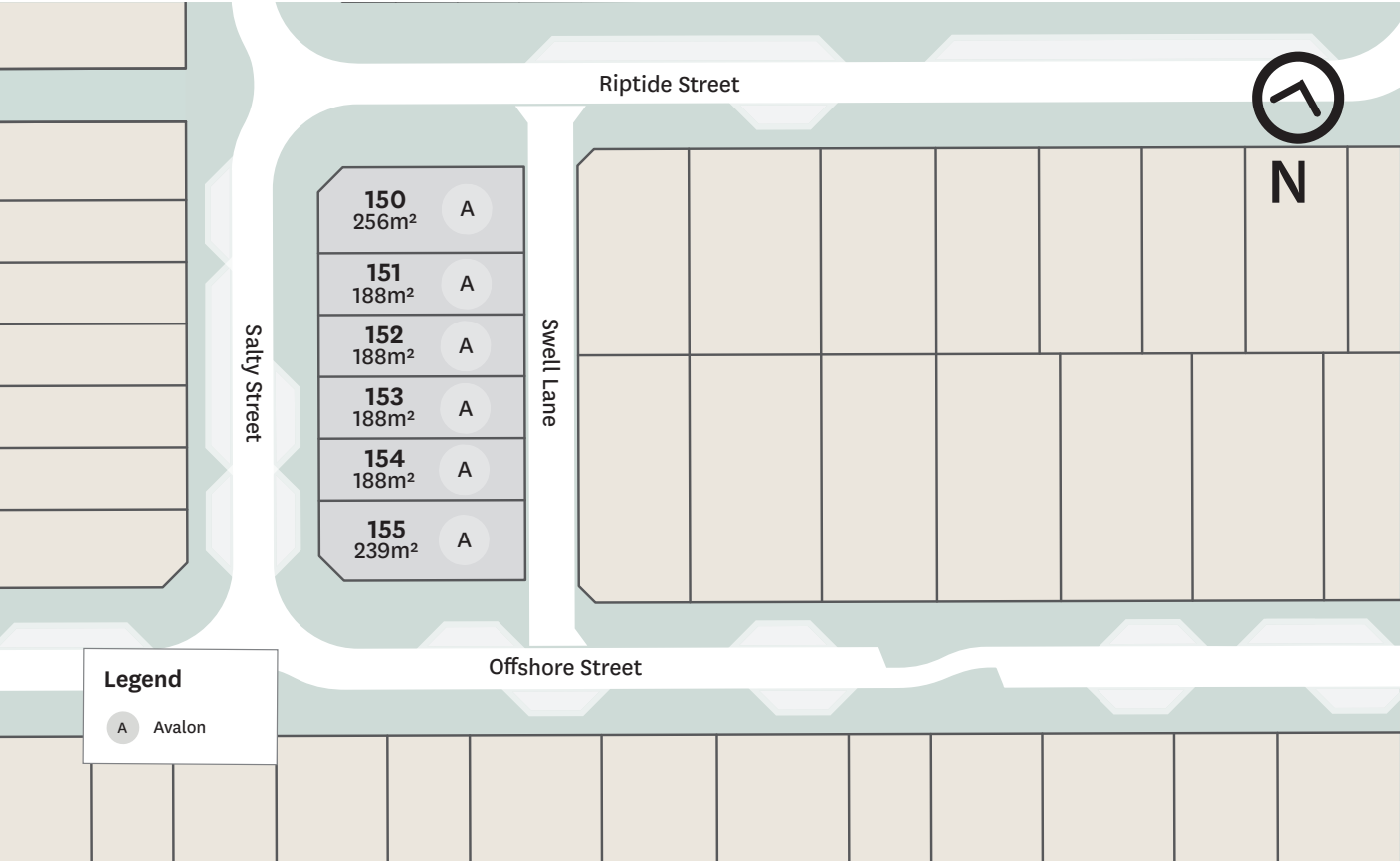
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Bokarina Beach Masterplan



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Swell Lane Stage Release



Introducing Swell Lane Beach Homes

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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.

Picture this. You walk out the front door of your stylish, architecturally designed beach home, then grab your morning coffee from your favourite café. You stroll alongside a peaceful, glittering lake, and within minutes your toes are sinking into the warm, golden sands of beautiful Bokarina Beach. This could be your future.

Beach Homes at a glance

- Every day is a beach day with Bokarina Beach literally metres away.
- Six architecturally designed four-bedroom terrace homes all with two-car garages.
- The freedom of no body corporate.
- Walk to the lake, parklands and future retail and restaurant precinct.





Inspired design

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Designed by award-winning Queensland architects John Mainwaring and Garth Hollindale of Hollindale Mainwaring Architecture, the Swell 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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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.





Entertain family and friends at home

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If entertaining is your specialty, then the Swell Lane Beach Homes are the place for you. With multiple entertaining areas within your home, you can host everything from intimate dinner parties with friends, to game-day BBQs, birthday parties and Christmas lunch with the extended family. All from the luxurious comfort of your architecturally designed home.

The Beach Homes make clever use of space, with open-plan living, private terraces, elevated balconies, extended living areas and real space for guests to relax and enjoy a taste of your new lifestyle.



Artist's impression of the Bremer courtyard, indicative landscaping design only.

Modern masterpieces

With such an exceptional location, you need an exceptional home to match – and the Swell Lane Beach Homes more than deliver. You'll enjoy luxuriously spacious living areas with more than enough room for growing families to play, as well as carefully considered multi-functional areas, oodles of storage, and thoughtful features like a double garage in every home.



Artist's impression of the Avalon central courtyard.

Take your life outside

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Enjoy your morning walk along
the brand new Bokarina Beach
access and Coastal Pathway.



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 Avalon Ensuite.

Avalon Floorplan

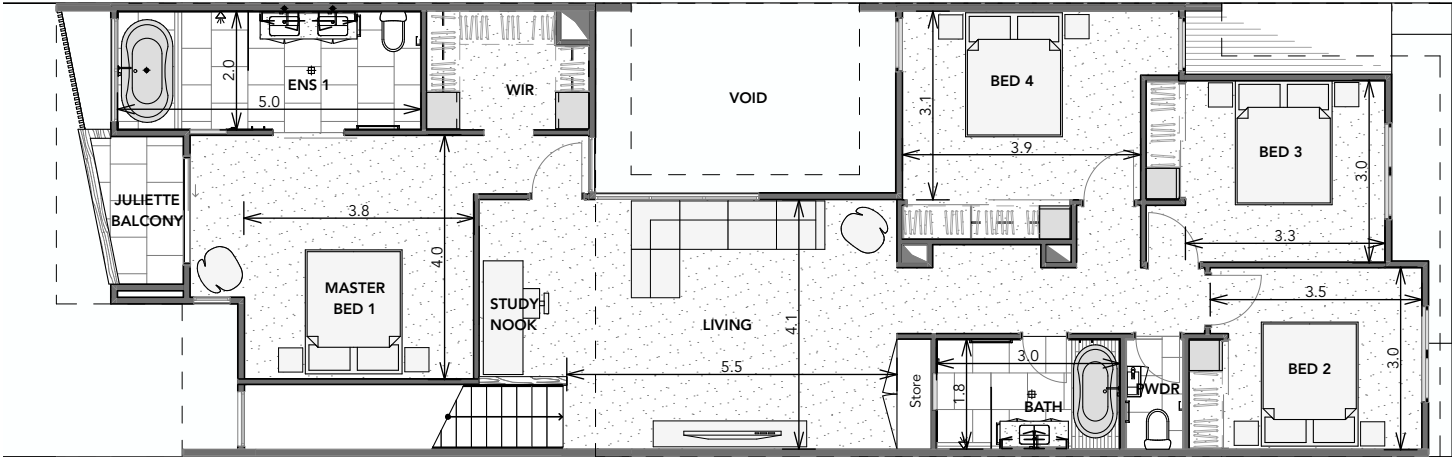
Typical areas

Internal:	210m ²
Garage:	49m ²
External:	21m ²
Total Area	280m ²

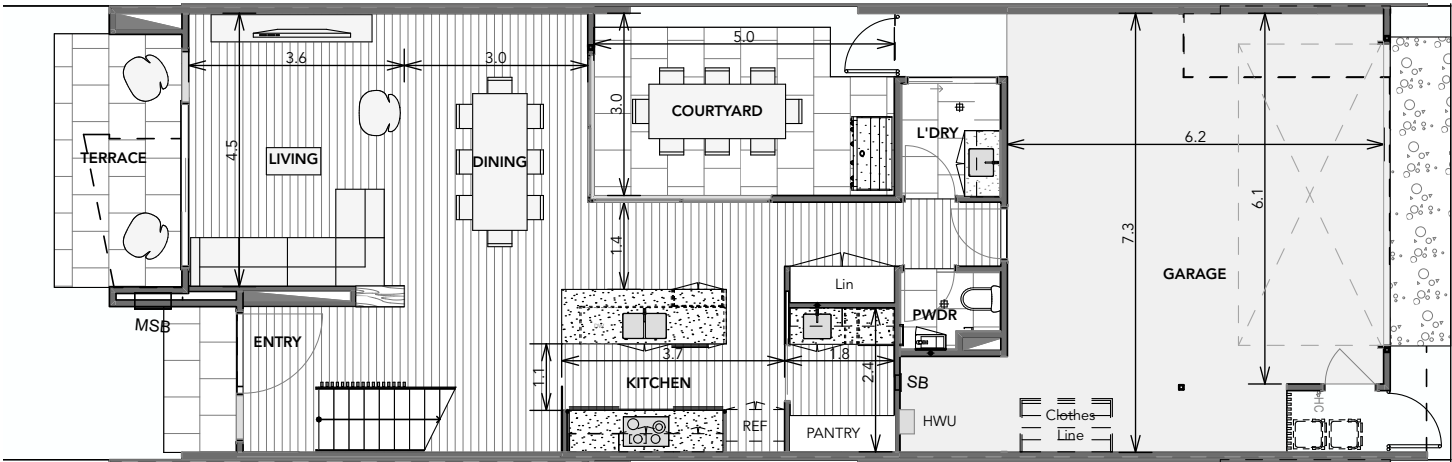
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 2.5

 2



Level 1



Ground



Artist's impression of the Avalon design.

Specifications

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Artist’s impression of the Avalon kitchen in the Grey colour scheme.

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 abathrooms 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 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, 6.0 litres per minute) ¹ in chrome finish
Appliances	Cooktop – ILVE 90cm stainless steel 5-burner induction cooktop Oven – 2X ILVE 90cm stainless steel built-in electric oven (under bench) Rangehood – ILVE 90cm integrated rangehood Dishwasher – ILVE 60cm semi-integrated dishwasher (WELS 5 Star, 12.2 litres per wash) ¹
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
A	Avalon	150, 151, 152, 153, 154, 155

Key to internal colour schemes

Scheme	Name
A	White
B	Grey

Laundry

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

Bathroom/Ensuite

Floor	600x600mm rectified-edge porcelain tiles
Vanity	Laminate doors 20mm reconstituted stone benchtop White vitreous china under-counter basin
Mirror	Mirror door shaving cabinet with laminate frame and shelf
Shower Screen	Frameless glass shower screen Frameless glass shower door where required
Toilet Suite	Close-coupled back-to-wall suite with soft-close seat (WELS 4 Star, 3.45 litres per minute) ¹
Tapware	Vanity basin – wall mixer and spout (WELS 5 Star, 4.6 litres per minute) ¹ in chrome finish Shower rail with rain head and detachable handpiece (WELS 3 Star, 8.2 litres per minute) ¹ in chrome finish
Walls	Full height feature tiles to one wall Full height 600x600mm rectified-edge porcelain tiles generally
Bath	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
Other Fixtures	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
Electrical	LED downlights plus LED strip light under shaving cabinet Two double power points inside shaving cabinet Exhaust fan

Powder Room

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

Bedrooms

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

Living Rooms/Study/Storage

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

Stairwell

Stairs	Open timber stairs
Balustrade/Handrail	Timber handrail Solid balustrade generally Timber batten screen feature to ground floor
Electrical	Wall-mounted LED lights

Garage

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

External

Courtyard	Floor – 600x600mm rectified-edge porcelain tiles One outdoor double power point LED downlights or wall mounted lights
Terrace	Floor – 600x600mm rectified-edge porcelain outdoor tiles LED downlights
Juliette Balcony	Floor – 600x600mm rectified-edge porcelain tiles LED downlights Balustrades – a mixture of solid, and/or aluminium screen panels,
Front Entry	Floor – 600x600mm rectified-edge porcelain tiles Wall-mounted LED light and/or LED downlight
Driveway	Concrete
Clothes Line	Fold down clothes line, location shown on floorplan
Letterbox	Letterbox located at front entry gate All letterboxes are keyed lockable
Fencing	Fully fenced A combination of open-style powder coated aluminium fence and painted timber paling fence
Landscaping & Fencing	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
TV Antenna	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.



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