Branz brook



Artist impression - Subject to change, house type shown: Genesis and Columba II

A warm welcome

Orion's stunning homes exude warmth and sophistication with highly considered materials and contemporary design. With sun-lit outdoor space, lush greenery and a garage, Orion boasts every element of the ideal home.

1. Façade

Combination of brick veneer, rendered finish and feature cladding

2. Windows

Powder coated aluminium windows with locks

3. Balcony

Powder coated aluminium external patio sliding doors with keyed locks

4. Front door

Semi solid core door with weather seals

5. Garden

Landscaped garden bed with planting and turf (where applicable)

6. Lights

External wall light

7. Letterbox

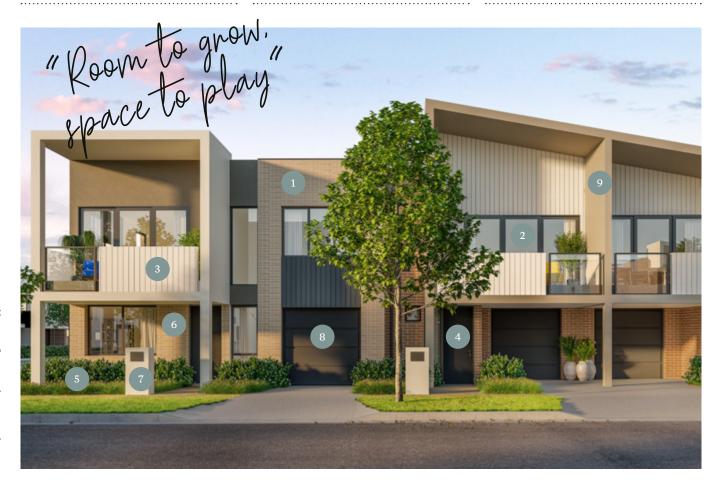
Letterbox with street number (Letterbox design to change)

8. Garage

Garage door, sectional panel lift

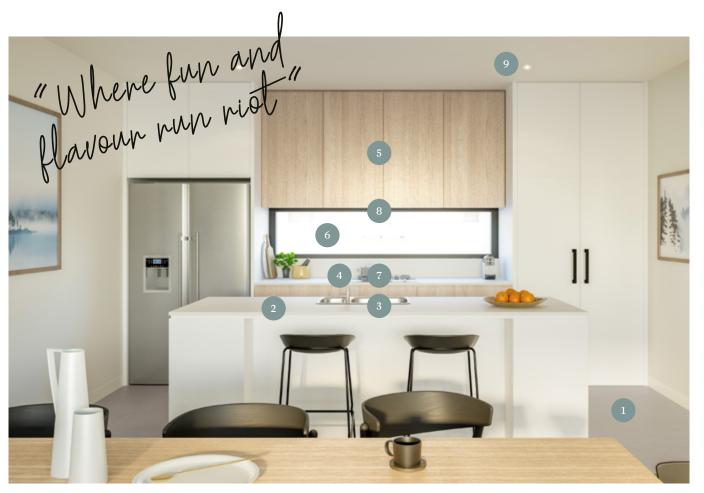
9. Rendered façade

Coloured rendered finish



Heart of the home

Bright and spacious kitchens are perfect for entertaining. Generous stone benchtops, abundant storage and high-quality joinery make cooking, hosting and living a breeze.



20mm reconstituted stone benchtop	$\begin{array}{c} \textbf{3. Sink} \\ \text{1 $\frac{14}{2}$ bowl top-mount stainless steel sink} \\ \text{with chrome mixer (WELS 4 star, 7.5L/min)*} \end{array}$
5. Cabinets	6. Windows
Overhead laminate joinery	Mirror splash-back or window depending on house type
8. Rangehood	9. Lighting
530mm European stainless steel concealed rangehood	LED downlights
	5. Cabinets Overhead laminate joinery 8. Rangehood 530mm European stainless steel

Not shown

Artist impression - Subject to change, house type shown: Dawn and Fresco, light colour scheme

A refreshing setting

Beautiful bathrooms are crafted with exceptional materials to create a refreshing and uplifting aesthetic—the perfect setting to start and finish each day.

1. Flooring 2. Bath 3. Vanity Porcelain floor tile White bath (where applicable) Acrylic polymer vanity & benchtop 6. Glass 4. Tap wear 5. Mirror Chrome wall spout (WELS 6 star, 4L/min)* Frameless wall hung mirror cabinet Glass semi frameless shower screen 7. Storage 8. Lighting 9. Shower Feature laminate cupboard under sink LED downlights Chrome shower shelf



Not shown

Simply stunning

Orion's spacious living rooms brim with warmth and elegance. Generous sliding doors open onto a beautiful balcony, welcoming abundant natural light and air to create a bright and beautiful living space.



•••••••••••••••••••••••••••••••••••••••	•••••	••••••
1. Carpet	2. Lighting	3. Flooring
Wool & nylon blend carpet with underlay	LED downlights	External tiles on balcony
4. Windows	5. Doors	6. Balcony
Powder coated aluminum windows with lock	Powder coated aluminium external patio sliding doors with keyed locks	Glazing and coloured rendered finish balustrade

Artist impression - Subject to change, house type shown: Luna Corner 1, light colour scheme

Fixtures, fittings & finishes

GENERAL

Design

Combination of brick veneer, rendered finish and feature cladding

Termite protection to Australian Standards

Energy rating

Dwellings are to achieve a 6 star energy rating using an approved rating tool and energy rating software program

Heating/cooling

Reverse-cycle split system heating/cooling to living & main bedroom

Windows

Powder coated aluminum with window locks & keyed locks to all external patio sliding doors

Flyscreens on openable windows

Front entry door

Semi solid core door

External doors

Weather seals to be provided to external doors

Ceiling height

2700mm, ground floor

INTERIOR FINISHES

Walls/ceilings

Low sheen paint finish to walls Semi gloss acrylic to architrave and skirting Ceiling white to ceilings

Internal doors

Semi-gloss acrylic paint finish

Door furniture

Internal – lever door handles in satin chrome finish Bathroom/ensuite/WC – privacy lever handles in chrome finish Entry door – lever door handle double cylinder

Floor coverings

Living areas, bedrooms, stairs & upstairs living – wool & nylon blend carpet Kitchen, bathroom, laundry – floor tiles

LINEN

Linen cupboard

Linen store with shelves (where applicable)

KITCHEN

Cabinets

External - laminated cabinets & cabinet doors
Internal - melamine carcass & shelves

Tiles

Porcelain wall and floor tiles

Benchtops

20mm reconstituted stone

Splashback

Mirror splashback or window depending on house type

Sink

1 1/2 bowl stainless steel sink

Tapware

Chrome sink mixer (WELS 4 star, 7.5L/min)*

Appliances

600mm European stainless steel built-in oven 650mm European stainless steel 4 burner cooktop 530mm European stainless steel rangehood 600mm European stainless steel door dishwasher (WELS 5 star.)*

STAIRWELL

Stairs

Carpet

Balustrade

Timber frame with a timber handrail on one wal

ELECTRICAL

Double power points

Master bedroom 1 x 2 Secondary bedrooms x 2 Living areas x 3 Kitchen x 3 Wet areas x 1

Single power points

Bedroom 1 x 1 next to TV point Microwave space x 1 Rangehood x 1 Fridge space x 1 Dishwasher x 1

Smoke alarm

Smoke alarms to Australian standards

Telephone point

(itchen x 1

Data

Living (TV point) x 1
Kitchen x 1
Master Bedroom x 1

TV antenna

Digital TV antenna calibrated to receive local free-to-air TV signal

Free-to-air TV points

Living x 1 Bedroom x 1

NBN

Provisions for installation of NBN hub & wired

Light fittings

Internal - LED downlights
External front - LED up/down light
External rear - wall mounted LED
Garage - fluorescent light

Exhaust fan

Ducted exhaust mounted to bathroom, ensuite, aundry & powder room where no external ventilation s available

Door bell

Hard wired door bel

GARAGE

Garage

Door sectional panel lif

EXTERNAL

Garden taps

Outdoor garden taps (where applicable)

Front porch & balcony

External tiles

Driveway

Concrete finish

Clothesline

Fold-down clothes line

Letterbox

Letterhov with street number

Landscaping

Rear – turf
Front – paving, garden bed with planting

Fencing

Side & rear boundaries – 1.8m high treated timber paling
Front fencing (where applicable)

POWDER ROOM

Basin

Vitreous china Chrome bottle trap

Toilet suite

White vitreous china cistern & pan (WELS 4 star, 4.5L full flush / 3L half flush)

Tapware

Hand basin mixer (WELS 4 star, 7.5L/min)

Tiling

Tiled splashback

Other

Towel holder Toilet roll holder

BATHROOM/ENSUITE

Vanity

Basin – solid surface acrylic polymer

Mirror

Frameless polished edge

Shower screen

Glass, semi-frameless

Toilet suite

White vitreous china cistern & pan (WELS 4 star

Tapware

Chrome basin mixer (WELS 6 star, 4L/min)*
Chrome wall bath spout
Chrome shower rose & straight-arm with wall mixe
(WELS 3 star 8L/min)*

Walls

Wall tiles to shower recess Combination of wall tiles and plaster to balance of bathroom

Bath

White bath tub (where applicable)

Other

Chrome double towel rai Chrome toilet roll holder Chrome shower shelf Robe hook

Floor

Porcelain tile

LAUNDRY

Trough

Metal cabinet with stainless steel bowl

Tapware

Chrome mixer tap (WELS 4 star, 7.5L/min)
Washing machine taps

Splashback

Tiles

BEDROOM 1

Walk-in robe

Adjustable shelves and hanging rail

Robe doors

Sliding doors (where applicable)

BEDROOM 2 & 3

Robe

Adjustable shelves and hanging rail

Robe doors

Sliding doors (where applicable)

UPGRADE OPTIONS

1. Upgrade flooring

to engineered timber floors

2-bedroom (additional \$4000 incl GS

3-bedroom (additional \$5000 incl GST

4-bedroom (additional \$7000 incl GST)

2. Add heating/cooling

to secondary bedrooms

2-bedroom (additional \$4000 incl GST)

3-bedroom (additional \$8000 incl GST)

4-bedroom (additional \$11500 incl GST

of roller blinds to all bedrooms and living room

2-bedroom (additional \$3000 incl GST 3-bedroom (additional \$5500 incl GST

4-bedroom (additional \$6000 incl GST)

4. Change to 900mm kitchen appliances

Applicable only for the following nouse types: Apollo Infinity, Betel, Mira, Luna, Kyra, Fresco, Dawn Upgrade applies to oven, cooktop and rangehood

3 & 4-bedrooms (additional \$2800 incl GST

"Impeccable quality comes standard"

Call 13 52 53 stockland.com.au/orion

Disclaimer. This document is provided solely for the purpose of providing general information within the proposed development called 'Orion' and is not intended to be used for any other purpose. The contents of this document are based on information available to and the intention of Stockland at the time of printing (January 2018) and Stockland reserves the right to make changes to the document at any time prior to exchange of contracts for sale or if this document is attached to a contract of sale then in accordance with the terms of that contract for sale. Stockland accepts no liability for any loss or damage arising from the improper use or reliance on this document or its contents.