



*Thrive*  
BERWICK

Home Inclusions



# Your new home

## Low-maintenance for easy living

Every home comes with brand new, high quality inclusions – like Fisher & Paykel appliances and Caesarstone benchtops – that are sure to provide years of hassle-free use and enjoyment. And there is the option to upgrade all inclusions to suit your taste and budget during the purchase process.



## Peace of mind, as standard

Being brand new means no more renovations, no fixing up and no worrying about breakdowns. Each home has a 6-star energy rating, a 10 year structural guarantee and a 6 month defect liability period, meaning you'll enjoy an overall better designed living experience. And every appliance comes with a 5 year warranty.



Artist's impression, subject to change. Furniture and styling not included.

Thrive Berwick



# Luxury Berwick living

Our team of designers, builders and architects have crafted a range of home plans that have been thought through to the finest detail. Our exclusive range includes high-level finishes and turn-key inclusions across all homes.

From the street to the back fence, every view, finish, fixture, appliance and fitting has been specially selected to suit the exclusive Thrive Berwick range of homes. There is a range of upgrade options to choose from, depending on your particular taste and desires.



Artist's impression, subject to change.



# Design Features

Shown on Otway floor plan



Otway floor plan shown. Landscaping varies by floorplan.^

1. **Full Front Garden**  
Fully landscaped front garden
2. **Street Tree**  
A feature tree is planted at the front of each home to assist in creating tree lined, shaded streets throughout
3. **Front Verandah**  
Every home has a useable front verandah to watch the day go by or meet your neighbours
4. **Visitors Welcome**  
Your minimum 5.5m long exposed aggregate driveway will offer sufficient space for short-term visitor car parking outside your home

5. **No Mowing**  
No need to own a mower! High quality astroturf to rear yard
6. **Garden Beds**  
Timber edged garden beds provided to all backyards, ready for immediate planting
7. **Good Neighbour Fence**  
1.8m high Colourbond Boundary Fence

8. **Smart Service Locations**  
Air-conditioner condensers located away from main view lines
9. **Clothesline Hidden From Views**  
Wall mounted clothesline located away from internal views where possible
10. **Large Main Bedroom**  
Private main bedroom with tiled ensuite and walk-in robes

11. **Spacious Kitchens**  
Fisher & Paykel appliances, Caesarstone benchtops and an abundance of storage
12. **Outdoor Living**  
Rear deck connected to internal living areas
13. **Open Plan Living**  
Open plan living area flows seamlessly through to a generous covered outdoor alfresco deck

^ The illustrations and floor plan shown are indicative visual aids only. Stockland makes no warranty in relation to the accuracy of the dimensions or the location or availability of the fixtures and fittings shown on the plan. The dimensions are not based on actual measurements and no reliance should be placed on them. Furniture and plants are not included.



# Bathroom inclusions

## Shown on Yarra Ensuite with Sandy Shore colour scheme

- 1. Countertop bathroom hand basins
- 2. Wall-mounted chrome tap and mixer
- 3. 20mm reconstituted stone benchtop
- 4. Smart Tile floor waste
- 5. LED light with exhaust fan
- 6. 2100mm x 10mm thickened glass frameless clear glazed shower screens to all showers
- 7. Mirror cabinets provided above all bathroom vanities, with additional exposed shelving
- 8. 600mm chrome towel rail
- 9. Chrome hand towel holder
- 10. Chrome toilet roll holder
- 11. Contemporary toilet suite
- 12. Chrome robe hook
- 13. 20mm reconstituted stone shampoo shower shelf



Artist's impression, subject to change. Furniture and styling not included.  
Note: Undermount sink shown in illustration which is an upgrade option



# Kitchen inclusions

## Shown on Flinders kitchen with Misty Morning colour scheme

- 1. 20mm reconstituted stone benchtops with waterfall edge
- 2. 6mm reconstituted stone splashback
- 3. Laminated joinery with soft-close mechanism
- 4. Double bowl stainless steel undermount kitchen sink
- 5. Fisher & Paykel 600mm multifunction oven with electronic timer and ceramic 4 zone cooktop
- 6. Fisher & Paykel 60cm integrated insert kitchen rangehood
- 7. Fisher & Paykel 900-watt microwave oven with 5 power levels installed
- 8. Fisher & Paykel freestanding 600mm dishwasher
- 9. 2 x pendant lights above island bench





Flinders kitchen with Sandy Shore colour scheme.  
See previous page for inclusions.



# Inclusions

## Guarantees

### Structural Warranty

10 Year structural warranty and insurance

### Defect Liability

6 month defect liability period

### Appliances

Supplier warranties

## General

### Design

Architecturally designed facades comprising James Hardie or equivalent weatherboards, brickwork and rendered finish and feature cladding

### Gutter, Fascia and Roof

Colourbond

### Ceiling Height

2700mm all areas excluding wet areas which will be 2400mm

### Insulation

R6.0 ceiling insulation, R2.5 external wall insulation, R0.63 garage waffle and R.3.5 sub floor insulation

### Front Door

Solid core door

### Internal Door

2040 painted hollow-core flush face doors

### Hot Water

Electric hot water system

### Smoke Detection

Smoke detectors installed to meet current regulations

### Air-conditioning

Reverse cycle split system provided to living area

### External Paint

3 coat premium system to professional specifications

## Interior Finishes

### Walls/Ceiling

Plasterboard internal wall and ceiling linings. Square set cornices throughout (excl. bedrooms which have 75mm coved cornice). Timber architrave and skirting.

### Paint

3 coat premium system to professional specifications

### Door Furniture

Chrome external and internal door hardware including stopper

## Windows

### Windows

Variety of single and double glazed windows and sliding glass doors with key locks

### Flyscreens

Flyscreens to all operable windows

### Garage Door

Remote controlled garage door

## External

### Driveway and Paths

Exposed aggregate concrete driveway and paths

### Landscaping

Front and rear landscaping provided. Standard rear landscape packages includes synthetic turf on FCR base, gravel path, timber edges and garden bed with soil and cultivation – all that's left to do is plant your favourite species! Front landscaping includes feature tree, mulched garden bed, various plantings and irrigation system

### Fencing

Fully fenced – Colourbond

### External Taps

2 external hose taps

### Clothesline

Fold down aluminium powder coated clothesline

## Kitchen

### Kitchen Benchtops

20mm reconstituted stone benchtops with waterfall edges

### Splashback

6mm reconstituted stone splashback

### Kitchen Cabinets

Laminated joinery with soft-close mechanism

### Kitchen Sink

Double bowl stainless steel undermount kitchen sink

### Cooking

Fisher & Paykel 600mm multifunction oven with electronic timer and ceramic 4 zone cooktop

### Cooktop Exhaust

Fisher & Paykel 60cm integrated insert kitchen rangehood

### Microwave

Fisher & Paykel 900-watt microwave oven with 5 power levels installed

### Dishwasher

Fisher & Paykel freestanding 600mm dishwasher

## Bathrooms

### Bathroom Bowls

Countertop bathroom hand basins

### Tapware

Chrome tap and mixers

### Ducted Exhaust Fans

LED light with exhaust fan

### Bathroom Screens

2100mm x 10mm thickened glass frameless clear glazed shower screens to all showers

### Mirror Cabinet

Mirror cabinets provided above all bathroom vanities, with additional exposed shelving

### Towel Rail

600mm chrome towel rail

### Hand Towel Ring

Chrome hand towel holder

### Toilet Roll Holder

Chrome toilet roll holder

### Toilet Suites

Contemporary toilet suite

### Robe Hook

Chrome robe hook

### Shower Shelf

20mm reconstituted stone shampoo shower shelf

### Tiled Floor Waste

Smart Tile floor waste to match floor tiles

## Electrical and Communications

### Electrical

Generous amount of powerpoints, TV points and light fittings installed. LED downlights throughout.

### USB Charging

USB imported powerpoints in kitchen and living room

### Communications

Fibre to the home (Opticomm)

### TV

No requirement for antenna – provided within the Opticomm fibre to the home service

### Pendant Light

2 x pendant lights above island bench

## Laundry

### Laundry

45 litre laundry tub

## Flooring

### Tiles

Tiling applied to all wet areas

### Flooring

Hybrid laminate flooring to all internal areas of home excluding bathrooms and toilet to have floor tiling. Carpet to all bedrooms and MPR

## Wardrobes, Linen and Storage

### Robes

A fixed rail with melamine shelving and MDF sliding doors

### Linen and Store

Melamine shelving included



# Upgrade options

## Electrical

### Extra Electrical Points

- E1. ADD DGPO, DGPO with USB, TV points, Data points - supply and install (each)
- E2. ADD LED downlight - supply and install (each) {NB: must run to existing switch point}
- E3. ADD External waterproof DGPO - supply and install (each)

### Solar Energy and Storage

- E4. ADD Solar panel and inverter kit, circa 3kW - supply and install system

### Air-conditioning Upgrades

- E5. ADD Circa 2.5kw split system air-conditioning - supply and install (each unit)
- E6. UPGRADE Air-conditioning system to ducted unit (10kW w / 4 zones)
- E7. ADD Ceiling fan - supply and install (each unit) to bedrooms, living and to the outdoor alfresco

## Appliances

### Cooktop Upgrade Options

- K1. UPGRADE to SMEG kitchen appliance package

### Dishwasher & Plumbing

- K2. UPGRADE to Fisher & Paykel integrated dishwasher (DW60U211) - from standard dishwasher
- K3. UPGRADE to SMEG integrated dishwasher (model DWAFI6214-2) - from standard dishwasher
- K4. UPGRADE to SMEG stainless steel dishwasher (model DWAU6214X2) - from standard dishwasher
- K5. ADD Fridge tap
- K6. ADD 2 x 20 litres bin in the cupboard under kitchen sink

## Tapware & Sink Upgrade

### Tapware Upgrade

- B1. UPGRADE Tapware & accessories to matte black or nickel finish
- B2. UPGRADE to Undermount sink in bathrooms / ensuites - supply and install (each)

## Doors, Windows and Living

### Solar Tubes

- D1. ADD Solar tubes to hallways, walk in robes and ensuites - supply and install (each)

### Security Screens

- D2. UPGRADE to Stainless steel mesh security screens to all operable doors and windows
- D3. ADD Fly screen to front door and sliding door

### Window Furnishings

- D4. ADD Roller blinds - excludes sliding glass doors and wet areas
- D5. UPGRADE to Dual roller blinds - excludes sliding glass doors and wet areas
- D6. UPGRADE to Plantation shutters (front façade only)
- D7. UPGRADE to Plantation shutters (all windows) - excludes sliding glass doors and wet areas
- D8. UPGRADE to Double glazed windows (all windows & sliding glass doors)
- D9. ADD Sheer curtains to sliding glass doors

### Door Handles & Robes

- D10. UPGRADE to Feature pull to entry door (available in matte black, chrome and brushed nickel)
- D11. UPGRADE Door handles to matte black or brushed nickel finish
- D12. UPGRADE to Mirrored robe sliding doors - supply and install (per room)

## Built-in Joinery

### Built-in Joinery

- J1. ADD Built-in cabinetry to MPR
- J2. ADD Built-in cabinetry to living (low entertainment unit - TBC)

## Landscape and Externals

### Irrigation

- L1. ADD Underground automated irrigation to rear garden

### Garage Floor

- L2. UPGRADE Garage floor covering to epoxy flake finish (standard colour range)

### Garage Space

- L3. ADD to 1.5 garage space
- L4. ADD to 2 garage space

### Landscaping

- L5. UPGRADE Landscape to include plantings in rear garden beds
- L6. UPGRADE Landscape to include citrus trees and raised planters for veggie/herb garden



### SMEG

34L microwave  
(model SA34MX)



### SMEG

60cm classic thermoseal oven  
(model SFA6500TVX)



### SMEG

60cm 4 zone induction cooktop  
(model PIP364D)



### SMEG

60cm stainless steel dishwasher  
(model DWAU6214X2)



# WELS information

Each home includes products which are regulated under the Water Efficiency Labelling and Standards (WELS) Scheme. In accordance with the requirements of the WELS Scheme all such products are listed and labelled below.

Item	Description & Model	WELS Star Rating	Flow Rate
Dishwasher (Standard Inclusions)	Standard inclusion for 600mm Fisher & Paykel free standing DW60FC1X1	5 Star WELS registration number D01930	11.5 litres per wash
Tap – Kitchen	Chrome sink mixer	4 Star WELS	7.0 litres per minute
Tap – Laundry	Chrome sink mixer	4 Star WELS	3.3 litres per minute
Toilet	Contemporary toilet suite	4 Star WELS	3.3 litres per flush (average) 4.7 litres per flush (full) 3 litres per flush (half)
Tap – Bathroom	Chrome basin mixer	5 Star WELS	5.5 litres per minute
Tap – Bathroom	Chrome wall mixer	5 Star WELS	5.5 litres per minute
Shower	Chrome rail shower set	3 Star WELS	8.00 litres per minute
Shower	Chrome shower rose	3 Star WELS	9.00 litres per minute
Dishwasher Upgrade Freestanding SMEG	SMEG free standing upgrade DWAU6214X2	5 Star WELS registration number D02336 (V)	11.3 litres per wash
Dishwasher Upgrade Freestanding Fisher & Paykel	600mm freestanding dishwasher Fisher & Paykel DW60FC1X1	5 Star WELS registration number D01930	11.5 litres per wash
Dishwasher Upgrade Integrated Fisher & Paykel	600mm integrated dishwasher Fisher & Paykel DW60U211	5 Star WELS registration number D02186	11.6 litres per wash
Dishwasher Upgrade Integrated SMEG	SMEG integrated dishwasher DWAF16214-2	5 Star WELS registration number D02336 (V)	11.3 litres per wash

Full WELS information will be provided for applicable products prior to settlement





# Ready for your next chapter?

Find out how you can flourish at Thrive.

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\*Full WELS information for 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