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Standard Inclusions

Faith • Fiora • Frank
Freddie • Raven • Roland
Ruben • Rudy • Rupert • Ruth

A breath of *fresh air*

Within an exceptional landscape, steeped in history and adorned by nature, this outstanding residential community sits nestled in the midst of the highly sought-after established suburb of Wantirna.

Located 35km east of Melbourne's CBD, Wantirna offers leading retail, shopping and dining hubs, education opportunities and transport options abound.





1. Architecturally designed facades comprised of feature brick and timber panel

2. 1.5Kw solar system

3. Powder-coated aluminium framed windows

4. Painted semi-solid core door or timber feature door

5. Landscaped front garden and private open space

6. External LED light to front entrance

7. Letterbox

8. Doorbell

9. Roller blackout blinds to bedroom and living room windows and sliding doors



The heart and soul of your home

Whether you're cooking up a storm or heating up a takeaway, the quality Electrolux appliances, including the built-in electric oven and the induction cooktop with overhead cupboards and strategically placed LED lighting provide a wonderful backdrop for your culinary adventures.

-
1. Renewable surface benchtop
-
2. Electrolux 600mm built-in electric oven
-
3. Electrolux 600mm induction cooktop
-
4. Westinghouse 500mm integrated rangehood
-
5. Electrolux 600mm wide dishwasher
-
6. Laminated joinery and soft close drawers and doors
-
7. Overhead cupboards for extra storage
-
8. Finger tile feature splashback
-
9. One and a half bowl stainless steel undermount sink
-
10. Island bench with overhang for barstool storage
-
11. LED surface-mounted feature can downlights
-
12. Water connection behind fridge
-
13. Pantry OR walk-in pantry
-
14. Reverse cycle heating and cooling to main living room and all bedrooms
-





11

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A luxurious retreat

The clean lines and practical design of the bathroom make for a relaxing sanctuary that is low maintenance. With LED downlights illuminating this elegant, wet room-style bathroom, featuring chrome finishes, a contemporary toilet suite and a back-to-wall bathtub, you'll fall in love immediately.



1. Surface-mounted wall mirror

2. Wall-mounted vanity unit

3. Integrated basin

4. Frameless shower screen

5. Floor to ceiling tiling throughout

6. Back to wall bath (Ruth: Inset bath)

7. Chrome finish wall basin mixer (WELS 5-star)^

8. Chrome finish wall bath mixer (WELS 5-star)^

9. Handheld shower

10. Contemporary toilet suite (WELS 4-star)^

11. LED downlights

12. Chrome finish hand towel holder

Not shown:

Two chrome finish towel rails and chrome shower shelf

^ 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.

Standard Inclusions

General

Heating/Cooling

- Reverse cycle heating and cooling to main living room and all bedrooms

Design

- Modern contemporary designs with a selection of brick, linear cladding, brick tile and metal roofing

Sustainable Design

- Full electric
- Minimum 7.0-star NatHERS rating
- 1.5Kw solar system
- 6-star water rating tapware
- LED downlights throughout
- LED light to entrance

Windows/Coverings

- Double glazed windows throughout
- Roller blackout blinds to bedroom and living room windows and sliding doors

External Doors

- Painted semi-solid core door or timber feature door
- Remote controlled garage door
- Double glazed sliding doors

Interior Finishes

Ceiling Height

- 2550mm throughout

Walls/Ceilings

- Cornices to all kitchen, living areas, bedrooms, laundry and garage
- Skirting to all wall/floor junctions

Internal Doors

- Painted timber doors

Door Furniture

- Privacy lock to bathroom/ensuite and powder room
- Front door lock and handle

Floor Coverings

- Laminated timber to main living and kitchen
- Tiles to bathroom, ensuite, powder room and laundry
- Wool blend carpet with underlay to bedrooms and stairwell
- Concrete slab to garage





Fixtures and Fittings

Kitchen Appliances

- 600mm Electrolux built-in oven
- 600mm Electrolux induction cooktop
- 600mm Electrolux dishwasher
- 500mm Westinghouse integrated rangehood

Kitchen Joinery and Benchtops

- Silica free renewable surface benchtop
- Laminated joinery and drawers
- Tiled splashback
- Soft closing drawers and doors

Kitchen Fixtures

- One and a half bowl stainless steel under mount sink
- Mixer tap
- Fridge water connection
- Integrated pull-out bin

Laundry

- Compact tub with storage below

Storage

- Walk in robe with hanging rails and shelf above
- Built-in robes with hanging rails and shelf above
- Linen cupboard with shelving

Ensuite/Bathroom

- Silica free renewable surface benchtop
- Frameless shower screen
- Contemporary toilet suite (WELS 4-star)[^]
- Vanity basin with storage below
- Wall mirror
- Bath tub to one bathroom
- Full height floor to ceiling tiling
- Hand towel ring and toilet roll holder
- Mixer taps (WELS 5-star)[^]
- Hand held shower
- Shower shelf
- Towel rail

Electrical

- LED downlights throughout
- Double power points to living room, bedrooms and bathrooms
- Double power point to alfresco and/or balcony
- Double power point to garage
- TV and data point to living, main bedroom, retreat and multi-purpose room (where applicable)
- Smoke alarms throughout

External

Landscape

- Front and rear landscaping (refer to floorplan)
- Fully fenced rear garden (where applicable)
- Retaining walls (where applicable)
- Side gate (where applicable)

Other

- Parcel pillar letterbox with house number
- Clothesline
- Paved porch area
- Doorbell
- Concrete driveway (where applicable)
- Concrete alfresco area (where applicable)
- Light to alfresco area and balcony (where applicable)
- Rainwater tank or solar boosted hot water service to each home
- Hot water unit to be located at discretion of Stockland
- Opaque glazing to windows may be incorporated
- Air-conditioning condenser unit to be located at discretion of Stockland

Upgrade Options

Refer to lot plan to confirm if upgrade is applicable.

Flooring Upgrade

- Engineered timber flooring ILO laminate (excluding stairs)

Timber Stairs Upgrade

- Engineered timber stairs and landing ILO carpet

900mm Kitchen Pack

- 900mm appliances ILO of 600mm

Luxury Kitchen Pack

- Cooktop, oven, dishwasher and rangehood upgraded to SMEG (or similar)

Kitchen Sink Mixer

- Kitchen pull out sink mixer ILO fixed kitchen tap

Bathroom Shaving Cabinet

- Mirror shaving cabinet wall-mounted to bathroom and/or ensuite

Flyscreens

- Flyscreens to all openable windows



