

# Waterlea



ROWVILLE

Standard Inclusions

FLORA • GLEN • HAVEN A • HAVEN B • IVY • JASMINA • KAI  
LOTUS A • LOTUS B • MAGNOLIA • ORCHID A • ORCHID B

## At one with nature

Each contemporary architect-designed residence has its own unique aspect and style, whilst being complemented by the natural surrounding landscape of Stamford Park. Many homes look out towards the surrounding parklands or Dandenong Ranges, and are designed with elegant, timeless materials that blend seamlessly with the walkable, landscaped streets.

Additionally the smart built-in eco features mean your home has been designed to future-proof you and your family today and into the future.



1. Combination of brick veneer, render and cladding construction
2. 3.5Kw Solar System
3. Powder-coated aluminium windows and sliding doors
4. Painted timber door

5. Fully landscaped front garden and private open space
6. Sensor external light to front entrance
7. Front balcony balustrade: Brickwork, rendered with semi-frameless glass or rendered with timber batten\*
8. Letter box

\* Refer to lot floor plan to confirm this inclusion is applicable.



House type shown: MAGNOLIA (Type F10)

Artist's impression. Subject to change. Street numbers shown are not final and are subject to change.



# The heart of the home

Open plan living, where natural light flows throughout the seasons. Complete with quality appliances, beautiful finishes, an island bench, and more, your kitchen at Waterlea makes every day a pleasure – and is the perfect space for social gatherings.

1. 20mm reconstituted stone bench top
2. 600mm Fisher & Paykel stainless steel built in oven and cooktop
3. Stainless steel under mount range hood
4. Laminated finish joinery with shark nose pulls
5. Overhead cupboards for extra storage
6. Feature tile splashback
7. Laminate drawers with soft closers
8. Double bowl stainless steel under mount sink
9. Convenient nook to island bench to neatly store stools
10. Timber look laminate feature joinery
11. LED downlights

**Not shown:** 600mm Fisher & Paykel stainless steel dishwasher (WELS 5 Star, 11.5 litres per wash)\*

\* 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.







# Little touches of luxury

Our beautifully designed bathrooms offer luxurious touches and quality inclusions. Bright, clean lines are created to offer maximum sophistication with minimal maintenance. It's a space you will love to be in.

- 
1. 20mm reconstituted stone benchtop
- 
2. Feature laminate cabinet
- 
3. Under mount basin
- 
4. Frameless polished edge mirror
- 
5. Semi frameless shower screen
- 
6. Feature tiles to floor
- 
7. Full height tiling to shower area (only)
- 
8. Shower on rail (WELS 3 Star, 8 litres per minute)^
- 
9. Bath tub\*
- 
10. Chrome finish tap and mixer (WELS 5 Star, 5.5 litres per minute)^
- 
11. Glass shower shelf
- 
12. Offset shower mixer
- 
13. Contemporary toilet suite (WELS 4 star, 4.5 litres per flush (full), 3.0 (half), 3.75 (average))^
- 
14. LED downlights
- 

**Not shown:** Chrome finish towel rail

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\* Refer to lot floor plan to confirm if inclusion is applicable.

^ 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.





House type shown: ORCHID (Type U2 — Light colour scheme).  
Artist's impression. Subject to change. Furniture not included.

# Inclusions

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Applicable to Flora, Glen, Haven A, Haven B, Ivy, Jasmina, Kai, Lotus A, Lotus B, Magnolia, Orchid A and Orchid B.

## General

### Design

Combination of brick veneer, render and cladding construction  
Metal roof sheeting

### Sustainable Design

Minimum 6 Star NatHERS rating  
3.5Kw Solar System  
Solar gas boosted hot water service  
Rainwater Tank connected for ground floor toilet flushing, laundry and rear external tap  
LED downlights throughout  
Electric Vehicle Charging point in garage  
Provision for future solar battery storage\*  
Livable Housing Association (LHA) design to Flora and Glen only

### Heating/Cooling

Reverse cycle split system heating/cooling to main living room and bedroom 1

### Windows

Powder-coated aluminium windows and sliding doors

### External Doors

Painted timber door  
Remote controlled garage door

## Interior Finishes

### Ceiling Height

2550mm throughout (wet areas may vary)

### Walls/Ceilings

Square-set cornices throughout

### Internal Doors

Painted timber doors

### Door Furniture

Privacy lever handles to bathroom/ensuite and powder room

### Floor Coverings

Timber-look laminate flooring to main living area, kitchen and ground floor hallway  
Tiles to bathroom, ensuite, powder room and laundry  
Wool blend carpet to all bedrooms, stair and all other areas

## Fixtures and Fittings

### Kitchen Appliances

600mm Fisher & Paykel stainless steel built in oven  
600mm Fisher & Paykel stainless steel cooktop  
600mm Fisher & Paykel stainless steel dishwasher (WELS 5 Star, 11.5 litres per wash)^  
Stainless steel under mount range hood

### Kitchen Joinery

20mm reconstituted stone benchtops  
Laminated finish joinery  
Laminate drawers with soft closers

### Kitchen Fixtures

Double bowl stainless steel under mount sink  
Tiled splashback  
Chrome sink mixer (WELS 5 Star, 5.5 litres per minute)^

### Laundry

Stainless steel compact tub with cabinet  
Mixer tap (WELS 4 Star, 7.5 litres per minute)^  
Tiled splashback

### Ensuite/Bathroom

20mm reconstituted stone benchtop  
Feature laminate cabinet  
Under mount basin  
Frameless polished edge mirror  
Semi frameless shower screen  
Toilet suite (WELS 4 Star, 4.5 litres per flush (Full), 3.0 (Half), 3.75 (Average))^  
Feature tiles to floor  
Tiled shower with floor waste or shower over bath\*\*  
Full height tiling to shower area (only)  
Shower on rail (WELS 3 Star, 8 litres per minute)^  
Glass shower shelf  
Bath tub\*\*  
Chrome finish towel rail and toilet roll holder  
Chrome finish taps and mixer (WELS 5 Star, 5.5 litres per minute)^

### Electrical

TV points to main living, bedroom 1 and second living room\*\*  
Minimum 3 USB charging points  
Door bell

## External

### Landscape

Fully landscaped front garden and private open space

### Others

Letter box  
Sensor light to front entrance  
External light to private open space  
Tiles to balcony\*\*  
Clothesline

\* Battery not included

\*\* Refer to lot floor plan to confirm if inclusion is applicable

^ 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



# Upgrade options

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## **Extra A/C Unit**

Extra head unit to second living room (where applicable)

Extra head unit to a Bedroom

## **Floor Finish (in lieu of timber-look laminate)**

Engineered timber or tiles

## **Kitchen Package 1**

Miele oven, cooktop, range hood and dishwasher

## **Kitchen Package 2**

20mm waterfall edge reconstituted stone to island bench

Mirror splashback

## **Bathroom Package**

Floor to ceiling wall tiles

Shaving cabinet above vanity in lieu of mirror

Frameless shower screen

LED Strip lighting under vanity unit

## **Electrical**

Security alarm system



[illegible]



**A seamless flow of light and space**

With a range of flexible floor plans and a raft of thoughtful inclusions, the indoor living spaces flow harmoniously out to the outdoor areas that are perfectly designed for entertaining or simply relaxing in your own pocket of peace and quiet.



## Ready to start your journey?

Contact Stockland today on:

13 52 63 or email

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