

Final release at The Terraces from \$429,000*

Built by Dale Alcock Projects
Designed by Hames Sharley
Architects

Save up to
\$55K[^] in
government
grants

*Price correct as at 22/10/2020. Subject to change. Image is an impression of Stockland Terraces at Calleya and is included for illustrative purposes only and is subject to change. Customers should review the inclusions contained in the contract for sale.

[^]Not a Stockland promotion. Eligibility and other restrictions apply. Purchasers may not be eligible to receive the total \$55k in Government Grants - Amount calculated as \$25,000 HomeBuilder + \$20,000 WA New Home Construction Grant + \$10,000 WA First Home Owner Duty Grant = \$55K Total Possible Government Grants Visit <https://treasury.gov.au/coronavirus/homebuilder>, <https://www.wa.gov.au/service/community-services/grants-and-subsidies/apply-new-home-construction-grant>, <https://www.wa.gov.au/organisation/departments-of-finance/fhog>, and <https://www.wa.gov.au/government/publications/first-home-owner-duty-fs> for further information.



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The
TERRACES
Calleya

Troy Smith 0414 730 273
Henna Gupta 0458 543 662



Burgess Rawson

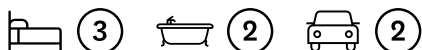
Explore our portfolio of beautiful two storey, designer residences in leafy Treeby

Our newest and final collection of architecturally designed terraces offer a low maintenance lifestyle with high quality fixtures and intelligent open-plan interiors. Designed by Hames Sharley Architects and built by the award-winning team at Dale Alcock Projects, every detail has been considered. All you need to do is choose a home and beautiful colour scheme.

Located 25km South of Perth's CBD, The Terraces at Calleya is a culmination of inspired architecture, innovation and affordability.



Image is an impression of Stockland Terraces stage 2B at Calleya and is included for illustrative purposes only and is subject to change. Customers should review the inclusions contained in the contract for sale.



Features at a glance*

- Green title block - no strata fees to pay
- Floor coverings and internal painting
- Designer kitchen featuring 20mm Caesarstone benchtops, 600mm stainless steel appliances including dishwasher
- Semi frameless shower screens, 20mm Caesarstone benchtops and above countertop basins to ensuite and bathroom

- LED downlights throughout
- Instantaneous gas hot water system
- Easy care front & rear landscaping completed prior to moving in
- Paved porch entry, courtyard and alfresco
- Washing line, brick letterbox and 2 garden taps
- 2 spacious minor bedrooms

*View Inclusions brochure for full inclusions and specifications.












Life at The Terraces Calleya

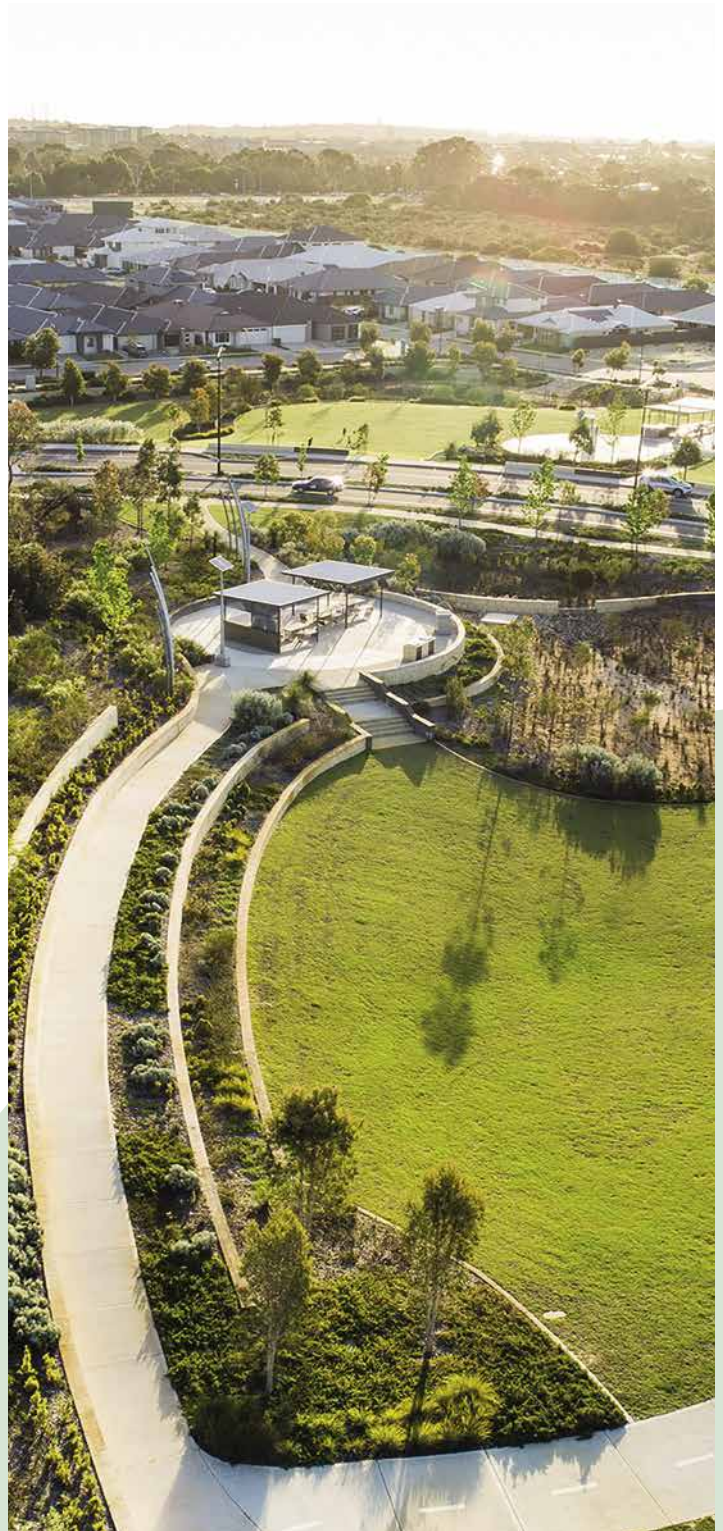
The Terraces at Calleya is ideally located in Stockland Calleya, Treeby. From tree-lined streets to walking trails, playgrounds and parks, everything is at your doorstep.

It's also within easy reach of local schools, Murdoch University, the Fiona Stanley Hospital, and is only a short 25-minute drive from Perth's CBD. Plus the Cockburn Train Station is only moments away, providing seamless access to the rest of the region.



Within easy reach of:

-  Major shopping centre Cockburn Gateway just 2km from Calleya
-  Close to large retail stores ranging from Bunnings and Freedom Furniture through to Pet City and Spotlight
-  Close to reputable, established primary and high schools
-  Murdoch University
-  Fiona Stanley Hospital
-  25km to Perth CBD
-  Cockburn train station is just 1.8km from Calleya, with Perth CBD just four short stops away
-  Local businesses located within Calleya
-  Mooba Cafe
-  Nido Early School
-  Treeby Primary School opening 2022



The
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Inclusions Brochure – Stage 2C
Fixtures, fittings and finishes schedule



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Inclusions

General:

Design

Combination of brick veneer, rendered brick, face brick and cladding construction (Timber framed wall between master suite and ensuite of Centella and Foxtail designs, and between master suite and robe of Tuart design)

Metal roof sheeting

Heating/Cooling

Panasonic split system air-conditioning (master & living)

Panasonic 7.1kW ducted (2 zones) to Jarrah & Paperbark only

Windows and Sliding Doors

Powder-coated aluminium windows and sliding doors

Flyscreens to all openable windows and external sliding doors

6.38mm laminated glass windows and doors to habitable rooms

Doors

Painted flush panel solidcore door to front entry

Painted standard flush panel readicote door to internal doors

Mirror sliding doors to master robe

Vinyl panelled sliding doors to bedrooms 2 & 3

Garage sectional overhead door and 2 automatic handsets

Door Furniture

Privacy lever handles to bathroom/ensuite and powder room

Lever and dead-lock bolt to entry and garage doors

Internal – Satin chrome lever

Walls and Ceilings

31c to ground floor, 28c to upper floor (kitchen and wet areas may vary)

Painted plaster walls

Dry lining to living room wall (Foxtail) and between master suite and ensuite wall for Centella and Foxtail designs

Painted plasterboard ceilings

Skirting

Rendered walls inside garage

Lighting

LED downlights throughout

Exhaust fan – ducted ceiling mounted to bathroom, ensuite, laundry and WC where no external ventilation is available

Fluorescent garage light

Floor Coverings

Tiles to entry, dining, kitchen, laundry, powder room and bathrooms

Carpet to all bedrooms, stairs and living area

Engineered timber flooring to entry, dining, kitchen and living (Jarrah design only)

Fixtures and Fittings:

Kitchen Appliances

600mm stainless steel built-in electric oven

600mm stainless steel gas cooktop

Stainless steel integrated rangehood

600mm stainless steel dishwasher

Kitchen Joinery

20mm Caesarstone benchtops

Laminate cabinets and drawers with soft closers

Kitchen Fixtures

Stainless steel under-mount double bowl sink

Tiled splashback

Chrome gooseneck sink mixer

Water point to refrigerator recess

Laundry

45L stainless steel tub

Laminated benchtop

Chrome gooseneck sink mixer

Tiled splashback

Linen cupboard with pre-finished board and melamine shelves

Ensuite/Bathroom/Powder Room

20mm Caesarstone benchtop to ensuite and bathroom

Laminate cabinet & drawers

Above countertop basin to ensuite and bathroom

Hobless showers to shower in ensuite and bathroom

Square hand wall basin to powder

Chrome basin and bath mixer set

Shower hose mounted on rail

Semi frameless shower screen to ensuite and bathroom

Toilet suite white vitreous china cistern and pan

Acrylic bath

Combination of 300 x 600mm floor tile and 300 x 100mm wall tile

Polish edged mirror

Chrome finish double towel rail, shower shelf, toilet roll holder and hand towel ring to ensuite and bathroom

Chrome robe hook to ensuite only

Chrome finish toilet roll holder and hand towel ring to powder

Electrical

TV point to living and main bedroom
Foxtel ready point to living
Phone/data points to living
NBN ready
Clipsal white power points and light switches throughout

External:

Landscape

Mulched garden bed with planting and tree to front garden
Mulched planting beds to rear garden
Paved porch entry, courtyard and alfresco
Grassed areas (applicable to some corner lots)

Others

Feature brick letter box
External light to front entrance and rear yard
Paved porch entry, courtyard and alfresco
Concrete driveway
Fold down clothesline
Powder-coated aluminium slat front fence and gate
Colorbond side fence (to corners only where applicable)
Two outdoor garden taps (to courtyard and alfresco)
20L instantaneous gas hot water unit
Termite protection system
Smoke alarms
Livable Housing Australian Silver Compliant (Paperbark design only)



Artist's impression.
Subject to change.

Stockland Stage 2C - WELS star rating^

Product	Product Code	WELS Star Rating	Flow Rate Ltrs Per Min	WELS Registration #
Kitchen Mixer – Alder Flex Gooseneck Mixer	45490	5	6	T14084
Laundry Mixer – Alder Flex Gooseneck Mixer	45490	5	6	T14084
Shower Head - Alder Excite Rail Shower HS375	98650	3	9	S09859
Bathroom Mixer – Alder Alto Tower Mixer	81093	4	7.5	T14043
Bathroom Spout/Mixer – Alder Flex Basin/Bath Mixer Set	45198	5	6	T25930
Toilet – Chios Toilet Box Rim	191023	4	4.5/3 Litre Water Saving Flush	L06107
Dishwasher – Artusi	ADW5001*	4.5	10.2	D02162

^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 Standard Inclusions specified star rating and flow rate.

The TERRACES Calleya

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Visit our display homes
7 Turquoise Blvd & 21 Basanite Loop, Treeby

Burgess Rawson
Troy Smith 0414 730 273
Henna Gupta 0458 543 662



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This brochure is provided solely for the purpose of providing an indicative list of inclusions for all lots within the proposed development called "The Terraces at Calleya" and is not intended to be used for any other purpose. Except for the inclusions listed under the heading "Optional Upgrades" (such inclusions can be purchased at additional cost), all inclusions are standard inclusions which are included in the advertised purchase price. The contents of this brochure are based on information available to Stockland at the time of creation (October 2020) and are subject to change without notice. The contract for sale should be reviewed in relation to sale inclusions. Stockland reserves the right to make changes to the information contained in this brochure at any time prior to you entering into a contract for sale with Stockland. If this brochure is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this brochure in accordance with the terms of the contract for sale. Stockland accepts no liability for any loss or damage arising from the improper use or reliance on this brochure or its contents. Image is an impression of Stockland Terraces at Calleya and are included for illustrative purposes only and are subject to change. Customers should review the inclusions contained in the contract for sale.