



For enquiries please contact:  
Stephen 0447 699 709 or Tecio 0418 434 857

.....

Sienna Wood Sales & Information Centre,  
Cnr Weatherly Way & Forrest Rd (next to Shipwreck Park), Hilbert WA 6112  
P: 13 52 63  
[stockland.com.au/siennawood](http://stockland.com.au/siennawood)



This document is provided solely for the purpose of providing an indicative list of standard inclusions for the proposed development called Stockland's Wintergreen Two-Storey's and is not intended to be used for any other purpose. The contents of this document are based on information available to Stockland at the time of creation (November 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 document at any time prior to you entering into a contract for sale with Stockland. If this document is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this document in accordance with the terms of the contract for sale. All images examples of previously sold product only and are provided for illustrative purposes only. Furniture is shown for illustrative purposes only and is not included in any sale. The use of the term "furniture" in this document includes, but is not limited to, furniture, furnishings, decorative items, picture frames, artwork and pot plants. Unless this document is included in a contract for sale, this document is not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this document or its contents. Full WELS information for WELS products will be provided prior to settlement. Final WELS products will be equal to or more efficient than the specified star rating and flow rate.



## Garden House Riverbend Two-Storeys

.....

Inclusions brochure  
Friston Street, Hilbert



Inclusions

General:

Design

Timber frame and feature cladding construction  
Colorbond roof

Heating/Cooling

Reverse cycle split system to living area and master bedroom

Windows

Powder-coated aluminium windows and sliding doors

External Doors

Entry - Painted timber door with clear glass insert

Blinds

Sheer curtain to doors (Dining, living, balcony)  
Roller blinds to windows throughout (excluding bathroom, dining, sitting, balcony)

Interior Finishes:

Ceiling Height

2571mm AFL (above floor level) ground floor  
(wet areas may vary)  
2400mm AFL (above floor level) first floor  
(wet areas may vary)

Internal Doors

Flush panel doors throughout

Carport Door into home

Aluminum framed sliding door

Door Furniture

Privacy lever handles to bathroom and powder  
Dead-lock to entry door

Floor Coverings

Porcelain floor tiles to entry, living, dining, kitchen, bathroom, powder and laundry  
Carpet to upper floor including bedrooms and associated robes, stairs, upper landing and halls  
Permeable timber decking to balcony

Fixtures and Fittings:

Kitchen Appliances

600m electric oven (stainless steel)  
600m canopy rangehood (stainless steel)  
600m gas hot plate (stainless steel)

Kitchen Joinery

20mm Engineered Stone benchtops  
Laminate finish cabinetry with finger pull handles  
Laminate drawers

Kitchen Fixtures

Double stainless steel sink  
Tiled splashback over bench-top to the underside of the overhead cupboards and rangehood  
Mixer (refer to WELS star rating in table)^

Laundry

Laminate benchtop  
45L stainless steel trough  
Square gooseneck mixer (refer to WELS star rating in table)^  
Tiled splashback over trough/benchtop

Bathroom

Square above counter basin  
20mm Engineered Stone bench tops  
Laminate finish cabinetry with finger pull handles  
Semi-frameless shower screen  
Toilet suite (refer to WELS star rating in table)^  
Tiled shower with floor waste  
Shower on rail (refer to WELS star rating in table)^  
Double towel rail and toilet roll holder  
Taps and mixer (refer to WELS star rating in table)^

Electrical

TV point to living  
LED down-lights throughout  
Bunker wall light to all external door locations  
External Waterproof GPO to carport and alfresco

External:

Landscape

Fully landscaped front and rear garden  
Outdoor shed to all homes (excluding corners)

Other Inclusions

Paving to driveway (including crossover), carport, porch, path and alfresco  
Aluminum slat fencing to front courtyard with feature brick pier letterbox  
Clothesline  
1800mm Colourbond fence between homes to side boundary  
Front courtyard garden tap  
NBN Ready  
Aluminum carport structure

Garden House Two-Storeys on the Park – WELS star ratings^

Item	WELS Star Rating	Flow Rate	WELS registration number
Tap – Mixer OPTW135	WELS 4.5 Star	5.45	SO6745
Tap – Basin Mixer OPT105B	WELS 5 Star	4.55	T16789
Toilet Suite – OPWC109B	WELS 4 Star	3.4	LM05037
Shower Rose OPTW127B	WELS 4 Star	3.5	LM05420
Tap – Wall Mixer OPTW108	WELS 3 Star	6.2	SO8486

^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.



Artist's impression. Subject to change.