

Introducing Stage 2B Terraces from \$429,000*

Built by Dale Alcock Projects
and designed by Hames
Sharley Architects

**Under
construction**



*Price correct as at 27/05/2020. 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.



Stockland

The
TERRACES
Calleya

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Burgess Rawson

Enjoy the ease and convenience of our contemporary full turnkey Terrace Homes

Get the very best in contemporary, low maintenance living with The Terraces Calleya. Built by award-winning builder Dale Alcock Projects and designed by Hames Sharley Architects, you will love calling one of these terraces your home.

Enjoy spacious 3 bedroom options all with ample storage, open-plan living, modern colour palette and all enhanced with natural light. At The Terraces Calleya you will be living in the heart of Treeby, surrounded by beautiful walkways and biking trails to make a healthy and happy lifestyle a reality.



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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 Calleya is ideally located in the heart of Stockland Calleya, Treeby. From tree-lined streets to walking trails, playgrounds, parks and local cafe, everything is at your doorstep.

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



A 25 minute drive from Perth's 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 perks of living at The Terraces Calleya

Joining a Stockland community not only means you are welcomed into a thriving community, it also grants you instant access to an amazing array of free perks.

You will enjoy:

- Free fitness program[^]
- RSPCA dog training[^]
- School holiday activities
- Community Garden
- Outdoor movies during summer
- Community events throughout the year

[^]These are examples of initiatives that are offered at Calleya as at May 2020. These initiatives are subject to change and may not continue in the future.

The
TERRACES
C a l l e y a

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Inclusions Brochure – Stage 2B
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, Foxtail and master suite and robe on the Tuart design

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
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)

Stockland Stage 2B - 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	
Laundry Mixer – Alder Flex Gooseneck Mixer	45490	5	6	
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	
Toilet – Chios Toilet Box Rim	191023	4	4.5/3 Litre Water Saving Flush	
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.



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

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