

# THE TERRACES

Calleya

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INCLUSIONS BROCHURE

FIXTURES, FITTINGS  
& FINISHES SCHEDULE  
STAGE 2A LOTS 3074 - 3097



Stockland

# Fixtures, Fittings & Finishes Schedule

## Exterior Finishes

### Walls

- Face brickwork
- Rendered brickwork
- Timber frame (Sheoak design – upper floor has timber framed walls with no brick work to boundary)
- Weather board cladding
- Reverse brick veneer

### Roof

- Colorbond

### Windows

- Powder-coated aluminium windows, sliding doors to terraces and courtyards
- Flyscreens to all openable windows & sliding doors
- Bi-fold window (excluding flyscreen) between kitchen bench and alfresco (Jarrah Type only)

### Garage

- Fluorescent garage light
- Sectional overhead door which includes 2 auto handsets (remotes)

### Porch

- Exposed aggregate concrete

### Doors

- Painted flush panel solidcore door to front entry door (all house types)

### Driveway (crossover)

- Grano concrete

### Fencing

- Aluminum picket fence to front gardens and side boundaries of all corner lots
- 1200mm feature brick fence to front of Sheoak designs – Lots 3084, 3085
- Colorbond infill fence on lot boundary between houses

### Landscaping

- Landscaped to Stockland’s landscape design including a clothes line, garden tap and letterbox

### Alfresco

- Brick paving

## Interior Finishes

### Ceiling

- Internal ceiling (exc. garage) flat white paint finished plasterboard, painted soffit
- 2400mm to 2700mm ceiling height to ground floor
- 2400mm ceiling height to first floor
- Cornice – coved cornice to all internal rooms

### Floors

- Tiling to ground floor dining, kitchen and laundry/carpet to entry and living (Paperbark Lots 3074, 3075, 3078, 3079, 0380, 3081)
- Engineered timber floor to ground floor entry, living, dining and kitchen (Jarrah Type only) Jarrah Lots 3076, 3077, 3082, 3083, tiled powder
- Sheoak Lots 3084, 3085 Tiling to ground floor kitchen, dining, laundry & powder, carpet to living & entry
- Centella Lots 3088, 3089, 3093, 3094, 3095 tiling to ground floor kitchen, laundry and powder, carpet to ground floor dining, living and entry
- Foxtail Lots 3086, 3087, 3090, 3091, 3092, 3096, 3097 tiling to ground floor kitchen, dining laundry and powder, carpet to entry, hallway and living.
- Ceramic or porcelain floor tiling to wet areas
- Carpet to bedrooms with underlay

### Walls

- Wall tiling where indicated to wet areas
- Combination of plasterboard and/or float & set plaster with paint finish
- Skirting – MDF painted finish

### Doors

- Painted flush panel solidcore door to front entry door (all house types)
- Painted standard flush panel readicote door to internal doors
- Painted Bed 1 sliding flush panel readicote to suit pelmet slider (Paperbark only)
- Painted powder sliding flush panel readicote to suit pelmet slider (centella, foxtail, Jarrah, Sheoak only)
- 2x Aluminum framed sliding doors at rear ground floor (Paperbark Lots 3074, 3075, 3078, 3079, 3080, 3081)
- 1x Aluminum framed sliding doors at rear ground floor (Jarrah Lots 3076, 3077, 3082, 3083)
- 1x Aluminum framed sliding doors to dining and living (Sheoak Lots 3084, 3085)
- Framed mirrored sliding doors to robes

### Door Furniture

- Internal – Satin chrome lever
- Bathroom, ensuite & powder – Satin chrome lever with privacy sets
- Bathroom & powder – Satin chrome flush pull with privacy set (cabin hook)
- Entry Door – Satin chrome finish level handle with double cylinder deadbolt

## Fixtures and Fittings

### Kitchen

- Benchtop – 20mm reconstituted stone
- Tiled splashback
- Under mount stainless steel double bowl sink
- Pre-finished board cabinets with cabinet doors and hinges and PVC ABS edging
- 600mm Ilve electric built in oven (stainless steel)
- 600mm Ilve gas hot plate (stainless steel)
- 600mm Ilve integrated range hood (stainless steel)
- 600mm Ilve freestanding dishwasher
- LED downlights
- Gooseneck sink mixer
- Fridge recess

### Bathrooms / Ensuite

- Benchtop – 20mm reconstituted stone
- Cabinet (pre-finished board)
- Hobless shower recesses
- Double towel rail to bathroom & ensuite
- Counter top basin to bathroom & ensuite
- Square wall basin with overflow to powder
- Robe hook to ensuite
- Towel hook to powder
- Metal shower shelf to bathroom & ensuite
- Straight toilet roll holder to bathroom, ensuite & powder
- Mirror – polished edge to bathroom, ensuite & powder
- Chrome on brass floor waste

MD2A	WELS Star Rating	Flow Rate Ltrs Per Min		WELS Registration #
Kitchen Mixer	5	6		T30104
Laundry Mixer	5	6		T30104
Shower Head	3	9		S12290
Bathroom Mixer	5	6		T30103
Toilet	4	Insert Full Flush	4.5	LO3148
		Insert Half Flush	3	
		Insert Average Flush	3.5	
Dishwasher	4	12		DO1813

- 300 x 300 floor tiles to shower recesss
- Combination of 300 x 600 floor tile and 300 x 100 wall tile
- Bathroom shower screen semi frameless & ensuite fully frameless
- Acrylic bath (white)
- Wall faced toilet

### Laundry

- 35L stainless steel tub
- Gooseneck sink mixer

### Electrical

- Internal – LED downlights throughout
- TV points to living/family room and bedroom 1
- Data points to living
- The Foxtail & Centella have 2 split system one in the living and one in Bed 1. 2 zone ducted A/C to Jarrah, Paperbark & Sheoak.
- Double power points to bedrooms 1, bedroom 2, bedroom 3 where applicable, living areas, wet areas, kitchen and garage
- Single power points to microwave space, range hood, cooktop, fridge space and dishwasher

### Other

- 20L instantaneous gas hot water unit
- Smoke alarm
- Exhaust fan – ducted ceiling mounted to bathroom, ensuite, laundry and WC where no external ventilation is available
- Termite protection system
- LHA (Liveable Housing Australia Compliant – Silver standard) compliant homes, Lots 3074-3085

# Ready to start your journey?

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13 52 63 or visit  
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