



# Standard Inclusions

Flynn • Flynn Extended • Freddie  
Rachael • Raven • Riley • Rosa  
Rosie • Rowen • Roxy • Rupert



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# You've found your Haven

## Smart design for low-maintenance living.

Stockland design studio, along with award-winning SJB Architects, have created a range of townhomes designed for a fast-paced, modern lifestyle, just 11km\* from Melbourne CBD and within easy reach of the coast.

Combining cutting-edge, sustainable features with open, flowing living spaces and high-quality inclusions, everything you need is in place from the moment you move in.

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1. Architecturally designed facades comprised of brick with a selection of timber panel, metal cladding and fibre cement cladding

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2. 1.5Kw solar system

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3. Powder-coated aluminium framed windows

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4. Painted semi-solid core door

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5. Fully landscaped front garden and private open space

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6. External LED light to front entrance

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7. Letterbox

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# Where the *magic* happens

Quality appliances, classic finishes and smart storage solutions create the perfect backdrop for your culinary adventures, and the island workbench makes for the perfect area to sit around and chat while you're dishing up.

1. 20mm reconstituted stone top bench
2. 600mm Fisher and Paykel built in oven and gas cooktop
3. Fisher and Paykel integrated rangehood
4. Laminated joinery and soft close drawers
5. Overhead cupboards for extra storage
6. Tiled splashback with mirror strip
7. Double bowl stainless steel under mount sink
8. Island bench overhang for barstool storage
9. Feature LED track downlights
10. Water connection behind fridge
11. Pantry





# Treat yourself to a little *luxury*

The clean lines and practical design of the bathroom make for a relaxing sanctuary that requires next-to-no maintenance. With dimmable LED downlights, chrome finishes, a contemporary toilet suite and a back-to-wall bathtub, what's not to love?

1. 20mm reconstituted stone bench top
2. Feature laminate vanity unit
3. Undermount vanity basin
4. Mirrored shaving cabinet
5. Full height shower screen
6. Feature tiles to floor
7. Full height floor to ceiling tiling to shower
8. Bath tub to one bathroom
9. Chrome finish tap and mixer (WELS 5 Star, 5.5 litres per minute)^
10. Hand held shower to one bathroom
11. Chrome shower shelf
12. Contemporary toilet suite (WELS 4 star, 4.5 litres per flush (full), 3.0 (half), 3.75 (avg.))^
13. LED downlights

**Not shown:** Chrome finish towel rail

^ 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.





# Standard Inclusions

## General

### Design

- Architecturally designed facades comprised of brick with a selection of timber panel, metal cladding and fibre cement cladding

### Sustainable Design

- Average 6.5 star NatHERS rating
- 1.5 Kw solar system
- 4 Star water rating tapware
- LED downlights throughout
- LED light to entrance
- 1 skylight per home

### Heating/Cooling

- Multi head reverse cycle heating and cooling to main living room and master bedroom

### Windows

- Double glazed windows throughout

### External Doors

- Painted semi-solid core door
- Remote controlled garage door

## Interior Finishes

### Ceiling Height

- 2550mm throughout

### Walls/Ceilings

- Cornices to all kitchen, living areas and bedrooms
- Skirting to all floor/wall junctions

### Internal Doors

- Painted timber doors
- Double glazed doors

### Door Furniture

- Mirror robe sliding doors to all bedrooms
- Privacy lock to bathroom/ensuite and powder room

### Floor Coverings

- Laminated timber to main living and kitchen
- Tiles to bathroom, ensuite, powder room and laundry
- Wool blend carpet to bedrooms and stairwell

## Fixtures And Fittings

### Kitchen Appliances

- 600mm Fisher & Paykel built in oven
- 600mm Fisher & Paykel cooktop
- 600mm Fisher & Paykel dishwasher
- Integrated rangehood

### Kitchen Joinery & Benchtops

- 20mm reconstituted stone bench top
- Laminated joinery and drawers
- Feature tiled splashback
- Soft closing drawers

### Kitchen Fixtures

- Double bowl stainless steel under mount sink\*
- Mixer tap
- Fridge water connection
- Feature track light
- Bin underneath sink

### Laundry

- Compact tub with storage below
- Mixer Tap
- Tiled splashback

### Ensuite/Bathroom

- 20mm reconstituted stone bench top
- Semi-frameless shower screen
- Contemporary toilet suite
- Mirrored shaving cabinet
- Vanity basin
- Bath tub to one bathroom
- Full height floor to ceiling tiling to shower
- Towel holder and toilet roll holder
- Mixer taps
- Hand held shower to one bathroom
- Towel rail
- Shower shelf

### Electrical

- Please refer to electrical lists

## External

### Landscape

- Fully landscaped front garden and rear garden (where applicable)

### Other

- Letterbox with house number
- Clothesline
- Paved porch area
- Concrete driveway (where applicable)
- Paved alfresco area (where applicable)
- Light to alfresco area (where applicable)
- Rain water tank or solar gas boosted hot water service to each home
- Doorbell





# Upgrade Options

Refer to lot plan to confirm if upgrade is applicable.

## Kitchen Package

- Stone waterfall to one end of island benchtop
- SMEG appliances (inc. cooktop, oven, dishwasher & rangehood)
- 900mm cooktop, oven & rangehood

## Kitchen Joinery & Benchtops

- White 20mm stone bench top
- White 40mm stone bench top
- 40mm stone bench top
- Stone waterfall to both ends of benchtop

## Kitchen Fixtures

- Kitchen pull out tap

## Kitchen Cooktop

- Induction cooktop

## Ensuite/Bathroom

- Hand-held shower head
- Double vanity and additional shaving cabinet to ensuite

## Backyard Package

- Timber decking to backyard
- Gas BBQ point

## Floor Coverings

- Engineered timber flooring (excluding stairs)
- Engineered timber stairs

## Heating/Cooling

- Ducted heating & cooling
- Additional multi head reverse cycle unit to all secondary bedrooms

## Security System

- CCTV cameras
- Alarm system with keypad
- An internal & external speaker
- Internal sensors

## Electrical package

- Additional DGPOs
- USB ports
- Data points

