

Waterlea



ROWVILLE



House type shown: Azalea Type I4

Artist's Impression. Subject to change. Furniture not included.

PREMIUM HOME STANDARD INCLUSIONS

AZALEA, BOTANA, CELESTIA, DAHLIA, ELM



Stockland
it's your place

—

AT ONE WITH NATURE

—

Your contemporary architect-designed home is complemented by the natural landscaping of your neighbourhood – with many homes looking out towards the surrounding parklands or Dandenong Ranges. Additionally it's smart built-in eco features make life at Waterlea more energy-efficient.



House type shown: Azalea Type J1

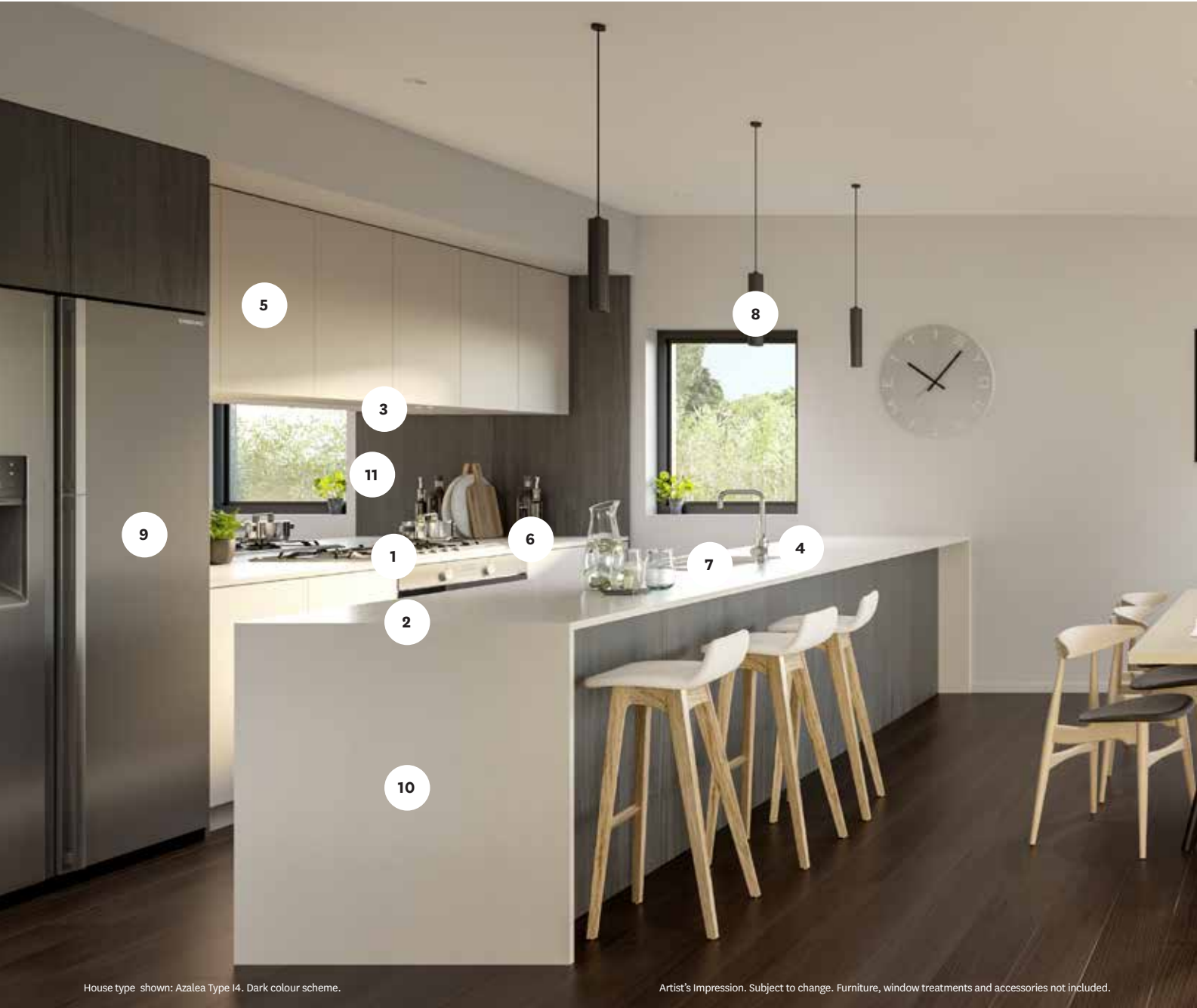
Artist's Impression. Subject to change. Furniture not included.

- 1 Combination of brick veneer, render and cladding construction
- 2 3.5Kw Solar System
- 3 Electric Vehicle Charging point in garage
- 4 Powder-coated aluminium windows and sliding doors
- 5 Painted timber door
- 6 Remote controlled garage door
- 7 Fully landscaped front garden and private open space
- 8 Sensor external light to front entrance
- 9 Front balcony balustrade: 'semi-frameless' glass, rendered or rendered and 'semi-frameless' glass*
- 10 Letter box

*Refer to lot floor plan to confirm if inclusion is applicable

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THE HEART OF
YOUR HOME
—

Open plan living, where natural light flows throughout the seasons. Your kitchen at Waterlea makes every day a pleasure – and is the perfect space for social gatherings.



House type shown: Azalea Type I4. Dark colour scheme.

Artist's Impression. Subject to change. Furniture, window treatments and accessories not included.

- 1

Miele stainless steel built in oven and cooktop
- 2

Miele stainless steel dishwasher (WELS 4 star, 13.4 litres per wash)^
- 3

Stainless steel under mount range hood
- 4

20mm reconstituted stone bench top
- 5

Laminated finish joinery with shark nose pulls
- 6

Laminate drawers with soft closers
- 7

Double bowl stainless steel under mount sink
- 8

Feature pendant lights above island bench
- 9

Water point to fridge area
- 10

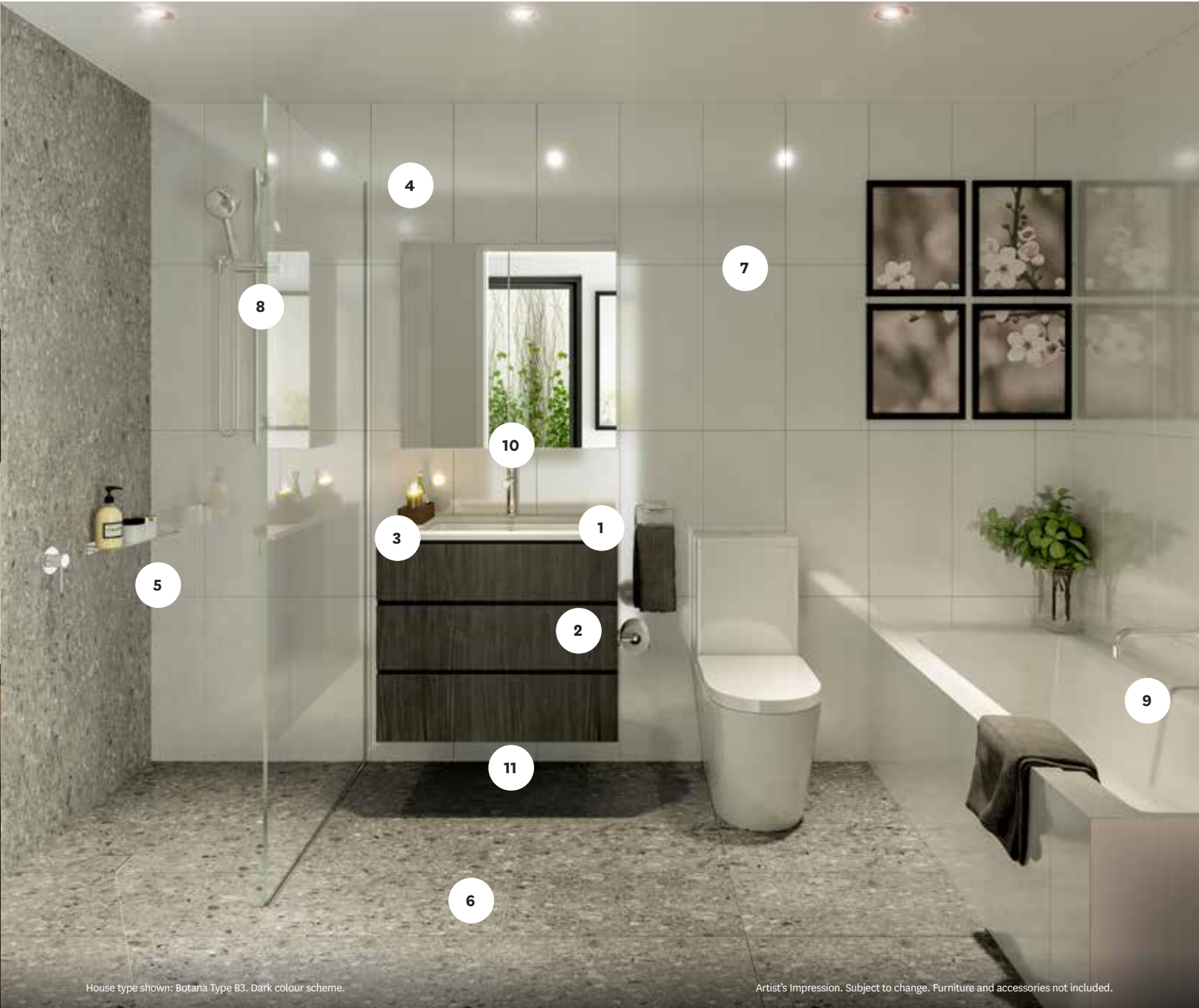
20mm waterfall edge reconstituted stone to island bench
- 11

Mirror splashback

^ 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

—
AN OASIS OF CALM
—

With their oversized tiles and sophisticated finishes, Waterlea's bathrooms have quality inclusions with low maintenance appeal.



House type shown: Botana Type B3. Dark colour scheme.

Artist's Impression. Subject to change. Furniture and accessories not included.

- 1

20mm reconstituted stone benchtop
- 2

Feature laminate cabinet
- 3

Under mount basin
- 4

Shaving cabinet above vanity
- 5

Frameless shower screen
- 6

Feature tiles to floor
- 7

Floor to ceiling wall tiles
- 8

Shower on rail (WELS 3 Star, 8 litres per minute)^
- 9

Bath tub^
- 10

Chrome finish tap and mixer (WELS 6 Star, 4 litres per minute)^
- 11

LED strip lighting under vanity

*Refer to lot floor plan to confirm if inclusion is applicable
^ 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

PREMIUM HOME FEATURES

Applicable to Azalea, Botana, Celestia, Dahlia & Elm

GENERAL		FIXTURES AND FITTINGS	
Design	<div><div></div><div>· Combination of brick veneer, render and cladding construction</div><div></div><div>· Metal roof sheeting</div><div></div></div>	Kitchen Appliances	<div><div></div><div>· 900mm Miele stainless steel built in oven</div><div></div><div>· 900mm Miele stainless steel cooktop</div><div></div><div>· 600mm Miele stainless steel dishwasher (WELS 4 Star, 13.4 litres per wash)[^]</div><div></div><div>· Stainless steel under mount range hood</div><div></div></div>
Sustainable Design	<div><div></div><div>· Minimum 6 Star NatHERS rating</div><div></div><div>· 3.5Kw Solar System</div><div></div><div>· Solar gas boosted hot water service</div><div></div><div>· Rainwater Tank connected for ground floor toilet flushing, laundry and rear external tap</div><div></div><div>· LED downlights throughout</div><div></div><div>· Electric Vehicle Charging point in garage</div><div></div><div>· Provision for future Solar Battery Storage*</div><div></div><div>· Livable Housing Association (LHA) design to Botana only</div><div></div></div>	Kitchen Joinery	<div><div></div><div>· 20mm reconstituted stone benchtops</div><div></div><div>· 20mm waterfall edge reconstituted stone to island bench</div><div></div><div>· Laminated finish joinery</div><div></div><div>· Laminate drawers with soft closers</div><div></div></div>
Heating/Cooling	<div><div></div><div>· Reverse cycle split system heating/cooling to main living room, second living room[™] and bedroom 1</div><div></div></div>	Kitchen Fixtures	<div><div></div><div>· Feature pendant lights above island bench</div><div></div><div>· Double bowl stainless steel under mount sink</div><div></div><div>· Water point to fridge area</div><div></div><div>· Mirror splashback</div><div></div><div>· Chrome sink mixer (WELS 5 Star, 6 litres per minute)[^]</div><div></div></div>
Windows	<div><div></div><div>· Powder-coated aluminium windows and sliding doors</div><div></div></div>	Laundry	<div><div></div><div>· Stainless steel trough in laminate benchtop</div><div></div><div>· Built in joinery storage to under sink</div><div></div><div>· Mixer tap (WELS 6 Star, 4 litres per minute)[^]</div><div></div><div>· Tiled splashback</div><div></div></div>
External Doors	<div><div></div><div>· Painted timber door</div><div></div><div>· Remote controlled garage door</div><div></div></div>	Ensuite/Bathroom	<div><div></div><div>· 20mm reconstituted stone benchtop</div><div></div><div>· Feature laminate cabinet</div><div></div><div>· LED strip lighting under vanity unit</div><div></div><div>· Under mount basin</div><div></div><div>· Shaving cabinet above vanity</div><div></div><div>· Frameless shower screen</div><div></div><div>· Toilet suite (WELS 5 Star, 4.5 litres per flush (Full), 3.0 (Half) 3.5 (Average))[^]</div><div></div><div>· Feature tiles to floor</div><div></div><div>· Tiled shower with floor waste or shower over bath^{**}</div><div></div><div>· Floor to ceiling wall tiles</div><div></div><div>· Shower on rail (WELS 3 Star, 8 litres per minute)[^]</div><div></div><div>· Glass shower shelf</div><div></div><div>· Bath tub[™]</div><div></div><div>· Chrome finish towel rail and toilet roll holder</div><div></div><div>· Chrome finish taps and mixer (WELS 6 Star, 4 litres per minute)[^]</div><div></div><div>· TV points to main living, bedroom 1 and second living room[™]</div><div></div><div>· Minimum 3 USB charging points</div><div></div><div>· Door bell</div><div></div><div>· Security alarm system</div><div></div></div>
INTERIOR FINISHES		Electrical	
Ceiling Height	<div><div></div><div>· Botana: 2550mm throughout (wet areas may vary)</div><div></div><div>· Celestia, Dahlia and Elm: 2550mm to both ground floor and first floor (wet areas may vary)</div><div></div><div>· Azalea: 2700mm to ground floor living areas, 2550mm to first floor (wet areas may vary)</div><div></div></div>		
Walls/Ceilings	<div><div></div><div>· Square-set cornices throughout</div><div></div></div>		
Internal Doors	<div><div></div><div>· Painted timber doors</div><div></div></div>		
Door Furniture	<div><div></div><div>· Privacy lever handles to bathroom/ensuite and powder room</div><div></div></div>		
Floor Coverings	<div><div></div><div>· Engineered timber flooring to main living area, kitchen and ground floor hallway</div><div></div><div>· Tiles to bathroom, ensuite, powder room and laundry</div><div></div><div>· Wool blend carpet to all bedrooms, stair and all other areas</div><div></div></div>		

EXTERNAL	
Landscape	<div><div></div><div>· Fully landscaped front garden and private open space</div><div></div></div>
Others	<div><div></div><div>· Letter box</div><div></div><div>· Sensor light to front entrance</div><div></div><div>· External light to private open space</div><div></div><div>· Tiles to balcony[™]</div><div></div><div>· Clothesline</div><div></div></div>

UPGRADE OPTIONS

Extra A/C unit	· Extra head unit to a Bedroom
Floor Finish (in lieu of engineered timber)	· Tiles

* Battery not included
** Refer to lot floor plan to confirm if inclusion is applicable
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