

STAGE 18

The Callaway Release

VILLAGES OF
Rothwell

“Living well and
beautifully and justly
are all one thing.”

SOCRATES



Wellbeing is
truly at the heart
of Rothwell.

**Seamlessly combining lifestyle
with design and community.**

Rothwell is a beautifully designed community set to redefine what it means to live well. It is designed to emphasise wellbeing, harmony, connectedness and nature.

Meticulously planned to enhance natural waterways and magnificent open spaces, Rothwell draws on the abundant natural surrounds to create a vibrant community.

Six distinct and charming village neighbourhood offer a range of housing choice, home size, and living options. These are thoughtfully connected by pretty walkways along sweeping, tree-lined streets, parks and gardens, and lush waterways.



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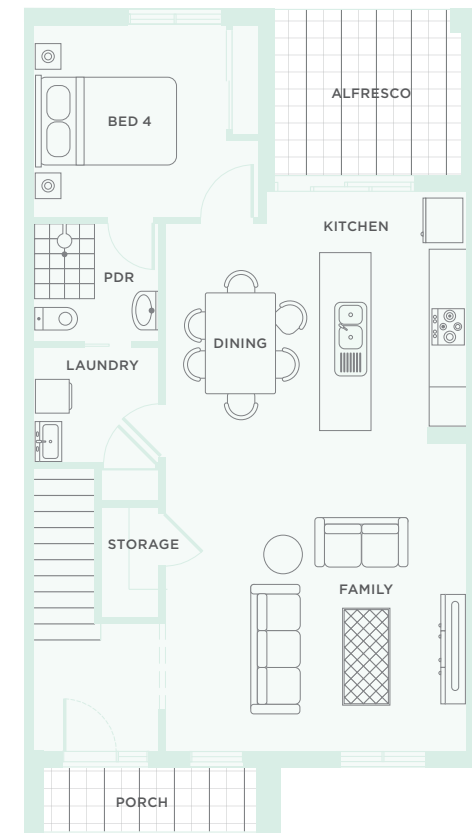
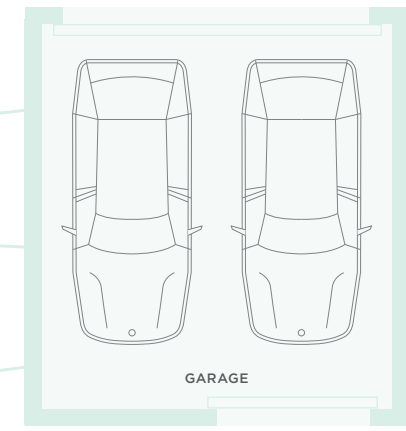


Images, measurements and other information are for general illustration purposes only and are not to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval.

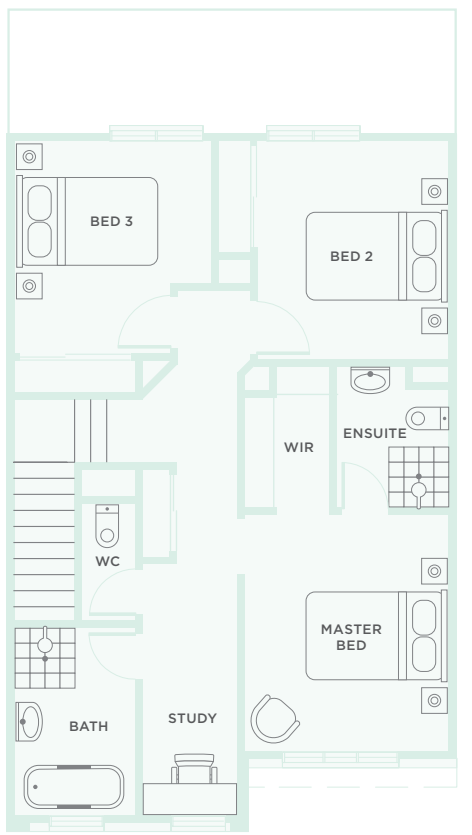
VILLAGES OF
Rothwell

Village Green

- 4
- 3
- 2



GROUND FLOOR



SECOND FLOOR





Turnkey Inclusions

Site Costs

- Fixed earthworks costs including remove vegetation to building area. NOTE: Client to maintain the level of vegetation & remove any debris prior to construction works, to avoid delays to construction commencement.
- Builder to connect to fresh water, natural gas and single phase underground power provided by the developer within Lot. Client is responsible for connection, account opening fees and service usage costs during the construction process.
- 2 water taps – 1 adjacent to water meter in front yard, 1 on wall attached to house as per contract drawings. Water meter will be located directly in line with existing water tapping and at distance into front yard as installed by developer and water authority requirements.
- Recycled water meter connected to 1No rear yard external tap, all WC's and 1No Laundry outlet.
- Underground Power single phase.
- NBN connection.
- Fixed Priced engineer designed concrete foundations.
- Temporary fencing.
- Termite protection Part A slab penetration collars and boundary wall physical barrier.
- Termite protection Part B physical barrier to full perimeter of dwelling (excluding garage openings) Note: Regular inspections remain the responsibility of the owner.
- Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance.
- Building Permit application & fees (if Sienna preferred Independent Building Surveyor is chosen).
- 6 Star Energy rating assessment and report.

External General

- Fixed external colour schemes prepared by our professional Interior Designer.
- Combination of Face Brickwork, Acrylic Render & Cement Sheet cladding (design specific refer to drawings and colour schedules).

Roofing

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- Colorbond Custom Orb Metal roofing – excluding sarking.
- Colorbond Roof ventilator.

Windows, Sliding Doors & Insulation

- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights and corner windows). Including keyed locks to all openable windows.
- Powder coated aluminium single clear glazed 2100mm high sliding doors with keyed locks.
- Insulation batts to all external walls (including garage/house wall).
- Blow In insulation to roof cavity above living zones.

External Doors

- Front Entry Aluminium Powdercoated Single Clear Glazed Door including A&L Commercial Lever Keyed Lock - 2040mm high.
- Gainsborough Trevi Contractor 500 Series Lever set (Satin Chrome) to hinged Entry doors.

Garage

- Colorbond rear Garage roller door with manual handle operation & keyed lock.

Plaster & Painting

- 75mm Boral Cove Cornice.
- Premium 2 coat wall & 2 coat ceiling paint system.

Internal General

- 2550mm Ground Floor, 2400mm First Floor ceiling heights.
- Hume Flush panel internal passage doors – 2040mm high.
- Vinyl Sliding robe doors – 2100mm high.
- Linen with 4 fixed shelves (product specific).
- Robes white melamine finish fixed shelf & single chrome hanging rod.
- Gainsborough Contractor 700 Series internal hinged passage door lever handles – Sofia.
- 65mm x 18mm Single Bevelled MDF Architraves.
- 65mm x 18mm Single Bevelled MDF Skirtings (Tiled Skirtings to Wet Areas).
- Wall tiles to wet areas (refer architectural drawings for full extent).
- Floor tiles to Kitchen, Entry Landing and wet areas (refer architectural drawings for full extent).
- Provide carpet to balance of floor areas (refer architectural drawings for full extent).
- Ariston 600mm Gas Cooktop Stainless Steel – 5 year warranty.
- Ariston 600mm Underbench Oven Stainless Steel – 5 year warranty.
- Ariston 600mm Canopy Rangehood Stainless Steel – 5 year warranty (ducted to outside air).
- Dishwasher provisions only including capped cold water point and single power point on separate circuit.
- Franke Spark Inset Stainless Steel Kitchen Sink.
- Alder Soho straight Kitchen sink mixer.
- Laminated finish to Kitchen benchtops with 32mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone). Handles from the Builders Category 1 range. Soft close door & draw hardware.
- Wall tiles to the kitchen splashback (refer architectural drawings for full extent).
- Combination Stainless Steel 45ltr Trough & White Powdercoated Steel Cabinet.
- Alder Soho sink mixer to trough and mini washing machine stops – chrome.

Turnkey Inclusions

Bathrooms

- Stylus Venecia inset Vanity Basins – White.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat – White.
- Stylus Maxton acrylic bath in tiled hob (refer architectural drawings for size) – White.
- Alder Niseko basin set with gooseneck outlet, wall mounted bath set with gooseneck outlet & shower set with fixed euro wall outlet.
- Laminated finish to vanity benchtops (refer architectural drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities.
- Polymarble showerbases (White) with approx 1850mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims).

Electrical, Heating & Cooling

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- 26ltr continuous gas booster Hot Water Service with recess box.
- Batten holders with acrylic light shades.
- Ample single & double power points throughout.

- 2 Free to Air Television points & a Telephone point.
- Free To Air television Antenna connected to television points (Note: Client responsible for signal booster due to location if required).
- Double black para flood light with inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans to bathroom and ensuite.

Landscaping

- Garden Beds, mulching/toppings & seeded areas.
- Tube stock native grasses/shrubs approx 1No/m2 to Garden Beds.
- Charcoal colour through concrete with charcoal sealer upgrades to front path and rear landing, plain concrete to driveway.
- Hills Paraline wall mounted clothesline 2230mm x 720mm – Pebble Beach.
- Composite Slat frame & Stainless Steel letterbox (numerals by client).
- Timber paling fencing approx 1800mm high (excluding front boundary).
- Front fencing (as per design guidelines).

Upgrade Options at Client Cost

- Provide floor tiles or laminate to front hallway, dining and living in lieu of standard carpet.
- Roller blinds to living room windows and sliding doors, bedrooms and venetian blinds to wet areas (excludes kitchen splashback windows and door sidelights).
- Provide cooking appliance upgrade package in lieu of standard including:
 - European 900mm Stainless Steel Electric Oven
 - European 900mm Stainless Steel Gas Cooktop
 - European 900mm Stainless Steel Canopy Rangehood
- Provide reconstituted stone (20mm thick) with 40mm thick square edgework to kitchen benchtops in lieu of standard.
- Cold water point with mini stop to fridge space approximately 1800mm from finished floor level.
- Security alarm system.
- LED fixed downlights to kitchen, living and dining (warm white globe with white surround).

Sienna Homes reserves the right to substitute product with an equivalent product due to supply issues, agreements or availability. The products proposed to be incorporated in future building contracts may differ from the items listed in this inclusion list for a range of reasons including product availability developers requirements and changes in manufacturer's specifications. You should review any quotation and contract carefully to ensure that all products specified meet your requirements. Sienna Building Pty Ltd CDB-U 49207



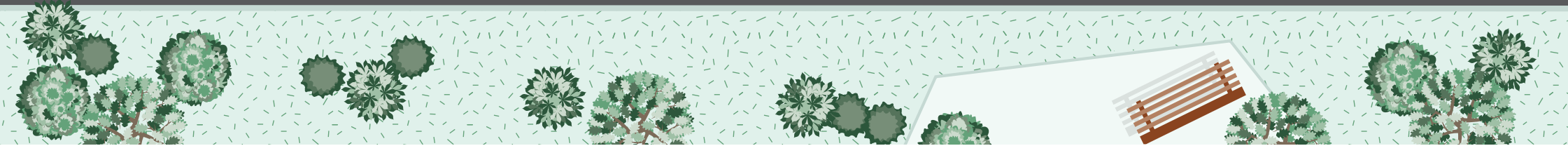
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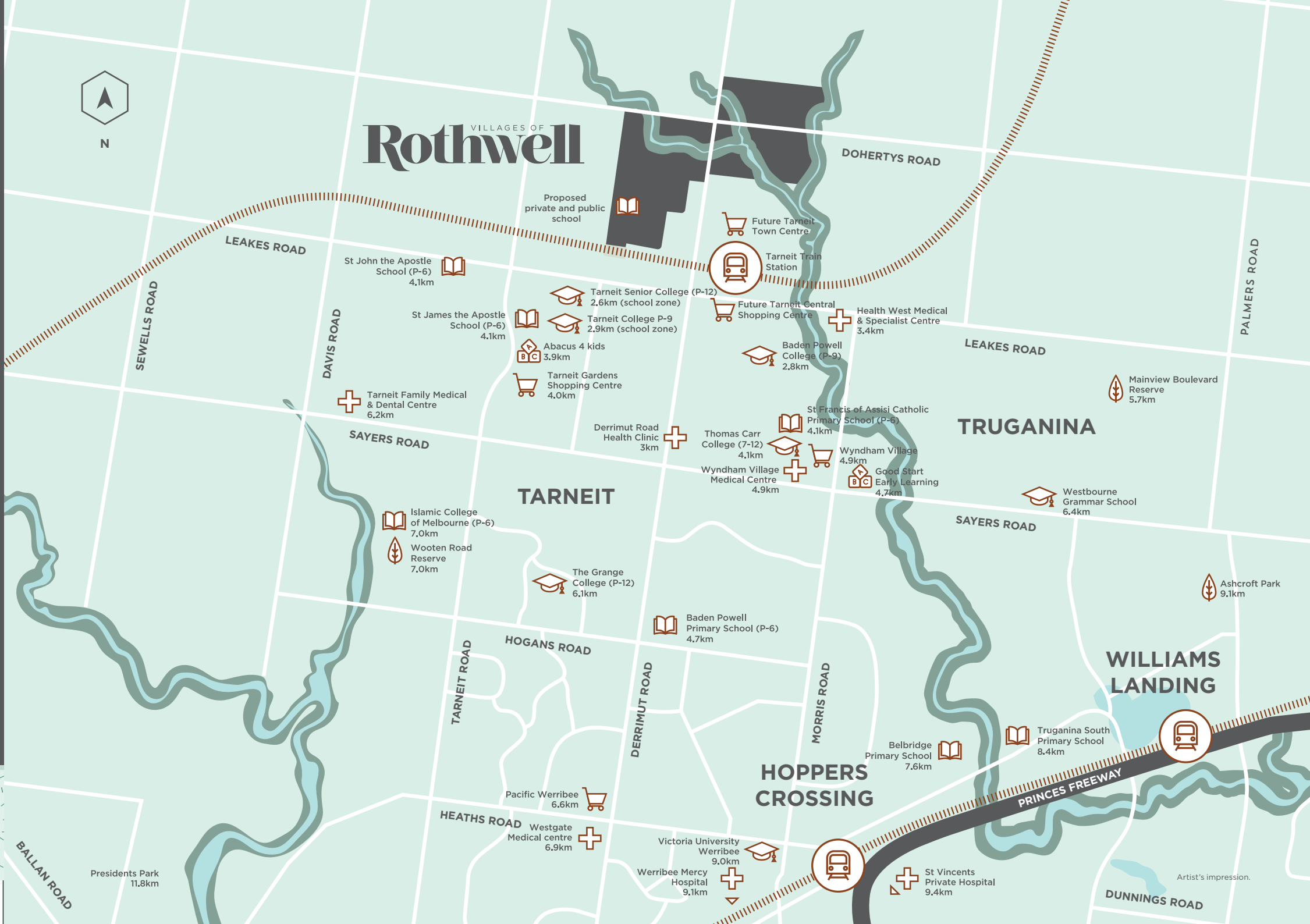
Kindred Lane



Putters Walk



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Rothwell

VILLAGES OF

Marcela Asta

0417 516 937

rothwell@rpmrealestate.com.au



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HOMES
MAKING ROOM FOR LIFE