

Standard Inclusions





Your coastal sanctuary awaits

Nestled in the heart of Beaconsfield, Nara blends contemporary design with timeless appeal. This thoughtfully crafted community is just 1km from the beautiful South Beach and only 2km from Fremantle's lively cafes, boutiques, and markets.

Nara's highly sought after location places you within reach of top schools, convenient public transport, and a variety of shopping and dining options. Every home features premium inclusions that reflect the essence of modern coastal living, offering a seamless fusion of style, quality, and functionality.

Inclusions

- 1 Architecturally designed façades comprised of feature brick, painted fibre cement and Colorbond cladding
- 2 Aluminium balcony balustrade*
- 3 Wall mounted letter box
- 4 7.48kW solar system
- 5 Powder-coated aluminium framed windows
- 6 Powder coated aluminium picket fence & gate
- 7 Enclosed landscaped front garden and private open space, with mature tree
- 8 External LED light to front entrance



The heart & soul of your home

Whether you're cooking up a storm or heating up a takeaway, the quality Fisher & Paykel appliances, including the built-in electric oven and the induction cooktop with overhead cupboards and strategically placed LED lighting, provide a wonderful backdrop for your culinary adventures.

Inclusions

- 1 Overhead cupboards for extra storage
- 2 Laminated joinery and soft close drawers and doors
- 3 Tile feature splashback
- 4 Fisher & Paykel integrated rangehood
- 5 Fisher & Paykel induction cooktop
- 6 Fisher & Paykel built-in electric oven
- 7 Reece Mizu 'Silk' pull out tap in brushed nickel
- 8 Fisher & Paykel wide dishwasher
- 9 Brushed nickel undermount sink
- 10 Stone benchtop
- 11 Reverse cycle heating





A luxurious retreat

The clean lines and practical design of the bathroom make for a relaxing, low-maintenance sanctuary. With LED downlights illuminating this elegant, wet room-style bathroom, featuring brushed nickel finishes, a contemporary toilet suite and a back-to-wall bathtub, you'll fall in love immediately.

Inclusions

- 1 Brushed nickel shower shelf
- 2 Tiled channel drain
- 3 Reece Mizu 'Drift' brushed nickel twin shower head
- 4 Semi-frameless shower screen
- 5 Contemporary white back to wall Kado Lux toilet suite[^]
- 6 Stone benchtops
- 7 Frameless pencil edge mirror to vanity
- 8 Reece Mizu 'Silk' tap and mixer in brushed nickel[^]
- 9 Wall mounted feature laminate cabinet
- 10 Brushed nickel hand towel hook
- 11 Floor to ceiling tiling feature wall
- 12 1600mm wall backed bathtub.
(Not applicable for Nest and Lilac product types)

Not shown:
Two brushed nickel finish towel rails and robe hook



Standard inclusions

General

Design

- Combination of brick and/or timber frame construction
- Painted brick and Colorbond cladding
- Metal roof sheeting including sarking

Sustainable Design

- Full electric
- 7 Star NatHERS energy rating (excl. Nest)
- 7.48kW solar PV system with 5kW inverter and 10.1kW battery
- 3kW solar PV (Nest only)
- Electric heat pump water heater
- Electric appliances
- Minimum 3-WELS-rated water-efficient fixtures: taps, showers, toilets[^]
- LED downlights throughout
- 3 star+ energy-efficient air-conditioning
- Low volatile organic compounds (VOC) paint
- High solar reflectance index roof colour (SRI 81)

Smart Living

- MyPlace Home Automation System
- Air-conditioning
- Garage door
- Pre-selected lighting circuits
- Personalised consultation to program your system
- Compatibility with existing apps and devices (e.g., Google Home, Spotify, Ring)

Heating/Cooling

- Reverse cycle ducted system heating and cooling to living and bedrooms
- Split system unit to living and master bedroom (Nest only)

Windows

- Powder-coated aluminium windows and sliding door
- Double glazed windows

External Doors

- Painted timber door and/or aluminium door where applicable
- Feature blonde oak timber entry door
- Remote-controlled panel lift garage door

Interior Finishes

Ceiling Height

- 31 course to ground floor living areas, 30 course to first floor living areas
- 30 course to first floor living areas (Nest only)

Walls/Ceilings

- Gyprock plasterboard painted walls
- Porcelain tiling to wet area walls (where applicable)
- Coved cornices
- Splayed skirting boards
- Right angle cornices
- Square dressed skirting board
- Skirting to all wall/floor junctions

Internal Doors

- Painted hollowcore flush panel door

Door Fixtures

- Lever internal doors
- Feature entry door pull handle and deadbolt
- Privacy lever handles to bathroom/ensuite and powder room (PDR)
- Lever and deadlock to external doors

Floor Coverings

- Porcelain tiling to main living, dining, entry, kitchen, and ground floor hallway
- Dyed nylon carpet to all bedrooms, stairs, and landing

Kitchen Appliances

- 900mm/600mm* Fisher & Paykel stainless-steel built-in Non-Pyro Oven, 7 Function
- 900mm/600mm* Fisher & Paykel stainless steel induction cooktop: classic range, 4 cooking zones, touch controls, ceramic glass
- 900mm/600mm* Fisher & Paykel stainless steel integrated insert rangehood
- 600mm* Fisher & Paykel stainless steel dishwasher
- 600mm appliances provided to Lilac and Nest houses*

Joinery

- 20mm zero silica stone benchtops in 'White Truffle'
- Laminated finish door fronts with shark nose handles
- Laminated drawers with soft closers

Fixtures

- Double bowl brushed nickel under-mount sink
- One and a half bowl stainless steel under-mount sink (applicable to Lilac and Nest product)
- Feature tiled splashback
- Brushed nickel gooseneck sink mixer

Laundry

- 20mm zero silica stone benchtops in 'White Truffle'
- Stainless steel insert trough to benchtop
- Built-in joinery storage to under-bench (where applicable)
- Chrome mixer tap
- Tiled splashback

Ensuite/Bathroom

- 20mm zero silica stone benchtops
- Feature laminate cabinet
- Under counter basin
- Frameless pencil edge mirror to vanity
- Semi-frameless shower screen
- Contemporary white back to wall Kado Lux toilet suite[^]
- Floor to ceiling feature tiles to main bathroom wall
- Full height tiling to shower recess and vanity wall area
- 300mm Reece Mizu 'Drift' twin showerhead
- 1600mm freestanding bathtub (where applicable)
- Wall basin to powder room (where applicable)
- Reece Mizu 'Silk' wall mounted bath mixer and spout
- Reece Mizu 'Silk' basin mixer and tap
- Reece Mizu 'Silk' robe hook
- Reece Mizu 'Drift' hand towel rail
- Brushed nickel shower shelf
- Tiled channel drain in shower

Electrical

- Hard-wired smoke detectors
- TV points to main living, bedroom 1, and second living room (where applicable)
- Minimum 2 telephone/data points (where applicable)
- Exhaust fan to bathroom, ensuite, and powder room (PDR) (where applicable)

External

Landscape

- Fully landscaped front garden and rear yard or courtyard, including reticulation system and controller (where applicable)
- Paved alfresco area (where applicable)
- 1800mm Colorbond fence to rear and side boundary (where applicable)
- Powder-coated aluminium picket fence to front (where applicable)
- Recycled timber (where applicable)

Other

- Wall-mounted letterbox
- External light to rear yard, courtyard, and/or balcony (where applicable)
- Clothesline
- Garage storage
- Bin storage





Upgrade options

Refer to lot plan to confirm if upgrade is applicable.

Flooring Upgrade

- Engineered timber floor to main living, dining, entry, kitchen, and ground floor hallway
- Wool carpet to all bedrooms, stairs, and landing

Kitchen Appliance Upgrade

- 900mm/600mm* Smeg stainless-steel built-in oven
- 900mm/600mm* Smeg stainless steel induction cooktop
- Fisher & Paykel integrated french door fridge
- 600mm Fisher & Paykel integrated dishwasher
- 600mm appliances provided to Lilac and Nest houses*
- 900mm/600mm* Smeg rangehood
- Kitchen bench upgrade
- Waterfall edge to island bench
- Cold water tap to fridge recess

Electric Vehicle Link Upgrade

- EVlink EV home charging station to garage

Bathroom Upgrade

- Bathroom shaving cabinet
- Laminate shaving cabinet with mirrored doors

Contact

13 52 63

nara@stockland.com.au

Location

Clontarf Rd & Naylor St, Beaconsfield WA 6162

stockland.com.au/nara



Scan for website

This document is supplied for the purpose of providing an impression of Stockland Nara and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. All details, images and statements are based on the intention of, and information available to, Stockland as at the time of publication (February 2025) and may change due to future circumstances. This document is not legally binding on Stockland. Stockland does not give any warranty in relation to any information contained in this document. Stockland does not accept any liability for loss or damage arising as a result of any reliance on this document or its contents.