

THE
TERRACES
Elara Sanctuary

NATURALLY INSPIRED

COLOUR SCHEMES
& INCLUSIONS

“Watch out MasterChef – here I come.”

Colour scheme: Light House type shown: Liberty



- 1. Porcelain tile floor throughout ground floor living, with option to upgrade to timber laminate flooring in living areas only
- 2. LED downlights
- 3. Premium matte finish 20mm reconstituted stone benchtop
- 4. Timber look laminate feature joinery

- 5. Matte finish laminate to joinery drawers and cupboards
- 6. Double bowl stainless steel sink with chrome gooseneck sink mixer*
- 7. Overhead cupboards for extra storage
- 8. Feature tile splashback

You can choose between the Light and Dark colour schemes to create the perfect mood in your kitchen – the heart of every home. Complete with quality appliances, beautiful finishes, island bench, clever storage solutions and more, from the day you move in entertaining will be a breeze.

Colour scheme: Dark House type shown: Liberty



- 9. LED task and feature lighting
- 10. 600mm stainless steel Fisher & Paykel cooktop and undermount rangehood (or equivalent)
- 11. 600mm stainless steel Fisher & Paykel built in oven (or equivalent)
- 12. 600mm stainless steel Fisher & Paykel freestanding Dishwasher ** (or equivalent)

* WELS 4 star, 7L/min. 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.

** WELS 5 Star, 11.4L/wash. 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.

“I hope the neighbours like my singing!”

Colour scheme: Light House type shown: Liberty



- 1. Porcelain tiles
- 2. Contemporary toilet suite*
- 3. Large wall hung basin with mixer**
- 4. Detachable hand held shower rose***
- 5. Wall-mounted mirrored cabinet with deep storage and a power point for your toothbrush
- 6. Semi-frameless shower screen
- 7. LED downlights
- 8. Reconstituted stone shelf for your everyday items

Our beautifully designed bathrooms – in either of our Light and Dark colour schemes – offer luxurious touches and intelligent storage features. The bright, clean lines are created to offer maximum sophistication with minimal maintenance. It’s a space you will love to be in.

Colour scheme: Dark House type shown: Liberty



- 9. Designer fittings in chrome finish, such as towel rail, toilet roll holder and shower shelf.
- 10. Timber look laminate feature joinery

*WELS 4 Star, 3.2L/min
**WELS 5 Star, 5.5L/min
***WELS 3 Star, 8L/min
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.

“I love how every little detail
has been so thoughtfully
considered.”



Artist's impression. Subject to change. Street numbers shown are not final and are subject to change.

After you choose the home design that best suits your needs and lifestyle, and the colour scheme to complement your taste, we create the home of your dreams for you.

So, as you turn the key in the door on completion, your new home is perfectly set up to start this exciting new chapter of your life. No detail has been overlooked and every need has a solution designed for it by DKO Architecture.

Here's how a typical 2 bedroom terrace functions



1. Energy-efficient LED downlights in every room

2. Large windows let the light flow in

3. Two bathrooms - ideal for flatmates or growing families
4. Solar panels helping to keep your power bills down (solar panel location and orientation will vary) (not shown)

5. Solar tubes in the ceiling bathe your bathroom in natural light in selected designs (not shown)

6. Overhead cabinet, easy to access with good storage space
7. High ceilings on the ground floor give you a feeling of spaciousness

8. Turfed back garden, perfect for pets or children to play in

9. Roller blinds to sliding door and windows in the bedroom and living areas - no extra expenses when you move in

10. An Alfresco porch, ideal for relaxing or entertaining
11. Split System air conditioning to keep your home at the perfect temperature

12. Two separate living spaces, to share or to spread out

13. Rainwater tank to conserve water

Inclusions

General

External
Combination of hebel panel, render finish and lightweight construction (Materials change based on design)
Feature brick cladding on selected facade designs
Colourbond metal roof (or equivalent)

Termite Protection
Termite protection to Australian Standards

Insulation
Batts to ceilings (excluding garage)
Foil wrapping and insulation to external walls (excluding garage)

Air Conditioning
Reverse-cycle split system heating/cooling to main living and main bedroom

Upgrade option at additional cost in selected designs only
Ducted air conditioning with vents to living areas and bedrooms

Windows
Powder-coated aluminium with keyed alike window locks and keyed locks to all external patio sliding doors
Flyscreens

Front Entry Door
Hinged door with paint finish and weather seal

Hot Water Unit
Continuous flow instantaneous gas hot water unit

Rainwater Tank
2400 litre metal tank plumbed to laundry and external tap

Ceiling Height
2590mm to ground floor / 2440mm to first floor

Interior Finishes

Walls/Ceilings
Ceilings – plasterboard with two coat paint finish
Cornice – coved cornice to bedrooms and living areas, square set to bathrooms and ensuites
Architrave and skirting – two coat paint finish

Internal Doors
High flush panel door in two coat paint finish

Door Furniture
Internal – lever door handles
Bathroom/ensuite/WC – privacy lever handles
Entry door – pull handle with lock

Floor Coverings
Bedrooms and upstairs hallway – carpet
Living areas, bathrooms, downstairs hallways – tiles
Optional flooring upgrade (at additional cost)
– engineered timber boards to downstairs living and dining areas

Linen
Linen store with shelves as applicable (refer to floorplan)

Window Coverings
Roller blinds to windows and doors in living areas and bedrooms

Kitchen

Cabinets
External – laminated cabinets and cabinet doors
Internal – melamine carcass and shelves

Drawers
Cutlery tray to top drawer

Benchtops
20mm reconstituted stone

Splashback
Tiles

Sink
Double bowl sink

Tapware
Chrome finish gooseneck mixer (WELS 4 star, 6.6L/min)*

Appliances Fisher & Paykel (or equivalent)
600mm stainless steel built-in oven
600mm stainless steel 4 burner cooktop
600mm stainless steel undermount rangehood
600mm stainless steel door dishwasher (WELS 5 star, 11.5L/per wash cycle)*

Laundry

Trough
Cabinet with stainless steel bowl

Tapware
Mixer tap (WELS 4 star, 6.5L/min)*
Washing machine taps

Splashback
Tiles

Bathroom / Ensuite

Basin
Wall basin with chrome bottle trap

Vanity
Mirrored cabinet with shelves

Shower Screen
Semi-frameless

Toilet
Toilet suite cistern and pan (WELS 4 star, 3.2L/min)*

Bath
White acrylic (where applicable, refer to floorplan)

Tapware
Chrome finish basin mixer (WELS 5 star, 5.5L/min)*
Chrome finish bath spout with mixer
Chrome finish shower rail with mixer

Walls
Wall tile with two coat paint finish for the remainder

Skylight
Solar tube only in bathrooms without windows

Other
Chrome finish towel rail
Chrome finish toilet roll holder
Chrome finish shower shelf

Powder Room

Vanity
Wall basin
Chrome bottle trap

Toilet Suite
White vitreous china cistern and pan (WELS 4 star, 3.2L/min)*

Tapware
Hand basin mixer (WELS 5 star, 5.5L/min)

Other
Chrome finish towel holder

Bedroom 1, 2, 3 (where applicable)

Robe
Adjustable shelves and two sections of hanging space (where applicable)

Robe Doors
Sliding mirrored doors

Electrical

Double Power Points
Bedroom 1 x 2
Bedroom 2 & 3 x 1 (where applicable)
Living areas x 2
Kitchen x 3
Wet areas x 1

Single Power Points
Microwave space x 1
Rangehood x 1
Fridge space x 1
Dishwasher x 1

Smoke Alarm
Hard-wired smoke alarms with battery back-up

Solar Panels
Solar panel system

Telephone and Data Points
Kitchen x 1
Living x1
Bedroom x1

TV Antenna
Digital TV antenna calibrated to receive local free-to-air TV signal

Free-to-air TV Points
Living x 1
Second Living x 1

NBN
Installation of NBN hub and wired connections

Light Fittings
Internal – LED downlights
Front porch ceiling – LED downlights (where applicable)
External front – LED up/downlight
External rear – floodlight with motion detector
Garage – fluorescent light

Exhaust Fan
Ducted exhaust fan to bathroom, ensuite, laundry & powder room where no external ventilation is available

Garage

Garage Door
Sectional garage door with remote

Stairwell

Stairs
Carpet

Balustrade
Plaster wall with painted timber handrail on one wall

External

Garden Taps
Two outdoor garden taps (front and rear)

TV Antenna
TV antenna for free-to-air TV channels

Front Porch and Patio
External tiles

Driveway
Concrete finish

Clothes Line
Fold down or extending clothes line (as applicable)

Letterbox
Letterbox with street number and keyed lock

Fencing
Side and rear boundaries
Front fencing (where applicable)

Landscaping
Rear – path, turf and mulch beds (where applicable)
Front – path, garden bed with planting and turf (where applicable)

Ready to start your journey?

Contact Stockland today on:

13 52 53 or email:

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