



Standard Inclusions

ABODE • BOTANICA • FICUS • SKY TERRACE • THE ENCLAVE
THE LOFT • THE NEST • THE TREEHOUSE • URBAN OASIS • VERVE



Stockland

A gem, hidden in plain sight

Welcome to Canopy, a breathtaking collection of 2, 3 and 4 bedroom residences that bring exceptional design to the leafy suburb of Glendalough.

Located 5km north-west of Perth CBD, the homes are nestled between two beautiful waterways, embracing the true essence of nature. Designed to create a seamless flow from the inside out, with homes situated beneath a magnificent Fig Tree and vast canopy of native trees.



Standard Inclusions

House Type: The Nest & Verve
Artist's Impression, subject to change.

1. Designer facades that comprise of brick, render and lightweight cladding

2. Landscaped and reticulated front garden and private open space

3. Powder-coated aluminium framed windows

4. Painted timber solid core door

5. Letterbox

6. LED light to front entrance

7. Front picket fence



The heart and soul of every home

Whether you're a sous chef or an order-in connoisseur, your kitchen will always be the heart of your home. 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 serving up.

-
- 1. Porcelain tiled floor throughout living and kitchen area
-
- 2. One and a half bowl stainless steel sink with chrome/Black sink mixer
-
- 3. 20mm stone benchtop (Essastone)
-
- 4. Feature timber laminate cabinetry (application varies on scheme)
-
- 5. Overhead cupboards for extra storage
-
- 6. 900mm stainless steel Blanco gas cooktop (or equivalent)*
-
- 7. 750mm stainless steel Blanco under mount range hood (or equivalent)*
-
- 8. 900mm stainless steel Blanco oven (or equivalent)*
-
- 9. Feature porcelain tiled splashback
-
- 10. LED downlights
-
- 11. Handy extra storage above fridge
-
- 12. Island bench overhang for bar stool storage
-
- 13. Minimum 31c high ceilings to kitchen and living areas
-



*600mm appliances in The Loft and Urban Oasis



Sky Terrace kitchen (Raw Earth scheme)
Artist's impression, subject to change. Furniture, styling and fridge not included.

Your inner sanctuary

The clean lines and practical design of the elegantly minimal bathroom make for a relaxing sanctuary that requires next-to-no maintenance. What's not to love?

1.

20mm stone benchtop
2.

Feature timber laminate cabinetry (scheme dependent)
3.

Feature above counter vanity basin
4.

Mirrored shaving cabinet
5.

Semi frameless shower screen
6.

Porcelain floor tiles
7.

Full height porcelain tiling to shower feature wall (scheme dependent)
8.

Bath tub - selected designs
9.

Chrome or Black finish tap and mixer (scheme dependent)
10.

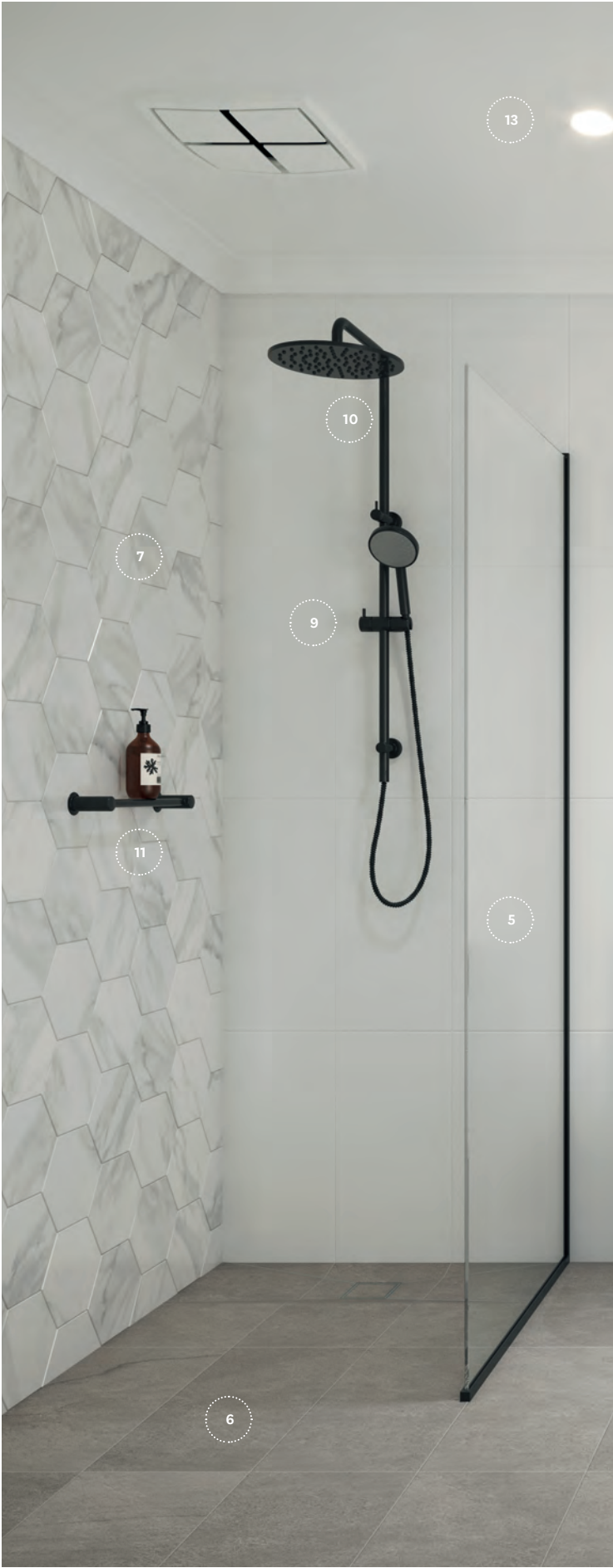
Dual shower head
11.

Shower shelf
12.

Contemporary toilet suite
13.

LED downlights
- Not Shown:

Chrome or Black finish towel rail (scheme dependent)





The Nest bathroom (Nordic Hues scheme)
Artist's impression, subject to change. Furniture and styling not included.

Standard Inclusions

General

Design

Combination of brick, brick veneer, render, cladding and timber wall construction
Metal roof sheeting including sarking

Sustainable Design

Conduit provision for future solar system
26L instantaneous gas hot water unit
LED downlights throughout
Liveable Housing Australia (LHA) silver design standard to 20% of homes
Light colour roof sheets
Ceiling insulation (roof space only)

Smart Living

MyPlace system including remote access to:

- Air-conditioning
- Garage door
- Selected lighting
- Any apps/app enabled devices that you may already use such as Google Home, Spotify, Ring (Apps/devices provided by purchaser)

Personalised consultation to program your system

Heating/Cooling

Reverse cycle and zoned ducted system heating / cooling to living and bedrooms

Windows

28c sliders on ground floor
Powder-coated aluminium windows and sliding doors
Flyscreens to all windows and sliding/stacking doors

External Doors

Painted timber door and/or aluminium door where applicable
Remote controlled panel lift garage door

Interior Finishes

Ceiling Height

31 course to living areas and 30 course to bedrooms (garage 28)

Walls/Ceilings

Insulated Gyprock plasterboard painted walls
Porcelain tiling to wet area walls (where applicable)
Coved cornices throughout living areas
Square dressed skirting board

Internal Doors

Painted timber flush panel

Door Furniture

Lever internal doors
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
Porcelain tiling to bathroom, ensuite, powder room (PDR) and laundry (LDry)
Carpet to all bedrooms, stairs and all other areas as per plan

Fixtures And Fittings

Kitchen Appliances

900mm stainless steel built in oven (Blanco or equivalent)
900mm stainless steel cooktop (Blanco or equivalent)
Stainless steel under mount range hood
600mm stainless steel dishwasher (Blanco or equivalent) (WELS 4.5 Star, 13.5 litres per wash)
Note: 600mm appliances are provided in The Loft and Urban Oasis

Kitchen Joinery & Benchtops

20mm engineered stone benchtops (Essastone)
Laminate finish door fronts with handles
Laminate drawers with soft closers
Negative recess detail

Kitchen Fixtures

1.5bowl stainless steel under mount sink
Tiled splashback
Chrome or black sink mixer (WELS 6 Star, 5.37 litres per minute)

Laundry

20mm engineered stone benchtop (Essastone)
Stainless steel trough in benchtop
Built in joinery storage to under-bench (where applicable)
Chrome or black sink mixer (WELS 6 Star, 5.37 litres per minute)
Tiled splashback

Ensuite/Bathroom

20mm engineered stone benchtop (Essastone)
Feature laminate cabinet (scheme dependent)
Above counter basin
Laminate shaving cabinet with mirrored doors
Semi-frameless shower screen
Vitreous china toilet suite (WELS 4 Star, Avg 3.4 litres per flush)
Feature tiles to main shower wall
Tiled shower with floor waste
Full height tiling to shower recess area only, painted plasterboard to other areas
Chrome or black dual shower head (WELS 3 Star, 5.53 litres per minute) (dependent on colour scheme)
Chrome or black shower shelf (dependent on colour scheme)
Bath tub (where applicable)
Chrome or black towel rail and toilet roll holder (dependent on colour scheme)
Chrome or black taps and mixer (WELS 5 Star, 4.55 litres per minute) (dependent on colour scheme)

Electrical

Hard-wired smoke detectors
TV points to main living, master bedroom
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 up/down light to front elevation

External

Landscape

Fully landscaped and reticulated front garden and rear yard or
courtyard
(where applicable)
Paved alfresco area (where applicable)
Concrete aggregate driveway (front garages only)
and front path
Colorbond fence to rear and side boundary (where applicable)
Powder coated aluminium picket fence to front and any public
interface (where applicable)
Matching gate (where applicable)

Other

Brick letter box
External light to rear yard, courtyard
and/or balcony (where applicable)
Tiles to balcony (where applicable)
Balcony balustrade: Aluminium or
glass balustrade (dependant on elevation)
Clothesline
Drawers/shelves built into all robes



MyPlace smart technology





MyPlace smart technology puts you in control


Each home has a selected MyPlace tablet that lets you control things like the lights, room temperature and open the garage door – as well as select music, recipes, check on the weather and more. With capability for voice access to Google Assistant, this smart piece of tech will be your go-to device for just about everything.

The Nest kitchen (Nordic Hues scheme)
Artist's impression, subject to change. Furniture, styling and fridge not included.



Ready to start your journey?

Contact us today on 13 52 63
or canopy@stockland.com.au



This document is provided solely for the purpose of providing an indicative list of standard inclusions for the proposed development called Canopy and is not intended to be used for any other purpose. The contents of this document are based on information available to Stockland at the time of creation (August 2020) and are subject to change without notice. The contract for sale should be reviewed in relation to sale inclusions. Stockland reserves the right to make changes to the information contained in this document at any time prior to you entering into a contract for sale with Stockland. If this document is attached to a contract for sale, Stockland reserves the right to make changes to the information contained in this document in accordance with the terms of the contract for sale. All images are artistic impressions and are provided for illustrative purposes only. Furniture is shown for illustrative purposes only and is not included in any sale. The use of the term "furniture" in this document includes, but is not limited to, furniture, furnishings, decorative items, kitchen appliances, picture frames, artwork and pot plants. Unless this document is included in a contract for sale, this document is not a legally binding obligation or warranty by Stockland. Stockland accepts no liability for any loss or damage arising as a result of any reliance on this document or its contents. 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.