

Deanside Village.

Right where you are.



ARTIST IMPRESSION



SIENNA
HOMES
MAKING ROOM FOR LIFE

Premier Parkside Release
by Sienna Homes



Education

Primary Schools

- 1 Kororoit Creek Primary School
- 2 Brookside P-9 College
- 3 Taylors Hill Primary School
- 4 Kings Park Primary School
- 5 Movele Primary School
- 6 Deer Park North Primary School
- 7 St Peter Chanel Primary School
- 8 Deer Park West Primary School

Secondary Schools

- 9 Victoria University Secondary College
- 10 Lakeview Senior College
- 11 Creekside College
- 12 Catholic Regional College Caroline Springs

Child Care / Kindergarten

- 13 Tiny Treasures Early Learning Centre
- 14 YMCA Kororoit Creek Early Learning
- 15 Little Flyers - Caroline Springs
- 16 Brookside Early Learning Centre
- 17 Orama St Childcare
- 18 Little Tinkers Family Daycare

Gardens & Reserves

- 19 Oakview Reserve
- 20 Botanical Reserve
- 21 Salina Reserve
- 22 Brookside Recreation Reserve
- 23 St Georges Avenue Reserve
- 24 Billingham Reserve
- 25 Bon Thomas Reserve
- 26 Fairway Reserve
- 27 John McLeod Reserve
- 28 Isabella Williams Memorial Reserve

Sports Facilities

- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

Retail Centre

- 33 CS Square Shopping Centre
- 34 Watervale Shopping Centre
- 35 Burnside Hub Shopping Centre
- 36 Brimbank Shopping Centre

Transport

- 37 Caroline Springs Station
- 38 Deer Park Railway Station
- 39 Bus Stop



Your growing future.

In addition to the convenience of the nearby established Caroline Springs shopping and business hub, you'll soon be strolling to your own supermarket and extensive neighbourhood retail precinct, as part of the future plans for life at Deanside Village.

Places to explore.

Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition to the natural beauty of the Kororoit Creek wetlands.

Always connected.

Conveniently located, Deanside Village is just a short distance from the existing Caroline Springs and future Rockbank train stations and Western Freeway, for an easy commute to Melbourne CBD or day trip to the coast.

Proud to be home.

Creating beautiful places to live, while catering a diverse range of lifestyles and fostering a genuine feeling of community-belonging, so you'll enjoy coming home every day to Deanside Village.



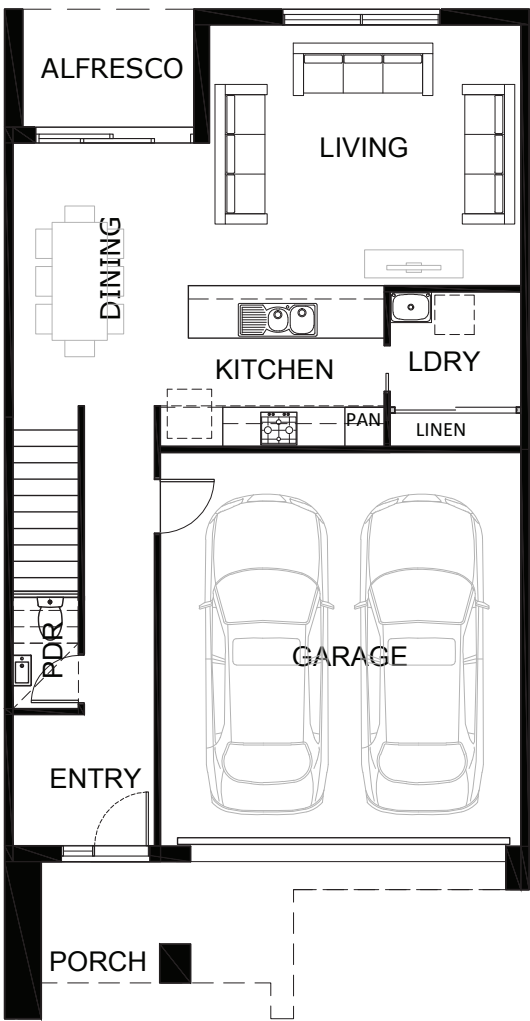


Sienna Homes floorplans

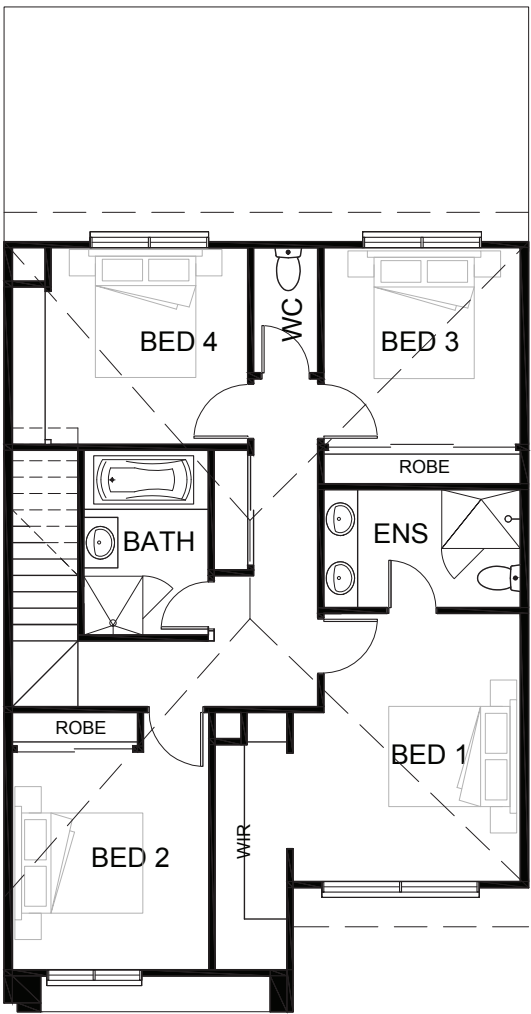
The Flynn 21 Lots 416, 417, 418 & 419 4 2.5 2

Note: Lots 419 & 418 are a mirrored floorplan.

Ground Floor



First Floor



Premier Parkside Release by Sienna Homes

The Premier Parkside Release is an exclusive series of homes designed with a palette of materials and architectural style that is sure to make a bold statement. Beyond the stunning façade, these homes are both beautiful and functional with a light filled, open plan living and kitchen zone downstairs and four bedrooms upstairs.

These luxurious homes come equipped with everything you need to make them instantly liveable, including Electrolux appliances, floor coverings and stylish kitchen and bathrooms. Front landscaping, fencing and driveways are also all taken care of to complete this impeccable package.

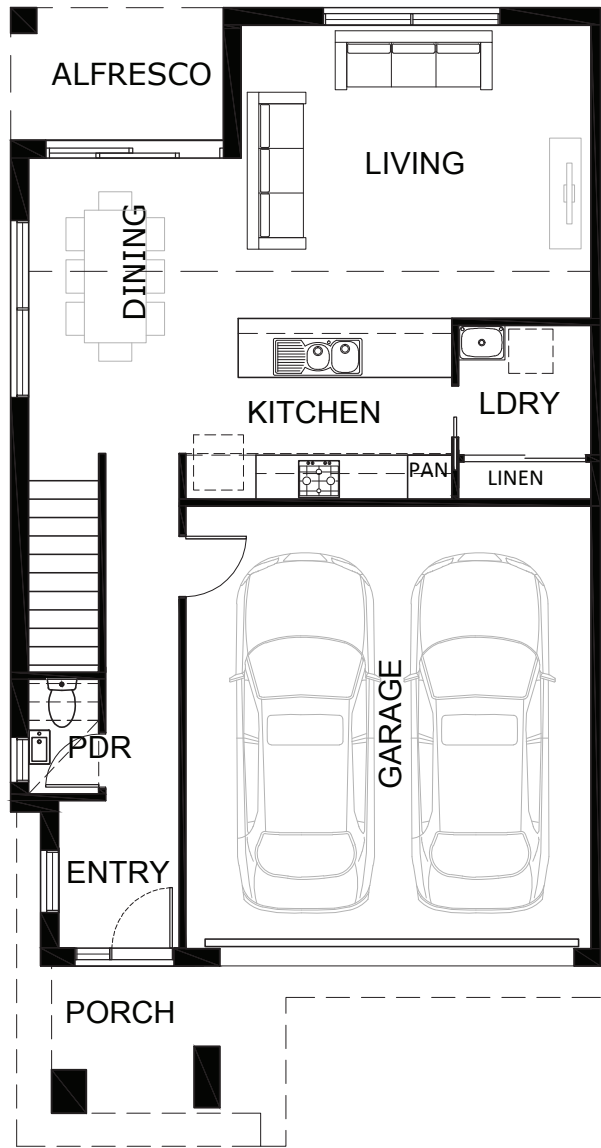


“... there is no compromise with life at Deanside Village.”

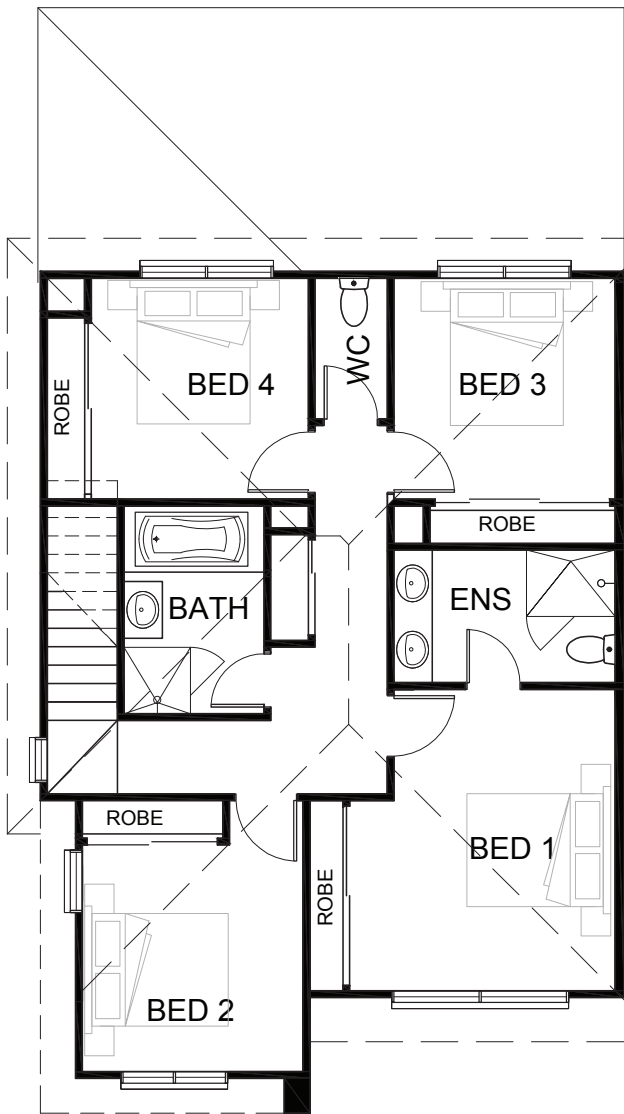
Sienna Homes floorplans

The Flynn 20 Lots 415 & 422 4  2.5  2 
Note: Lot 422 is a mirrored floorplan.

Ground Floor

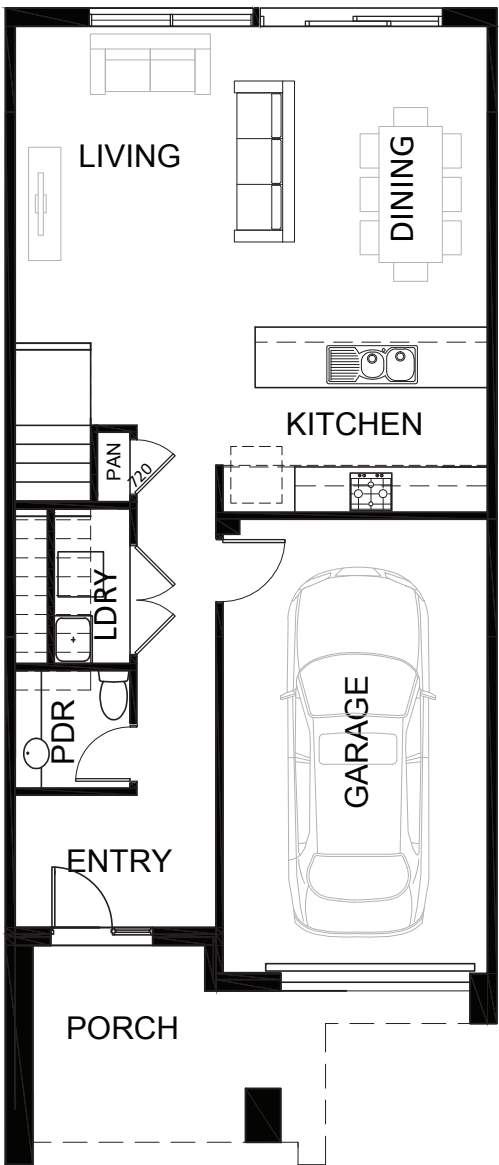


First Floor

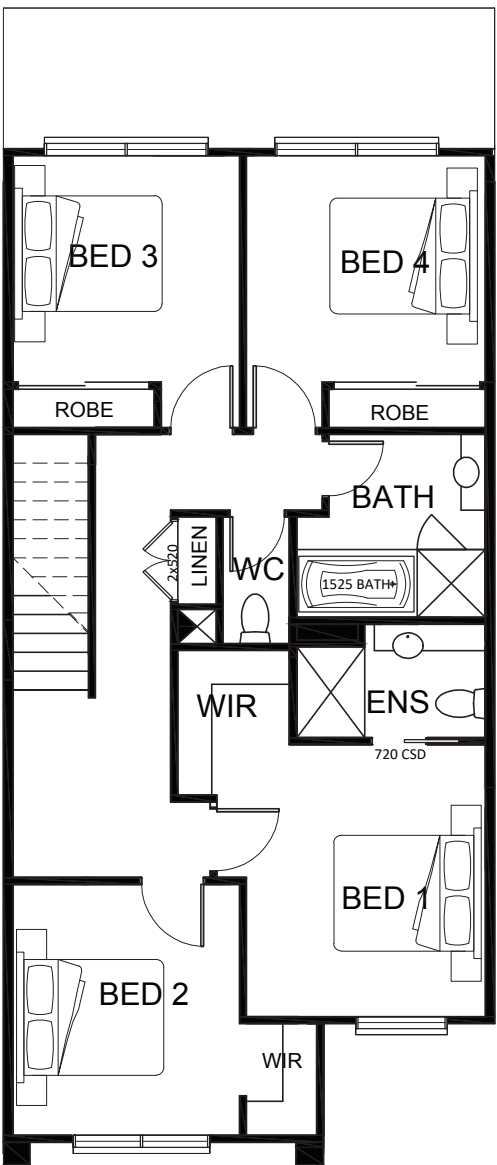


The Flynn 19 Lots 420 & 421 4  2.5  1 
Note: Lot 420 is a mirrored floorplan.

Ground Floor



First Floor



Sienna Homes inclusions

Site Costs

- Fixed earthworks costs including removing 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 the allotment. 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.
- Solar hot water service with roof mounted panel(s), ground mounted 175ltr storage tank and 26ltr continuous gas booster.
- Underground Power single phase Fibre Optics provisions including conduit lead in to nominated external wall location, conduit lead in from external wall location to internal garage wall (with drawstring) & one double power point.
- 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 roof

Windows, Sliding Doors & Insulation

- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights). 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). insulation batts to roof cavity above living zones.

External Doors

- **Front entry aluminium powder coated single clear glazed door including A&L commercial lever keyed lock - 2040mm high**
- Solidcore flush panel door with painted finish to garage/house internal access including Gainsborough keyed entrance set.

Garage

- Sectional garage door with powder coated finish - Flatline or Similar profile.
- Automatic motorised garage door opener with 2 handsets to front sectional door.

Plaster & Painting

- 75mm 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 four fixed shelves (product specific).
- Robes white melamine finish one fixed shelf & single chrome hanging rod.
- Gainsborough internal hinged passage door lever handles
- 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).
- Timber laminate flooring to Entry through to Kitchen, Living, Dining & wet areas (refer drawings for extent).
- Carpet to **Staircase, First Floor Hallway**, Bedrooms & Robes. (refer drawings for extent).

Staircase

- **MDF Staircase with carpet to treads & risers, paint finish to stringers & Pine handrail.**

Kitchen & Laundry

- Electrolux 600mm stainless steel gas cooktop with Wok burner and Cast iron Trivets.
- Electrolux 600mm stainless steel multifunction electric oven with bake + Steam.
- Electrolux 600mm stainless steel slide-out range hood.
- Westinghouse 600mm stainless steel dishwasher.
- Dishwasher provisions including capped cold water point and single power point on separate circuit.
- Franke Spark SKX621 inset stainless steel kitchen sink.
- Alder Soho kitchen sink mixer.
- Reconstituted stone to kitchen benchtops with 40mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone).
- Handles from 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 Powder coated Steel Cabinet. Alder Soho sink mixer to trough and mini washing machine stops in chrome.

Bathrooms

- Stylus inset or semi-recessed vanity basin (product specific).
- Stylus vitreous china toilet suite with soft close acrylic seat in white.
- Alder Soho Basin mixers, wall mounted bath mixer with straight outlet & shower mixers with fixed euro wall outlet.
- Acrylic bath tub with tiled hob in white.
- 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.
- Raised Tiled shower-bases with approximately1850mm high clear glazed semi-framed shower-screen & semi frameless pivot door with silver trims.

Electrical & Climate Control

- 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.
- Two Free to air television points & one telephone point.
- Free to air television Antenna connected to television points (NOTE: Client responsible for signal booster due to location if required).
- Double black parafood 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 approximately one/m² to Garden Beds
- Charcoal colour through concrete paving to porch, alfresco and driveway
- Hills Paraline ground mounted clothesline 2230mm x 1200mm - Pebble Beach Letterbox (numerals by client).
- Timber paling fencing approximately 1950mm high with exposed posts & capping (excluding front boundary).

Please note that all images are for promotional purposes only and include items that are not included in a standard contract. These items include but are not limited to: Landscaping, driveway and paths, furniture and window furnishings and internal upgraded specification items such as timber flooring or stone benchtops. Please review the items specified in your quotation and contract carefully and seek independent advice before proceeding to contract.



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