

# Deanside Village.

Right where you are.



Artist Impression. Fixed external façade, colour schemes prepared by our professional Interior Designer.



SIENNA  
HOMES  
MAKING ROOM FOR LIFE

Townhomes  
by Sienna Homes





Artist Impression

# Townhomes by Sienna Homes.

Good design is not a luxury. This is the ethos behind every townhome we design and build.

Each home design is functional, comfortable and without compromise. Complete with flexible spaces, loads of natural light and plenty of storage space, we ensure you can enjoy your home now and into the future. Our design promise extends to ensure you receive the highest quality fixtures and fittings from our architectural façades to our timeless interiors.

Over the journey we have won over a dozen industry awards for our designs, our build quality, our affordability, and our people. We invite you to take a look for yourself. You won't be disappointed.

Step beyond the striking architectural façade and you will find a series of homes filled with open spaces and brimming with natural light.

These luxurious homes come equipped with everything you need to make them instantly liveable, including high quality flooring, reconstituted stone kitchen benchtops, European appliances and stylish kitchen and bathroom fittings.

Front landscaping, fencing and driveways are also all taken care of to complete these impeccable homes that have been expertly designed for comfort and convenience.







For Illustrative Purposes

The ground floor is an entertainers dream, with a large galley style kitchen overlooking the living and dining areas as well as the outdoor area beyond. A convenient powder room is located to the rear, accessible via your spacious laundry which has direct access to your private yard.

Upstairs, the master suite and second bedroom share a spacious balcony, the perfect space to relax and recharge. The master is appointed with a generous walk in robe and private ensuite, with the other bedrooms sharing a bathroom with separate toilet between them.



## Sienna Homes Extra Care

- 12 month subscription to RACV Home Assist.
- To offset the CO2 created in the construction of your home, Sienna Homes purchase credits that fund the planting of biodiverse forests in Australia.

Artist Impression





### 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.

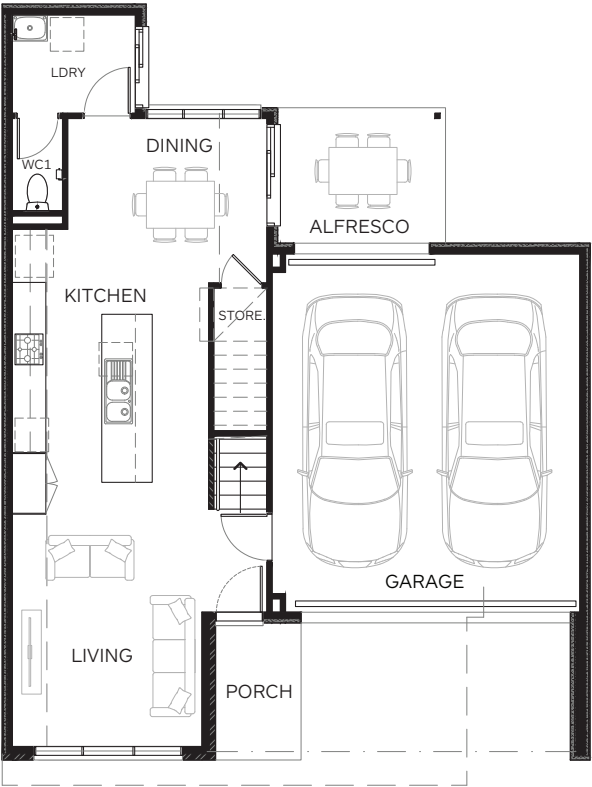
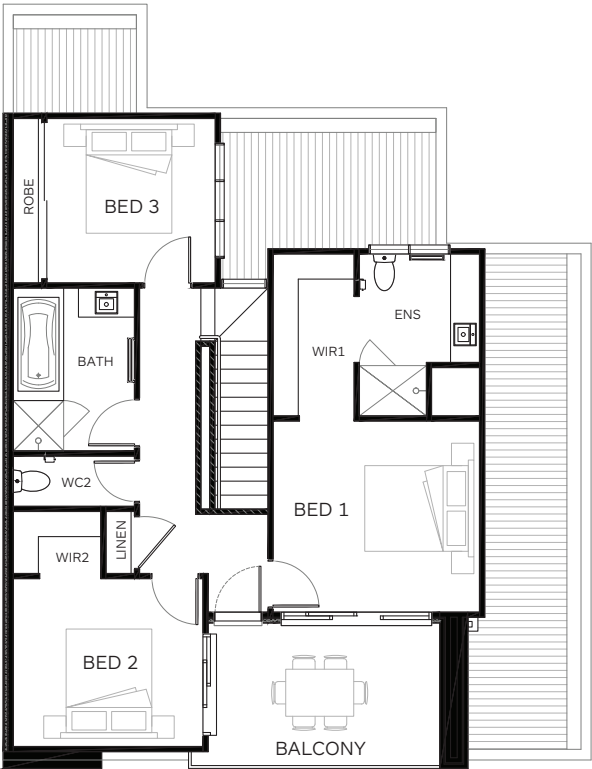


Floorplans.

Lot 1425 | 21.2sq

3  2.5  2 

INTERNAL	134.1m <sup>2</sup>
GARAGE	40.0m <sup>2</sup>
PORCH	3.7m <sup>2</sup>
ALFRESCO	7.3m <sup>2</sup>
BALCONY	11.6m <sup>2</sup>
<b>TOTAL</b>	<b>196.7m<sup>2</sup></b>

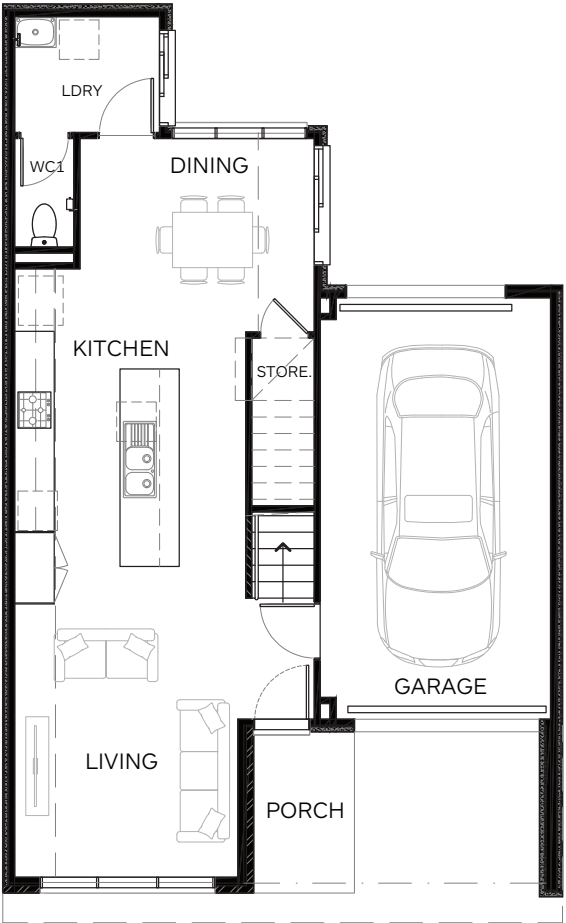
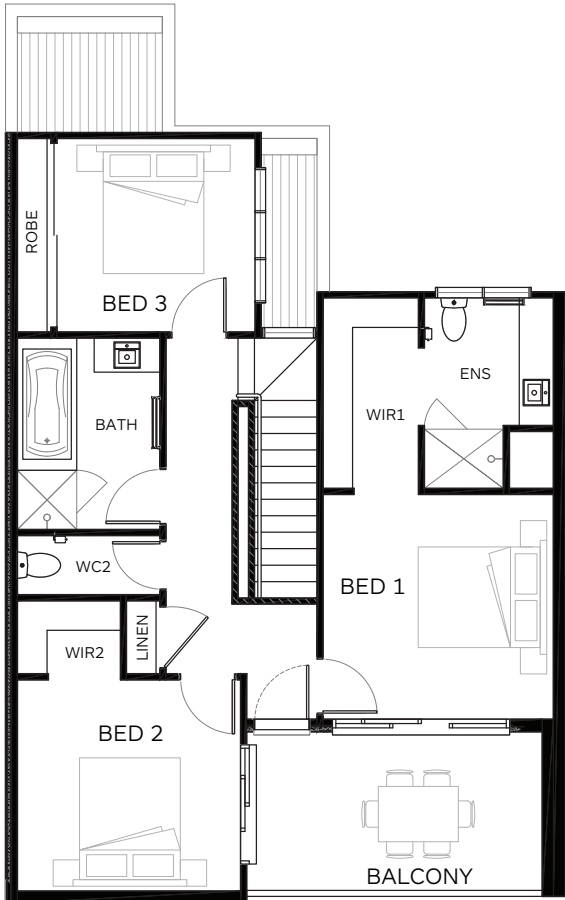


Lots 1426\*, 1427 & 1428\* | 18.9sq

3  2.5  1 

\*Floorplan mirrored on Lots 1426 & 1428.

INTERNAL	133.8m <sup>2</sup>
GARAGE	25.9m <sup>2</sup>
PORCH	3.7m <sup>2</sup>
BALCONY	12.6m <sup>2</sup>
<b>TOTAL</b>	<b>176.0m<sup>2</sup></b>



Lots 1424\* & 1429 | 19.8sq

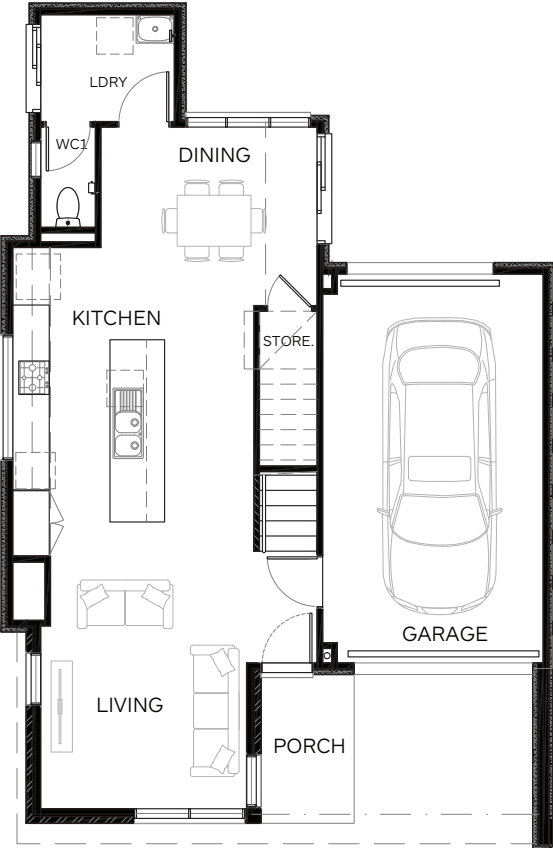
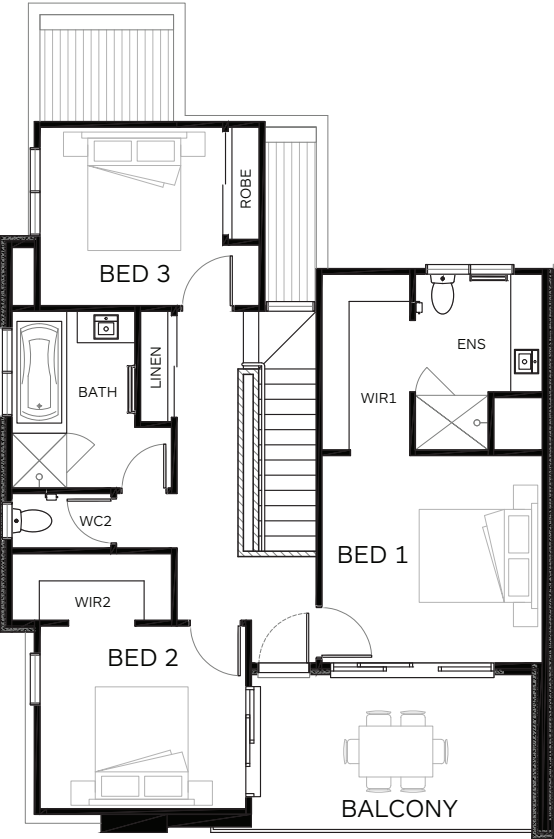
3

2.5

1

\*Floorplan mirrored on Lot 1424.

INTERNAL	140.5m <sup>2</sup>
GARAGE	26.8m <sup>2</sup>
PORCH	3.7m <sup>2</sup>
BALCONY	12.9m <sup>2</sup>
<b>TOTAL</b>	<b>184.0m<sup>2</sup></b>



# Upgrades.

## General

- Floor tiles from the Category 1 range to entry, front hallway, kitchen, dining and living in lieu of standard laminate flooring.
- Engineered oak floating flooring (with perimeter beading) to the entry, front hallway, kitchen, dining and living in lieu of standard laminate flooring.
- Roller block-out blinds to living room windows and sliding doors, bedrooms and wet area windows. Excludes entry door sidelights and stair void windows.
- Aluminium meshed sliding fly doors to all external sliding doors.
- Framed mirrored sliding robe doors to bedrooms in lieu of standard vinyl robe doors.

## Landscaping

- External BBQ wall mounted natural gas point.

## Kitchen & Laundry

- A range of preselected Electrolux and Westinghouse oven, cooktop and rangehood upgrades.
- Franke undermount sink.
- Glass splashback to kitchen including painted back.
- Cold water point with mini stop to fridge space.
- Laminate base cabinet with 35lt stainless steel inset trough and extended benchtop to the laundry.
- Reconstituted stone benchtop to the laundry in lieu of standard laminate benchtop, 20mm thick with 40mm edge.
- Laminate overhead cabinets to the laundry including extended tiled splashback and plaster bulkhead above.

## Bathroom & Ensuite

- Reconstituted stone benchtops to all wet area vanity units 20mm thick stone with 40mm edge or apron front.

## Security & Communications

- Security alarm system.
- Home Network provisions.
- Additional multi media point Cat5 (only available in conjunction with Home Network).
- Additional 'Free to Air' TV point.
- Raised TV and power points to suit future wall mounted TV.

## Lighting & Power

All electrical changes to have sketch plan of locations.

- Additional standard light points, LED downlight points, para-floods and fluro lighting.
- Select from a preselected range of additional ceiling fan options.
- Additional sealed exhaust fan.
- Additional indoor and outdoor double power points and USB charger outlets.

## Air Conditioning

- Provide Daikin split system with remote control to main living.
- Provide Daikin Q Series split system with remote control to bedroom 1.
- Provide Daikin outdoor condenser.



# General Inclusions.

## Site Costs

- Fixed earthworks costs including removal of vegetation to building area.
- Connection of fresh water, natural gas and single phase underground power provided by the developer within the allotment.
- 2 water taps - 1 adjacent to water meter in front yard, 1 on wall attached to house.
- Fibre optics provisions.
- Fixed priced engineer designed concrete foundations.
- Termite protection Part A & B.
- 6 Star Energy rating assessment and report.

## Landscaping

- Garden beds, mulching and toppings and seeded areas.
- Water sensitive plant selections to front yard.
- Charcoal colour through concrete paving to driveway, porch and alfresco.
- Ground mounted fold-down clothesline.
- Austin letterbox with vinyl numerals.
- Side and rear fencing approximately 1800mm high as per developer requirements.

## Roofing

- Colorbond steel fascia, quad gutter and rectangular downpipes.
- Colorbond corrugated metal roof (excluding sarking).

## External Doors

- Front door as per developer guidelines and product façade 2040mm high.
- Gainsborough solid core flush panel door with painted finish and keyed lever entrance set to garage internal - 2040mm high.

## Windows, Sliding Doors & Insulation

- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Aluminium meshed flyscreens 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.

## Garage

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

## Plaster & Painting

- 75mm cove cornice.
- Premium 2 coat wall and 2 coat ceiling paint system.

## Laundry

- Combination stainless steel 45ltr trough and white powder-coated steel cabinet.
- Alder sink mixer to trough and mini washing machine stops in chrome.

## Kitchen

- Electrolux 600mm stainless steel gas cooktop.
- Electrolux 600mm stainless steel electric oven.
- Electrolux 600mm stainless steel slide-out rangehood (ducted to outside air).
- Electrolux 600mm stainless steel freestanding dishwasher.
- Franke inset stainless steel kitchen sink.
- Alder kitchen sink mixer.
- Reconstituted stone to kitchen benchtops, 20mm thick with 40mm thick square edge.
- Laminated finish kitchen pantry, base and overhead cupboard doors and panels.
- Chrome handles.
- Soft close door and draw hardware.
- Wall tiles to the kitchen splashback.

## Bathrooms

- Clark square vanity basins.
- Caroma wall hung vanity basin with chrome bottle trap to the powder room (if applicable).
- Stylus vitreous china toilet suite with soft close acrylic seat - white.
- Alder basin mixers, wall bath mixer with straight outlet and shower mixers in chrome.
- Alder shower rail with hand shower to showers in chrome.
- Laminated finish to vanity benchtops.
- Laminated finish vanity cupboard doors and panels.
- Chrome handles.
- Polished edge mirrors above vanities.
- Stylus white acrylic bath.
- Raised tiled shower bases with approximately 1950mm high clear glazed semi-framed shower screen and semi-frameless pivot door with silver trims.
- Alder toilet roll holders.
- Alder double towel rails to showers and towel holder to powder room - chrome finish.

## Electrical, Heating & Cooling

- Brivis gas ducted heating to living areas and bedrooms with manual thermostat.
- Instantaneous gas hot water service with recess box (or solar hot water service if recycled water is not available).
- LED downlights to living areas, hallways and external covered areas.
- Batten holder light points with acrylic light shades to balance of home.
- Ample single and double power points throughout.
- 2No free to air television points and 1No telephone point.
- Free to air television antenna connected to television points.
- Double black para flood light with inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans above showers and any wet area without external ventilation.

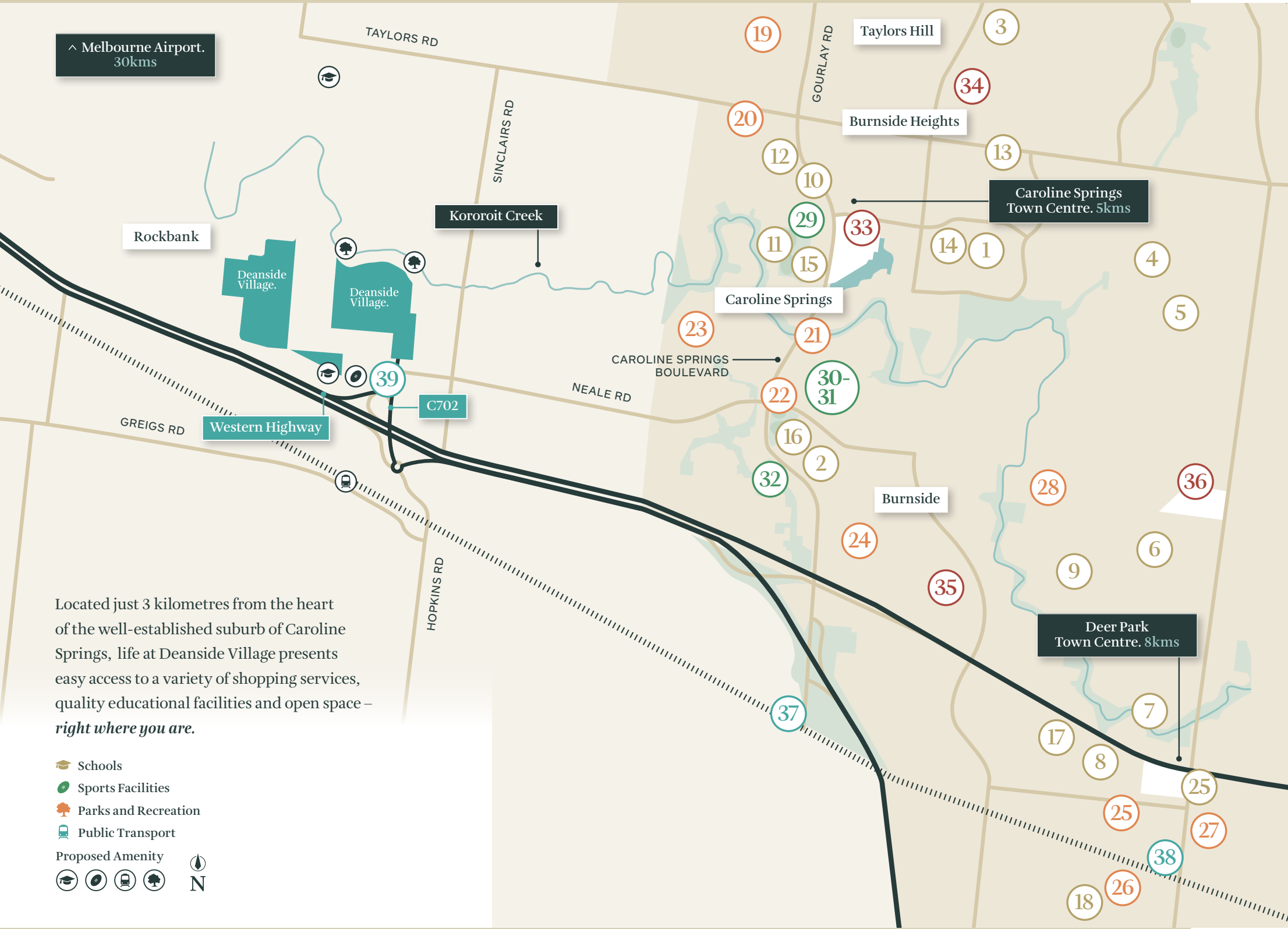
## Internal General

- Internal colour selection from predesigned colour schemes.
- 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 with 1 fixed shelf and 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.
- Clix laminate floating flooring to ground floor hallway, kitchen, living, and dining.
- Floor tiles to wet areas.
- Carpet to balance of floor areas.
- Staircase with painted pine stringers, MDF treads and risers with carpet finish, timber wall rail with clear coat finish and plaster lined dwarf wall balustrade with painted shadow line capping.

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- 12 month subscription to RACV Home Assist.
- To offset the CO2 created in the construction of your home, Sienna Homes purchase credits that fund the planting of biodiverse forests in Australia.





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

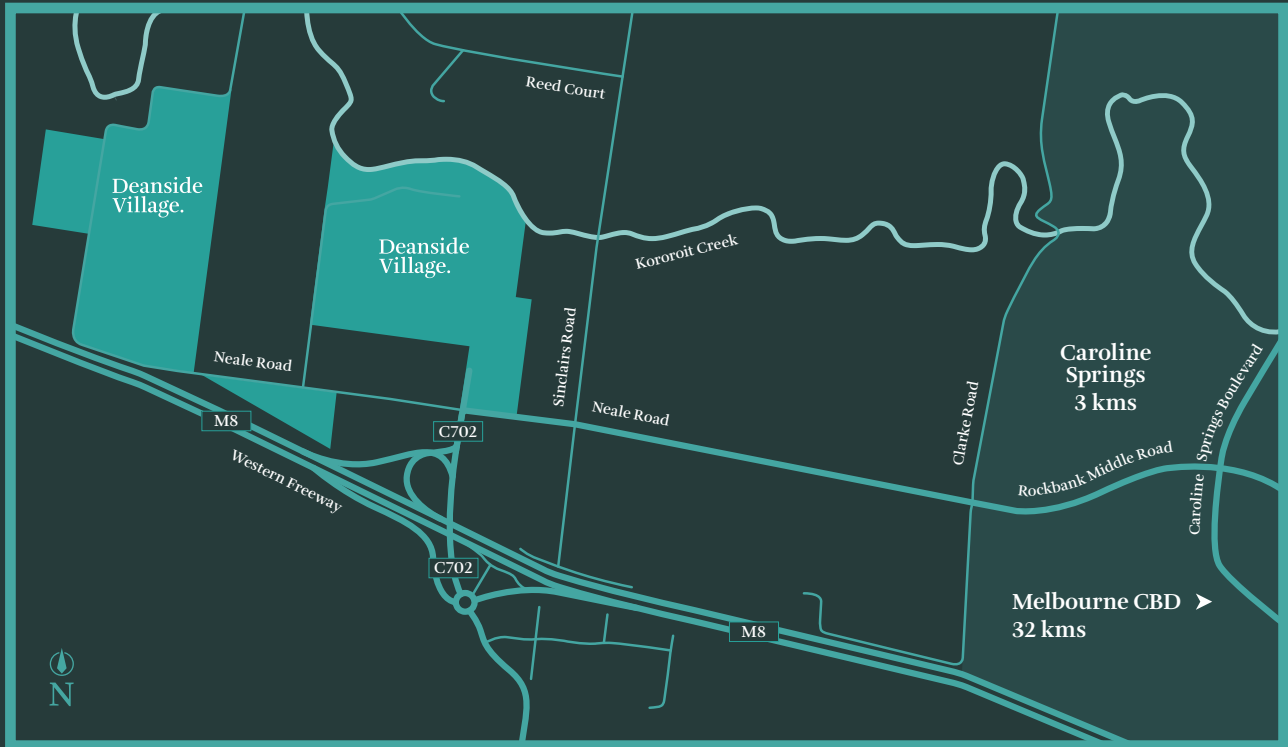
Retail Centre

- 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





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