

# the Pinnacle collection

BY SIENNA HOMES



Artist impression



SIENNA  
HOMES  
MAKING ROOM FOR LIFE



A man with a beard, wearing a black tank top and light blue shorts, is carrying a young girl on his shoulders. The girl is wearing a white tank top and blue sandals, and she is covering the man's eyes with her hands. They are outdoors in a park-like setting with trees and sunlight filtering through the leaves. The overall mood is joyful and connected.

Live life connected  
at Hillstowe.



**Hillstowe is a boutique neighbourhood nestled in to the foothills on the north side of Officer.**

Located in an enviable position, a short stroll from some of the finest schools in the area including Berwick Grammar and St Brigids Catholic Primary School as well as D'Angelo's Estate, the perfect spot for a Sunday lunch with family and friends.

Delivering the best of country style living, but with all the connectivity and convenience that a modern life demands, Hillstowe is the ideal choice for growing families looking for room to play, busy professionals who yearn for an escape at the end of the day, and smart downsizers who've learnt the value of investing more time in themselves.





Award winning  
townhome builder.





**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.

We ensure your home comes complete with flexible spaces, loads of natural light and plenty of storage space so 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 facades to our timeless interiors.

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





A life of convenience.  
Located close to parkland  
and the surrounding  
amenity of Officer,  
Beaconsfield and Berwick.

< Melbourne CBD  
48km

< Fountain Gate  
Shopping Centre  
12km

< Berwick Township  
7km

∨ Officer  
Town Centre  
2.5km

∨ Officer  
Train Station  
1.7km



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## The Pinnacle Collection offers the best in contemporary living.

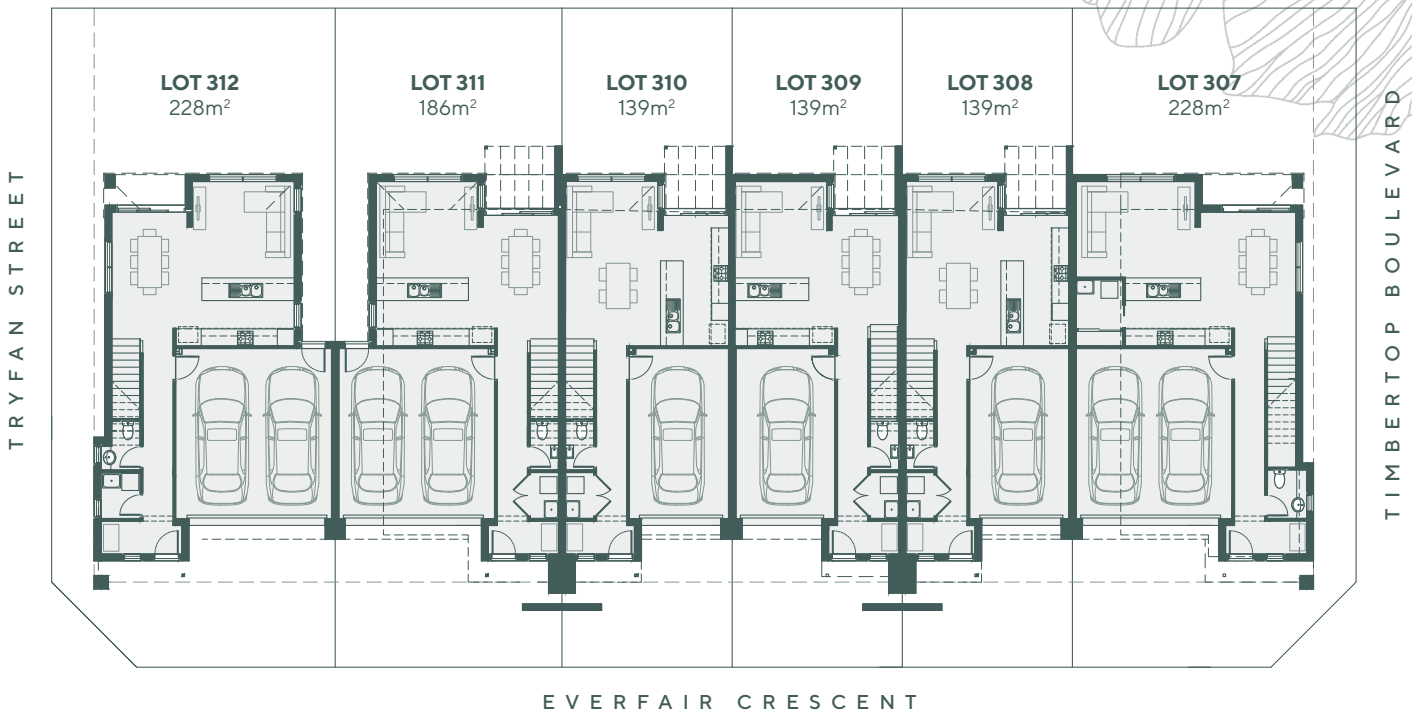
Beyond the stunning façade, these homes are both beautiful and functional with a light filled, open plan living zone downstairs and sleeping quarters upstairs. The master suite is appointed with walk in robe and ensuite. Downstairs a convenient powder room is located close to the living space.

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.

Located a short stroll from Hillstowe's Central Park, a 1 hectare park providing plenty of open space, playground and a BBQ area, these homes are nestled in the heart of Hillstowe and conveniently close to everything you need.

## SITE PLAN



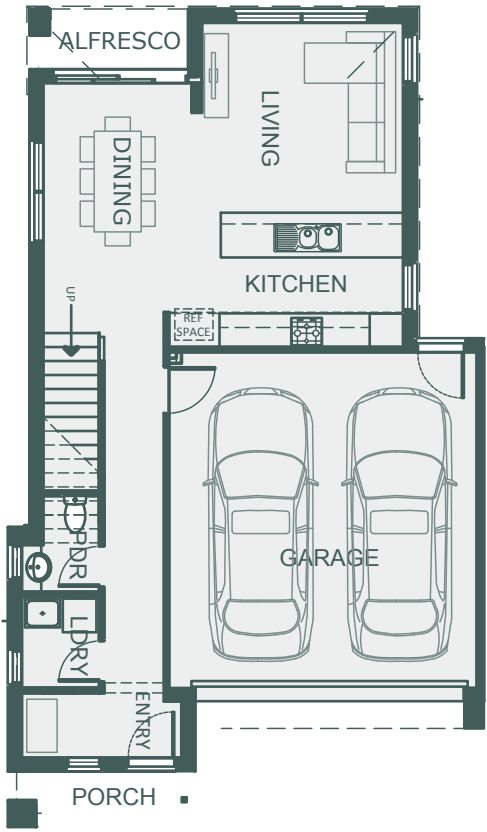
# Floor plans.

## GREVILLEA - A

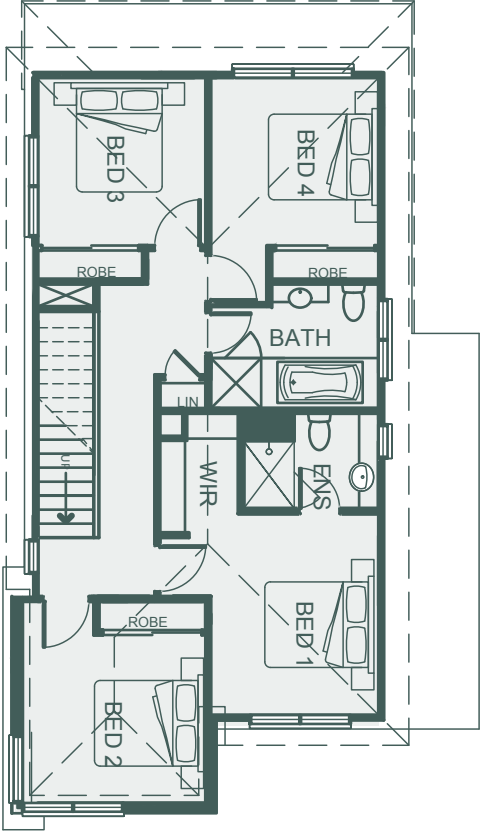
Lot 312

4 2.5 2

Area: 19.2 sq.



GROUND FLOOR



FIRST FLOOR



FACADE





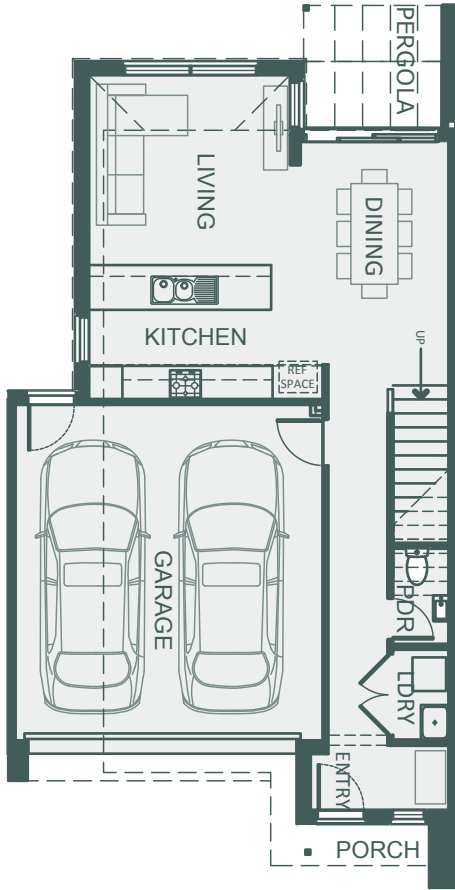


**GREVILLEA - B**

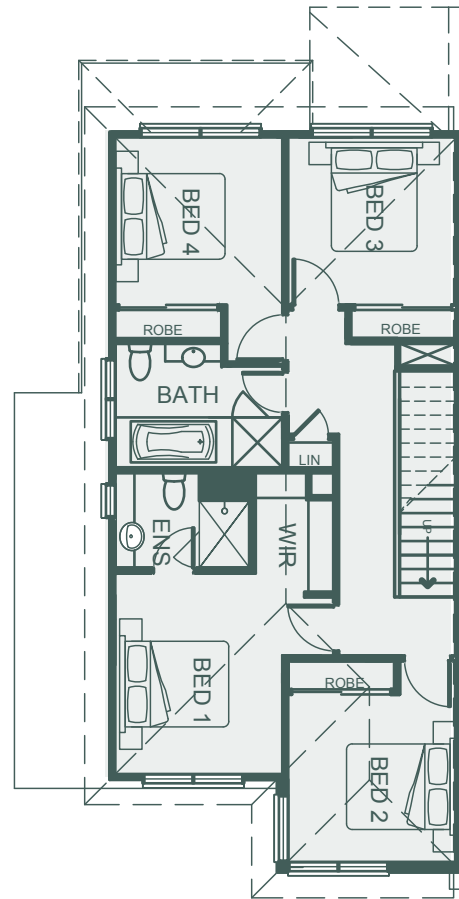
Lot 311

4 2.5 2

Area: 19.2 sq.



GROUND FLOOR



FIRST FLOOR



FACADE



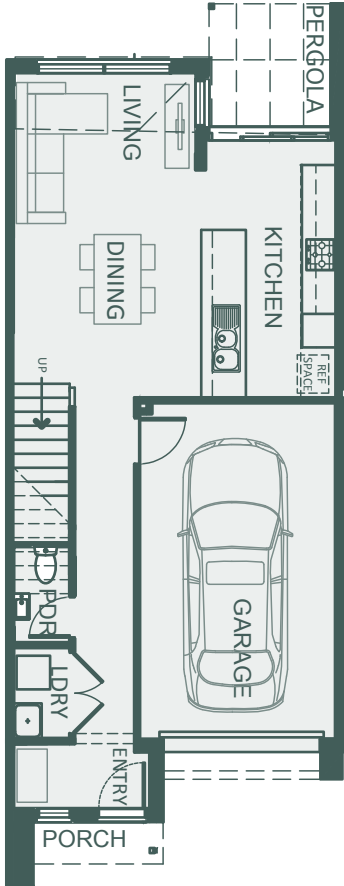
# Floor plans.

## GREVILLEA - C

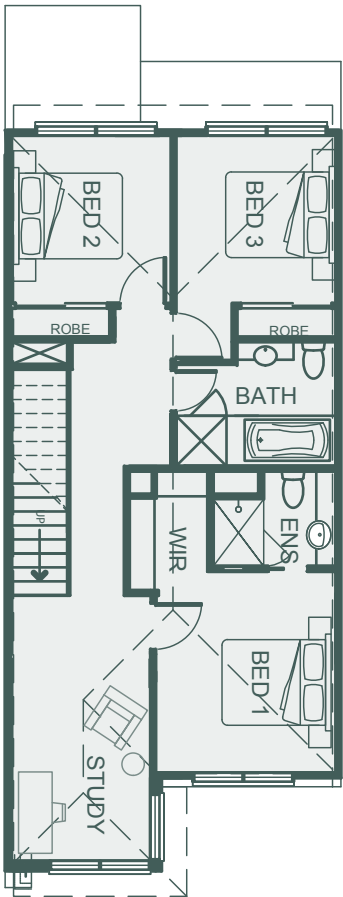
Lots 310 & 308

3 2.5 1 1

Area: 17.8 sq.



GROUND FLOOR



FIRST FLOOR



FACADE

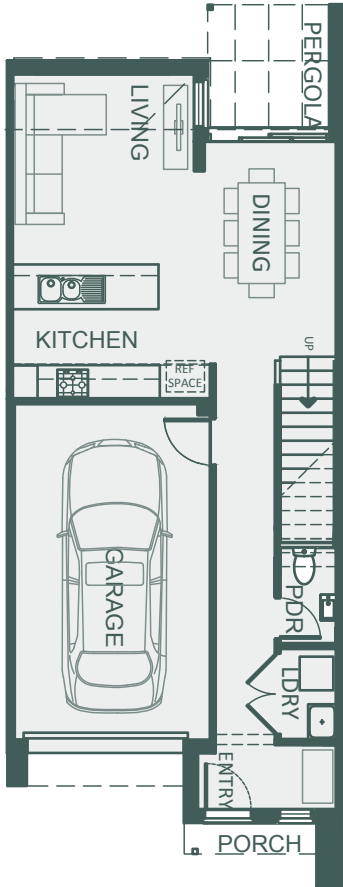


**GREVILLEA - D**

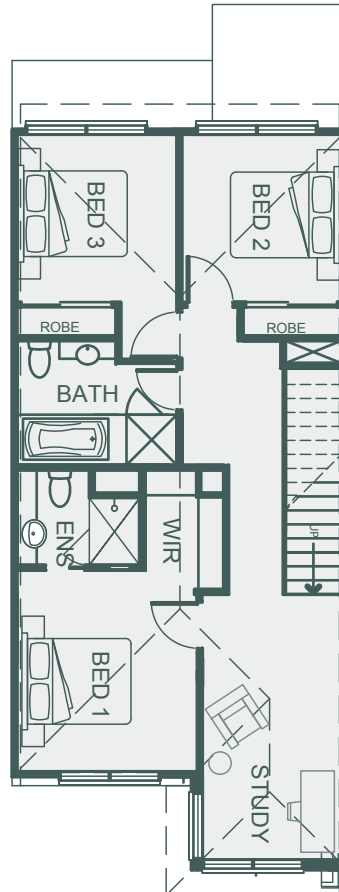
Lot 309

3 2.5 1 1

Area: 17.8 sq.



GROUND FLOOR



FIRST FLOOR



FACADE



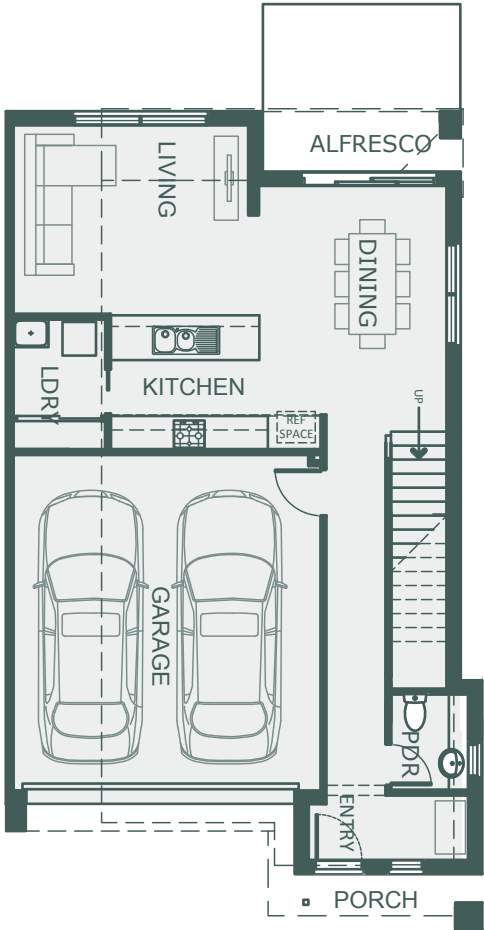
# Floor plans.

## GREVILLEA - E

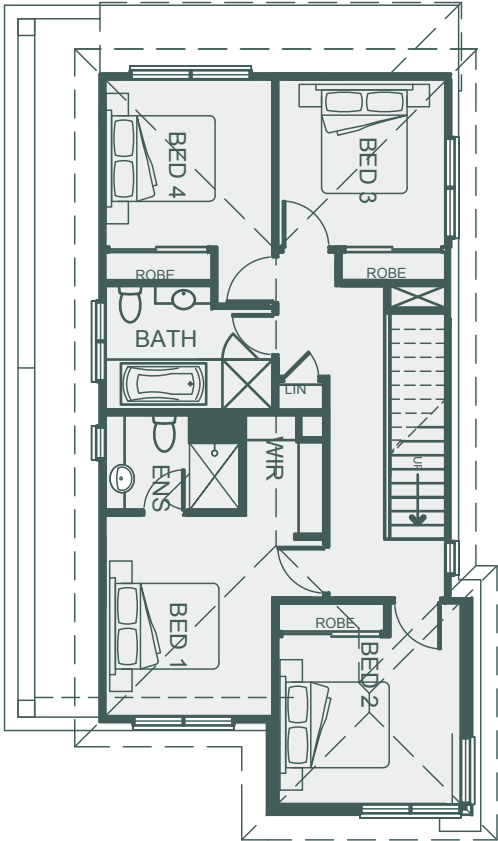
Lot 307

4 2.5 2

Area: 19.6 sq.



GROUND FLOOR



FIRST FLOOR



FACADE



Open plan living  
that's both beautiful  
and functional.



# Inclusions.

## 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 & colour schedules).

## ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- Colorbond corrugated metal 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 Powdercoated Single Clear Glazed Door including A&L Commercial Lever Keyed Lock - 2040mm high.
- Solidcore Flush Panel door with painted finish & Gainsborough Trevi Keyed Lever Entrance Set to Garage Internal Doors - 2040mm high.

## GARAGE

- Sectional Front 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 4No fixed shelves (product specific).
- Robes white melamine finish 1No fixed shelf & single chrome hanging rod.
- Gainsborough Contractor 700 Series internal hinged passage door lever handles - Lianna.
- 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 drawings for extent).
- Clix Laminate Floating Flooring selected from the Category 1 range to Entry, Ground Floor Hallway, Kitchen, Living, & Dining (refer drawings for extent).
- Floor Tiles to Wet Areas (refer drawings for extent).
- Carpet to balance of floor areas (refer drawings for extent).
- Staircase with Painted Pine Stringers, MDF Treads & Risers with Carpet finish, Timber Wall rail with clear coat finish & plaster lined dwarf wall balustrade with painted shadowline capping.

## KITCHEN & LAUNDRY

- Electrolux 600mm Stainless Steel Gas Cooktop.
- Electrolux 600mm Stainless Steel Electric Oven.
- Electrolux 600mm Stainless Steel Slideout Rangehood (ducted to outside air).
- Westinghouse 600mm Stainless Steel Freestanding Dishwasher.
- Franke Spark Inset Stainless Steel Kitchen Sink.
- Alder Soho Kitchen sink mixer.
- Reconstituted Stone to Kitchen benchtops, 20mm thick with 40mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone). Handles from the Category 1 range. Soft close door & draw hardware.
- Wall tiles to the Kitchen splashback (refer drawings for extent).
- Combination Stainless Steel 45ltr Trough & White Powdercoated Steel Cabinet.
- Alder Soho sink mixer to trough and mini washing machine stops - chrome.





## BATHROOMS

- Stylus Venecia Inset Vanity Basins - White.
- Caroma Liano 460 Wall Hung Vanity Basin with Chrome Bottle Trap to the Powder Room.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat - White.
- Alder Soho Basin mixers, wall bath mixer w/- straight outlet & shower mixers - Chrome.
- Alder Designer Shower Rail w/ Hand Shower to Showers - Chrome.
- Laminated finish to vanity benchtops (refer drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities.
- Stylus Maxton White Acrylic Bath - (size subject to design).
- Raised Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims).

## ELECTRICAL, HEATING & COOLING

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- Rinnai B26 Gas Booster hot water service with recess box
- Batten holder light points with acrylic light shades throughout home, including Garage.
- LED Downlights to Porch - Warm White Globes with white surround & ceiling diffuser.
- Ample single & double power points throughout.
- 2No Free to Air Television points & 1No Telephone point.
- Free to air television Antenna connected to television points (Note: Client responsible for signal booster due to location if required).
- Double black para flood light w/- inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans to Bathroom, Ensuite & Powder Room.

## LANDSCAPING

- Garden Beds, mulching/toppings & seeded areas.
- Tube stock native grasses/shrubs approx 1No/m<sup>2</sup> to Garden Beds.
- Charcoal colour through concrete paving to driveway, porch and outdoor alfresco or pergola area.
- Ground mounted fold-down clothesline 2240mm x 1200mm.
- Austin Parcel Pillar Letterbox, Charcoal Powdercoat & Stainless Steel, including black vinyl numerals.
- Timber paling fencing approximately 1800mm high with exposed posts & capping (excluding front boundary).

## SITE COSTS

- Fixed earthworks costs including remove 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 & single phase underground power provided by the developer within Lot. Client is responsible for connection, account opening fees & 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 & at distance into front yard as installed by developer & water authority requirements.
- 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) & 1No double power point.
- Fixed priced engineer designed concrete foundations.
- Temporary fencing.
- Termite protection Part A slab penetration collars.
- 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.



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## hillstowe

by AVID Property Group



Artist impression

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