

# the Eucalypt 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 flip-flops, and she has her hands covering the man's eyes. 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 St Margarets and Berwick Grammar School, Minaret College, Heritage College and Officer 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.



Images used for illustrative purposes only.





# Award winning townhome builder.



Artist impression







**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.

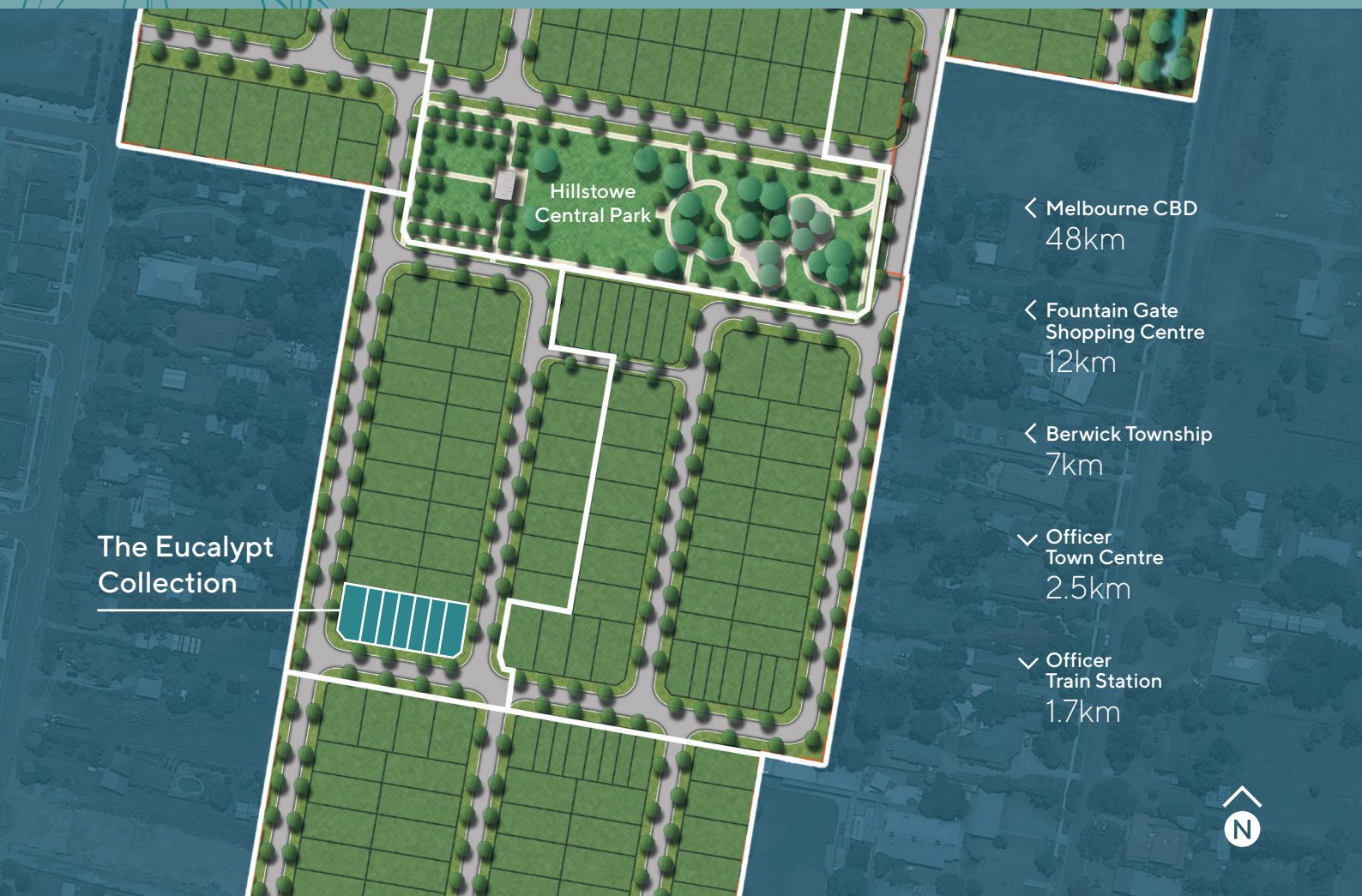


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A life of convenience.  
Located close to parkland  
and the surrounding  
amenity of Officer,  
Beaconsfield and Berwick.



The Eucalypt  
Collection

Hillstowe  
Central Park

- < 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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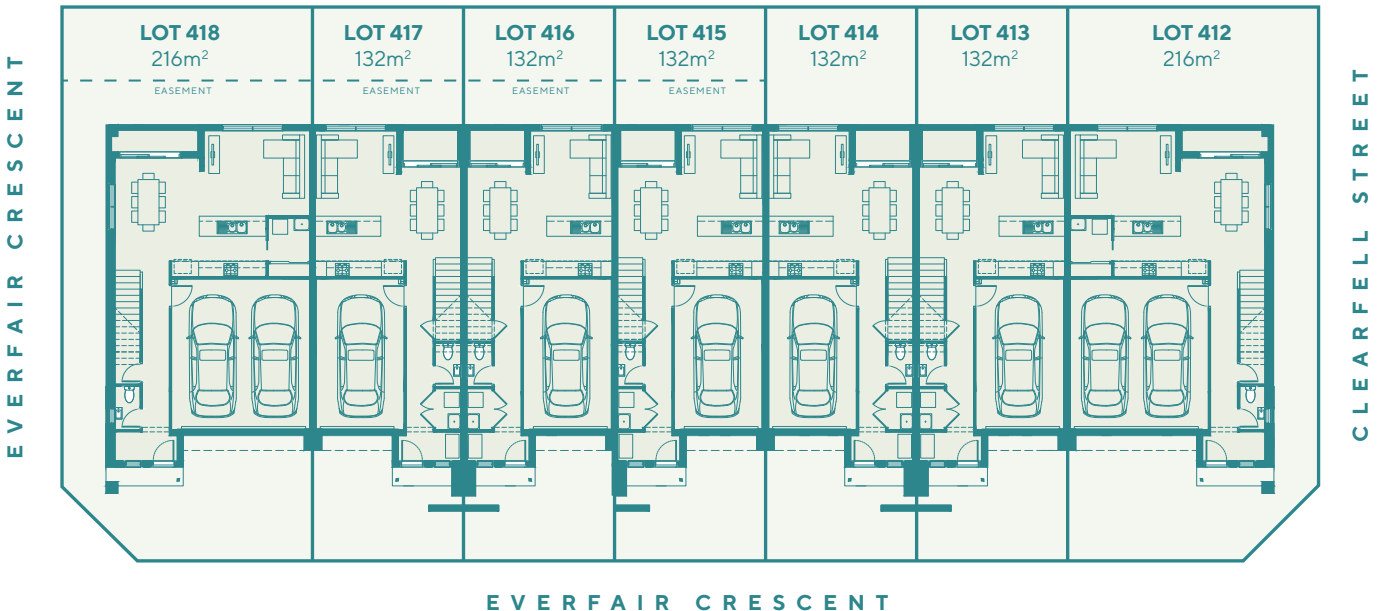
## The Eucalypt collection offers the best in contemporary living.

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 a generous walk in robe and luxurious ensuite. Downstairs, a convenient powder room is located close to the living space, which can be accessed from your single or double car garage.

These sophisticated homes come equipped with everything you need to make them instantly liveable, including flooring throughout, Electrolux appliances, reconstituted stone kitchen benchtops and stylish kitchen and bathroom fixtures. 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, a playground and a BBQ area, these homes are nestled in the heart of Hillstowe and conveniently close to everything you need.

## SITE PLAN



Indicative only





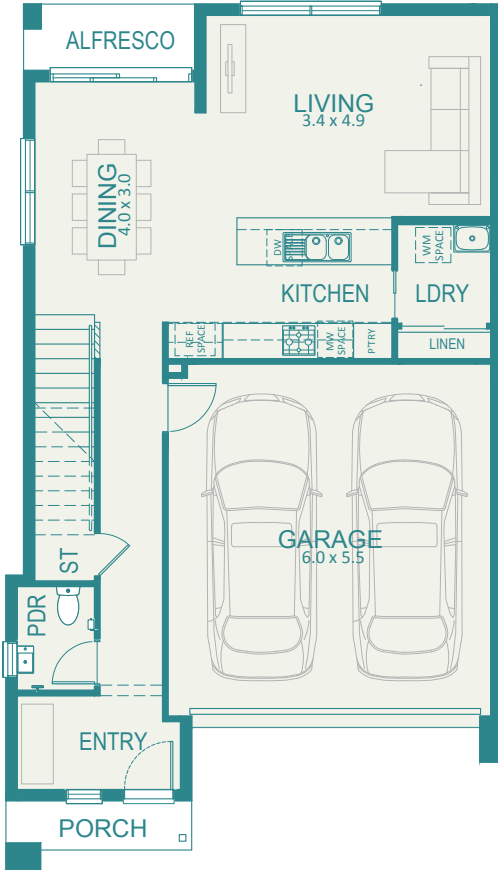
# Floor plans.

## HAKEA CORNER

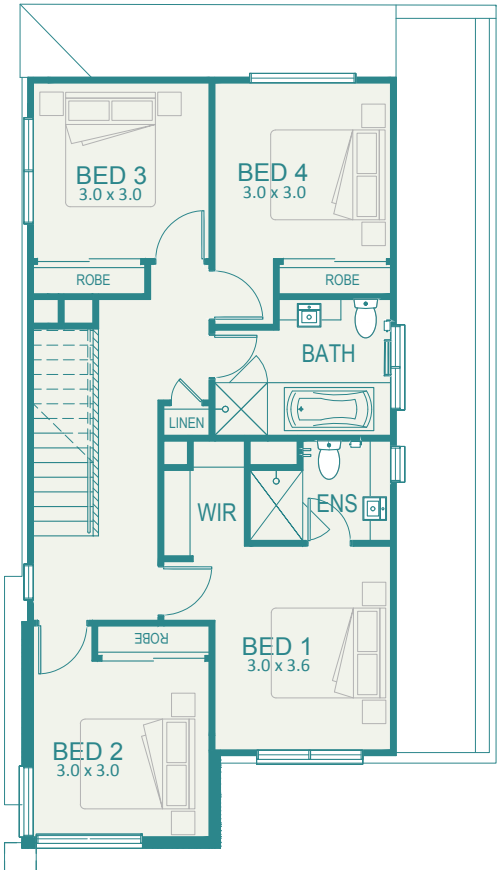
Lot 412 & 418 (mirrored)

4 2.5 2

Area: 19.8 sq.



GROUND FLOOR



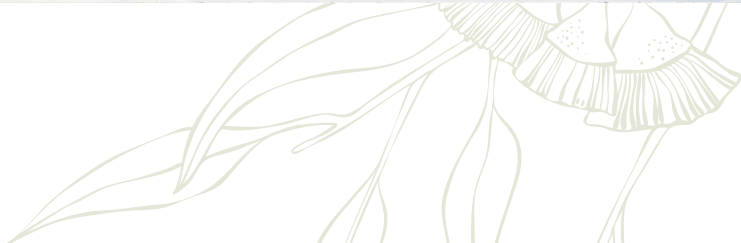
FIRST FLOOR



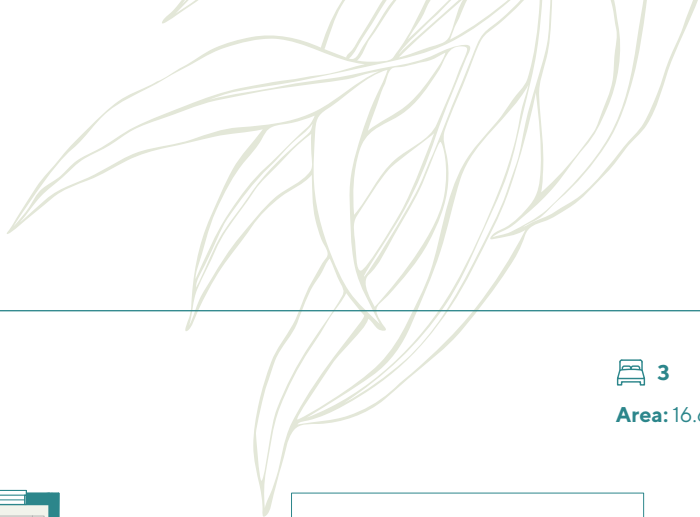
Artist impression

FACADE

The Eucalypt Collection at Hillstowe





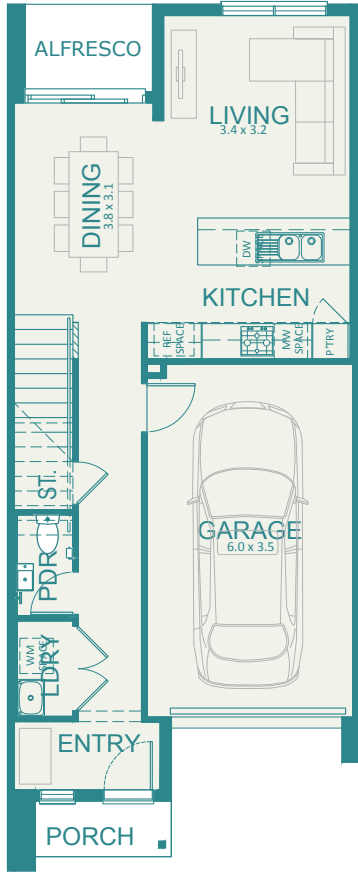


# HAKEA

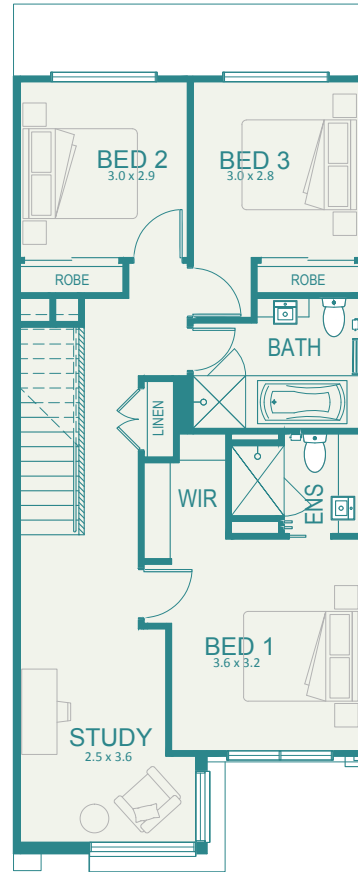
Lots 413, 414, 415, 416 & 417

3 2.5 2

Area: 16.6 sq.



GROUND FLOOR



FIRST FLOOR



Artist impression

FACADE





Open plan living  
that's both beautiful  
and functional.







Artist impression





# Inclusions.

## EXTERNAL GENERAL

- Fixed external colour scheme prepared by our professional Interior Designer.
- Combination of Face Brickwork, Acrylic Render & Cement sheet cladding.

## 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.
- Flyscreens to all openable windows - Aluminium framed with aluminium mesh.
- Insulation batts to all external walls (including garage/house wall).
- Insulation batts to roof cavity above living zones.

## EXTERNAL DOORS

- Front Entry Fully Clear Glazed Aluminium Door in Aluminium Frame - 2040mm high.
- Hume Solidcore SCX1 Flush Panel Door with painted finish to Garage Internal Access - 2040mm high.
- Gainsborough Trevi Keyed Lock-Set to Garage Internal Access Door.

## 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

- Choice of 2 fixed internal colour schemes prepared by our professional Interior Designer.
- 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.
- Timber Laminate Floating Flooring (with perimeter beading) selected from the Category 1 range to Entry, Ground Floor Hallway, Kitchen, Dining & Living.
- Floor Tiles to Wet Areas.
- Carpet to balance of floor areas.
- 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.
- 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.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat - White.
- Stylus Maxton acrylic bath in tiled hob - White.
- Alder Soho Basin mixers, wall bath mixer w/- straight outlet & shower mixers - Chrome.
- Alder Designer Shower Rail w/ Hand Shower to Showers - Chrome.
- Alder Wish Bathroom Accessories including Towel Rails or Hook to Bathroom & Ensuite, Toilet Roll Holders & Towel Holder to Powder room (if applicable).
- Vanity units with Laminate finish Benchtop, cupboard doors & panels, & handles from the Builders range.
- Polished edge mirrors above vanities.
- Raised Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims).

## ELECTRICAL, HEATING & COOLING

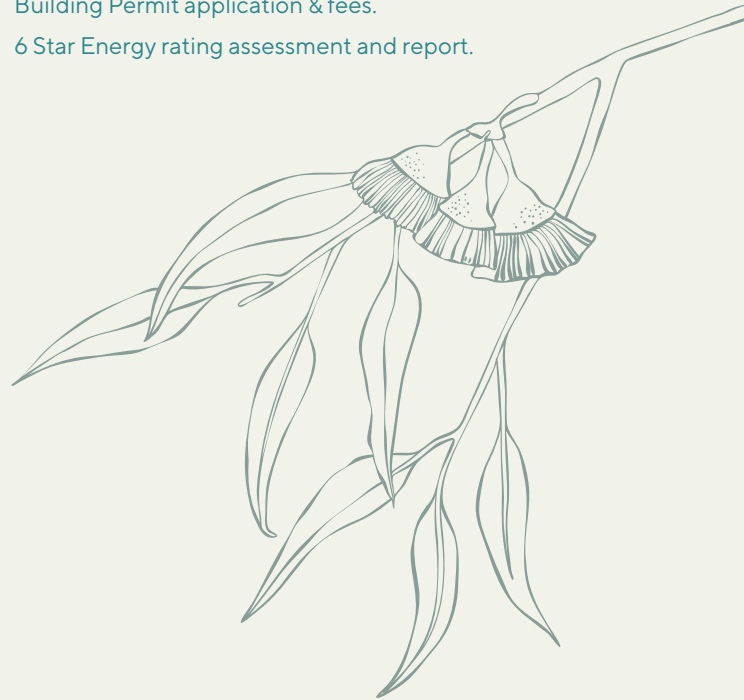
- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- 26ltr continuous gas booster Hot Water Service with recess box.
- Batten holders with acrylic light shades to all internal rooms.
- LED Downlight to External Ceilings.
- Ample single & double power points throughout.
- 2 Free to Air Television points & 1 Telephone point.
- Free to air television Antenna connected to television points.
- Hardwired smoke detectors.
- Ceiling exhaust fans to Bathroom, Ensuite & other wet areas without external ventilation.

## LANDSCAPING

- Front Yard Garden Beds with Tube stock native grasses/ shrubs & mulching/toppings.
- Charcoal colour through concrete paving to Driveway, Porch & Alfresco.
- Clothesline - Fold Down - 2240mm x 1200mm - Bark.
- Austin Parcel Pillar letterbox in Charcoal/Silver finish including Black Vinyl decal numerals.
- Timber paling fencing approx 1800mm high (to Developers Guidelines) to side & rear boundaries.

## SITE COSTS

- Fixed earthworks costs including remove vegetation to building area.
- Recycled water meter connected to 1 rear yard external tap, all WC's & 1 Laundry outlet.
- 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) & 1 double power point.
- Fixed priced engineer designed concrete foundations.
- Termite protection.
- Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance.
- Building Permit application & fees.
- 6 Star Energy rating assessment and report.





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## hillstowe

by AVID Property Group



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