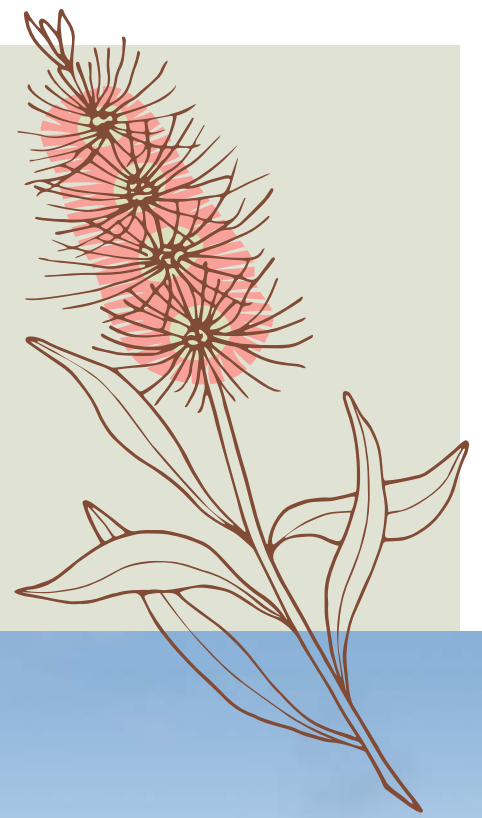


the Bottlebrush collection

BY SIENNA HOMES



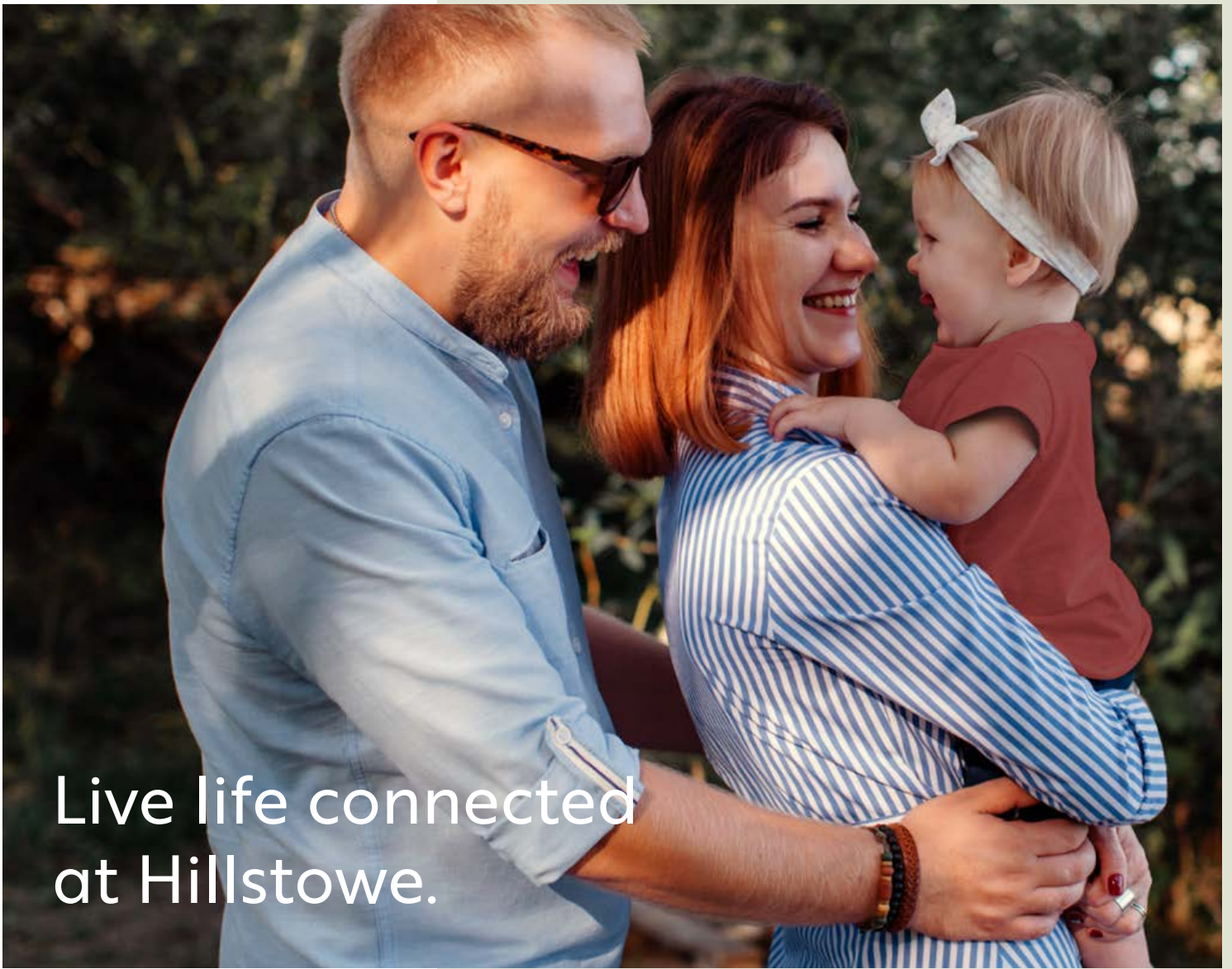
Artist impression



hillstowe
by AVID Property Group



SIENNA
HOMES
MAKING ROOM FOR LIFE



Live life connected
at Hillstowe.



Nestled in the foothills of the Dandenong Ranges there is an address that feels familiar, inviting, memorable and yet altogether new. Among the leafy streets and shaded gardens, a small-town ambience weaves its way past elegant new homes and open space.

Hillstowe blends village charm with modern style and convenience. Just 225 blocks make up this exclusive neighbourhood, and yet, the surrounding region is brimming with opportunities on a grand scale.

The communal heart of this inspiring address is the wonderful Hillstowe Central Park – a beautifully landscaped garden oasis for the community to come together and chat, play, stroll, walk the dog or simply enjoy the fresh air and sunshine.

Surrounded by both public and private education options, and located an easy stroll to Officer train station and a short drive from the Princes Hwy, residents are spoilt for choice with connectivity to their daily needs.



For illustrative purposes

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.



Images used for illustrative purposes only.

A life of convenience.

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



This plan is currently in draft form and is only indicative of the final development. While we have taken care to ensure the accuracy of information on this site at the time of publication, AVID Property Group gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained on this site and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. Except for any liability that cannot be excluded by law, AVID Property Group (including its officers, employees and agents) will not be liable or responsible for any loss or damage suffered or incurred by any person who relies upon any information provided on this site. All information provided is subject to change without notice. Purchasers should make their own enquiries and satisfy themselves as to whether the information and pricing provided is current and correct and if appropriate seek legal and financial advice before entering any contract. February 2022. 8222

the Bottlebrush collection

BY SIENNA HOMES

These premium homes have been flawlessly executed to maximise space and light, ensuring your new home is functional, inviting and comfortable.

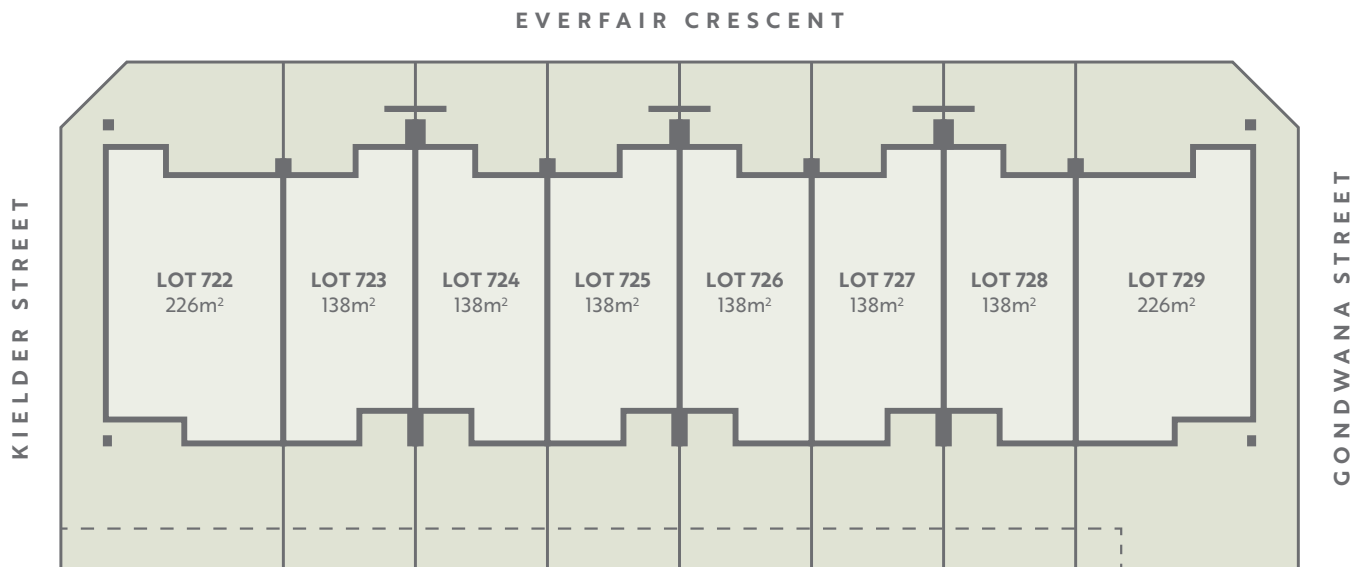
The ground floor is the central hub of the home, with the kitchen overlooking an open plan living and dining area, including an outdoor entertaining area and the garden beyond. The perfect place to relax, recharge and socialise with friends and loved ones.

Bedrooms occupy the first floor, making these homes perfect for families or those who love to entertain.

The master suite includes a spacious walk in robe and ensuite, and the other bedrooms share a spacious bathroom complete with a full size bathtub.

Each home features premium inclusions including high quality flooring, reconstituted stone kitchen benchtops, European appliances and stylish kitchen and bathroom fittings, everything you need to start living the day you move in.

SITE PLAN



Indicative only



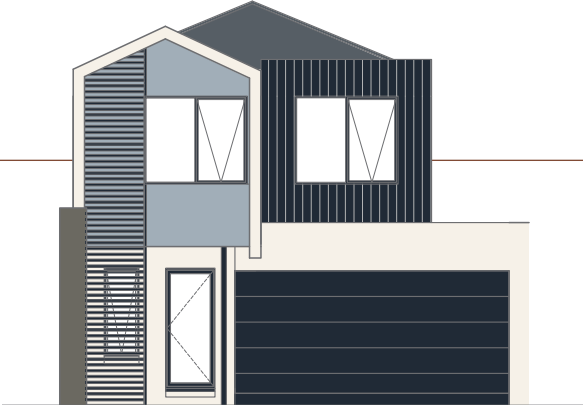
Floor plans.

HAKEA CORNER

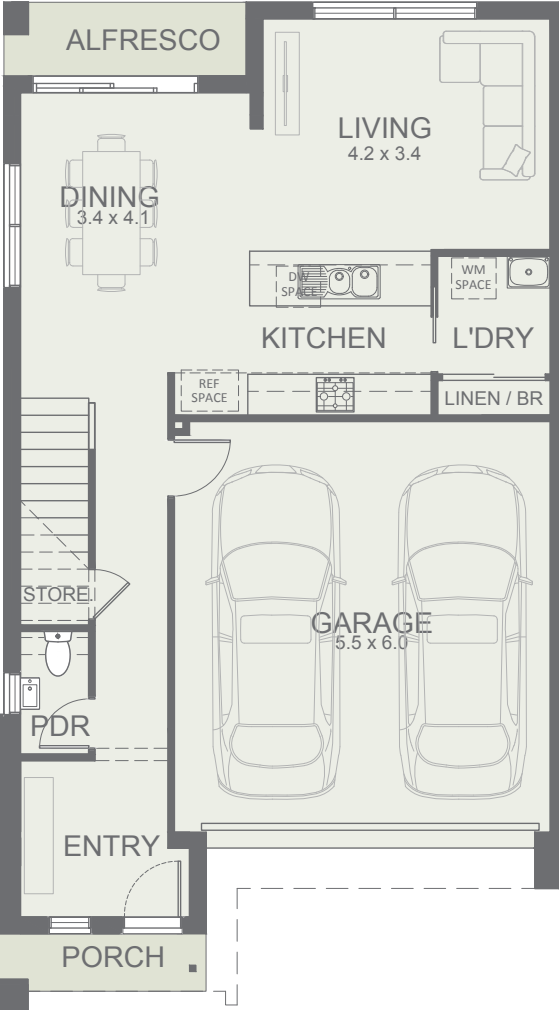
Lots: 722 & 729 (mirrored)

3/4 2.5 2

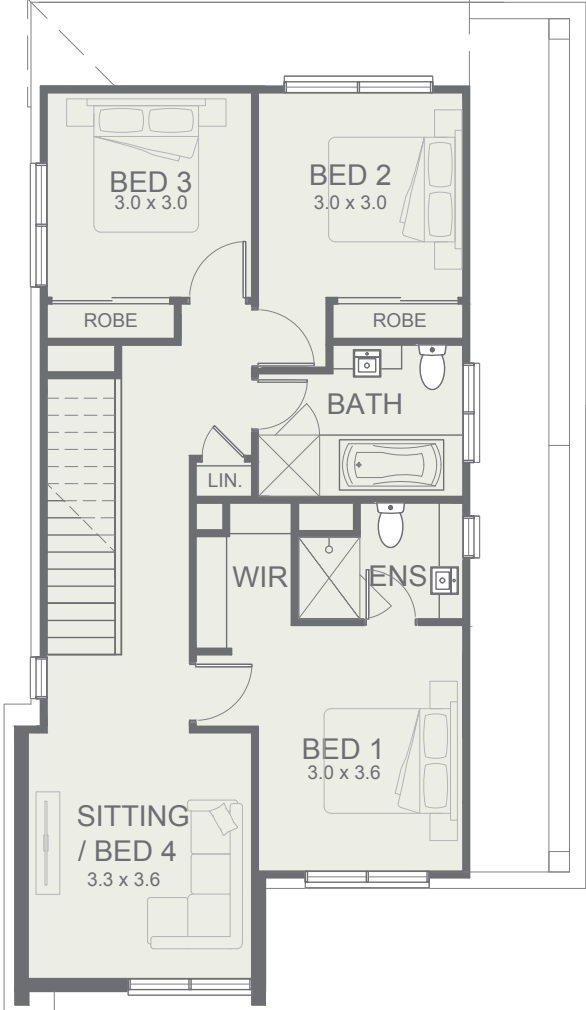
Area: 20.1 sq.



FACADE (mirrored)



GROUND FLOOR



FIRST FLOOR

HAKEA

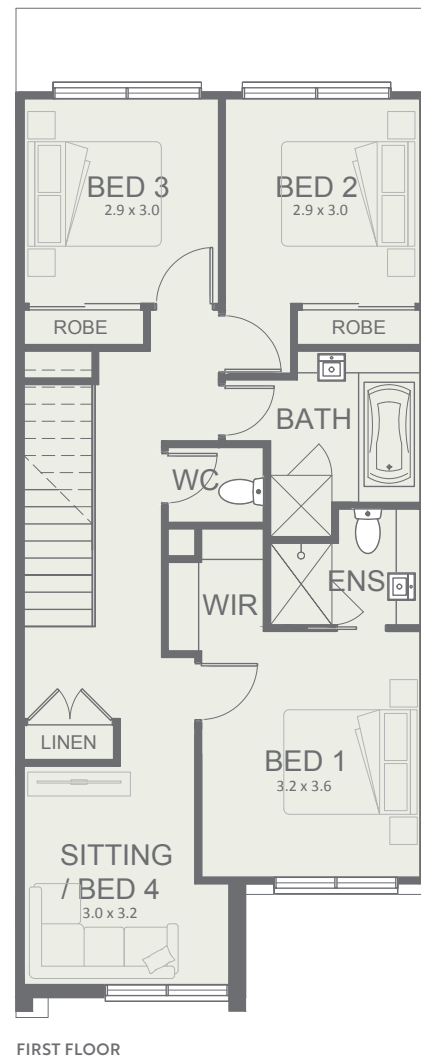
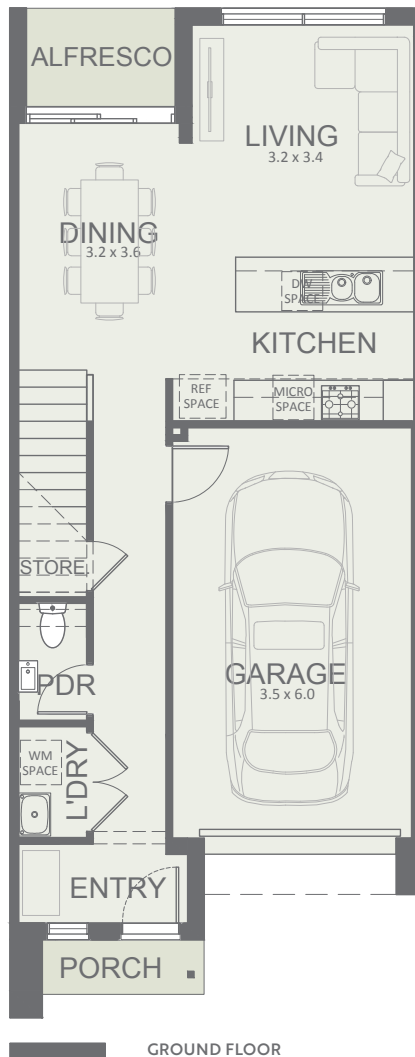
Lots: 723 – 728

3/4 2.5 1

Area: 16.7 sq.



FACADE (mirrored)



Inclusions.



SITE COSTS

- Fixed earthworks costs including removal of vegetation to building area.
- Connection of fresh water, natural gas & single phase underground power provided by the developer within the allotment.
- Recycled water meter connected to 1No rear yard external tap, all WC's & 1No Laundry outlet.
- 2No 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.

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.

EXTERNAL GENERAL

- Fixed external façade and colour scheme prepared by our professional Interior Designer.

ROOFING

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

GARAGE

- Sectional front garage door with powder coated finish.
- Automatic motorised garage door opener with 2No handsets to front sectional door.

EXTERNAL DOORS

- Front entry door as per developer guidelines and product façade – 2040mm high.
- Solid core flush panel door with painted finish & 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).
- 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.

INTERNAL GENERAL

- Choice of 2 fixed internal colour schemes prepared by our professional Interior Designer.
- Clix laminate floating flooring (with perimeter beading to ground floor hallway, kitchen, living & dining)
- Floor tiles to wet areas.
- Wall tiles to wet areas (refer drawings for extent).
- Carpet to balance of floor areas.
- Staircase with painted pine stringers, MDF treads & risers with carpet finish & plaster lined dwarf wall balustrade with painted shadow line capping.
- 2550mm ground floor, 2400mm first floor ceiling heights.
- Flush panel internal passage doors – 2040mm high.
- Vinyl sliding robe doors – 2100mm high.
- Linen with 4No fixed shelves (product specific).
- Robes with 1No fixed shelf (white melamine finish) & single chrome hanging rod.
- Gainsborough internal hinged passage door lever handles.

PLASTER & PAINTING

- Premium 2 coat wall & 2 coat ceiling paint system.
- 75mm cove cornice.
- 65mm x 18mm single bevelled MDF architraves.
- 65mm x 18mm single bevelled MDF skirtings (tiled skirtings to wet areas).

KITCHEN

- Electrolux 600mm stainless steel electric oven.
- Electrolux 600mm stainless steel gas cooktop.
- 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.
- Tiled splashback.
- Laminated finish kitchen base, overhead and full height cupboard doors and panels.
- Chrome edge-pull handles.
- Soft close door & drawer hardware.

LAUNDRY

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

BATHROOMS

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

ELECTRICAL, HEATING & COOLING

- Brivis 4 star gas ducted heating to living areas & 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 & external covered areas.
- Batten holder light points with acrylic light shades to balance of home.
- Ample single & double power points throughout.
- 2 No Free to Air Television points & 1 No Telephone point.
- Free to air television Antenna connected to television points.
- Double black para flood light w/- inbuilt motion sensor to rear yard.
- Ceiling exhaust fans to Bathroom & Ensuite.
- Ceiling exhaust fan to Powder Room if no external ventilation available.
- Hardwired smoke detectors.

LANDSCAPING

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

Optional Upgrades.

GENERAL OPTIONS

- Floor tiles from the category 1 range to entry, front hallway, kitchen, dining & living in lieu of standard laminate flooring.
- Engineered oak floating flooring (with perimeter beading) to entry, front hallway, kitchen, dining & living in lieu of standard laminate flooring.
- Roller block-out blinds to living room windows & sliding doors, bedrooms & wet area windows. Excludes entry door sidelights & 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 OPTIONS

- A preselected range of options including garden shed, synthetic turf, rear garden beds, extended paving and granitic toppings to high traffic areas.
- External BBQ wall mounted natural gas point.

KITCHEN & LAUNDRY OPTIONS

- A preselected range of Electrolux and Westinghouse oven, cooktop & rangehood options.
- Franke undermount sink.
- Glass Splashback including painted back to kitchen.
- Cold water point with mini stop to fridge space.
- Laminate base cabinet with 35lt Stainless Steel Inset Trough & extended benchtop to laundry.
- Reconstituted stone benchtops to laundry – 20mm thick stone with 40mm edge.
- Laminate overhead cabinets to the laundry including extended tiled splashback & plaster bulkhead above.

BATHROOM / ENSUITE OPTIONS

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

SECURITY & COMMUNICATIONS OPTIONS

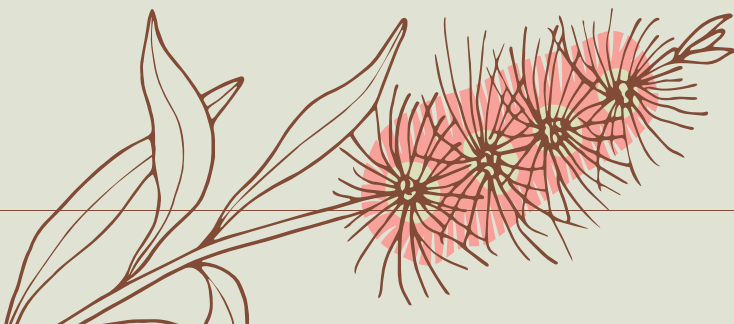
- Security alarm system.
- Home Network provisions.
- Additional Multi Media point Cat5 (only available in conjunction with Home Network provisions).
- Additional 'Free to Air' TV point.
- Raised TV & Power Points to suit future wall mounted TV.

LIGHTING & POWER OPTIONS

- Additional batten holder light points, LED downlight points, para flood sensor lights and fluro lighting.
- A preselected range of additional ceiling fan options.
- Additional sealed exhaust fan.
- Additional indoor and outdoor double power points & USB charger outlets.
- Note: all electrical changes to have sketch plan of locations.

AIR CONDITIONING OPTIONS

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



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hillstowe

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Artist impression

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