

Deanside Village.

Right where you are.

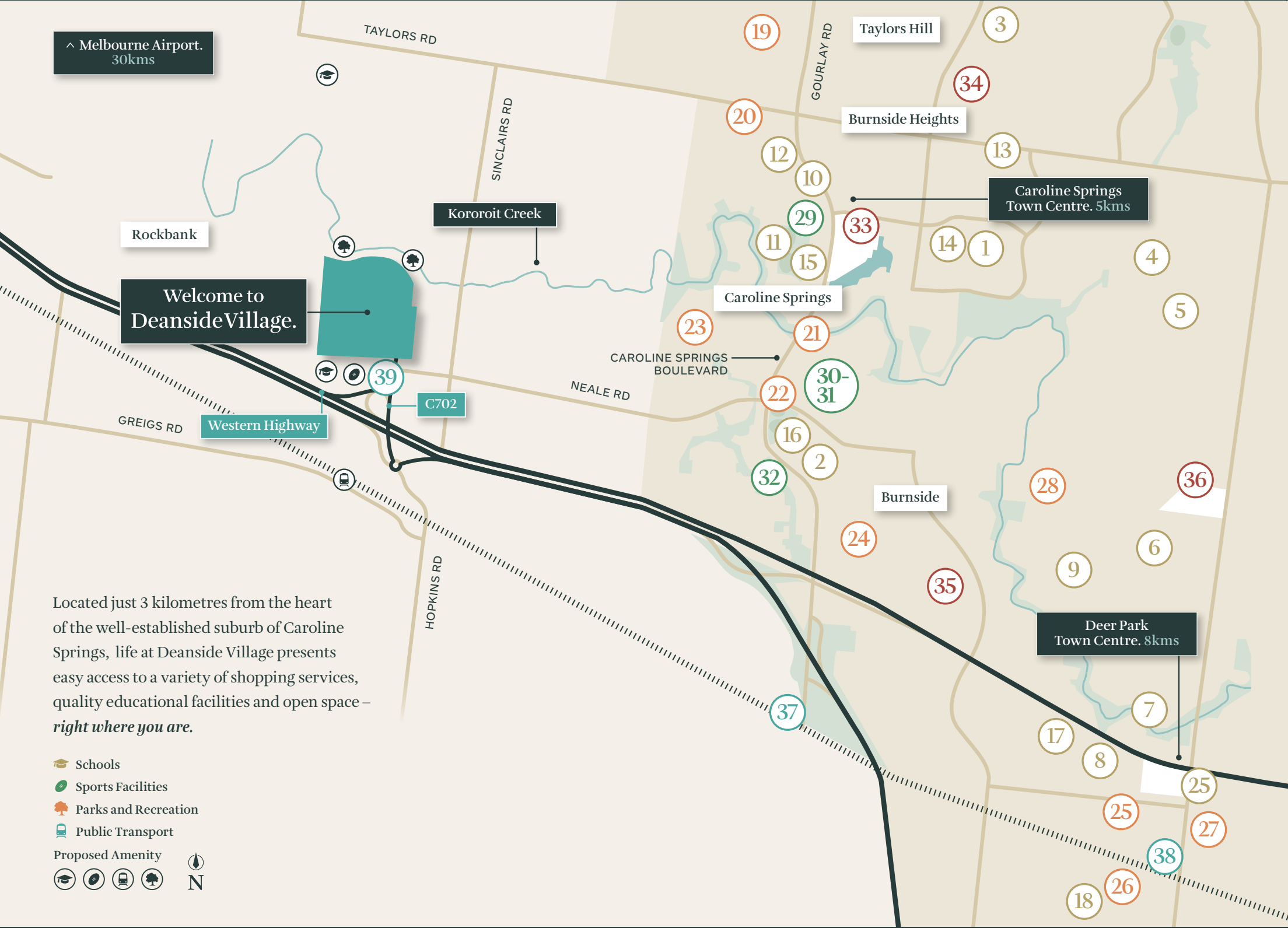


ARTIST IMPRESSION



SIENNA
HOMES
MAKING ROOM FOR LIFE

Parkside 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

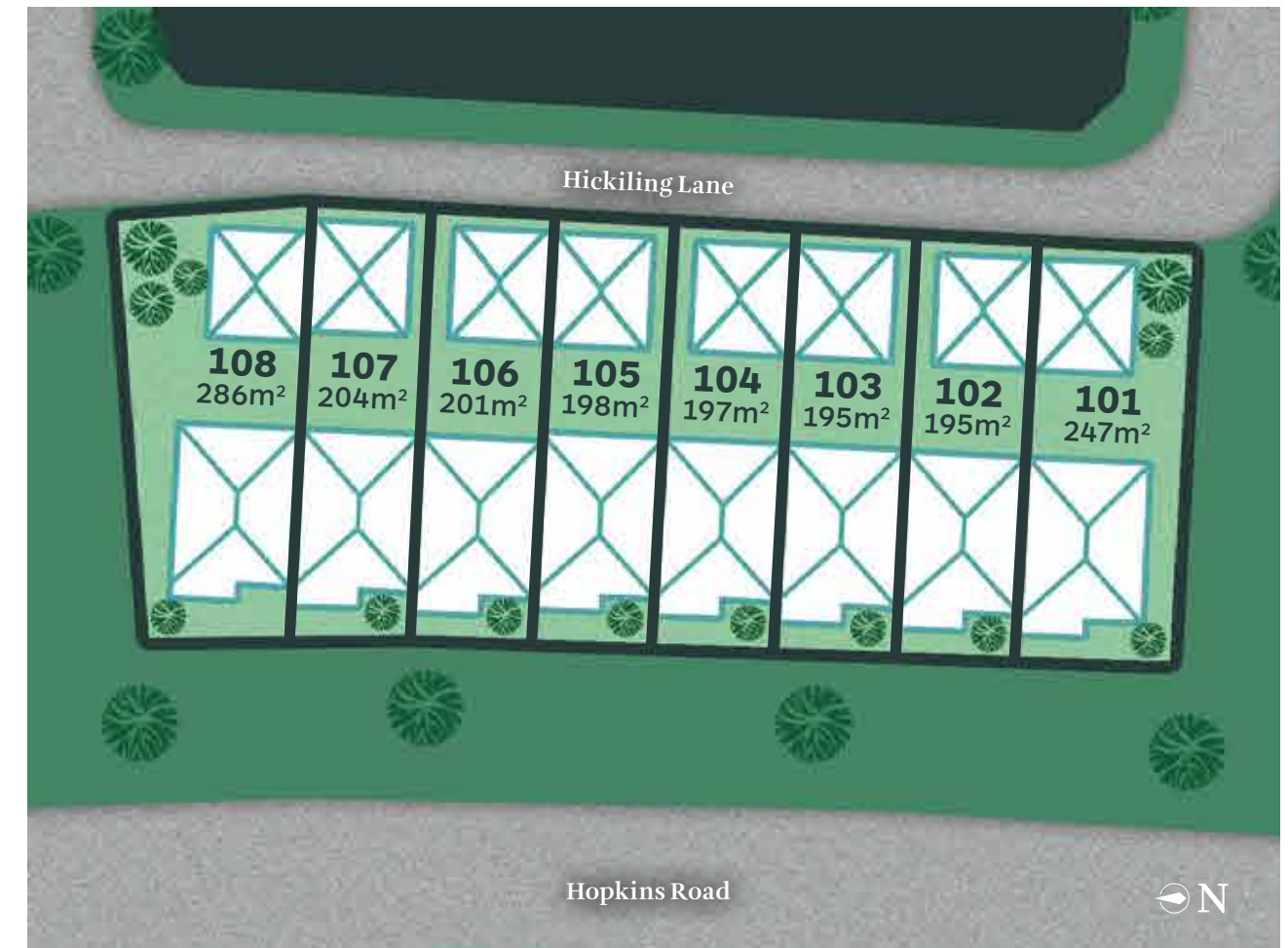
- 29 Caroline Springs Skate Park
- 30 Westside Strikers Football Club
- 31 Caroline Springs Tennis Club
- 32 Caroline Springs Linear Reserve

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.

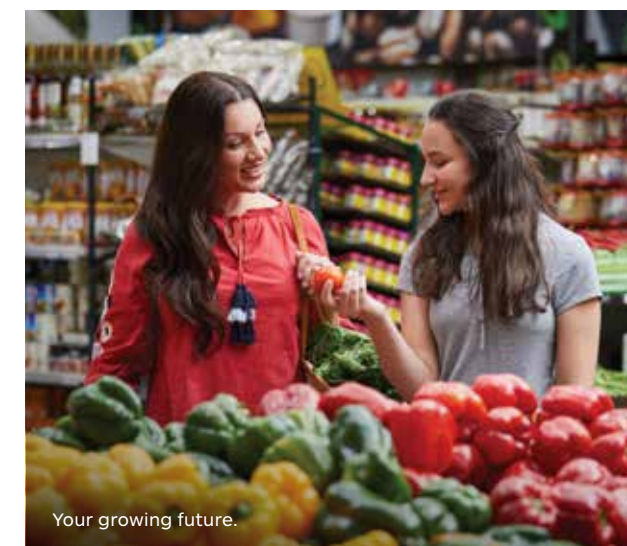
Providing opportunities for healthy lifestyles, over 30% of Deanside Village is represented by green open space for the whole family to explore – enjoy parklands, sporting grounds, walking tracks and cycling paths in addition to the natural beauty of the Kororoit Creek wetlands.

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.





ARTIST IMPRESSION

Parkside by Sienna Homes

The Parkside Collection 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 zone and guests bedroom downstairs with the balance of the sleeping quarters upstairs.

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



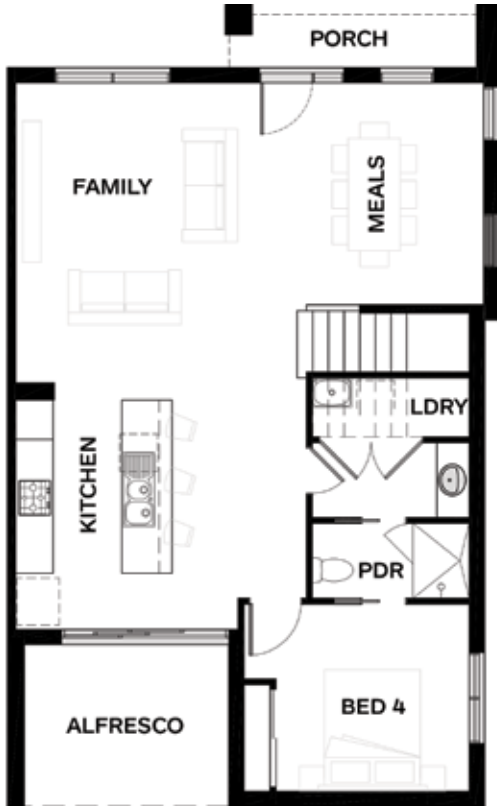
ARTIST IMPRESSION

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

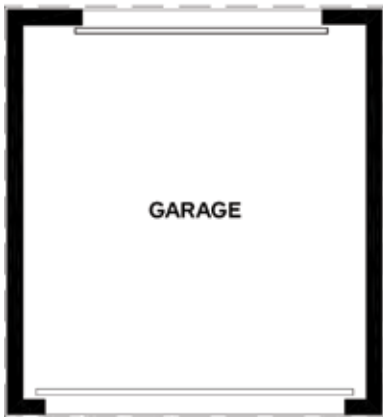
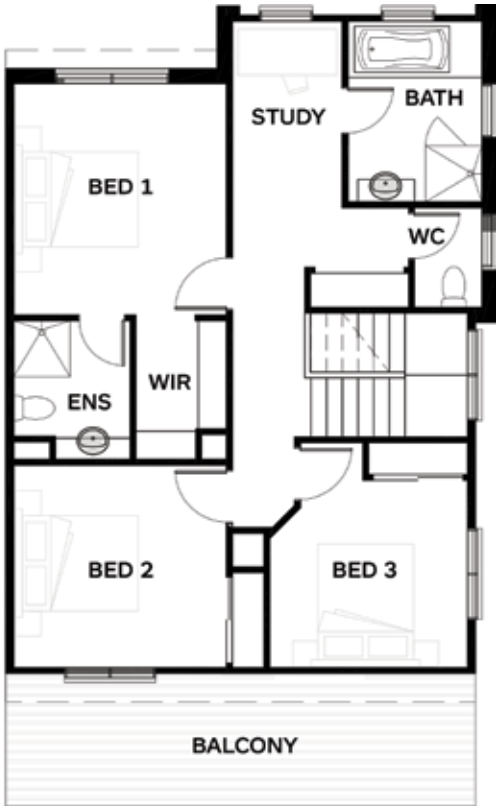
Sienna Homes floorplans

Adelphi 22.4sq Lots 101 & 108 4 2.5 2

Ground Floor



First Floor

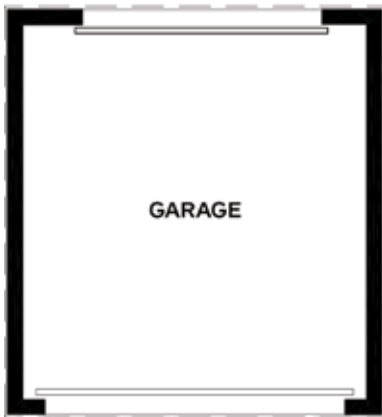
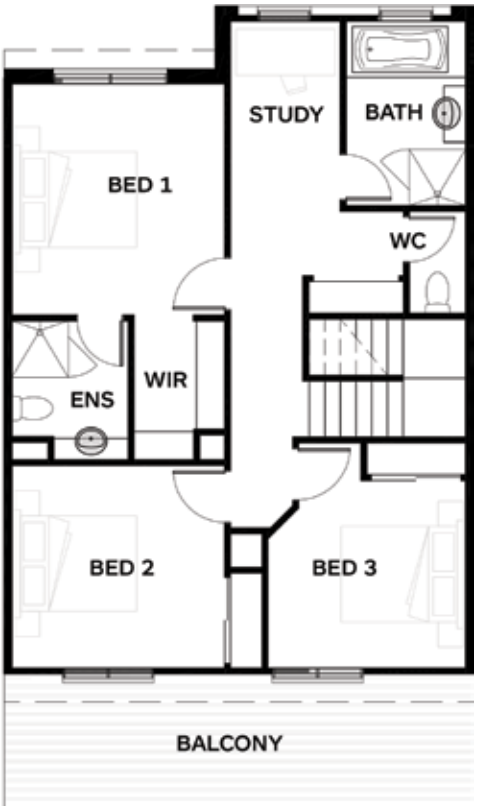


Apollo 22.3sq Lots 102 - 107 4 2.5 2

Ground Floor



First Floor



Sienna Homes inclusions

Site costs

Fixed earthworks costs including remove vegetation to building area. NOTE: Client to maintain the level of vegetation and 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 Lot. 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.
- Recycled water meter connected to 1No rear yard external tap, all WCs and 1No Laundry outlet.
- Underground Power single phase.
- NBN Or OptiComm connection.
- 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 and 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 and Cement sheet cladding (design specific refer to drawings and colour schedules).

Roofing

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes. Colorbond Custom Orb Metal roofing – excluding sarking. Colorbond Roof ventilator.

Windows, sliding doors and insulation

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

External doors

- Front Entry Door Fully Glazed aluminium frame french door (clear glass) – 2040mm high.
- Gainsborough Ambassador Contractor 500 Series Lever set (Satin Chrome) to hinged Entry doors.

Garage

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

Plaster and painting

- 75mm Boral Cove Cornice.
- Premium 2 coat wall and 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 and single chrome hanging rod.
- Gainsborough Contractor 700 Series internal hinged passage door lever handles – Sofia.
- 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).
- Floor tiles to Kitchen, Entry Landing and wet areas (refer architectural drawings for full extent).
- Provide carpet to balance of floor areas (refer architectural drawings for full extent).

Kitchen and laundry

- Ariston 600mm Gas Cooktop Stainless Steel – 5 year warranty.
- Ariston 600mm Underbench Oven Stainless Steel – 5 year warranty.
- Ariston 600mm Canopy Rangehood Stainless Steel – 5 year warranty (ducted into roof). Dishwasher provisions only including capped cold water point and single power point on separate circuit.
- Franke Spark Inset Stainless Steel Kitchen Sink.
- Alder Alto straight Kitchen sink mixer.
- Laminated finish to Kitchen benchtops with 32mm thick square edge.
- Laminated finish Kitchen pantry, base and overhead cupboard doors/panels (mono tone). Handles from the Builders Category 1 range. Soft close door and draw hardware.
- Wall tiles to the kitchen splashback (refer architectural drawings for full extent).
- Combination Stainless Steel 45ltr Trough and White Powdercoated Steel Cabinet.
- Alder Classico sink mixer to trough and mini washing machine stops – chrome.

Bathrooms

- Stylus Venecia Vanity Basins – White.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat – White.
- Stylus Maxton acrylic bath in tiled hob (refer architectural drawings for size) – White.

- Alder Soho basin set with straight outlet, wall mounted bath set with straight outlet and shower set with fixed euro wall outlet.
- Laminated finish to vanity benchtops (refer architectural drawings for benchtops thickness).
- Laminated finish vanity cupboard doors and panels (mono tone) and handles.
- Polished edge mirrors above vanities.
- Raised, tiled shower base (White) with approx. 1850mm high clear glazed semi-framed shower screen and semi frameless pivot door (Silver Trims).

Electrical, heating and cooling

- Brivis Gas 3 Star ducted heating to living areas and bedrooms with manual thermostat.
- 26ltr continuous gas booster Hot Water Service with recess box.
- Batten holders with acrylic light shades.
- 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. NOTE: Client responsible for signal booster due to location if required).
- Double black para flood light with inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans to bathroom and ensuite.

Landscaping

- Garden Beds, mulching/toppings and seeded areas.
- Tube stock native grasses/shrubs to Garden Beds.
- Charcoal coloured concrete to Driveway, Porch and Alfresco.
- Hills Paralane wall mounted clothesline 2230mm x 720mm – Pebble Beach.
- Composite Slat frame and Stainless Steel letterbox (numerals by client).
- Timber paling fencing approx 1800mm high (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.

Deanside Village.

Right where you are.



**SIENNA
HOMES**
MAKING ROOM FOR LIFE

Heru Harjanta
Estate Manager
deanside@rpmrealestate.com.au
0447 295 210

624-648 Neale Road
Deanside 3336

www.deansidevillage.com.au

WHILE BEST ENDEAVOURS HAVE BEEN USED TO PROVIDE INFORMATION IN THIS PUBLICATION THAT IS TRUE AND ACCURATE, DEANSIDE VILLAGE, ITS CONSULTANTS, AGENTS AND RELATED ENTITIES ACCEPT NO RESPONSIBILITY AND DISCLAIM ALL LIABILITY IN RESPECT TO ANY ERRORS OR INACCURACIES IT MAY CONTAIN. PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO VERIFY THE INFORMATION CONTAINED HEREIN.

DEVELOPED BY

