



ΘCTAVE

Polero Townhomes



Welcome to Octave

**A NEW
COMMUNITY
NEXT TO THE
ROYAL BOTANIC
GARDENS
CRANBOURNE**



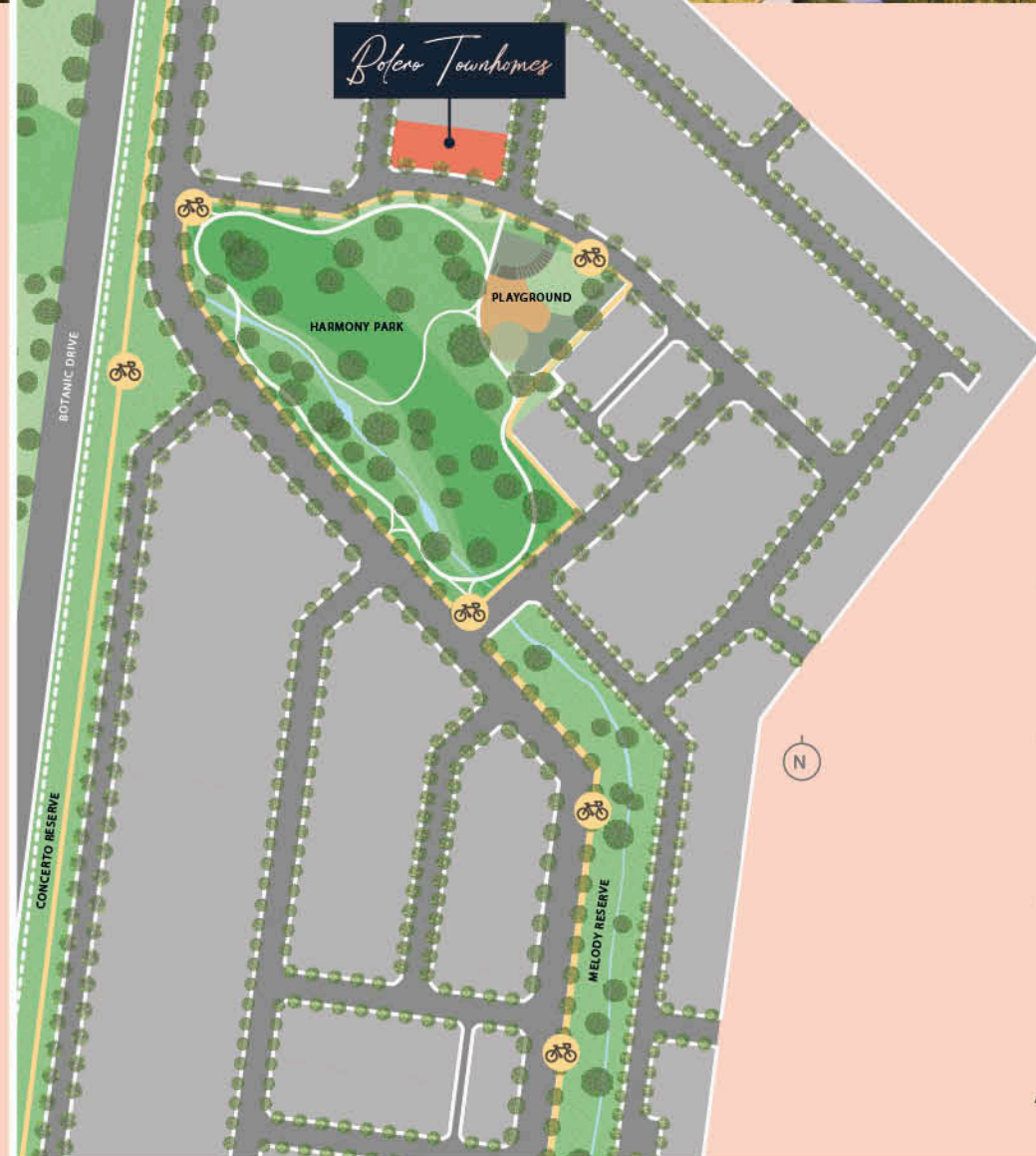
**A NEW BOUTIQUE COMMUNITY
OF NATURAL HARMONY.**

Octave is a truly unique and beautifully masterplanned community adorned with gentle landscaped reserves melodically weaving through the community, creating a sense of tranquility and balance. Perfectly positioned in the suburb of Junction Village, life at Octave is convenient with Cranbourne, Clyde and established commercial, retail, education and sporting destinations nearby.

Neighbouring one of Victoria's natural spectacles, the Royal Botanic Gardens Cranbourne, Octave has a strong focus on protecting local flora and fauna where this exclusive community will benefit from environmental sustainability and conservation – living in natural harmony.



Royal Botanic Gardens Cranbourne. All images and drawings are for illustrative purposes.



-  FUTURE RESIDENTIAL
-  RESERVE
-  SHARED WALKING & BICYCLE TRAIL
-  EQUESTRIAN TRAIL
-  ROADS

Artist's impression.



LIVE LARGE. DREAM BIG.

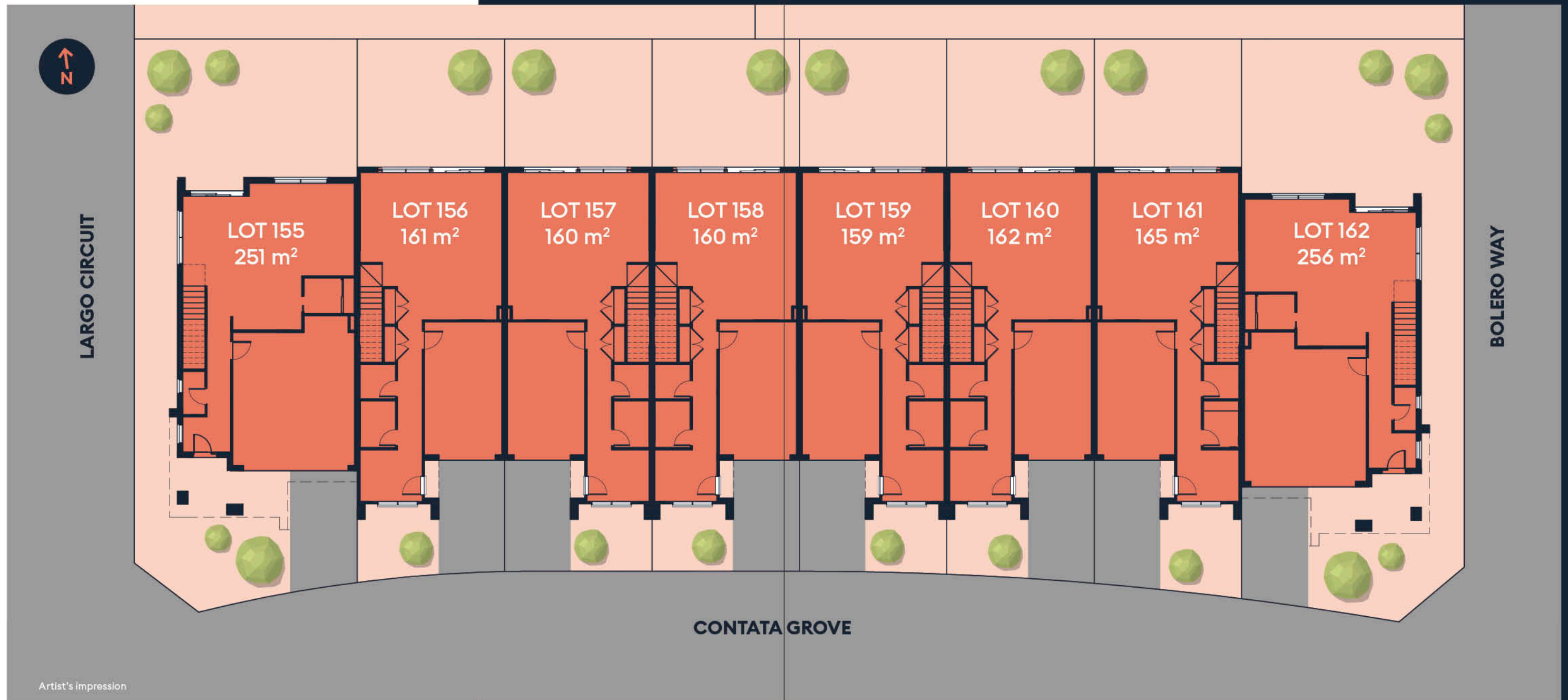
Brought to you by awarded builder Sienna Homes and premium developer Jinding Australia, these townhomes have been designed with perfection in mind. Convenience paired with quality is exemplified in the Bolero Townhomes.

With a selection of internal colour schemes to choose from, landscaping, fencing everything down to the letterbox is included.

All images and drawings are for illustrative purposes.



SITE PLAN



Designed for larger living

ROOM TO GROW WITH EVERYTHING INCLUDED.

The Bolero Townhomes feature 4-bedroom homes with complete turn-key inclusions.



FEATURED INCLUSIONS:

- High ceilings
- Reconstituted stone kitchen benchtops
- Timber laminate flooring, carpet and tiles throughout
- Ducted heating
- Front and rear landscaping
- Fencing, paving, letterbox, clothesline and all the finishing touches!



BOLERO A

LOTS 156, 157, 158, 159, 160 & 161
20.6 SQ



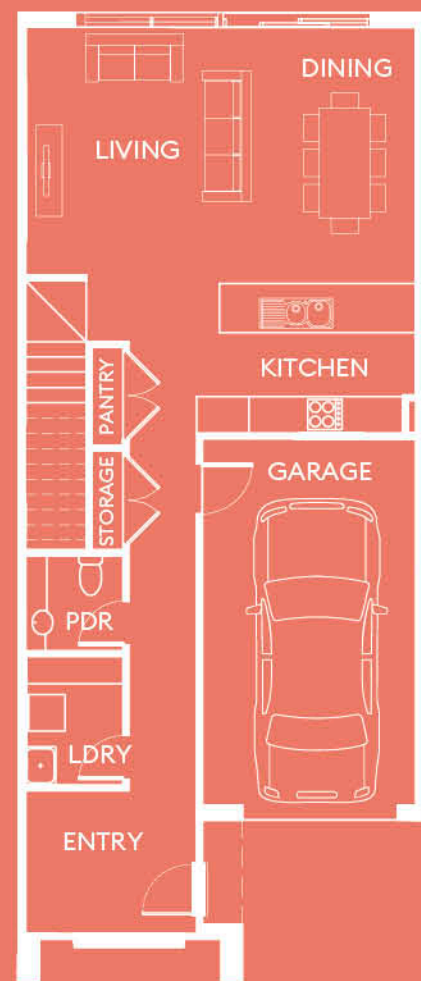
4



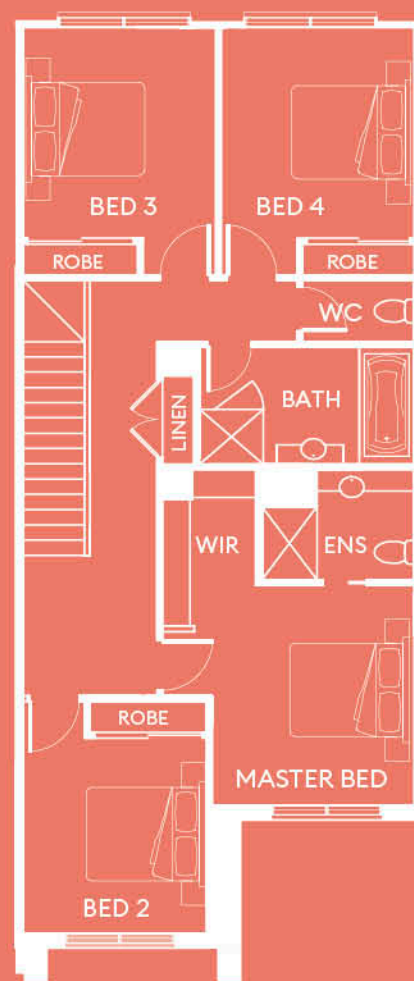
2.5



1



FIRST FLOOR



SECOND FLOOR

BOLERO B

LOTS 155 & 162
24.7 SQ



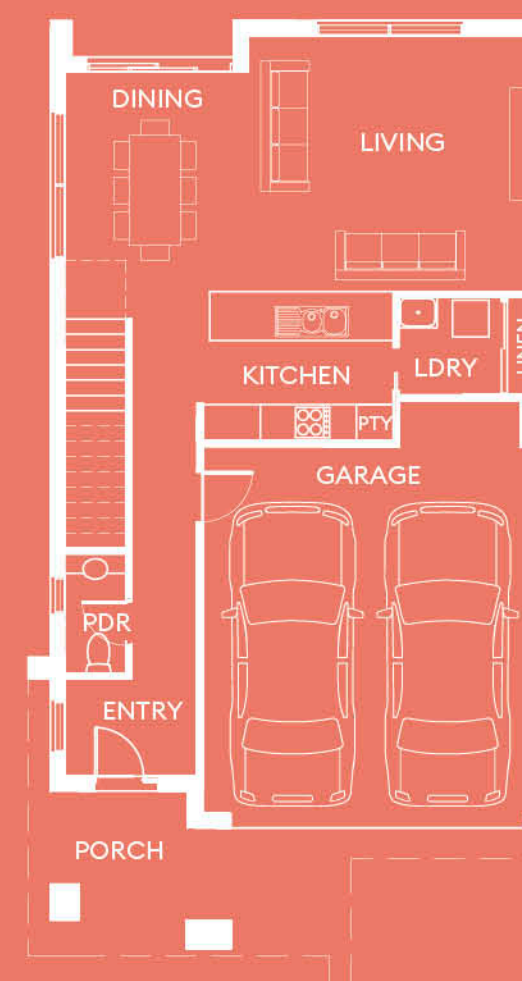
4



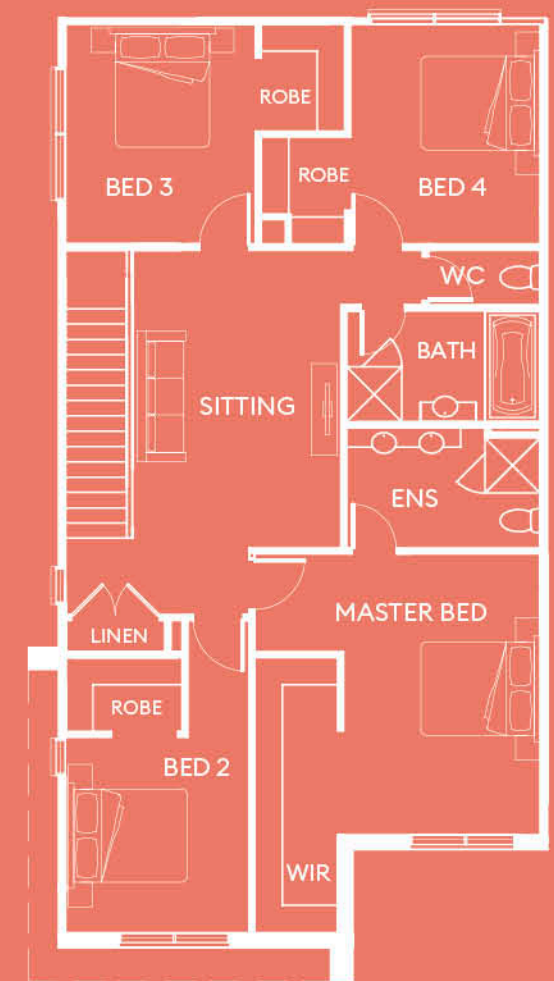
2.5



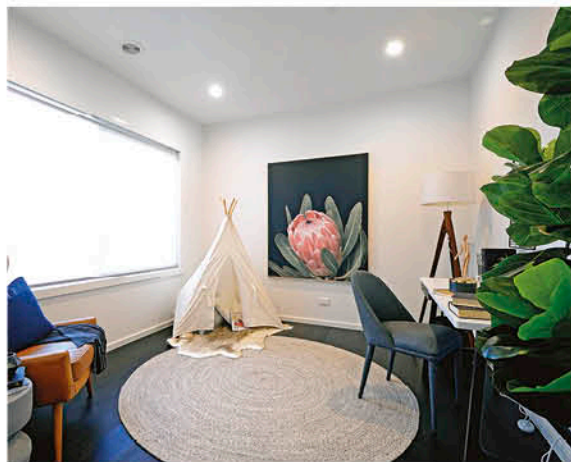
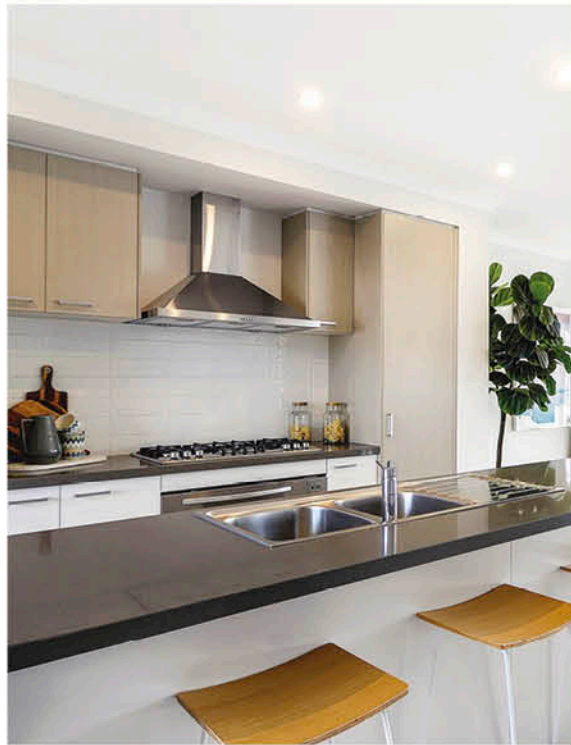
2



FIRST FLOOR



SECOND FLOOR



SIENNA HOMES *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 and colour schedules).

ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- Colorbond corrugated metal roof - excluding sarking.

WINDOWS, SLIDING DOORS & INSULATION

- Aluminium double glazed (clear) powder coated awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Aluminium single glazed powder coated 2100mm high sliding doors with keyed locks.
- Aluminium flyscreens with aluminium mesh to all openable windows.
- Insulation batts to all external walls (including garage/house wall).
- Insulation 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/house internal access - 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, 2440mm 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, 1 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).

- Timber laminate floating flooring selected from the Category 1 range to Entry through to 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

- 600mm stainless steel gas cooktop.
- 600mm stainless steel electric oven.
- 600mm stainless steel slideout rangehood (ducted to outside air).
- 600mm stainless steel freestanding dishwasher.
- Franke Spark inset stainless steel kitchen sink.
- Alder Soho kitchen sink mixer.
- Reconstituted stone to kitchen benchtops 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 powder coated 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.
- Alder Soho basin mixers, wall bath mixer with straight outlet & shower mixers with fixed euro wall outlet.
- 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 - 1525mm.
- Raised tiled showerbases with approximately 1950mm high clear glazed semi-framed shower screen & semi frameless pivot door (silver trims).

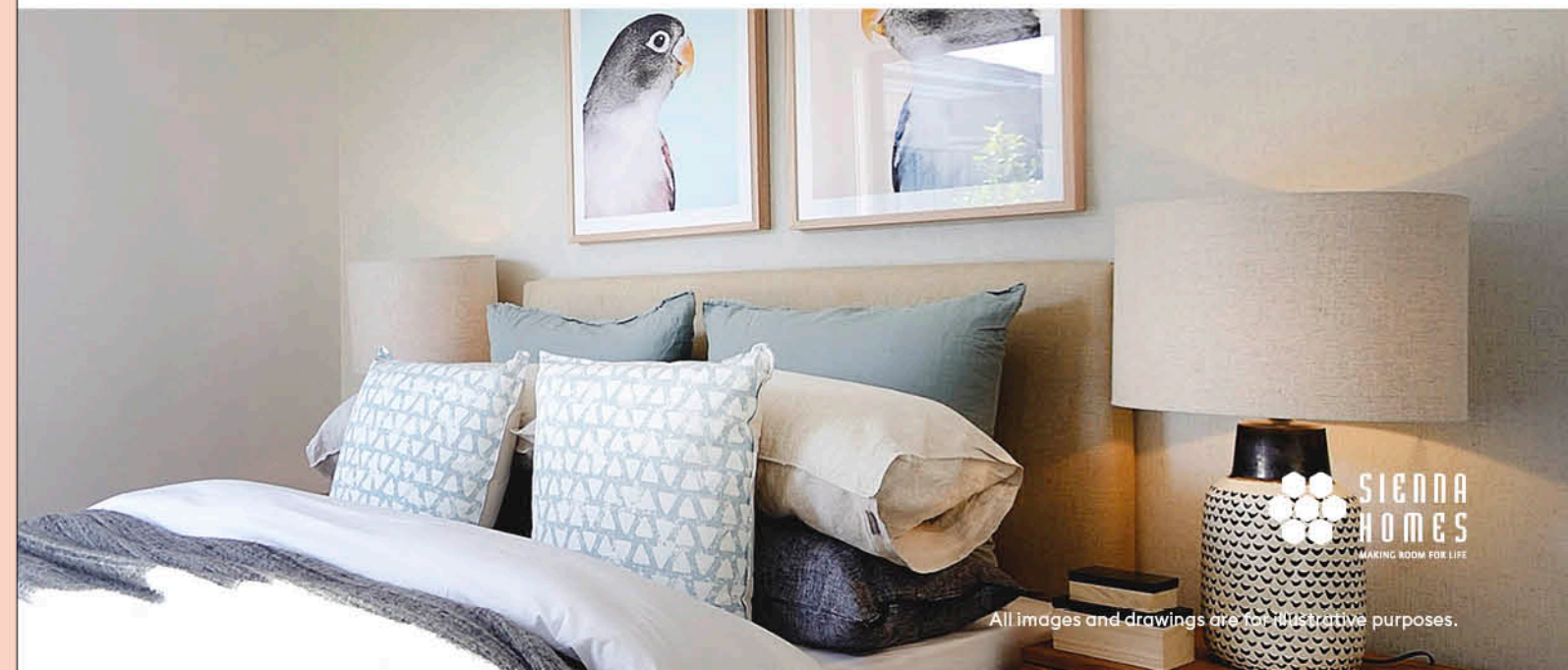
ELECTRICAL, HEATING & COOLING

- 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.
- 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 paraflood light with 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 approximately 1No/m² to garden beds.
- Charcoal colour through concrete paving to Driveway, Porch & Rear Landing.
- Hills Paraline ground mounted clothesline 2230mm x 1200mm - Pebble Beach.
- Letterbox, including numerals.
- Timber paling fencing approximately 1800mm high with exposed posts & capping between lots (excluding front boundary).
- Semi-transparent paling fencing approx 1500mm high to 50% of corner lot boundaries, starting 3.0m behind front building line.

Sienna Homes reserves the right to substitute product with an equivalent product due to supply issues, agreements or availability. The products proposed to be incorporated in future building contracts may differ from the items listed in this inclusion list for a range of reasons including product availability, developers requirements and changes in manufacturer's specifications. You should review any quotation and contract carefully to ensure that all products specified meet your requirements. Sienna Building Pty Ltd CDB-U 49207



All images and drawings are for illustrative purposes.

SIENNA
HOMES
MAKING ROOM FOR LIFE



Artist's Impression.

ΘCTAVE

AT JUNCTION VILLAGE

OCTAVE SALES SUITE

1160 BALLARTO RD, JUNCTION VILLAGE VIC 3977

+61 499 987 355

OCTAVEJUNCTIONVILLAGE.COM.AU/BOLERO



This brochure is intended to provide general information only and does not constitute an offer to supply. All photographs, plans, maps, and drawings are illustrative only, may show upgrade items and may not be to scale. Lot size dimensions, easements, landscape treatments, final road layout, public utility and service infrastructure locations and zoning are subject to change and conditional on authority approval. Prospective buyers should make and rely on their own enquiries, refer to their contract for full terms and conditions, and obtain independent advice including legal and financial advice.