



Kerani

Heights



Artist impression



Arena

TOWNHOMES

BY SIENNA HOMES

Find your place in Kerani Heights

Kerani Heights is a place where your home is your sanctuary.

A retreat from the hustle and bustle of everyday life,
surrounded by planned modern amenities and green space.

A modern family neighbourhood created to grow with you.

Buy from Melbourne's most awarded townhome builder

For well over a decade, Sienna Homes have been building
spacious, light filled townhomes across Melbourne.

Our philosophy has always been to deliver homes that
are functional, comfortable and without compromise.

We have won over a dozen awards for our designs,
affordability and build quality and we now look forward to
bringing a new townhome neighbourhood to Kerani Heights.



Arena

TOWNHOMES

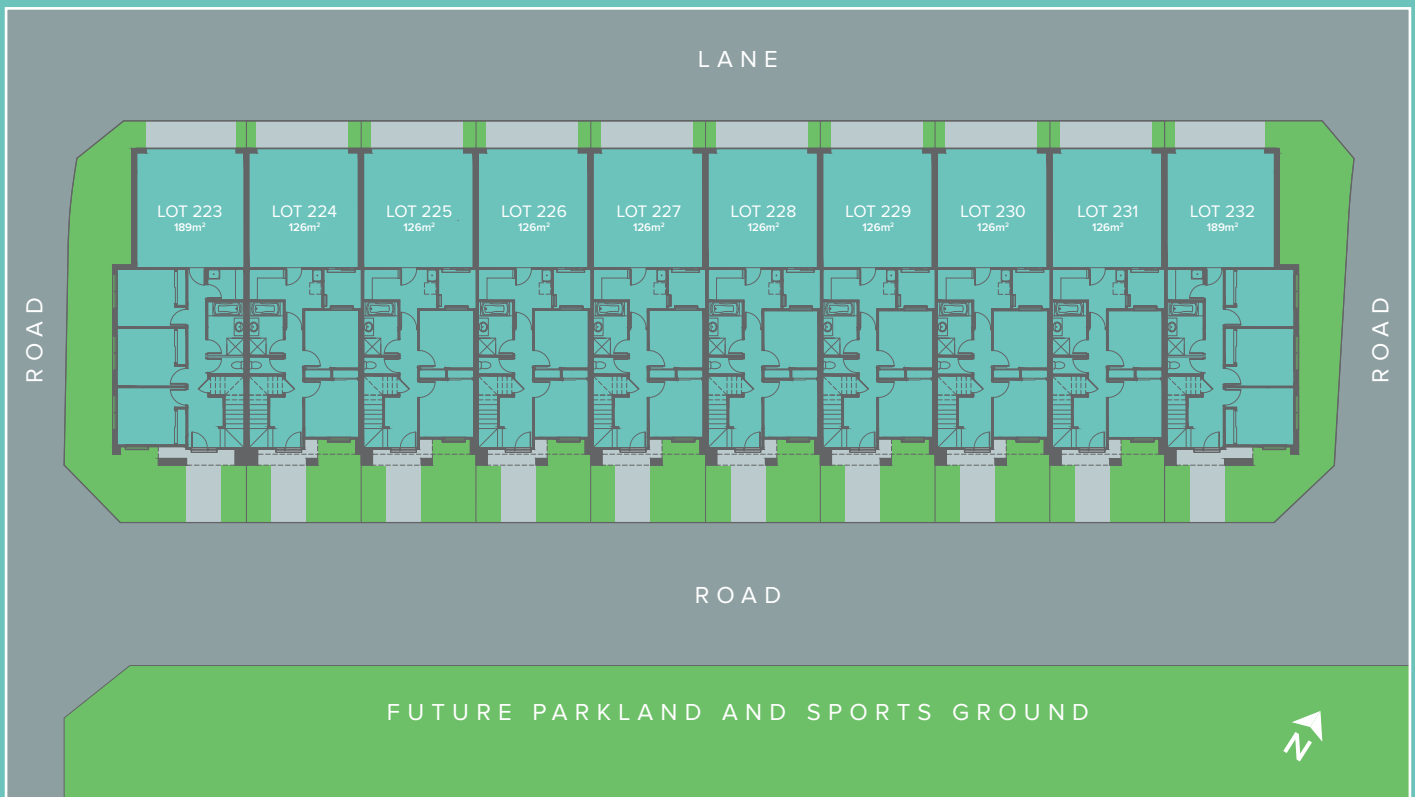
BY SIENNA HOMES



Arena by Sienna Homes 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 with the master suite upstairs. 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.

Site Plan



The Perfect Spot

The Arena Townhomes are located opposite future parkland that will include sports fields and other quality amenities. Enjoy the feeling of open space and take in the view of the lush greens from your living room and balcony. Throw a ball with the dog, go for a run or play a game of cricket all within a few short steps of your front door. In addition to the playing fields, the former gold route along Beattys Road will be reinterpreted as a linear park that will link the parkland to the surrounding neighbourhood and beyond. Once complete, Arena Townhomes will have front row seats to this fantastic community space.



Floor Plans

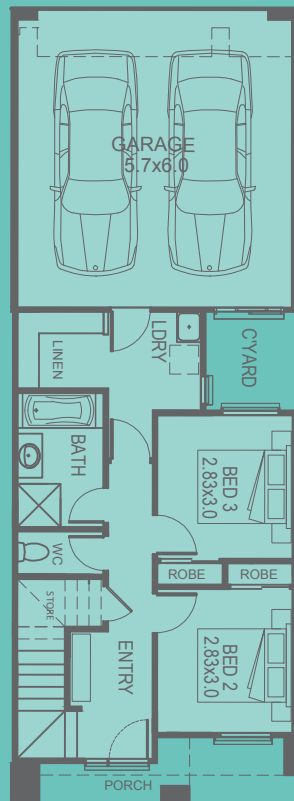
Arena A

Lots: 224, 225, 226, 227, 228, 229, 230, 231

3 2.5 2

Areas

Ground floor	51.4m ²
First floor	71.0m ²
Garage	37.5m ²
Porch	3.4m ²
Total	177.6m²



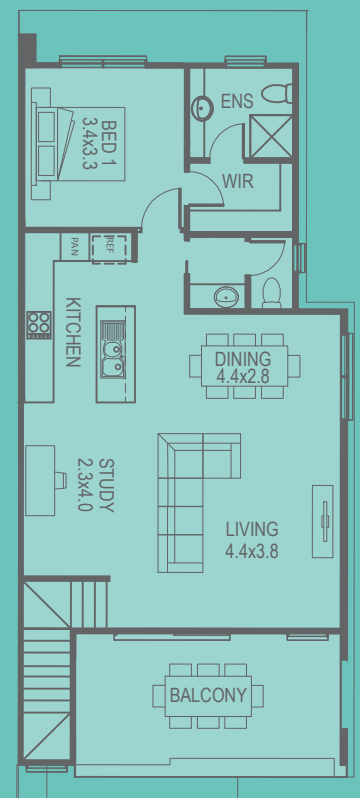
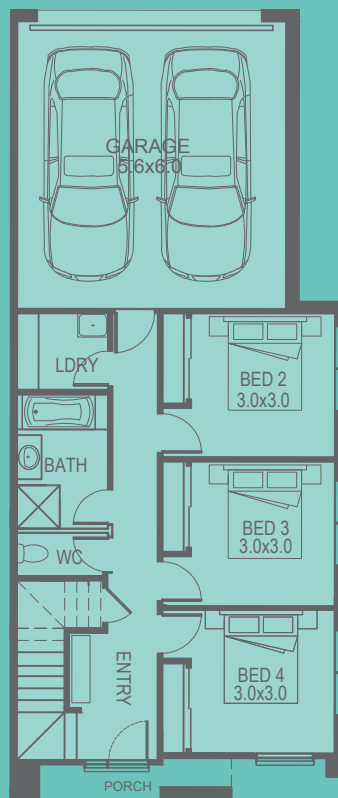
Arena B

Lots: 223, 232

4 2.5 2

Areas

Ground floor	66.8m ²
First floor	79.5m ²
Garage	37.3m ²
Balcony	16.6m ²
Porch	3.5m ²
Total	203.7m²



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).
- Balcony with tiled finish floor and powder-coated framed glass balustrade.

ROOFING

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

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.
- Aluminium flyscreens with aluminium mesh to all openable windows.
- 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/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

- 2400mm Ground Floor, 2550mm First Floor ceiling heights (reverse Living).
- Hume flush panel internal passage doors - 2040mm high.
- Vinyl sliding robe doors - 2100mm high.
- Linen with four fixed shelves (product specific).
- White melamine robes finish one 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, 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 and 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 and white powder-coated steel cabinet.
- Alder Soho sink mixer to trough and mini washing machine stops in chrome.

BATHROOMS

- Stylus Venecia inset vanity basins in white.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat in white.
- Alder Soho basin mixers, wall bath mixer with straight outlet and shower mixers with fixed euro wall outlet.
- Laminated finish to vanity benchtops (refer drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (monotone) and handles.
- Polished edge mirrors above vanities.
- Stylus Maxton white acrylic bath - 1525mm.
- Raised tiled shower bases with approximately 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 and bedrooms with manual thermostat.
- Solar hot water service with roof mounted panel(s), ground mounted 175lt storage tank & 26ltr continuous gas booster.
- Batten holders with acrylic light shades.
- Ample single & double power points throughout.
- Two Free to Air Television points & one 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, ensuite and powder room.

LANDSCAPING

- Garden beds, mulching, toppings & seeded areas.
- Tube stock native grasses/shrubs approximately one per m² to garden beds.
- Charcoal colour through concrete paving to driveway, porch & front Path, charcoal sealer to courtyard.
- Hills Paralane ground mounted clothesline 2230mm x 1200mm in Pebble Beach.
- Austin Parcel Pillar Letterbox, charcoal powdercoat & stainless steel, including black vinyl numerals.
- Timber paling fencing approximately 1800mm high with exposed posts & capping to corner allotments only (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 and single-phase underground power provided by the developer within lot.

Note: Client is responsible for connection, account opening fees & service usage costs during the construction process.

- Two water taps – one adjacent to water meter in front yard, one 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 and 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) & one 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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Terms and Conditions

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