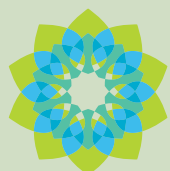


THE EDITH ST RESIDENCES

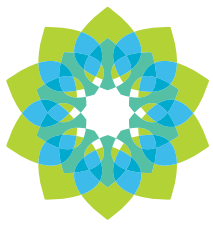
BY SIENNA HOMES



The Grove.



SIENNA
HOMES
MAKING ROOM FOR LIFE



The Grove.

Your life by the river...

The Edith St Residences at The Grove

We are all drawn to the water. It makes us happy.

Just one look lifts our spirits. Its sound calms our senses. While its broad appeal brings us together, time and again. And that's just how it will be living at The Grove.

This community is unlike any other in Melbourne's west. The naturally stunning landscape enhances its unique appeal, bordered by two waterways, with a future wetlands in-between.

However, The Grove is much more than a picturesque setting, it is also a complete lifestyle, where your family can have everything you want, conveniently close to home.

With distinct neighbourhoods, a range of lots for all budgets, and an already well-established community. Discover life by the river soon.





Award winning townhome builder.





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.

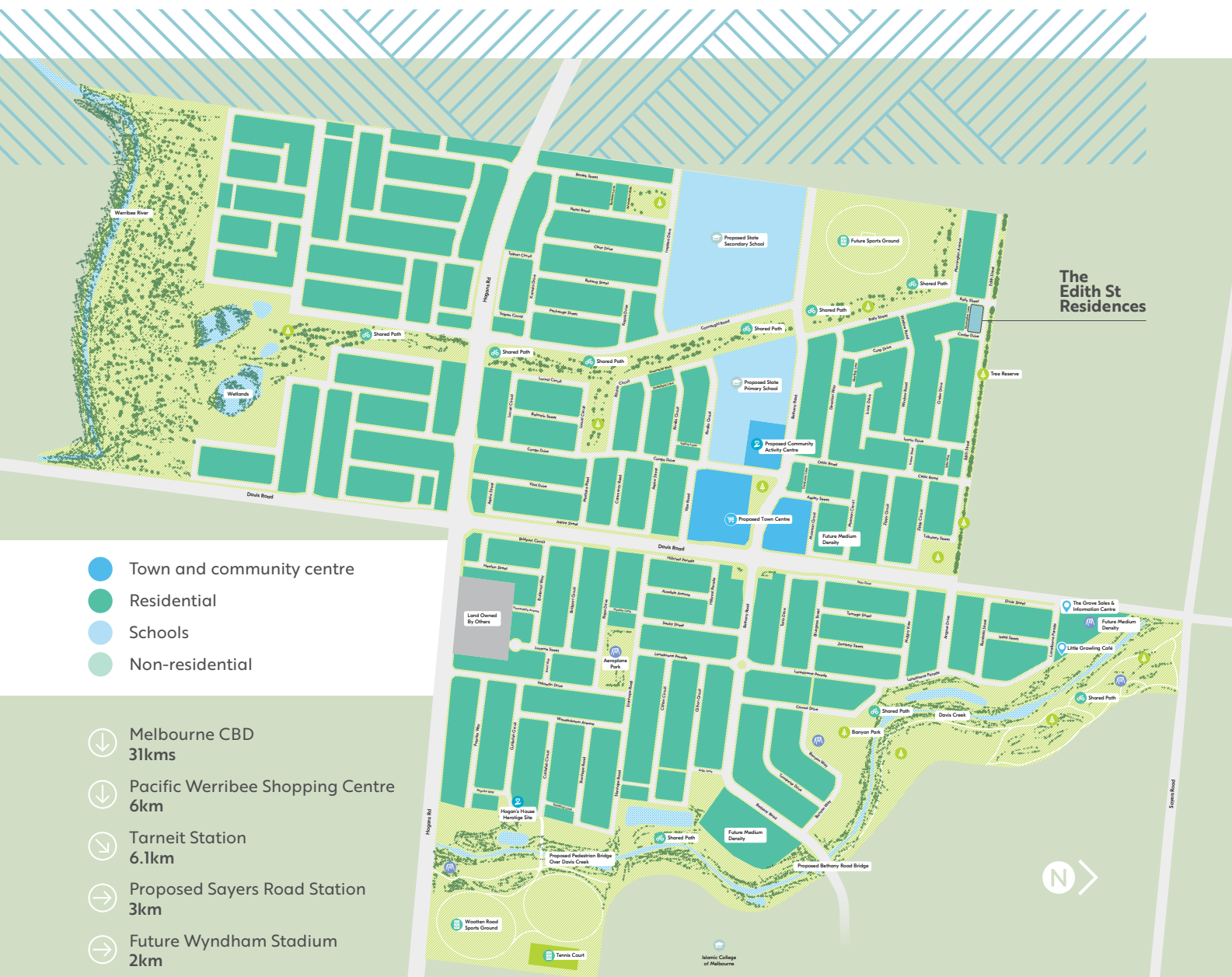
Over the journey we have won over a dozen industry awards for our designs, our build quality, affordability and our people. We invite you to take a look for yourself. You won't be disappointed.



A river, a creek
and soon
wetlands too...

Besides bordering Davis Creek and the Werribee River, plans for The Grove also include wetlands of phenomenal proportions. Whether you are seated, eating, meeting up with friends, walking, cycling, skating or making the most of every precious moment, this will all be here just waiting for you to enjoy it.

The Grove Masterplan



THE EDITH ST RESIDENCES

BY SIENNA HOMES

The Edith St Residences offers the best in contemporary living.

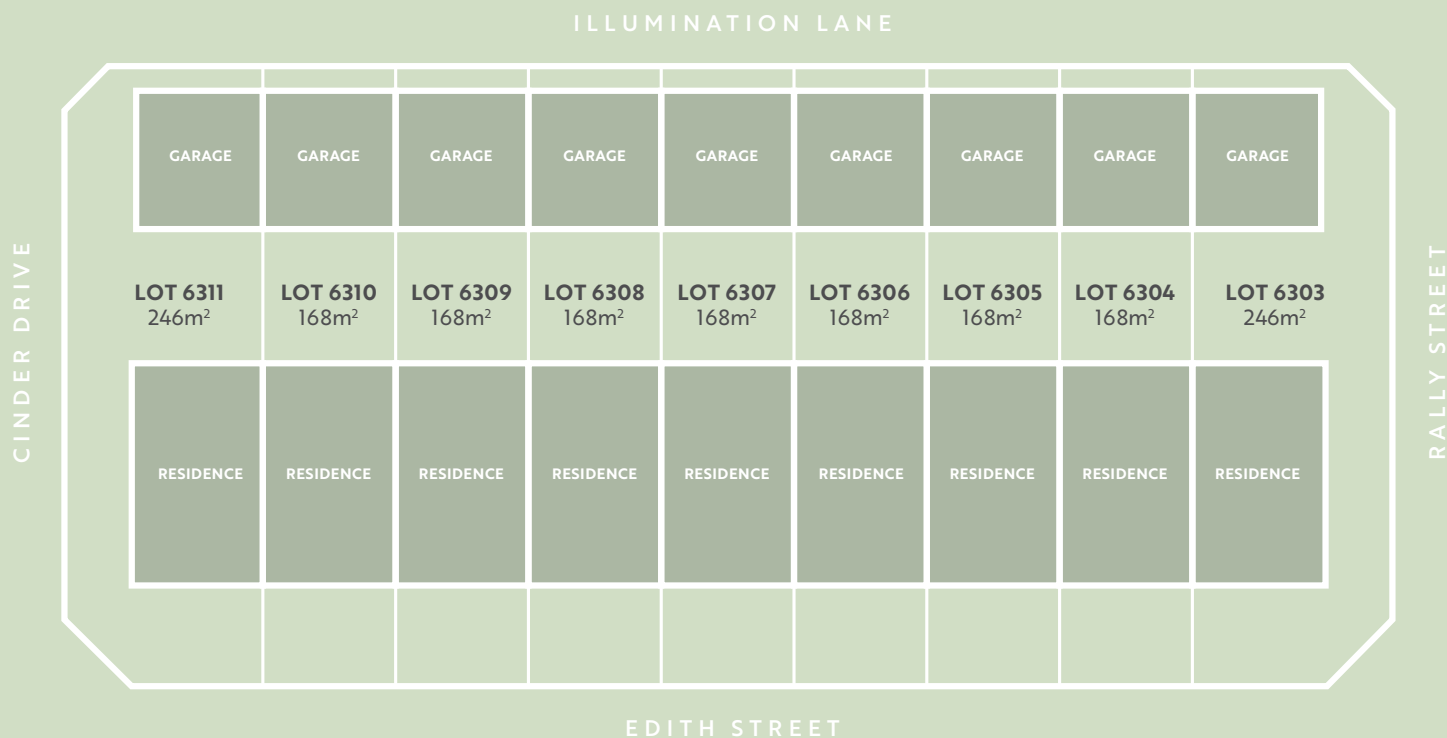
Beyond the stunning façade, these homes are both beautiful and functional with a light filled, open plan living zone downstairs and sleeping quarters upstairs. The master suite is appointed with walk in robe and ensuite. Downstairs a convenient powder room is located close to the living space.

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.

Located a short stroll from proposed neighbourhood schools and parkland, these homes are nestled in the heart of The Grove, conveniently close to everything you need.

SITE PLAN



E|S!

Floor plans.

ACACIA

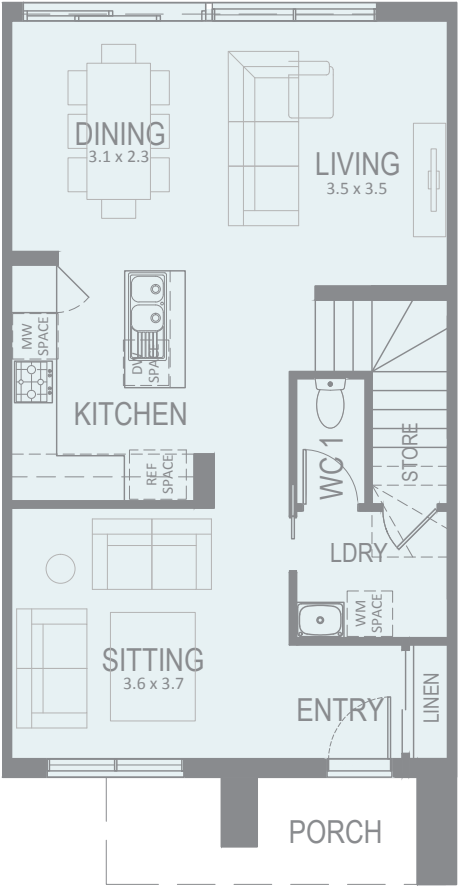
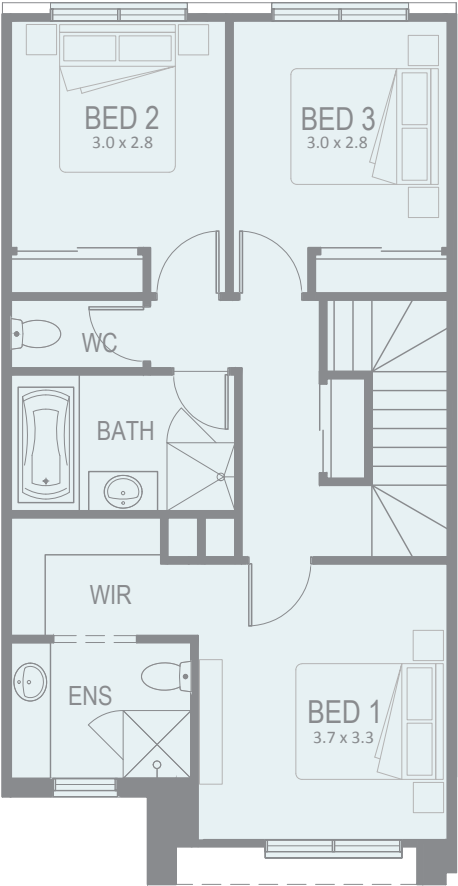
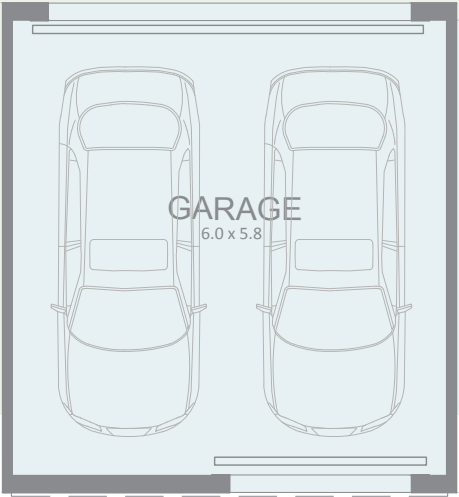
Lots 6304, 6305, 6306,
6307, 6308, 6309 & 6310

 3

 2.5

 2

Area: 18.3 sq.

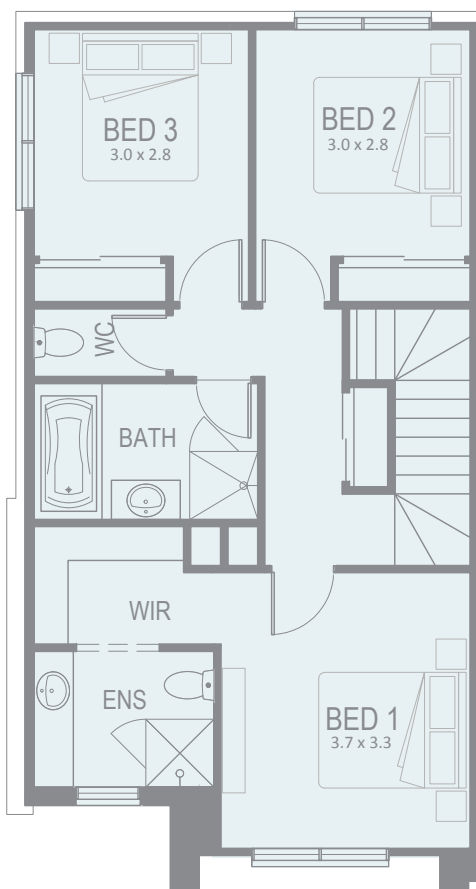
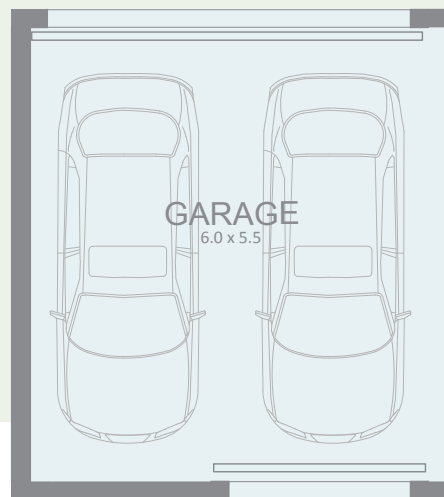


ACACIA CORNER

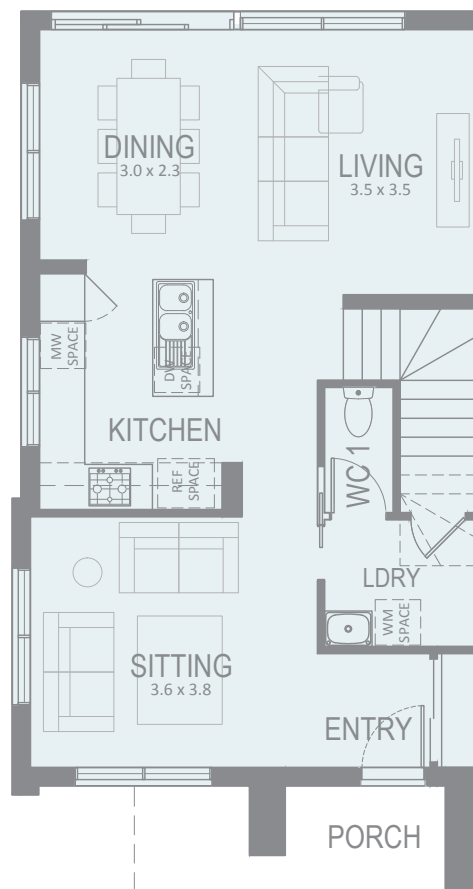
Lots 6303 & 6311

3 2.5 2

Area: 18.3 sq.



FIRST FLOOR



GROUND FLOOR

Inclusions.

EXTERNAL GENERAL

- Fixed external colour schemes prepared by our professional Interior Designer.
- Combination of Masonry cladding, Acrylic Render & Cement sheet cladding (design specific refer to drawings & colour schedules).

ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- Colorbond Corrugated Metal Roofing.

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.
- Insulation batts to roof cavity above living zones.

EXTERNAL DOORS

- Front Entry Fully Clear Glazed Aluminium Door in Aluminium Frame - 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.
- Colorbond rear Garage Roller door with manual operation & keyed lock.

PLASTER & PAINTING

- 75mm Cove Cornice.
- Premium 2 coat wall & 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 & 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 (with perimeter beading) selected from the Category 1 range to Entry, Sitting, Front Hallway, Kitchen, Dining & Living (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 Electric Oven.
- Electrolux 600mm Stainless Steel Gas Cooktop.
- Electrolux 600mm Stainless Steel Slideout Rangehood (ducted to outside air).
- Westinghouse 600mm Freestanding Stainless Steel Dishwasher.
- Franke Spark Inset Stainless Steel Kitchen Sink.
- Alder Soho Kitchen sink mixer.
- Reconstituted Stone to Kitchen benchtops, 20mm thick with 40mm thick square edgework.
- 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 Powdercoated Steel Cabinet.
- Alder Soho sink mixer to trough & mini washing machine stops - chrome.

BATHROOMS

- Clark Square 400 Vanity Basins - White.
- Stylus Venecia vitreous china toilet suite with soft close acrylic seat - White.
- Stylus Maxton acrylic bath in tiled hob (refer drawings for size) - White.
- Alder Soho Basin mixers, wall bath mixer w/- straight outlet & shower mixers.
- Alder Designer Shower Rail w/- HS305 Hand Shower (98535) to Showers.
- 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 selected 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.
- 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).
- Hardwired smoke detectors.
- Ceiling exhaust fans to Bathroom, Ensuite & other wet areas without external ventilation.

LANDSCAPING

- Garden Beds with Tube stock native grasses/shrubs & mulching/toppings, seeded lawn areas.
- Charcoal colour through concrete paving to Driveway, Porch, Front Path & Rear Landing.
- Ground mounted fold-down clothesline 2240mm x 1200mm.
- Letterbox - Milkcan Outdoor Products "Austin Parcel Pillar" in Charcoal/Silver finish incl Black Vinyl decal numerals.
- Colorbond Steel Fencing approx 1800mm high (to Developers Guidelines) to side & rear boundaries (Refer Drawings for extent).

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 & single phase underground power provided by the developer within Lot. Client is responsible for connection, account opening fees & 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 & at distance into front yard as installed by developer & water authority requirements.
- Recycled water meter connected to 1No rear yard external tap, all WC's & 1No 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) & 1No double power point.
- 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 & fees (if Sienna preferred Independent Building Surveyor is chosen).
- 6 Star Energy rating assessment and report.



THE EDITH ST RESIDENCES

BY SIENNA HOMES



The Grove.

Sales & Information Centre

Corner Davis & Sayer Roads
Tarneit VIC 3029

T: 13 38 38

thegrove.com.au



SIENNA
HOMES

MAKING ROOM FOR LIFE

Terms and Conditions

This brochure is intended to provide general information only and does not constitute an offer to supply. Sienna Homes reserves the right to substitute a product with an equivalent product due to supply issues, agreements or availability. 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.