



SIENNA
HOMES
MAKING ROOM FOR LIFE



Inclusions & Upgrades

Townhomes





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At Sienna Homes, we offer the highest quality inclusions and incredible choice.

Buying a new home is complex, even bewildering at times. How do you compare apples with apples, or more importantly spot a lemon?

At Sienna Homes we believe we offer much more than apples. The reasons are simple, we understand good design and the importance of using space and light well. We operate a tight ship, so there are no exorbitant marketing budgets pushing up the price of your new home. But equally importantly, we offer a really impressive range of inclusions.

This guide has been put together to give you a feel of what you get in your new home. We like to think that it shows not only the quality of our inclusions but also the great breadth of choice you get when selecting upgrades for your home. **We use quality brands like Austral Bricks, Daikin, Colorbond & Polytec.**

This is not a complete list, more a sample of key inclusions and upgrades, your New Home Consultant will be happy to discuss the full breadth of inclusions and upgrades on offer.



Emerald hot water pumps offer energy-efficient heating with advanced technology, reducing power consumption while providing reliable hot water.



Polytec is an Australian decorative surfaces brand, best known for its contemporary laminates and palettes, offering modern and sustainable solutions for cabinetry and joinery.

FISHER & PAYKEL

Since 1934, Fisher & Paykal have been designing technology that enriches and improves people's lives. By challenging conventional appliance design these world-first technologies have changed the way we live forever.



Alder Tapware combines style and functionality, offering a diverse range of high-quality, tapware and bathroom accessories, crafted for the modern Australian home.

CAROMA

Caroma, an iconic Australian brand, leads in designing stylish, water-efficient bathroom fixtures and fittings, merging functionality with sustainability..



A&L Windows is a reputable company specialising in the design, manufacturing, and installation of high-quality windows. A&L Windows offers a diverse range of window styles to suit various architectural preferences and functional needs. Whether it's for residential or commercial properties, their windows are known for their durability, energy efficiency, and aesthetic appeal. With a commitment to customer satisfaction, A&L Windows prides itself on delivering superior products and exceptional service to clients, ensuring a seamless experience from consultation to completion.



Colorbond Australia, a trusted brand in the building industry, offers high-quality, durable, and versatile steel products known for their weather-resistant properties and vibrant finishes.



Inclusions & Upgrades







Upgrades shown

Kitchen Inclusions



1

Fisher and Paykel
dark finish oven



2

Fisher and Paykel
induction cooktop



3

Fisher and Paykel 500mm
stainless steel undermount
rangehood (ducted to outside air)



4

Fisher and Paykel 600mm built-in
dark finish dishwasher



5

Franke Spark inset stainless steel
kitchen sink

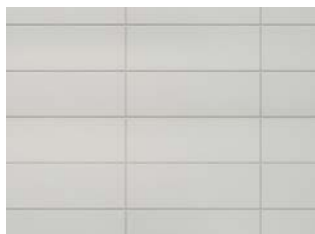


6

Soft close door & drawer hardware



7 Alder Soho chrome sink mixer



8 Tiled splashback



9 Laminated finish base, overhead and full height cupboard and drawer doors and panels



10 40mm mineral stone counter tops



11 Chrome edge-pull cabinetry handles





Kitchen Upgrade Options



1

A preselected range of Fisher and Paykel ovens, cooktops & rangehoods



2

Cold water point with mini stop to fridge space



3

Franke Planar undermount stainless steel sink



4

Glass splashback



5

Mineral stone waterfall end panels (Plan specific)





Upgrades shown

Bathroom Inclusions



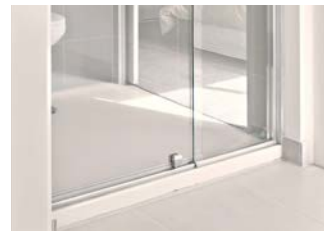
1

Clark white square 400 vanity basin



2

Clark wall hung vanity basins (product specific)



3

Raised and flush tiled shower bases with approx. 1950mm high clear glazed semi-framed shower screen and semi frameless pivot door with silver trims



4

Alder chrome basin mixers



5

Alder chrome wall mixers



6

Alder chrome double towel rail



7

Stylus vitreous china toilet suite with soft close acrylic seat



8

Alder chrome hand towel holders to powder rooms



9

Alder chrome toilet roll holders to toilets



10

Alder chrome shower rail



11

Laminated finish vanity benchtops, cupboard doors & panels



12

Polished edge mirrors above vanities



Bathroom Inclusions



13

Alder chrome bath outlet



14

Stylus Maxton 1525mm white acrylic bath (1675mm provided if space allows)



15

Floor and wall tiles including tiled skirtings



16

Chrome edge-pull cabinetry handles

Bathroom Upgrade Options



17

Mineral Stone benchtops with 40mm edge or apron front





17

16

14

13

15

Upgrades shown





Upgrades shown

Laundry Inclusions



1

Combination 45 litre stainless steel trough and white powder coated steel cabinet



2

Alder chrome sink mixer



Laundry Upgrade Options



3

Laminated finish base cabinet with 35 litre stainless steel trough and extended laminated finish benchtop



4

Laminated finish overhead cabinets including extended tiled splashback and plaster bulkhead above



5

Mineral Stone benchtop with 40mm edge



General Internal Inclusions



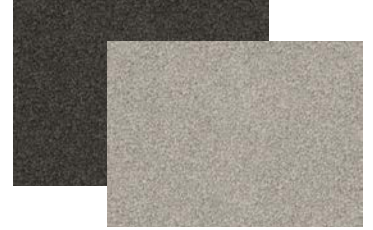
1

Choice of four fixed internal colour schemes prepared by our Interior Designer



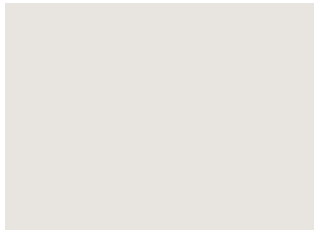
2

Clix laminate floating flooring with perimeter beading to main living areas



3

Carpet to balance of floor areas, including staircase



4

Premium two coat wall and ceiling paint system



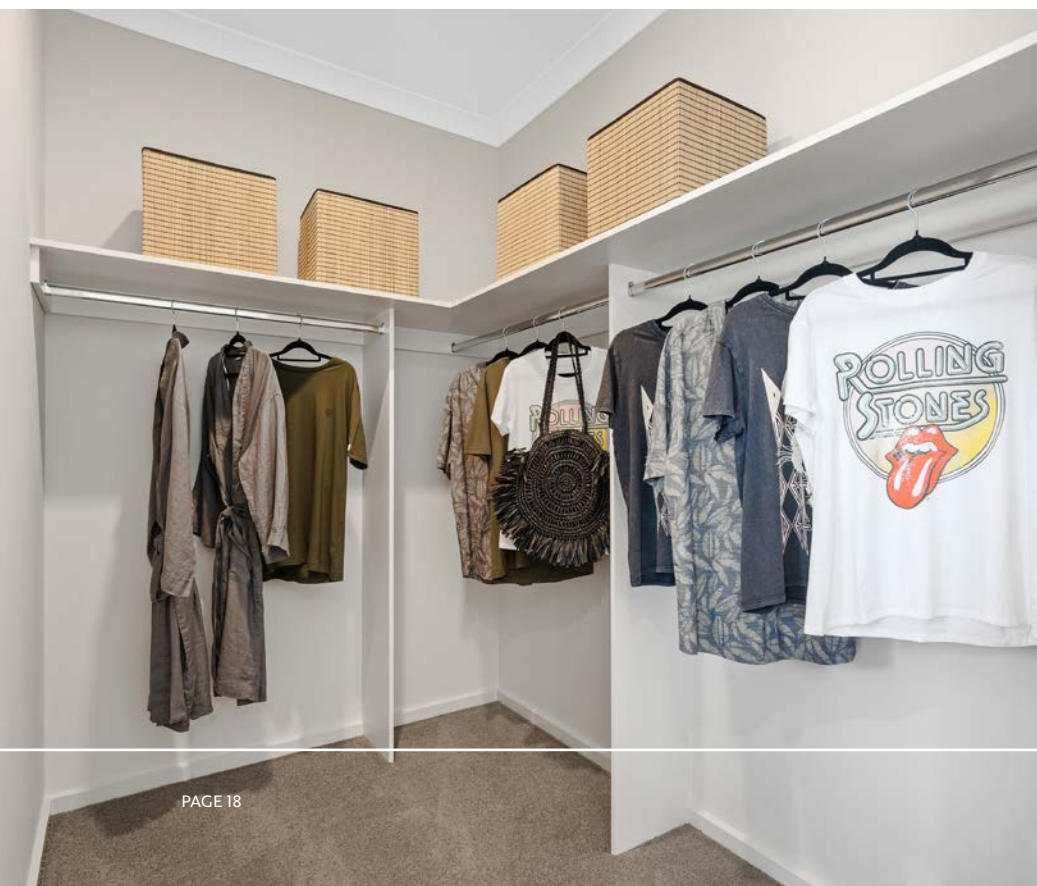
5

Gainsborough internal passage door handles



6

Hume 2040mm high flush panel internal passage doors





7

Staircase with plaster dwarf wall balustrade with painted shadow line capping, carpeted MDF treads & risers, painted timber wall rail and pine stringers



8

Wardrobes with 2100mm high vinyl sliding doors, 1No melamine fixed shelf and 1No chrome hanging rod



9

2550mm ceiling height to floor of main living areas, 2400mm ceiling height to floor of secondary living areas



10

Linen closet with 4No melamine fixed shelves (product specific)



11

75mm cove cornice



12

65mm x 18mm single bevelled MDF architraves and skirtings



13

Roller block-out blinds to living room, bedroom and wet area windows and sliding doors. Included sunscreen blind option

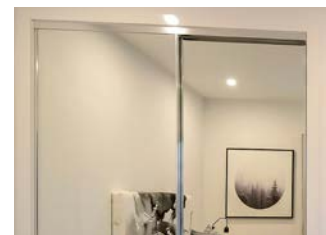


General Internal Upgrade Options



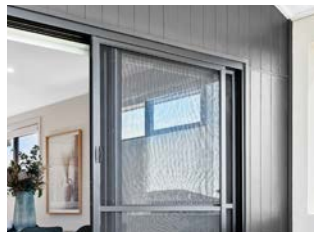
①

Engineered oak floating flooring (with perimeter beading) to main living areas in lieu of standard laminate flooring



②

Framed mirrored sliding robe doors to bedrooms in lieu of standard vinyl robe doors



③

Sun blind – Marine grade stainless steel security door option



Electrical, Heating and Cooling Inclusions



1

Daikin split system A/C to main living area. Size of unit and location of indoor and outdoor units subject to manufacturer and installers design recommendations and structural considerations.



2

Emerald heat pump: energy-efficient, eco-friendly heating and cooling solution with advanced technology for optimal comfort.



3

Rinnai PEPH Series electric panel heaters including digital thermostats to bedrooms & secondary living areas. Heaters to be wall mounted & connected to separate electrical circuit. Size of heater subject to room dimensions & manufacturer recommendations.



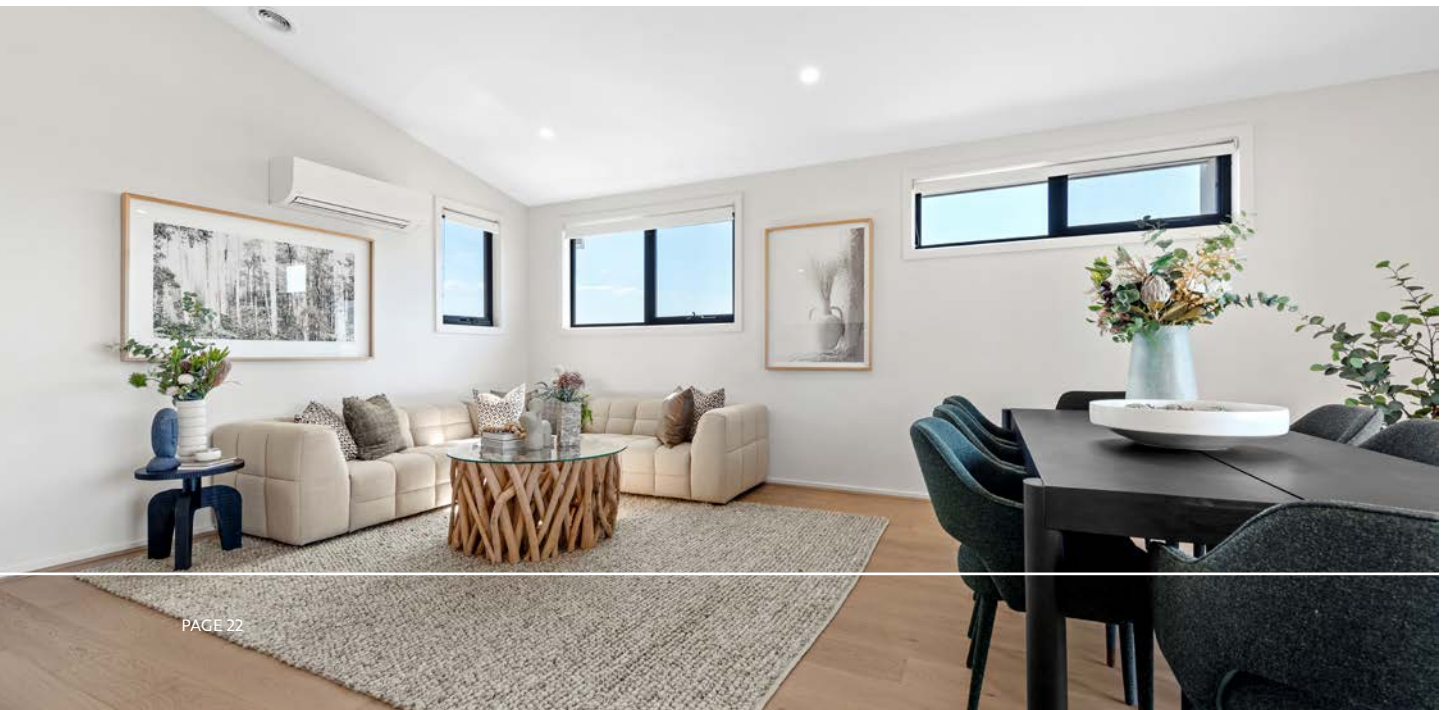
4

LED downlights throughout all house internal rooms and external ceilings, included everywhere.



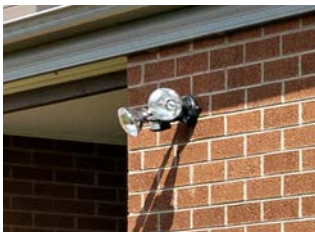
5

Ample single and double power points throughout





6 2No Free to Air TV points and 1No Telephone point. Free to Air television antenna connected to TV points



7 Double black para flood light with in-built motion sensor to rear yard



8 Ceiling exhaust fans above showers and to any wet areas without external ventilation



9 Hardwired smoke detectors



10 Insulation batts to all external walls and roof cavity (including garage/ house internal wall if applicable)



General External Inclusions



1

Architecturally inspired façade design prepared by our design team



2

Fixed external colour scheme prepared by our Interior Designer



3

Concrete tile or Colorbond corrugated metal roof. Colorbond fascia, gutter and downpipes.



4

Motorised front garage door with two handsets, powdercoat finish



5

2040mm high front entry door with keyed lever



6

Double glazed windows (excluding entry door sidelight and doors). Plus sliding doors



7

Keyed locks to all openable windows and sliding doors



8

Aluminium mesh flyscreens to all openable windows



3

1

2

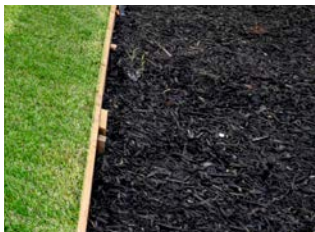
8

6

5



Landscaping Inclusions



- 1 Garden beds, mulching, toppings and seeded lawn (product specific)



- 2 Water sensitive plantings to front yard



- 3 Concrete paving to driveway, porch, alfresco and rearyard (as per plans)



- 4 Side and rear fencing



- 5 Austin letterbox with vinyl numerals



6 Fold-down clothesline



7 External floor tiles and tiled skirtings to balcony (product specific)







Electrical Upgrade Options

- Additional lighting point options available.
- Additional indoor and outdoor double power points
- Circuits for future EV charger
- USB charger outlets
- Additional sealed exhaust fans

Cooling Upgrade Options

- A pre-selected range of white and silver ceiling fans, with and without inbuilt lighting
- Daikin split system with remote control to master bedroom
- Daikin multi-head split system options



Security and Communications Upgrade Options

- Security alarm system
- Home network provisions
- Additional CAT 6 multimedia points
- Additional Free to Air TV points
- Raised TV and power points to suit future wall mounted TV's

Extra Care Inclusions

- 12 month subscription to RACV Home Assist





3 Corporate Avenue
Rowville, Victoria 3178
Phone 1800 SIENNA
Email contactus@siennagroup.com.au
siennahomes.com.au

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