



THE Flinders COLLECTION

BY SIENNA HOMES

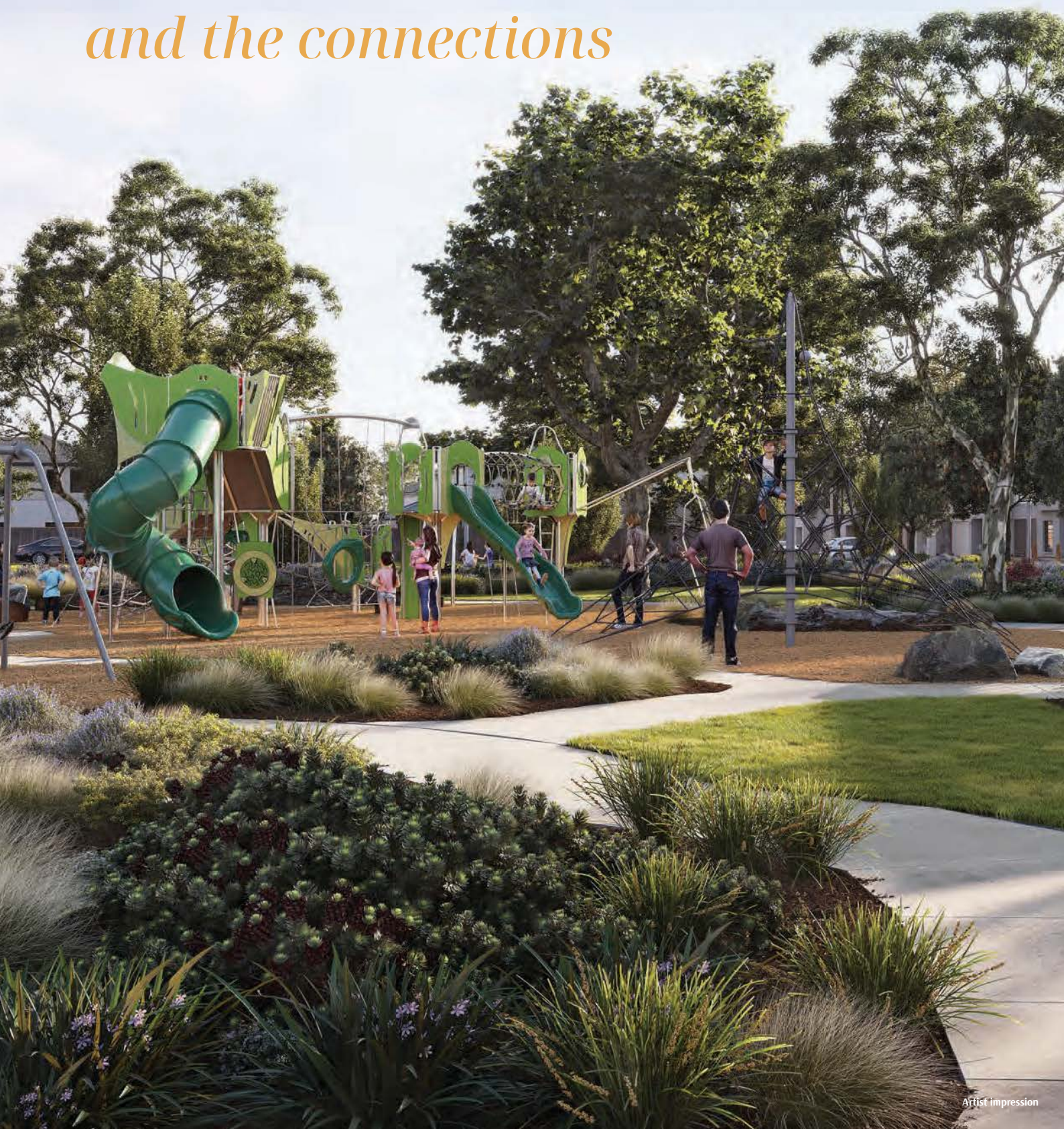


Artist impression

RIDGELEA • PAKENHAM EAST

Envisioned for the way we live now

*For the chances
and the connections*



What's the chance that you'll make life-long friends in a community that gets you?

What's the chance that you'll settle right in, living a life true to yourself within a supportive environment?

Ridgelea prioritises culture, connection and kindness. Singles, couples, growing families, retirees – no matter which stage you are at or the approach you take to life, Ridgelea offers a place to call home. Take the opportunity to make it your own. Come together with likeminded residents and enhance your community with events and projects.

Your adventure. Your story. Your place to call home. Chances are you're going to love Ridgelea.



Local Town Centre

Everything you need from day to day will become available from the local Town Centre. Specialty shops, supermarket, service station and medical centres are on hand.

Community Spaces

It wouldn't be a connected community without places to connect. Open spaces and communal areas are offered in the form of parks, waterways, recreation centres and more.

Events & Entertainment

A calendar of family-friendly community events give Ridgelea residents and visitors the opportunity to create fun memories.

Education

Quality schools and a childcare centre means that Ridgelea families can feel confident that their children are valued in the community.

Community Initiatives

Keeping up community engagement is key for strong ties. Ridgelea is passionate about initiatives working with and supporting residents, local council, schools and organisations.

Sustainable Design

Innovation, environment and sustainability are prioritised in the design, engineering and construction across every project we undertake. We conserve local heritage and provide environmentally sound design.



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.



This floorplan differs from the homes in the Lexicon Collection

Award winning townhome builder



Masterplan

From child care to aged care, quality schools and medical facilities, cafes, a supermarket and an array of shops at your doorstep, everything you need from day to day will become available from Ridgelea's new Town Centre.

Open spaces, communal areas and plenty of spots to catch up with friends are part of what makes Ridgelea so desirable.



DISCLAIMER: Please note that this plan is an artist's impression and is to be used as a guide only. All lots will be subject to Ridgelea building design guidelines, available on enquiry. Whilst every care is taken to ensure that this plan is correct, it is indicative only and subject to change without notice. Purchasers must rely on their own enquiries and the Contract for Sale of Land. Future planned residential (by others) shown are also indicative and construction is the responsibility of other/s. Plans are not to scale. NOTE: Dimensions are subject to survey and preparation of final subdivision plan.

Contemporary living in harmony with nature

Discover a limited collection of five exquisite single-storey residences nestled in the sought-after Ridgelea community.

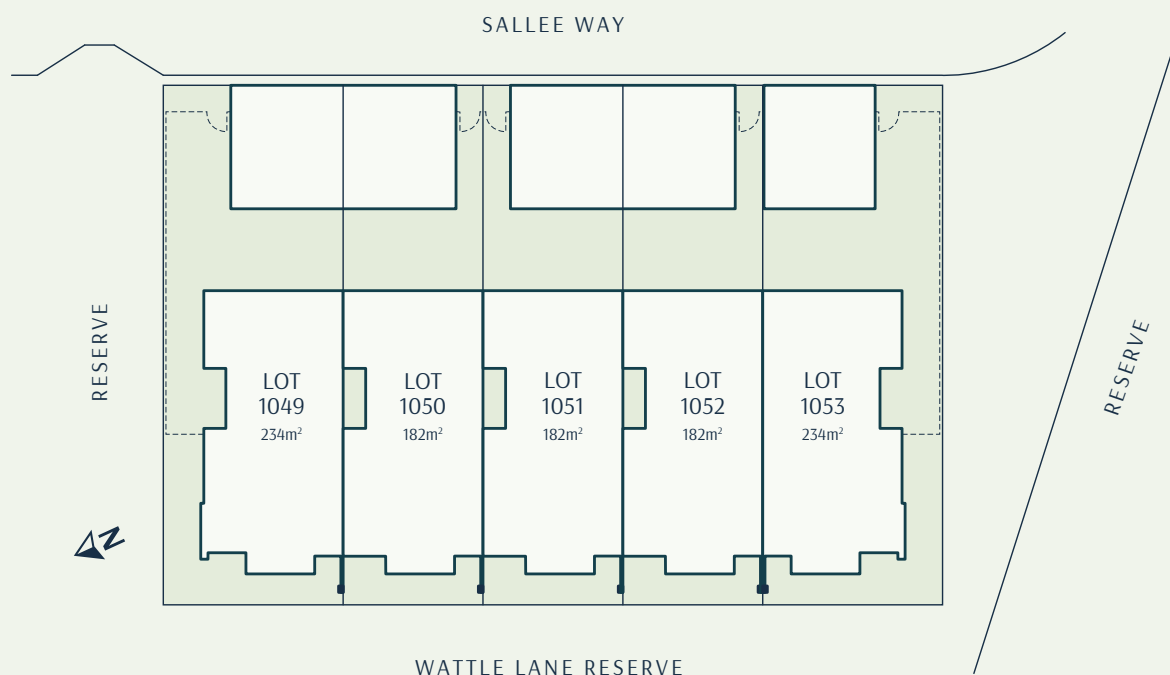
Each home showcases a stunning contemporary façade, blending modern design with thoughtful functionality. Our three-bedroom homes feature flowing, open-concept living areas where kitchen, dining, and living spaces seamlessly connect to your private garden.

These distinctive residences offer the perfect balance of sophisticated design and everyday livability, creating a sanctuary you'll be proud to call home.



Artist impression

Site Plan



Home Plans

The Aster 7.0

Lots 1050 – 1052

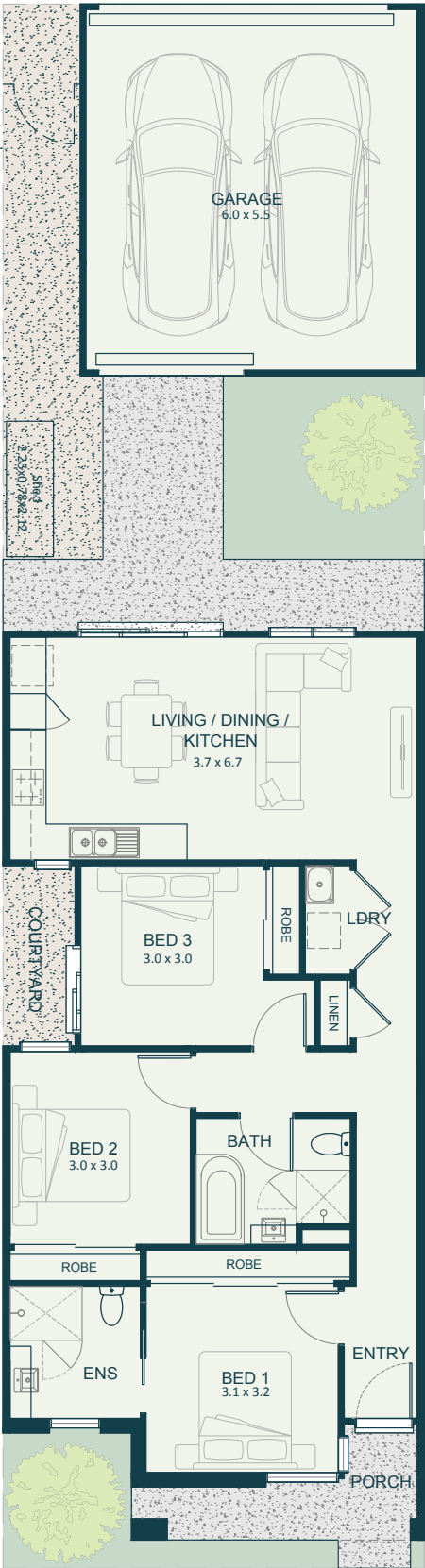

3


2


1


2

Area: 14.4sq

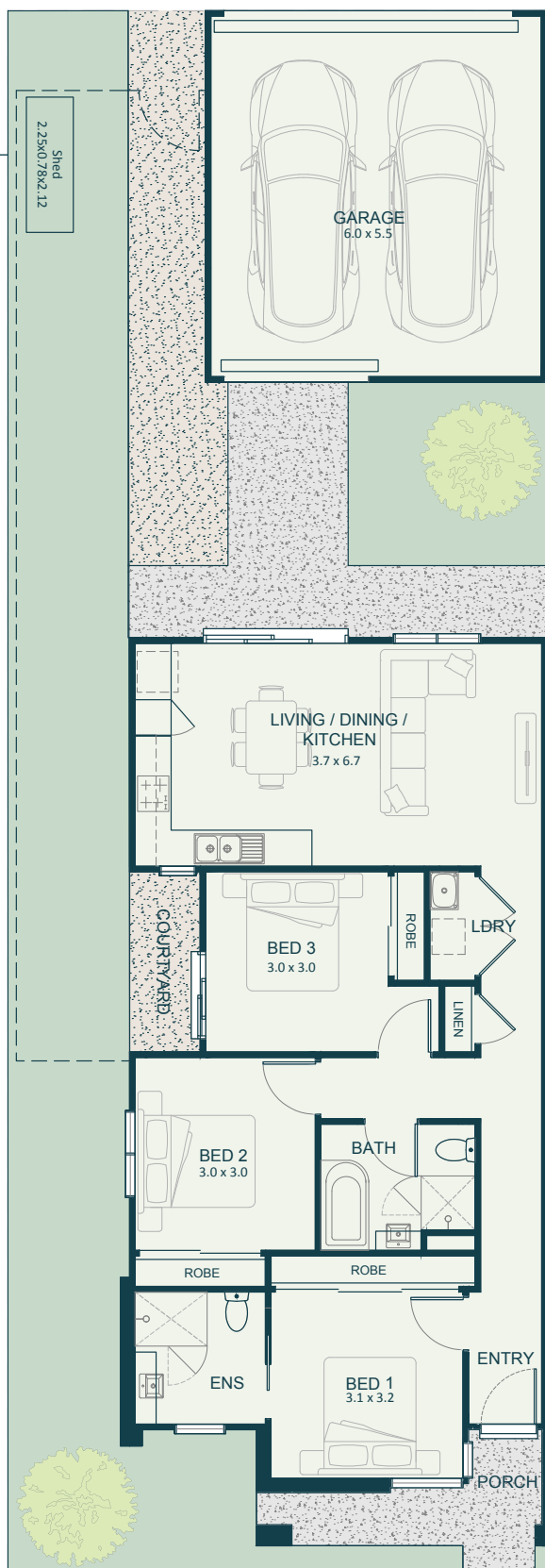


The Aster Corner

Lots 1049 & 1053

 3  2  1  2

Area: 14.4sq





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.

FISHER & PAYKEL

Since 1934, Fisher & Paykel 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.

CAROMA

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



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.

polytec

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

alder

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



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.

Internal Colour Schemes

Urban



KITCHEN & LIVING AREAS

Zero stone benchtops
Mink Grey (ES)

Laminate cabinetry
Oyster Grey Matt

Ceramic wall tile
Café Cool Grey

Timber laminate flooring
Old Oak Grey Brushed

Carpet flooring
Haven Delta Twist
Shingle 010

BATHROOMS & LAUNDRY

Laminate benchtops
Concrete Fabrini Matt

Laminate cabinetry
Maison Oak Matt

Ceramic wall tile
Regina Matt Grey

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt Grey

Scandi



KITCHEN & LIVING AREAS

Zero stone benchtops
White Burst (ES)

Laminate cabinetry
Blossom White Matt

Ceramic wall tile
White Matt

Timber laminate flooring
Classic White Oak

Carpet flooring
Haven Delta Twist
Mercury Storm 008

BATHROOMS & LAUNDRY

Laminate benchtops
Argento Stone Matt

Laminate cabinetry
Natural Oak Matt

Ceramic wall tile
Regina Matt White

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt White

Classic



Upgrades shown



KITCHEN & LIVING AREAS

Zero stone benchtops
White Burst (ES)

Laminate cabinetry
Titanium Matt

Ceramic wall tile
White Matt

Timber laminate flooring
Old Oak Grey Brushed

Carpet flooring
Haven Delta Twist
Steel Magnet 005

BATHROOMS & LAUNDRY

Laminate benchtops
Temple Stone Matt

Laminate cabinetry
Classic White Matt

Ceramic wall tile
Regina Matt Grey

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Regina Matt Grey

Chalet



Upgrades shown



KITCHEN & LIVING AREAS

Zero stone benchtops
Savannah (E)

Laminate cabinetry
Greige Matt

Ceramic wall tile
City Edge Vanilla Matt

Timber laminate flooring
Ginger Oak

Carpet flooring
Haven Delta Twist
Aged Stone 003

BATHROOMS & LAUNDRY

Laminate benchtops
Greige Matt

Laminate cabinetry
Nataio Walnut Wood Matt

Ceramic wall tile
Como Matt White

Low sheen paint
Wattyl Powder White

Ceramic tile flooring
Como Matt White

Inclusions

Site Costs

- Fixed Earthworks costs including removal of excess spoil to Building area.
- Builder to connect to fresh water & underground power provided by the Developer within the Lot boundaries. The Client is responsible for connection, account opening fees & service usage costs during the construction process. Includes 2No water taps - 1No adjacent to water meter in front yard & 1No on wall attached to the House as per construction drawings. The Water meter will be located directly in line with existing water tapping & at a distance into the front yard as installed by the Developer & Water Authority requirements.
- Underground Power - THREE PHASE. Note: The Connection to Three Phase Power is subject to suitable infrastructure & capacity being available to ALL Lots within the Development. Should this not be the case then a Single Phase power connection will be provided.
- 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. All Conduit works are within the property boundary, no allowance has been made for any works to Fibre Infrastructure outside of the property boundary. Connection to the NBN is the responsibility of the client to arrange via their Internet Service Provider.
- 3rd Pipe Recycled Water Connection including Meter with Front Tap, 1No rear yard external tap, plumbing to all WC's & 1No (optional) Laundry outlet.
- Fixed Price Engineer designed Concrete Foundations.
- Temporary fencing to the Project Building Site, including any required Tree Protection fencing.
- Termite Protection to all Slab Penetrations & the perimeter of the Dwelling (excl Garage openings) Note: Regular inspections remain the responsibility of the owner.
- Home Owners Warranty Insurance, Contract Works Insurance & Public Liability Insurance.
- Building Permit application & fees (if Sienna preferred Independent Building Surveyor is chosen).

Energy Efficiency

- 7 Star Passive Energy Rating Assessment & Report.
- Whole of Home Energy Rating with a minimum score of 60/150 as per NCC2022 Building Regulations for Energy Efficiency.
- Insulation Batts to all House External Walls, including Garage/House Internal Wall, excluding Garage external walls, & Roof Space above all House Internal Rooms, excluding Garage ceiling.
- Up to 2.0kW Solar PV System with Non-Hybrid Inverter. Note: System capacity is nominal only & is subject to availability of panels & inverter at the time of installation. Sienna Homes reserves the right to alter details of the Solar PV system as necessary. Feed in Tariffs are not guaranteed & are subject to confirmation by the Electricity Distributer at the time of issuing system compliance. The value of any Feed in Tariffs & any ongoing service fees & charges are to be determined by the Clients Energy Provider based on the relevant energy plan chosen after handover.

External General

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

Roofing

- Colorbond Cappings, Flashings, Fascia, Quad Gutter, Rainheads & rectangular downpipes.
- Colorbond Metal Roofing including 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 Double Clear Glazed 2100mm high Sliding Doors with keyed locks. Note: Sliding Doors to Garages (if applicable) to be Single Glazed.
- Flyscreens to all openable windows - Aluminium framed with aluminium mesh.
- Roller Blockout Blinds to Living Area windows & sliding doors, Bedrooms & Wet Area windows. Excludes Entry sidelights, splashback windows & stair void windows. Installation to be reveal mounted wherever possible, however will be at the discretion of the supplier/installer subject to design constraints.

External Doors

- Hume XLR700 Front Entry Door with Painted Finish & Clear Glazed Insert installed in Aluminium Frame - 2040mm high x 920mm wide.
- Gainsborough Bela Entrance Lever Lockset with Single Cylinder keyed lock to all External Doors. Refer to Colour Documents for Colour & Finish.

Garage

- Sectional Front Garage door with Colorbond finish - Flatline or Similar profile.
- Remote motorised front Garage Door Opener with 2No Key Fobs & 1No Wall Button.
- Colorbond rear Garage Roller door with manual operation & keyed lock.

Plaster & Painting

- 75mm Cove Cornice to all internal rooms, including Garage.
- Premium 2 coat wall & 2 coat ceiling paint system.

Internal General

- Choice of Fixed Internal Colour schemes prepared by our professional Interior Designer.
- 2550mm Single Storey ceiling heights.
- 2550mm Ground Floor, 2440mm 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 & Skirtings (Tiled Skirtings to Wet Areas).
- Wall tiles to wet areas (refer drawings for extent).
- Laminate Floating Flooring (with perimeter beading) selected from the Category 1 range to Entry, Ground Floor 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 MDF Closed Stringers, Treads & Risers with Carpet finish, Timber Wall rail with painted finish & plaster lined dwarf wall balustrade with painted shadowline capping.

Kitchen & Laundry

- Fisher & Paykel OB60SC7LEB1 600mm Multifunction Electric Oven.
- Fisher & Paykel CI604CTPB1 600mm 4 Zone Electric Induction Cooktop.
- Haier HPH60ILX2 500mm Stainless Steel Undermount Rangehood (ducted to outside air).
- Fisher & Paykel DW60FC1B2 600mm Dishwasher in Dark Finish.

- Franke Spark SKX621 Inset Stainless Steel Kitchen Sink.
- Alder Soho Kitchen sink mixer - Chrome.
- Zero Crystalline Silica Engineered Stone Benchtops with 40mm Edge to the Kitchen.
- Laminated finish Kitchen Base & Overhead cupboard doors/panels. Base Cabinet Handles from the Category 1 range, Overhang Fingerpulls to Overheads. Soft close door & drawer hardware.
- Wall tiles to the Kitchen splashback (refer drawings for extent).
- Combination Stainless Steel 45ltr Trough & White Powdercoated Steel Cabinet to the Laundry.
- Alder Classico sink mixer to Laundry trough & mini washing machine stops - Chrome.

Bathrooms

- Clark Square 400 Vanity Basins - White.
- Vitreous China Toilet Suite with soft close acrylic seat - White.
- Stylus Maxton acrylic bath in tiled hob (refer drawings for size) OR Stylus Origin 1500mm Back to Wall Freestanding Corner Bath (Design Specific).
- 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 Toilet Roll Holders, Double Towel Rails OR Robe Hooks to Showers & Towel Holder to Powder Rooms. Note: Robe Hooks to be provided if insufficient wall space is available for installation of Towel rail.
- Vanity units with Laminate finish Benchtop, cupboard doors & panels, & handles selected from the Builders range.
- Polished edge mirrors above vanities.
- Tiled showerbases with approx 1950mm high clear glazed semi-framed showerscreen & semi frameless pivot door (Silver Trims). Excludes Bathroom on designs with Shower over Bathtub.

Electrical, Heating & Cooling

- Daikin Reverse Cycle Split System Air Conditioner to the Main Living Area. Size of Unit & the position of the Indoor Head Unit & External Condenser are to be determined by the Builder & the Builders Installer in accordance with the Manufacturers recommendations & structural limitations.
- Rinnai PEPH wall mounted Electric Panel Heaters with manual thermostats to Bedrooms & Secondary Living areas.
- Emerald Energy EE-HWS-A1-270 All-in-one Electric Heat Pump Hot Water Service with 270L Storage Tank.
- LED Downlights throughout all House Internal rooms & External Ceilings.
- LED 1200mm Blade Batten Light to the Garage.
- Viba Large Wall Sconce Up/Down Light to the Stairwell - White.
- Ample single & double power points throughout.
- Double Paraflood Light with Motion Sensor to Rear Yard.
- 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 that do not have external ventilation.

Landscaping

- Front Yard Garden Beds with Tube stock native grasses/shrubs & mulching/toppings.
- Charcoal colour through concrete paving to Driveway, Porch & Alfresco/Rear Landing.
- Fold Down Clothesline.
- Letterbox - Milkcan Outdoor Products "Austin Parcel Pillar" including numerals.
- Colorbond Fencing approx 1800mm high (to Developers Guidelines) to side & rear boundaries (Refer drawings for extent).

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BY SIENNA HOMES

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Terms and Conditions:

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