

SH
STANNARD
HOMES



THE CAPITAL

The Capital

You're welcomed into this stunning home via an impressive hall with a feature void creating volume and the ultimate statement. The entry sweeps past a secluded master suite, guest powder room and a central courtyard, through to the light and airy living zone at the heart of the home.

This creatively designed space incorporates a family area with expansive windows and an elegant sense of height from a void which extends to the second storey. The outstandingly appointed chef's kitchen overlooks the living, dining and alfresco areas, and features a cellar and separate scullery enhancing the space.

The kitchen and dining area open to a generous alfresco, creating seamless indoor-outdoor living with an easy, natural flow for entertaining and relaxation.

While the master suite with luxury ensuite is located privately to the front, the upper floor includes three minor bedrooms, one with balcony access, and a large living zone overlooking the ground floor family area.

The homes versatility and design prowess is further showcased by the addition of an undercroft with five car garage, wine cellar, lift for easy access and adjacent fully serviced studio, which can easily function as a granny flat or self-contained homestay apartment.



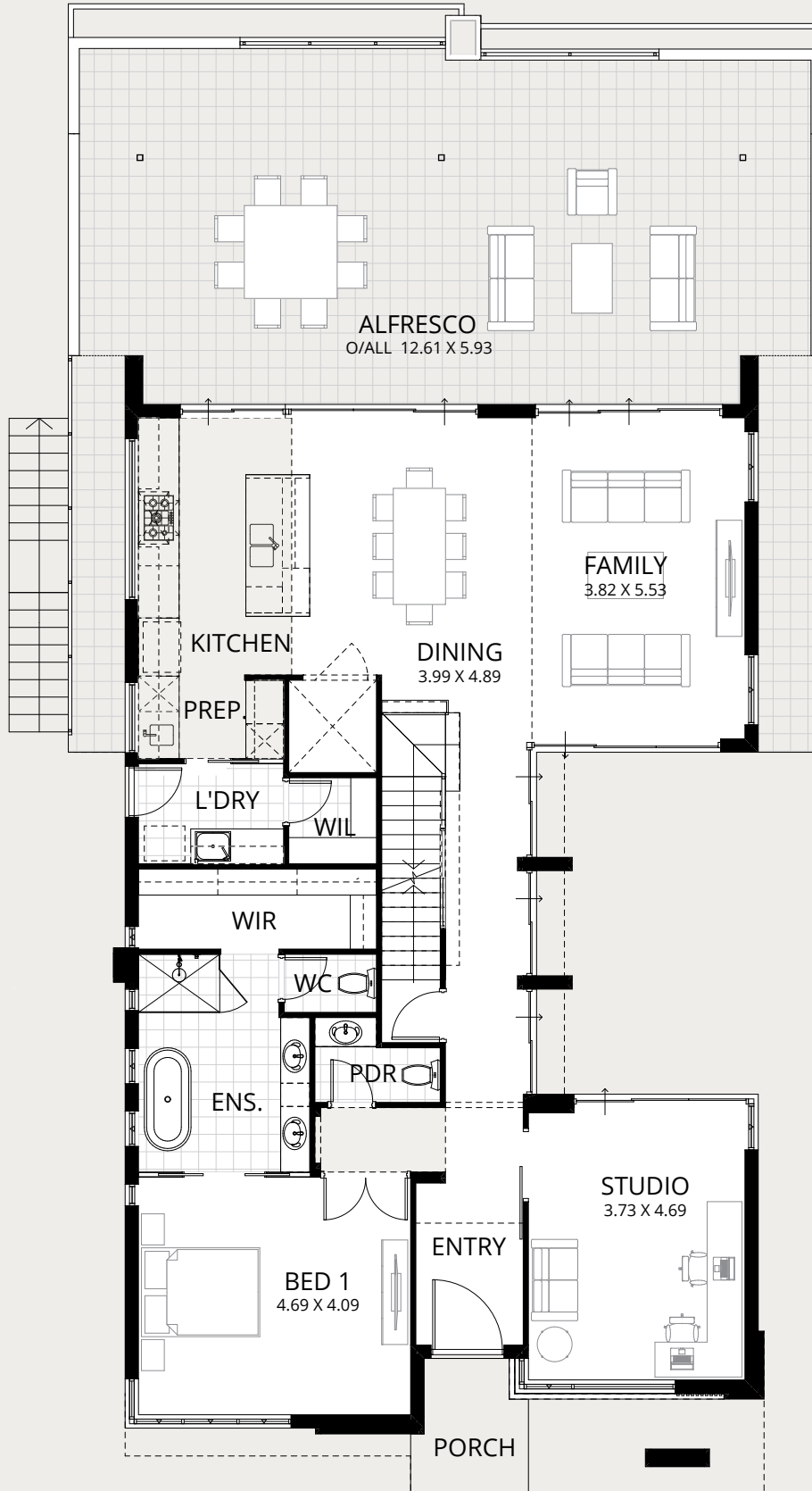
Contemporary elegance and quality.



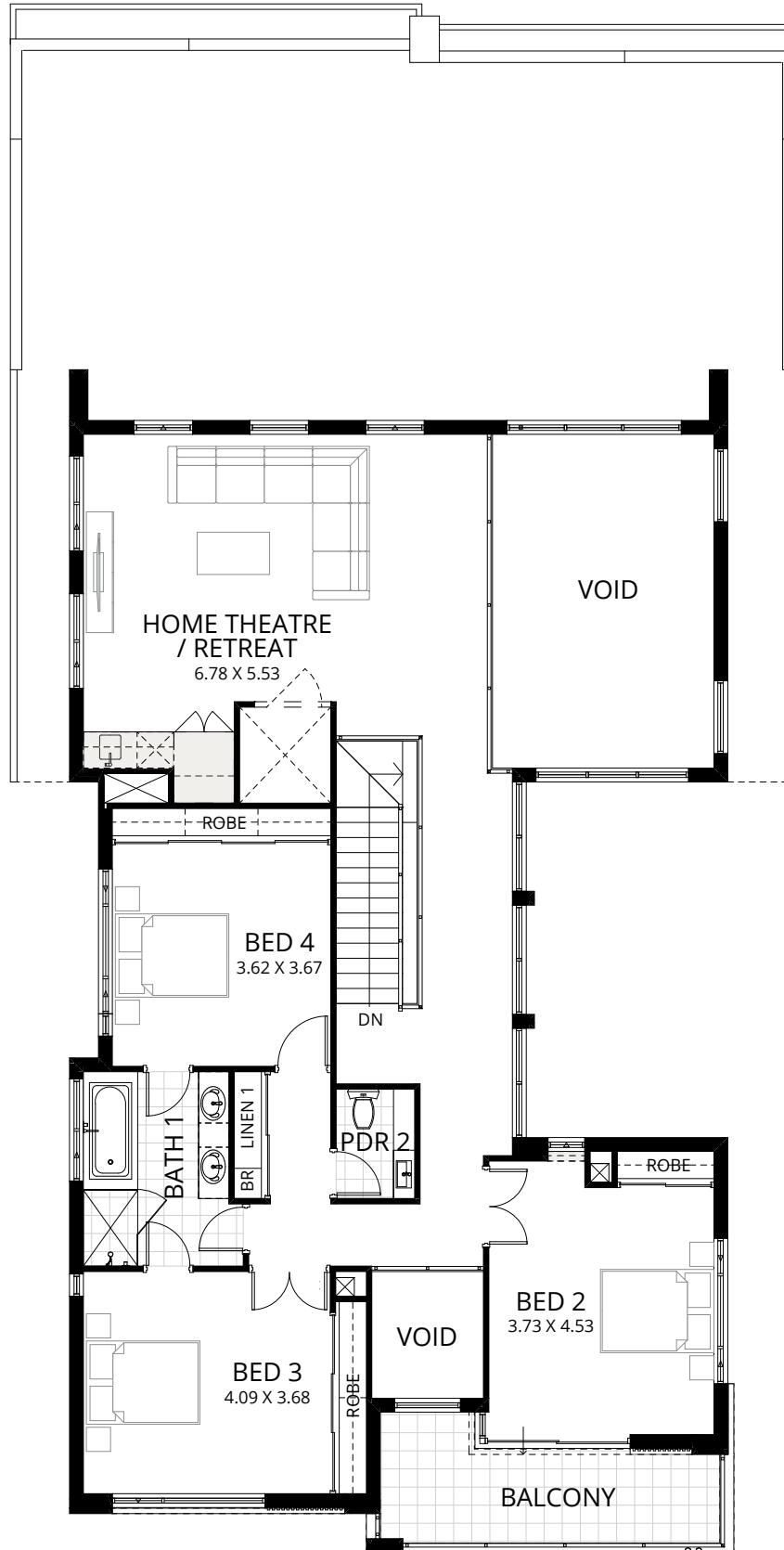
Ground Floor

SUITS MINIMUM BLOCK WIDTH OF 17.51m

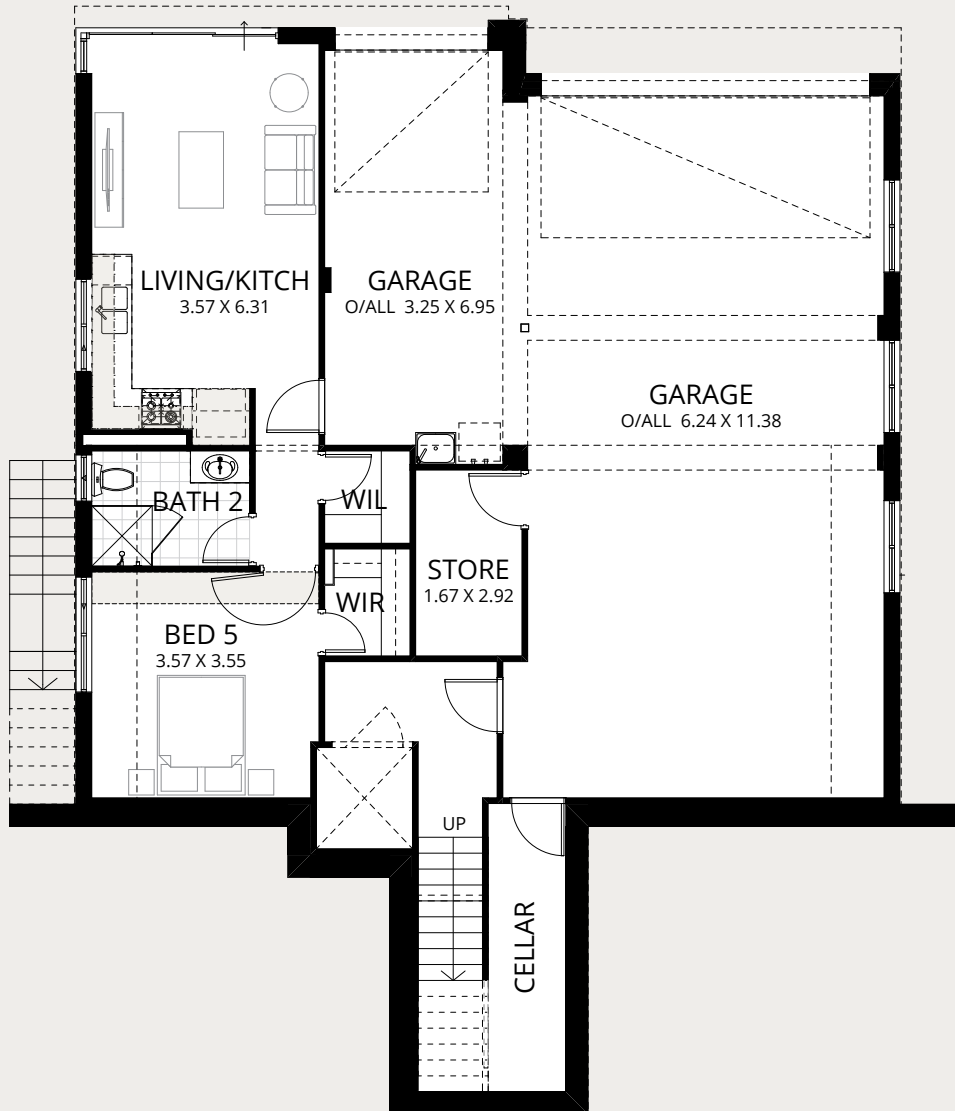
Undercroft	165.97m ²
Ground Floor	214.85m ²
Upper Floor (incl. void and stairs)	180.21m ²
GRAND TOTAL	561.03m²



Upper Floor



Undercroft



Display Specification

Key Features

- Fixed price HIA contract
- Housing Indemnity Insurance
- 6 months maintenance period
- Lifetime structural warranty*
- All standard Shire and Metropolitan Water Board fees (excluding Planning fees)
- Contour site survey plan by a qualified surveyor
- Standard engineer designed concrete details
- Interior house clean and site clean
- All European appliances guaranteed by manufacturers
- Draught and weather seal to external doors
- Earth leakage circuit breaker
- Temperature reduction valve
- Smart wiring starter pack
- Hard wired smoke detector alarms as required
- BCA compliant energy rating
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Session with an Interior decorator
- Daikin reverse cycle ducted air conditioning

External

- Double clay brick construction
- Acrylic render or face brick external finish
- Cream mortar rolled joints to face brick
- Double garage with automatic B&D Colorbond panel lift sectional door, 3 remotes and concrete hardstand
- Plasterboard lining to Garage ceiling
- Hardiflex with negative detail lining to Porch and Alfresco (where shown)
- Brick paving to porch, path, alfresco (where shown) and driveway (max 6m long)
- Bristle or Colorbond roofing
- Jason window and sliding door frames
- R4.0 Insulation batts to the house and Garage ceilings
- H2 treated timber to roof frame
- 25° roof pitch
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Solid core door to Garage/Porch or Garage/Entry in timber frame
- Colorbond slotted storm gutter and fascia and downpipes throughout
- 10m of sewer allowance past the last fixture
- 10m of water run past the last fixture
- Two external garden taps
- 5 Star Rheem Stellar 160 L gas storage hot water unit

Internal

- Massive double bedrooms with built-in or walk-in robes
- 30 course ceilings throughout unless otherwise noted as per plan
- CSR Symphony cornice throughout
- Single lite clear glazed feature entry door/s
- Corinthian MOTP3D doors internally throughout.
- Gainsborough Omni Pull handle with dead lock to front Entry door
- Gainsborough Trilock 890 SC to Entry door/s where applicable
- Gainsborough Venice satin chrome lever handles throughout
- Linen cupboards with four shelves
- 16mm melamine shelving with painted fascia to all robes, linen and pantry cupboards
- Double shelving with chrome hanging rail below to section of Bed 1 WIR
- Vinyl/mirrored slimline sliding doors or hinged internal doors to cupboards and robes (as shown)
- MDF painted capping to low walls (where shown)
- 92mm splayed MDF painted skirting throughout (except to wet areas, robes, linens, pantry)
- Protective metal corner beading to all internal traffic areas
- Full painting including internal walls (2 coats plus sealer) 1 colour
- Light and double power points to each room
- Clipsal Classic C2000 series white or metallic colour finish

Kitchen

- Solid surface stone (20mm) Kitchen benchtop
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 200 x 400 size ceramic tile
- Standard laminate sheen or matt finish doors with ABS edging throughout to all Kitchen cabinets

- Soft closers to all Kitchen cupboard doors and drawers
- Microwave recess with pot drawer below (where shown)
- Walk in or laminate pantry with four shelves (as per plan)
- Overhead cupboards to Kitchen (where shown)
- Bank of three pot drawers to Kitchen cupboards
- Bin cupboard with Lincoln Sentry 2 x 29L double bin to Kitchen
- Melamine lined Kitchen cabinets
- Miele stainless steel cook top (750mm wide)
- Miele stainless steel oven (600mm wide)
- Miele stainless steel canopy rangehood (900mm wide)
- Miele dishwasher with semi integrated door matching cupboards
- Stainless Steel Lincoln Sentry Flat D handles to the Kitchen cabinets
- Villeroy&Boch Umbrella Kitchen mixer with POA tap in Kitchen
- Argent Verve Double bowl undermounted stainless steel sink to Kitchen
- Argent Verve Main single undermounted sink with Villeroy&Boch Umbrella Kitchen mixer tap to Scullery (if applicable/shown)

Ensuite/Bathroom/Laundry

- Stone vanity top (20mm) to cupboard on tiled hob to Bathroom, Powder, Ensuite and Laundry (where shown)
- Standard laminate sheen or matt finish doors with ABS edging to all vanities and Laundry cupboards
- Stainless Steel Lincoln Sentry Flat D handles to all cabinets
- Soft closers to all vanity and Laundry cupboard doors and drawers
- Bank of 3 drawers to Ensuite and Bathroom vanity cupboards
- Full length cupboard to Laundry with inset trough and stone top
- Melamine lined vanity and Laundry cabinets
- Caroma Quatro double chrome metal towel rails to the Bathroom & Ensuite
- Caroma Quatro towel ring to Powder where shown and toilet roll holders to WC, Ensuite WC and Powder (where shown)
- Bette Start Steel Enamel 1700 bath to Bathroom (where shown)
- Villeroy&Boch Targa 1700 bath to Ensuite (where shown)
- Villeroy&Boch O.Novo 2.0 (wall faced) toilet suites with soft close seat
- Villeroy&Boch O.Novo drop in 1TH China vanity basins as shown to wet areas
- Argent Format inset Laundry trough with Villeroy&Boch Umbrella Kitchen mixer tap
- Hansa Polo Neu chrome mixer tapware throughout
- Argent Metro Rail Set shower to Bathroom shower recess
- Argent Pallas Shower System to Ensuite shower recess
- Clear glass or obscure to the bathroom, WC and Ensuite windows
- Polished edge mirrors with clip fixings throughout
- 1000mm high wall tiling to Ensuite, Ensuite WC, Powder, Bathroom and WC and 2000mm high tiling to shower recesses
- Your choice of wall tiles at retail allowance \$60/m² (incl GST) based on 200 x 400 size ceramic tile
- Your choice of floor tiles at retail allowance \$60/m² (incl GST) based on 300 x 300 size ceramic tile
- Polished porcelain floor tiles at retail allowance \$60/m² (incl GST) based on 300 x 300 size tiles to Ensuite, Ensuite WC and Powder (where shown)
- Mitered tile edges as required
- Chrome floor wastes
- Frameless shower screen pivot door to Bathroom & Ensuite shower recess
- Hobless shower recesses to Ensuite and Bathroom
- Privacy locks to bathroom, WC, Powder and Ensuite
- Externally flumed exhaust fan to all Bathrooms and WC's
- Washing machine taps and GPO to Laundry (inside cabinet)
- Additional items for two storey homes
- 25° roof pitch to top floor (may vary on lower floor)
- 31 course ceilings to ground floor and 30 course to first floor generally unless otherwise noted or required to be lower
- Balustrade to stairs at PC allowance \$605/lineal meter including GST and separate hand rail where required at PC \$250/lineal meter including GST
- No skirting to stairwell

Items not included:

Undercroft, Lift, Studio, extra alfresco space, fireplace, coffered ceilings, display lighting, built-in furniture, floor coverings, window treatments, ducted vacuum, fridges, microwave, wall finishes, music system, security, phone, TV systems, stormwater connection, landscaping, brick build-ups & stairs, pond, solar panels, water tank, grey water system, display paving/exposed aggregate, fencing and gates and site establishment costs. * Conditions apply.

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The Stannard Story

Trust is a little word with a big promise – especially when you're building something as important as a beautiful new home. The Stannard team respects this always, and we build every stylish home with quality at the heart. It's been that way since Peter Stannard founded our family business in 1964. Today, with Glenn at the helm, we're a second generation builder of stunning custom homes that are all about your dreams for great living. We work with only the best tradespeople and most reputable suppliers. We'll never compromise on quality, and our specification means your new home has real, lasting value.

Our designs evolve creatively for modern lifestyles, yet we always understand what 'home' means to you. So we're proud to work with you and ensure you feel that special sense of wonder as your vision comes to life in a magnificent home.

We'd love you to visit our homes, to experience our design style, see our attention to detail, and feel the quality. All our plans can be altered to suit your block, and customised for your vision. Whatever your style, our design team would love to meet with you to help you create and personalise your beautiful new home.

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