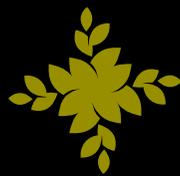


— THE HAMPTONS COLLECTION —



ROSENTHAL

# WELCOME TO OUR COMMUNITY

Welcome to Rosenthal, a masterplanned development in the historic township of Sunbury, where the past and the future collide in a celebration of Australian life.



With over 25 hectares of parkland, community open spaces and conservation reserves woven into the fabric of Rosenthal's residential streets, a healthy outdoors lifestyle can be yours to enjoy.

The green spaces and landscaped gardens will provide a reassuring sense of nature, reminding you that here in Rosenthal, the air is clean.

The needs of the community have been well catered for, with over 4 hectares of land committed to commercial and mixed use, including the now open Rosenthal Village which boasts a Woolworths supermarket, specialty stores, cafe, food and medical facilities.



Images, measurements and other information are for general illustration purposes only and are not 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.

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## ABOUT THE HAMPTONS COLLECTION

Overlooking Harpers Creek and just a short stroll from the sprawling conservation reserve and Rosenthal Village, these striking designer homes are sure to impress the most discerning of buyers.

The iconic façade is influenced by The Hamptons in Long Island, New York with each home designed to complement the next with grey and white timber elements.

Internally, each home is cleverly zoned for formal and informal gatherings with a sitting room located near the entry. A large kitchen at the back of the home overlooks the dining and living space and the garden beyond.

Upstairs you will find three spacious bedrooms, the master with ensuite and walk-in robe as well as a bathroom and WC.

Each home is luxuriously appointed with European cooking appliances, reconstituted stone benchtops to the kitchen, flooring, landscaping and fencing. Everything you require to move in and enjoy your new home.



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## ABOUT SIENNA HOMES

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.

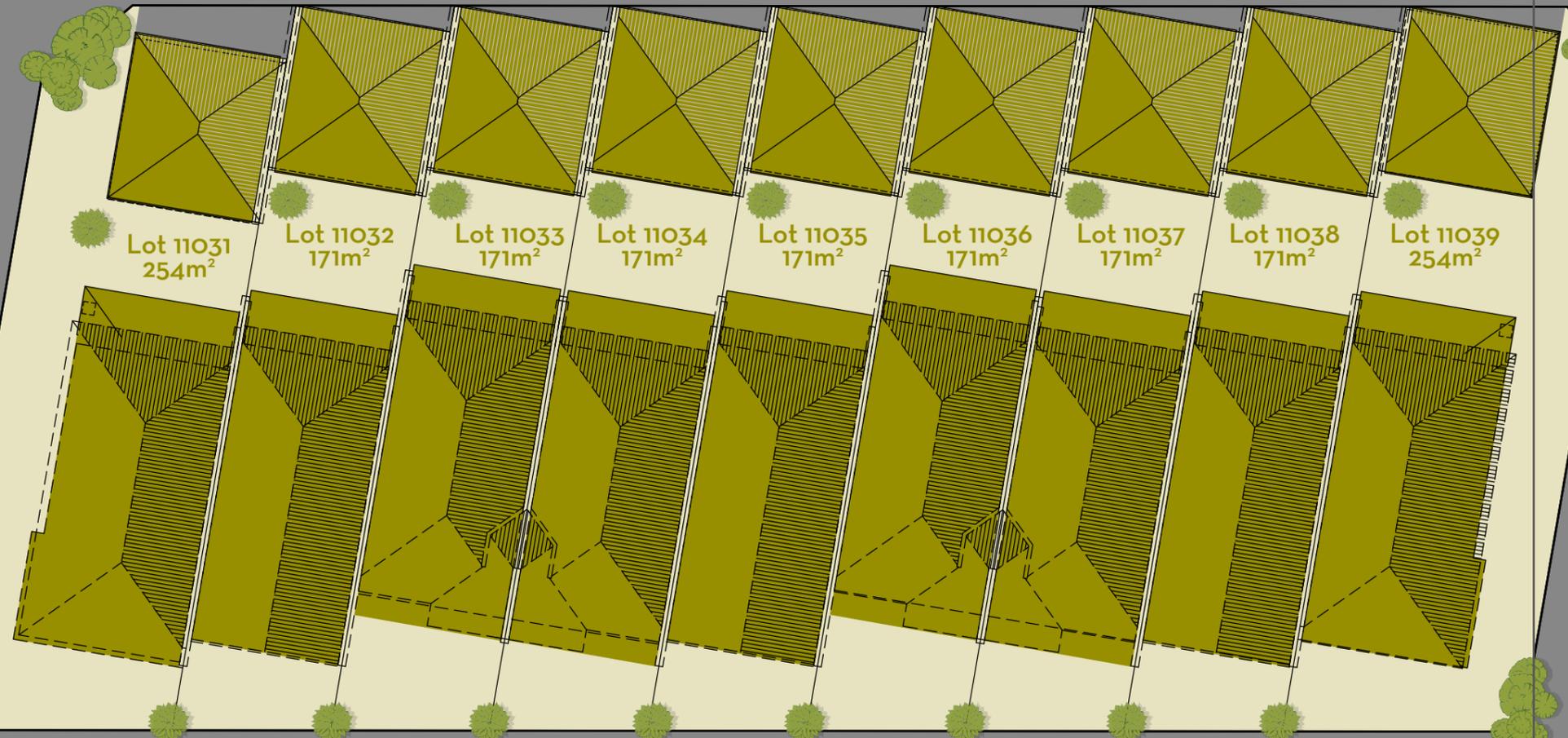
Our design promise extends to ensure you receive the highest quality fixtures.



All images and drawings are for illustrative purposes.

NAUGHTON PLACE

TROOPER AVENUE



FOWLER WALK

ROSENTHAL BOULEVARD



EXISTING RESIDENTIAL

HARPERS CREEK

Artist's impression.



THE HAMPTONS COLLECTION

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# MONTAUK CNR



LOTS 11031 & 11039

20.5 SQ



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# MONTAUK



LOTS 11032 - 11038

20.1 SQ



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# TURNKEY INCLUSIONS

## 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 four fixed shelves (product specific).
- Robes white melamine finish one fixed shelf & single chrome hanging rod.
- Gainsborough internal hinged passage door lever handles.
- 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 architectural drawings for full extent).
- Timber laminate flooring to Entry through to Kitchen, Living, Dining Sitting Room. Floor tiles to wet areas. (refer drawings for extent).
- Carpet to Staircase, First Floor Hallway, Bedrooms & Robes. (refer drawings for extent).

## KITCHEN & LAUNDRY

- Electrolux 600mm stainless steel gas cooktop with Wok burner and Cast iron Trivets.
- Electrolux 600mm stainless steel multifunction electric oven with bake + Steam.
- Electrolux 600mm stainless steel slide-out range hood.
- Westinghouse 600mm stainless steel dishwasher.
- Dishwasher provisions including capped cold water point and single power point on separate circuit.
- Franke Spark SKX621 inset stainless steel kitchen sink.
- Alder Soho kitchen sink mixer.
- Reconstituted stone to kitchen benchtops with 40mm thick square edge.
- Laminated finish Kitchen pantry, base & overhead cupboard doors/panels (mono tone).
- Handles from builders category 1 range.
- Soft close door & draw hardware.
- Wall tiles to the kitchen splashback (refer architectural drawings for full extent).
- Powdercoated Steel Cabinet with Stainless Steel Trough.
- Alder Soho sink mixer to trough and mini washing machine stops in chrome.

## STAIRCASE

- MDF Staircase with carpet to treads & risers, paint finish to stringers & Pine handrail.

## BATHROOMS

- Stylus Inset vanity basins in white.
- Stylus vitreous china toilet suite with soft close acrylic seat in white.
- Alder Soho Basin mixers, wall mounted bath mixer with straight outlet & shower mixers with fixed euro wall outlet.
- Acrylic bath tub with tiled hob in white.
- Laminated finish to vanity benchtops (refer architectural drawings for benchtops thickness).
- Laminated finish vanity cupboard doors & panels (mono tone) and handles.
- Polished edge mirrors above vanities.
- Raised Tiled shower-bases with approximately 1850mm high clear glazed semi-framed shower-screen & semi frameless pivot door with silver trims.
- Alder Designer Shower Rail in chrome with Hand Shower.

## ELECTRICAL & CLIMATE CONTROL

- Brivis Gas 3 Star ducted heating to living areas & bedrooms with manual thermostat.
- Solar Hot Water Service including Roof mounted Collector(s), 175lt Ground mounted Storage tank & 26ltr continuous gas booster.
- Batten holders with acrylic light shades.
- LED Downlight to Porch.
- 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 paraflood light with inbuilt motion sensor to rear yard.
- Hardwired smoke detectors.
- Ceiling exhaust fans to bathroom and ensuite.

## PLASTER & PAINTING

- 75mm Cove Cornice.
- Premium 2 coat wall & 2 coat ceiling paint system.

## EXTERNAL GENERAL

- Fixed external colour schemes prepared by our professional Interior Designer. Combination of acrylic render & cement sheet cladding (design specific, refer to drawings and colour schedules).

## LANDSCAPING

- Garden Beds, mulching/toppings & seeded areas.
- Tube stock native grasses/shrubs approximately one/m<sup>2</sup> to Garden Beds.
- Charcoal colour through concrete paving to Porch, Front Path & Alfresco. Plain Concrete Driveway infill between Garage & Crossover.
- Hamptons Style White PVC Front Fencing.
- Clothesline - Fold Down - 2240mm x 1200m - Bark.
- White letterbox with vinyl decal numerals.
- Timber paling fencing approximately 1950mm high with exposed posts & capping (excluding front boundary).

## ROOFING

- Colorbond steel Fascia, Quad Gutter and rectangular downpipes.

## WINDOWS, SLIDING DOORS & INSULATION

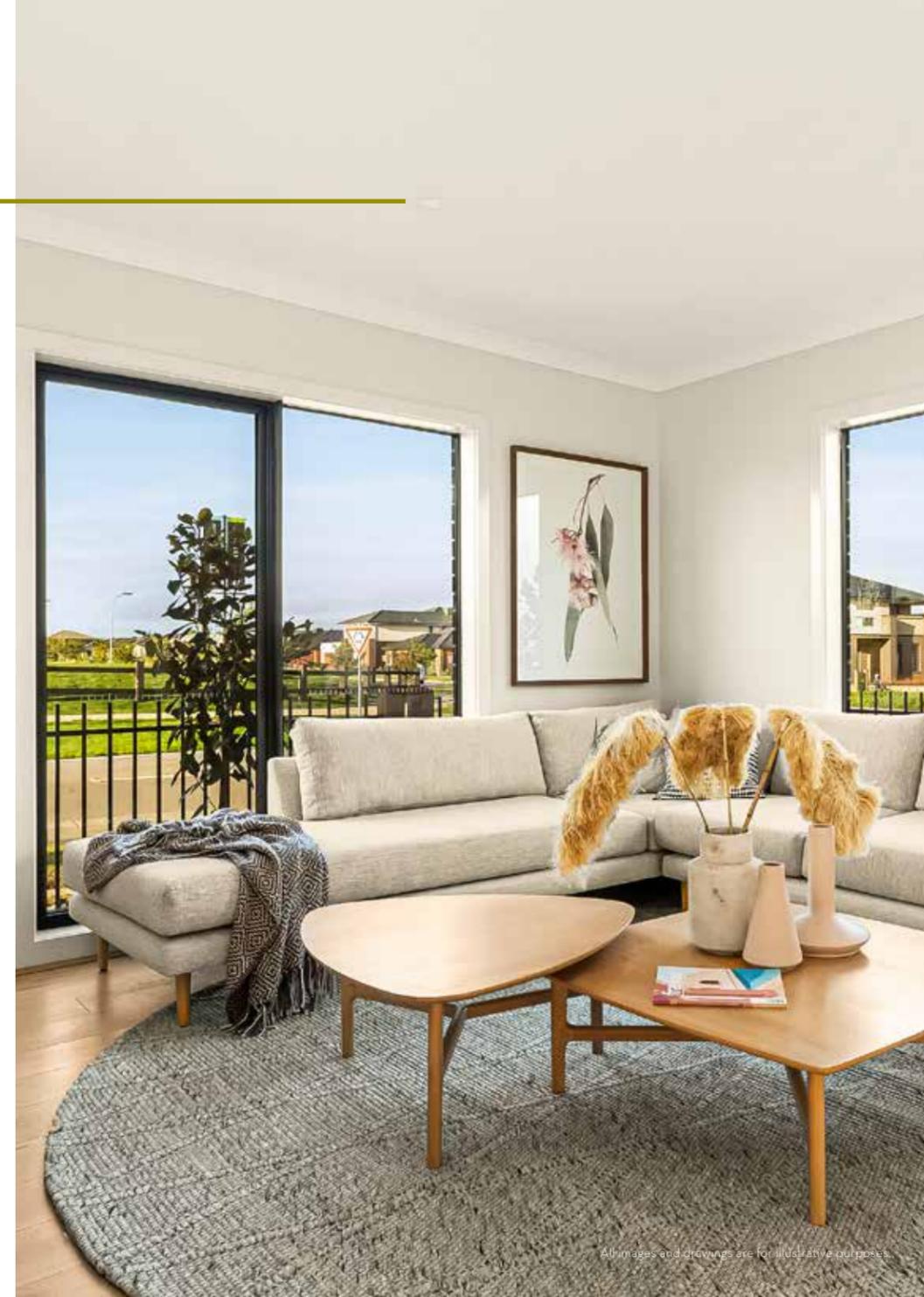
- Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights). Including keyed locks to all openable windows.
- Powder coated aluminium single clear glazed 2100mm high sliding doors with keyed locks.
- Insulation batts to all external walls of dwelling. Insulation batts to roof cavity above living zones.

## EXTERNAL DOORS

- Hume Vaucluse Premier XVP12 Entry Door with Clear Galzing & Painted Finish.
- Gainsborough Ambassador Entrance Set.

## GARAGE

- Sectional garage door with powder coated finish - Flatline or Similar profile.
- Automatic motorised garage door opener with 2 handsets to front sectional door.
- Colorbond rear roller door (product specific).





## VISIT ROSENTHAL.COM.AU

Land Sales Office open Saturday - Wednesday from 12pm - 5pm

3 Rosenthal Blvd, Sunbury

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### FOR MORE INFORMATION

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