

ARCADIA

COLLECTION

BY SIENNA HOMES



Artist impression



Manor Lakes has grown to become one of Melbourne's most warm, engaging, successful and family-friendly residential communities.

Manor Lakes in Melbourne's west offers the ideal location for those looking to live an active lifestyle in a family friendly community. Well-connected and perfectly placed, Manor Lakes is located just a mere 37kms from Melbourne's City Centre.



Artist impression

Residents at Manor Lakes can enjoy an abundance of delivered facilities and look forward to what's to come in the near future.

With a thoughtfully designed masterplan, the Manor Lakes community is one you will want to be a part of with established features ready and waiting such as:

- Primary and secondary schooling
- Early child care
- Shopping centre
- Parks and playgrounds
- Walking trails and bike paths
- Public transport links



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.





Artist impression



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Behind the stunning façade, these homes are both beautiful and functional with a light filled, open plan living zone downstairs and sleeping quarters upstairs.

The spacious L shaped kitchen overlooks the living and dining area, perfect for family time and entertaining, while a second living area to the front of the home offers the perfect space to relax and unwind.

A convenient powder room services the ground floor, accessible via a separate laundry with plenty of storage space.

Upstairs, the master suite is appointed with a generous walk in robe and private ensuite, with the other bedrooms sharing a spacious bathroom complete with a full size bathtub between them.

These premium homes come equipped with everything you need to make them instantly liveable, including high quality flooring, reconstituted stone kitchen benchtops, European appliances and stylish kitchen and bathroom fittings.



The Village is a pedestrian friendly, boutique neighbourhood within Manor Lakes that has been designed around people.

The Village will be a walkable neighbourhood with signature tree lined streets and walking paths that have been designed to create a modern village type feel where neighbours become friends.

The future Village Green, Town Centre, and community dog park, wetlands, and walking trails will be just a short walk from your new home, allowing you to live, shop, and play locally.

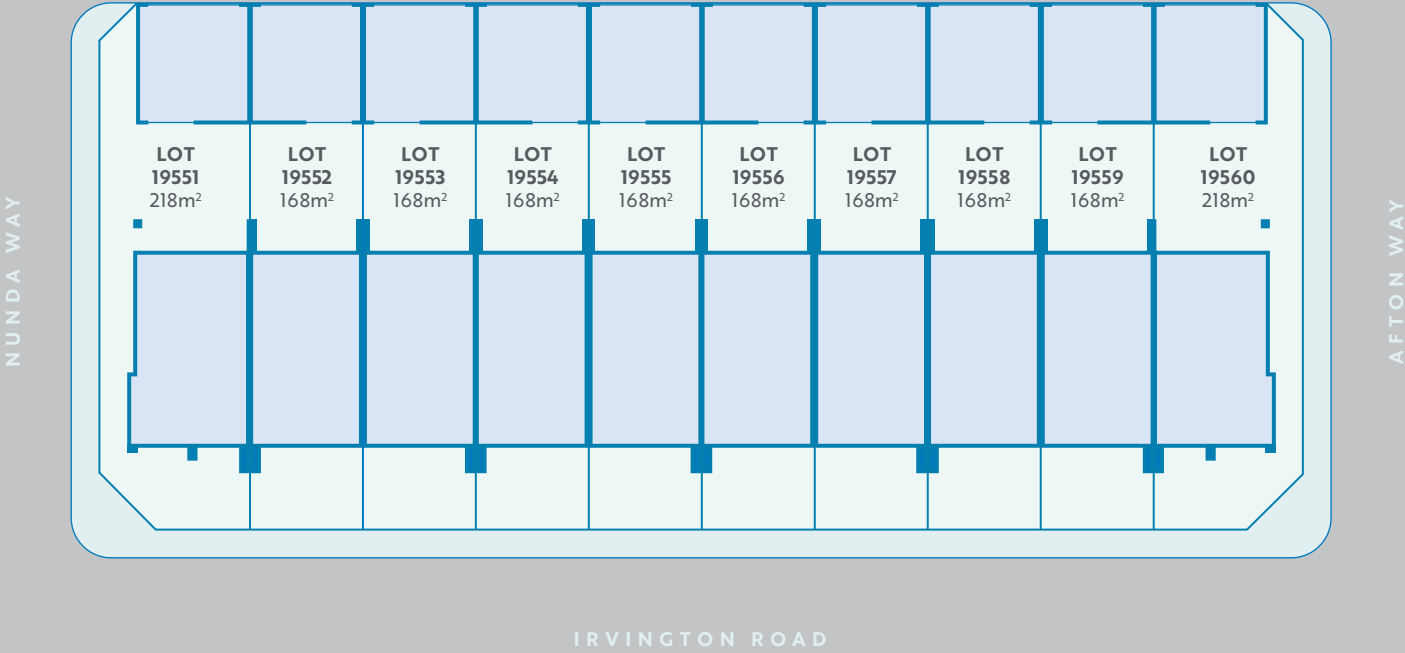
Stay well connected to all that the wider Manor Lakes community and Wyndham Vale area has to offer, with public transport links, walking paths and roads creating easy access to established local schools and the Manor Lakes Central Shopping Centre.

The Village Masterplan





SITE PLAN






TOWN CENTRE



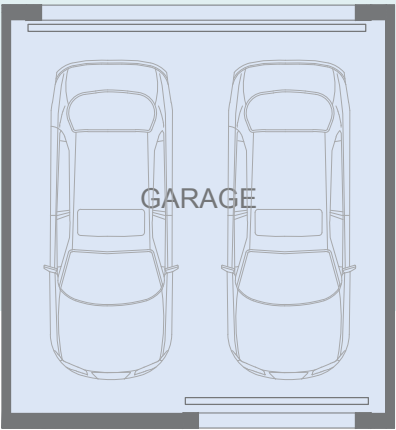
Floor plans.

ACACIA

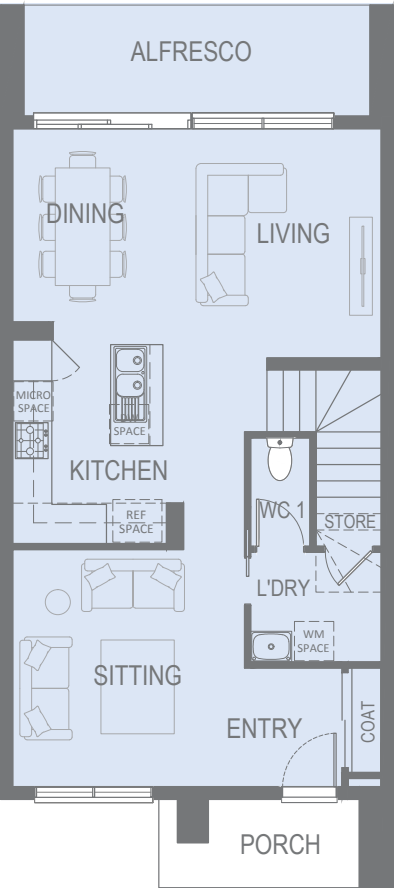
Lots: 19552 – 19559 (mirrored)

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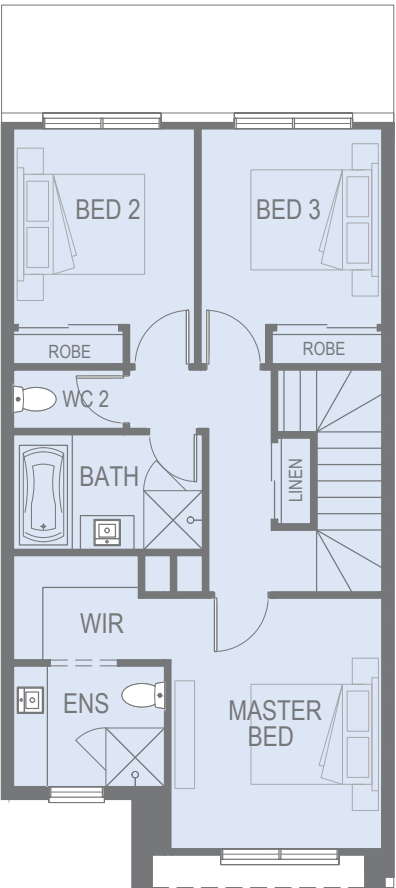
Area: 19.7 sq.



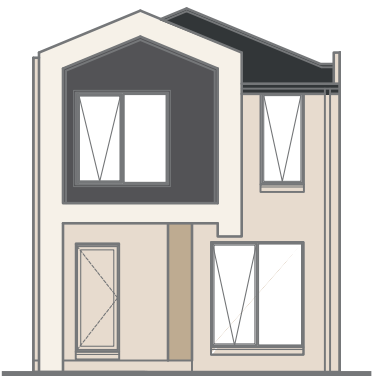
GARAGE (NOT IN POSITION)



GROUND FLOOR



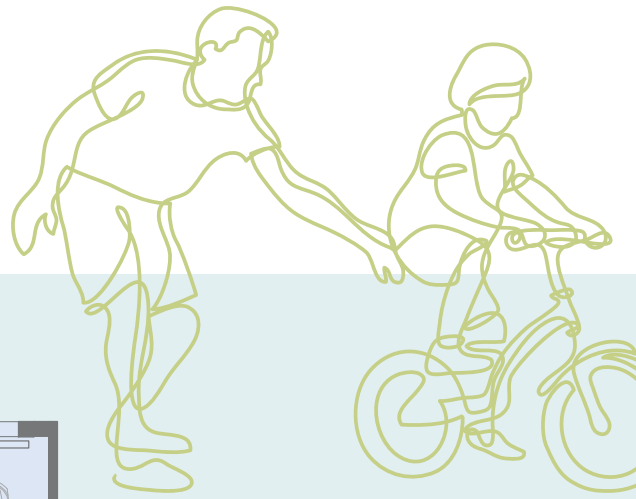
FIRST FLOOR



FACADE
Lots: 19552, 19555, 19556 & 19559 (mirrored)



FACADE
Lots: 19553, 19554, 19557 & 19558 (mirrored)



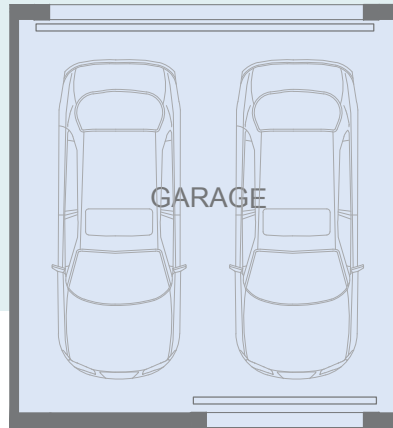
ACACIA CORNER

Lot: 19551 & 19560 (mirrored)

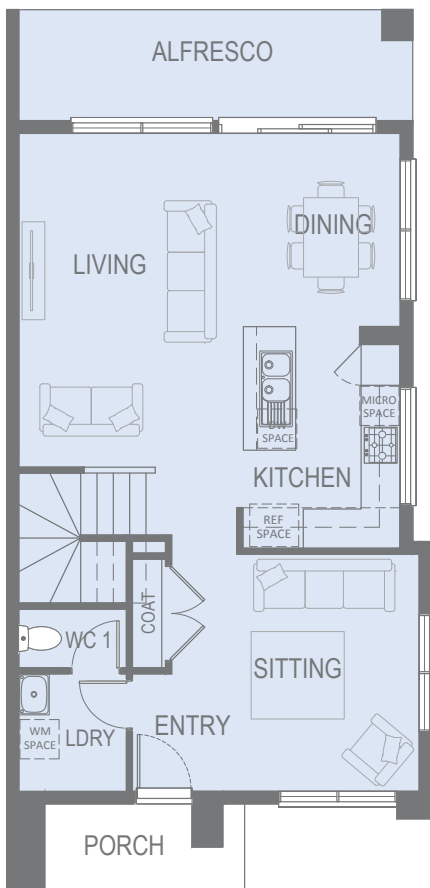


2

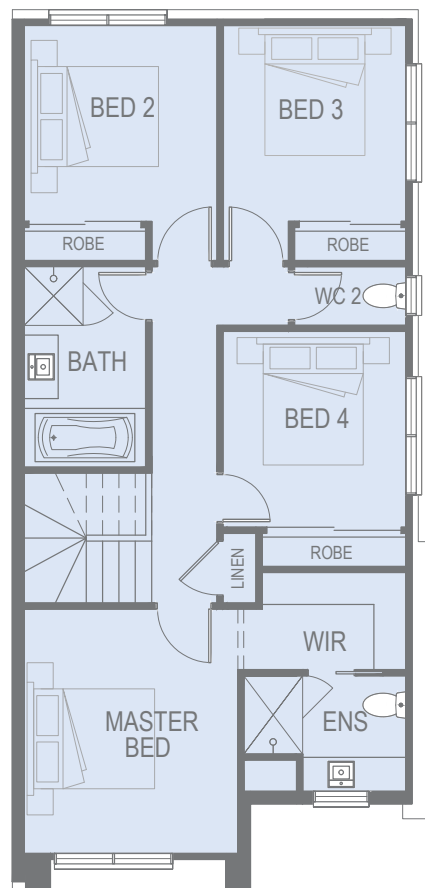
Area: 21.2 sq.



GARAGE (NOT IN POSITION)



GROUND FLOOR



FIRST FLOOR



FACADE
Lot: 19551



FACADE
Lot: 19560

Plans and information are indicative only and may vary without notice.
Furniture and vehicles are not included in the sale of the lot.



Inclusions.

SITE COSTS

- Fixed earthworks costs including removal of vegetation to building area.
- Connection of fresh water, natural gas & single phase underground power provided by the developer within the allotment.
- 2No water taps – 1 adjacent to water meter in front yard & 1 on wall attached to house.
- Fibre Optics provisions.
- Fixed priced engineer designed concrete foundations.
- Termite protection Part A & B.
- 6 Star Energy rating assessment and report.

EXTRA CARE

- 12 month subscription to RACV Home Assist
- To offset the CO2 created in the construction of your home, Sienna Homes purchase credits that fund the planting of biodiverse forests in Australia.

EXTERNAL GENERAL

- Fixed external façade and colour scheme prepared by our professional Interior Designer.

ROOFING

- Colorbond corrugated metal roof (excluding sarking).
- Colorbond steel fascia, quad gutter and rectangular downpipes.

GARAGE

- Sectional front garage door with powder coated finish.
- Automatic motorised garage door opener with 2No handsets to front sectional door.
- Rear garage roller door with manual operation & keyed lock.

EXTERNAL DOORS

- Front entry door as per developer guidelines and product façade – 2040mm high.

WINDOWS, SLIDING DOORS & INSULATION

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

INTERNAL GENERAL

- Choice of 2 fixed internal colour schemes prepared by our professional Interior Designer.
- Clix laminate floating flooring (with perimeter beading) to ground floor hallway, kitchen, living & dining
- Floor tiles to wet areas.
- Wall tiles to wet areas (refer drawings for extent).
- Carpet to balance of floor areas.
- 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 shadow line capping.
- 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 with 1No fixed shelf (white melamine finish) & single chrome hanging rod.
- Gainsborough internal hinged passage door lever handles.

PLASTER & PAINTING

- Premium 2 coat wall & 2 coat ceiling paint system.
- 75mm cove cornice.
- 65mm x 18mm single bevelled MDF architraves.
- 65mm x 18mm single bevelled MDF skirtings (tiled skirtings to wet areas).

KITCHEN

- Electrolux 600mm stainless steel electric oven.
- Electrolux 600mm stainless steel gas cooktop.
- Electrolux 600mm stainless steel slide-out rangehood (ducted to outside air).
- Electrolux 600mm stainless steel freestanding dishwasher.
- Franke inset stainless steel kitchen sink.
- Alder kitchen sink mixer.
- Reconstituted stone to kitchen benchtops – 20mm thick with 40mm thick square edge.
- Tiled splashback.
- Laminated finish kitchen base, overhead and full height cupboard doors and panels.
- Chrome edge-pull handles.
- Soft close door & drawer hardware.

LAUNDRY

- Combination stainless steel 45ltr trough & white powder coated steel cabinet.
- Alder sink mixer to trough and mini washing machine stops in chrome.

BATHROOMS

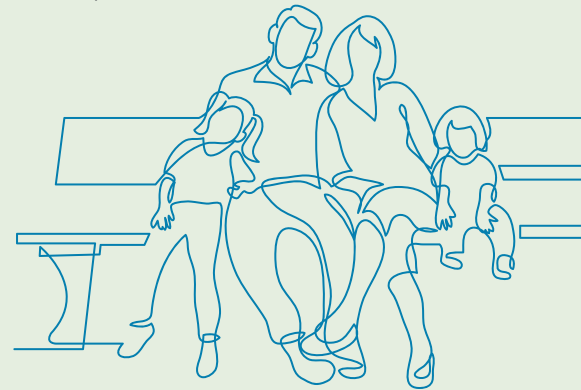
- Clark square vanity basins.
- Caroma wall hung vanity basin with chrome bottle trap to the powder room (if applicable).
- Stylus acrylic bath - White.
- Raised tiled shower bases with approximately 1950mm high clear glazed semi-framed shower screen & semi frameless pivot door with silver trims.
- Stylus vitreous china toilet suite with soft close acrylic seat – White.
- Alder basin mixers, wall bath mixer with straight outlet & shower mixers – Chrome.
- Alder shower rail with hand shower to showers – Chrome.
- Alder double towel rails to showers & towel holder to powder room – Chrome.
- Alder toilet roll holders – Chrome.
- Laminated finish vanity benchtops.
- Laminated finish vanity cupboard doors & panels.
- Chrome edge-pull handles.
- Polished edge mirrors above vanities.

ELECTRICAL, HEATING & COOLING

- Brivis gas ducted heating to living areas & bedrooms with manual thermostat.
- Instantaneous gas hot water service with recess box (or solar hot water service if recycled water is not available).
- LED downlights to living areas, hallways & external covered areas.
- Batten holder light points with acrylic light shades to balance of home.
- Ample single & double power points throughout.
- 2 No Free to Air Television points & 1 No Telephone point.
- Free to air television Antenna connected to television points.
- Double black para flood light w/- inbuilt motion sensor to rear yard.
- Ceiling exhaust fans above showers and to wet areas without external ventilation.
- Hardwired smoke detectors.

LANDSCAPING

- Garden beds, mulching, toppings & seeded areas.
- Water sensitive plant selections to front yard.
- Charcoal colour through concrete paving to porch & alfresco.
- Ground mounted fold-down clothesline.
- Austin letterbox with vinyl numerals.
- Side and rear fencing approximately 1800mm high as per developer requirements.



Optional Upgrades.

GENERAL OPTIONS

- Floor tiles from the category 1 range to entry, front hallway, kitchen, dining & living in lieu of standard laminate flooring.
- Engineered oak floating flooring (with perimeter beading) to entry, front hallway, kitchen, dining & living in lieu of standard laminate flooring.
- Roller block-out blinds to living room windows & sliding doors, bedrooms & wet area windows. Excludes entry door sidelights & stair void windows.
- Aluminium meshed sliding fly doors to all external sliding doors.
- Framed mirrored sliding robe doors to bedrooms in lieu of standard vinyl robe doors.

LANDSCAPING OPTIONS

- External BBQ wall mounted natural gas point.

KITCHEN & LAUNDRY OPTIONS

- A preselected range of Electrolux and Westinghouse oven, cooktop & rangehood options.
- Franke undermount sink.
- Glass Splashback including painted back to kitchen.
- Cold water point with mini stop to fridge space.
- Laminate base cabinet with 35lt Stainless Steel Inset Trough & extended benchtop to laundry.
- Reconstituted stone benchtops to laundry – 20mm thick stone with 40mm edge.
- Laminate overhead cabinets to the laundry including extended tiled splashback & plaster bulkhead above.

BATHROOM / ENSUITE OPTIONS

- Reconstituted stone benchtops to all wet area vanity units – 20mm thick stone with 40mm edge or apron front.

SECURITY & COMMUNICATIONS OPTIONS

- Security alarm system.
- Home Network provisions.
- Additional Multi Media point Cat5 (only available in conjunction with Home Network provisions).
- Additional 'Free to Air' TV point.
- Raised TV & Power Points to suit future wall mounted TV.

LIGHTING & POWER OPTIONS

- Additional batten holder light points, LED downlight points, para flood sensor lights and fluro lighting.
- A preselected range of additional ceiling fan options.
- Additional sealed exhaust fan.
- Additional indoor and outdoor double power points & USB charger outlets.
- Note: all electrical changes to have sketch plan of locations.

AIR CONDITIONING OPTIONS

- Daikin split system with remote control to main living.
- Daikin Q Series split system with remote control to bedroom 1.
- Daikin outdoor condenser.



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SIENNA
HOMES

MAKING ROOM FOR LIFE



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