



DISPLAY SMARTS[®] FEAT. The Grand ALEXA

27 Overland Approach, Wanneroo





THIS DISPLAY IS BRIMMING
WITH SMARTS ☀️

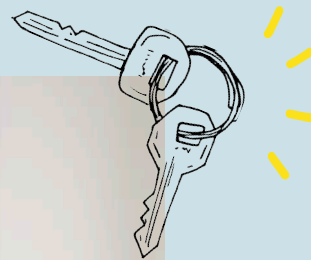
Because smart design means so much more than building something beautiful. It's about making a better and more inviting home that'll grow and support you over the years to come. At least that's our mantra, and we're sticking to it.

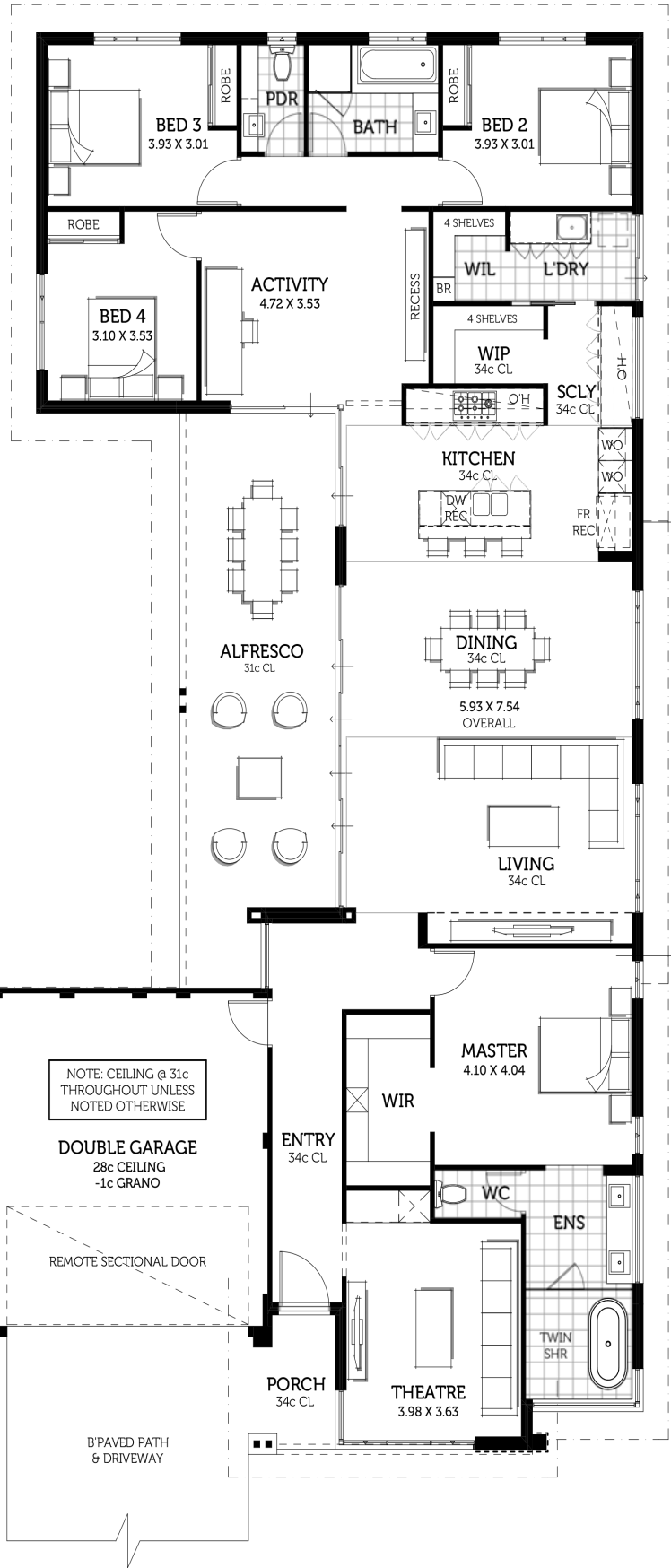
“ Relaxed, chic, warm, boujee?! Have it all with The Grand Alexa, Wanneroo.

Who doesn't love a chill weekend away down south? (totally spent with beach yoga and not wines). But unless you invented Chat GPT or something, you can't afford to go every week! So, your home's gotta step up and be your haven from the Suits-style grind (we're guessing there's less mid-work whiskeys with you though!). Our new display home, The Grand Alexa, is your escape from daily stress, a home with full-on 'How's the serenity?' vibes.

Alexa's got the relaxed look of a Marg's hipster café, with gorg' features like exposed stone walls, warm, earthy tones, and natural materials like timber and wicker. There's a massive kitchen with a walk-in pantry and scullery where you'll make all those green smoothies (or pasta... Nigella's way over Gwyneth's any day), and a huge central alfresco area that opens out from the living room making everything bright and airy.

The master bedroom is like a permanent hotel staycation itself, with two sinks and a freestanding bathtub in the ensuite, and an Emily in Paris-level walk-in wardrobe!






 **4 Bed**

 **2 Bath**

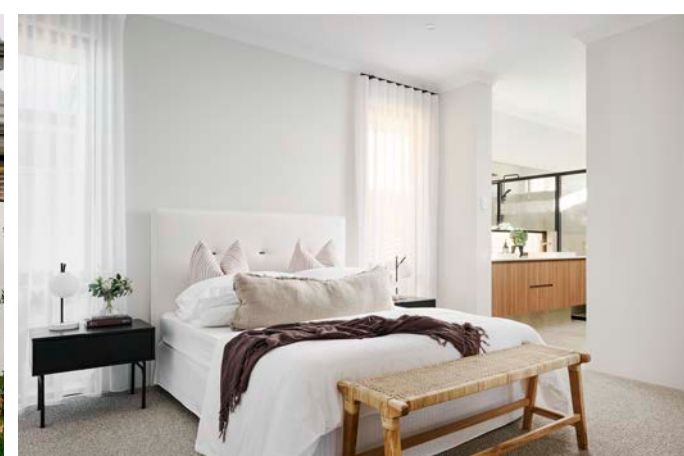
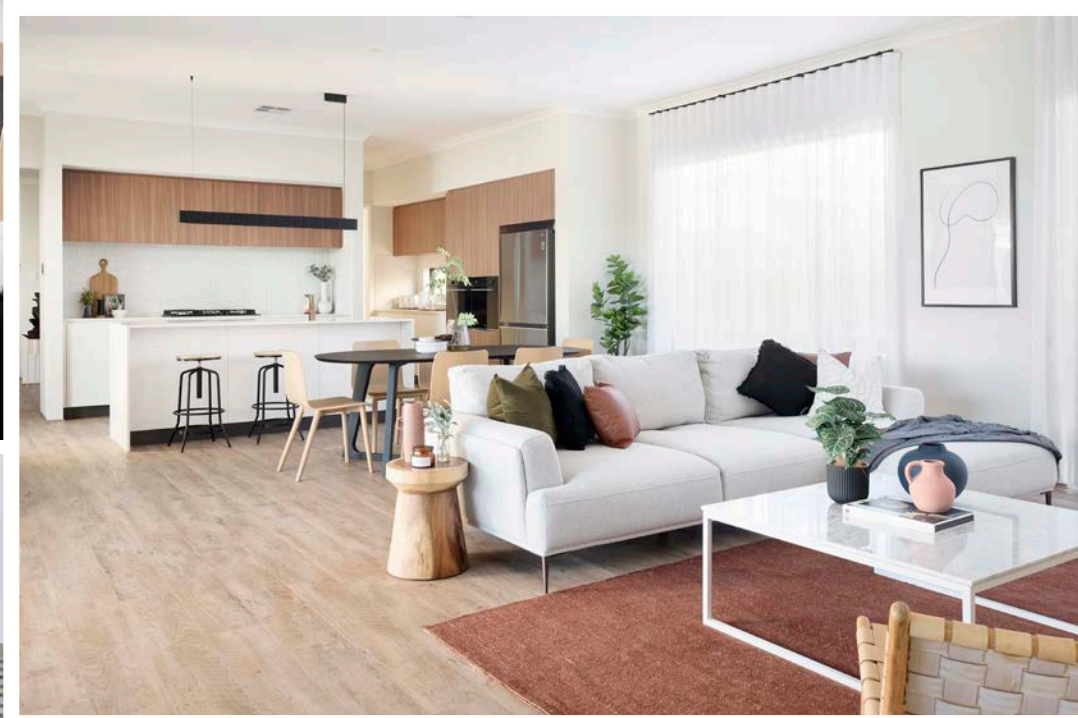
 **2 Car**

 **296.48m²**

 **15m Frontage**



A home with countryside chill but you keep that high-flying city job? Yes please.



GET THE LOOK

Like what you see? Here's how to get the look for yourself. You're welcome.



Elevation

COLORBOND® steel fascia	COLORBOND® Wallaby
COLORBOND® steel roof	COLORBOND® Harmony Contemporary Shingles - Lily
COLORBOND® steel gutters	COLORBOND® Wallaby
External render	Wattyl Slightly
Feature render	Wattyl Woodland Grey / Archistone - Beech Randomstone (Stone Cladding)
Window frames	Affinity Black
Garage Door	Centurion Mediterranean (Woodgrain) COLORBOND® Surfmist
Paving	Midland Brick Vistapave - Gem (Geo)



Kitchen

Silestone benchtops	Silestone Yukon 20mm - Polished
WA-made cabinetry	Laminex Chalk White - Natural Finish
WA-made overhead cabinetry	Laminex Oiled Legno - Chalk Finish
Splashback	Crosby Mini Stack White Esge Gloss Mosaic
Grout (if applicable)	Not applicable
Tapware	Alder TAYA Sink Mixer Matt Copper



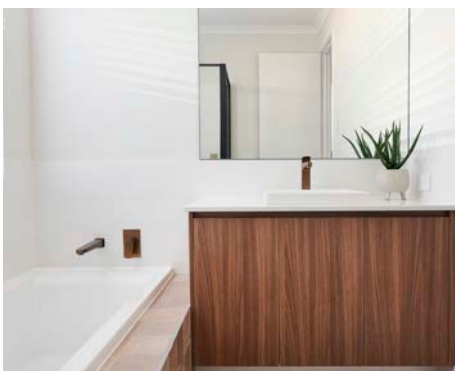
Internal finishes

Walls	Wattyl Slightly
Feature walls	Wattyl Western Red / Wattyl Warm Beige (Demi Round 20 Cladding)
Doors & frames	Wattyl White
Flooring	Trevors Carpets Vinyl Plank Moduleo Impress Castle Oak
Bedroom carpet	Trevors Carpets Rosaline Gregory



Ensuite

Wall tile	Crosby Lanka R101M White Matt
Floor tile	Crosby Krem Beton Cloud Matt - Rectified Glazed Porcelain
Feature tile	Not applicable
Tapware	Alder WISH Wall Bath Mixer Set
WA-made cabinetry	Laminex Oiled Legno - Chalk Finish
Benchtops	Silestone Yukon - Polished
Basin(s)	Seima Kyra Inset Basin



Bathrooms

Wall tile	Crosby Lanka R101M White Matt
Floor tile	Crosby Clay Terra Matt
Feature tile	Crosby Krem Beton Cloud Matt - Rectified Glazed Porcelain
Tapware	Alder WISH Wall Bath Mixer Set
WA-made cabinetry	Laminex Oiled Legno - Chalk Finish
Benchtops	Silestone Yukon - Polished
Basin(s)	Seima Kyra Inset Basin



Laundry

Wall tile	Crosby Clay Terra Matt
Floor tile	Crosby Krem Beton Cloud Matt - Rectified Glazed Porcelain
Tapware	Akita Washing Machine Taps
WA-made cabinetry	Laminex Oiled Legno - Chalk Finish
Benchtops	Silestone Yukon - Polished
Basin(s)	Seima Acero Inset Trough

NOT-SO-STANDARD STANDARDS

Our homes are full of stuff you'll ooh and ahh over, every single day. Like WA crafted kitchen cabinetry, deluxe stainless steel kitchen appliances, full internal wall paint, and so, so, so, much more. All as standard.

PEACE OF MIND COVERAGE

- Six month maintenance period
- Lifetime Structural Warranty*
- Shire Building Dept. and Water Corporation application fees
- Housing indemnity insurance
- Site contour survey and Engineer's soil report
- NatHERS 6-star energy accredited home
- Obligation free site inspection

EXTERIOR

- Engineer designed concrete footings and floor slab
- Termite treatment in accordance with the National Construction Code (NCC)
- Clay bricks - wide selection of 2 course face bricks (1 course included where displayed) from Builder's Standard Range
- Choice of face brick or acrylic render finish to front of house for street appeal
- Smooth finish plasterboard lining with 55mm cornice to garage, alfresco and portico (as applicable)
- Cream rolled mortar joints to all face brickwork
- Quality Affinity aluminium key lock windows and sliding door frames, lockable in vented positions
- Flyscreens to all aluminium windows and sliding doors
- Spotswood glazing to ensuite, bathroom and WC window unless otherwise stated
- Timber door frame to front entry (single rebate)
- Harmony Habitat and Contemporary shingle roof tiles or COLORBOND®
- 25° roof pitch as standard
- COLORBOND® slotted storm gutters, fascia and downpipes
- Corinthian feature glazed entry door from Builder's Standard Range and solid core garage access door
- Gainsborough Adel or Bela Double Cylinder Entrance set to front entry door
- Gainsborough leverset handle and deadlock to garage door from Builder's Standard Range
- Light point outside each external door
- Two garden taps
- 5-star energy efficient Rinnai B26 instantaneous gas hot watersystem with 1 controller (no recess box)
- Extensive range of pavers from Builder's Standard Range
- Driveway up to 6m long paved and connecting path
- Garage as per plans with grey grano hardstand and remote sectional door (with 3 remote controls) with flush fit pelmet (where required)
- Feature tile cladding (\$44/m² retail PC allowance) where applicable

KITCHEN

- 20mm Silestone benchtops from Builders Standard Range
- Overhead cabinetry (as shown on plan)
- \$44/m² retail allowance for ceramic wall tiles
- Seima undermount sink
- Vito Bertoni Eeva tapware, available in a range of finishes
- Choice of 2 x Belling 600mm (BDO606BK) black glass ovens OR 1 x Belling 900mm (BDO9608BK) black glass oven
- Belling 900mm (BDC905LBK) black glass 5 burner gas hot plate
- Belling concealed undermount rangehood (BDU90BK)
- Wide selection of Hettich handles to all cupboard doors
- Dishwasher recess including cold plumbing and single GPO

INTERIOR

- Smartwall by GTEK™ with no crack guarantee*
- Full internal wall paint with Watty's 2-coat colour system
- Metal corner beads to all trafficable corners
- Hard wired smoke detectors as per statutory requirements
- Two RCD safety switches
- Insulation R4.0 batts to house power points & light switches
- Clipsal Iconic power points & light switches throughout
- Gainsborough Aurora or Angular leverset door handles to all internal doors
- Privacy latches to ensuite, bathroom, WC and master suite
- Metal internal door frames
- Weather draft seals to front entry door
- Hot water anti-scald valve
- Quality soft closing drawers and doors to cabinets
- Mirrored robes to all bedrooms, as shown on plan
- Mirrored built-in or walk-in linen cupboards, as shown on plan
- NBN Ready Pack – phone point, TV point and data point with TV antenna if required

ENSUITE AND BATHROOM

- 20mm Silestone benchtops from Builders Standard Range
- \$44/m² retail allowance for ceramic wall and floor tiles
- 2000mm high tiling to shower recesses
- Semi-frameless panel and pivot door to ensuite and bathroom shower
- Hobless shower to ensuite and bathroom
- Full width framed mirrors over vanities
- Alder Taya or Wish towel rails and toilet rollholder in Chrome or Matt Black
- Freestanding bath to ensuite, from Builder's Standard Range (if applicable)
- Seima Select or Tondo 1525mm bath to bathroom
- Vito Bertoni Eeva tapware to vanities, baths and showers, available in a range of finishes
- Alder Excite rail with handheld shower in Chrome, Matt Black or Brushed Nickel to ensuite
- Alder handheld Kasi shower head in Chrome, Matt Black or Brushed Nickel to ensuite
- Flumed exhaust fan to WC
- Seima Kyra inset basin or Plati undermount basin to ensuite
- Seima Kyra or Chios inset basin to bathroom
- ABS edging to all cabinet doors, drawers and exposed edging
- Square chrome floor waste cover

LAUNDRY AND WC

- 20mm Silestone benchtops from Builder's Standard Range
- \$44/m² retail allowance for ceramic wall and floor tiles
- Flumed exhaust fan to WC
- Seima Liara wall faced toilet suite, with classic soft close seat
- Vito Bertoni Eeva tapware, available in a range of finishes
- Alder mini washing machine taps

LIKE WHAT YOU SEE?
BUILD ONE FOR YOURSELF.

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