

Limited edition Stockland Zinc Lane Terraces

Innovation in construction,
built by INKA.



Price correct as at 1/8/21. Subject to change. Image is an artist's impression of Stockland Zinc Lane in Treeby and is included for illustrative purposes only and is subject to change. Customers should review the inclusions contained in the contract for sale.



Stockland



Zinc Lane

Explore our portfolio of limited edition, two-storey designer residences in leafy Treeby

Our newest and final collection of architecturally designed terraces offer a low-maintenance lifestyle with high-quality fixtures and intelligent open-plan interiors. Working for the first time with INKA, part of the Zorzi Group of companies, every detail has been considered. All you need to do is choose the home design you love.

Located 25km South of Perth's CBD, Zinc Lane at Calleya is a culmination of inspired architecture, innovation and affordability.





Zinc Lane features:

- Green title block – no strata fees to pay
- 2.7m ceiling heights to ground and first floor
- SGP special 5 year Warranty on selected Fisher and Paykel appliances 20mm Q Stone
- Benchtops, 600mm stainless steel appliances including dishwasher
- Semi frameless shower screens, 20mm Q Stone benchtops and China inset basins to ensuite and bathroom



Image is an impression of Stockland Zinc Lane at Calleya and is included for illustrative purposes only and is subject to change. Customers should review the inclusions contained in the contract for sale.



Life at Zinc Lane, Calleya

Zinc Lane at Calleya is ideally located in Stockland Calleya, Treeby. From tree-lined streets to walking trails, playgrounds and parks, everything is at your doorstep.

It's also within easy reach of local schools, Murdoch University, the Fiona Stanley Hospital, local shops and is only a short 25-minute drive from Perth's CBD. Plus the Cockburn Train Station is only moments away, providing seamless access to the rest of the region.



Within easy reach of:



Major shopping centre Cockburn Gateway just 2km from Calleya



Close to large retail stores ranging from Bunnings and Freedom Furniture through to Pet City and Spotlight



Close to reputable, established primary and high schools



Murdoch University



Fiona Stanley Hospital



25km to Perth CBD



Cockburn train station is just 1.8km from Calleya, with Perth CBD just four short stops away



Local businesses located within Calleya



Mooba Cafe



Nido Early School



Treeby Primary School opening 2022

Inclusions

General:

Design

Combination of timber frame, cladding (painted and Acrylic render) and insulated paneling

Colourbond metal roof cover

Colorbond gutters, fascia and downpipes

Heating/Cooling

R4.0 ceiling Insulation

R2.0 insulation to internal walls

R1.75 insulation to Boundary walls

Split system air-conditioning (master and living)

Windows and Sliding Doors

Powder-coated aluminium 2400mm windows and sliding doors

Flyscreens to all openable windows and external sliding doors

6.38mm laminated glass windows and doors to habitable rooms

All windows, ex wet areas

Doors

Painted flush panel solidcore door to front entry with clear glazed sidelight

Painted standard flush panel door to internal doors

Mirror sliding doors to master robe

Vinyl panelled sliding doors to bedrooms 2 & 3

Garage sectional overhead door and 3 automatic handsets

Door Furniture

Privacy lever handles to bathroom/ensuite and powder room

Lever and dead-lock bolt to entry and garage doors

Internal – Satin chrome lever

Walls and Ceilings

2666mm ceiling heights to ground and upper

Painted plasterboard walls (internal)

Painted plasterboard ceilings

Skirting

Lighting

LED downlights throughout

Exhaust fan – ducted ceiling mounted to bathroom, ensuite, laundry and WC where no external ventilation is available

Fluorescent garage light

Feature kitchen pendant lights over benchtop

Floor Coverings

Tiles to laundry, powder room and bathrooms

Carpet to all bedrooms and stairs

Vinyl plank (timber look) flooring to entry, dining, kitchen and living

Fixtures and Fittings:

Kitchen Appliances

Fisher and Paykel 600mm stainless steel built-in electric oven

Fisher and Paykel 600mm stainless steel gas cooktop

Fisher and Paykel stainless steel integrated 600mm rangehood

Fisher and Paykel 600mm stainless steel dishwasher

Kitchen Joinery

20mm Q Stone benchtops

Laminate cabinets and drawers with soft closers

Kitchen Fixtures

Stainless steel under-mount double bowl sink

Tiled splashback

Brushed nickel gooseneck sink mixer

Water point to refrigerator recess

Laundry

45l stainless steel inset trough

Laminated benchtop

Brushed nickel gooseneck sink mixer

Tiled splashback

Linen cupboard with pre-finished board and melamine shelves

Ensuite/Bathroom/Powder Room

20mm Q Stone benchtop to ensuite and bathroom

Laminate cabinet and drawers

Inset basin to ensuite and bathroom

Hobless showers to ensuite and bathroom

Square hand wall basin to powder

Brushed nickel basin and bath mixer set

Brushed nickel shower rose mounted on rail

Semi frameless shower screen to ensuite and bathroom

Back to wall toilet suite white vitreous China cistern and pan

Acrylic inset bath

Combination of 300 x 600mm floor tile and 300 x 600mm wall tile

Satin Chrome framed mirror

Brushed nickel finish double towel rail and toilet roll holder to ensuite and bathroom

Robe hook to ensuite only

Brushed chrome finish toilet roll holder and hand towel ring to powder

Electrical

TV point to living and main bedroom

Foxtel ready point to living

Phone/data points to living

NBN ready

External:

Landscape

Mulched garden bed with planting and tree to front garden

Mulched planting beds to rear garden

Paved porch entry, courtyard and alfresco

Others

External wall light to front entrance and rear yard

Paved driveway

Concrete grano to inside of garage

Fold down clothesline

Powder coated aluminum slat front fence, gate and side boundary where applicable

Colorbond fence to courtyards where applicable

Two outdoor garden taps (to front &/or courtyard/alfresco)

26L instantaneous gas hot water unit

Termite protection system

Smoke alarms

Powder coated aluminium handrail internally to stairs

Powder coated aluminium balustrading externally (where applicable)

Stainless Steel fence mounted letterbox



WELS star rating^

Product	Product Code	WELS Star Rating	Flow Rate Ltrs Per Min	WELS Registration #
Kitchen Mixer – SAMM Gooseneck Sink mixer – Brushed Nickel	31774	5	6	T36718
Laundry Mixer – SAMM Gooseneck Sink mixer – Brushed Nickel	31774	5	6	T36718
Showerhead – Kasi Bracket & Fresco HS375 Rail Shower – Brushed Nickel	98407	3	9	S09859
Bathroom Mixer – SAMM Basin Mixer – Brushed Nickel	31714	5	6	T36723
Bathroom Spout/Mixer – SAMM Bath wall mixer set with 170mm spout and no backplate – Brushed Nickel	31742	NA	NA	NA
Toilet – Solus SQ Back to Wall – Toilet Suite with soft closing seat	9505481	4	3.5	L04970
Dishwasher – 600mm Fisher & Paykel Free Standing – Stainless Steel	DW60FC1X1	5	11.4	D01930

^Full WELS information for each WELS product will be provided prior to settlement. Final WELS products will be equal to or more efficient than the Standard Inclusions specified star rating and flow rate.

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