GOLD SERIES BELL I

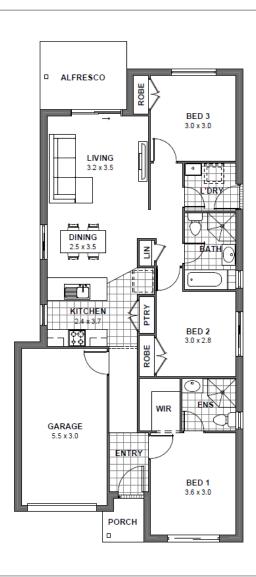


GOLD SERIES

BELL | \$680,000 Elara is an exciting community in Sydney's North-West that has it all. This much-anticipated community in Marsden Park is located in a picturesque setting with views of the breathtaking Blue Mountains and hectares of open space to enjoy. Elara is a unique community. Offering everything your family needs to work, learn and play. Close to schools, shops and transport, you can trust every aspect of this special neighbourhood has been carefully considered for you to live your best life.



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edrooms bathrooms car spaces build area land area



NORTH WEST

MARSDEN PARK Elara Elara is a unique community. Offering everything your family needs to work, learn and play. Close to schools, shops and transport, you can trust every aspect of this special neighbourhood has been carefully considered for you to live your best life.

Quick facts







What The masterplan for the existing Elara community will yield more than 300 residential lots, more than 900 of which have been sold since the project launched in April 014.

Area 19 ha on Richmond Rd, Marsden Park. Blocks of land From 50 sqm to 450 sqm average with some larger lots.

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With brand new sports fields, a pocket park and the future Livvi's Place playground, Elara is an inclusive and active community that encourages exercise and play for people of all ages and abilities

Enjoy over—kilometres of walking and cycling pathways for connecting with neighbours and enjoying the sunshine. The central and northern playing fields will be connected by a green link contributing to the more than 40 hectares of open space within Elara.

Elara has education well organised with the St Luke's Catholic College catering years -1 . The school is currently operating and enrolling children from early learning, to kindergarten and through to ear . St Luke's Catholic College will grow to be a complete -1 school by 0 0.

There is also a future state primary school planned within the community, and a proposed primary school and proposed high school nearby. Elara is conveniently located just 10 minutes by car from Schofields Train Station. That means getting into Sydney's CBD, Parramatta and Blacktown is quick, convenient and economical. Getting to the station has become even easier with a FREE shuttle bus service during peak hours taking residents to and from Schofields Train Station.

Stockland is one of the largest diversified property groups in Australia owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Founded in 195 , today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work. Our vision is to be a great Australian real estate company that makes a valuable contribution to our communities and our country.













MOVE IN, READY





We don't just give you a turnkey home, we give you a 'Move in, Ready' Home.

With a 'Move in, Ready' Home, you'll get:

- Driveway
- Fencing
- Turf
- Landscaping as per CDC Landscaping Plan
- All base site costs
- Letterbox
- Clothesline
- Floor Coverings.

No confusion, no games, no gimmicks. With '*Move in, Ready'* CHL takes the pain out of building.

Make sure your comparing apples to apples....

No hidden or extra costs....

Every builder has a different definition of turnkey inclusions - but what do they really mean?

Some have driveways, some have turf, some have floors, some have neither, some have extra costs.

Make sure you always ask for a full quote for site costs and get a list of what your turnkey inclusions are.

At CHL we are 'Move in, Ready'. Get what you really want, get what you expect, with no extra or hidden costs.

Are you 'Move in, Ready'?

SPECIAL PROMOTION UNTIL END OF JUNE 2019

EXTERNAL

garden tap.

INTERNAL

Slab	Engineer designed concrete slab to suit	Ceiling	2440mm ceiling height	
	'M' classification soil.	Floor	300mm engineered floor joist system.	
Frames	450mm Eaves as per architectural plan, 90mm external stud frames to ground and first floor.	Cornice	90mm cove cornice.	
Pest Treatment	Termite Protection to pipe penetrations and perimeter.	Staircase	Painted timber staircase with square newel posts, handrail and balusters with MDF treads and risers.	
Driveway	Broom finished Plain Concrete Driveway including Plain Concrete Crossover (from boundary to kerb) and Pathway from Driveway to Porch	Skirting & Architrave	42mm bevelled edge architrave with paint finish and 67mm bevelled edge skirting with paint finish.	
Roof	Concrete roof tiles from standard builder's range	Robes	Flush panel internal 2040mm doors in pre- primed paint finish to bedroom robes with	
Windows	Aluminium Windows and Sliding Doors		one melamine shelf and hanging rail.	
Bricks	Selection of Bricks from Builders' standard range	Cupboards Linen/Store	Melamine shelves four (4) to Linen Cupboard, one (1) to Broom Cupboard, one (1) to store cupboard and one (1) to	
Fascia/Gutter	Colorbond fascia and gutter with painted PVC Downpipes		Coat Cupboard including hanging rail. (where applicable to design).	
Garage	Colorbond Sectional Overhead Door	Insulation	R2.0 Thermal Batts to External Walls including internal wall between garage and house (excludes external walls of garage).	
Rainwater Tank	Rainwater tank as per BASIX requirements, 3,000 litre Colorbond Coloured Steel aboveground water tank connceted to all toilets, cold washing machine tap and one		R3.5 Thermal Batts to ceilings with roof over (excluding ceilings over garage, porch, alfresco).	

KITCHEN

ENSUITE & BATHROOMS

Cabinetry	Overhead cupboards to Kitchen. Bulkhead to Overhead Cupboards. Kickboards as per doors. Cutlery Tray to Kitchen Drawer.	Cabinetry	Vanity Unit, with laminated square edge tops, and laminated doors with PVC edges in a wide range of colours.
Benchtop	Laminated square edge benchtops in a wide range of colours. SEE PROMOTION	Vanity Basin	Semi-Recessed or inset (per architectural plans) with one tap hole and standard plug
Oven	60cm Electric Oven in Stainless Steel Finish.		and waste.
Cooktop	60cm 4 Burner Gas Cooktop in Stainless Steel Finish. OR 60cm Ceramic 4 Burner Electric Cooktop	Powder Room	Laminated benchtop and apron (where specified on brochure plan).
	(if no gas available)	Vanity Mirrors	Frameless polished edge bathroom mirrors.
Rangehood	60cm retractable externally ducted rangehood in Stainless Steel finish.	Baths	White Rectangular Bath
Tapware	Chrome Mixer Tap to Kitchen Sink.	Toilet Suites	Close Coupled Toilet Suite with soft close seat.
PROMOTION UNTIL END OF JUNE 2019	Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.	Shower	Framed showed screens with pivot doors, chrome trims and clear laminated glass.
PROMOTION UNTIL END OF JUNE 2019	Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).	Tapware	Chrome Lever Mixer to all Basins. Chrome Lever Mixer and outlet to Bath. Multifunction hand-held shower with rail and lever mixer.

AL-A CARTE UPGRADE LIST

Provide ceramic floor tiling in lieu of Carpet to the Entry Hallway, Family and Meals (selected from the Builder's standard range).	\$3,590
Provide ceramic floor tiling to the Front Porch (selected from the Builder's standard range) including steps if applicable.	\$525
Provide ceramic floor tiling to the Alfresco (selected from the Builder's standard range) including steps if applicable.	\$1,075
Provide 14KW standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling. (Note: Positions of outlets and return air is determined by air conditioning contractor. This unit is designed to have one zone operating at a time).	\$12,050
Provide 2.5Kw split system air conditioning unit to Living.	\$2,230
Provide alarm system with four sensors, including single power point and additional phone point.	\$1,410
Provide 90cm wide electric oven, gas cooktop and canopy rangehood in lieu of standard 60cm wide oven, cooktop and rangehood	\$1,610
Provide Built Under Dishwasher in Stainless Steel finish and Microwave including Trim Kit in Stainless Steel finish.	\$1,495
Provide Oyster Light Fittings to Bedrooms.	\$440
Provide 2 globe heat / fan / light unit to Bathroom and Ensuite (if applicable).	\$520
Provide Downlight package to ground floor living areas and alfresco (includes up to 12 x Downlights).	\$1,490
Provide a Glass kitchen splashback (from The Builder's standard range) in lieu of standard tiles.	\$1,580
Provide 20mm standard range stone bench top to Kitchen in lieu of standard laminate.	\$3,510
Provide 20mm standard range stone Waterfall Ends in lieu of standard laminate end panel to Kitchen Island Bench.	\$1,200
Provide 20mm standard range stone bench top to vanities (to be the same selection as kitchen) in lieu of standard laminate.	\$1,160

AL-A CARTE UPGRADE LIST

Provide Semi-Frameless Shower Screens in lieu of standard Framed Shower Screens to Main Bathroom and Bedroom 1 Ensuite.	\$390
Provide capped off water point to fridge space	\$380
Provide remote control operation to Garage Door, including single power point to suit.	\$695
Provide standard range corrugated profile Colorbond roof with medium duty sarking	\$2,800
Provide nominal 2600mm high ceilings to the Ground Floor.	\$3,990
Provide 2100mm high mirrored sliding doors in lieu of standard flush panel hinged doors to Bedroom Robes	\$525



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