

The
Meadow
Release

— WOLLERT —
MASON
QUARTER





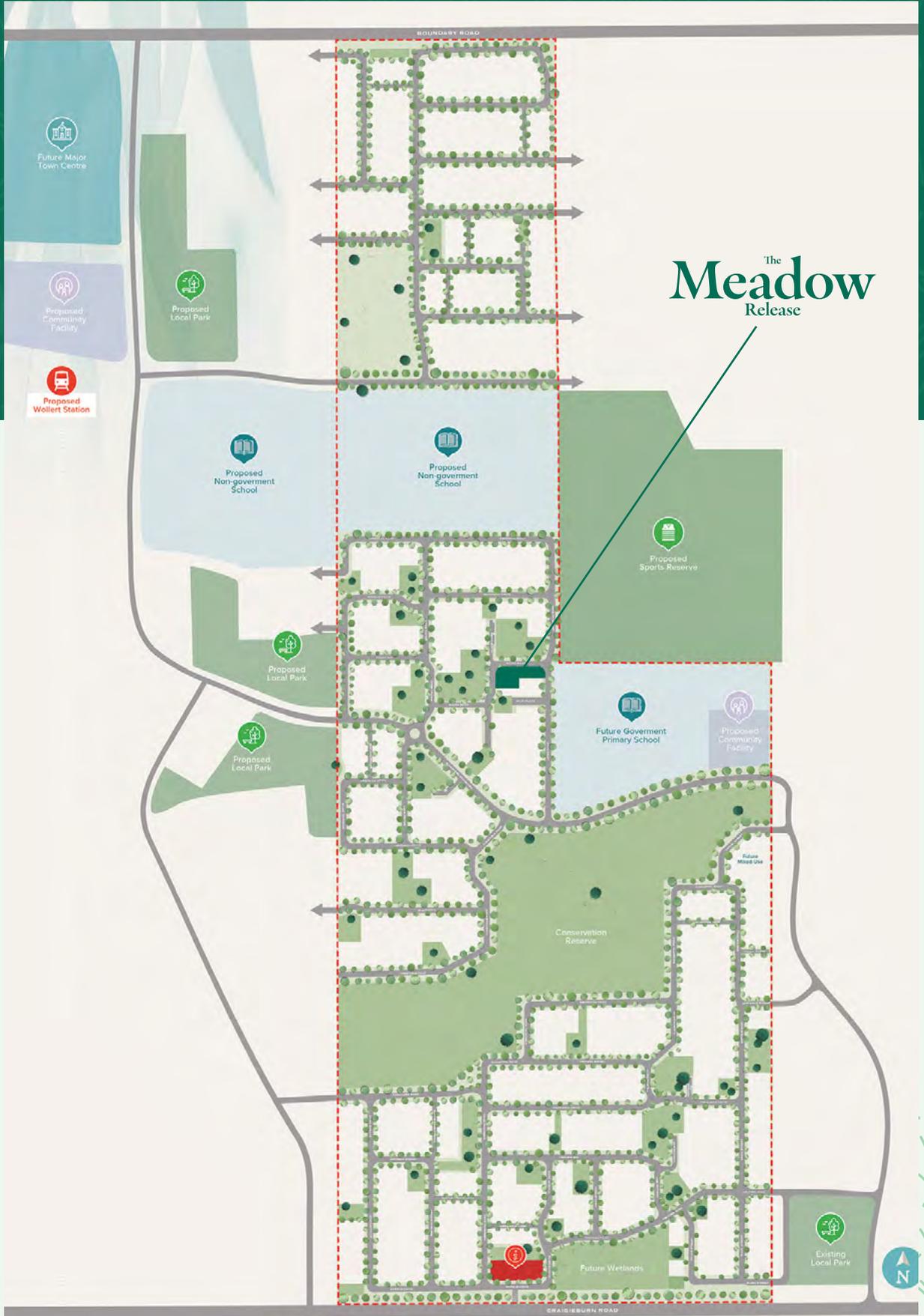
The community will offer the opportunity for people to craft their ideal lifestyle in beautiful, natural surrounds, with a diverse range of home styles available.

Created by highly regarded developer Cedar Woods, Mason Quarter will become a place where you can experience the vibrancy, excitement and unexpected nature of life, and embrace every moment of it.



ARTIST IMPRESSION

Masterplan subject to change.



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Lot 659

Lot 658

Lot 657



Lot 656

Lot 655



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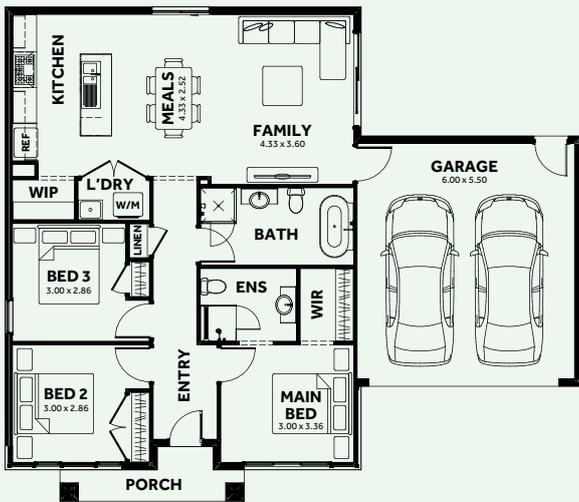


ARTIST IMPRESSION – ARCO 2-17

LOT 659 – SENJI 6-16



ARTIST IMPRESSION



Senji 6-16

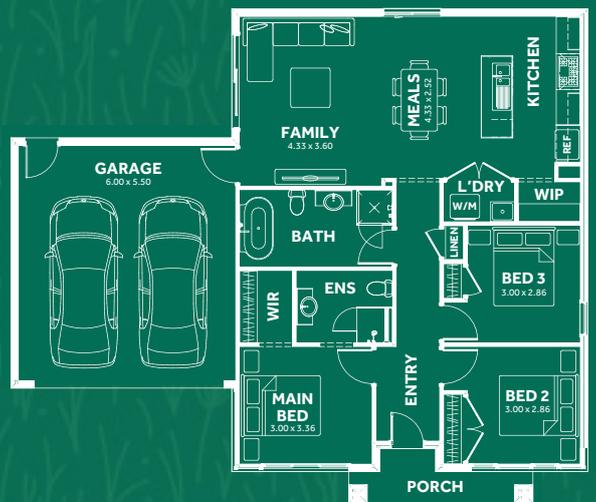
Lot 659 Racka Rd Wollert

Exterior Width: 14,600mm

Exterior Length: 12,600mm

Total Area: 145.72 m² | 15.69 sqs

Facade: H2 | Lot size: 296 m²



Senji 6-16

Lot 658 Racka Rd Wollert

Exterior Width: 14,600mm

Exterior Length: 12,600mm

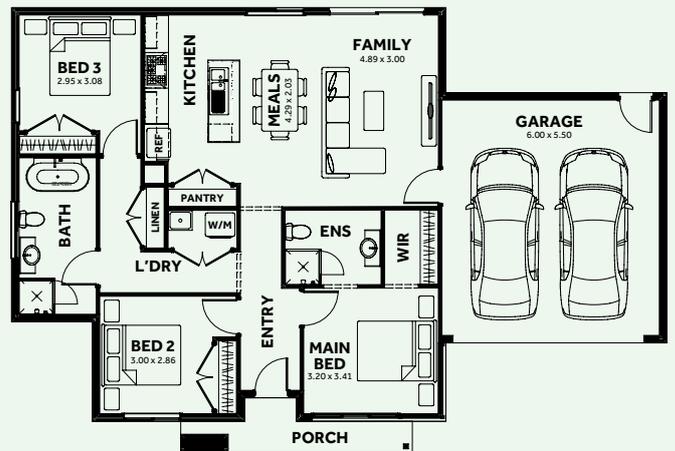
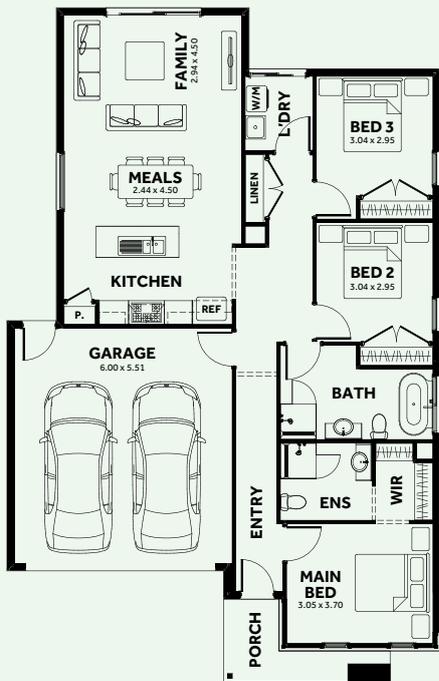
Total Area: 146.87 m² | 15.82 sqs

Facade: P4 | Lot size: 277 m²

LOT 657 – ARCO 2-17



ARTIST IMPRESSION



Arco 2-17

Lot 657 Racka Rd Wollert

Exterior Width: 10,970mm
Exterior Length: 17,200mm

Total Area: 154.59 m² | 16.63 sqs
Facade: H4 | Lot size: 289 m²

Senji 6-16

Lot 656 Racka Rd Wollert

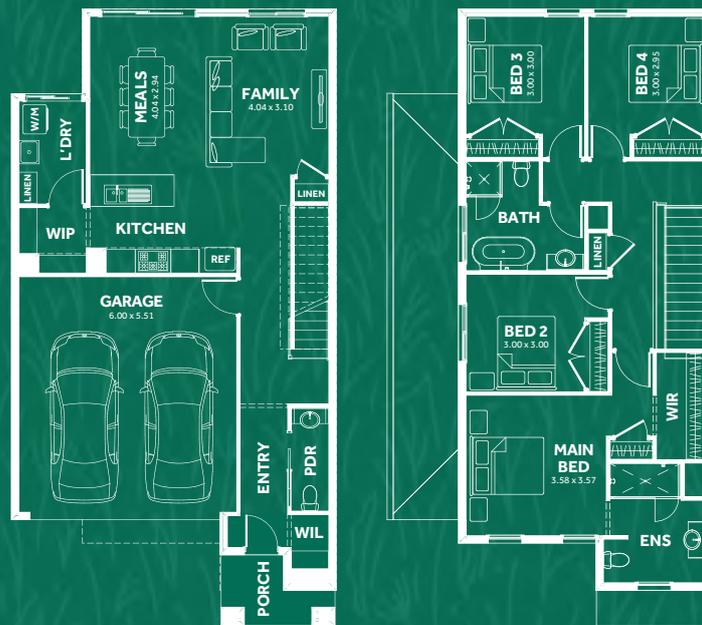
Exterior Width: 16,580mm
Exterior Length: 11,350mm

Total Area: 151.11 m² | 16.27 sqs
Facade: H3 | Lot size: 296 m²

LOT 655 – ZUI 1-22



ARTIST IMPRESSION



Zui 1-22 4 2.5 2

Lot 655 Racka Rd Wollert

Exterior Width: 8,220mm

Exterior Length: 15,720mm

Total Area: 201.96 m² | 21.74 sqs

Facade: H1 | Lot size: 299 m²

Racka Road



Site- map

Racka Road

Latxa Road

House & Land Inclusions

Pre-Construction

- Bushfire assessment report – Including construction to BAL-LOW
- Concrete pump for slab pour
- Site Analysis – Including soil test report, survey plan and property information
- Foundations – 'M' class waffle slab up to 300mm of fall over building envelope
- Engineer's slab design and computations
- Building Permit – Including permit fees, working and detailed specifications
- Connections – Underground electrical, gas, sewer, storm water and water for allotment up to 550m² with 5m set back
- 100mm sewer grade PVC storm water system

Structural

- 90mm Timber Studs (MGP10 or Equivalent)

External Features

- Up to 36m² of colour through concrete driveway and path to front door (inc. Porch as per plan)
- Colorbond Roof
- Colorbond fascia, gutter and downpipes
- Fully rendered home including rendered prefabricated AAC panels
- Rendered AAC panel infill above windows and doors
- Rendered expanded polystyrene foam infill above Garage opening
- Keyed locks to all openable windows
- Flyscreens with aluminium mesh to all openable windows
- Remote control openers to Garage door including 2 hand held transmitters and one wall mounted transmitter

Materials

- 2040mm x 820mm Duracote Flush Front Entry Door (Category 1)
- Timber Front Entry door frame
- Category 1 range entrance set
- Double cylinder snib deadlock to all glass sliding doors
- 2 x Garden taps (1 to front yard and 1 to rear yard)

Seven Star Energy Rating

- All homes are 7 Star Energy rating compliant in their standard form and best house orientation*
- Double Glazed Windows and Doors (as per standard plan)
- 4kw Solar System (design specific)

Insulation

- R3.5 batts to ceiling
- R2.0 batts to external walls of dwelling

Internal Features

- Haymes Elite Matt Acrylic 3 coat washable paint system
- Semi-frameless shower screens with pivot doors
- Round Back to Wall Freestanding Bath
- 2440mm ceiling height
- 2040mm high flush panel Internal Doors including robes and linen (Excludes Laundry linen)
- Category 1 range Round Rosette passage leverset
- Studio Furniture Chrome Plated handles to robes, linen and pantry
- Cushioned door stops throughout
- 67mm x 18mm DAR skirtings and architraves throughout
- 75mm Cove Cornice to home 90mm Cove Cornice to Garage

Flooring

- Your choice of stylish Ceramic floor tiles (up to 400mm x 400mm) or Category 1, timber look laminate (refer to specific plan for locations)
- Category 1 ceramic floor tiles (up to 400mm x 400mm) to wet areas
- Category 1 carpet to remainder of home

Garage

- Colorbond sectional overhead Garage door
- 2040mm x 820mm Duracote Flush rear door

Storage

- Robes – White melamine top shelf with hanging rail and hinged doors
- Walk in Robe – White melamine top shelf with hanging rail
- Pantry – Four white melamine shelves
- Linen – Four white melamine shelves

Paintwork

External

- Front Entry door: Gloss finish
- Woodwork: External acrylic

Internal

- Woodwork: Gloss enamel finish
- Ceilings: Flat acrylic
- Matt Acrylic 2 coat washable paint system

Kitchen

- 20mm Quantum Zero square edge benchtop with 16mm shadowline
- Laminate overhead cupboards
- Extensive Kitchen base cabinetry (Category 1 Range)
- Doors and Drawers – Square edge laminate (Category 1 Range)
- Studio Furniture Chrome Plated handles (Category 1 Range)
- Kitchen 3/4 bowl sink with drainer
- Sink mixer tap chrome finish
- Ceramic wall tiles to Kitchen splashback (Category 1 Range)
- Kitchen rangehood externally flued

Appliances

- Artusi Dishwasher
- Artusi 900mm upright cooker and Artusi 900mm canopy rangehood

Bathroom & Ensuite

- 1100mm high polished edge mirrors to full width of vanity
- Ceramic wall and floor tiles up to 400mm x 400mm (Category 1 range)
- Laminate cabinetry including benchtops from Category 1 range
- Sink mixer tap chrome finish
- Semi recessed vanity basins
- Basin mixers chrome finish
- Acrylic bath in hob
- Bath spout outlet chrome finish
- 'Framed' shower screens with pivot door and laminated glass
- Adjustable wall shower head chrome finish
- 100mm high skirting tile to all wet areas (Excluding Kitchen)
- Chrome tile trims to all wet areas

Laundry

- 42 litre stainless steel trough and steel cabinet
- Sink mixer tap chrome finish
- Standard washing machine stops
- 100mm high skirting tile

Livable Housing

- 870mm wide Garage access door to garage with step-free access
- 1 x Hobless Step Free Shower as per standard plan
- Reinforcement for future installation of grab rails as per standard
- 870mm wide doors internally as required

Electrical

- Electrical appointment
- 20 Downlights to home
- Double power points throughout (design specific)
- Fixed batten light points as per electrical plan
- 1 x external light to rear of home and one to side/laundry wall
- White switch plates from Category 1 range
- Hardwired smoke detector with battery backup
- Exhaust fans above all showers externally flued
- 2 TV points including 5m coaxial cable to roof space
- 2 Telephone points
- RCD safety switch and circuit breaker to meter box

Energy & Sustainability

- R5.0 Batt's to Ceiling
- R2.5 wall batts to external walls of dwelling
- All homes are 7 Star Energy rating compliant in their standard form and best house orientation.*

Hot Water Unit

- Gas boosted continuous flow hot water system

Heating

- 3 Star Gas Ducted Heating unit–Ducted to all living areas and bedrooms

Termite Treatment

- Part A: Termite Management System to all pipes passing through the concrete slab

* Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating.

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