



# The Pinnacle Collection



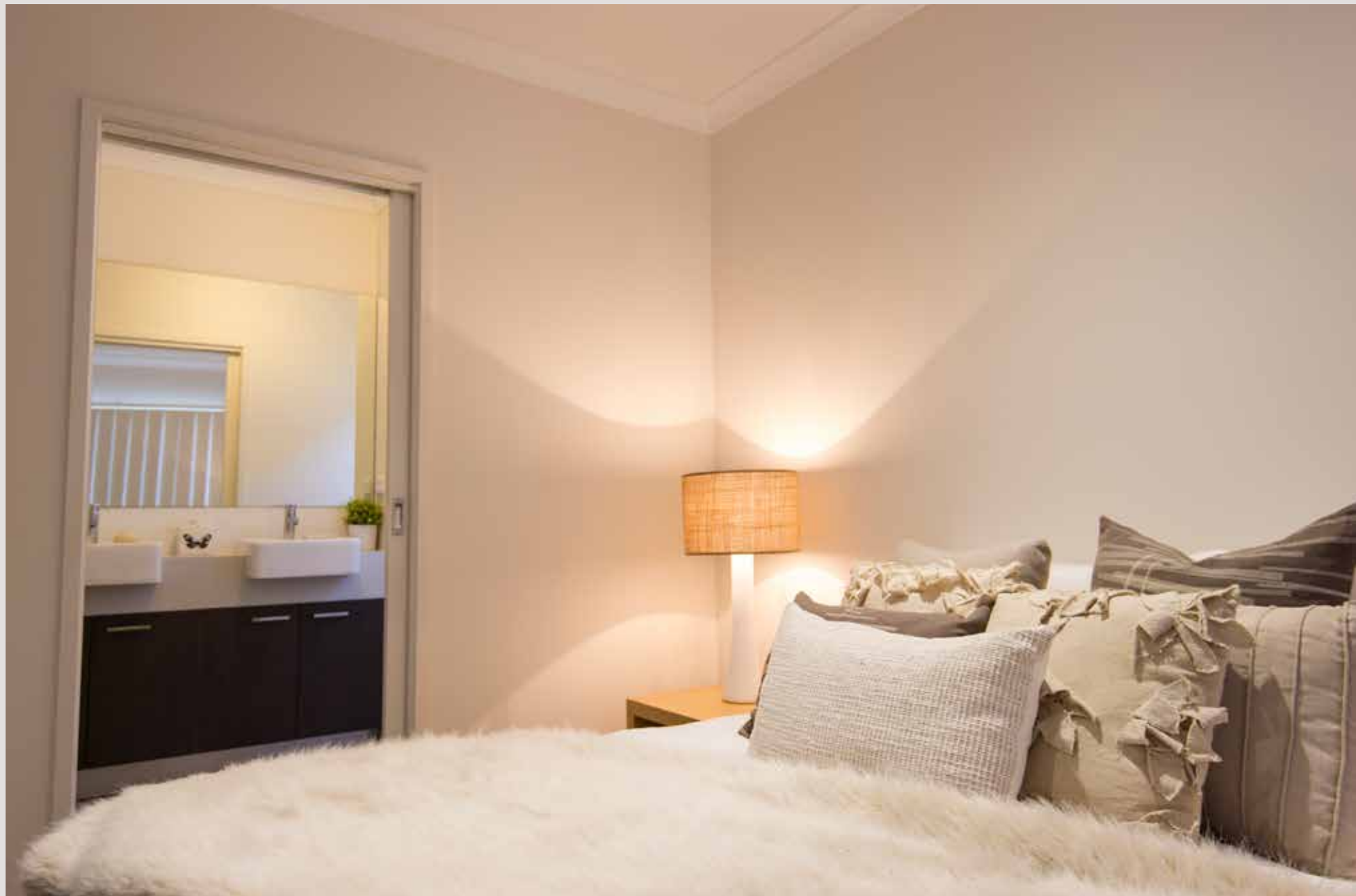




# The Pinnacle Collection

The Pinnacle Collection is a series of 16 stunning homes that mark the northern gateway of the prestigious Tulliallan Estate.





# The Pinnacle Collection

OF HOMES

**The Pinnacle Collection is an exclusive series of homes within the Tulliallan community that have been designed with striking curb appeal.**

The Collection boasts architecturally inspired facades that incorporate a mix of modern architectural elements to create a stylish, contemporary look.

The internal floorplans are smart and functional. Each home offers three spacious bedrooms, with the master suite located in the middle of the home. A large cooks Kitchen complete with a walk in pantry overlooks the open plan living and dining spaces. Car accommodation is at the rear of the property with the front of the homes featuring lush landscaped gardens.

Designed by the award winning Sienna Homes, these homes have been created with space and light in mind to ensure they are both stylish and practical. Sienna Homes have forged a reputation of quality homes that provide exceptional value for money.

# The Meticulously Designed Facades

The Pinnacle Collection offers 4 different facades which have been designed with complementary materials consisting of modern architectural elements to create a bold and contemporary streetscape. Each home features an impressive rendered portico and large windows to take in garden views and beyond.

HARTLEY  
(A)



FRANKLIN  
(B)



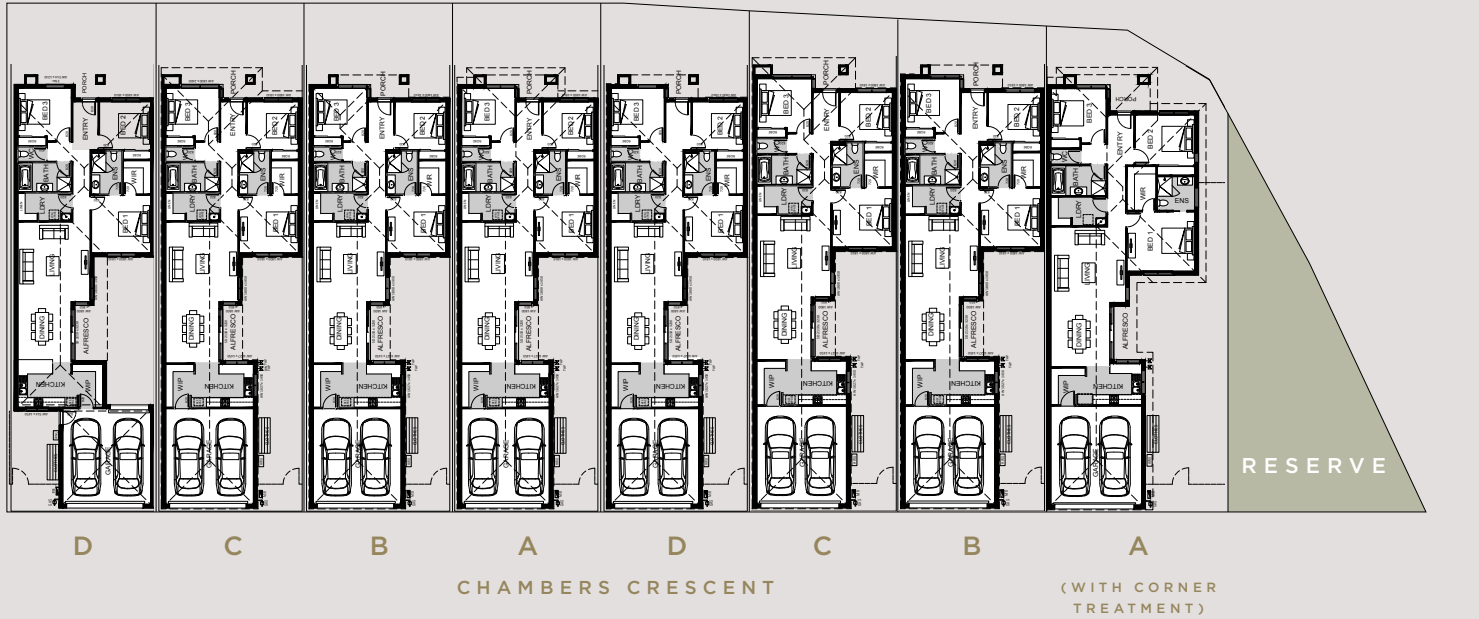
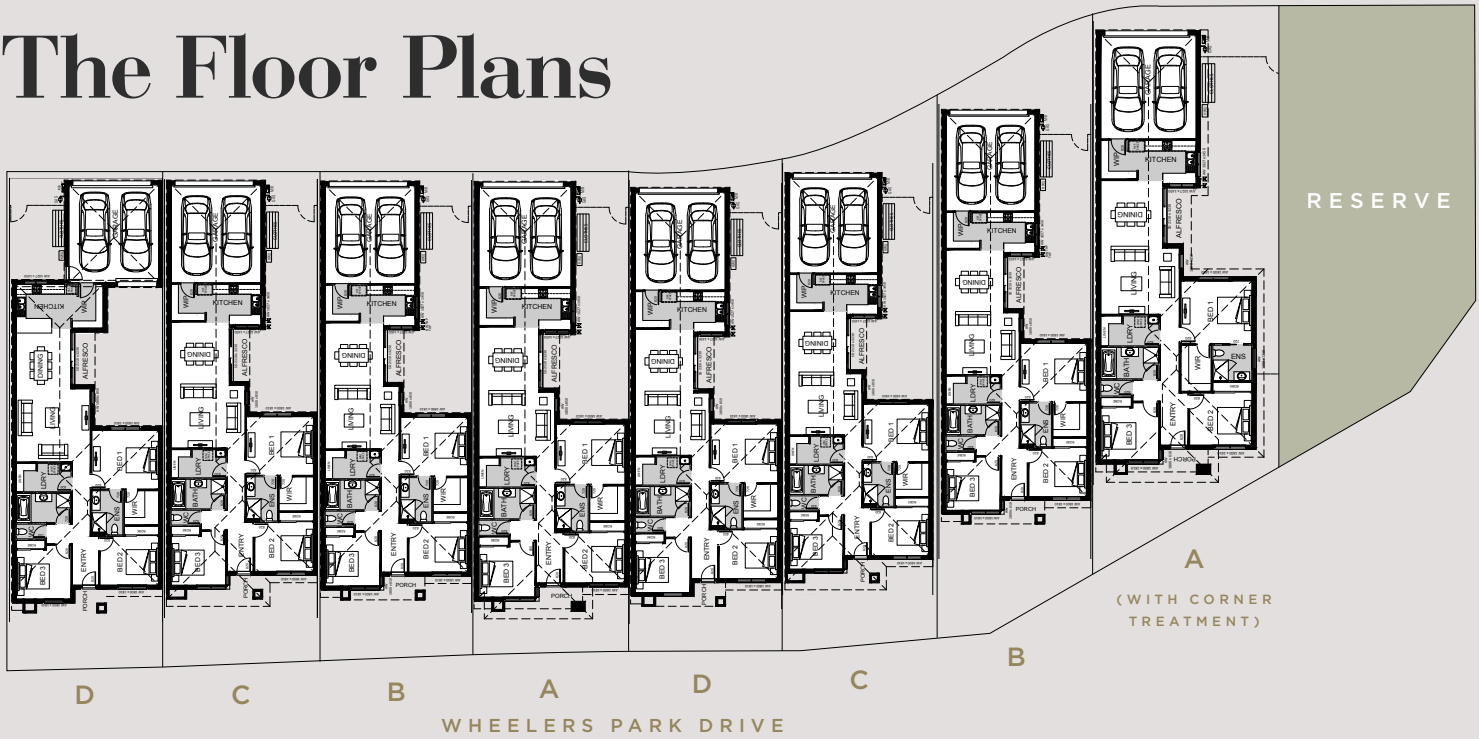
SAGE  
(C)



COMO  
(D)



# The Floor Plans





# Masterplan



# An Address of Distinction

Tulliallan's premier south eastern location means you will have a choice of established amenity and an abundance of retail and leisure facilities at your doorstep. Tulliallan has been meticulously masterplanned to compliment the natural landscape, with every detail carefully chosen to create an address of serenity and distinction.

The historic Elm Tree Gardens will set the stage for the most pristine location within Tulliallan. The majestic Elm trees will create a unique shaded alcove where residents can relax in the park with a book, cook up a BBQ with friends and family or explore the cycling paths that meander throughout the community.

Tulliallan is the perfect union of old-world charm and a contemporary masterplanned community, allowing you and your family to create your own history.





# Sienna Homes

A MULTI-AWARD WINNING  
BUILDER OF FAMILY HOMES



## INCLUSION LIST

### SITE COSTS

Fixed Price Site Costs including:

- » Site Excavation works including remove vegetation to building area.
- » Builder to connect to fresh water, natural gas and single phase underground power provided by the developer within 12m of the dwelling. Client is responsible for connection, account opening fees and services usage costs during the construction process.
- » Recycled water meter connected to 1No rear yard external tap, all WC's and 1No Laundry outlet.
- » Opticon Fibre Optics provisions including conduit lead in to nominated external wall location, conduit lead in from external wall location to internal garage wall (with drawstring) and 1No double power point.
- » Engineer designed concrete foundations.
- » Temporary fencing.
- » Crossover protection.
- » Termite protection Part A slab penetration collars.
- » Termite protection Part B perimeter chemical spray.
- » Termite protection physical barrier on boundary.
- » 6 Star Energy Certificate.
- » Home Owners warranty, Contract Works and Public Liability insurances.
- » Building permit application and fees.

### EXTERNAL GENERAL

- » Modern contemporary front elevation with feature elements and paint finished entry door. Product specific. Light weight under eaves, side and rear elevation external openings (refer architectural drawings for extent).
- » Face Brickwork 76mm series - selected from the project range (natural colour finish mortar) - 76mm series.

### ROOFING

- » Colorbond steel Fascia, Quad Gutter and rectangular downpipes.
- » Colorbond corrugated metal roofing (excluding sarking).
- » Roof Ventilator.

### BATHROOMS

- » Polymarble showerbases (White) with approx 1800mm high clear glazed framed showercreen and semi frameless pivot door (Silver Trims).
- » Stylus Venecia vitreous china toilet suite with soft close acrylic seat in white.
- » Stylus Maxton acrylic bath in tiled hob to main bathroom (refer architectural drawings for size) in white.
- » Modern Style Tapware - Chrome
- » Polished edge mirrors above all vanity units.
- » Laminated finish to vanity benchtops with 32mm thick square edge or pencil round apron fronts, selected from the project range of colours (refer architectural drawings for benchtops thickness).
- » Laminated finish vanity cupboard doors and panels (mono tone) selected from the project range of colours.
- » Vanity cupboard handles selected from the project range.
- » Semi recessed vitreous china vanity basin(s) selected from the project range to the bathroom vanity.
- » Semi recessed with kickboards vanity style to the bathroom.
- » Semi recessed vitreous china vanity basin(s) selected from the project range to the main ensuite vanity.
- » Semi recessed with kickboards vanity style to the main ensuite.

### WINDOWS / SLIDING DOORS / INSULATION

- » Powder coated aluminium double clear glazed awning windows (excluding entry door sidelights, sliding doors and corner windows). Including keyed locks to all openable windows.
- » Clear glazing to Bathroom, Ensuite and WC windows (if applicable).
- » Powder coated aluminium single clear glazed 2100mm high sliding doors with keyed locks.
- » R1.5 Insulation batts to all external walls (including garage/house wall).
- » R3.5 Blow In insulation to roof cavity above living zones.
- » Steel meshed flyscreens to all openable windows. (NOTE: Required in all BAL fire zones.)

### ELECTRICAL / HEATING / COOLING

- » Brivis Gas 3 Star ducted heating to living areas and bedrooms with manual thermostat.
- » Rinnai B26 continuous gas booster Hot Water Service with recess box
- » 1200mm single fluro and diffuser to Garage.
- » Double black para flood light with inbuilt motion sensor to rear yard.
- » Bunker light to court yard (if applicable).
- » Batten holders with acrylic light shades to balance .
- » Ample single and double power points throughout.
- » 2 Free to Air Television points and 1No Telephone point.
- » Free to air television Antenna connected to television points (NOTE: Client responsible for signal booster due to location if required).
- » Hardwired smoke detectors.
- » Ceiling exhaust fans to bathroom and ensuite.
- » Combination fluro light and exhaust fan to WC.

### EXTERNAL DOORS

- » Hume Newington XN1 Entry Door paint finish (clear glass) - 2040mm high with powder coated aluminium door frame.
- » 2040mm high flush panel Solidcore hinged doors paint finish to other external doors (if applicable).
- » Gainsborough Stronghold 850 Double Cylinder deadbolt with lever handle to external hinged doors. (NOTE: Lever handle to match internal passage set selection.)

### INTERNAL GENERAL

- » 2550mm ceiling height.
- » Hume Flush panel internal hinged doors - 2040mm high.
- » Vinyl Sliding robe doors to bedrooms - 2100mm high.
- » Combination broom cupboard white melamine finish 1No fixed shelf and Linen with 4No fixed shelves (product specific).
- » Pantry white melamine finish with four fixed shelves. Robe white melamine finish with one fixed shelf and single chrome hanging rod.
- » Master Bedroom WIR white melamine finish with one fixed shelf with single hanging rod. Gainsborough Contractor 700 Series internal hinged passage door lever handles - Sofa.
- » Gainsborough 392 -115mm Rectangular Corner flush pulls to internal passage sliding doors.
- » 75mm PVC Cushion Door Stops - White.
- » 65mm x 18mm Splayed MDF Architraves.
- » 65mm x 18mm Splayed MDF Skirtings. (Tiled Skirtings to Wet Areas).
- » Wall tiles selected from the project range to wet areas (refer architectural drawings for full extent).
- » Floor tiles selected from the project range to Entry, Kitchen and wet areas (refer architectural drawings for full extent).
- » Provide carpet on Dunlop Cushion underlay to balance of floor areas selected from the project range (refer architectural drawings for full extent).

### LANDSCAPING

- » Garden Beds, mulching/toppings & seeded areas.
- » Tube stock native grasses/shrubs approx 1 per m. to Garden Beds.
- » Charcoal colour on concrete rear landing and front path
- » Hills Paralane wall mounted clothesline 2230mm x 1600mm - Pebble Beach.
- » Timber Slat frame letterbox (numerals by client).
- » Timber paling fencing approx 1800mm high.

### KITCHEN & LAUNDRY

- » Ariston 600mm Underbench Oven Stainless Steel - 5 year warranty.
- » Rangehood ducted into roof space.
- » Franke Pacific Inset Stainless Steel Kitchen Sink.
- » Alder Alto straight Kitchen sink mixer.
- » Laminated finish benchtops with 32mm square edge selected from the projects range of colours.
- » Laminated finish end panels to kitchen base cupboards.
- » Laminated finish kitchen base and overhead cupboard doors/panels (two tone) selected from the project range of colours.
- » Soft close single doors and draw hardware.
- » Kitchen cupboard handles selected from the project range.
- » Wall tiles selected from the project range to the kitchen splashback (refer architectural drawings for full extent).
- » Combination Stainless Steel 45ltr Trough and White Powder coated Steel cabinet.
- » Alder Classico sink mixer to trough and mini washing machine stops - chrome.

### PLASTER & PAINTING

- » 75mm Boral Cove Cornice.
- » Premium Wattle paint.

### GARAGE

- » Colorbond sectional panel garage door.
- » Automatic motorised garage door opener with two handsets.

### UPGRADES

- » Window Coverings;
- » Reconstituted Stone to Kitchen benchtops;
- » Split System air-conditioning;
- » Floor tiles to living areas in lieu of carpet;
- » Downlights;
- » Mixer taps to bathrooms;
- » Bathroom accessories;
- » Dishwasher



# Tulliallan

AN ADDRESS OF DISTINCTION



[TULLIALLAN.COM.AU](http://TULLIALLAN.COM.AU)

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