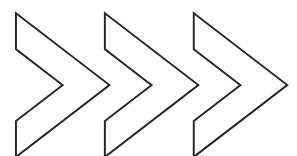


PROSPECT ON CLARK

24 CLARK STREET, NEDLANDS WA



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT



Development

FEATURES

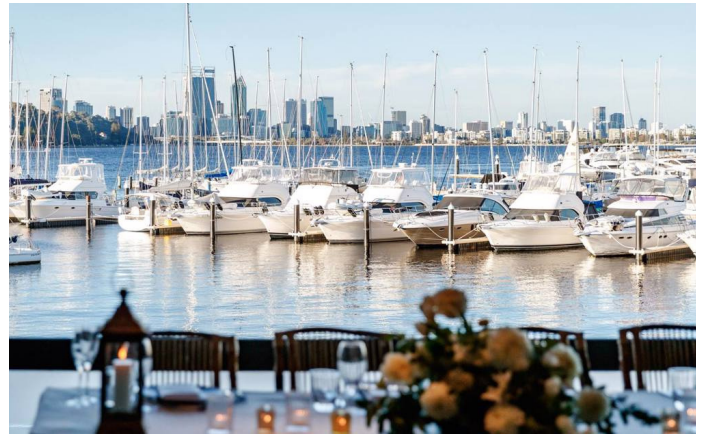
THE MAIN INGREDIENT OF ANY SUCCESSFUL DEVELOPMENT IS ALWAYS LOCATION!

Nedlands is an inner-western suburb, only about 6 Km of Perth. Boasting immediate access to UWA, Broadway and Stirling Highway, not to mention all so close to Matilda Bay and you have a recipe for success.

The aged improvements are ripe for renewal and astute developers and investors are bound to benefit from the development options available to them.

Home to some of the finest medical facilities in the state, such as one of Perth's major public hospitals Sir Charles Gairdner Hospital, Nedlands has plenty to offer its residents. Recreation facilities are in abundance with tennis courts, sports clubs, parks, ovals, a yacht club and a golf club all available. Other major features of the suburb include the Lions Eye Institute and Hollywood Private Hospital.

At Sincerity Group, OUR VISION is to become the finest boutique building and development company in Western Australia by providing the highest quality of craftsmanship and attention to detail to deliver bespoke home solutions.



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

Development FEATURES



4 Luxury Townhouses ideally situated to your convenience



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT

Design **FEATURES**



MODERN LIVING THROUGH CLEVER DESIGN.

"Architecturally designed with high ceilings to maximise the sense of light and space, the on-trend contemporary look means you will be living in style. This development is all about a new way of living through clever home design"

Design

FEATURES



**STRONG FOUNDATIONS,
WORLD CLASS DESIGN &
AMAZING INCLUSIONS**

A UNIQUE PROJECT FOR A UNIQUE LIFESTYLE

"Clever use of space matched with quality inclusions and thoughtful features is what sets this project apart."

Design
FEATURES



"ITS EVERYTHING YOU LOVE IN A HOME"



Indicative FLOOR PLANS

UNIT 1

3.5 

2.5 

2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	112 m ²
UPPER FLOOR	101 m ²
TOTAL	213 m ²

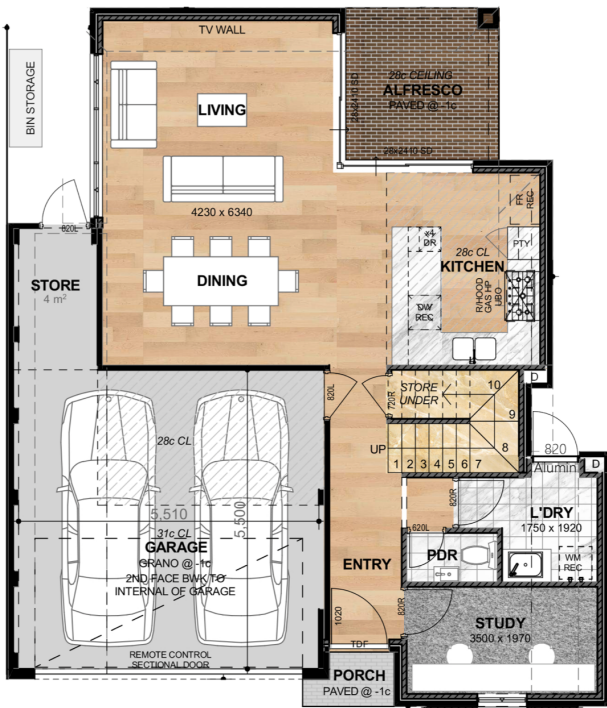
Indicative FLOOR PLANS

UNIT 2

3.5 

2.5 

2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	121 m ²
UPPER FLOOR	95 m ²
TOTAL	216 m ²

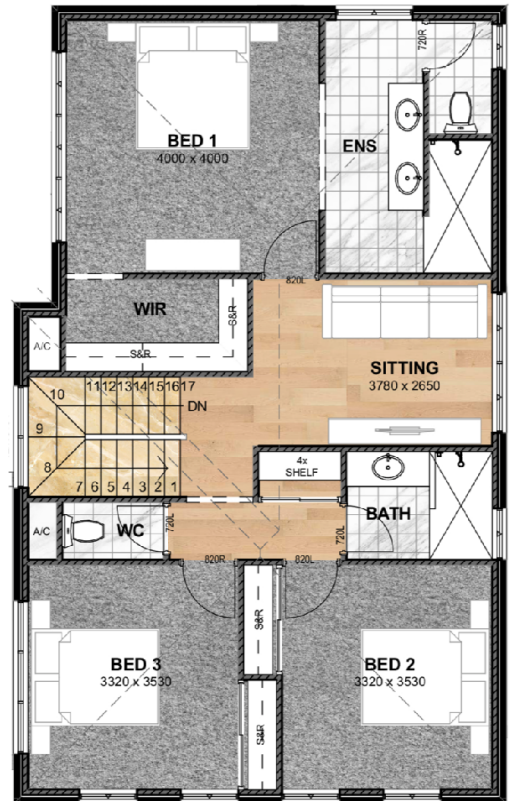
Indicative FLOOR PLANS

UNIT 3

3.5  2.5  2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	121 m ²
UPPER FLOOR	95 m ²
TOTAL	216 m ²

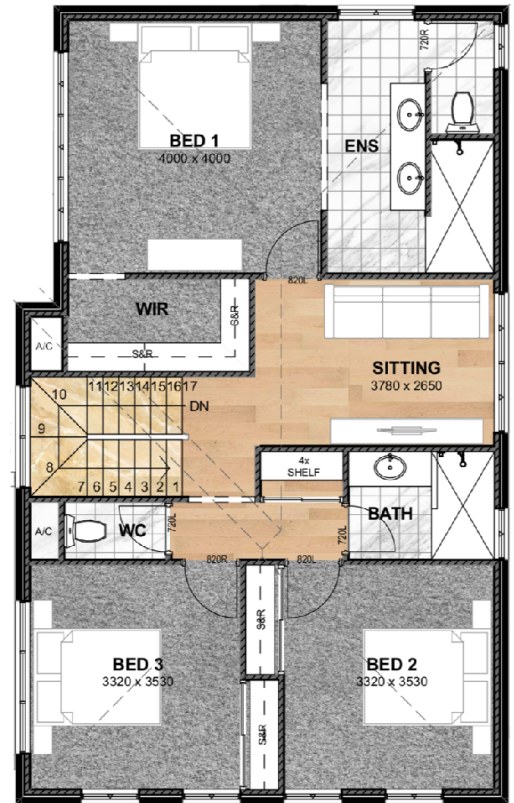
Indicative FLOOR PLANS

UNIT 4

3.5  2.5  2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	121 m ²
UPPER FLOOR	97 m ²
TOTAL	218 m ²

PROJECT SPECIFICATION

PEACE OF MIND

- Lifetime Structural Warranty
- 6 months Service Warranty
- Engineered 100mm concrete slab
- Termite Chemical Spray treatment
- Contour Survey for your site
- R 4.1 rated ceiling insulation batts included
- HIA Fixed Price Building Contract
- HIA Housing indemnity insurance
- Energy Efficiency Compliance Allowance
- Shire, council and building application fees
- Complimentary in house finance advisory services
- Compliance Design Check
- Built by qualified trades people
- BAL / Noise Attenuation Assessment Report
- NBN Ready

KITCHEN

- Westinghouse stainless steel gas hotplate with cast iron trivets (900mm)
- Westinghouse stainless steel electric oven (900mm)
Stainless steel canopy range hood (900mm) with 750mm tiled splash back
- Essastone bench tops (20mm)
- Double stainless steel sink with chrome gooseneck flick mixer
- Soft close drawer and cupboard door system
- ABS edging and stylish handles to all cupboards and drawers
- Dishwasher recess with cold water, power connections and waste feed
- Laminated Cupboards with 1x Bank of 4 Drawers

BATHROOM, TOILET

- Stone bench tops
- Clip, framed, or slimline framed mirror
- Choice of stylish chrome mixers or tap sets
- 1525mm Bathtub (if applicable)
- Water efficient dual-flush toilet suite
- Full Height Tiling to bathroom and ensuite
- 2m high tiling to showers with clear glazed
- Semi frameless pivot doors
- Shower rail with mixer taps all showers
- Double towel rails with matching toilet roll holders in choice of chrome (if applicable)
- Sealed exhaust fans flumed to external air
- Shampoo Recess to Shower Wall
- Floating vanity cabinets to bathroom and ensuite

INTERNAL FEATURES

- LED lights throughout
- Painted Hume Accent Internal Doors and frames
- Delf designer lever set handles
- Privacy latch to wet areas excluding laundry
- 28C Vinyl or Mirrored sliding robe doors
- Protective metal corner beading strips to all internal walls Full painting to ceilings, doors & door frames 28C Ground Floor and 31C Upper Floor
- 75 mm Cove cornice to ceiling
- Ample double power points throughout
- Two hard wired smoke detectors with battery back up

EXTERNAL FEATURES

- Modern Skillion Roof Elevation
- Landscaping allowance
- Iron planter box to front elevation
- Wall tiles to front elevation first floor PC \$50/m2
- Panel Lift Remote Sectional Garage Door
- Two external garden taps
- COLORBOND or concrete tile roof
- Double deadlocks fitted on entry doors
- Weather seals to all entry doors
- Premium aluminium windows & sliding doors
Flyscreen with standard mesh to all opening windows and sliding doors
- Weeper insert vents provided BAL and standard
Bunker light to all external openings

LAUNDRY

- Floor and skirting tiles with purchase allowance of \$44/sqm with choice of 300mm x 300mm ceramic floor tiles and 200mm x 400mm ceramic wall tiles
Two rows of splash back tiles above laundry trough/bench (if applicable)
- One row of skirting tiles
- Washing machine recess and tap set
- Stainless steel inset laundry trough & laminated cupboard Laminated bench tops
- 4 White melamine shelves in linen cupboard

TURNKEY OPTIONS INCLUDED

- Vinyl plank flooring lay in herringbond to living areas Loop-pile carpet to bedrooms with underlay
- Ducted reverse cycle air-conditioning
- Vertical blinds except to wet areas
- Internal wall painting throughout
- Clothesline BSR (Austral Compact 39 wall mounted)