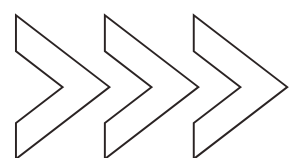


37 Hokinson Way, Wilson WA

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**SINCERITY BUILDING GROUP**  
WE BUILD, YOU PROFIT



*Development*

# FEATURES

## THE MAIN INGREDIENT OF ANY SUCCESSFUL DEVELOPMENT IS ALWAYS LOCATION!

Wilson is bounded by Manning Road in the north, Fleming Avenue in the east, the Canning River in the south, and the City of South Perth and Centenary Avenue in the west. Located only 9 kms from the city and 3 kms from Curtin University's Bentley Campus, Wilson is a popular suburb for students. The affordability of housing prices in this area is increasingly becoming a hot spot for first homes buyers and investors.



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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 Premium Villa ideally situated to your convenience**



**SINCERITY BUILDING GROUP**  
WE BUILD, YOU PROFIT

*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 2

3 

3 

2 



## UNIT DETAILS

Land Size

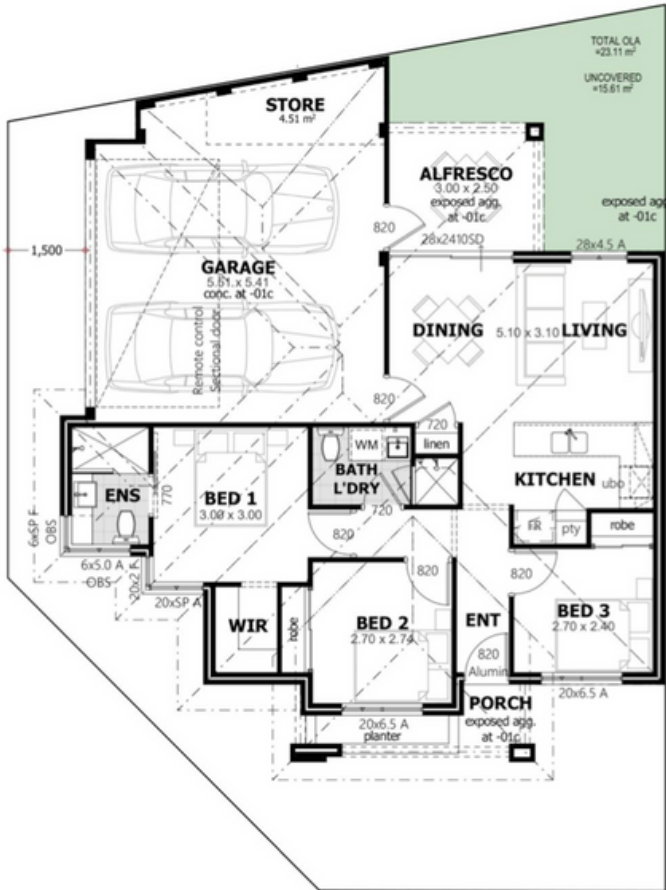
230 m<sup>2</sup>

Build Area

149.54 m<sup>2</sup>

# Indicative FLOOR PLANS

## UNIT 3



## UNIT DETAILS

Land Size

186 m<sup>2</sup>

Build Area

123.8 m<sup>2</sup>





# 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)