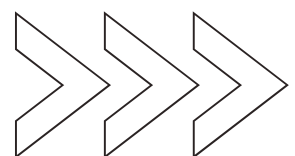


34 Polglass Way, Ardross WA



SINCERITY BUILDING GROUP
WE BUILD, YOU PROFIT



Development

FEATURES

THE MAIN INGREDIENT OF ANY SUCCESSFUL DEVELOPMENT IS ALWAYS LOCATION!

Ardross area is located about 8 kms south of Perth city center, next to Applecross and Mount Pleasant, and is also a traditional wealthy area. The area includes a large shopping center in Garden City, as well as a small shopping center, Hoyts cinema, Bunnings and a number of shops, restaurants, cafes, supermarkets and other commercial facilities.

In addition, the district has high quality school resources, and is the school district of Applecross Primary School and Applecross Senior High. Ardross is located between the two major highways, Canning Highway and Kwinana Highway, directly to Perth's city centre, making life very convenient for local residents.



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
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Development FEATURES



4 Luxury Townhouses ideally situated to your convenience



SINCERITY BUILDING GROUP
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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



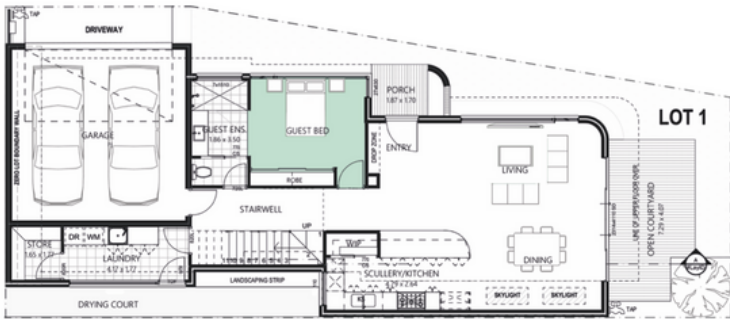
"ITS EVERYTHING YOU LOVE IN A HOME"



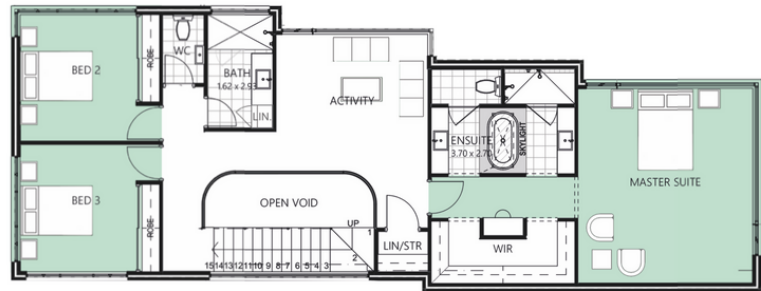
Indicative FLOOR PLANS

UNIT 1

4  3  2 



GROUND FLOOR



FIRST FLOOR

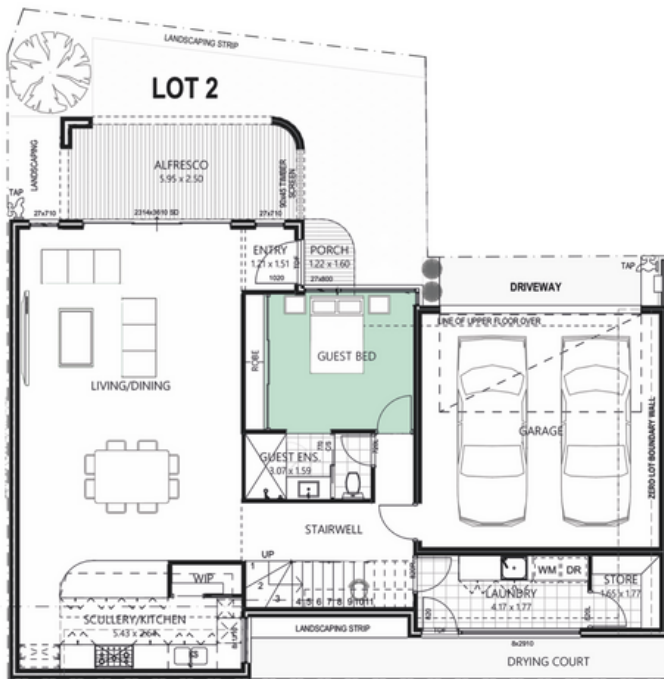
UNIT DETAILS

GROUND FLOOR	108.45 m ²
FIRST FLOOR	124.02 m ²
TOTAL	274.16 m ²

Indicative FLOOR PLANS

UNIT 2

4  3  2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	113.73 m ²
FIRST FLOOR	103.53 m ²
TOTAL	281.64 m ²

Indicative FLOOR PLANS

UNIT 3

4  4  2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	113.73 m ²
FIRST FLOOR	103.53 m ²
TOTAL	281.64 m ²

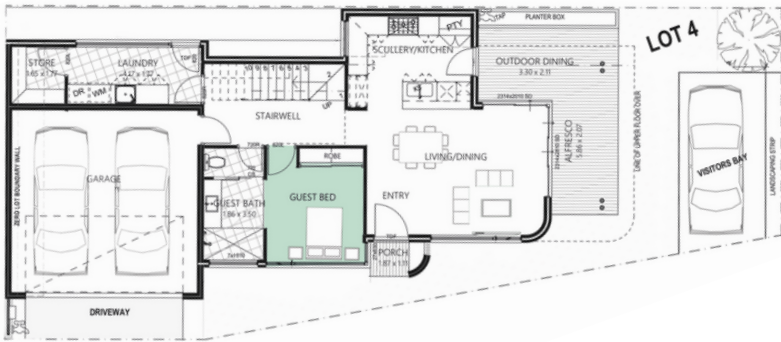
Indicative FLOOR PLANS

UNIT 4

3.5 

2.5 

2 



GROUND FLOOR



FIRST FLOOR

UNIT DETAILS

GROUND FLOOR	80.53 m ²
FIRST FLOOR	115.14 m ²
TOTAL	234.3 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)