

NEW HOMES - GRANNY FLATS -
RENOVATIONS - DEVELOPMENTS


















TURNKEY HOUSE & LAND PACKAGE

Lot 170 Torrenova Way, SINAGRA

JARDIM

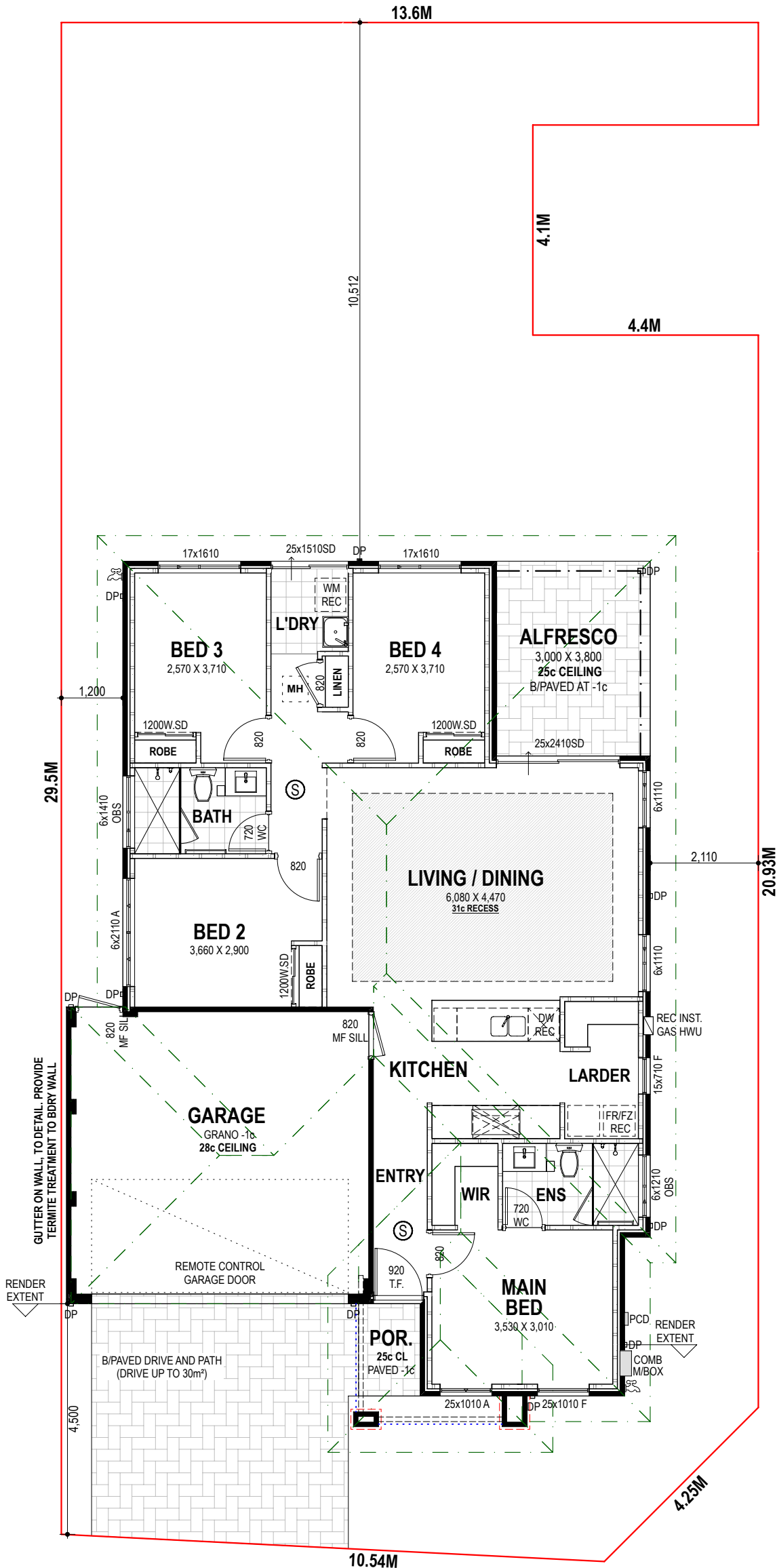
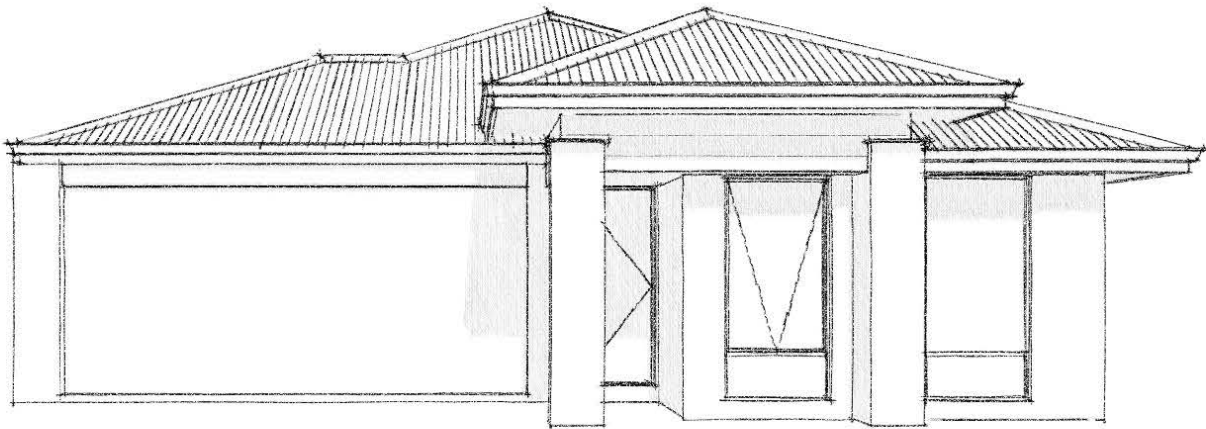

SUMMIT
HOMES GROUP

Legend

-  Footpath
-  Finished Lot Level
-  Sewer
-  Power
-  Western Power Dome and Connection
-  Western Power Transformer
-  Street Lights
-  NBN
-  Gas
-  Water
-  Drainage
-  Water Reticulation
-  Deferred Water Connection
-  Proposed Retaining Wall
-  Garage Location



These drawings are subject to change, pending receipt of survey, structural certification, residential design codes, developers covenants & building codes. Final working drawings may vary from these drawings.

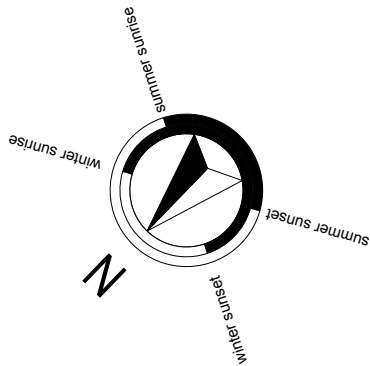


DUCTED REVERSE CYCLE AIR-CON
VINYL PLANK OR 450MM X 450MM FLOOR TILING PACKAGE TO LIVING AREAS
CARPET WITH UNDERLAY TO BEDS & THEATRE
ROLLER BLINDS, VERTICAL OR VENETIANS THROUGHOUT
31C RECESSED CEILING TO LIVING/DINING & THEATRE
28C CEILING TO GARAGE
20MM ESSA STONE KITCHEN, BATH & ENSUITE
LED DOWNLIGHTS THROUGHOUT

ELECTRICAL PACKAGE
INTERNAL WALL PAINTING PACKAGE
KITCHEN UPGRADE PACKAGE
TURNKEY EXTRAS: CLOTHESLINE, DISHWASHER, LETTERBOX

FENCING & LANDSCAPING

FIXED SITEWORKS



SKETCH PLAN

	Area m ²	Perim
FLOOR PLAN	116.87	53.16
GARAGE	33.73	23.38
ALFRESCO	11.40	13.60
PORCH	2.16	6.00
	164.16 m ²	
ROOF	190.25	

PROPOSED RESIDENCE FOR:

LOT 170 TORRENOVA WAY
ADDRESS: SINAGRA

BUILDER: / /
CLIENT(S): / /
WITNESS: / /

DRAWN: / /
CHECKED: / /
DATE: 23/5/2024
MODEL: FLINDERS BAY
SKETCH PLAN

SCALE: 1:100
SHEET 1 OF 2
NEW HOMES
JOB N°

Elevation Options:



Name: _____

Signature: _____


Selection: _____

Classic Coastal. Soft tones... Balance... Lifestyle

Bathroom / Ensuite / Laundry / WC

Wall Tile
White Matt

Basin Mixer
Brushed Nickel



Feature Wall Tile
Dock Structure
Matt White

Laundry Benchtop
Laminex – Fresh Snow

20mm Composite
Stone Vanity Top
New Calcite

Cupboard – Laminex
Whitewashed Oak

Floor Tile
Astra White

Main Floors

Floor Tiles – 450x450mm
Astra White

Vinyl – Wood Effects – Driftwood

Carpet – Rumble Claystone

Paint

Wattyl
First Snow

Exterior

Brick – Bremer Bay

Paver – Silver Lustre

Feature Brick
Nouveau Grey

Colour Palette



Dune

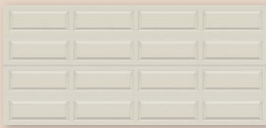
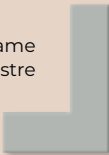
Main Render,
Front Door &
Downpipes



Surfmist

Roof, Gutters,
Fascia, Garage
Door, Contrast
Render,
Downpipes,
Weatherboard

Window Frame
Silver Lustre




Garage Door Profile – Ranch

Kitchen / Scullery

Splashback Wall Tile
Dock Ice

Upgrade – Splashback
Subway Tile – Foam


Cupboard
Handle



20mm Composite Stone
Benchtop New Calcite

Cupboard – Laminex
Chalk White

Sink Mixer
Brushed Nickel



Name _____ Signature _____

Eco Retreat. Organic... Natural... Textures

Bathroom / Ensuite / Laundry / WC

Wall Tile
White Gloss

Laundry Benchtop
Laminex – Terrazzino
Perlato

20mm Composite
Stone Vanity Top
New Chalkstone

Cupboard – Laminex
Danish Walnut

Basin Mixer
Brushed Nickel



Feature Wall Tile
Drift White

Floor Tile
Jakarta White

Main Floors

Floor Tiles – 450x450mm
Jakarta White

Vinyl – Wood Effects – Rivergum

Carpet – Rumble Light Shadow

Paint

Wattyl
First Snow

Exterior

Brick
Loongana Limestone

Paver
Ashlar Classic Charcoal

Feature Brick
Burnished Red

Colour Palettes

Southerly

Main Render,
Front Door &
Downpipes

Dover
White

Roof, Gutters,
Fascia, Garage
Door

Bluegum

Contrast Render,
Downpipes,
Weatherboard

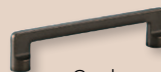
Window Frame
Pearl White

Garage Profile - Finline

Kitchen / Scullery

Splashback Wall Tile –
Mattoni White

Upgrade Splashback
Wall Tile – Subway Wavy
White Gloss



Cupboard Handle

20mm Composite Stone
Benchtop New Chalkstone

Cupboard
Laminex Oyster Grey

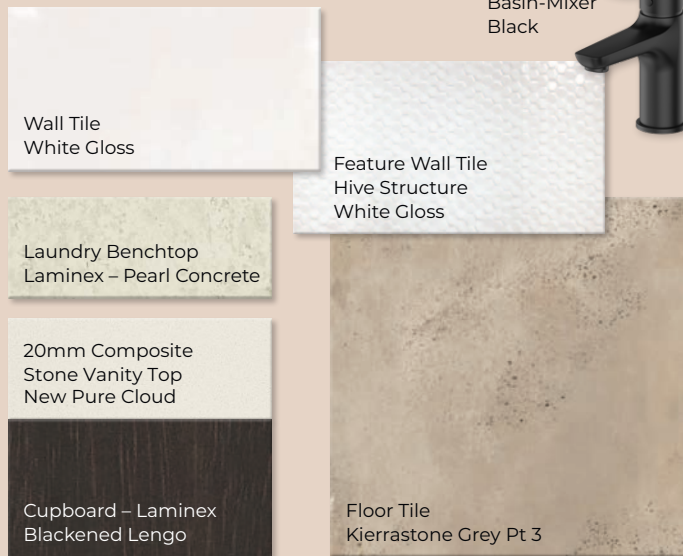


Sink Mixer
Brushed Nickel

Name _____ Signature _____

Modern Industrial. Bold... Edge... Sophistication

Bathroom / Ensuite / Laundry / WC



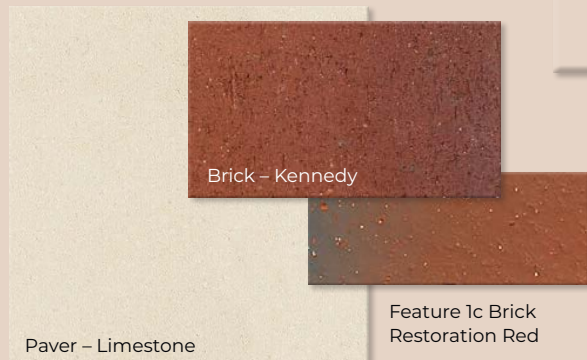
Main Floors



Paint

Wattyl
Comet Dust

Exterior



Colour Palette

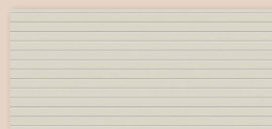


Main Render,
Front Door &
Downpipes

Roof, Gutters,
Fascia, Garage
Door

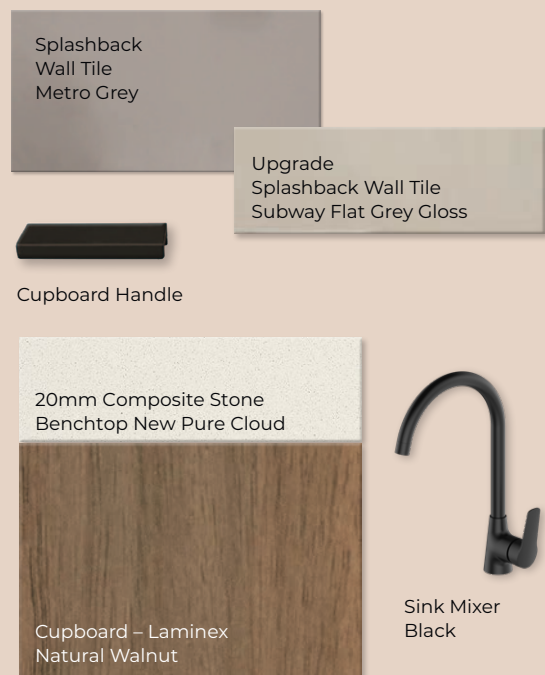
Contrast Render,
Downpipes,
Weatherboard

Window Frames
Charcoal Lustre



Garage Profile – Ribline

Kitchen / Scullery



Name _____ Signature _____

Refined Minerals. Rustic... Depth... Organic

Bathroom / Ensuite / Laundry / WC

Wall Tile
Malibu Gloss

Laundry Benchtop
Laminex – Carrara Bianco

20mm Composite Stone
Vanity Top
Vena Grigia

Cupboard – Laminex
Greyed Woodland

Feature Wall Tile
Classico

Floor Tile
Astra Latte

Basin Mixer
Chrome



Main Floors

Floor Tiles – 450x450mm
Astra Latte

Vinyl – Wood Effects – Vintage
Willow

Carpet – Rumble Claystone

Paint

Wattyl
Kitty Grey

Exterior

Paver – Pewter

Brick – Shale

Feature 1c Brick
Subiaco Red

Colour Palette

Shale Grey

Main Render,
Front Door &
Downpipes

Wallaby

Roof, Gutters,
Fascia, Garage
Door

Windspray

Contrast Render,
Downpipes,
Weatherboard

Window Frames
White Lustre

Garage Profile – Finline

Kitchen / Scullery

Splashback
Wall Tile – Pumice Matt

Upgrade
Splashback Wall Tile
Subway Wavy Taupe Gloss

Cupboard Handle

20mm Composite Stone
Benchtop – Vena Grigia

Cupboard – Laminex –
Burnished Wood



Sink-Mixer
Chrome

Name _____ Signature _____



LÈ VUE

SINAGRA

More to Love

JARDIM



More to Love

There's nothing like the feeling of coming home to a place you truly love. Being part of something special. Making memories. Putting down roots.

At **LÈ VUE SINAGRA**, you'll love the treetop views to Lake Joondalup, which helped inspire the name for this very special community.

It all starts with the location. Nested between Hocking and Tapping, Sinagra is already benefitting from the incredible growth of Perth's northern corridor.

With Joondalup on your doorstep and Perth CBD just 30 minutes away, staying connected has never been easier. This includes close access to major highways, the freeway and regular bus services to Joondalup Train Station.

You'll love all the great shopping, too. Wanneroo Central is on your doorstep, with Kmart, Coles, Aldi and so much more. Over in Joondalup, the huge Lakeside Joondalup Shopping City has everything you could possibly need.

For the kids, there's a choice of quality local schools and childcare services, with more to come in the future. Plus, both ECU and the Joondalup TAFE campus are less than 15 minutes drive away.

Within **LÈ VUE** itself, you'll be part of a close-knit community with so much to offer. With 109 lots available in a range of sizes, you'll love building your future here, and getting to know your new neighbours. With some lots also enjoying an elevated aspect, you can capture relaxing views towards Lake Joondalup, too.

Plus, with plenty of local parks and playgrounds to explore and the huge Yellagonga Regional Park just over Wanneroo Road, spending time outside as a family was never so inviting.

There's so much more to love about life in **LÈ VUE** – and it's all waiting for you to discover.





LÈ NUË

SINAGRA

LOCAL AMENITIES

- ST ANTHONY'S CATHOLIC PRIMARY _ 5 MINUTES
- WANNEROO PRIMARY _ 5 MINUTES
- EAST WANNEROO PRIMARY _ 6 MINUTES
- WANNEROO SECONDARY SCHOOL _ 6 MINUTES
- ST STEPHENS CARRAMAR CAMPUS _ 7 MINUTES
- ST ELIZABETH'S CATHOLIC COLLEGE _ 8 MINUTES
- EDITH COWAN UNIVERSITY CAMPUS _ 10 MINUTES
- JOONDALUP HEALTH CAMPUS _ 12 MINUTES
- WANNEROO TAVERN _ 5 MINUTES
- ASHBY BAR AND BISTRO _ 3 MINUTES
- WANNEROO CENTRAL SHOPPING CENTRE _ 5 MINUTES
- ASHBY VILLAGE SHOPPING CENTRE _ 3 MINUTES
- VETWEST WANNEROO _ 5 MINUTES
- JOONDALUP HOSPITAL _ 11 MINUTES
- HBF ARENA JOONDALUP _ 10 MINUTES
- WANNEROO RACEWAY _ 11 MINUTES
- BURNS BEACH _ 13 MINUTES



LÈ VUE

SINAGRA



— TORRENOVA WAY SINAGRA WESTERN AUSTRALIA —

Call the team
6498 0498

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More to Love

Expression of interest

Lot address:

Package price:

Land: \$

Build: \$

Client 1 full legal name:

Client 2 full legal name:

Email 1:

Email 2:

Phone:

Address:

Settlement Agent/ Conveyancer:

Finance eligibility letter and copy of ID's required to secure the package

- ☐ Direct deposit: \$2,000 preliminary works fee payable to builder at E.O.I stage*

Bank: NAB

Account name: Tangent Nominees PTY LTD

BSB: 086 006

Account Number: 508 193 114

Reference: Surname then lot number

- ☐ Land Deposit: \$10,000 payable within 7 days from Offer & Acceptance date Paid to settlement agents Trust Account (Sellers Settlement Agent)

Client 1 Signature _____ **Client 2 Signature** _____

New Homes Consultant _____ **Date** _____

THE STRENGTH OF **SUMMIT** HOMES GROUP



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& OPERATED**

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