

Stage 4D
Floorplans and Inclusions

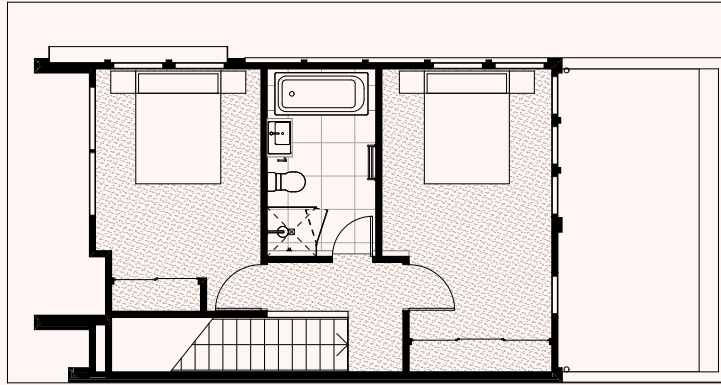
PHOENIX

AT ALARAH

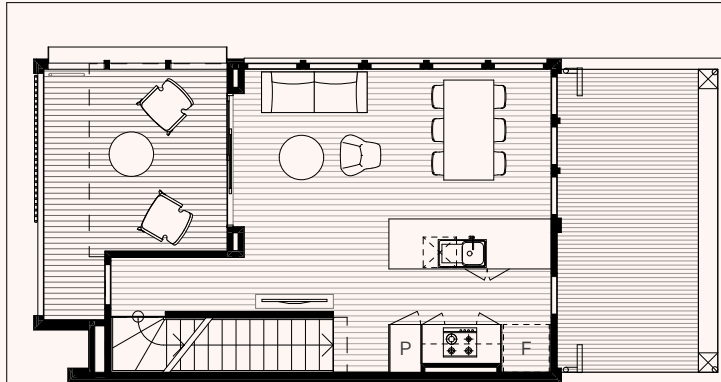
Cranbourne West

Legend

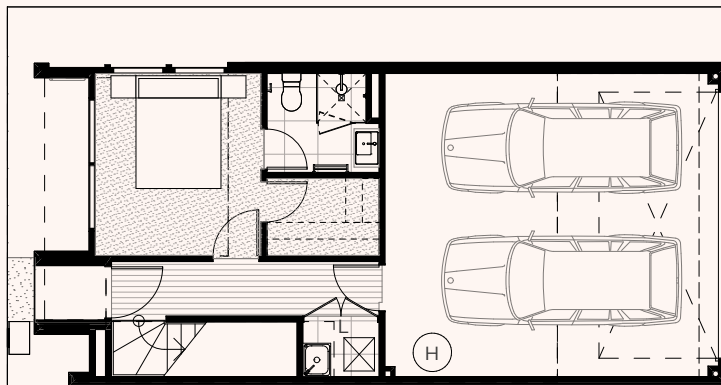
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground



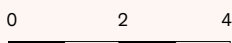
T01A

Lot 457, 458, 459

3 Bed, 2 Bath, 2 Carparks

Area		Ground Floor	
Ground floor	31.19m ²	Entry	4.8 x 1m ²
First floor	39.91m ²	Bed 1	3 x 3.2m ²
Second floor	48.83m ²	WIR	2 x 1.4m ²
Garage	36.21m ²	Ensuite	2 x 1.8m ²
Internal area	156.14m ²	Laundry	1.3 x 1m ²
Porch front	1.5m ²	Garage	6 x 5.4m ²
Deck	13.82m ²		
Balcony/porch	15.32m ²	First Floor	
Total area	171.46m ²	Living	2.6 x 4.3m ²
		Dining	2.9 x 2.7m ²
LOT AREA	78- 89m²	Kitchen	2.9 x 2.7m ²
		Deck	3.3 x 3.2m ²
		Second Floor	
		Hall	2.4 x 1m ²
		Bed 2	3 x 4.8m ²
		Bed 3	3 x 3.7m ²
		Bath	1.9 x 3.3m ²

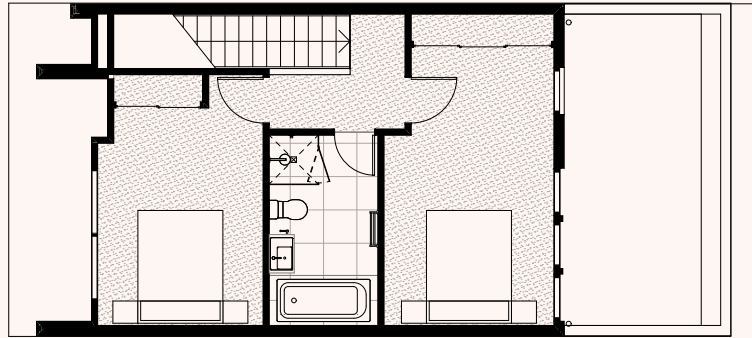
Enquiries
 For all sales enquiries
 please contact
 Gabby Krayz
 gabby@wolfdene.com.au
 Mobile 0449 899 700



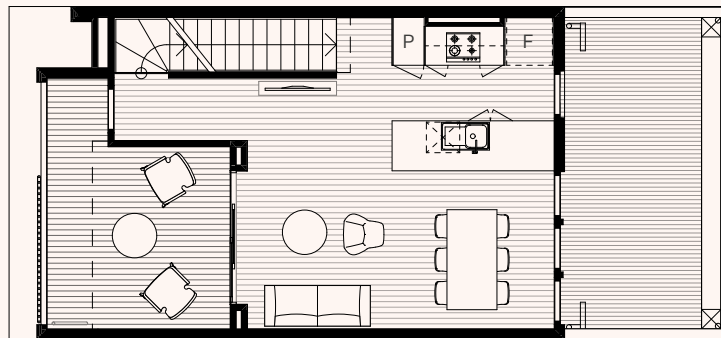
Disclaimer: Please note all information is conceptual only.

Legend

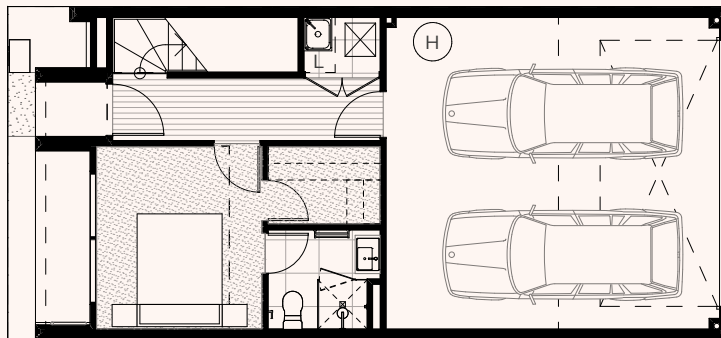
- F Fridge
- L Laundry
- P Pantry
- H HWS



Second



First



Ground



T01AM
Lot 460, 461, 462

3 Bed, 2 Bath, 2 Carparks

Area	Ground Floor
Ground floor	32.19m ²
First floor	41.75m ²
Second floor	50.95m ²
Garage	36.96m ²
Internal area	161.85m ²
Porch front	1.50m ²
Deck	13.82m ²
Balcony/porch	15.32m ²
Total area	177.17m ²
LOT AREA	78-91m²

Ground Floor	Entry	4.8 x 1.1m ²
	Bed 1	3 x 3.3m ²
	WIR	2 x 1.4m ²
	Ensuite	2 x 1.8m ²
	Laundry	1.3 x 1m ²
	Garage	6 x 5.6m ²
First Floor	Living	2.6 x 4.5m ²
	Dining	2.9 x 2.8m ²
	Kitchen	2.9 x 2.7m ²
	Deck	3.3 x 3.3m ²
Second Floor	Hall	2.4 x 1m ²
	Bed 2	3 x 5m ²
	Bed 3	3 x 3.9m ²
	Bath	1.9 x 3.4m ²

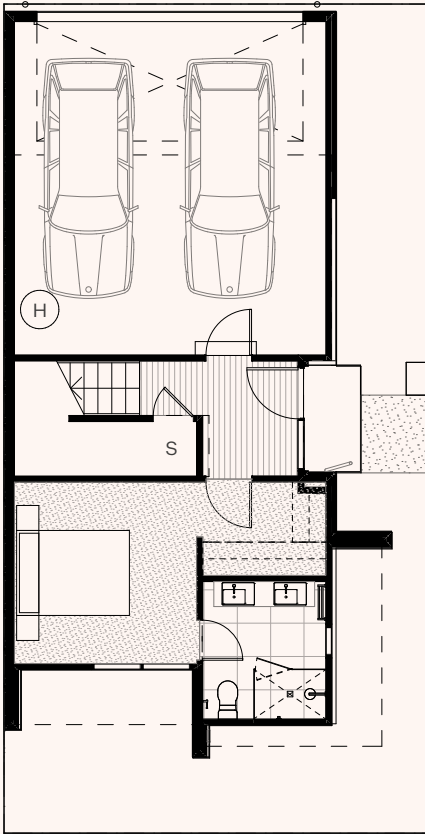
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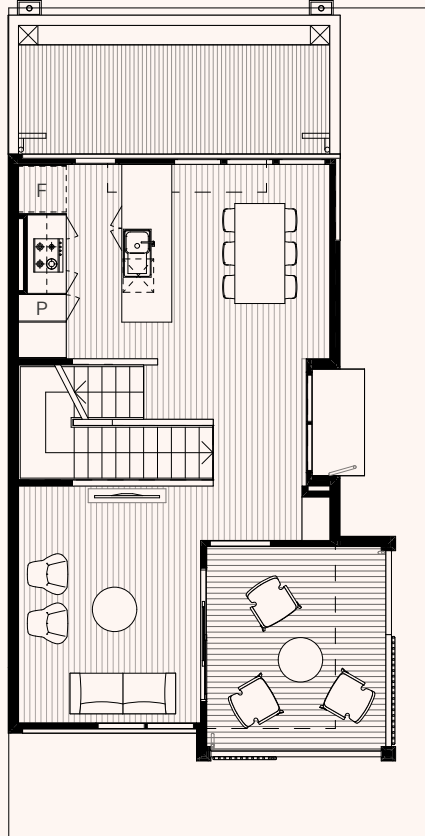
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Legend

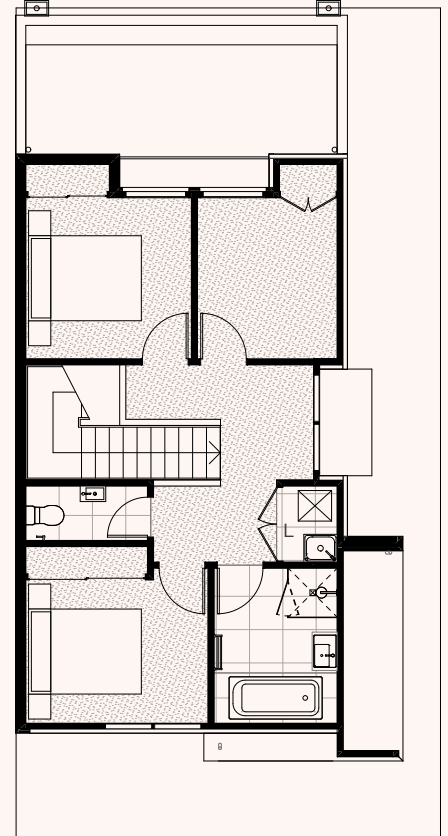
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02
Lot 474, 475

4 Bed, 2.5 Bath, 1 Study, 2 Carparks

Area	
Ground floor	35.83m ²
First floor	53.27m ²
Second floor	59.47m ²
Garage	37.05m ²
Internal area	185.62m ²
Porch front	1.8m ²
Deck	13.4m ²
Balcony/porch	15.2m ²
Total area	200.82m ²
LOT AREA	112-122m²

Ground Floor

Entry	1.7 x 2m ²
Bed	3.3 x 3.2m ²
WIR	2.2 x 1.7m ²
Ensuite	2.2 x 2.4m ²
Storage	2.3 x 1m ²
Garage	5.6 x 6m ²

First Floor

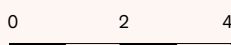
Living	3.3 x 4.2m ²
Dining	2.8 x 3.5m ²
Kitchen	2.7 x 3.5m ²
Deck	3.3 x 3.7m ²
Hall	1 x 3.5m ²

Second Floor

Bed 2	3.3 x 2.5m ²
Bed 3	3 x 2.9m ²
Study	2.5 x 2.9m ²
Bath	2.2 x 2.8m ²
Toilet	2.2 x 0.9m ²
Laundry	1.1 x 1.3m ²

Enquiries

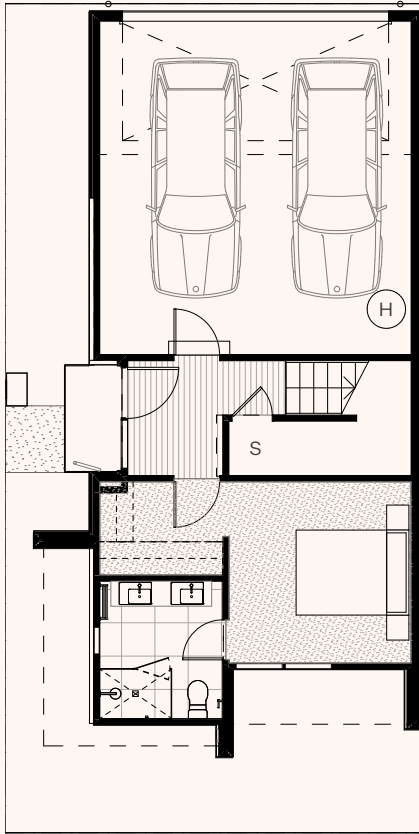
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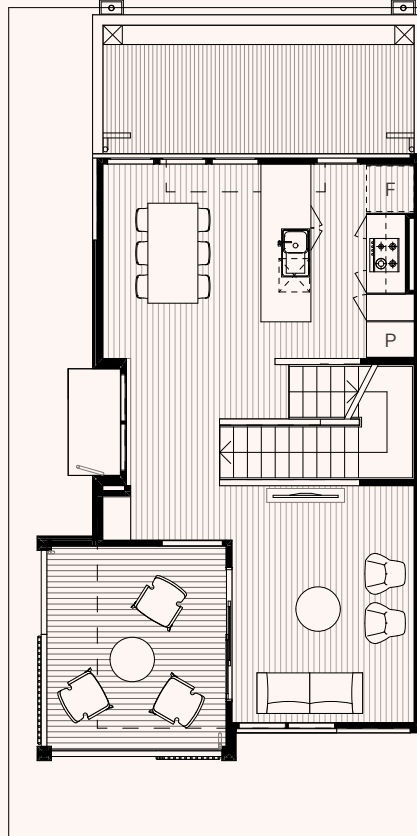
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Legend

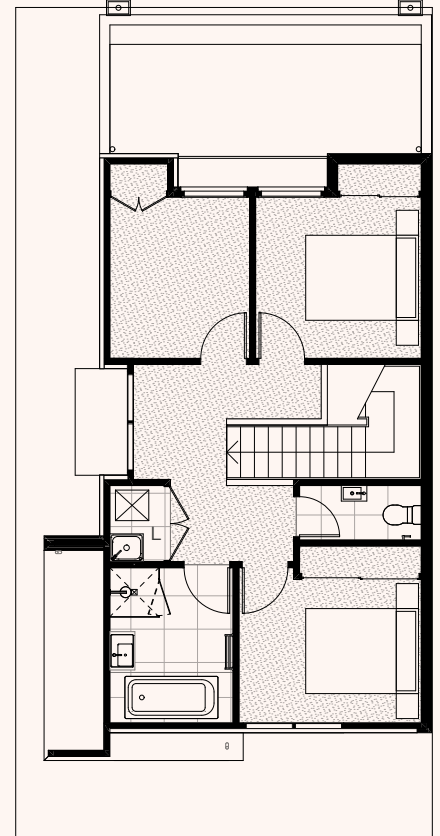
- F Fridge
- L Laundry
- P Pantry
- S Storage
- H HWS



Ground



First



Second



T02M
Lot 463, 485

3 Bed, 2.5 Bath, 1 Study, 2 Carparks

Area	
Ground floor	35.83m ²
First floor	53.27m ²
Second floor	59.47m ²
Garage	37.05m ²
Internal area	185.62m ²
Porch front	1.8m ²
Deck	13.4m ²
Balcony/porch	15.2m ²
Total area	200.82m ²
LOT AREA	110-124m²

Ground Floor

Entry	1.7 x 2m ²
Bed 1	3.3 x 3.2m ²
WIR	2.2 x 1.7m ²
Ensuite	2.2 x 2.4m ²
Storage	2.3 x 1m ²
Garage	5.6 x 6m ²

First Floor

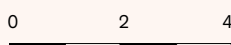
Living	3.3 x 4.2m ²
Dining	2.8 x 3.5m ²
Kitchen	2.7 x 3.5m ²
Deck	3.3 x 3.7m ²
Hall	1 x 3.5m ²

Second Floor

Bed 2	3.3 x 2.5m ²
Bed 3	3 x 2.9m ²
Study	2.5 x 2.9m ²
Bath	2.2 x 2.8m ²
Toilet	2.2 x 0.9m ²
Laundry	1.1 x 1.3m ²

Enquiries

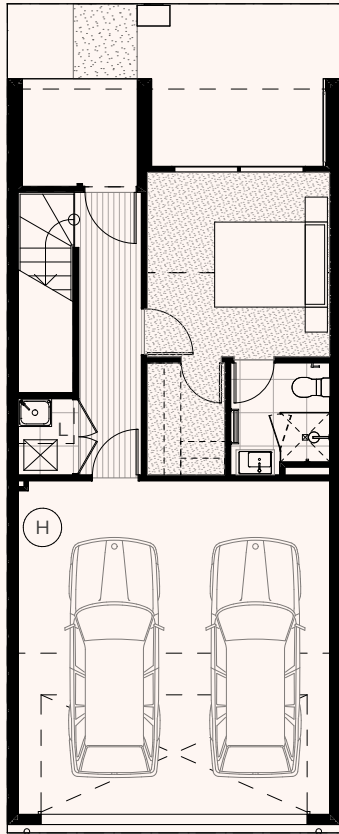
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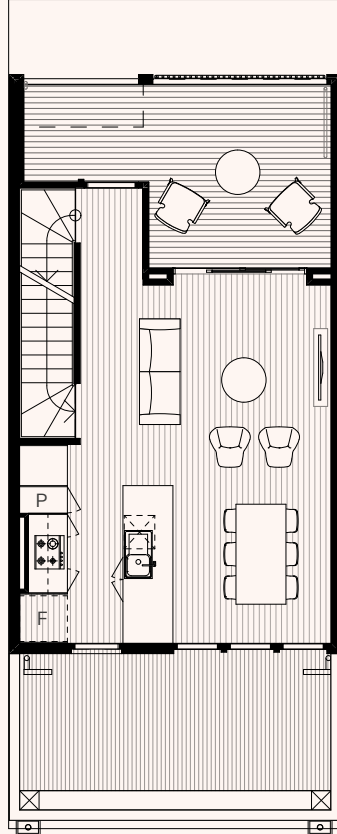
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Legend

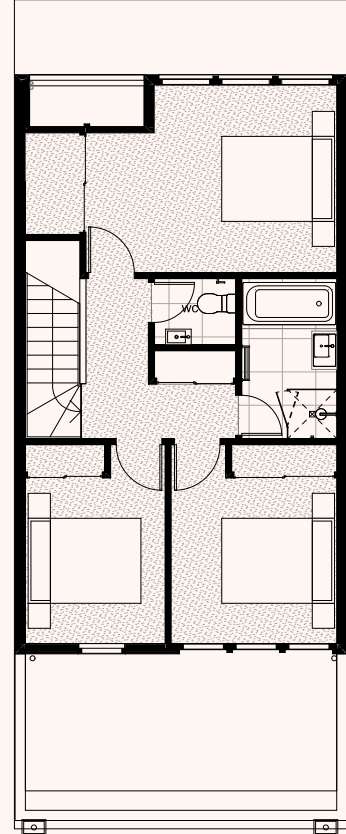
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T03A
Lot 477, 479, 481, 483

4 Bed, 2.5 Bath, 2 Carparks

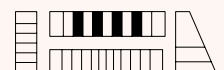
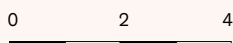
Area	
Ground floor	33.84m ²
First floor	45.2m ²
Second floor	59.92m ²
Garage	36.96m ²
Internal area	175.92m ²
Porch front	4.49m ²
Deck	16.88m ²
Balcony/porch	21.37m ²
Total area	197.29m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 3.6m ²
Dining	2.8 x 2.8m ²
Kitchen	2.7 x 3.6m ²
Deck	3.3 x 3.3m ²

Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	3 x 3m ²
Bed 4	2.5 x 3m ²
Bath	1.7 x 2.9m ²
WC	1.4 x 1.2m ²

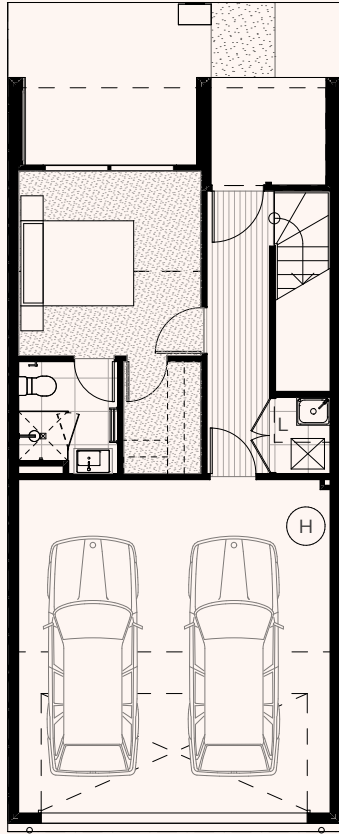
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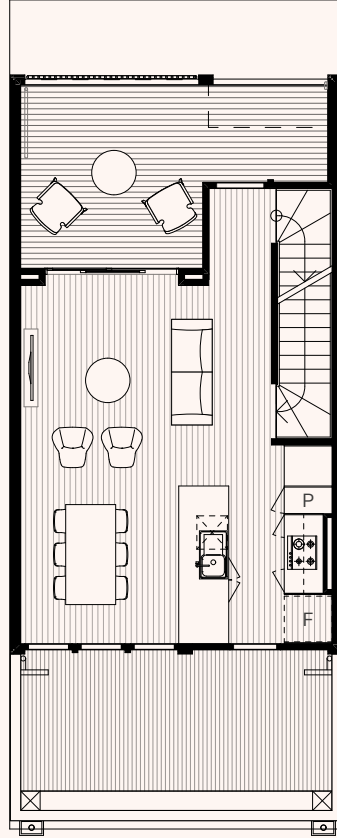
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Legend

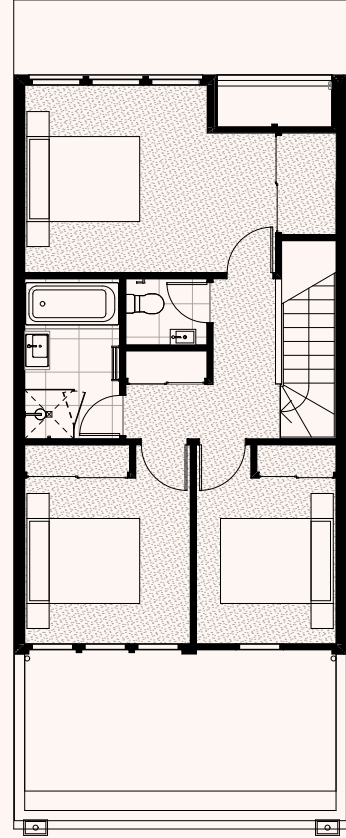
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T03AM
Lot 476, 478, 480,
482, 484

4 Bed, 2.5 Bath, 2 Carparks

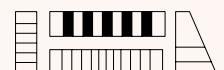
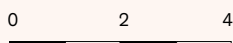
Area	
Ground floor	33.84m ²
First floor	45.02m ²
Second floor	59.73m ²
Garage	36.96m ²
Internal area	175.55m ²
Porch front	4.49m ²
Deck	16.88m ²
Balcony/porch	21.37m ²
Total area	196.92m ²
LOT AREA	89.6m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 3.6m ²
Dining	2.8 x 2.8m ²
Kitchen	2.7 x 3.6m ²
Deck	3.3 x 3.3m ²

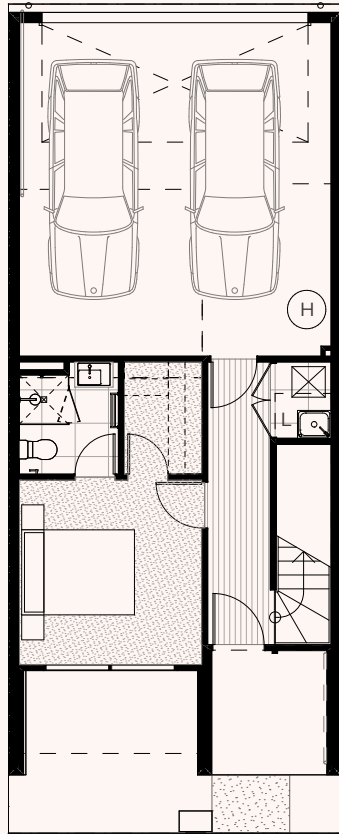
Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	3 x 3m ²
Bed 4	2.5 x 3m ²
Bath	1.7 x 2.9m ²
WC	1.4 x 1.2m ²

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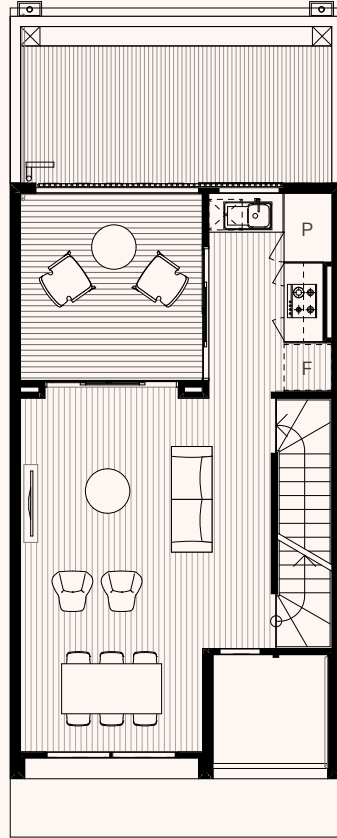


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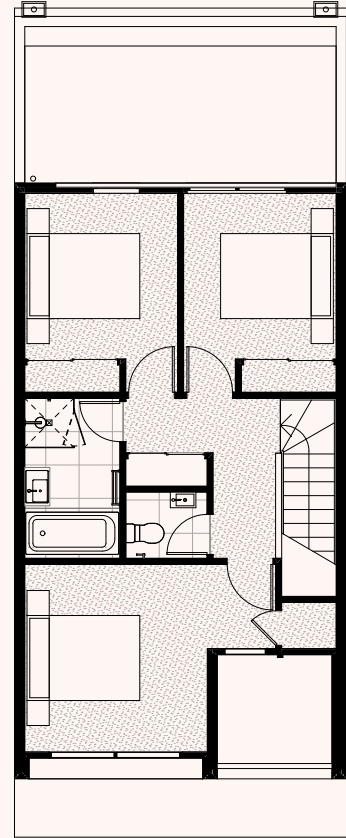
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second



T04A
Lot 464, 465, 466

4 Bed, 2.5 Bath, 2 Carparks

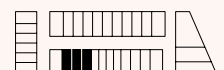
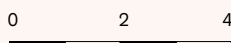
Area	
Ground floor	33.99m ²
First floor	46.03m ²
Second floor	58.29m ²
Garage	36.96m ²
Internal area	175.27m ²
Porch front	5.2m ²
Deck	12.28m ²
Balcony/porch	17.48m ²
Total area	192.75m ²
LOT AREA	90m²

Ground Floor	
Entry	1.1 x 5.1m ²
Bed 1	3.3 x 3.3m ²
WIR	1.4 x 2m ²
Ensuite	1.8 x 2m ²
Laundry	1 x 1.3m ²
Garage	5.6 x 6m ²

First Floor	
Living	4.5 x 4.2m ²
Dining	3.3 x 2.3m ²
Kitchen	2.2 x 3.6m ²
Deck	3.3 x 3.4m ²

Second Floor	
Hall	1.1 x 2.9m ²
Bed 2	3.3 x 3.3m ²
Bed 3	2.7 x 3m ²
Bed 4	2.7 x 3m ²
Bath	1.7 x 2.9m ²

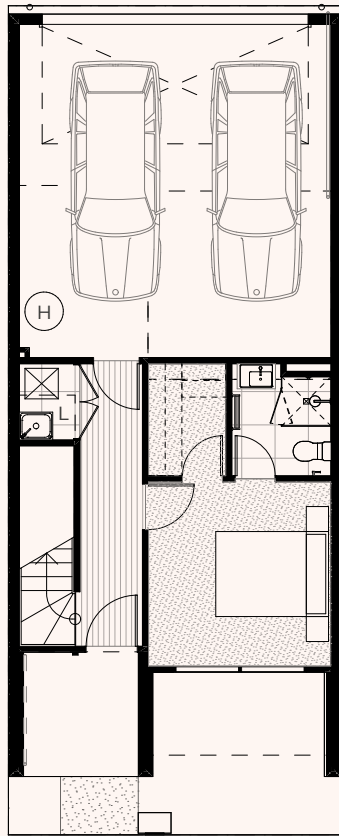
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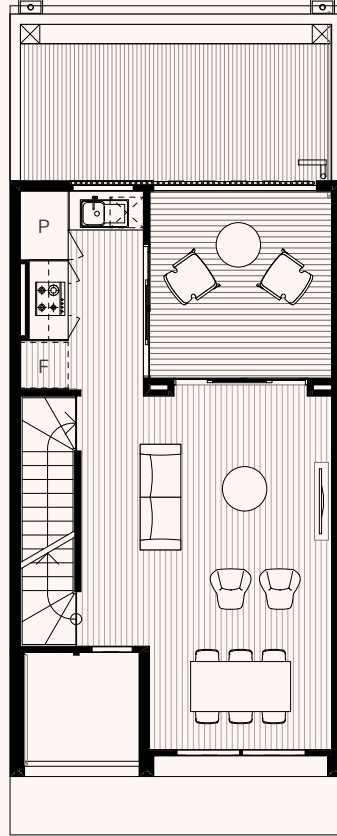
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Legend

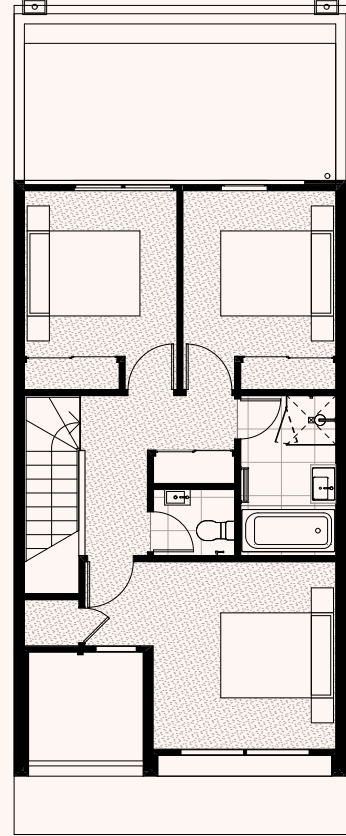
- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground



First



Second

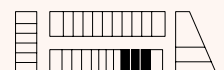
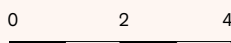


T04AM

Lot 471, 472, 473

4 Bed, 2.5 Bath, 2 Carparks

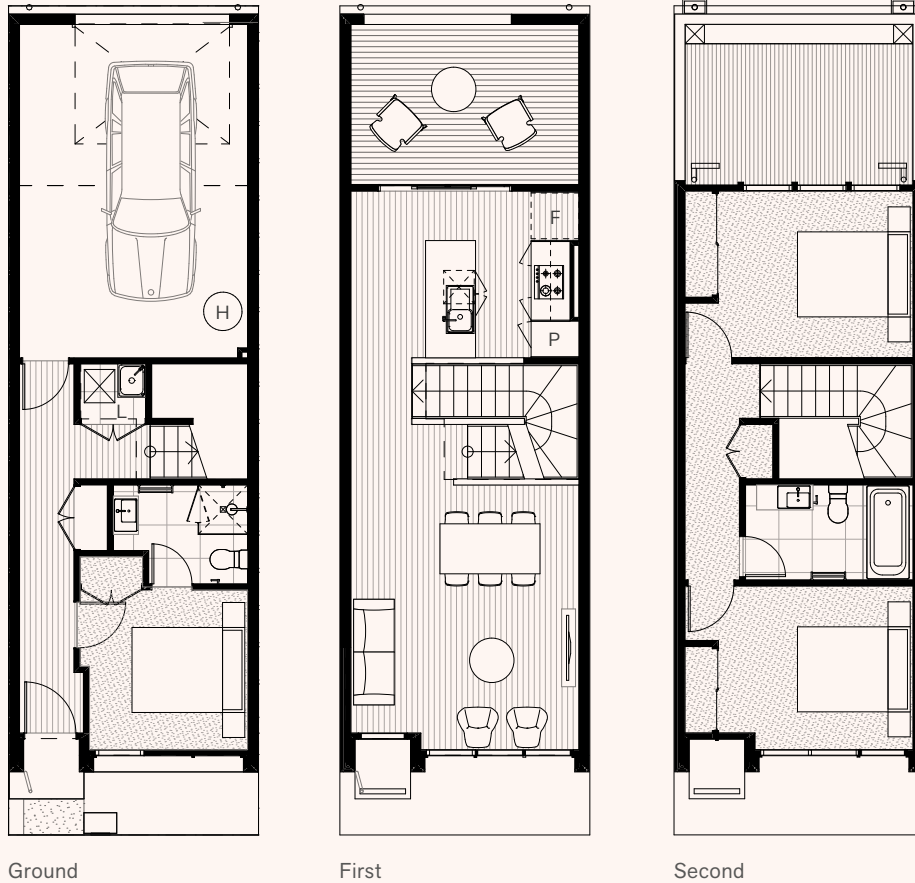
Area		Ground Floor		Enquiries
Ground floor	33.99m ²	Entry	1.1 x 5.1m ²	For all sales enquiries please contact Gabby Krayz gabby@wolfdene.com.au Mobile 0449 899 700
First floor	46.17m ²	Bed 1	3.3 x 3.3m ²	
Second floor	58.29m ²	WIR	1.4 x 2m ²	
Garage	36.96m ²	Ensuite	1.8 x 2m ²	
Internal area	175.41m ²	Laundry	1 x 1.3m ²	
Porch front	5.2m ²	Garage	5.6 x 6m ²	
Deck	12.28m ²	First Floor		
Balcony/porch	17.48m ²	Living	4.5 x 4.2m ²	
Total area	192.89m ²	Dining	3.3 x 2.3m ²	
LOT AREA	90m²	Kitchen	2.2 x 3.6m ²	
		Deck	3.3 x 3.4m ²	
		Second Floor		
		Hall	1.1 x 2.9m ²	
		Bed 2	3.3 x 3.3m ²	
		Bed 3	2.7 x 3m ²	
		Bed 4	2.7 x 3m ²	
		Bath	1.7 x 2.9m ²	



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Legend

- F Fridge
- L Laundry
- P Pantry
- H HWS



Ground

First

Second



T05
Lot 468, 470

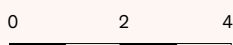
3 Bed, 2 Bath, 1 Carparks

Area	
Ground floor	31.99m ²
First floor	45.95m ²
Second floor	46.24m ²
Garage	27.68m ²
Internal area	151.86m ²
Porch front	1.26m ²
Deck	13.72m ²
Balcony/porch	14.98m ²
Total area	166.84m ²
LOT AREA	67m²

Ground Floor	
Entry	1.1 x 1.1m ²
Hall	1 x 5.5m ²
Bed 1	3 x 2.8m ²
Ensuite	2.4 x 1.8m ²
Laundry	1.2 x 1m ²
Garage	4.1 x 6m ²
First Floor	
Dining	4.1 x 2.3m ²
Lounge	4.1 x 2.4m ²
Kitchen	2.7 x 3m ²
Deck	4.1 x 2.9m ²

Second Floor	
Hall	1 x 3.9m ²
Bed 2	3.5 x 3m ²
Bed 3	3.5 x 2.9m ²
Bathroom	3 x 1.7m ²

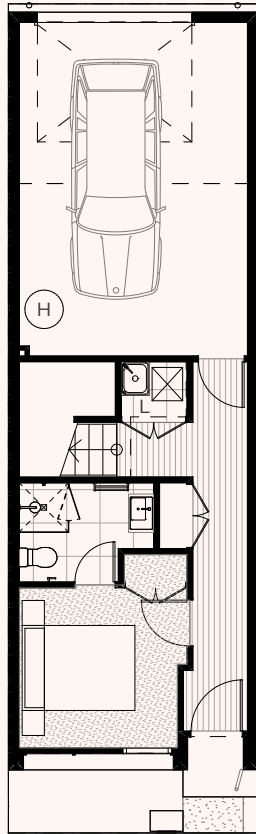
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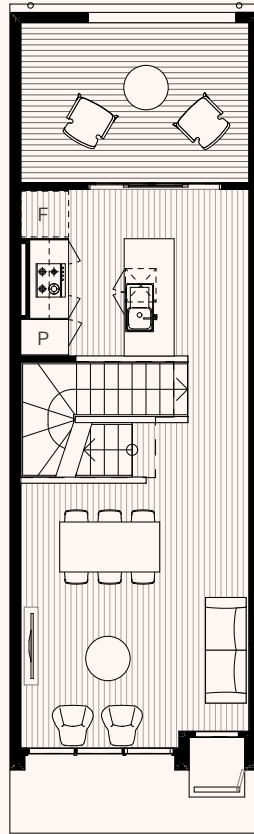
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Legend

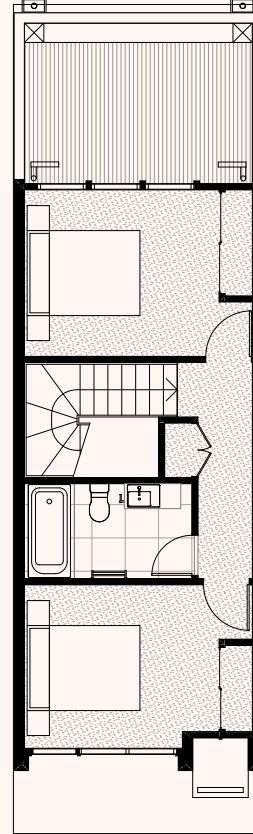
- F Fridge
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- P Pantry
- H HWS



Ground



First



Second



T05M
Lot 467, 469

3 Bed, 2 Bath, 1 Carparks

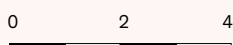
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First floor	45.95m ²
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Internal area	151.86m ²
Porch front	1.26m ²
Deck	13.72m ²
Balcony/porch	14.98m ²
Total area	166.84m ²
LOT AREA	67m²

Ground Floor	
Entry	1.1 x 1.1m ²
Hall	1 x 5.5m ²
Bed 1	3 x 2.8m ²
Ensuite	2.4 x 1.8m ²
Laundry	1.2 x 1m ²
Garage	4.1 x 6m ²

First Floor	
Dining	4.1 x 2.3m ²
Lounge	4.1 x 2.4m ²
Kitchen	2.7 x 3m ²
Deck	4.1 x 2.9m ²

Second Floor	
Hall	1 x 3.9m ²
Bed 2	3.5 x 3m ²
Bed 3	3.5 x 2.9m ²
Bath	3 x 1.7m ²

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PHILOSOPHY

The Phoenix philosophy is all about smart living. For those making clever life choices, we prioritised efficiency without compromising on design.

INCLUSIONS

Electrical & heating

- Clipsal double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)
- RCD safety switches (earth leakage detector)
- Smoke detectors interlinked to comply with AS3786
- 2 x Free to Air TV points and 2/3 data/phone points
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC
- Double fluorescent light to garage
- External up/down light fittings to external
- Downlights to balcony
- Gas ducted heating to living areas and bedrooms
- Rinnai 26L gas instantaneous hot water system

SITE EXTERNAL

External finishes general

- Fixed site costs including all earthworks
- Building permit and all relevant fees
- Home owners warranty insurance and public liability insurance
- Minimum 6 star energy rating assessment and report
- Minimum of 2 external taps, one in the front and one to the rear

External finishes and roofing

- A combination of hebel render, foam render, painted Weathertex and cement sheet lining to underside of canopies and balcony's
- Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings

Windows and external doors

- Timber entry door and frame, with Trilock
- Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows
- Slimline aluminium panel lift remote controlled garage door (2 x remotes)

Landscaping & fencing

- Exposed aggregate concrete driveways and entry paths
- Plain concrete to rear courtyard (where applicable)
- Daytek aluminium fold down clothesline
- Northcote Pottery or similar freestanding letterbox
- Garden beds with soil, mulch and planting as per contract drawings
- Combination of timber picket fencing and timber paling fencing

SITE INTERNAL

Internal finishes general

- Haymes 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)
- Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- Hume flush panel internal doors with stops and chrome hinges
- Gainsborough Liana or similar lever passage sets to all pull handles
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail
- Carpet to bedrooms and upstairs passages
- Engineered oak floating timber floors to living areas

Bathroom & ensuite

- Pin lever basin mixer to surface mounted vanity basin
- Duel flush soft close Vitreous toilet
- Pin lever shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)
- Chrome double towel rail and toilet roll holders
- Laminate finish to cabinetry (colours and finish as per individual selection)
- 20mm quartz stone benchtop
- Polished edge mirrors above vanities

Kitchen

- Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside
- Artusi 600mm stainless steel free standing dishwasher
- Stainless steel single bowl sink and drip tray
- Gooseneck sidelever sink mixer
- 20mm quartz stone benchtop
- 75mm x 300mm vertically laid wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)
- Water point to fridge

Bathroom & ensuite (cont'd)

- Decina acrylic bath set into tiled podium
- Fully tiled shower base
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers

Laundry

- 45 Litre stainless steel laundry tub in metal cabinet
- Chrome sink mixer
- Concrete fusion 'Pewter' or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above laundry tub (tile layout as per contract drawings)

UPGRADES

Cooling Upgrades

- Ceiling fans to bedrooms
- Ducted cooling

Kitchen Upgrades

- ILVE Kitchen appliances upgrade
- 720mm in-built cooktop
- 600mm electric oven
- 600mm concealed externally ducted rangehood
- 600mm freestanding dishwasher
- Mirrored glass splashback with 200mm stone splashback skirt
- Stainless Steel undermount kitchen sink with gunmetal or black tap

Bedroom Robe Upgrade

- Wardrobe door mirror finish in lieu of vinyl (per door)

Bathroom Upgrades

- Feature mosaic wall tile to ensuite
- 1500mm Freestanding bath
- Black tapware to bathroom
- Gunmetal tapware to bathroom
- Shaving cabinet with mirror to bathroom

Move-In Options

- Roller blinds to all windows and doors + TV antenna
- Double roller blinds to all windows and doors + TV antenna
- Flywire screen doors to sliding door to courtyard
- Digital front door lock upgrade (unlock with phone or pinpad)
- Security alarm

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