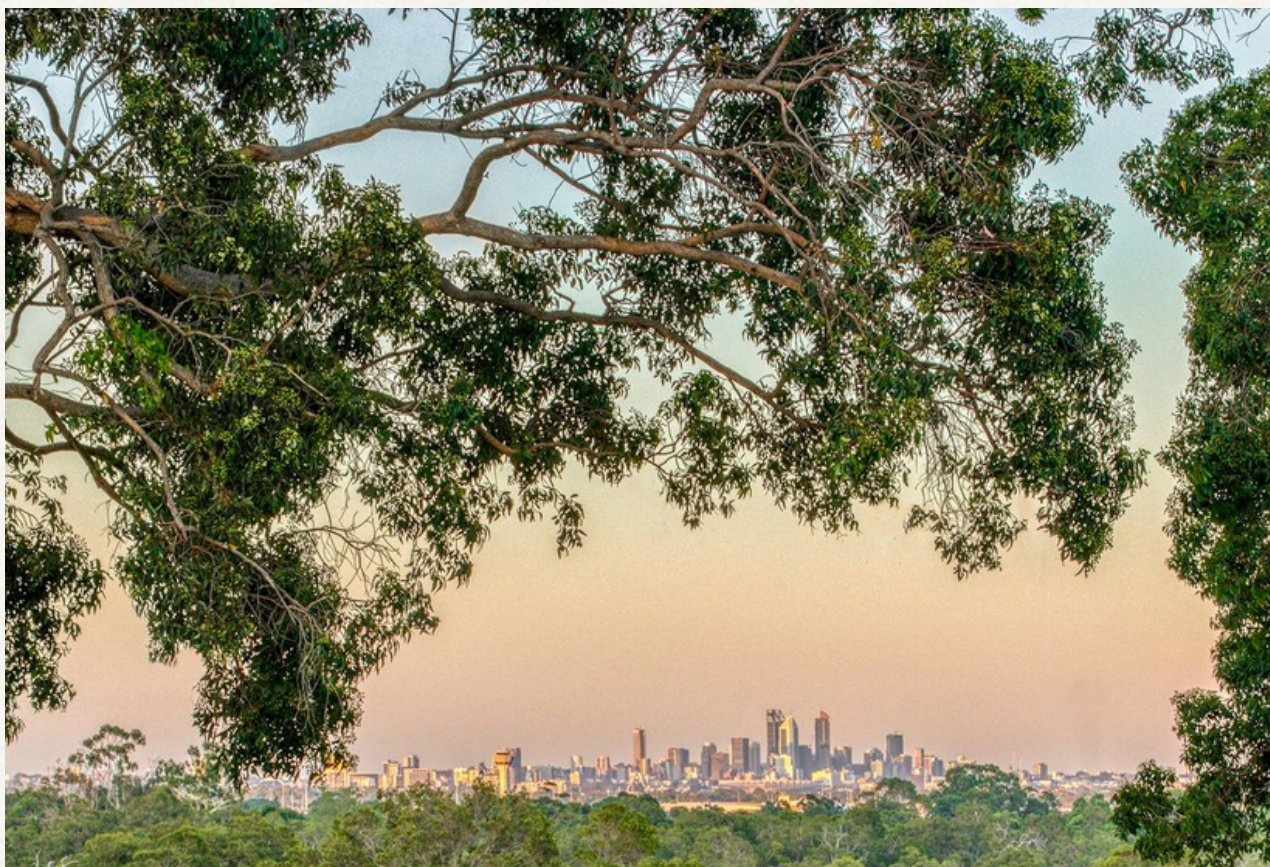




overwatch
BUSHMEAD

**Into
Place**
.

Perth's design-focused,
townhouse specialists.



Live on the doorstep of nature.

Located just 16km from the CBD, Bushmead is an environmentally conscious neighbourhood and one of Perth's most naturally beautiful estates.

Offering residents an exclusive lifestyle shaped by nature, Bushmead is growing community surrounded by the peace and tranquillity of the Australian bush.

We're proudly partnering with Cedar Woods, one of Australia's leading property companies, to bring two exclusive townhouses to the estate's heart, on Broadmeadows Drive.

Together, we're committed to delivering uncompromising quality, exceptional service and real value.

Into Place.



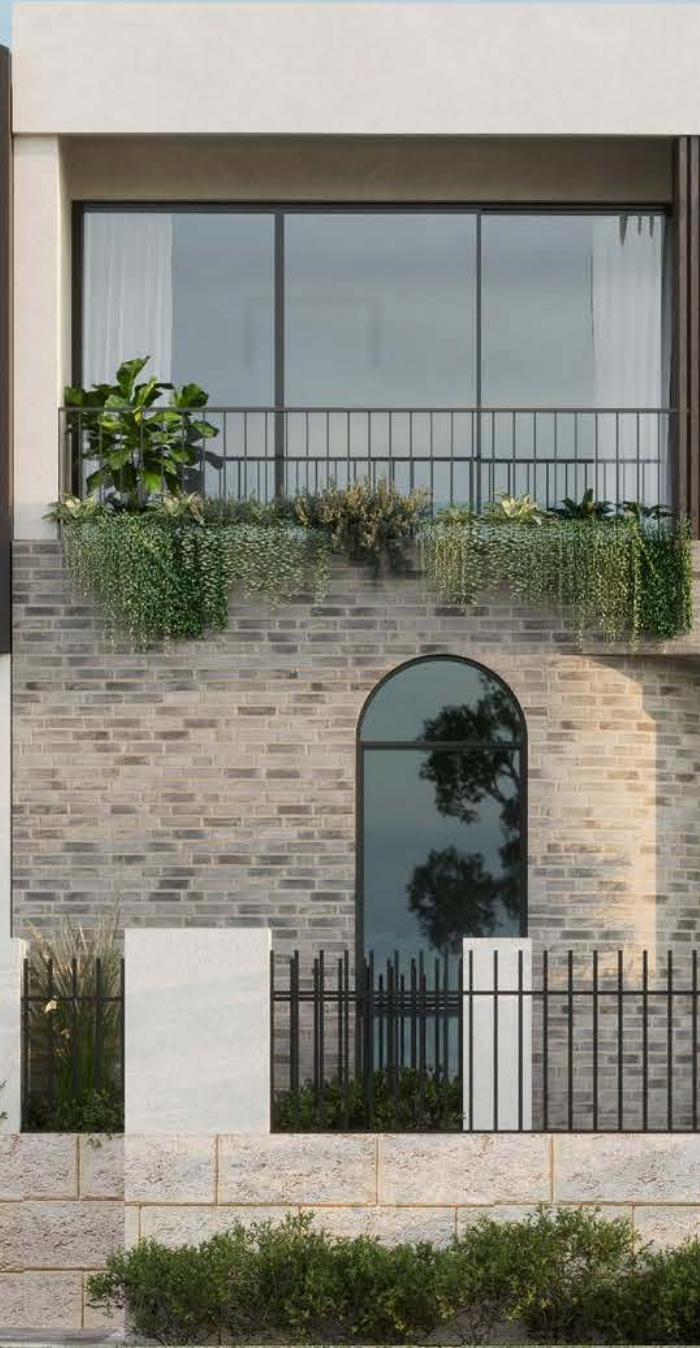
BUSHMEAD
SHAPED BY NATURE



Street appeal.

At Into Place, we lead with design in everything we do, and have made it our mission to create beautiful and functional residences of the highest calibre that elevate the streets they are a part of.

Our elevations harnesses intelligent design and have been thoughtfully crafted to embrace the environment around them.





Welcome to Hemmant Lane.

Access

- 16km from the CBD
- 12 mins to Perth Airport
- 10 mins to Guilford

Lifestyle

- 185 hectares of preserved bushland
- Parks, hiking and bike trails

Surroundings

- 20 mins to the Swan Valley with some of Perth's finest cuisine and wineries

Shop

- 175 shops in Midland Gate
- Essentials, cafes and more in Helena Valley
- Unique, vintage in Guilford

Learn

- 5 minute drive from primary schools in Helena Valley and Maida Vale
- Guilford Grammar nearby

Dining

- Choice of charming cafe's
- Historic pubs serving local produce, live music and great family atmosphere

Into Place.



174m²



180m²



6x30m

KEY FEATURES

Offering modern features and versatility, this home has space for families to grow.

Situated at the front of the home, across from the foyer is a multipurpose room with beautiful curved wall feature, for a fourth bedroom, guest room or home office.

Down the hall lies the ultimate entertainment zone, with Chef's kitchen, open plan living and dining leading out to the generous courtyard and garden to let light and air flow through the home.

Away from the living are the bedrooms on the first floor. Separated by the main bathroom are the two secondary rooms and the large master suite/ parents retreat.

Complete with its own private balcony, this design has been expertly designed to make the most of its natural surroundings.



Secure this
limited release.

Chat to Sharene.
0407 087 047
sharene@intoplace.com.au

LOT 603

HEMMANT LANE, BUSHMEAD, BUSHMEAD



3 - 4



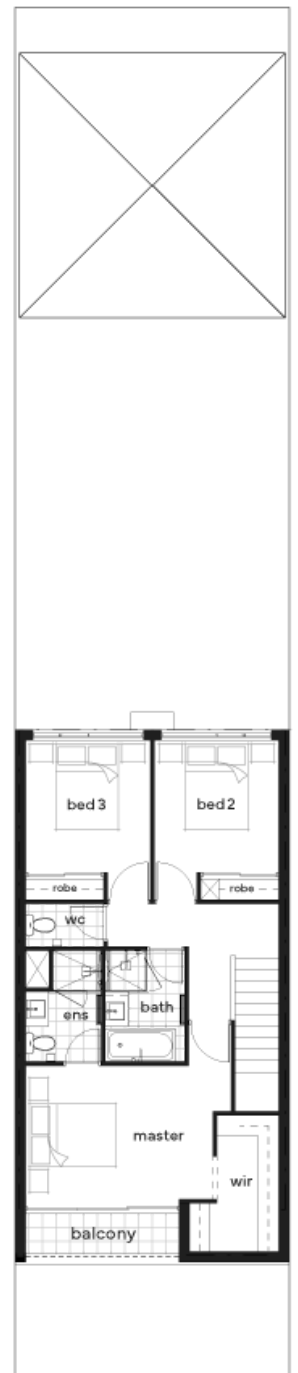
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1



2



HOUSE + LAND FROM \$764,900*

Into Place.

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The Into Place standard.



Structural & Engineering

- Independently certified structural engineering
- Concrete footings and slab to ground floor
- Double brick external walls
- Engineered concrete suspended slab to first floor and stairs
- Privately certified building permit application
- Energy compliance certification
- Feature survey and soil classification

Electrical

- 1.5KV Solar power photovoltaic (PV) system
- LED downlight 20x pack (client to select location)
- Clipsal Iconic switches and power points throughout
- Double power points throughout
- NBN Co ready communications package
- Digital TV antenna (free to air TV)
- Hardwired interlinked smoke detectors
- Externally flued extraction fan to bathroom, ensuite & WC
- Fluorescent light to garage



External Features

- Fully enclosed garage with plasterboard ceilings (if applicable)
- 2c brickwork with acrylic texture coat finish to elevations
- Timber roof frame with treated pine
- Colorbond® roofing as per selection schedule
- Colorbond® slotted gutters and fascia
- Colorbond® downpipes and rain heads
- Feature entry door
- Entry door frame with weatherproof seal
- Feature entry door handle with lockset
- Flush panel external door with metal door frame to garage
- Leverset with deadlock to garage
- Powder coated aluminium windows and sliding doors
- Flyscreens to all windows and sliding doors
- Powder coated aluminium balustrade to balcony
- Remote sectional garage door
- Brick paving to alfresco, pathways, driveway and crossover as shown on plan
- Brushed concrete to garage hardstand
- Gas continuous flow hot water system
- Lockable metal meter box with viewing window
- Folding frame wall or ground mounted clothesline
- 2 x external taps in chrome finish
- Reticulation sleeve for landscaping under driveways and paths
- Plasterboard ceiling to porch, balcony and alfresco (if applicable)
- External rectified floor tiles to balcony
- Termite protection treatment

Home Essentials

- Architecturally designed home
- Building contract with our building partner
- 4-month maintenance period
- Structural guarantee

Into Place.

The Into Place standard.



Internal Features

- Timber look vinyl plank flooring to living, dining, and kitchen (as applicable)
- Carpet with underlay to bedrooms, robes and stairs
- Painting to all walls, ceilings, doors, door frames, skirtings and architraves
- 31c plasterboard lined ceilings to ground floor, 28c plasterboard lined ceilings to first floor with coved cornice
- Hardwall plastering (float and set) internal wall finish
- Timber skirting to internal walls (excluding wet areas)
- Premium tile selection
- R4 batt insulation to first floor ceilings
- Flush panel internal doors with metal door frames throughout
- Lever door furniture throughout
- Privacy locks to bathroom, ensuite and WC
- Powder coated aluminium balustrade to stairs
- Built in wardrobes to bedrooms with mirrored sliding robe doors (if applicable)
- Built in linen cupboard with 4x shelves
- Window treatments to all windows (excl wet areas)

Bathroom & Ensuite

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft closing hinges
- Handles to all cupboards
- Vitreous china inset basin
- 1675mm built in acrylic bath (if applicable)
- Semi-frameless pivot shower screens
- Rail shower
- Mixer tapware
- Vitreous china back to wall toilet suite
- Chrome towel rails, toilet roll and soap holders
- Frameless mirror to full width of vanity
- Rectified floor and wall tiles
- Chrome floor wastes

Laundry

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Stainless steel inset trough
- Gooseneck sink mixer
- Chrome washing machine tap set
- Rectified floor and wall tiles
- Chrome floor waste

Kitchen

- SMEG 600mm gas cooktop
- SMEG 600mm thermoseal under bench oven
- SMEG 600mm canopy rangehood
- 20mm engineered stone bench tops
- Gooseneck sink mixer
- Double bowl undermount sink
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Laminated pantry with 4 shelves
- Ceramic wall tiles full height to underside of rangehood
- Dishwasher recess with cold plumbing and power



Into Place.

*Images in this brochure are for illustrative purposes only and may not represent the final product as shown. Into Place reserves to substitute the make, model or type of any products should the product become unavailable or due to a change of supplier. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Into Place. Additional cost floor plan options, fixtures and fittings may also be shown.

Into Place is not the owner of the land. The land featured in this package is advertised by agreement between Into Place and the land developer and/or vendor. The land is not purchased from Into Place but from the land developer/landowner or an authorised agent. Into Place is not a reseller of land but a new home builder. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Price includes a provisional sum for siteworks which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Where a set price has been determined for Bushfire Attack Level (BAL), coastal requirements, noise attenuation requirements and / or covenants and guidelines, this will be included in the total price.

Into Place .



Design Lead, always

We believe good design is for everybody, not just those who can afford it. We design clever plans with innovative features.



Exceptional Quality

Committed to delivering exceptional quality, always. Each home we deliver is built with the highest construction standards.



Structural Guarantee

We build to last. That's why every Into Place residence is covered by our construction partners guarantee.



Customer at the heart

We're a small business with our customers at our core. Offering a hand-on building experience.



Sustainability Matters

Each Into Place residence contributes to the restoration of habitats in Conservation Sanctuaries across Australia.

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