

Rosemount Reserve

18 East Road, Pearsall



16 modern, turn-key home and land packages

Features at a glance

Rosemount Reserve comprises 16 smart homes that have been carefully positioned to provide an attractive view from every angle.

With expert construction and workmanship to the very highest standards, these homes have been designed with comfortable living in mind. The floor space of each property has been efficiently laid out to suit just about any lifestyle.

As standard, all of the Rosemount Reserve homes come with a 25 year construction guarantee for the first owner and include the following features:

Structure

- ▶ Double clay brick construction with 2-course face bricks
- ▶ Colorbond roof, gutters and downpipes
- ▶ Quality brick paving to verandah, path and driveway
- ▶ Double lock-up garage with Colorbond sectional door

Internal features

- ▶ Hume Vancluse entrance doors with weatherseals
- ▶ Walk-in robes or built-in robes in all bedrooms

Kitchen features

- ▶ Soft close drawers
- ▶ Selection of handles to cupboards and drawers
- ▶ Tile allowance of \$45/m²

Bathroom features

- ▶ 2m high tiling height to showers
- ▶ Tile allowance for bathroom and ensuite of \$44/m²



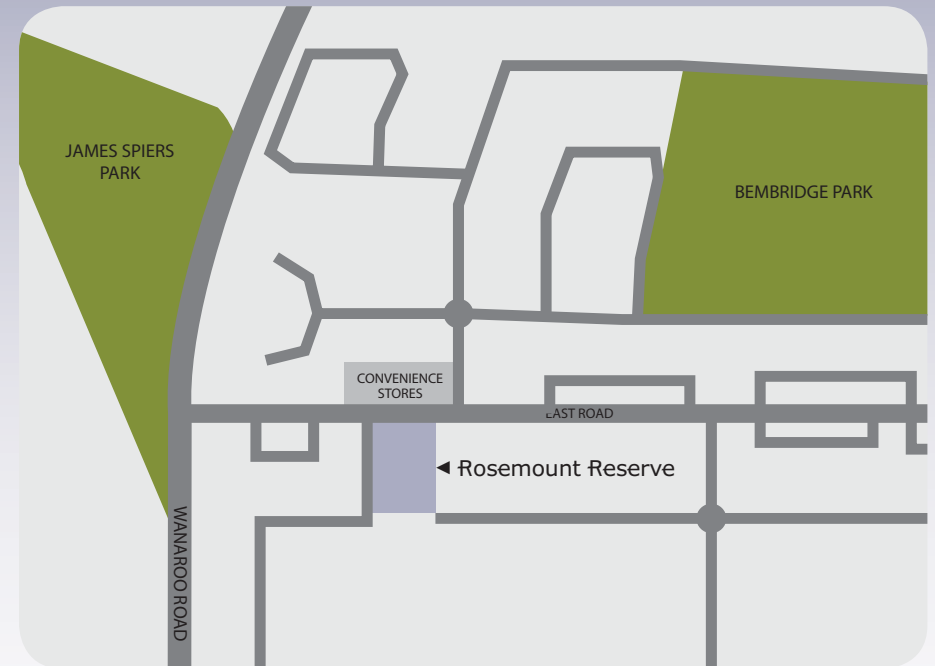
Locality

Part of the City of Wanneroo, Rosemount Reserve is located in a very well established area, with a growing population that enjoys an array of amenities as well as sun, sea, sand and bushland.

The City of Wanneroo is a diverse and energetic community with an expansive range of facilities. Rapidly growing, many families and businesses continue to move to this area every year to take advantage of the great lifestyle and opportunities on offer.

Residents who are looking to set up in a vivacious, thriving community that provides a complete range of contemporary urban services, in addition to open natural environments will not be disappointed.

With a very large number of schools, churches, clubs, organisations and regular cultural events, the City of Wanneroo has something to suit everyone, providing for a highly mixed and distinct community of people who enjoy life.



Schools

- ▶ Hocking Primary School
- ▶ Wanneroo Senior High School
- ▶ Woodvale Primary & High Schools
- ▶ St Luke's Primary, Woodvale
- ▶ St Anthony's Primary, Wanneroo

Sports & Leisure

- ▶ Warwick Leisure Centre
- ▶ Ocean Ridge Leisure Centre
- ▶ Marangaroo Golf Course

Parks & Reserves

- ▶ Bembridge Park
- ▶ James Spiers Park
- ▶ Yallagonga Regional Park

Shopping

- ▶ Hocking Convenience Stores
- ▶ Wanneroo Markets
- ▶ Kingsway Shopping Centre
- ▶ Joondalup City, Joondalup

Transport

- ▶ Wanneroo Road
- ▶ Edgewater Train Station
- ▶ East Road Bus Service

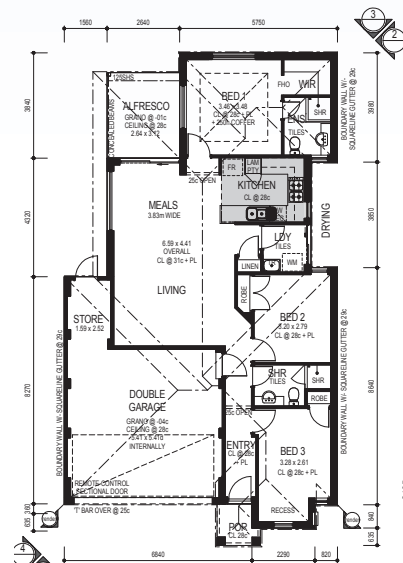
Churches

- ▶ Crossways Uniting Church
- ▶ Gospel Baptist Church
- ▶ Lifeworx Church

Type A



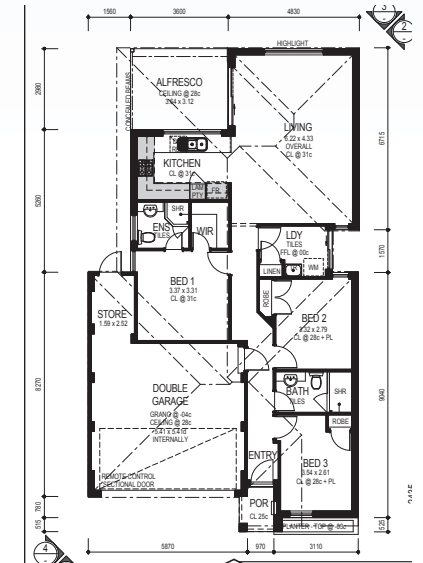
HOUSE AREA:	102.02 m ²
GARAGE AREA:	36.99 m ²
ALFRESCO AREA:	8.24 m ²
PORCH AREA:	2.13 m ²
TOTAL AREA:	149.38 m ²
PERIMETER:	53.32 m



Type B



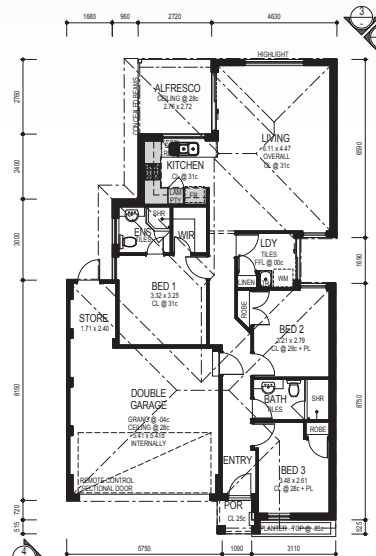
HOUSE AREA:	104.55 m ²
GARAGE AREA:	36.98 m ²
ALFRESCO AREA:	10.73 m ²
PORCH AREA:	2.16 m ²
TOTAL AREA:	156.50 m ²
PERIMETER:	53.36 m



Type C



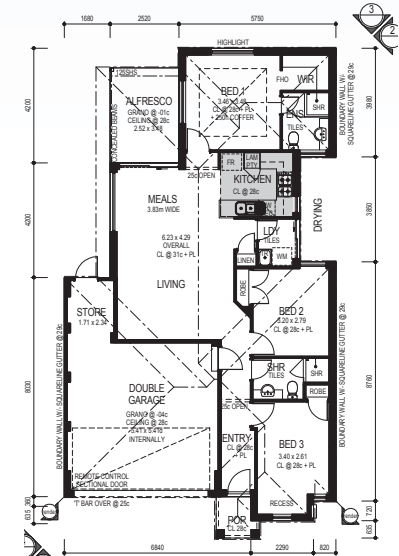
HOUSE AREA:	100.02 m ²
GARAGE AREA:	36.40 m ²
ALFRESCO AREA:	7.51 m ²
PORCH AREA:	1.73 m ²
TOTAL AREA:	145.66 m ²
PERIMETER:	53.32 m



Type D



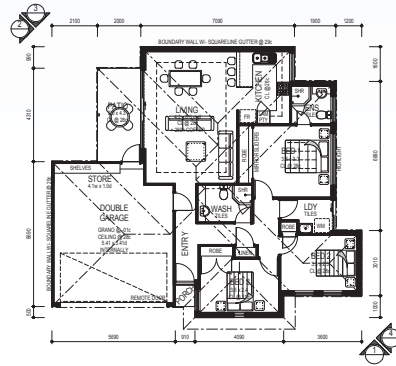
HOUSE AREA:	99.70 m ²
GARAGE AREA:	36.14 m ²
ALFRESCO AREA:	8.77 m ²
PORCH AREA:	2.13 m ²
TOTAL AREA:	146.74 m ²
PERIMETER:	53.80 m



Type G



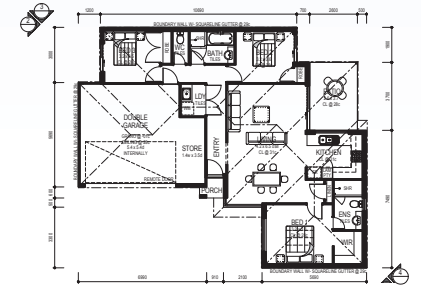
HOUSE AREA:	99.67 m ²
GARAGE AREA:	36.06 m ²
PATIO AREA:	8.60 m ²
PORCH AREA:	0.91 m ²
TOTAL AREA:	145.24 m ²
PERIMETER:	45.56 m



Type H



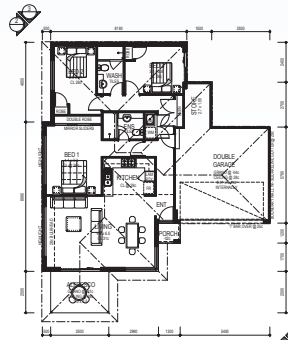
HOUSE AREA:	104.71 m ²
GARAGE AREA:	36.24 m ²
ALFRESCO AREA:	9.62 m ²
PORCH AREA:	1.36 m ²
TOTAL AREA:	151.93 m ²
PERIMETER:	55.16 m



Type I



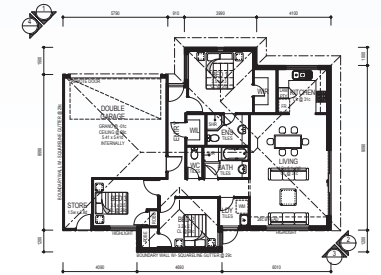
HOUSE AREA:	108.18 m ²
GARAGE AREA:	37.33 m ²
ALFRESCO AREA:	8.75 m ²
PORCH AREA:	1.56 m ²
TOTAL AREA:	155.82 m ²
PERIMETER:	44.96 m



Type J



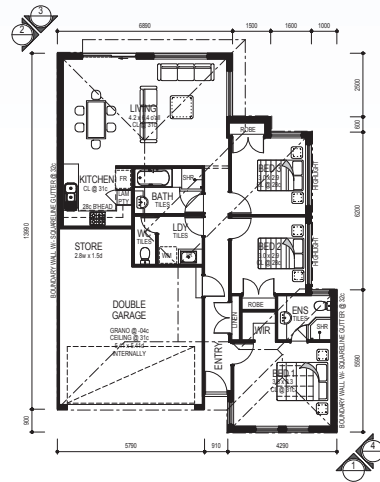
HOUSE AREA:	103.10 m ²
GARAGE AREA:	37.16 m ²
ALFRESCO AREA:	0.00 m ²
PORCH AREA:	0.00 m ²
TOTAL AREA:	140.26 m ²
PERIMETER:	48.96 m



Type K



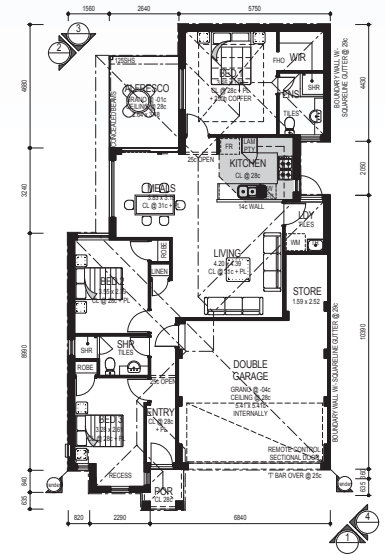
HOUSE AREA:	102.79 m ²
GARAGE AREA:	36.36 m ²
PATIO AREA:	0.00 m ²
PORCH AREA:	0.00 m ²
TOTAL AREA:	139.15 m ²
PERIMETER:	51.76 m



Type L



HOUSE AREA:	106.06 m ²
GARAGE AREA:	36.93 m ²
ALFRESCO AREA:	9.19 m ²
PORCH AREA:	2.13 m ²
TOTAL AREA:	154.31 m ²
PERIMETER:	51.76 m



Finishing Schedule

Internal

Internal

- ▶ Hume Vancluse Entrance Doors with weatherseals.
- ▶ Quality door handles and deadlocks internally and externally
- ▶ Walk-in robes or built-in robes in all bedrooms with standard doors as indicated
- ▶ R3.0 ceiling insulation to house
- ▶ Metal corner strips to exposed internal corners
- ▶ Gas bayonet with power point and vents
- ▶ Power points double throughout
- ▶ 2 x hardwired smoke alarms
- ▶ Keyed locks to all windows and sliding doors

Kitchen, Bathroom and Laundry features

- ▶ Bench tops in Laminate post-form edge
- ▶ Sink Radiant 1 3/4 bowl with chrome flickmixer tap
- ▶ ABS Edging to cupboard doors
- ▶ Soft close drawers
- ▶ Selection of handles to cupboards and drawers
- ▶ Tile allowance \$45/m2 retail
- ▶ Blanco 600mm stainless steel rangehood
- ▶ Oven Blanco 600mm stainless steel, fan forced
- ▶ Blanco 600mm gas cooktop stainless steel
- ▶ Dishwasher recess with single GPO and cold water connection
- ▶ Clear glass panel and fully framed pivot glass door to ensuite and bathroom
- ▶ Caroma Cosmo Double Towel Rail
- ▶ Elegance or Venecia tapware
- ▶ Tile allowance for wall and floor tiles to bathroom and ensuite \$44/m2
- ▶ 2m high tiling height to showers
- ▶ Privacy locks to ensuite, bathroom and WCs
- ▶ 45 Lt Stainless steel trough and Colorbond/Polymer cabinet with mixer tap
- ▶ Caroma Concorde Uniset toilet suites with Caroma SmartflushR
- ▶ Vanity top with cupboard and full width framed mirror
- ▶ Caroma Cosmo vanity basin to bathroom and ensuite

External

Site

- ▶ 2 x external garden taps
- ▶ Rheem Stellar 330 Litre storage hot water system
- ▶ External light points to 2 house exits

Structure

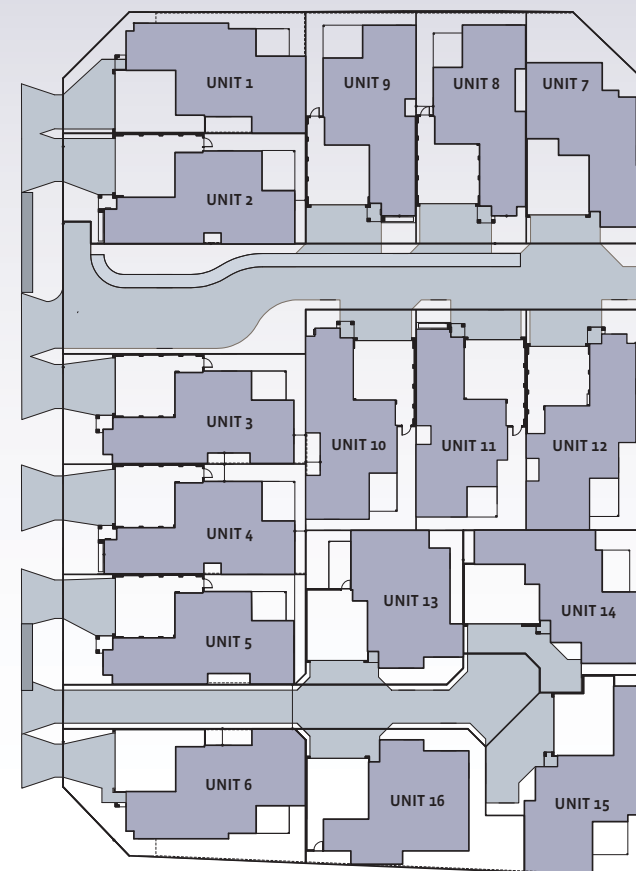
- ▶ Concrete to engineers specification
- ▶ Double clay brick construction with 2-course face bricks
- ▶ Colorbond roof, gutters and downpipes
- ▶ Cream brick mortar with rolled joints
- ▶ Full painting including plastered walls
- ▶ Quality brick paving to verandah, path and driveway
- ▶ Quality powdercoated aluminium frames throughout
- ▶ Flyscreens to all windows and standard sliding doors
- ▶ Roof pitch standard 25 degrees
- ▶ Ceiling height standard at 28 courses
- ▶ Termite protection to slab and perimeter
- ▶ Roof timber to meet Australian Framing Code
- ▶ Hardiflex to all eaves
- ▶ Double lock-up garage with Colorbond sectional door and 3 remotes and pelmet

Other included features

- ▶ Slender line clothes line
- ▶ Internal wall painting (1 coat sealer, 2 coats acrylic)
- ▶ Town Plaza carpet to all bedrooms including underlay
- ▶ 300mm x 300mm floor tiling from builder's standard range to entry and all living areas
- ▶ Landscaping and reticulation (as stated)
- ▶ Light fittings (as stated)
- ▶ Split system air-conditioner (as stated)
- ▶ Formstone letterbox with brass numbers
- ▶ Earthworks (flat sandy block)
- ▶ Brick paving to driveway, crossover, path and alfresco
- ▶ Concrete soakwells installed and connected to all downpipes

Unit Index

Unit No.	Type	Lot Size	House Area	Alfresco	Garage
1	E	224 m ²	111.13 m ²	7.5 m ²	37.00 m ²
2	B	215 m ²	104.55 m ²	10.73 m ²	36.98 m ²
3	A	220 m ²	102.2 m ²	8.24 m ²	36.99 m ²
4	B	223m ²	104.55 m ²	10.73 m ²	36.98 m ²
5	A	219 m ²	102.20 m ²	8.24 m ²	36.99 m ²
6	F	240 m ²	110.63m ²	7.5 m ²	37.00 m ²
7	K	209 m ²	102.79 m ²	N/A	36.36 m ²
8	A	210 m ²	102.2 m ²	8.24 m ²	36.99 m ²
9	B	210 m ²	104.55 m ²	10.73 m ²	36.98 m ²
10	D	200 m ²	99.70 m ²	8.77 m ²	36.14 m ²
11	C	200 m ²	100.02 m ²	7.51 m ²	36.40 m ²
12	L	220 m ²	106.06 m ²	9.19 m ²	36.93 m ²
13	G	200 m ²	99.67 m ²	8.6 m ²	36.06 m ²
14	H	209 m ²	104.71 m ²	9.62 m ²	36.24 m ²
15	I	218 m ²	108.18 m ²	8.75 m ²	37.33 m ²
16	J	221 m ²	103.10 m ²	N/A	37.16 m ²



DISCLAIMER

Whilst every effort has been made to ensure the accuracy of the information herein, neither the developer nor his agent agent can be held responsible for any errors or inaccuracies. This data does not form part of a contract and it is recommended that prospective purchasers check all information prior to the signing of any contractual agreement.

Sales & Contact Information

Whether you're a residential home buyer or an investor, the Rosemount Reserve development is an exceptional opportunity to secure an impressive home in a very unique and outstanding setting.



www.jardimcorporation.com.au

For more information, please contact:

