Werrington
HOUSE & LAND

Stage 1

A PLACE *to call home*

Werrington House and Land offers an exciting opportunity to immerse yourself into a new life at Werrington, where the air is fresher and the grass is greener. A place you can call home, and feel at home.

ABOUT THE HOUSES

Brand new homes offer superb family living with the finishes of the highest calibre. Homes cleverly optimise living spaces to enhance family living. These architect designed homes maximise light and airflow throughout the open plan living and cleverly open up to the outdoors.

Whether you're looking for a home for a large family, with plenty of bedrooms; multiple living areas and a home theatre; great spaces for entertaining; or stylish kitchen with a butler's pantry, you'll be spoiled for choice.

Choose from 1 or 2 storey homes with a great range of floor plans and façade options to suit your needs. You may prefer a contemporary modern or traditional design, the choice is yours.

Artist impression for illustrative purposes only.

Home designs include:

- Generous tiled terrace areas and balconies
- Quality floor tiling throughout with carpeted bedrooms and built-in-robes
- Spacious master bedroom suites with walk-in wardrobe and ensuite
- Your master chef kitchen includes spacious Caesarstone breakfast bar, glass splashbacks and Artusi stainless steel cooking appliances inspired by the legendary Pellegrino Artusi, the father of Italian cuisine
- Luxurious bathrooms and ensuites featuring Caroma fixtures and separate bathtub
- Internal laundry and tub, plus lock up garage for 1 or 2 cars and space in the driveway

Artist impression. Design inspiration only. Wardrobe fixtures not included.

Artist impression for illustrative purposes only.

There are two interior design colour palettes to choose from featuring a light and dark design:

- **Pebble** – a classic finish for a stylish, natural and comfortable setting
- **Charcoal** – a sleek finish with a contemporary palette for modern luxury

HOME *designs*

Werrington House and Land packages makes choosing a home simple. We'll build you a new home, whilst you focus on the more important things in life!

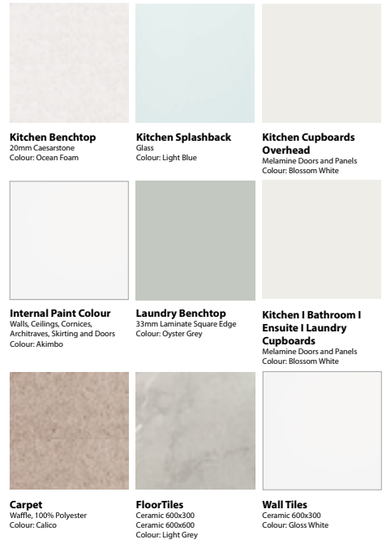
STEP 1 | CHOOSING YOUR LOT

Choose your preferred lot from the site plan.

STEP 2 | PREFERRED HOME DESIGN

Now decide which floor plan and layout best suits your family needs.

Pebble



Kitchen Benchtop
20mm Caesarstone
Colour: Ocean Foam

Kitchen Splashback
Glass
Colour: Light Blue

Kitchen Cupboards Overhead
Melamine Doors and Panels
Colour: Blossom White

Internal Paint Colour
Walls, Ceilings, Cornices, Architraves, Skirting and Doors
Colour: Akimbo

Laundry Benchtop
33mm Laminate Square Edge
Colour: Oyster Grey

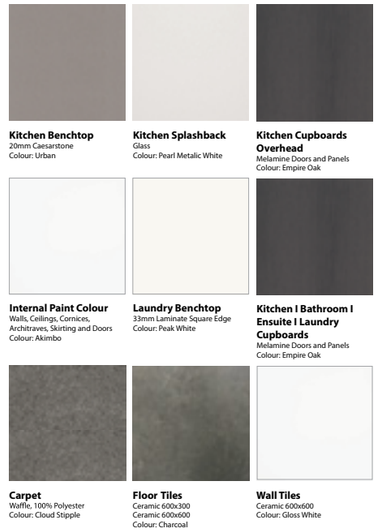
Kitchen I Bathroom I Ensuite I Laundry Cupboards
Melamine Doors and Panels
Colour: Blossom White

Carpet
Waffle, 100% Polyester
Colour: Calico

FloorTiles
Ceramic 600x300
Ceramic 600x600
Colour: Light Grey

Wall Tiles
Ceramic 600x300
Colour: Gloss White

Charcoal



Kitchen Benchtop
20mm Caesarstone
Colour: Urban

Kitchen Splashback
Glass
Colour: Pearl Metalic White

Kitchen Cupboards Overhead
Melamine Doors and Panels
Colour: Empire Oak

Internal Paint Colour
Walls, Ceilings, Cornices, Architraves, Skirting and Doors
Colour: Akimbo

Laundry Benchtop
33mm Laminate Square Edge
Colour: Peak White

Kitchen I Bathroom I Ensuite I Laundry Cupboards
Melamine Doors and Panels
Colour: Empire Oak

Carpet
Waffle, 100% Polyester
Colour: Cloud Stipple

Floor Tiles
Ceramic 600x300
Ceramic 600x600
Colour: Charcoal

Wall Tiles
Ceramic 600x600
Colour: Gloss White

STEP 3 | CHOOSE YOUR WOW FACTOR FAÇADE

There's plenty of choice when it comes to curb appeal. Classic, contemporary or traditional; choose a design that suits your budget and will impress!

STEP 4 | THE PERSONAL INTERIOR DESIGN TOUCH

Now you get to inject your own personal style throughout your home. Create the backdrop for your own styling. Choose from Pebble or Charcoal interior design palettes.

Artist impression for illustrative purposes only.

CLARENCE A

731 – 739 Great Western Highway, Werrington

3 2 1

House size: 148.34m²
Block size: 253.19m²

Feel right at home from the moment you step inside the Clarence. This modern architect designed home features an angled (skillion) roof, giving your home an extra touch of style and curb appeal.

This single storey home has cleverly maximised living spaces to improve family living. Featuring an open plan living area, walk-in pantry, main bath complete with tub, and three bedrooms all equipped with wardrobes for storage. Set back from the busy living areas at the front of the home, you'll find a private master suite with luxe ensuite and walk-in wardrobe.

The Clarence's living/dining area opens up to a tiled terrace for an outdoor lifestyle. Sliding doors allow cross breezes and afternoon sunlight. An internal laundry and parking space completes the package.

This home has specifically been designed for growing families in a community-friendly environment.

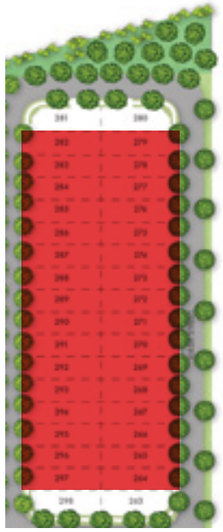
PACKAGE INCLUSIONS

- Soft landscaping – turf and basic garden beds
- Concrete driveway and footpath
- Folding clothes line
- Letterbox
- Fencing
- Sarking to underside of roof tiles
- Remote control garage door
- TV antenna
- Tiled terrace area
- Fly screens to operable windows & sliding doors
- Split-system air conditioner
- Basix
- Vertical blinds provided
- Internet provision provided

HOUSE		INTERNAL AREA		EXTERNAL AREA	
Frontage	8.96m	Ground floor	137.52m²	Terrace Porch	9.77m² 1.05m²

AVAILABILITY

House Type Clarence A is available on the colour coded lots



FAÇADE OPTION CA1

FAÇADE OPTION CA2

Artist impression for illustrative purposes only.

CLARENCE D

731 – 739 Great Western Highway, Werrington

3 2 1

House size: 148.62m²
Block size: 253.19m²

Feel right at home from the moment you step inside the Clarence. This architect designed home has timeless appeal with a pitched roof, giving your home a traditional style.

This single storey home has cleverly maximised living spaces to improve family living. Featuring an open plan living area, walk-in pantry, main bath complete with tub, and three bedrooms all equipped with wardrobes for storage. Set back from the busy living areas at the front of the home, you'll find a private master suite with luxe ensuite and walk-in wardrobe.

The Clarence's living/dining area opens up to a tiled terrace for an outdoor lifestyle. Sliding doors allow cross breezes and afternoon sunlight. An internal laundry and parking space completes the package.

This home has specifically been designed for growing families in a community-friendly environment.

PACKAGE INCLUSIONS

- Soft landscaping – turf and basic garden beds
- Concrete driveway and footpath
- Folding clothes line
- Letterbox
- Fencing
- Sarking to underside of roof tiles
- Remote control garage door
- TV antenna
- Tiled terrace area
- Fly screens to operable windows & sliding doors
- Split-system air conditioner
- Basix
- Vertical blinds provided
- Internet provision provided

HOUSE		INTERNAL AREA		EXTERNAL AREA	
Frontage	8.96m	Ground floor	137.85m²	Terrace Porch	9.77m² 1.00m²

AVAILABILITY

House Type Clarence D is available on the colour coded lots

FAÇADE OPTION CD1

FAÇADE OPTION CD2

Artist impression for illustrative purposes only.

FAIRVIEW D

731 – 739 Great Western Highway, Werrington

4 | 2.5 | 1

House size: 222.47m²
Block size: 253.19m²

Striking in appearance and presence, the Fairview is a home of modern, contemporary styling that is set to impress.

This double storey home has plenty of space for a growing family. You'll be in awe from the moment you walk in. Downstairs, the modern designed kitchen has a breakfast bar big enough for the whole family, and a walk-in butler's pantry with plenty of storage.

At the front of the house is a dedicated theatre room that will provide great family entertainment, and the open plan living area opens to the tiled terrace.

Four bedrooms upstairs with built-in-robes and the spacious master suite has its own ensuite, walk-in wardrobe and private balcony to enjoy sunset views.

The Fairview is the ultimate stylish family home.

PACKAGE INCLUSIONS

- Soft landscaping – turf and basic garden beds
- Concrete driveway and footpath
- Folding clothes line
- Letterbox
- Fencing
- Sarking to underside of roof tiles
- Remote control garage door
- TV antenna
- Tiled terrace area
- Fly screens to operable windows & sliding doors
- Split-system air conditioner
- Basix
- Vertical blinds provided
- Internet provision provided

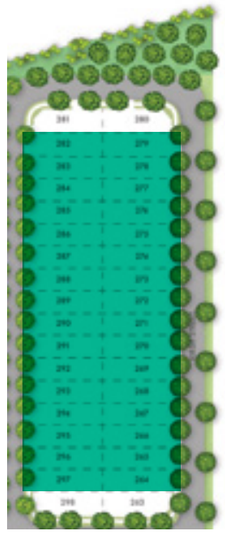
HOUSE		INTERNAL AREA		EXTERNAL AREA	
Frontage	8.96m	Ground floor	115.51m²	Terrace	9.70m²
		Level one	88.52m²	Balcony	4.61m²
				Porch	4.13m²

GROUND FLOOR

LEVEL ONE

AVAILABILITY

House Type Fairview D is available on the colour coded lots



FAÇADE OPTION FD1

FAÇADE OPTION FD2

Artist impression for illustrative purposes only.

SUNNYSIDE

731 – 739 Great Western Highway, Werrington

4 3 2

House size: 242.05m²

Block size: 269.87m²–279.29m²

This majestic double storey house is located on a corner block with plenty of outdoor space for the family to enjoy. This impressive large frontage home features vertical columns, dual balconies, face brick and highlight windows.

The Sunnyside offers an abundance of space, from the 2 car garage to the luxurious private master retreat and large walk-in butler's pantry.

Downstairs features a large open plan kitchen/living/dining area with access to the rear, tiled terrace and the backyard, offering great entertainment options for the whole family. A beautifully appointed kitchen with walk-in butler's pantry means you can hide away kitchen clutter.

Upstairs you'll be impressed with the space, luxurious main bathroom, feature balconies and linen closet. There are four spacious bedrooms, all with built-in-robes.

The master room is a private oasis. Your personal retreat includes a large balcony, perfect for morning coffee, plus a superb walk-in wardrobe and ensuite.

PACKAGE INCLUSIONS

- Soft landscaping – turf and basic garden beds
- Concrete driveway and footpath
- Folding clothes line
- Letterbox
- Fencing
- Sarking to underside of roof tiles
- Remote control garage door
- TV antenna
- Tiled terrace area
- Fly screens to operable windows & sliding doors
- Split-system air conditioner
- Basix
- Vertical blinds provided
- Internet provision provided

HOUSE

Frontage 24.52m

INTERNAL AREA

Ground floor 108.70m²
Level one 104.48m²

EXTERNAL AREA

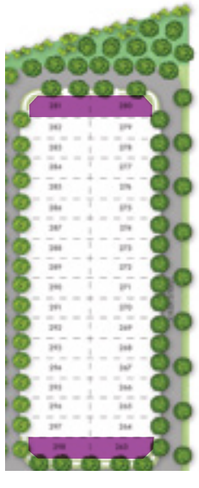
Terrace 17.40m²
Balcony 9.49m²
Porch 1.98m²

GROUND FLOOR

LEVEL ONE

AVAILABILITY

House Type Sunnyside is available on the colour coded lots



FAÇADE OPTION SA1

Werrington

HOUSE & LAND

731–739 Great Western Highway, Werrington

PIA.COM.AU/WERRINGTON

PIA | THE PROPERTY INVESTORS ALLIANCE

FOR FURTHER INFORMATION, PLEASE CONTACT A PIA SALES CONSULTANT TODAY

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