

# The Journey.

TRANTER STREET, STRATHNAIRN  
[journeystrathnairn.com.au](http://journeystrathnairn.com.au)

# A HOME CAN INSPIRE THE JOURNEY OF LIFE

## Tranter Street, Strathnairn

Whether you are taking the first steps onto the property ladder, starting new beginnings, or looking for a place to grow a family, we have your perfect new home. Imagine having a place that invigorates and ignites your passions. If you are looking for a home that can transform your life and delight your loved ones, you have come to the right place.



All images in this brochure are artist's impression and for illustrative purposes only. Any content in the images may be subject to changes.







## Everything is near where you are

Located close to all local amenities, including shopping malls and schools, the development benefits from being a part of the villages offering a high standard of living. The terraced development can offer a range of lifestyles to its owners. Belconnen Town Centre is a few minutes away and the city centre can be reached in twenty minutes.

And for those wishing to enjoy the serene neighbourhood—an open green area and a park is within walking distance. Living in The Journey Strathnairn is being surrounded by nature. Submerged in the natural reserve, the development boasts the views and the access to green conservations' areas—ideal for the enjoyment of best what local nature can give.

# INSPIRING A NEW WAY OF LIVING



## Sustainability & environment

Carrying the attitude of conscious energy consumption, the development goes beyond impeccable design and crafted internal arrangement. Solar power is a core, where the comfortable living can also become energy efficient. While saving on energy, our dwellers can focus on the joy of their homes and being a part of the forward-thinking local community.





## Where your journey starts

Situated in Strathnairn, the first suburb of the brilliantly master-planned development of Ginninderry.

- 1 Magpies Belconnen Golf Club \_\_\_\_\_ 1.2km
- 2 Kingsford Smith School \_\_\_\_\_ 2.5km
- 3 Kippax Fair \_\_\_\_\_ 2.6km
- 4 Higgins Shops \_\_\_\_\_ 3.6km
- 5 Belconnen High School \_\_\_\_\_ 4.4km
- 6 Westfield Belconnen \_\_\_\_\_ 9km



# DESIGNED WITH AN EYE FOR DETAIL

## A heart for innovation

Each well appointed separate title terrace situated in the development was designed with an eye for detail and a heart for innovation.

Generous floor area unleashes imagination. Grand yet practical, it is perfect for accommodating families and couples alike.





## EXTERIOR

**Calm, private, carefully-selected**

Infused with feeling sophisticated elegance, the exteriors are calm and private. On the exterior, the terraces have cladding in monochromatic and natural tones.

The terraces benefit from the variety of glazing – carefully selected to offer the highest level of internal comfort.



# INTERIOR

## Timeless, high-quality, elegant

Each block benefits from the efficient internal arrangement and spacious planning. All terraces have three or four bedrooms across two levels, with an opportunity to use the lower floor bedroom as a study or an office. Next to the study, there is an entry hall, which takes you to an immaculate open-plan space for kitchen and dining. At the end of the open-plan space, there is an impressive living area with high ceilings and extensive glazing opening up to the private inner court. Benefitting from the light and access to a private outdoor area, the living area is the heart of the unit, making a house feel like a home.



# TYPE 1



DISCLAIMER : the floor plan layout may be subject to change. It is the buyers responsibility to verify and ensure that the drawings displayed are the latest versions available. Areas shown are calculated as gfa and include external & internal wall thicknesses. The furniture layout and sizes portrayed in this floor plan are indicative only and should not be relied upon by the buyer. Areas are approximate and based on information provided. All areas will require confirmation following completion of site survey.

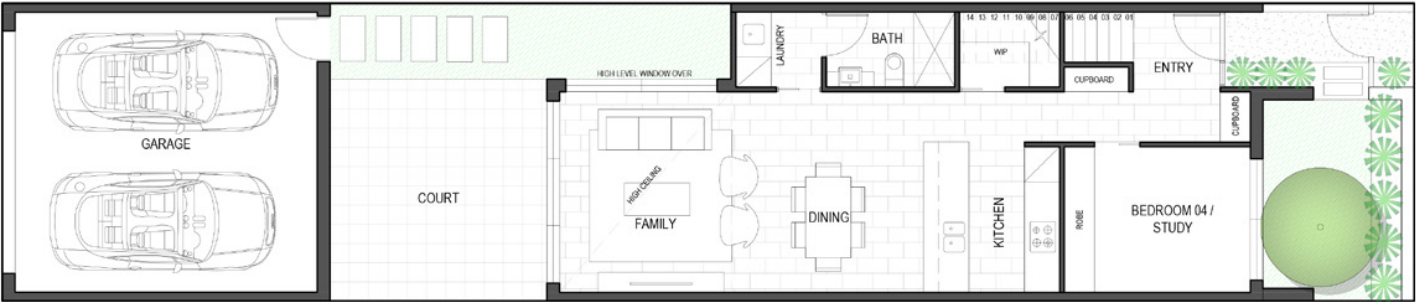


# TYPE 2

NORTH



UPPER FLOOR PLAN



LOWER FLOOR PLAN

BEDROOM  
4

BATHROOM  
3

PARKING  
2

BLOCK SIZE  
165.2m<sup>2</sup> Approx.

TOTAL LIVING  
135m<sup>2</sup> Approx.

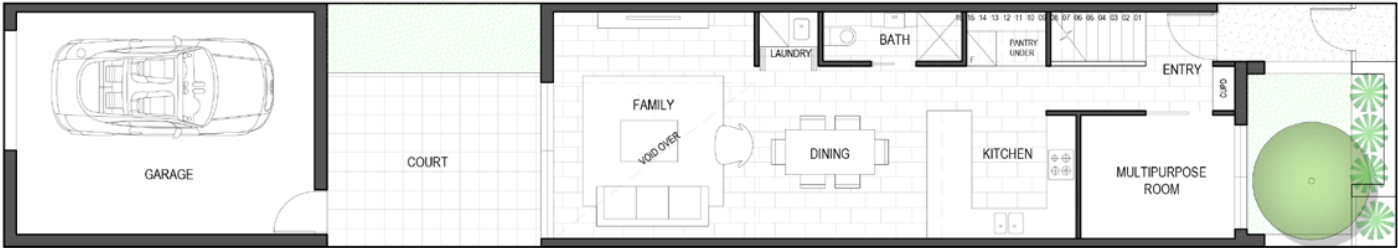
TOTAL YARD  
44m<sup>2</sup> Approx.

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# TYPE 3



UPPER FLOOR PLAN



LOWER FLOOR PLAN

BEDROOM  
2+1 Multipurpose room

BATHROOM  
2

PARKING  
1

BLOCK SIZE  
137m<sup>2</sup> Approx.

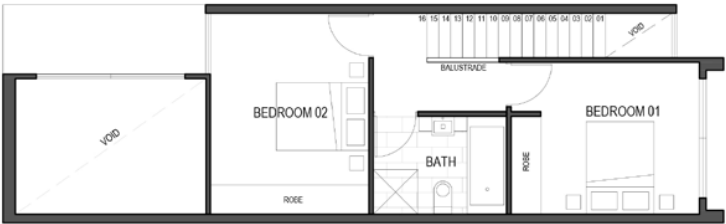
TOTAL LIVING  
111m<sup>2</sup> Approx.

TOTAL YARD  
33m<sup>2</sup> Approx.

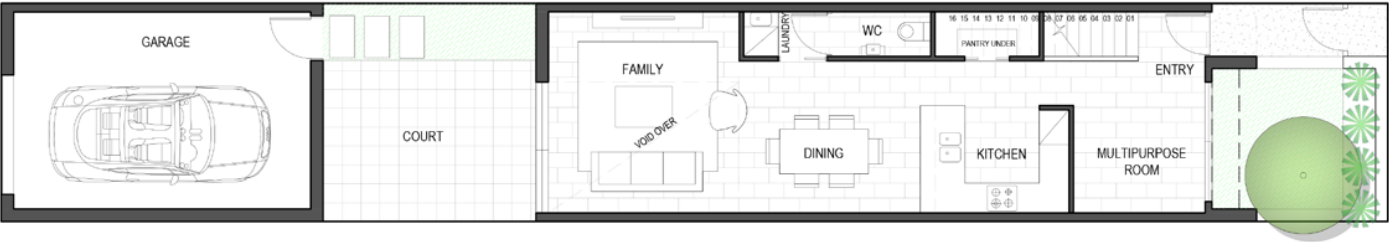
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# TYPE 4



UPPER FLOOR PLAN



LOWER FLOOR PLAN

BEDROOM  
2+1 Multipurpose room

BATHROOM  
2

PARKING  
1

BLOCK SIZE  
123m<sup>2</sup> Approx.

TOTAL LIVING  
98m<sup>2</sup> Approx.

TOTAL YARD  
31m<sup>2</sup> Approx.

DISCLAIMER : the floor plan layout may be subject to change. It is the buyers responsibility to verify and ensure that the drawings displayed are the latest versions available. Areas shown are calculated as gfa and include external & internal wall thicknesses. The furniture layout and sizes portrayed in this floor plan are indicative only and should not be relied upon by the buyer. Areas are approximate and based on information provided. All areas will require confirmation following completion of site survey.





## General

Maintenance	90 day maintenance period.
EER Certificate	Energy Efficiency Rating min 6 stars.
Services	Service connections to water, sewage, electricity
Hot water	Stiebel Eltron Heat Pump
Heating and cooling	1x reverse cycle ducted heating and cooling.
Insulation	Ceiling and wall insulation – as per 6 star requirements.
Video intercom	Video intercom system with door bell and LED screen

## Externals

Roof	Colourbond roofing, fascia and gutter.
Courtyard	Concrete coved finish as shown on plans.
Clothes line	Daytek clothes line
Landscaping	Provided in courtyards as per Landscape plan. Provided in common areas as per landscape plan.
Windows and sliding doors	Double glazed aluminum framed windows and sliding doors with fly screens.
Letterbox	1 x lockable letterbox.
Balconies	Aluminum handrail to balconies – where applicable. Tilling to balcony – where applicable.
Garage	Concrete finish to garage floors. Steelline colorbond garage door
External Fencing	Front Courtyard as per Ginninderry fencing controls

## Internals

Internal walls	Timber frames with plasterboard linings throughout (moisture resistant to wet areas). Low sheen paint finish. Colours to match finish schedule.
Ceilings	Flat paint to plasterboard linings. Square set cornices throughout
Floor finishes	Laminate timber flooring Carpet to bedrooms Tiling to wet areas
Internal doors	Flat finish type internal door (door stops provided where required)
Skirting's/ Architraves	67mm (standard profile) painted semi-gloss finish.
Bedroom wardrobes	Built in joinery in melamine finish with sliding doors.
Walk in robe	Built in joinery in melamine finish with sliding doors – where applicable.
Linen and store cupboards	Built in joinery in melamine finish with swing doors.

## Kitchen Appliances

Cooktop	Fisher and Paykel 600mm induction.
Oven	Fisher and Paykel 600mm.
Dishwasher	Fisher and Paykel 600mm freestanding dishwasher.
Range hood	Fisher and Paykel 600mm undermount.

## Kitchen Cabinetry

Main cabinets	Decorative melamine timber grain finish as per selected colour scheme
Feature cabinets	Panels as per selected colour scheme
Door and drawers	Soft close.
Splash back	Tiled splash back. Colour as per selected colour scheme.
Benchtop	20mm stone bench top colour as per selected colour scheme.
Kickboard	To match adjoining joinery.

## Kitchen Fixtures & Fittings

Sink	Clark Double Bowl sink.
Tap	Parisi pull-out mixer.
Flooring	Tiled flooring colour as per selected colour scheme.

## Bathroom / Ensuities

Vanity	Mont Albert poly top/white (subject to size of bathroom)
Mirror	Mirror to suit vanity.
Shower Screen	Semi frameless shower screen.
Fixtures and fittings	Clark tapware. Clark shower heads on sliding rail. Parisi towel rails, toilet roll holders and hand towel holders
Wall finishes	Floor to ceiling wall tiles.
Toilet	Clark toilet
Basin	Clark inset basin.
Powder Room	Caroma – Luna Hand Wall Basin
Baths	Decina bath tub
Floor Finish	Floor tiles 600x600mm as per selected colour scheme

Laundry

	Tiles to floor per the selection board
	Tiles to skirting wall (1 row).
	Tiles to tub splash back (1 row high).
	Custom built joinery with 20mm stone tops.
	Abbey drop in stainless steel single bowl sink.
	Parisi pull out mixer-Sink mixer.
	Hot and cold water taps for tub and washing machine connections.

Electrical and Data

General	Double power points throughout (single to dishwasher, microwave space and fridge space). Hard wired smoke detectors as required to BCA. Recessed LED lighting throughout -to developers specification. Provision for NBN connection. Sloar PV as per design requirement.
Living area	4 light points, 2 double power points, 1 TV point and 1 Data point.
Dining area	2 light points and 2 double power points.
Kitchen	2 light points and 2 double power points + fridge, dishwasher points
Main bedroom	2 light points, 2 double power points, 1 TV point and 1 Data point.
Bedrooms	2 light point and 2 double power points.
Bathrooms/ Ensuite	Tastic 2 in 1 (light & fan) and 1 double power point.
Powder room	1 light point (fan if required)
Laundry	1 light point and 1 double power point + washing machine point
Balcony	1 external weatherproof light and power point -where applicable.
Courtyards	1 weatherproof light to front and rear entry doors –where applicable. 1 external weatherproof power point to rear -where applicable.
Garage	1 exterior light above garage door –where applicable. 2 fluorescent lights and 1 double power point for double garage. 1 fluorescent lights and 1 double power point for single garage

\* UPGRADE OPTIONS & ADDITIONAL NOTES

Please discuss the upgrade options with the agent. Any upgrade options selected by the Buyer must be clearly identified and signed off by the Buyer. Minor variations in location and quantities of theseinclusion items may occur following detailed architectural design and unforeseen building constraints. The Seller reserves the right to amend any fixtures and fittings on this inclusion list without notice and reserves the right to substitute any specified inclusions with that of a similar quality.

The journey begins

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