THE

Botanical

COLLECTION

STRATFORD GARDENS, TAHMOOR

A COLLECTION

inspired by nature,

DESIGNED FOR LIFE

beautifully in bloom.



The Botanical Collection presents an exclusive release of just 24 carefully considered homes, the last opportunity to make this sought-after community home.

Set in a peaceful location near the iconic Stratford House and surrounded by the natural beauty and character of the local area, the community offers a relaxed lifestyle with a genuine sense of place.

Residents enjoy access to an impressive new wellness centre featuring an indoor pool, sauna and gym, complemented by outdoor amenities including a pickleball court, bowling green and barbecue areas.

With 221 homes delivered across five thoughtfully planned stages, The Botanical Collection is a fitting final expression of a community designed for living well.

At Stratford Gardens, every home is designed as a personal sanctuary; a place where refined country living meets thoughtful craftsmanship.

From elegant textures and considered finishes, to spaces shaped for comfort, connection, and ease, our standard inclusions reflect our commitment to quality and timeless design.

This guide showcases the premium features included in your home, along with carefully curated upgrade options for those wishing to tailor their space even further. Our team is available to assist you through this process every step of the way.

Welcome to a home designed for living well every day, from now and for years to come.

BOTANICAL COLLECTION PREMIUM INCLUSIONS

- Feature timber posts and trusses with primed and painted finish
- Oversized 2340mm Hume Newington front entry door
- Translucent laminated glazing to front entry
- Oversized 2340mm rear entry door with translucent glazing
- Dulux Avista decorative epoxy flake-finish garage flooring

INTERNAL LIVING AREAS

- 2740mm ceiling heights
- 2340mm internal doors with 920mm wheelchair-accessible widths
- 90mm cove cornices and half-splay skirting and architraves
- Built-in linen and robe storage with hinged doors
- Taubmans washable internal paint system
- Heartridge hybrid plank flooring and Godfrey Hirst carpet to nominated areas
- No hallway bulkheads

COMFORT & ELECTRICAL

- Actron Air ducted air conditioning with up to seven outlets, two zones and Wi-Fi controller
- Ceiling fans as nominated
- LED lighting throughout
- Pendant lighting over kitchen island and additional vanity downlights
- Multiple power, TV and data points throughout
- R2.0 wall and R3.5 ceiling insulation

KITCHEN & BUTLER'S PANTRY

- Custom L'adel joinery with 2400mm-high overhead cabinetry
- Polyurethane cabinetry with Blum soft-close hardware
- Handle-less wall cupboards, pot drawers and full-height pantry
- V-groove detailing to island
- 20mm Caesarstone non-silica benchtops
- Butler's pantry with cabinetry, floating shelves, benchtop and undermount sink
- Parisi undermount sinks and Alder kitchen tapware

APPLIANCES

- Omega induction cooktop
- Omega electric oven
- Omega undermount rangehood
- Omega microwave
- Omega 15-place-setting dishwasher
- Dimplex Optiflame LED electric fireplace

BATHROOM & ENSUITE

- Custom polyurethane vanities with 20mm Caesarstone tops
- Above-counter ceramic basins
- Full-width mirrored shaving cabinets
- Semi-frameless glass shower screens
- Recessed shower niches and dwarf walls (vary between home designs)
- Caroma Luna toilets with soft-close seats
- Phoenix Vivid tapware and twin showers
- Phoenix bathroom accessories
- IXL Tastic 3-in-1 fan, light and heater
- Floor-to-ceiling wall tiling

LAUNDRY

- Custom Laminex cabinetry with 2400mm-high overheads
- 32mm laminated benchtop
- 45L flush-line laundry tub
- Phoenix mixer
- Tiled floor, skirting and splashback

EXTERNAL & ENTRY FEATURES

- James Hardie Linea horizontal cladding
- Stone-look feature cladding where nominated
- Colorbond roof, fascia, gutters and capping
- Powder-coated aluminium windows and sliding doors
- Flyscreens to openable windows
- ScreenGuard stainless steel security door
- Gainsborough digital front door lock
- Slimline timber-look garage door

ENERGY & SUSTAINABILITY

- 3.3kW solar PV system
- 1,000L rainwater tank for garden reuse
- 250L Rinnai electric hot water system
- Solatube natural light tube

LANDSCAPING & OUTDOOR

- Concrete driveway and side pathways
- 1800mm Colorbond fencing and side gate
- Buffalo turf and landscaped garden beds
- Planting to landscape plan
- Hills ground-mounted clothesline
- Verge landscaping with nominated street tree





Just 24 refined residences, the final opportunity to join this established community, with tranquil surrounds and the timeless character of Stratford House.

LOT 1 | Lavender
LOT 2 | Lilly
LOT 3 | Lilly
LOT 4 | Sunflower
LOT 5 | Lavender
LOT 6 | Lilly
LOT 7 | Sunflower
LOT 8 | Sunflower
LOT 9 | Tulip
LOT 10 | Lavender
LOT 11 | Sunflower
LOT 12 | Lavender
LOT 13 | Lavender
LOT 14 | Lilly
LOT 15 | Bluebell
LOT 16 | Lavender
LOT 17 | Lavender
LOT 18 | Lavender
LOT 19 | Lavender
LOT 20 | Cypress
LOT 21 | Cypress
LOT 22 | Acacia
LOT 22A | Peony
LOT 22B | Lavender



Lilly

2 2 1 1

158.48m² TOTAL AREA

Nestled along a leafy edge of the community, this sophisticated residence offers a peaceful setting with a wonderful sense of privacy.

Offering a convenient floor plan designed to enjoy every space of the home. A stylish and spacious kitchen, fitted with quality inclusions opening into the living and alfresco area, ideal to entertain family and friends.





Lavender

2 2 1 2

203.47m² TOTAL AREA

The Lavender opens with a generous multi-purpose room, creating an immediate sense of versatility and space.

Flowing effortlessly from the front door to the private outdoor areas, the Lavender delivers streamlined sophistication throughout the house.

This home design provides a stylish and practical open plan ideal for entertaining family and friends.





Sunflower

2 2 1 2

181.33m² TOTAL AREA

With established greenery forming a natural backdrop, The Lavender offers a welcome sense of retreat while remaining connected to community life.

The master suite includes a walk-in robe, ensuite and dual vanities, while a second bedroom and multiple indoor-outdoor living areas provide flexibility for guests and everyday living.





Tulip

2 2 1 1

187m² TOTAL AREA

The Tulip offers effortless single-level living with generous spaces, refined finishes and an easy connection between everyday comfort and relaxed entertaining.

The Tulip combines two bedrooms, two bathrooms and a versatile multipurpose room with open-plan living and dining. The private main suite features a walk-in robe and ensuite, while an alfresco, walk-in pantry and integrated garage add everyday ease.





Cypress

2 2 1 2

215.25m² TOTAL AREA

One of the final opportunities within The Botanical Collection, this elegant residence combines contemporary design, generous proportions and a relaxed garden outlook.

The modern kitchen with walk-in pantry flows to the alfresco for easy entertaining. The master suite features a generous walk-in robe and ensuite with dual vanities, while the second bedroom includes built-in robes and a full bathroom.





Peony

2 2 1 2

181.33m² TOTAL AREA

Designed for effortless living, the Peony combines generous interiors, flexible spaces and seamless indoor-outdoor connection.

Thoughtfully planned for comfort and practicality, the Peony features two bedrooms, a private ensuite and walk-in robe, multipurpose room and double garage.

Open-plan living and dining flow to a covered alfresco area, creating an inviting setting for relaxed everyday living and entertaining.





Bluebell

2 2 1 2

228.30m² TOTAL AREA

A spacious, beautifully considered home designed for relaxed living, entertaining and effortless everyday comfort.

Bluebell offers two bedrooms, two bathrooms and a versatile multipurpose room, complemented by generous open-plan living, dining and kitchen spaces.

A private main suite, walk-in robe, covered alfresco and double garage create an inviting home with space to unwind.





Acacia

2 2 1 2

215.25m² TOTAL AREA

A thoughtfully designed home seamlessly blending private retreats, open-plan living and effortless indoor-outdoor entertaining.

The Acacia offers two bedrooms, two bathrooms and a flexible multipurpose room, complemented by generous open-plan living, dining and kitchen spaces.

A private alfresco, walk-in robe, separate laundry and double garage complete this beautifully considered, comfortable and contemporary home.



THE BOTANICAL COLLECTION

Custom Façades

THE WAY YOU PREFER

Create a home that feels distinctly yours, with custom façade options designed to complement your style, streetscape and the character of Stratford Gardens.

At Stratford Gardens, your home should feel personal from the moment you arrive. The Botanical Collection offers a selection of custom façade options, giving you greater freedom to choose an exterior that reflects your individual taste.



Materials, finishes and design elements work together to give every home its own character while maintaining a beautifully cohesive streetscape.



It is another way Stratford Gardens puts choice in your hands, allowing you to create a home that feels considered, individual and unmistakably yours.

Our sales team would be happy to show these façade options to you personally at a time that suits you.

STRATFORD GARDENS, TAHMOOR

A Life of Wellness

IS WAITING

Wellness comes naturally at Stratford Gardens, with thoughtfully designed spaces that make staying active, connected and relaxed part of everyday life.



At the heart of Stratford Gardens is a wellness centre designed to support the way you want to live. Start your morning with a swim in the indoor pool, enjoy time in the sauna or keep moving in the fully equipped gym.

Beyond the wellness centre, residents can enjoy pickleball, the bowling green and inviting outdoor spaces for relaxed gatherings and BBQs with friends.



Whether your idea of wellbeing is staying active, slowing down or simply spending more time with good company, everything has been considered to make a healthy, balanced lifestyle feel effortless, enjoyable and close to home.

Discover a lifestyle where wellbeing, connection and relaxation come together every day.

STRATFORD GARDENS, TAHMOOR