

Specifications

Exterior

Walls Generally concrete walls with rendered finish. Timber composite cladding where indicated on drawings.

Floors In-situ concrete slabs to engineering and acoustic specification.

Roof Steel roof with Colorbond sheeting or similar.

Car Park Concrete floor.

External Windows & Sliding Doors Lockable powder coated aluminum framed windows and sliding doors with clear glazing unless noted otherwise on drawings.

Fly Screens Included to operable apartment sliding doors and windows.

Balustrades Semi-frameless glass balustrading for all apartments located on Level 2 to 5. Solid concrete balustrading for all apartments located on Level 1.

Balconies Slip resistant ceramic floor tiles. External grade GPO to each balcony.

Landscaping Designer landscaping and lighting.

Common Areas

Lift One lift with stainless steel doors, tiled floors and high quality finishes to walls and ceilings.

Ground Floor Lobby Glazed entry door. Tiled floors. Flush plasterboard ceilings.

Passage Ways Slip resistant ceramic floor tiles.

Residents' Lounge

Private Kitchen Internal kitchenette equipped with microwave, stainless steel sink and designer tapware. BBQ to external terrace.

Residents Lounge Air conditioned lounge with wall mounted TV, fire place and full height shelving/cabinetry. Furnished with designer furniture.

Security & Access

Car Park Access Remote control access to secure car park area. One remote per car bay.

Resident Access Keyless electronic access to building entrance. Controlled lift access to individual floors.

Intercom Audio intercom system for controlling access to building entrance.

Surveillance System Security surveillance system with cameras located at ground floor lobby and car park entrance.

Store Room Secure masonry store room for each apartment.

Sustainability

Low VOC All internal paints and carpets to meet volatile organic compound (VOC) targets, creating a healthy internal environment.

Solar Panels Solar panels included to assist with power supply to common areas.

Electric Car Charging One electric car charger with two charging outlets provided to common car bay.

Standard Apartment Interiors

General

Party Walls Concrete walls with plasterboard lining. Acoustic insulation as per BCA requirements.

Internal Walls Flush plasterboard on framing with paint finish.

Kitchen Flooring Fully vitrified floor tiles.

Living / Dining Flooring Quality carpet on underlay. Optional upgrade to tile or engineered timber flooring.

Bedroom Flooring Quality carpet on underlay.

Ceilings Painted plasterboard ceiling throughout. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

Cornices Shadowline to living, dining and bedrooms.

Entry Doors Secure, self-closing door.

Internal Doors Painted hollow core doors.

Robes Sliding doors complete with shelf and hanging rail. Doors not present in walk-in-robos.

Hot Water System Instantaneous gas hot water system.

Air Conditioning Reverse cycle ducted air conditioning system to living area and bedrooms. 1 Bed – provided with wall mounted reverse cycle ducted air conditioning to living area and bedroom.

Appliances

Cooktop Miele 60cm 4 burner gas cooktop. 3 Bed - Miele 90cm 5 burner gas cooktop.

Oven Miele 60cm oven.

Rangehood Built-in rangehood.

Microwave Recess included. 3 Bed - Miele microwave oven with grill.

Fridge Recessed included.

Dishwasher European brand dishwasher included.

Clothes Dryer Electric dryer included.

Kitchen

Cabinetry Laminate boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per drawings.

Benchtop Selected porcelain or stone benchtops as per colour schemes.

Splashback Porcelain splashbacks as per colour schemes. Optional upgrade to coloured mirror splashback.

Kitchen Tap Designer chrome or matte black sink mixer (colour scheme dependent).

Kitchen Sink One and a half bowl stainless steel sink.

Bathroom & Ensuite

Cabinetry Laminate boards as per colour schemes.

Benchtop Benchtop integrated with porcelain basin as per drawings.

Shower Semi-frameless clear glazed shower screen.

Mirror Mirror above vanity included with face level storage.

Full Height Tiling Ceramic wall tiles, except where feature tiles are specified, to full height of all bathroom and ensuite walls.

Basin Integrated porcelain basin.

Basin Mixer Designer chrome or matte black basin mixer (colour scheme dependent).

Shower Head Designer chrome or matte black shower head (colour scheme dependent).

Shower Mixer Designer chrome or matte black shower mixer (colour scheme dependent).

Water Closet Wall faced toilet suite.

Bathroom Accessories Selected designer range accessories including towel rail and toilet roll holder.

Laundry

Tiling Ceramic floor tiles.

Washing Machine Recess Provided with power point and water taps.

Trough Stainless steel laundry trough.

Trough Mixer Selected designer trough mixer.

Electrical

Fire Alarm Included.

Smoke Detectors Included.

Light Fittings Recessed down lights to apartment internals. Surface mounted lighting to balconies.

Exhaust Fans Provided to ensuite, bathrooms and laundries.

TV Point Provided to living and master bedroom.

Pay TV Point Provided to living. Optional upgrade to master bedroom.

Telephone / Data NBN provision to apartments (subscription by resident).

Power Points Generous provision throughout.

Optional Upgrades

Timber Flooring Selected engineered timber flooring with acoustic underlay to kitchen, living, dining and passage ways.

Tile Flooring Large format tiling with acoustic underlay to kitchen, living, dining and passage ways.

Kitchen Splashback Coloured mirror splashback.

Pendant Lighting Three pendant lights over kitchen island bench (where applicable).

Integrated Fridge and Dishwasher Integrated single door fridge and semi-integrated dishwasher. 3 Bed - Integrated double door fridge and semi-integrated dishwasher.

Microwave Oven Miele microwave oven with grill (included as standard in 3 bed).

Window Treatments Roller blinds installed throughout.

Pay TV to Master Bedroom Pay TV outlet to master bedroom.

Heated Towel Rail Heated towel rail to master ensuite (or bathroom where only one bathroom is supplied).