



Specifications

KITCHEN

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| Floor | Ceramic Tiles Paradigm Light Grey Matt 450 x 900. |
| Sink | Abey Double Bowl 760mm Stainless Steel Undermount. |
| Sink tap | Phoenix Teva 200mm Squareline Centre Mount. |
| Benchtops | Quality polished engineered stone, 20mm thick. Waterfall ends to island benches. |
| Splashback | Ceramic Tile Gloss White 300 x 75 Horizontal Stackbond |
| Cooktop | MIELE – 65cm 4 Burner, Stainless Steel Gas Cooktop. (Type D – MIELE 90cm 5 Burner, Stainless Steel Gas Cooktop) |
| Oven | MIELE – 60cm 76L Electric, Stainless Steel /Glass Finish, Under-bench. |
| Rangehood | MIELE – 53cm Integrated Ducted Canopy Rangehood. (Type D – MIELE – 70cm Integrated Ducted Canopy Rangehood) |
| Dishwasher | MIELE – Under Bench 60cm Stainless Steel Finish. |
| Fridge* | Water point provided. |
| Cabinetry | Quality Bespoke Cabinetworks. Overhead cupboards above main kitchen benchtop. High gloss lacquer 2 pack finish to doors. Natural Oak finish to feature island bench. Melamine lining to carcass and shelving. BLUM hinges, soft closing, concealed finger grip, 1 cutlery inset provided. Pull out HAFAL pantry storage racking system provided. Concealed finger grip to cabinets and drawers. 960mm wide refrigerator recess. HAFAL dual concealed bins. |

*Items Supplied by Buyer: Refrigerator/Freezer, Microwave.

LIVING AREA

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| Floor | Ceramic Tiles Paradigm Light Grey Matt 450 x 900. |
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BEDROOMS

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| Floor | Quality carpet with underlay throughout. |
| Robes | Walk-in Robes for Master Bedrooms. Mirrored front sliding joinery cupboards with rail & shelf. |

BATHROOM

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|--------------|---|
| Floor | Ceramic Tiles Paradigm Light Grey Matt 300 x 600. |
| Walls | Ceramic Tiles Matt White 300 x 600 Rectified Tile, Full Height. |
| Wall feature | Ceramic Tiles Gloss White 300 x 75 Vertical Stackbond. |
| Mirrors | Mirrored Shaving Cabinets. |
| Vanity basin | Clark Square 400 Inset Basin White Vitreous China. |
| Toilet suite | Stylus Dorado White Vitreous China Toilet Suite, Close-coupled, Soft Close Lid. |
| Shower | Semi-frameless glass fixed shower screen. Phoenix Vivid Hand Shower on Rail. |
| Benchtops | Quality polished engineered stone, 20mm thick. |
| Cabinetry | Quality Bespoke Cabinetwork. Concealed finger grip to all cabinets and drawers. Natural Oak finish to doors. BLUM hinges, soft closing. |

Specifications

LAUNDRY

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|-------------|---|
| Floor | Ceramic Tiles Paradigm Light Grey Matt 300 x 600. |
| Walls | Ceramic Tiles Matt White 300 x 600 Rectified Tile, Full Height. |
| Cabinetry | Quality Bespoke Cabinetwork. Concealed finger grip to all cabinets and drawers. High gloss lacquer 2 pack finish to doors. BLUM hinges, soft closing. |
| Sink | Everhard 35L Benchline Drop In Bowl. |
| Tapware | Phoenix Teva 200mm Squareline. |
| Dryer | Ducted exhaust provided. |
| Towel rails | Phoenix Radii Double Towel Rail 600mm, polished chrome finish. |

**Items Supplied by Buyer: Clothes Dryer Condenser Type, Washing Machine, hooks & filaments. (Appliance Package upgrade option for supply of MIELE Washing & Drying Machine).*

EXTERNAL APARTMENT FINISHES

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|-------------------|---|
| Walls | Sand finish render and painted finish to brick walls. |
| Concrete soffits | Skim coat render painted finish. |
| Flush CFC soffits | Painted finish. |
| Window / Doors | Quality aluminium framing, flyscreens. Windows and doors double glazed. |
| Balustrades | Glazed balustrading with aluminium frames and handrail to Australian Standards. |

LIGHTING / POWER / DATA / SECURITY

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|-------------|---|
| Lighting | Low energy lighting selections throughout, LED lighting to Apartments. |
| Power | Dual general power outlets to all rooms, power sub-board to each apartment. |
| Metering | Individual electricity metering for each apartment (centrally located in carpark). |
| Intercom | Remote video intercom from apartment to ground level entrance. |
| Comms | Data/ telephone connection point to Living Area and Master Bedroom. NBN (fibre to the premises) is installed with a fibre connection to each apartment. |
| Foxtel / TV | Foxtel & TV connection to Living Area & Master Bedroom. |
| Security | CCTV security cameras provided to lobby entry and in the carpark (common areas). |

**Items Supplied by Buyer: Foxtel Service*

AIR CONDITIONING

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|-------------|--------------------------------------|
| Living | Samsung Ducted Air Conditioning. |
| Master Bed | Samsung Ducted Air Conditioning. |
| Bedrooms | Samsung Ducted Air Conditioning. |
| Compressors | All A/C compressors located on roof. |

DISCLAIMER: All items subject to change.

