

Meticulously crafted finishes
come as standard.

1



2



3



4



5



6



- 1 Franke Ducted Rangehood
- 2 Franke Oven
- 3 Everhard Squareline Double Bowl Sink
- 4 Franke Induction Cooktop
- 5 Dorf Viridian Spring Pulldown Sink Mixer
- 6 Franke Dishwasher

7



8



9



10



11



12



- 7 Fisher & Paykel Dryer 8 Mont Albert Wall Hung Vanity 9 Frameless Mirrored Shaving Cabinet
10 Dorf Viridian Shower Mixer 11 Caroma Multi-function Shower On Rail With Hand Shower
12 Clark Round Back To Wall Toilet With Soft Close Seat

Kitchen

Bench Tops:	40mm reconstituted stone with waterfall edge (as per kitchen plan).
Cabinetry:	Fully lined natural finish doors with 1mm edge to all cabinets and overhead cupboards (as per kitchen plan).
Drawers:	Bank of drawers with cutlery insert to top drawer.
Doors and Drawers:	Soft close.
Kickboard:	Brushed silver melamine or equivalent to resemble stainless steel kick.
Handles:	Cabinet handles (as per display suite).
Sink:	Undermount Everhard square line double bowl or one and a half bowl stainless steel with chopping board and drainer (as per kitchen plan).
Tap:	Dorf Viridian spring pull down sink mixer.
Oven:	600mm black glass & stainless steel Franke (1B, 2B, 2BE floorplan types).
Oven:	900mm black glass & stainless steel Franke (3BE floorplan types).
Cook Top:	600mm induction black glass Franke (1B, 2B, 2BE floorplan types).
Cook Top:	900mm induction black glass Franke (3BE floorplan types)
Range Hood:	600mm slide out stainless steel Franke ducted externally (1B, 2B, 2BE floorplan types).
Range Hood:	900mm slide out stainless steel Franke ducted externally (3BE floorplan types).
Dishwasher:	600mm stainless steel Franke.
Microwave:	Provision incorporated into kitchen joinery cupboards.
Fridge Space:	Refer to kitchen plan.
Pantry Space:	Refer to kitchen plan.

Bedrooms:

Master Bedroom Robe:	Top shelf, shelving unit & hanging rail with sliding mirrored doors.
Bedroom/multi-purpose room robes:	Top shelf, shelving unit & hanging rail with sliding mirrored doors.
Walk in Robe:	Top shelf, shelving unit & hanging rail with sliding mirrored doors.

Bathroom & ensuite

Vanity:	Mont Albert wall hung vanity. Size to suit bathroom. (600mm, 750mm or 900mm)
Vanity Tap:	Dorf Viridian basin mixer.
Mirror:	Frameless shaving cabinet (600mm, 750mm or 900mm to match vanity).
Shower Screen:	1800mm frameless clear glass (as per bathroom plan).
Shower Rose:	Caroma Urbane multifunction shower on rail with hand shower.
Shower Tap:	Dorf Viridian wall mixer.
Toilet:	Clark round back to wall with soft close seat.
Shelf:	Timber laminate shelf located above toilet (as per display suite).
Accessories:	2 x Caroma Cosmo series towel rail. Size to suite bathroom (630mm or 930mm) & toilet roll holder.
Ventilation:	Mechanical ventilation.

Internal:

Ceiling Height:	Generally 2.5m to living areas and 2.3m to wet areas.
Ceiling Finish:	Suspended plasterboard with square set corner joints.
Internal Walls:	Plasterboard and paint (3 coat application system).
Internal Doors:	Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors (as per plans).
Windows & Sliding Doors:	Double glazed aluminium framed windows and sliding doors as indicated on Energy Efficiency Rating report.
Fire Rating:	Common area and party walls to Australian Standards (AS) and National Construction Code Requirements (NCC).
Energy Rating:	As per Energy Efficiency Rating Certificate.
Thermal:	External walls and party walls to energy efficiency rating certificate.
Acoustic:	Common area walls and party walls to AS and NCC requirements.
Air Conditioning:	Reverse cycle heating and cooling split system located in living area. Size to suit unit (1B1, 1B2, 2B1, 2B2, 2B7 & 2B8 floorplan types).
Air Conditioning:	2 x Reverse cycle heating and cooling split system located in living area & master bedroom. Size to suit unit (2BE1 to 2BE9, 2B3 to 2B6, 2B9 & 2B10 floorplan types).
Air Conditioning:	Ducted heating & cooling system with outlets located in all bedrooms & living areas (3BE floorplan types).
Ventilation:	Mechanical ventilation to bathroom, ensuite and laundry.

Laundry

Sink:	30 litre tub in cabinet, white/stainless steel (1B, 2B, 2BE floorplan types).
Sink:	32 litre flush line stainless steel tub installed into stone bench (3BE floorplan types).
Taps:	Stylus Verdi sink mixer plus washing machine tap connections.
Linen/Laundry Doors:	Fully lined natural finish.
Linen Cupboard:	Shelving units and/or open space for broom.
Under Stair Cupboard:	Open storage, no shelving (2B3 to 2B6, 2B9 & 2B10 floorplan types).
Ventilation:	Mechanical ventilation.
Dryer:	Fisher and Paykel 4.5kg vented dryer, wall mounted (1B, 2B, 2BE floorplan types).
Washer/Dryer:	Fisher and Paykel 7.5kg washer/4kg dryer combo (3BE floorplan types).

Tiling & Floor Coverings

Bathroom/Ensuite:	300x600 wall tiles (floor to ceiling). 300x600 tiles to floor area (as per display suite).
Kitchen:	100x300 splashback tile (as per display suite).
Laundry:	300x600 floor tiles to floor area and one row of skirting tiles.
Timber Flooring:	Timber look, hybrid flooring to living areas, kitchens, corridors and stairs (as per display suite).
Carpet:	Quality carpet to bedrooms (as per display suite).

Electrical & data

Power Points:	Double power points throughout (single to dishwasher, microwave & fridge space).
Internal Lights:	LED Down lights throughout.
Living:	4 light points, 2 double power points, 1 TV point, 1 data point.
Dining:	2 to 4 light points depending on room size, 1 double power point.
Kitchen:	3 light points, 1 double power point (additional 1 double power point if island bench, refer to kitchen plan).
Master Bedroom:	2 light points, 2 double power points, 1 TV point, 1 data point.
Bedrooms/Multi-purpose room:	1 light point, 1 double power point.
Walk in Robe:	1 light point.
Bathroom/Ensuite:	Heat light, light and exhaust fan, 1 double power point inside shaving cabinet.
Laundry:	1 light point, 1 double power point.
External:	1 weather proof light point to each balcony or courtyard. 1 weatherproof double power point to each balcony and courtyard.
Aerial:	Connection to Free to Air aerial & MATV including Foxtel (connection & service fees not included).
Video Intercom:	Video Intercom system operating from 2 ground floor foyer entry points to individual properties.
Security:	CCTV system in 20 selected locations throughout building.
Safety Switch:	RCD safety switch & circuit breakers to meter box.
Smoke Detector:	Hardwired with battery backup.
Internet/Telephone/Data:	The building will be provided with high speed fibre to the premise broadband internet (connection & service fees not included).

Balcony/courtyard

Lighting:	Surface mounted light fitting to Architect's design.
Floor:	600 x 600 engineered paving tile installed on raised pedestals.
Ceiling:	Applied texture paint finish.
Courtyard Walls	Double brick or brick with vertical rail metal fencing or vertical rail metal fencing (as per plan).
Balustrades:	Metal balustrade or glass balustrade or 600 high concrete with glass balustrade behind (as per plan).
Taps:	1 tap to all ground floor courtyards.

Car parking

Car Parking:	Allocated on-site car parking (as per plan).
Visitor Parking:	22 on-site visitor parks (as per plan).
Storage Cage:	Lockable storage cage provided (as per plan).

Access

Visitor Access Apartments	Video intercom to all properties at ground floor foyer entry points.
Basement & Foyer Entry:	Fob access. Each property will be provided with 2 x programmable fobs.
Lift:	Access to each floor level limited to residents only (except ground floor and level 5 which have resident's amenity and therefore accessible by all residents)
Keys:	Each property will be provided with 2 x keys for the front door. (Sliding doors & window keys left in apartment after settlement).

Building amenities and finishes

Structure	Permanent Readwall concrete formwork, pre-cast concrete elements and steel light weight framework.
External Walls:	Painted pre-cast concrete, pre-finished fibre cement panels, glazing, face brick work.
Floor:	Reinforced concrete suspended slab.
Roof:	Reinforced concrete suspended slab.
Corridors and Lobbies:	Floor finish, wall finish, lighting and features to Architect's design. Floor tiles to walkways, corridor and foyer (except level 5 which has paving tile)
Lifts:	Lifts servicing all floors and basement (as per plan).
Letterboxes:	1 x lockable letterbox with 2 keys per property (as per plan).
Parcel Delivery Locker:	Secure automated parcel locker located near mail box (as per plan).
Resident's Terrace:	BBQ with sink facilities, plus outdoor tables and seating.
Fire Services:	Wet and dry fire services as required to meet the NCC, Australian standards and local Fire Authority requirements.
Waste Disposal:	Waste enclosure located on ground floor (as per plan).
Electrical Services:	Each property separately metered via an embedded network. Meters included.
Water and Sewerage:	Water and sewerage supply to each property by ICON Water. Usage billed to Body Corporate.
Hot Water System:	Centralised instantaneous gas, separately metered.
Maintenance:	90 day maintenance period as per contract.

Additional Upgrades for 3 bedroom condominiums

	Under tile heating to bath and ensuite.
	4 bar heated towel rails to bath and ensuite.
	Stone tops to vanity in bath and ensuite
	Air conditioner condenser farmed on roof top.