

SPECIFICATIONS

EXTERIOR BUILDING FABRIC

EXTERNAL WALLS

Combination of painted precast concrete walls, and Architectural Framing System as per Architectural drawings.

WINDOWS & SLIDING DOORS

Powder coated aluminium framed full height windows with laminated clear double glazing.

FLYSCREENS

Flyscreens provided.

BALUSTRADES

Stainless Steel handrail with clear safety glass balustrades.

BALCONIES

Slip resistant ceramic floor tiles.

BALCONY LIGHTING

Quality light fitting to each balcony.

LANDSCAPING

Architectural designed landscaped and reticulated gardens.

LETTERBOXES

Aluminium framed letterboxes with locks.

COMMON AREA LIGHTING

Quality interior and exterior light fittings provided.

SECURITY GATE

Remote controlled powder coated aluminium gate to extent as shown on Architectural drawings.

CARPARKING

2 level carpark with security gate and access to Lift Lobbies.

STORES

Storeroom with deadlocks provided to each apartment.

ENTRANCE

GROUND FLOOR LOBBY

Entrance lobby with fully vitrified floor tiles. Residents Lounge to feature contemporary furniture.

LEISURE FACILITIES

ATRIUM

Architectural Designed landscaping and feature water rain tower. Seating facilities provided.

GYMNASIUM

Commercial grade gymnasium equipped with:

- Cardio equipment
- Weight lifting machine
- Free weights & benches

LIFESTYLE ROOM

Full length mirrored wall with kettlebell set and exercise balls.

SECURITY

INTERCOM

Audio intercom system for controlling access to the Main Lobby Entrance.

REMOTE CONTROL DRIVEWAY GATES

2 remote controls per apartment included.

SECURITY CAMERA SURVEILLANCE SYSTEM

Camera security surveillance system in common areas and carpark with digital recorder provided for review by Strata Body.

SECURITY ACCESS READER SYSTEM TO THE GROUND FLOOR LIFT LOBBIES

Keyless electronic system for controlling access to the Main Entrance Lobbies. Controls lift access to individual floor.

LIFTS & LIFT LOBBIES

LIFT LOBBIES

Fully vitrified tiles in Main Entrance Lobby and upper floors.

LIFT DOORS

Stainless steel doors.

LIFT INTERIOR

2 x Lifts finished with timber style walls, mirrors and handrails.

APARTMENT INTERIORS

ACOUSTICS

Double glazing to all windows for improved sound and thermal insulation.

PARTY WALLS

Lightweight and concrete acoustic & fire rated walls lined with flushed plasterboard.

INTERNAL WALLS

Flushed plasterboard over steel framed partitions with insulation.

CEILINGS

Paint finish to concrete ceiling to balconies and internally with flushed plasterboard dropped ceilings where required. 2800mm high ceilings generally to living areas and bedrooms except where dropped ceilings and bulkheads are required for air conditioning and other services. With exception to units 43, 44, 45 & 46 at 2700mm high.

ENTRY DOORS

Fire rated self-closing door.

INTERNAL DOORS

Flush panel hollow core door with semi-gloss paint and metal door frames.

INTERNAL DOOR FURNITURE

European designed chrome lever handle.

SKIRTINGS

Painted timber skirtings.

NOSINGS

Timber nosing provided to all window sills except in wet areas.

FLOORS

Prefinished engineered timber flooring with acoustic underlay to Living, Dining and Kitchen areas.

BEDROOMS

WARDROBE

Custom designed wardrobe cabinetry with textured embossed carcass complete with shelving, soft close drawers and full hanging clothes rail. White Kote glass or mirrored sliding doors.

FLOORS

Quality carpets with underlay to Bedrooms.

KITCHEN

TAPWARE

European designed pull-out tapware.

SINK

European designed one and a half bowl under mount stainless steel sink for 1, 2 and 3 bedroom apartments.

BENCHTOPS

20mm reconstituted stone Statuario design bench top with 40mm edging as per Interior Designer Colour Scheme Boards.

CABINETY

Choice of two-toned textured embossed European designed kitchen cabinetry. Blum designed integrated soft close hardware. 100mm aluminium kickboard and 10mm black shadowline on island back panel. Overhead cupboards as per plans.

CUPBOARDS

Coloured prefinished boards to cupboards. Overhead cupboards as per plans.

SPLASHBACK

Glass splashback above cooktops as per Interior Designer Colour Scheme Boards.

COOKTOP

600mm wide SMEG 4-zone electric induction cooktop to 1 and 2 bedroom apartments. 900mm wide SMEG 5-zone electric induction cooktop to 3 bedroom apartments.

RANGEHOOD

600mm wide SMEG stainless steel built-in under mount range hood exhaust ducted to outside for 1 and 2 bedroom apartments. 900mm SMEG stainless steel range hood to 3 bedroom apartments with exhaust ducted to outside.

OVEN

600mm wide SMEG stainless steel electric oven to 1 and 2 bedroom apartments. 900mm wide SMEG stainless steel oven to 3 bedroom apartments.

DISHWASHER RECESS

Provided with water supply, power point and waste outlet to all apartments.

MICROWAVE OVEN

Microwave recess with power point provided.

KITCHEN WATER FILTER

'Everpure' or equivalent water filter system with chrome tap or equivalent.

PANTRY

Pull out pantry with Blum soft closing hardware.

FRIDGE RECESS

750mm wide recess provided with powerpoint for 1 and 2 bedroom apartments. 900mm wide recess provided with powerpoint for 3 bedroom apartments.

FLOOR TILES

600mm X 300mm fully vitrified floor tiles or similar (as per Interior Designer Colour Scheme Boards).

ENSUITE & BATHROOMS

VANITIES AND BASINS

European designed reconstituted stone Calacutta design basin (as per Interior Designer Colour Scheme Boards).

CUPBOARDS

Coloured textured embossed prefinished boards to cupboards prefinished cabinets.

TOILET SUITE

Wall face vitreous china WC pan and dual flush china cistern, with soft closing seats.

SHOWER MIXERS

European designed chrome mixer.

TOILET ROLL HOLDERS

European designed chrome range.

TOWEL RAIL

European designed chrome double towel rail.

ROBE HOOKS

European designed chrome range.

SHOWER SCREENS

Semi-frameless clear safety glass pivot doors to shower compartments where provided.

MIRRORS

Frameless mirrors in all ensuites & bathrooms.

BATHROOM FLOOR TILES

300mm X 300mm rectified tiles or similar (as per Interior Designer Colour Scheme Boards).

BATHROOM WALL TILES

300mm x 600mm rectified tile or similar to ceiling height (as per Interior Designer Colour Scheme Boards).

SHOWER WALL TILES

300mm x 600mm rectified tile or similar to ceiling height (as per Interior Designer Colour Scheme Boards).

LAUNDRIES

LAUNDRY

20mm reconstituted stone benchtops with above counter stainless steel laundry trough with chrome mixer.

LAUNDRY CABINETY

Coloured textured embossed cabinetry with finish handle-less soft close doors. Overhead cabinetry included.

SPLASHBACK

Glass splashback above laundry trough as per Interior Designer Colour Scheme Boards.

CLOTHES WASHER / DRYER

SMEG combination clothes washer / condenser dryer provided.

LINEN CUPBOARD

Provided for linen storage.

BROOM CLOSET

Provided for broom closet.

LAUNDRY FLOOR TILES

300mm X 300mm rectified tiles or similar (as per Interior Designer Colour Scheme Boards).

LAUNDRY WALL TILES

300mm x 300mm rectified tiles to 300mm height (as per Interior Designer Colour Scheme Boards).

ELECTRICAL

SMOKE ALARMS

Provided to meet Australian Standards AS 3786.

BUILDING OCCUPANT WARNING SYSTEM

Fire Alarm system provided to meet Australian Standards AS 1670.1

LIGHT FITTINGS

Quality recessed LED LIGHTS are provided to Living, Dining, Kitchen, Bedrooms, Bathrooms and Laundry.

TV POINT

Provide to the Living and Master Bedroom.

PAY TV POINT

Provide to the Living and Master Bedroom.

DATA OUTLETS

Provide adjacent to all TV positions and all bedroom.

POWER OUTLETS

Generous provision of power outlets.

TELEPHONE POINTS

Provide to the Living and Master Bedroom TV positions.

DUCTED EXHAUST FANS

Provided to all Ensuite and Bathrooms.

HOT WATER SYSTEM

Energy efficient electric hot water unit system.

AIR-CONDITIONING

Split reverse cycle unit air-conditioning provided to the living area and all bedrooms. AC condensers will be located on ground floor for Levels 2-5 and roof level for level 6-8.

DISCLAIMER

This document is provided for general information purposes only and contains artistic impressions. Whilst this document has been prepared with care, the Seller makes no representation or warranty regarding the accuracy of this document and interested parties must not rely upon the accuracy of this document. Changes may be made to all aspects of the development in accordance with the Seller's standard sale conditions. Interested parties should only rely on the plans and specifications included in the Seller's standard sale conditions (subject to the Seller's rights to vary those plans and specifications).