

# SPECIFICATIONS FOR RESIDENCES 4-11

## GENERAL

Vehicular entry gate	Steel gate with automatic control
Vehicular entry floor	Selected concrete finish
Pedestrian entry gate	Steel gate with automatic release lock with video intercom
Basement structure	Reinforced concrete floor and columns with perimeter concrete bored piers
Basement ventilation	Mechanical ventilation to Australian standards
Carpark	Private lock-up garage at basement
Carpark lighting	LED lighting
Private central street floor finish & steps	Selected exposed concrete
Internal walls	Plasterboard flush jointed
Roof	Metal cladding roof
External windows & doors	Aluminium frame windows and doors with double glazing and timber batten
Internal doors	Painted solid core doors
Door hardware	Selected design door hardware

## SERVICES

Lift	Private lift from basement to upper levels
Heating and cooling	Ducted heating and cooling throughout
Power and lighting	LED lighting throughout the house. Ample provision of power points.
Bathroom exhaust	Locally switched inline exhaust fan
Hot water	Instantaneous gas hot water system
Cooktop	Natural gas
Television	Digital TV antenna for all homes. TV points in living room, bedrooms & study
Security	Carpark access card reader at entry. Visitors access with video intercom.
Communication	Broadband to all residences.

## PRIVATE LOCK-UP GARAGE

Floor	Concrete floor with epoxy coating
Walls	Painted plasterboard, square set - white
Ceilings	Painted plasterboard, square set - white
Stairs	Engineered timber cladding
Door to stairs	Painted solid core door, fire rated
Lift door	Painted - white
Garage door	Automated roller door
Garage lighting	LED lighting
Storage room	Enclosed storage with led lighting
Cellar	Optional (glazed window and door)

## GROUND LEVEL

### ENTRY & CLOAK

Front door	Natural timber door with selected designer door handle
Floor	Walnut timber flooring (engineered)
Walls / ceilings	Walnut timber veneer cladding & painted plasterboard
Cloak joinery	2 Pac paint finish White (light option) Anthracite (dark option)
Lift door	Painted - white

### ENTRY / LIVING / DINING AREAS

Floor	Walnut timber flooring (engineered)
Walls / ceilings	Painted plasterboard, square set, 2700mm/3000mm height
External doors & windows	Aluminium sliding doors & window with double glazing
Internal doors & architrave	Painted solid core door and door jamb
Feature lighting	TOSS B 'sphere' pendant lights above kitchen joinery
Lighting	LED lighting
Entertainment units / storage	MOLTENI matt lacquer finish Anthracite
Fireplace	REAL FLAME gas fireplace - 'hybrid 1000'
Stairs	Walnut timber stairs (open thread) with steel balustrade

## KITCHEN

Floor finish	Walnut timber flooring (engineered)
Walls	Painted plasterboard, square set
Ceiling	Painted plasterboard, square set, 2700 mm height
Lighting	LED lighting
Kitchen bench top	DEKTON reconstituted stone Black (light option) White (dark option)
Kitchen cupboards / drawer fronts	DADA kitchens matt lacquer finish White (light option) Anthracite (dark option)
Kitchen island bench shelves	DADA kitchens timber veneer finish Grey oak (light option) American walnut (dark option)
Kitchen drawers accessories	DADA kitchens cutlery trays and antislip mats
Kitchen sink	Undermount stainless steel double bowl sink - AFA 'vertus'
Kitchen mixer	Chrome mixer tap
Filtered water dispenser	Chrome dispenser tap (boiling, chilled & sparkling)
Oven	Selected stainless steel MIELE electric oven, 60 cm
Combi-microwave oven	Selected stainless steel MIELE electric combi-microwave oven, 60cm
Warming drawer	Selected stainless steel MIELE warming drawer, 60 cm
Cooktop	Selected ceramic & stainless steel MIELE 5 burner gas cook top, 80 cm
Rangehood	Selected stainless steel SCHWEIGEN ducted rangehood, 120 cm
Dishwasher	Selected MIELE fully integrated dishwasher, 60 cm
Fridge & freezer	Selected LIEBHERR fully integrated fridge & freezer, 60cm

## BUTLER'S KITCHEN

Floor finish	Walnut timber flooring (engineered)
Ceiling	Painted plasterboard, square set, 2700mm height
Bench top	DEKTON reconstituted stone Black (light option) White (dark option)
Splashback	DEKTON reconstituted stone
Kitchen cupboards / drawer fronts	2 Pac paint finish White (light option) Anthracite (dark option)
Lighting	LED lighting
Laundry trough	Undermount stainless steel single bowl sink
Trough mixer	Chrome mixer tap
Washing machine taps	Chrome quarter turn washing machine taps

## POWDER ROOM

Floor	Walnut timber flooring (engineered)
Walls	Walnut timber veneer cladding, mirror & painted plasterboard White (light option) Anthracite (dark option)
Ceiling	Painted plasterboard, square set, 2700mm height White (light option) Anthracite (dark option)
Lighting	LED light fittings
Vanity unit	Grey marble benchtop with walnut timber veneer shelving
Basin	Selected basin
Basin mixer	Chrome mixer tap
Hand towel rail	Chrome hand towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected toilet suite

## PRIVATE COURTYARD

Floor	Raised timber deck
Seating	Built in timber seating
Boundary fence	Painted timber pailing fence
Arbor / Built-in BBQ	Optional

## LEVEL 1

### GENERAL

Study desk	MOLTENI timber veneer Grey oak
Corridor floor	Walnut timber flooring (engineered)
Walls	Painted plasterboard, square set
Ceiling	Painted plasterboard, square set, 2700mm/ raking height
Windows	Aluminium windows with double glazing and timber battens
Lift door	Painted - white
Lighting	LED lighting

## BEDROOMS

Floor	Wool blend carpet Beige (light option) Dark brown (dark option)
Walls / ceilings	Painted plasterboard, square set, 2700mm/ raking ceiling
Wardrobes	MOLTENI 'gliss quick' embossed laminate fronts White (light option) Anthracite (dark option) MOLTENI 'gliss quick' embossed laminate internal structure - dark timber
Internal doors & architrave	Painted solid core door and door jamb
Lighting	LED lighting

## MASTER ENSUITE

Floor	Selected porcelain tile - grey
Walls	Selected porcelain tile - grey
Ceiling	Painted plasterboard, square set, 2700mm height
Lighting	LED lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish - grey
Vanity lighting	Feature pendant lights
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Bath	Selected freestanding bath
Bath mixer	Chrome bath mixer
Towel rail	Chrome towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook

## BATHROOM

Floor	Selected porcelain tile - grey
Walls	Selected porcelain tile - grey
Ceiling	Painted plasterboard, square set, 2700mm/ raking ceiling
Lighting	LED lighting
Vanity unit	SILESTONE reconstituted stone benchtop (white) with walnut timber veneer finish drawers
Vanity cabinet	Mirror and 2 pac paint finish - grey
Basin	Custom formed SILESTONE reconstituted stone basin
Basin mixer	Chrome mixer tap
Shower mixer	Chrome shower mixer
Shower rose	Chrome shower rose & handheld shower
Shower shelf	Built in wall recess
Shower screen	Frameless toughened glass shower screen
Towel rail	Chrome towel rail
Toilet roll holder	Chrome toilet roll holder
Toilet suite	Selected fully concealed cistern toilet suite
Robe hook	Selected robe hook