

specifications

Apartment Interiors Inclusive

Party Walls Painted walls. Acoustic insulation and fire-resistance ratings as per BCA requirements.

Internal Walls Painted, flushed plasterboard walls.

Entry Door Fire rated self-closing door.

Internal Doors Painted, hollow-core doors with semi-gloss finish.

Internal Door Hardware Designer range handles.

Built-in Robes Sliding doors complete with shelf and hanging rail.

Walk-in Robes Shelf and hanging rail.

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

Electrical & Communications

GPO & Light Switches Plates Generous provision of GPO and light switches throughout.

Smoke Detectors & Fire Alarm Included.

Light Fittings Down-lights or surface-mounted fittings as required.

Exhaust Fans Provided to ensuites, bathrooms and laundry.

TV Point Points(s) provided to living and all master bedrooms. (Number varies according to apartment type).

Internet Points Data point(s) provided. (Number varies according to apartment type).

Telephone Points Telephone point(s) provided. (Number varies according to apartment type).

Intercom System Colour screen wired to intercom.

Flooring

Kitchen Large-format, rectified floor tiles.

Ensuite & Bathroom Rectified floor tiles.

Living, Dining, Bedrooms & Rooms High-quality carpet.

Bedrooms & Robes High-quality carpet.

Kitchen, Bathroom & Laundry

Kitchen Cabinetwork Combination of vinyl wrap and timber grain laminate. Soft-close drawers provided. Overhead cupboards over cook-top.

Kitchen Bench-tops Selected reconstituted stone bench top.

Kitchen Splash-back Selected single format material splash-back, or an alternative feature mosaic tile splash-back option.

Microwave Recess Provided with power-point.

Cupboard Door Furniture Selected designer range handles.

Bathroom / Ensuite Shower Semi-frameless clear glazed shower screen.

Bathroom / Ensuite Splash-back Selected tiled finish.

Bathroom Wall Tiles Full-height, rectified ceramic wall tiles.

Mirrors Included.

Laundry Bench-top Selected reconstituted stone bench top.

Washing Machine Recess Provided with power-point. Concealed washing machine taps provided.

Bath Free-standing bath to selected apartments.

Appliances

Cook-top AEG 60cm 4 zone ceramic cook-top, touch controls.

Oven AEG 60cm, large 78lt capacity 5 multifunction digital oven, electronic clock.

Rangehood AEG 55cm concealed under-mount rangehood.

Dishwasher AEG 60cm stainless steel, free-standing dishwasher to most apartments.

Fridge Recess GPO provided. Water supply to 900mm and larger width recesses.

Hot Water System Communal heat pump system with back-up electric booster.

Air Conditioning Reverse-cycle, ducted system to living area and bedrooms. Split system to all Type A & E apartments.

Sanitary Fixtures & Tapware

Kitchen Tap Chrome hob mixer included.

Kitchen Sink Stainless steel single /1.5/double under-mounted sink as per drawings.

Basin Tap Sets Basin mixer included.

Basins White ceramic wall mounted basins to ensuite and bathroom.

W/C Caroma wall faced toilet suite.

Shower Head Included.

Shower Mixer Included.

Bath Free-standing bath where applicable. Mixer tap included.

Laundry Trough Taps Hob mixer included.

Laundry Trough Under-mounted laundry trough.

Bathroom Accessories Selected designer chrome range.

Bathroom Towel Rail Double towel rail included.

Bathroom Toilet Paper Holder Toilet roll holder included.

Apartment Interiors Upgrade

Flooring

Timber floor finish to living, dining and kitchen. High-quality, 100% wool carpet finish to bedrooms and rectified tiles to ensuite and bathroom.

Kitchen

Kitchen Cabinetwork Timber veneer to cabinetry on island bench and full height cabinetry.

Kitchen Bench-tops White composite stone.

Kitchen Splash-back Selected single format material splash-back, or an alternative feature-mosaic splash-back.

Appliances

Cook-top & Rangehood Choice of (dependant on unit size) designer selected AEG 60cm or 90cm induction cook-top with rangehood size to suit (prices on application).

Oven AEG 60cm, large 78lt capacity 5 multifunction digital oven, electronic clock.

Rangehood AEG 55cm or 77cm integrated rangehood, to suit selected cook-top (prices on application).

Dishwasher AEG 60cm semi-integrated dishwasher.

Microwave AEG built-in microwave.

Fridge Fisher & Paykel 90cm wide integrated fridge. (not available to unit types A & E).

Bathroom & Laundry

Finishes Higher spec. Feature mosaic tile in lieu of ceramic mosaics.

Sanitary Fixtures & Tapware

Kitchen Tap Designer mixer incl.

Basin Mixer Designer mixer incl.

Shower Head Designer set incl.

Shower Mixer Designer mixer incl.

Lights

Kitchen 2 Feature lighting tracks over kitchen and/or recessed LED strip light to overhead cabinets (Prices on application).

Bathroom Recessed LED strip light to bathroom cabinet.

General Building Finishes

Exterior Building Fabric

External Walls Combination of acrylic rendered masonry and insulated steel framed external walls with lightweight feature cladding.

External Windows Powder-coated, aluminium glazed frames.

Glazing meets or exceeds Australian Standards throughout. Low-energy glazing utilised as required to exceed building codes. Double glazing to all penthouses.

External Balustrade Powder coated aluminium framed and glazed balustrade to all apartments.

Frameless glass balustrade with stainless steel or powder coated aluminium handrail to communal areas.

Roofing Colorbond metal sheeting and concrete deck as required.

Balconies Slip-resistant vitreous tiles. With semi-frameless, glass balustrades.

Privacy Screens Masonry, frosted glass, perforated metal screening as required.

Landscaping Resort quality landscape and with feature lighting.

Letterboxes Internal mail room with parcel delivery and generous lockable letterboxes.

Stores Storeroom provided to each apartment. (Refer to strata plan for allocation, size and location).

Car Parking Concrete floor with painted bay numbers.

Entrance Lobby

Lifts Two generous high speed lifts servicing all floors. Quality interior fit out featuring stainless steel, timber look panels and stone floor.

Main Foyer Glazed frameless automatic entry doors. Stunning wall detailing including patterned feature brick, textured plasterboard and timber lining. Natural stone floor finish. Feature plasterboard ceilings detailed with track lighting and stunning pendants. Sitting area featuring inset carpet, designer furniture and selected artwork.

Additional Upgrades

Window Treatment Package

Sheet roller blinds for all living room windows and/or block out roller blinds for all bedroom windows. (Prices on application).

Security

Access Key-less electronic access to ground floor lobby and car park.

Controlled lift access to individual floors.

Security Lighting Included.

Sustainable Initiatives

Glazing Energy efficient glazing used to satisfy BCA energy requirements.

Efficient Lighting LED and/or efficient lighting used where applicable. The carpark and common areas are equipped with motion sensors to reduce consumption.

Passive Shading Deep-set, external facing balconies with perforated screens provide shading to living areas.

Cross-ventilation Where applicable, bedrooms and living rooms are supplied with operable windows and doors to facilitate ventilation.

Water-wise Fixtures & Fittings Fixtures and fittings to comply with the Building Code for WELS star rating.

Efficient Air-conditioning Energy efficient, air conditioning to living areas, bedrooms and communal areas.