

GENERAL BUILDING FINISHES

EXTERIOR

Walls

Combination of concrete walls, masonry product and insulated steel frame walls with lightweight cladding finished in Dulux Acratex. Architectural feature panels as per drawings and renders.

Floors / Concrete Slabs

Concrete to engineering and acoustic specification. Non-slip tiles to walkways and covered areas. Driveway Concrete.

Roofing

Generally combination of Colorbond Metal Sheeting. Concrete roof to 8th floor apartments.

Balconies and Courtyards

Slip resistant floor tiles. Tap and double extended powerpoint to each balcony. Smart wall mounted electric BBQ.

External Balustrade

Frameless glass.

External Windows

Powder coated aluminium frames and Sliding Doors. Generally Double glazing Suites. Apartment windows are a combination of sliding and awning style windows.

Flyscreens

Included to operable apartment windows and sliding doors.

Letterboxes

Powder coated or similar lock-up letterboxes.

Landscaping

Designer landscaping and lighting.

SECURITY

Remote Driveway Gates

Auto-remote controlled gate to car park area. Two (2) remote controls per apartment included.

Access

Electronic fob access to ground floor lobbies. Controlled lift access to individual floors.

Intercom

Video system to control access to ground floor residential lobbies.

CCTV

To residential car park entries, lobby and podium level communal COMMON AREAS.

COMMON AREAS

General Lifts

Stainless steel lift doors.
Tiled floor.

Ground Floor Lobbies

Glazed entry door.
Tiled floor.

Pathways

Washed aggregate concrete.

Private Kitchen/Dining

- » Miele appliances including oven, microwave, dishwasher, induction cooktop and rangehood.
- » Refrigerator.
- » Temperature controlled wine fridge.
- » Reconstituted stone benchtop.
- » Tile flooring throughout.
- » Stainless steel sink and designer tapware.

Communal Lounge

- » Custom designed TV cabinet.
- » Integrated shelving/cabinetry.
- » Tile flooring throughout.
- » Plasterboard ceiling or similar.
- » Fireplace (gas).
- » Feature pendant lighting.

Roof top Pavilion

- » Stainless steel gas barbeque
- » Stainless steel sink and designer mixer
- » Refrigerator
- » Reconstituted stone benchtop
- » Gas Fireplace
- » Custom designed Wall TV Cabinet

Storeroom

1 fully secured storeroom provided to each apartment.
Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

STANDARD APARTMENT INTERIORS

Party Walls

Painted walls. Acoustic insulation as per BCA requirements.

Internal Walls

Painted lightweight walls.

Kitchen/Scullery

Engineered Timber Flooring or Tiled.

Living/Dining

Engineered timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining for apartments.

Ensuite/Bathroom/Laundry

Fully vitrified floor tiles.

Bedrooms and Robes

Quality carpet.

Ceilings

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

Cornice

P50 shadowline to living, dining and bedrooms.

Entry Doors

Fire rated self-closing door.

Internal Doors

2400mm high painted hollow core doors.

Internal Door Hardware

Designer range handles.

Walk-in Robes

Shelves, drawers and hanging rail.

Built-in Robes

Sliding mirror doors complete with shelves, drawers and hanging rail.

Skirtings

Painted MDF.

Study Desk

Built-in study desk included as standard to apartments (except Type D).

Hot Water System

Central solar-boosted hot water system.

Air Conditioning

Reverse cycle ducted system to living area and bedrooms.

ELECTRICAL & COMMUNICATIONS

Fire Alarm

Included.

Smoke Detectors

Included.

Light Fittings

Downlights or surface mounted fittings as required.

Exhaust Fans

Provided to ensuite, bathroom and laundry.

Dimmers

Provided to living areas and bedrooms.

TV Point

Provided to living and all bedrooms.

Pay TV Point

Provided to living and master bedroom. Foxtel backbone wiring throughout building (subscription by residents).

Internet

NBN provision to apartments (connection and subscription by resident). Min 2 Data/Telephone points patched adjacent to NBN termination equipment.

Intercom System

Colour audio visual intercom system to all apartments.

KITCHEN

Kitchen Cabinetwork

Laminate boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per kitchen interior design.

Kitchen Benchtops

Selected reconstituted stone bench top.

Kitchen Splashback

Selected tile or reconstituted stone splashback. (Scheme dependant).

Microwave Recess

Integrated Microwave.

BATHROOM

Vanity Cupboard

Laminate boards as per colour schemes.

Vanity Benchtop

Selected reconstituted stone bench top.

Vanity Mirror Cabinets

Mirror above vanity including framed surround and inset lighting.

Bathroom / Ensuite Shower

Semi-frameless clear glazed shower screen Ground floor to Level 6 apartments. Frameless clear glazed shower screen to Level 7 and 8 apartments.

Bathroom / Ensuite Splashback

Selected tiled finish.

Bathroom Wall Tiles

Full height rectified ceramic wall tiles.

LAUNDRY

Laundry Benchtop

Selected reconstituted stone bench top.

Laundry Splashback

Quality ceramic tile or similar.

Washing Machine Recess

Provided with power point. Concealed washing machine taps provided.

SANITARY FIXTURES & TAPWARE

Kitchen Tap

Designer tapware.

Kitchen Sink

Stainless steel sink.

Basin Tap Sets

Designer basin mixer.

Basins

White ceramic basins to ensuite and bathroom.

W / C

Designer toilet suite.

Shower Head

Selected designer range.

Shower Mixer

Selected mixer with shower rail.

Laundry Trough Taps

Selected designer range taps.

Laundry Trough

Stainless steel laundry trough.

Bathroom Accessories

Selected designer range.

Bathroom Towel Rail

Selected designer range.

Bathroom Toilet Paper Holder

Selected designer range.

APPLIANCES FOR GROUND FLOOR TO LEVEL 6 APARTMENTS

Cooktop

Miele 57cm 4 zone induction cooktop (or similar).

Range Hood

Externally vented 53cm Miele built-in range hood.

Oven

Miele 60cm oven with clock.

Dishwasher

Miele Dishwasher.

Wine Fridge

Ilve Wine Fridge.

Integrated Fridge/Freezer

Ilve Integrated fridge/freezer.

Clothes Dryer and washing machine

Bosch combo.

APPLIANCES FOR LEVELS 7 AND 8 APARTMENTS

Cooktop

80cm Miele power flex induction cooktop (or similar).

Range Hood

Externally vented Miele 70cm built-in range hood.

Oven

Miele 60cm ovens.

Dishwasher

60cm Miele semi-integrated dishwasher.

Coffee Machine

Miele Coffee Machine.

Wine Fridge

Ilve Wine fridge.

Integrated Fridge/Freezer

Ilve Integrated Fridge/Freezer.

Clothes Dryer and Washing Machine

Miele combo.

Note:

The indicative schedule of finishes may be varied in accordance with the contract for sale. Areas are architectural measurements and will vary from the strata area.

Colour Schemes

Cannes
Lyon
Bordeaux
Saint Tropez

**OPTIONAL UPGRADES AVAILABLE
TO APARTMENTS - ADDITIONAL
COST AS PER ECLAT
FINISHES UPGRADE DOCUMENT**

Timber Flooring

Engineered timber flooring to bedrooms.

Walk-In Robe Cabinetry

Feature laminate shelving, draws and hanging rails as designed in lieu of shelf and rail.

Integrated TV Cabinetry

Feature cabinetry to TV wall including timber batten panelling, open shelving, floating storage unit with stone top and inset lighting.

Zip Tap

Built-in hot/cold & sparkling water Zip tap over kitchen sink.

Storage in Lieu of Study

Full height storage cupboard with shelving to study nook in lieu of study desk .

Kitchen Feature Lights

Feature lights to ceiling above kitchen bench as per selected colour scheme.

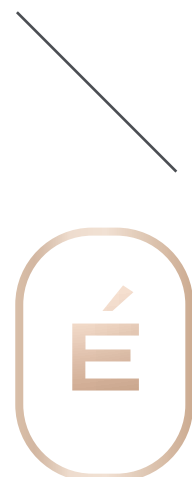
Ensuite Feature Lights

Feature wall lights to ensuite.

Dining Feature Lighting

Feature Pendant light over dining table.

SPECIFICATIONS



Whilst all reasonable care has been taken in preparation of this brochure, the information contained herein is believed, but not guaranteed, to be correct. Prospective purchasers must rely on their own enquiries. This brochure does not constitute an offer or contract. Photographs, illustrations, floor plate, floor plan and artist impressions/perspectives of buildings and interiors are indicative only and are subject to change without notice.