

FINISHES SCHEDULE

GENERAL CONSTRUCTION	
Concrete slab with waffle pods and external footing beams	Shadow line skirting with square set windows and doors
H2 treated structural framing timber	Square set cornices
Double brick cavity dividing wall	Custom joinery to all wardrobes
R2.5 external wall insulation batts	Custom designed timber staircase with exposed centrally located metal stringer with striking metal handrail design
Sarking (foil) to external veneer walls – provides moisture barrier and insulation	Stainless steel laundry tub with bypass
R2.5 ceiling insulation to internal floor areas excluding garage	Premium European porcelain tiles throughout excluding bedrooms and stairs
Aluminium windows and sliding doors	Premium European anti-slip porcelain tiles to external first floor balconies
All aluminium windows and aluminium sliding doors supplied with key locks and flyscreens	Quality 100% wool carpet to bedrooms
Generous light, data and power point allowance, refer to electrical layout plan for locations	Three coats of high quality paint – including primer/sealer undercoat
Double car garage with electric automatic opener	KITCHEN INCLUSIONS
Burnished concrete finish to garage floor	Kitchen doors and drawers to be 2PAC polyurethane finish with shark nose pull detail – Feature timber veneer
NBN ready wiring	Kitchen carcasses to be white melamine on 18mm prefinished HMR board with pencil round edge strips, polyurethane finish to all exposed edges and sides
2500L underground storm water tank with rain bank (or similar) and pump for water reuse	Quality stone benchtops with waterfall edges (where applicable)
Earth leakage circuit breaker to all circuits, excluding hot water circuit	Toughened 6mm glass mirror splash back
Hardwired smoke detectors where required by law	Clark 1.5 stainless steel bowl under mount sink with premium Parisi mixer tap
Water tempering valves to reduce the chance of scalding	2PAC polyurethane finish overhead cupboards with feature LED strip lighting underneath
EXTERNAL FINISHES	Bosch appliances including: <ul style="list-style-type: none">• 600mm slide out integrated rangehood• 600mm 4 zone ceran electric cook top with touch control• 600mm ecoclean fan forced multifunction oven• 4 star semi integrated dishwasher
Rendered masonry with paint finish	BATHROOM AND ENSUITE INCLUSIONS
Natural stone cladding to feature walls	Quality porcelain tiles to all walls (to ceiling height) and floors
Low maintenance timber look feature cladding	Custom made wall hung vanity cabinets – 2PAC polyurethane finish with shark nose pull detail, stone benchtops
Feature timber eave soffits	Parisi premium designer freestanding vanity basins to benchtop
Frameless glass balustrading to first floor balconies	Parisi premium tapware
Colorbond fascia, gutters and roofing	Parisi 1550mm freestanding acrylic bathtub
Concealed downpipes	12mm frameless glass shower screens with chrome patch fittings
90mm timber decking boards to ground level patios	Frameless mirrors above vanities
Colorbond Steel sectional garage door with two remotes	Parisi stainless steel towel rails and toilet roll holders, chrome finish
26L gas instantaneous hot water system (5-star energy rating)	Parisi in wall cistern with wall hung pan, dual flush toilet suite
Aluminium and glass front door with premium door furniture and mortise lock	LANDSCAPING INCLUSIONS
Three coats of quality paint used externally where paint is specified	Powder coated metal and timber feature front gate
Sliding/adjustable window shutters	Natural stone front fence
Linear architectural drainage grates to first floor balconies & showers	Timber batten feature dividing fence
INTERNAL FINISHES	Gas bayonet fitting to rear patio
Fully ducted reverse cycle air conditioner	Timber screened bin enclosure
Flush panel solid internal doors	Sandstone stepping stones to backyard
Parisi quality stainless steel door hardware	Automatic irrigation system
Intercom with one external station and internal station to each floor	
Energy efficient LED downlights	

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TERRACE TYPE A

3 + STUDY | 3 | 2

PRICE: \$1,138,888

Internal:	192.09 - 192.13sqm
External:	123sqm
Garage:	30.51sqm
Land:	301sqm



TERRACE TYPE B

4 | 3 | 2

PRICE: \$1,338,888

Internal:	221.41 - 221.52sqm
External:	118.22 - 118.24sqm
Garage:	31.03 - 31.68sqm
Land:	301sqm

