



FAIRWAY RESIDENCES
STRATHFIELD

SCHEDULE OF FINISHES & INCLUSIONS

Living & Dining

Floor

Engineered timber flooring

Walls

Painted plasterboard

Ceiling

Painted plasterboard

Fireplace

Ornamental fireplace with feature tile finish

Staircase

Timber tread stairs with glass balustrade (where applicable)

Kitchen Finishes

Floor

Engineered timber flooring

Walls

Painted plasterboard

Ceiling

Painted plasterboard

Cupboards

Laminate doors with melamine interiors

Benchtops and Splashback

40mm reconstituted stone benchtop with stone splashback

Kitchen Island Cladding (with waterfall edge where applicable)

Timber veneer / Reconstituted stone / mirrored finish (where applicable)

Kitchen Fixtures, Fittings & Equipment

Sink and tapware

Stainless steel double undermount bowl with mixer tap

Cooktop

Miele gas 5 burner cooktop with wok-burner

Oven

Miele built-in electric oven

Range hood

Miele built-in range hood externally ducted

Dishwasher

Miele fully integrated dishwasher

Microwave

Miele fully integrated microwave

Fridge

Integrated fridge / freezer (as nominated on floor plan)

Bedrooms

Carpet

Plush carpet wool blend

Walls

Painted plasterboard

Ceiling

Painted plasterboard

Built-in Robes

Mirrored doors with melamine interiors

Walk-in Robe

Melamine interiors

Bathrooms and Ensuites

Vanity Unit and Benchtop

20mm reconstituted stone benchtop with wall hung mirrored overhead cabinets

Vanity Basin and Tapware (as nominated on floor plan)

Surface mounted ceramic bowl with stainless steel fixtures & fittings

Shower

Frameless glass shower screen with shower rose and mixer tap

WC

Toilet with in-built cavity mounted cistern

Bath

Freestanding bath (as nominated on floor plan)

Built-in bath (as nominated on floor plan)

Floor

Ceramic tiles

Walls

Floor-to-ceiling ceramic tiles

Ceiling

Painted plasterboard

Accessories

Exhaust fan and chrome finished towel rail, toilet roll holder, shower shelf and robe hook

Lighting and Power

Recess and surface mounted lights

Integrated feature lighting to kitchen joinery

GPO's generally throughout

Security

Hard wired alarm system

Deadbolt to entry door. Latch and deadline to all external sliding doors

Remote controlled garage door

Laundry

Floor

Ceramic tiles

Walls

Ceramic tiles

Ceiling

Painted plasterboard

Laundry Tub and Tapware

Stainless steel laundry tub & tapware

Dryer

Minimum 2-star (energy rated) dryer

Communication

Intercom system with multi-point connection

Telephone / data outlets to living room, study and main bedroom (NBN compatible)

Cable and free-to-air TV outlets to living and main bedroom

Air-conditioning

Fully ducted reverse cycle air conditioning

General

Entry Door

Feature timber pivot door with glass panel (as nominated on floor plan)

Internal Doors

Paint finish

Internal skirting

MDF skirting with paint finish

Landscaping to Private Courtyard

Feature planting and turf

Hardwood timber deck

Built-in barbeque

Powder coated fence

Window Treatment

Roller blinds to living areas and bedrooms