



schedule of finishes

Radiance townhomes are architecturally designed with quality fixtures and appliances to ensure you are living without compromise. Balancing life through a combination of modern living and nature, our range of sophisticated and efficient townhomes suit a range of lifestyle needs and include the following features as standard:



Open plan living areas



Large entertainment patio to bring the outside indoors



Modern fittings and fixtures to compliment the quality of design



Master bedrooms with en suite



Architecturally designed in a natural landscape setting



Double car garage (parallel park)

GARAGE/ENTRY

Floor	Steel trowel finish concrete
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Garage Door	Remote controlled sectional door
Electrical	1 x DGPO 1 x batten fluorescent light fitting
Entry Door	Feature timber entry door and frame with lock set and door stop
Floor	600mm x 300mm tile

LAUNDRY

Floor	600mm x 300mm tile
Walls	Painted plasterboard with skirting tile 600 x 300 tiles to splashback
Ceiling	Painted plasterboard with painted plaster cornice
Tapware and Fittings	30L steel laundry tub 1 x flick mixer 1 x cold water 1 x hot water washing machine taps
Electrical	1 x DGPO LED lighting Haier dryer
Ventilation	Ventilation as required by the BCA

LOUNGE AND DINING

Floor	Timber look flooring
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Stairs	Carpet to timber stairs with handrail

LOUNGE AND DINING CONT

Door	2100mm high powdercoated aluminium frame sliding door with clear glass to patio
Electrical	LED lighting throughout Power and data layout as per plans
Air Conditioning	Split system air conditioning

KITCHEN

Floor	Timber look flooring
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Window	Powdercoated aluminium frame with clear glass
Joinery	20mm reconstituted stone bench top/laminate finish to cupboards, Opening for microwave
Tapware and Fittings	Recessed double bowl sink Gooseneck sink mixer
Appliances	Delonghi 600mm electric over Delonghi 600mm dishwasher Delonghi 4 plate electric cook top Delonghi pull out range hood
Electrical	LED lighting throughout and 2 x pendant lights over kitchen bench Power layout as per plans

WC

Floor	600mm x 300mm tile
Walls	Painted plasterboard with skirting tile
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with painted plaster cornice
Tapware and Fittings	Wall mounted basin Basin mixer
Electrical	LED light fitting

BATHROOM

Floor	600mm x 300mm tile
Walls	Painted moisture resistant plasterboard with skirting tile 2100mm high wall tile to bath recess
Ceiling	Painted plasterboard with square set cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Joinery	Wall hung vanity unit with reconstituted stone bench top
Tapware and Fittings	Basin mixer Shower head and rail Bath to fit opening Bath spout Bath/shower diverter mixer Ceramic cistern with soft closing lid Polished square edge mirror
Bathroom Accessories	Double towel rail Toilet roll holder
Electrical	LED light fittings 1 x DGPO
Ventilation	Ventilation as required by the BCA

EN SUITE

Floor	600mm x 300mm tile
Walls	Painted moisture resistant plasterboard with skirting tile 2100mm high wall tile to shower recess
Ceiling	Painted plasterboard with square set cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Joinery	Wall hung vanity unit with reconstituted stone bench top
Tapware and Fittings	Basin mixer Shower head Shower mixer Ceramic cistern with soft closing lid Polished square edge mirror
Bathroom Accessories	Double towel rail Toilet roll holder
Electrical	LED light fittings 1 x DGPO
Ventilation	Ventilation as required by the BCA

BEDROOM 1

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Doors	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Top shelf, hanging rail and intermediate shelves Aluminium sliding door robe with mirror panels
Electrical	1 x fan LED light fittings Power and data layout as per plans
Air Conditioning	Split system air conditioning

BEDROOM 2

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Top shelf, hanging rail and intermediate shelves Aluminium sliding door robe with mirror panels
Electrical	1 x fan LED light fittings Power and data layout as per plans

BEDROOM 3

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Aluminium sliding door robe with mirror panels Top shelf, hanging rail and intermediate shelves
Electrical	1 x fan LED light fittings Power and data layout as per plans

BEDROOM 4

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Aluminium sliding door robe with mirror panels Top shelf, hanging rail and intermediate shelves
Electrical	1 x fan LED light fittings Power and data layout as per plans

LEVEL 2 COMMON AREA

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Linen / Store	Painted timber door, frame and architrave with lever set 4 x intermediate shelves
Electrical	LED lighting throughout Power layout as per plans