

# Schedule of finishes

## External

External masonry walls with combination of face brickwork and rendered paint finish

Reinforced concrete slab floors

Powder coated balustrades with tiled balconies

Powder coated aluminium window frames

Terrace common area paved surface

Selected quality paints to all external concrete surfaces

## Internal – general

Living areas laid with timber engineered floor boards

Selected ceramic floor tiles to kitchen, bathroom, laundry, ensuite and balconies

Chrome door furniture

Chrome tapware

Downlight fittings to all units

Audio intercom system at lobby

Hollow core internal doors

Selected quality paints to all internal walls with quality undercoat

Power points to all rooms

Air conditioning to living area and master bedroom

## Kitchens

Ceramic tiled floor

Stone splashbacks

Gourmet kitchen cupboards, with polished stone bench tops

Smeg stainless steel multi-function oven, or similar

Smeg stainless steel gas cook top, or similar

Smeg stainless steel ducted range hood, or similar

Smeg dishwasher, or similar

Smeg microwave, or similar

Stainless steel 1, 1/4 bowl sink with mixer tap

## Living, dining room

Sliding doors to tiled terrace/balcony

Television aerial point includes free to air and pay TV

Gas bayonet fitting for 1, 2 & 3 bedrooms

Telephone point

## Master bedroom

Opaque sliding wardrobes

Telephone & television aerial point includes free to air and pay TV

Bedrooms to be laid with select quality carpet

## Bedrooms 2 & 3

(if applicable)

Opaque sliding wardrobes

Bedrooms to be laid with select quality carpet

## Bathrooms

Vanity unit with mirrored shaving cabinet above

Glass shower screen

Concealed cistern and full china toilet suite with link seat

Floor to ceiling tiles

Stylus bathtub, or similar (only where shown on plan for 2 & 3 bedrooms)

## Ensuite

(2 or 3 bedroom units only)

Vanity unit with mirrored shaving cabinet above

Glass shower screen

Concealed cistern and full china toilet suite with link seat

Floor to ceiling tiles

## Laundry

Ceramic tiled floor, skirtings & splashback

Stainless steel spout

Clothes dryers

Washing machine taps

1 and 2 bedrooms to have stainless steel laundry tub & cupboard, or similar

Three bedroom units to have built in cabinetry

## Basement

Security basement parking with electronic remote controlled shutter

Mechanical ventilation to comply with Australian standards

Mechanically ventilated residential garbage room

Designated car wash bay

## Common hallways

Fire rated doors into all units

Entry foyer laid with selected quality ceramic tiles and/or carpet

## General - external

Mechanical ventilation to bathrooms, ensuites and laundries, where no natural ventilation

Central gas hot water units

Gas bayonet fitting for 1, 2 & 3 bedrooms