

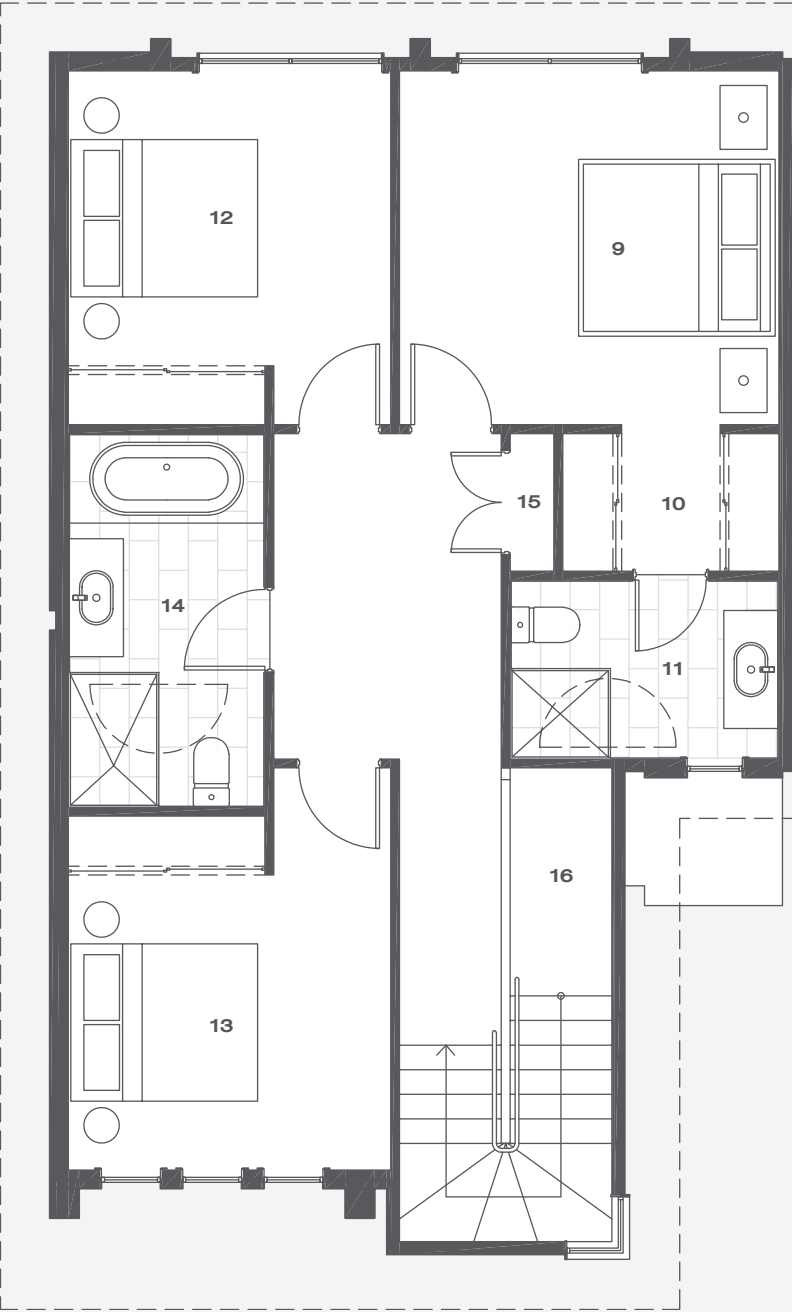


# ARBOUR RESIDENCES

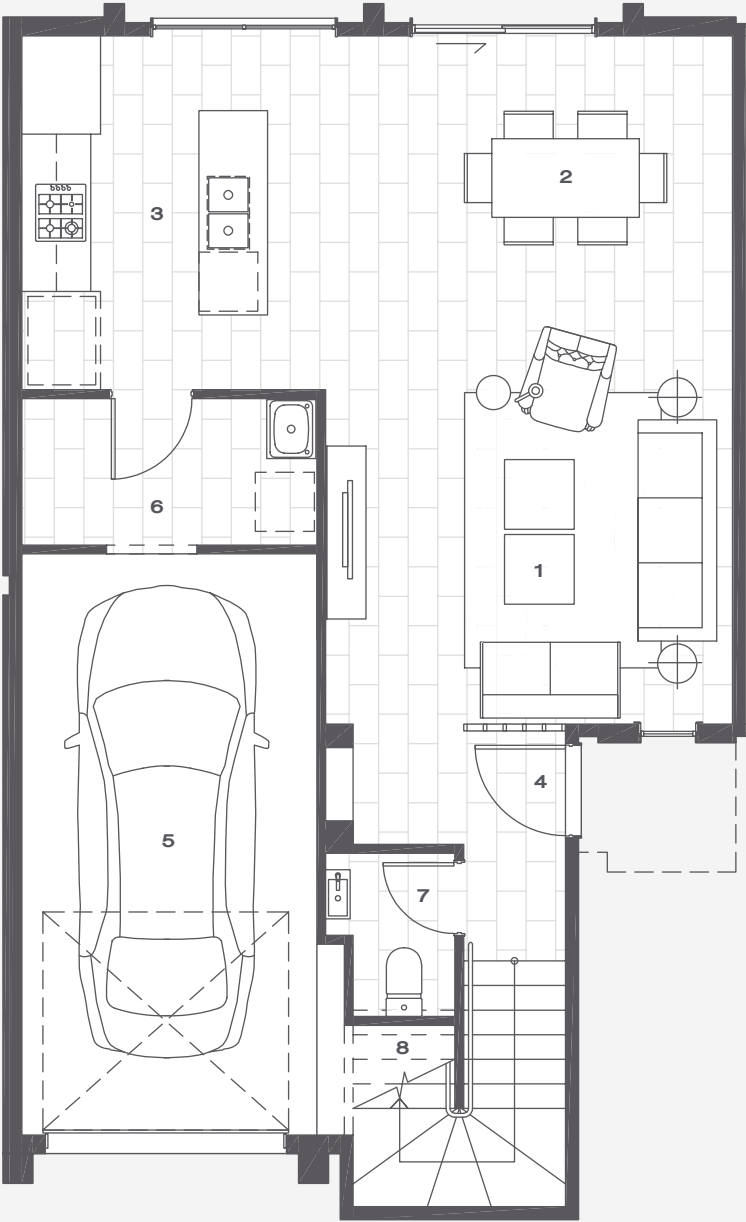
T H E   H E I G H T S

T Y P E   A

Sunland Group



First Floor Plan



Ground Floor Plan

TYPE A

Ground Floor Area	79m <sup>2</sup>
First Floor Area	71m <sup>2</sup>
Total Area	150m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 VOID

0 5m

EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- NBN provision for future connection of one Telephone land line account to points installed in Dining Room & Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Accessories including towel rails, hand towel rail, toilet roll holder and soap dish.

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

Please Note: Fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale document as variations may apply. All floor areas measured to the centre line of external walls and party walls. All external areas (external entry porches and patios) and stairs & voids on upper levels are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.



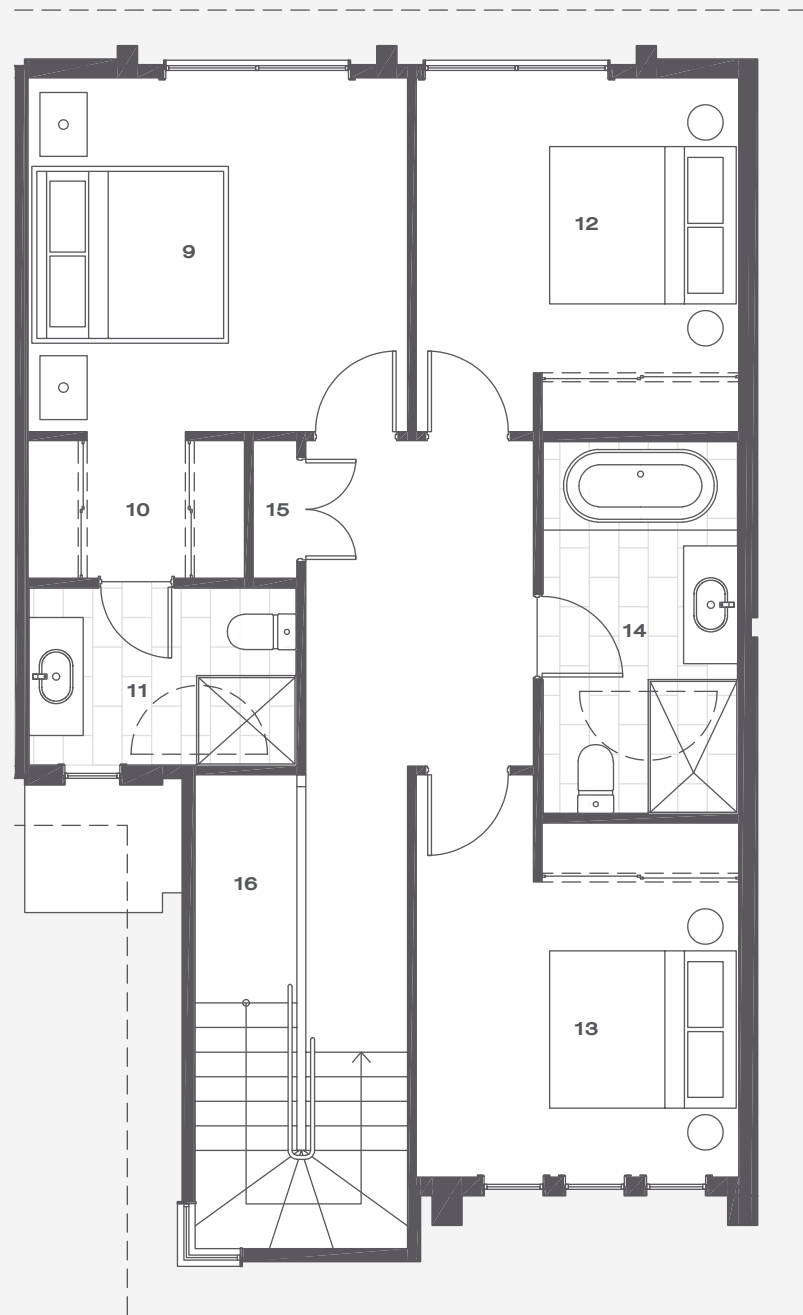
# ARBOUR RESIDENCES

T H E   H E I G H T S

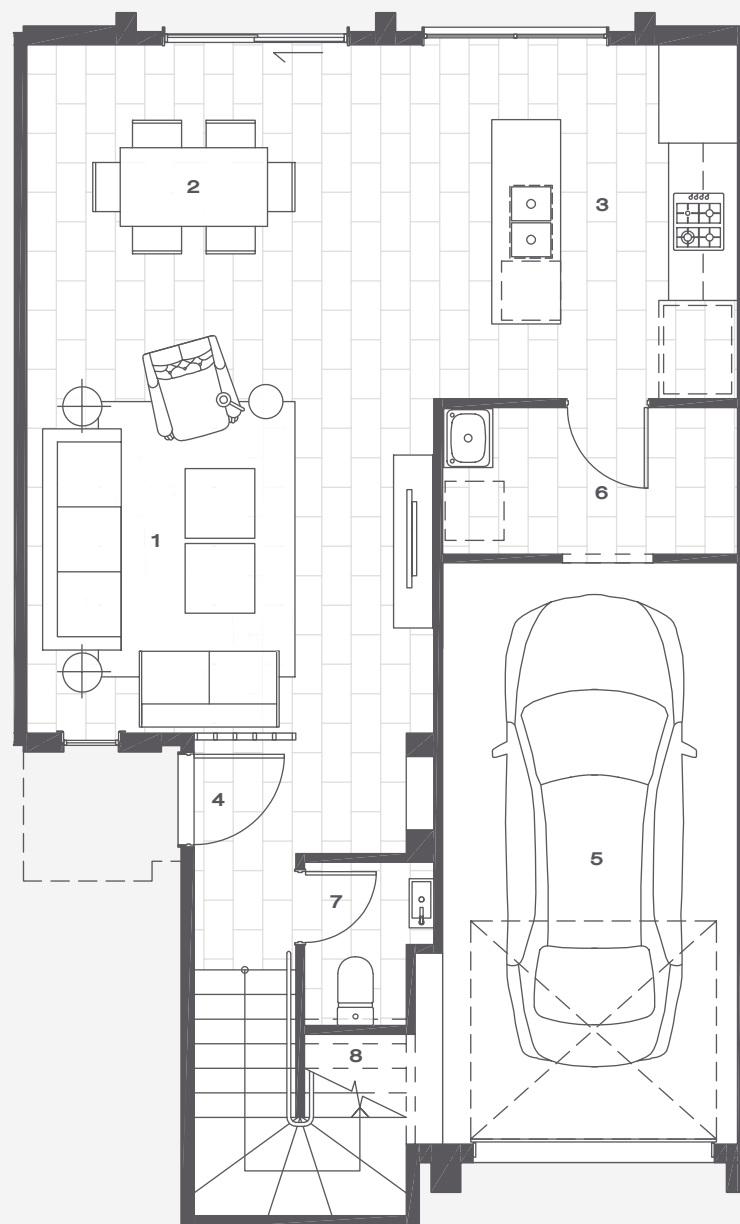
T Y P E   A M

Sunland Group





First Floor Plan



Ground Floor Plan

## TYPE AM

Ground Floor Area	79m <sup>2</sup>
First Floor Area	71m <sup>2</sup>
Total Area	150m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 VOID

0 5m

EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- NBN provision for future connection of one Telephone land line account to points installed in Dining Room & Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Accessories including towel rails, hand towel rail, toilet roll holder and soap dish.

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

Please Note: Fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale document as variations may apply. All floor areas measured to the centre line of external walls and party walls. All external areas (external entry porches and patios) and stairs & voids on upper levels are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.

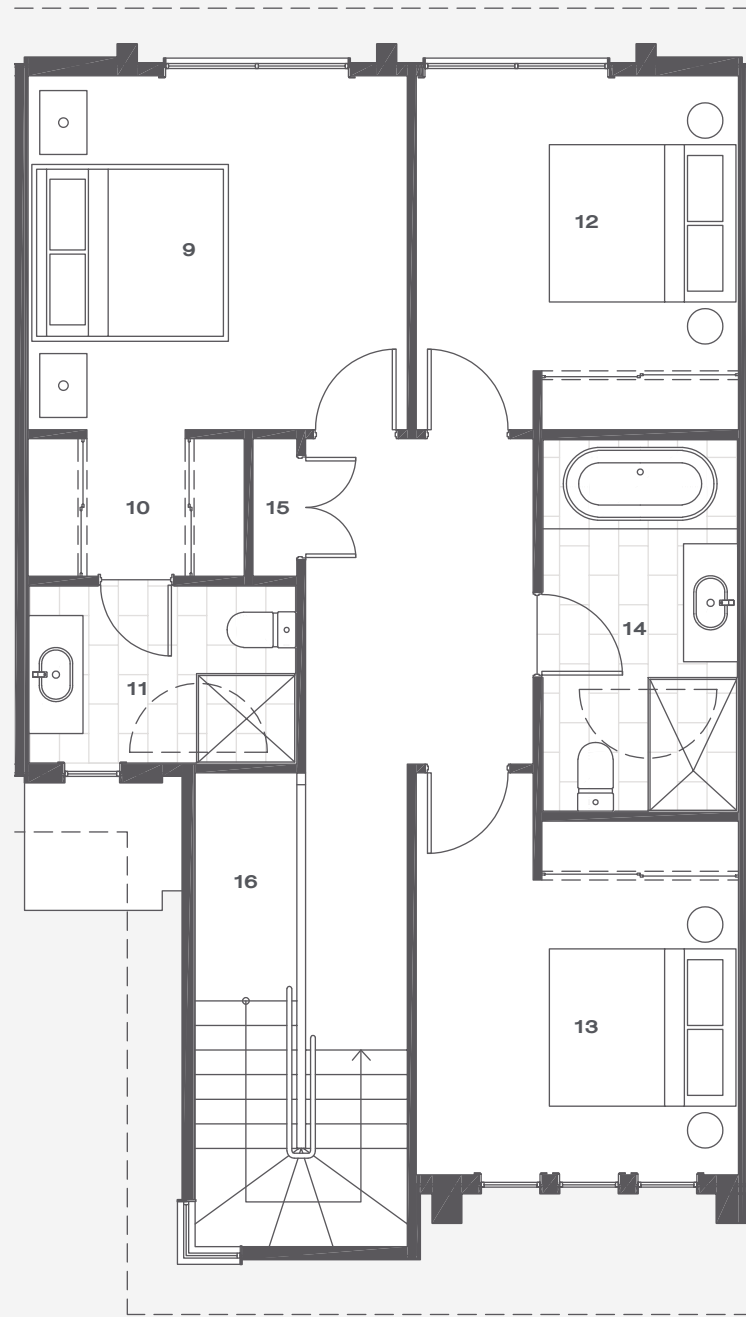


# ARBOUR RESIDENCES

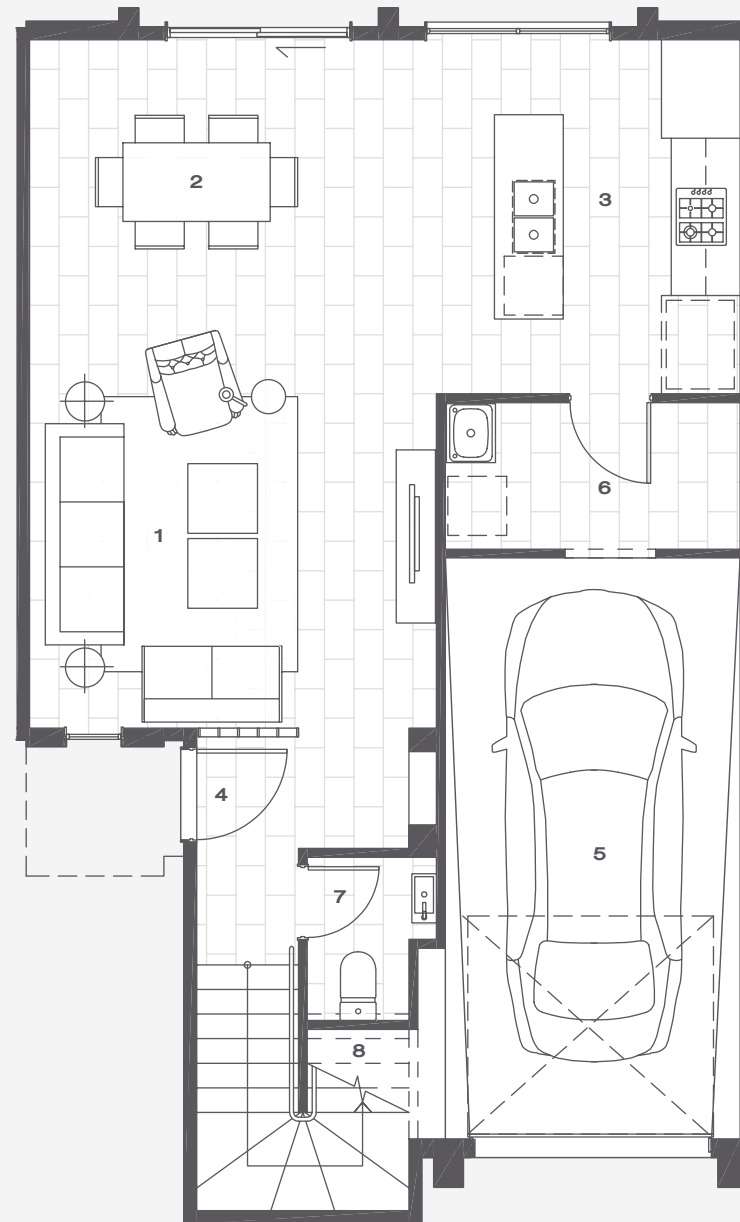
T H E   H E I G H T S

T Y P E   B

Sunland Group



First Floor Plan



Ground Floor Plan

## TYPE B

Ground Floor Area	79m <sup>2</sup>
First Floor Area	71m <sup>2</sup>
Total Area	150m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 VOID

0 5m



EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- NBN provision for future connection of one Telephone land line account to points installed in Dining Room & Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Accessories including towel rails, hand towel rail, toilet roll holder and soap dish.

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

Please Note: Fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale document as variations may apply. All floor areas measured to the centre line of external walls and party walls. All external areas (external entry porches and patios) and stairs & voids on upper levels are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.

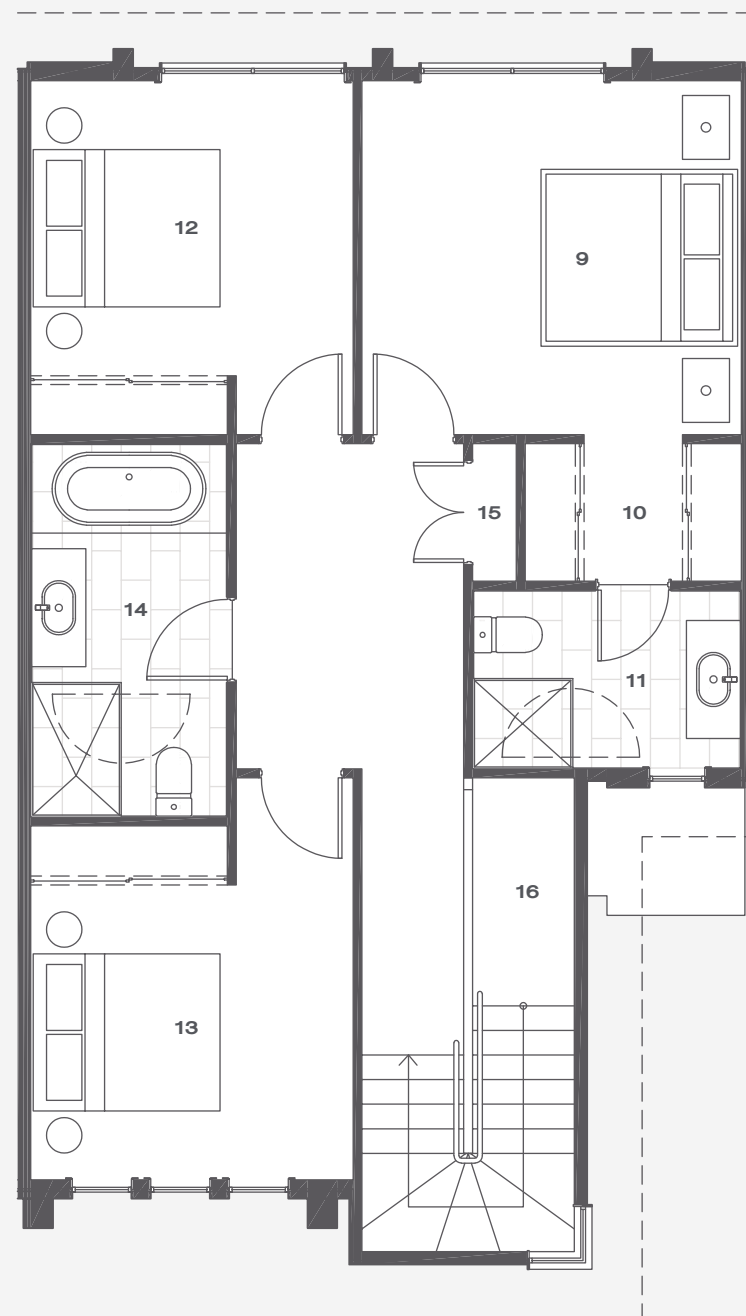


# ARBOUR RESIDENCES

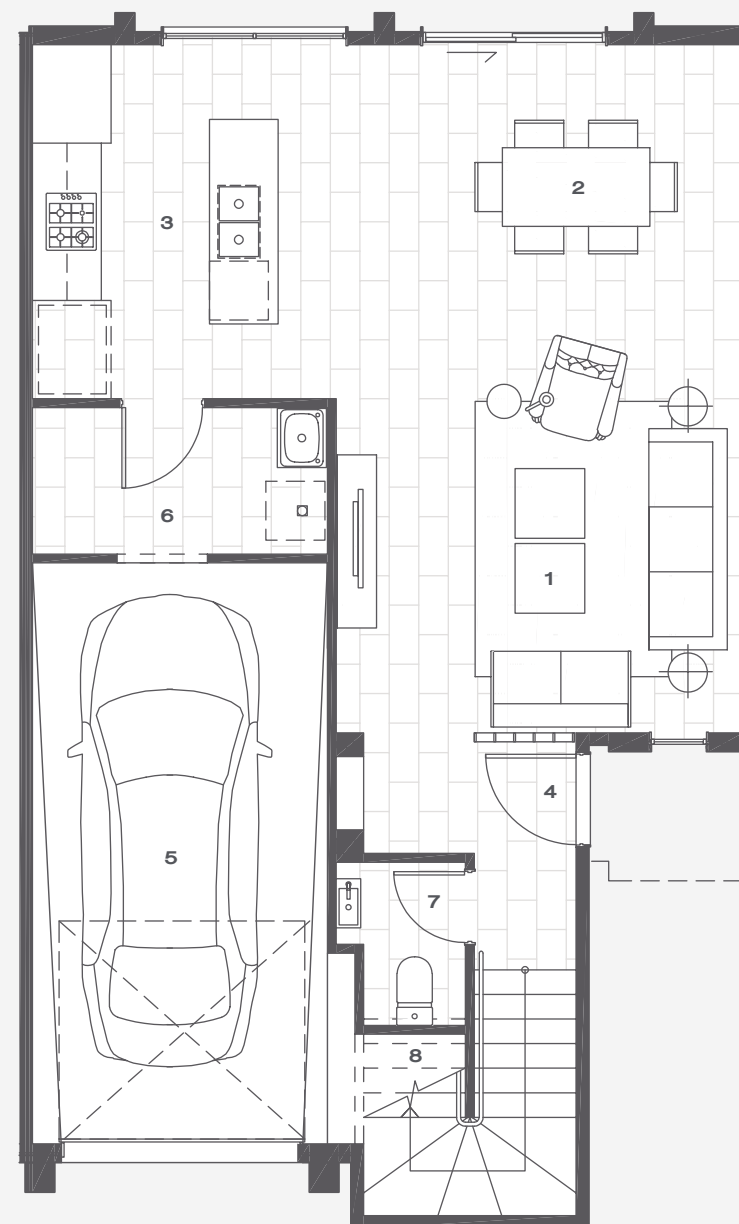
T H E   H E I G H T S

T Y P E   B M

Sunland Group



First Floor Plan



Ground Floor Plan

## TYPE BM

Ground Floor Area	79m <sup>2</sup>
First Floor Area	71m <sup>2</sup>
Total Area	150m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 VOID

0 5m

EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- NBN provision for future connection of one Telephone land line account to points installed in Dining Room & Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Accessories including towel rails, hand towel rail, toilet roll holder and soap dish.

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

Please Note: Fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale document as variations may apply. All floor areas measured to the centre line of external walls and party walls. All external areas (external entry porches and patios) and stairs & voids on upper levels are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.



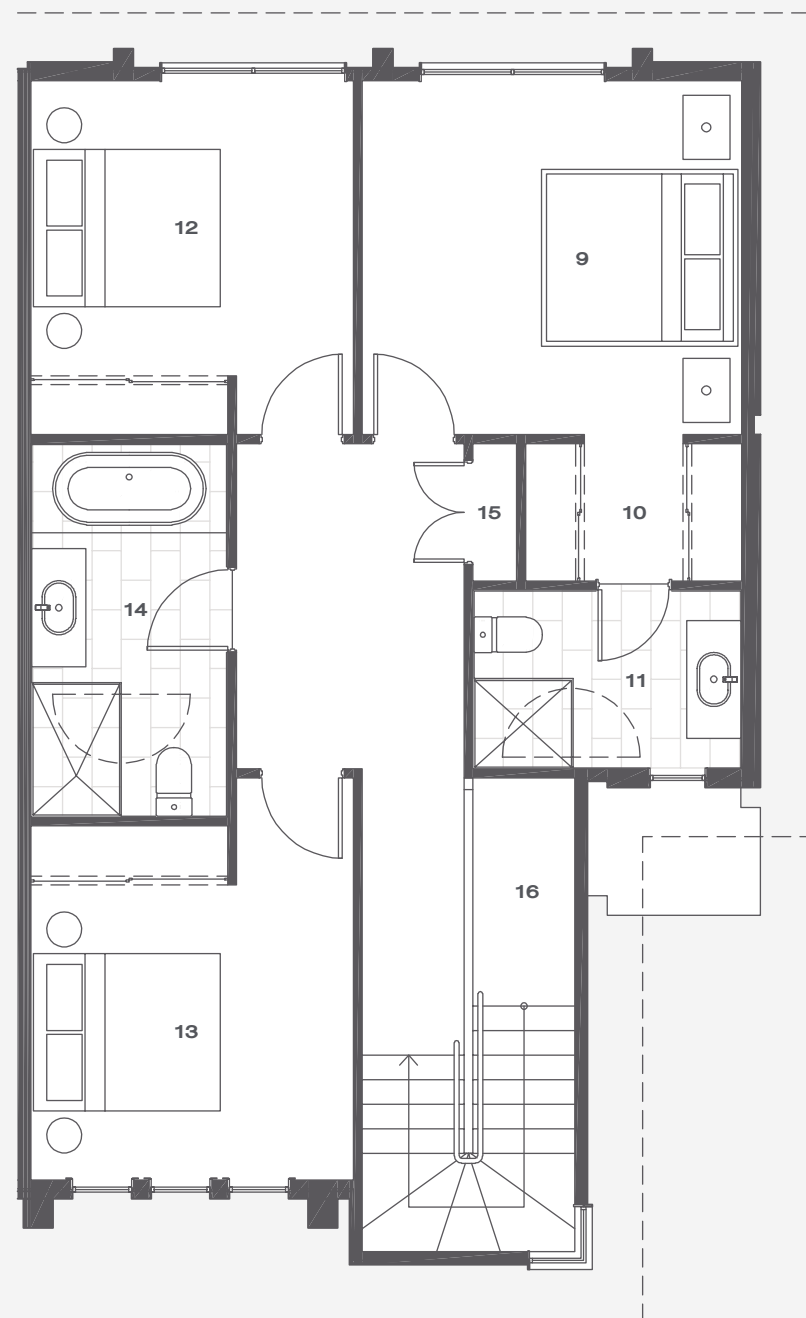


# ARBOUR RESIDENCES

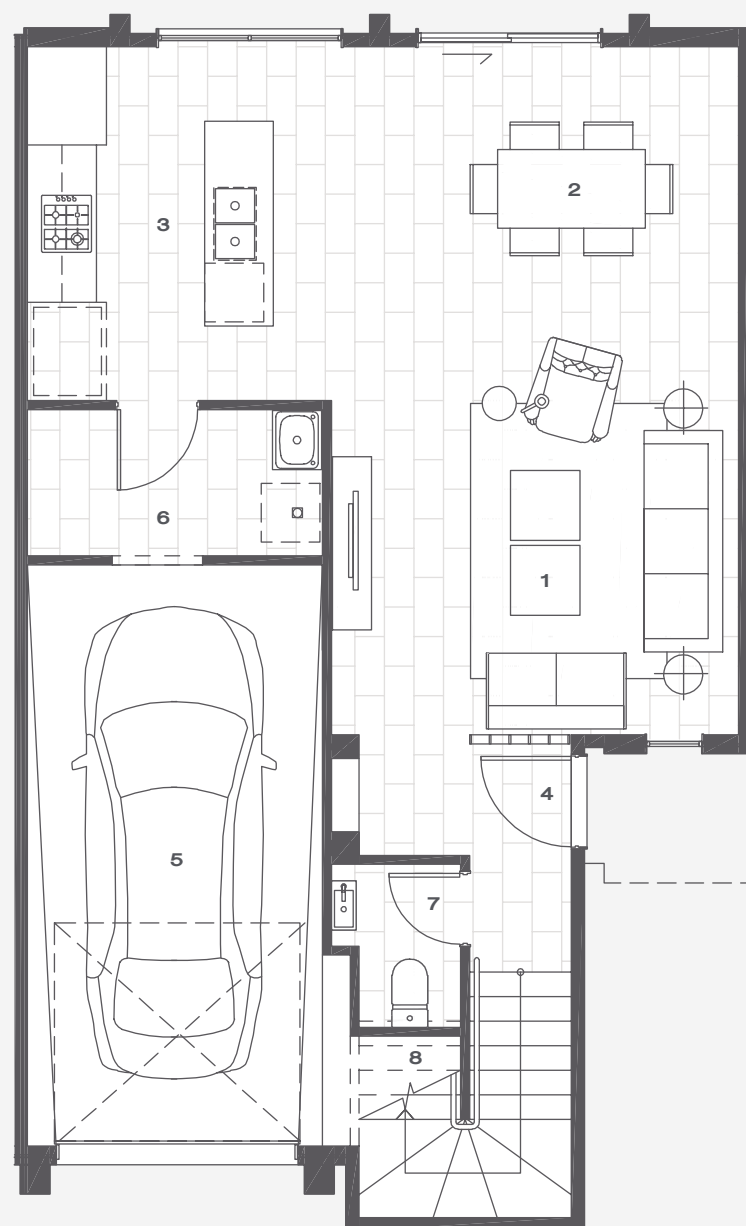
T H E   H E I G H T S

T Y P E   C

Sunland Group



First Floor Plan



Ground Floor Plan

## TYPE C

Ground Floor Area	79m <sup>2</sup>
First Floor Area	71m <sup>2</sup>
Total Area	150m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 VOID

0 5m

EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- NBN provision for future connection of one Telephone land line account to points installed in Dining Room & Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

ENSUITE

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.
- Gloss laminate vanity cabinetry.
- Vanity basin and mixer.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Floor mounted toilet suite.
- Accessories including towel rails, hand towel rail, toilet roll holder and soap dish.

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

Please Note: Fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Indicative floor plan and artist impression only. Refer to the floor plans contained in the contract of sale document as variations may apply. All floor areas measured to the centre line of external walls and party walls. All external areas (external entry porches and patios) and stairs & voids on upper levels are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However, Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.



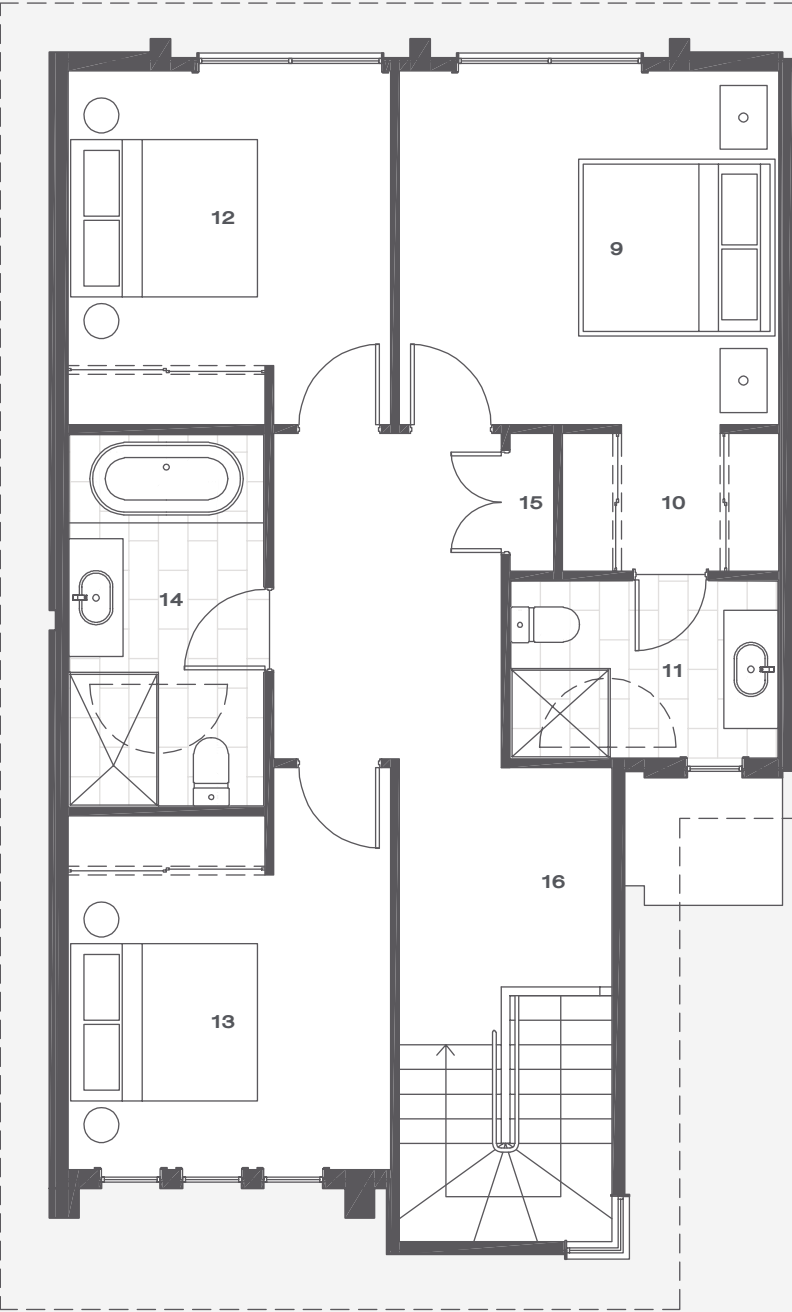
# ARBOUR RESIDENCES

T H E   H E I G H T S

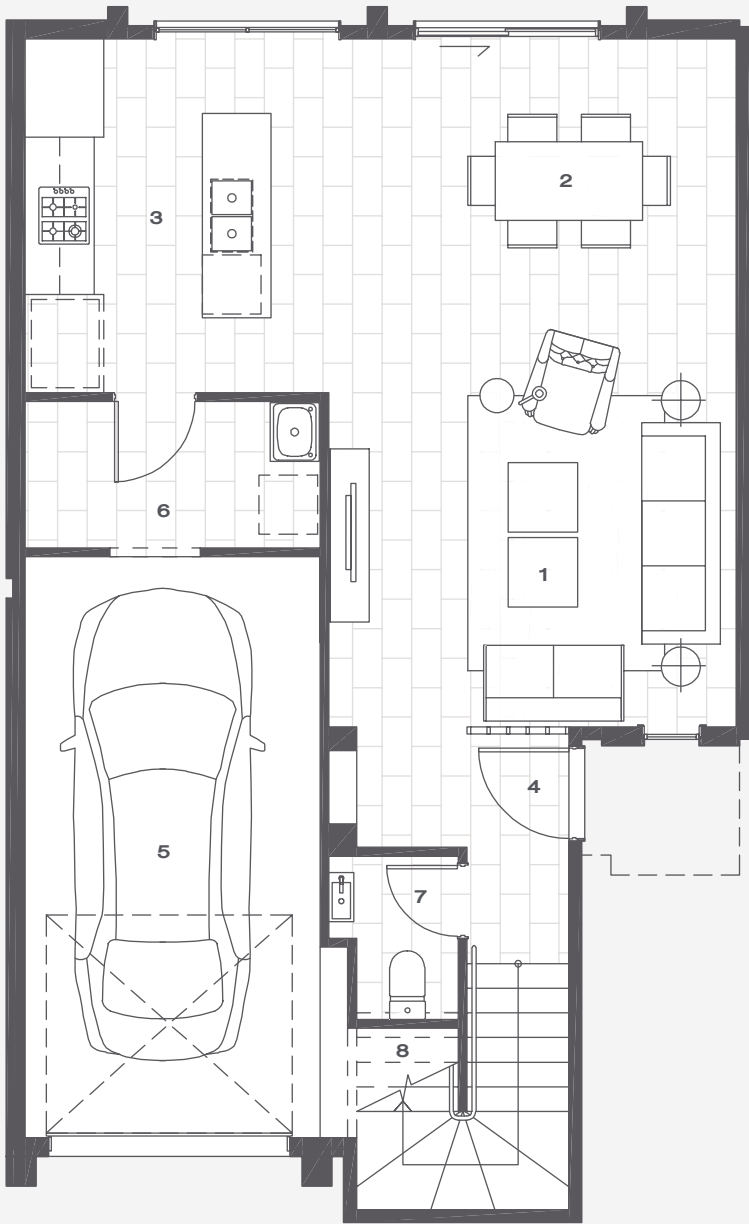
T Y P E   D

Sunland Group





First Floor Plan



Ground Floor Plan

TYPE D

Ground Floor Area	79m <sup>2</sup>
First Floor Area	73m <sup>2</sup>
Total Area	152m <sup>2</sup>

- 1 LIVING 2 DINING 3 KITCHEN 4 ENTRY  
5 GARAGE 6 LAUNDRY 7 POWDER ROOM  
8 STORE 9 BEDROOM 1 10 WALK IN ROBE  
11 ENSUITE 12 BEDROOM 2 13 BEDROOM 3  
14 BATHROOM 15 LINEN 16 STUDY NOOK

0 5m

EXTERNAL FINISHES

WALLS

- Hebel aerated concrete cladding. Exterior grade textured paint finish.
- Expanded polystyrene feature blades. Exterior grade textured paint finish.
- Fibre cement composite weatherboard cladding. Exterior grade paint finish.
- Fibre cement composite sheet cladding. Exterior grade textured paint finish.

WINDOWS

- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

- Metal roof sheeting. Colorbond finish.
- Metal fascia and gutters. Colorbond finish to match roof sheeting.
- PVC downpipes. Exterior grade paint finish to match adjacent wall colour.
- Expanded polystyrene hood over porch. Exterior grade textured paint finish.
- Fibre cement sheet external soffit lining. Exterior grade paint finish.

GARAGE

- Attached lockup garage with remote control sectional garage door. Colorbond finish.

GENERAL

- Exposed aggregate concrete driveways, entry path and patio.
- Landscaping.
- Gas hot water system.
- Clothes line.
- External light fittings.
- Fencing.
- Screened Bin enclosure (MIDDLE RESIDENCES ONLY).

INTERNAL FINISHES

WALLS

- Plasterboard wall lining. Paint finish.
- Villaboard wall lining in bathrooms. Paint finish.

CEILING

- Plasterboard ceiling lining. Paint finish.

EXTERNAL DOORS

- Solid core flush panel door. Gloss paint finish.

INTERNAL DOORS

- Hollow core flush panel door. Gloss paint finish.
- Solid core flush panel door (LAUNDRY DOOR ONLY). Gloss paint finish.

FLOORS

- Ground floor – reinforced insitu concrete slab.
- First floor – steel framed floor truss with particle board flooring.
- Porcelain tiles (REFER TO FLOOR PLANS FOR EXTENT).
- Carpet (REFER TO FLOOR PLANS FOR EXTENT).

KITCHEN

- Gloss laminate cabinetry.
- Reconstituted stone bench tops.
- Stainless steel appliances including 600mm wide oven, gas cooktop, range hood and freestanding dishwasher.
- Mirror splashback.
- Double bowl Kitchen sink and mixer tapware.
- Cold water connection in fridge alcove.

GENERAL

- Wall mounted split system air-conditioning. Fan coil units (CASSETTES) in Living room and Bedroom 1.
- Free to air television points in Bedroom 1 and Living room.

- Ceiling fans in Bedrooms 2 and 3.
- Pay television points in Living Room and Bedroom 1 for future connection by purchaser to Pay TV service.
- NBN provisions for future connection of one ISP account to central modem point installed in Living Room. Patched data connection in Bedroom 1 (ALL TYPES) and Study Nook (TYPE D & DM ONLY).
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- LED Downlights throughout the home.
- Minimum of 1 light switch at entrance to each room.
- Mechanical ventilation in all bathrooms and laundries.
- Minimum of 1 double power point to each Living Room and Bedroom.
- Smoke detectors.
- Timber feature screen in Entry. Paint finish.

LAUNDRY

- Laundry tub unit.
- Laundry mixer.
- Porcelain floor tiles and splashback.

QUEST POWDER ROOM

- Porcelain floor tiles.
- Wall mounted vanity basin and mixer tapware.
- Floor mounted toilet suite.
- Hand towel rail.

BATHROOM

- Porcelain floor tiles.
- Porcelain wall tiles to shower recess.
- Reconstituted stone vanity top.

- Gloss laminate vanity cabinetry.
- Vanity basin and mixer tapware.
- Shower recess with 2050mm high semi-frameless glass shower screen.
- Shower head.
- In-wall shower mixer.
- Bath (HOB MOUNTED).
- Bath mixer and spout.
- Floor mounted toilet suite.
- Accessories including towel rail, towel hook, hand towel rail, toilet roll holder and soap dish.

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- Porcelain floor tiles.
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WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors.
- Shelf and hanging rails.

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors.
- Shelf and hanging rails.

LINEN CUPBOARD

- Fixed melamine shelving.

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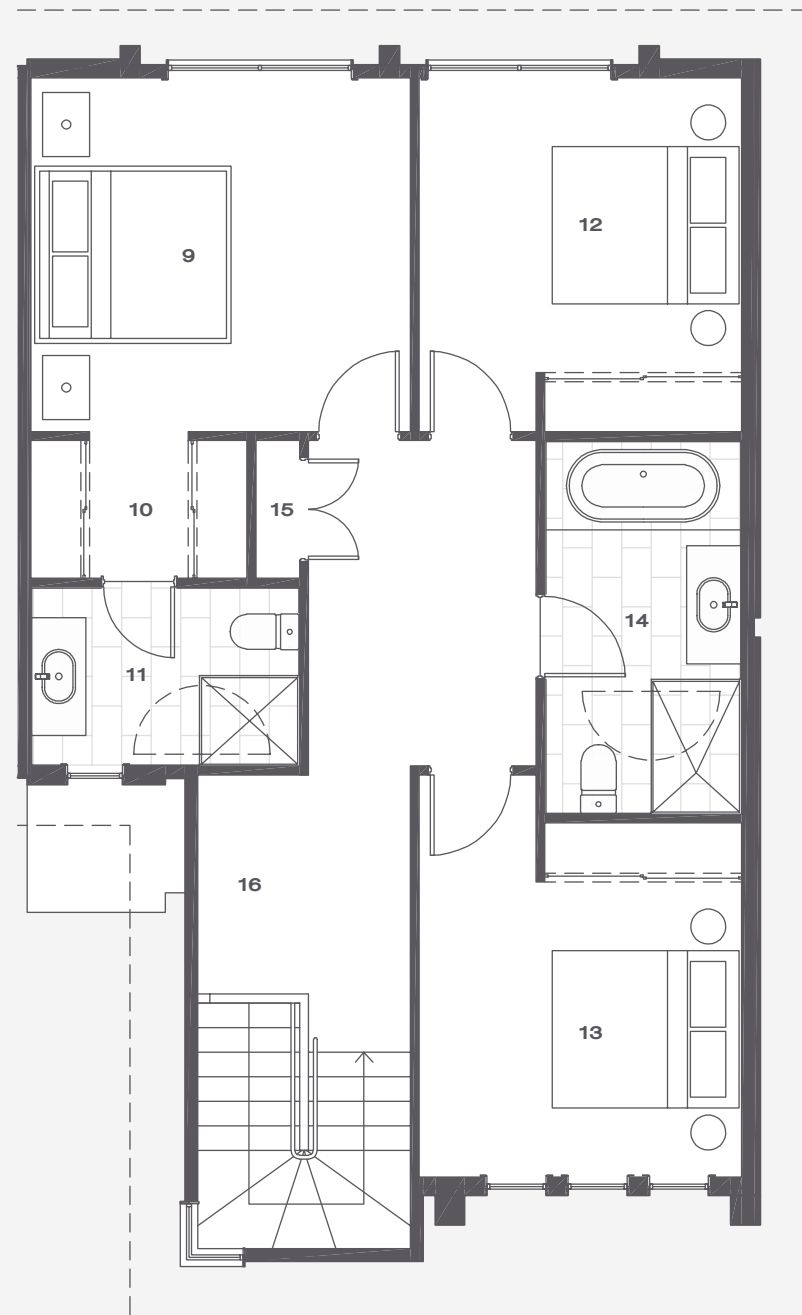


# ARBOUR RESIDENCES

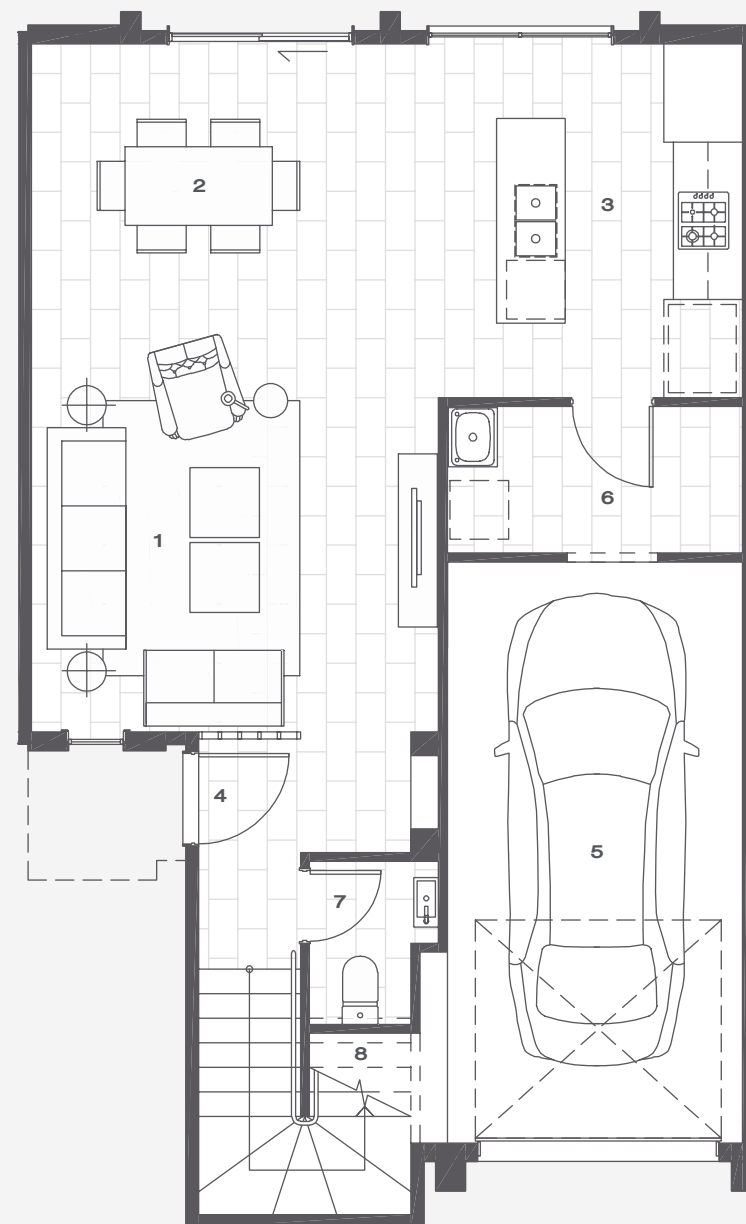
T H E   H E I G H T S

T Y P E   D M

Sunland Group



First Floor Plan



Ground Floor Plan

## TYPE DM

Ground Floor Area	79m <sup>2</sup>
First Floor Area	73m <sup>2</sup>
Total Area	152m <sup>2</sup>

- 1** LIVING   **2** DINING   **3** KITCHEN   **4** ENTRY  
**5** GARAGE   **6** LAUNDRY   **7** POWDER ROOM  
**8** STORE   **9** BEDROOM 1   **10** WALK IN ROBE  
**11** ENSUITE   **12** BEDROOM 2   **13** BEDROOM 3  
**14** BATHROOM   **15** LINEN   **16** STUDY NOOK

0  5m



EXTERNAL FINISHES

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- Aluminium framed windows and sliding doors. Powdercoat finish.
- Matching flyscreens.

ROOF

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- Metal fascia and gutters. Colorbond finish to match roof sheeting.
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GENERAL

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