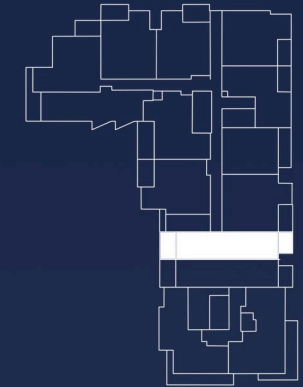




HOME789

## PLAN LAYOUT



## APARTMENT UNIT NO: D16.09 - D18.09



2



2



1

TOTAL 82 sqm

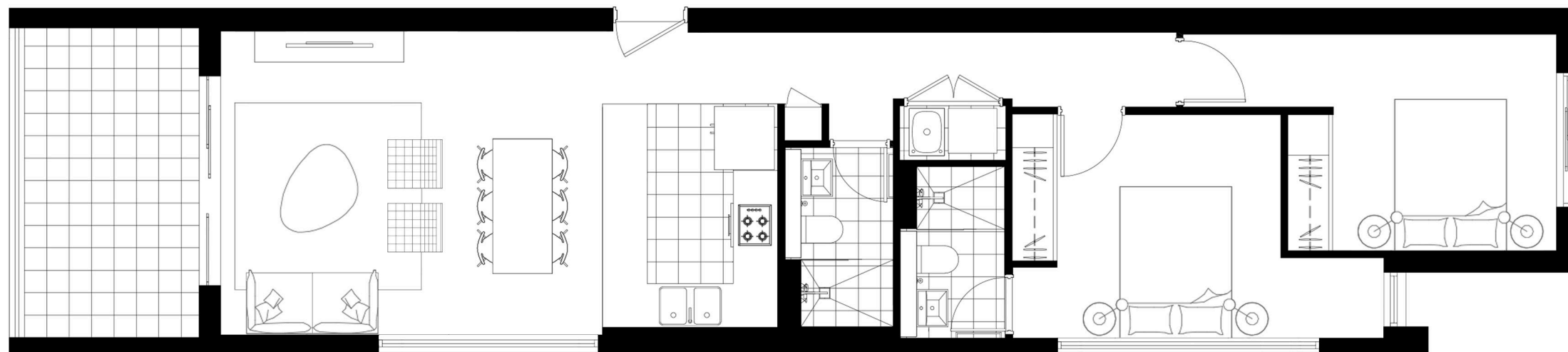
INTERNAL 72 sqm

BALCONY AREA 10 sqm

Note: this plan is a guide only and does not constitute an offer or contract. Please note that changes may be made to the development during construction and elements such as areas, fittings, fixtures etc may change without notice. All parties should rely on their own investigation to validate this information as it is not guaranteed. No liability will be accepted for any inaccuracy or misstatement.

20 Woniara Road, Hurstville NSW 2220

[www.grandh.com.au](http://www.grandh.com.au)





## **SCHEDULE OF FINISHES - GrandH 20 Woniora Road, Hurstville**

### **External**

- External masonry walls 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 & bedrooms laid with selected quality carpet.
- Selected ceramic floor tiles to kitchen, bathroom, laundry, ensuite and balconies.
- Chrome door furniture.
- Chrome tap ware.
- Audio intercom system at lobby.
- Hollow core internal doors by Hume Doors or similar
- Selected quality paints to all internal walls with quality undercoat.
- Concealed split system Air-Conditioning to living area.

### **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.
- Power point for refrigerator.

### **Living, Dining room**

- Sliding doors to tiled Terrace / Balcony.
- Television aerial point includes free to air and pay T.V.
- Gas bayonet fitting.
- Telephone point.



### **Laundry**

- Ceramic tiled floor, skirtings & splashback.
- Stainless steel laundry tub & cupboard, or similar.
- Stainless steel spout, or similar.
- Fitted eye level Hoover cloth dryers, or similar.
- Stainless steel washing machine taps, or similar.

### **Master Bedroom**

- Mirrored sliding wardrobes.
- Telephone & television aerial point includes free to air and pay T.V.
- Note: No ensuite to one-bedroom units.

### **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 were show on plan)

### **Ensuite (Two 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.

### **Basement**

- Security basement parking with electronic remote controlled shutter.
- Mechanical Ventilation to comply with Australian Standards.
- Mechanically ventilated residential garbage room.
- Designated carwash bay.

### **Common hallways**

- Fire rated doors into all units.
- Entry foyer laid with selected quality ceramic tiles and or carpet.

### **General**

- Downlight fittings to all units.
- Mechanical ventilation to bathrooms, ensuites and laundry's, where no natural ventilation.
- Central gas hot water units.
- Gas bayonet fitting to all balcony's for BBQ connection.