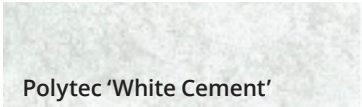
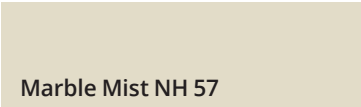

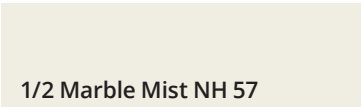

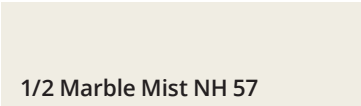
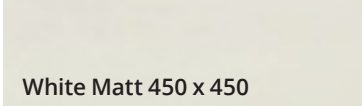
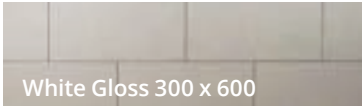
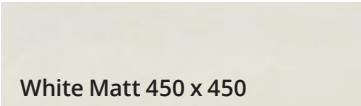
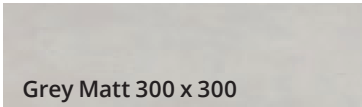

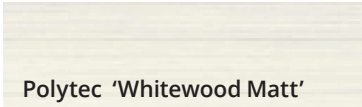
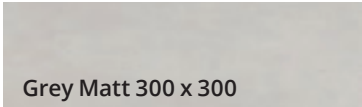



MONACO APARTMENTS

LATTE

INTERNAL

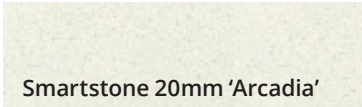
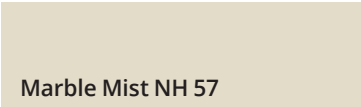
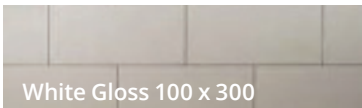
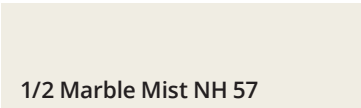

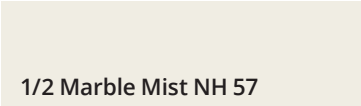
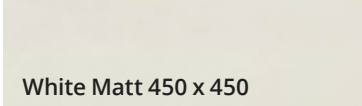
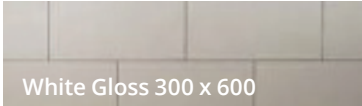
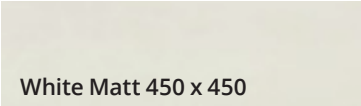
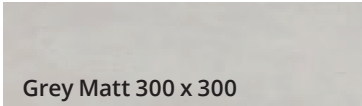

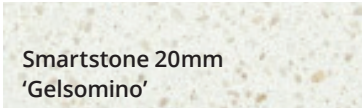
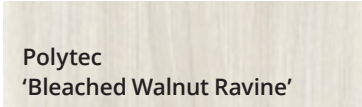
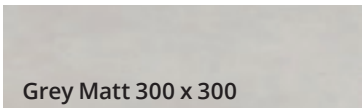

KITCHEN BENCHTOP	 Polytec 'White Cement'	 Marble Mist NH 57	WALL COLOUR
KITCHEN SPLASHBACK TILE	 White Gloss 100 x 300	 1/2 Marble Mist NH 57	DOORS / DOOR FRAMES
KITCHEN CUPBOARDS	 Polytec 'Artisan Oak Matt'	 1/2 Marble Mist NH 57	SKIRTING / ARCHITRAVES
KITCHEN FLOOR TILE	 White Matt 450 x 450		
BATHROOM / ENSUITE WALL TILE	 White Gloss 300 x 600	 White Matt 450 x 450	ENTRY HALLWAY FLOOR TILE
BATHROOM / ENSUITE FLOOR TILE	 Grey Matt 300 x 300	 Sisal Loop Pile 'Sahara'	CARPET
BATHROOM BENCHTOP / CUPBOARD	 Polytec 'Whitewood Matt'		
LAUNDRY FLOOR TILE	 Grey Matt 300 x 300		
LAUNDRY SPLASHBACK TILE	 White Gloss 100 x 300		



MONACO APARTMENTS

LATTE - UPGRADE

INTERNAL


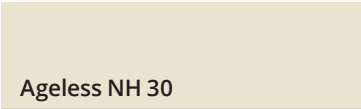
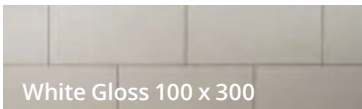
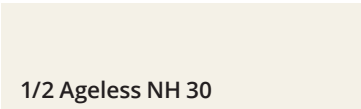

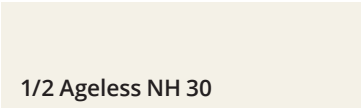

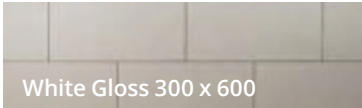

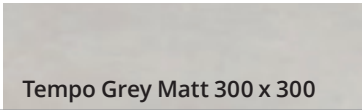

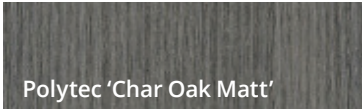
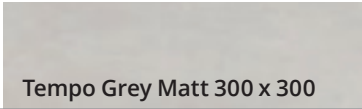
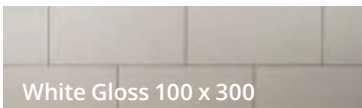
KITCHEN BENCHTOP	 Smartstone 20mm 'Arcadia'	 Marble Mist NH 57	WALL COLOUR
KITCHEN SPLASHBACK TILE	 White Gloss 100 x 300	 1/2 Marble Mist NH 57	DOORS / DOOR FRAMES
KITCHEN CUPBOARDS	 Polytec Ravine 'Maison Oak'	 1/2 Marble Mist NH 57	SKIRTING / ARCHITRAVES
KITCHEN FLOOR TILE	 White Matt 450 x 450		
BATHROOM / ENSUITE WALL TILE	 White Gloss 300 x 600	 White Matt 450 x 450	ENTRY HALLWAY FLOOR TILE
BATHROOM / ENSUITE FLOOR TILE	 Grey Matt 300 x 300	 Sisal Loop Pile 'Sahara'	CARPET
BATHROOM BENCHTOP	 Smartstone 20mm 'Gelsomino'		
BATHROOM CUPBOARD	 Polytec 'Bleached Walnut Ravine'		
LAUNDRY FLOOR TILE	 Grey Matt 300 x 300		
LAUNDRY SPLASHBACK TILE	 White Gloss 100 x 300		



MONACO APARTMENTS

MOCHA

INTERNAL

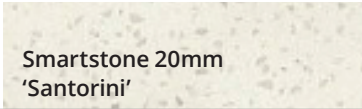
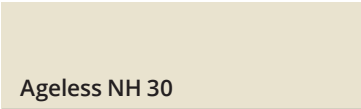

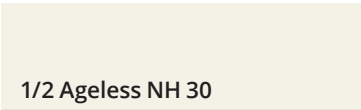

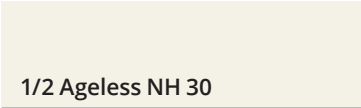

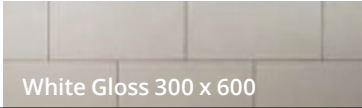

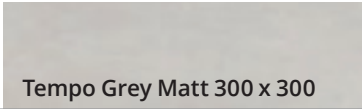
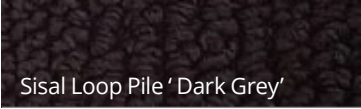

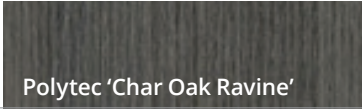
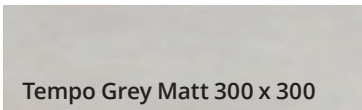
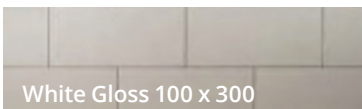
KITCHEN BENCHTOP	 Polytec 'Bernini Marble'	 Ageless NH 30	WALL COLOUR
KITCHEN SPLASHBACK TILE	 White Gloss 100 x 300	 1/2 Ageless NH 30	DOORS / DOOR FRAMES
KITCHEN CUPBOARDS	 Polytec 'Classic White Matt'	 1/2 Ageless NH 30	SKIRTING / ARCHITRAVES
KITCHEN FLOOR TILE	 Tempo White Matt 450 x 450		
BATHROOM / ENSUITE WALL TILE	 White Gloss 300 x 600	 Tempo White Matt 450 x 450	ENTRY HALLWAY FLOOR TILE
BATHROOM / ENSUITE FLOOR TILE	 Tempo Grey Matt 300 x 300	 Sisal Loop Pile 'Dark Grey'	CARPET
BATHROOM BENCHTOP / CUPBOARD	 Polytec 'Char Oak Matt'		
LAUNDRY FLOOR TILE	 Tempo Grey Matt 300 x 300		
LAUNDRY SPLASHBACK TILE	 White Gloss 100 x 300		



MONACO APARTMENTS

MOCHA - UPGRADE

INTERNAL

KITCHEN BENCHTOP	 Smartstone 20mm 'Santorini'	 Ageless NH 30	WALL COLOUR
KITCHEN SPLASHBACK TILE	 White Gloss 100 x 300	 1/2 Ageless NH 30	DOORS / DOOR FRAMES
KITCHEN CUPBOARDS	 Polytec 'Classic White Sheen'	 1/2 Ageless NH 30	SKIRTING / ARCHITRAVES
KITCHEN FLOOR TILE	 Tempo White Matt 450 x 450		
BATHROOM / ENSUITE WALL TILE	 White Gloss 300 x 600	 Tempo White Matt 450 x 450	ENTRY HALLWAY FLOOR TILE
BATHROOM / ENSUITE FLOOR TILE	 Tempo Grey Matt 300 x 300	 Sisal Loop Pile 'Dark Grey'	CARPET
BATHROOM BENCHTOP	 Smartstone 20mm 'Astral'		
BATHROOM CUPBOARD	 Polytec 'Char Oak Ravine'		
LAUNDRY FLOOR TILE	 Tempo Grey Matt 300 x 300		
LAUNDRY SPLASHBACK TILE	 White Gloss 100 x 300		



Monaco Apartments

164 – 170 Great Western Highway, Westmead

Schedule of Inclusions

Kitchen

- Gourmet style kitchen design with fully lined cabinets finished with square edge laminated door fronts
- Seamless overhead cabinets with bulkhead feature
- Bank of 4 fully lined cutlery drawers on metal drawer runners finished with square edge laminated coloured drawer fronts
- Standard fridge opening with fully lined overhead cabinets finished with square edge laminated coloured door fronts
- Handles to lower cabinet doors and drawers (overhead cabinets doors are seamless)
- Laminated bench tops with square edge profiles
- Tiled splashback to underside of overhead cabinets
- Cutlery tray to top drawer
- Clark Radiant 1¼ bowl stainless steel sink with two chrome basket wastes
- Stylus Venecia sink mixer
- Westinghouse stainless steel 600mm natural gas cooktop
- Westinghouse stainless steel 600mm electric oven
- Westinghouse stainless steel 600mm recirculating slide-out range hood
- Dishlex stainless steel dishwasher

Bathroom and Ensuite

- Contemporary floating style vanity design with shadowline feature to front, fully lined cabinets, laminated top and panels
- Stylus Venecia semi-recessed basin with chrome pop-up plug and waste
- Stylus Venecia basin mixer
- Stylus Venecia wall mixer with Caroma Tasman II rail shower
- Stylus Venecia single towel rail and Stylus Venecia toilet roll holder
- Stylus Venecia wall mixer with Stylus Elegance bath spout
- Powder coated aluminium framed, pivot door shower screen with clear laminated glass
- Frameless polished edge vanity mirror
- Stylus Venecia close coupled toilet suite with Smartflush[®] technology
- Stylus acrylic white bath tub to main bathroom
- Waterproofing to all wet areas
- Ceramic floor tiles to bathroom, ensuite and water closet
- Ceramic wall tiles to shower area to 2100mm high
- Ceramic tiles to vanity splash back to 200mm high
- Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction
- Ceramic tiles to bath splash back to 400mm high
- Ceramic tiles to skirting to 300mm high with 150mm high to water closet
- Chrome floor waste
- Combined fan, light and heater unit to bathroom and ensuite

Initial _____

Monaco Apartments

164 – 170 Great Western Highway, Westmead

Schedule of Inclusions

Laundry

- Clark 42L stainless steel tub with white metal cabinet
- Stylus Venecia sink mixer
- Concealed under-tub washing machine taps
- Ceramic tiling to laundry floor
- Ceramic tiles to splash back to 300mm high
- Ceramic tiles to skirting to 300mm high
- Chrome floor waste

Internal Floors

- Tiles to entry and kitchen areas
- Tiles to laundry and bathrooms as specified
- Carpet to all other internal areas

Internal Walls

- Plasterboard lining to all dry walls
- Fibre cement board to bathroom and ensuite walls
- 3 coat paint system to walls
- Skirting and architraves with painted semi-gloss finish
- Single laminate shelf with chrome hanging rail to wardrobes and walk-in-robe
- Four white melamine shelves to linen cupboard

Internal Ceiling

- Plasterboard to all ceiling lining
- Shadowline cornice
- 2 coat paint system to ceiling

Internal Doors

- Flush panel 2040mm high doors with painted semi-gloss finish
- Door frames with painted semi-gloss finish
- 2 chrome door hinges to each door with lift-of hinges where required
- Quality lever door hardware
- Doorstops to all internal doors
- Mirrored sliding doors to wardrobes

Electrical

- White wall mounted light switches
- Double power points throughout with singles to dishwasher and microwave
- Hardwired and interconnected smoke detectors with back-up battery
- Dome style batten fix light fittings to kitchen, bedrooms, living and balcony
- 2 TV outlet points
- 1 telephone and 1 data point
- NBN / Telstra provision (subject to availability)
- 1 gas bayonet to living and balcony
- RCD safety switch and circuit breakers to internal sub board
- Split reverse cycle air conditioner to family room
- Intercom system with security door opener

Initial _____