General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key
- 1x1
- 1x1 + Study
- 2x2
- 2x2 + Study
- 3x2 and 3x2.5 (Penthouses)
General Notes

Variations from strata plan may apply.
Furniture is indicative only and not provided.
Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key

- 1 x 1
- 1 x 1 + Study
- 2 x 2
- 2 x 2 + Study
- 3 x 2 and 3 x 2.5 (Penthouses)
General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key
1 x 1 | 1 x 1 + Study
2 x 2 | 2 x 2 + Study
3 x 2 and 3 x 2.5 (Penthouses)
General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key

- **1 x 1**
- **1 x 1 + Study**
- **2 x 2**
- **2 x 2 + Study**
- **3 x 2 and 3 x 2.5 (Penthouses)**
General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key
- 1x1
- 1x1 + Study
- 2x2
- 2x2 + Study
- 3x2 and 3x2.5 (Penthouses)
General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key

- 1 x 1
- 1 x 1 + Study
- 2 x 2
- 2 x 2 + Study
- 3 x 2 and 3 x 2.5 (Penthouses)
General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key

- **Type M**
- **Type H**
- **Type K**
- **Type J**
General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale.

Key
- 1 x 1
- 1 x 1 + Study
- 2 x 2
- 2 x 2 + Study
- 3 x 2 and 3 x 2.5 (Penthouses)
Type A

1 Bed x 1 Bath

Location

Scale

Apartments

Shown: 6
Level: G

Details

Beds: 1
Baths: 1
Car Bays: 1
Storage: 5m²

Areas (Strata)

Living: 55m²
Balcony: 44m²
Total Strata: 120m²

Areas (Architectural)

Living: 59m²
Balcony: 46m²
Total Living: 105m²

General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
Areas (Strata)
- Living: 54m²
- Balcony: 18/42m²
- Total Strata: 91/117m²

Areas (Architectural)
- Living: 58m²
- Balcony: 20/46m²
- Total Living: 78/104m²

General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
**Details**

<table>
<thead>
<tr>
<th>Details</th>
<th>Areas (Strata)</th>
<th>Areas (Architectural)</th>
<th>General Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>Living: 62m²</td>
<td>Living: 66m²</td>
<td>Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.</td>
</tr>
<tr>
<td>Baths</td>
<td>Balcony: 51m²</td>
<td>Balcony: 54m²</td>
<td></td>
</tr>
<tr>
<td>Car Bays</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Strata: 132m²</td>
<td>Total Living: 120m²</td>
<td></td>
</tr>
</tbody>
</table>
1 Bed x 1 Bath + Study

### Details

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>1</td>
</tr>
<tr>
<td>Baths</td>
<td>1</td>
</tr>
<tr>
<td>Car Bays</td>
<td>2T</td>
</tr>
<tr>
<td>Storage</td>
<td>6m²</td>
</tr>
</tbody>
</table>

### Areas (Strata)

<table>
<thead>
<tr>
<th>Area</th>
<th>Strata</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>67m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>59m²</td>
</tr>
<tr>
<td>Total Strata</td>
<td>162m²</td>
</tr>
</tbody>
</table>

### Areas (Architectural)

<table>
<thead>
<tr>
<th>Area</th>
<th>Architectural</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>72m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>62m²</td>
</tr>
<tr>
<td>Total Living</td>
<td>134m²</td>
</tr>
</tbody>
</table>

### General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
Type E
2 Bed x 2 Bath

Details
Beds 2
Baths 2
Car Bays 2
Storage 4/5m²

Areas (Strata)
Living 81m²
Balcony 19m²
Total Strata 130-134m²

Areas (Architectural)
Living 85m²
Balcony 21m²
Total Living 106m²

General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
**Type F**

2 Bed x 2 Bath

**Areas (Strata)**
- Living: 80m²
- Balcony: 19-33m²
- Total Strata: 129-148m²

**Areas (Architectural)**
- Living: 85m²
- Balcony: 20-34m²
- Total Living: 105-119m²

**Details**
- Beds: 2
- Baths: 2
- Car Bays: 2T
- Storage: 4-8m²

**General Notes**
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
### Areas (Strata)

<table>
<thead>
<tr>
<th>Details</th>
<th>Areas (Strata)</th>
<th>Areas (Architectural)</th>
<th>General Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>2</td>
<td>2</td>
<td>Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.</td>
</tr>
<tr>
<td>Baths</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Car Bays</td>
<td>2T</td>
<td>2T</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>7/8m²</td>
<td>85m²</td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>80m²</td>
<td>85m²</td>
<td></td>
</tr>
<tr>
<td>Balcony</td>
<td>19/25m²</td>
<td>21/26m²</td>
<td></td>
</tr>
<tr>
<td>Total Strata</td>
<td>135/142m²</td>
<td>Total Living 106/111m²</td>
<td></td>
</tr>
<tr>
<td>Total Living</td>
<td>106/111m²</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Areas (Strata)

<table>
<thead>
<tr>
<th>Details</th>
<th>Areas (Strata)</th>
<th>Areas (Architectural)</th>
<th>General Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Baths</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Car Bays</td>
<td>2T</td>
<td>2T</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>5/7m²</td>
<td>5/7m²</td>
<td></td>
</tr>
<tr>
<td>Living</td>
<td>80m²</td>
<td>85m²</td>
<td>Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.</td>
</tr>
<tr>
<td>Balcony</td>
<td>24m²</td>
<td>26m²</td>
<td></td>
</tr>
<tr>
<td>Total Strata</td>
<td>138/140m²</td>
<td>Total Living</td>
<td>111m²</td>
</tr>
</tbody>
</table>
**Type G2**

2 Bed x 2 Bath

### Locations

- **Location**
- **Scale**

### Apartments

- **Shown** 26
- **Similar** 35, 44
- **Mirrored** 27, 36, 45
- **Level** 2, 3, 4

### Areas (Strata)

- **Living** 84m²
- **Balcony** 27m²
- **Total Strata** 143-146m²

### Areas (Architectural)

- **Living** 89m²
- **Balcony** 29m²
- **Total Living** 118m²

### General Notes

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
Type H
2 Bed x 2 Bath

Location
Scale
0 1 2 3

Apartments
Shown 29
Similar 31, 38, 40
Mirrored 30, 39
Level 3, 4

Areas (Strata)

<table>
<thead>
<tr>
<th>Details</th>
<th>Areas (Strata)</th>
<th>Areas (Architectural)</th>
<th>General Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>Living 88m²</td>
<td>Living 94m²</td>
<td>Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.</td>
</tr>
<tr>
<td>Baths</td>
<td>Balcony 23m²</td>
<td>Balcony 24m²</td>
<td></td>
</tr>
<tr>
<td>Car Bays</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Strata</td>
<td>142-145m²</td>
<td>Total Living 118m²</td>
<td></td>
</tr>
</tbody>
</table>

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
**Type J**

2 Bed x 2 Bath

### Areas (Strata)
- Living: 88m²
- Balcony: 34m²
- Total Strata: 153/155m²

### Areas (Architectural)
- Living: 92m²
- Balcony: 35m²
- Total Living: 127m²

### Details
- Beds: 2
- Baths: 2
- Car Bays: 2
- Storage: 4m²

### General Notes
Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.

### Location

![Location Diagram](image)

**Scale**

![Scale Diagram](image)

### Apartments
- Shown: 16
- Similar: 25, 34, 43
- Level: 1, 2, 3, 4
## Areas (Strata)

<table>
<thead>
<tr>
<th>Details</th>
<th>Areas (Strata)</th>
<th>Areas (Architectural)</th>
<th>General Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>2</td>
<td>Living 105m²</td>
<td>Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.</td>
</tr>
<tr>
<td>Baths</td>
<td>2</td>
<td>Living 105m²</td>
<td></td>
</tr>
<tr>
<td>Car Bays</td>
<td>2</td>
<td>Living 42m²</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>4m²</td>
<td>Living 42m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Balcony 42m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Balcony 39m²</td>
<td></td>
</tr>
</tbody>
</table>

**Total Strata**: 169/171m²

**Total Living**: 147m²
## Details

<table>
<thead>
<tr>
<th>Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>2</td>
</tr>
<tr>
<td>Baths</td>
<td>2</td>
</tr>
<tr>
<td>Car Bays</td>
<td>2</td>
</tr>
<tr>
<td>Storage</td>
<td>4-6m²</td>
</tr>
</tbody>
</table>

## Areas (Strata)

<table>
<thead>
<tr>
<th>Area</th>
<th>Strata Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>108m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>29/63m²</td>
</tr>
<tr>
<td>Total Strata</td>
<td>171-204m²</td>
</tr>
</tbody>
</table>

## Areas (Architectural)

<table>
<thead>
<tr>
<th>Area</th>
<th>Architectural Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>115m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>30/67m²</td>
</tr>
<tr>
<td>Total Living</td>
<td>145/182m²</td>
</tr>
</tbody>
</table>

## General Notes

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Type M
2 Bed x 2 Bath + Study

**Details**
- Beds: 2
- Baths: 2
- Car Bays: 2
- Storage: 4m²

**Areas (Strata)**
- Living: 110m²
- Balcony: 22/36m²
- Total Strata: 174/179m²

**Areas (Architectural)**
- Living: 117m²
- Balcony: 23/39m²
- Total Living: 140/156m²

**General Notes**
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**Penthouse**

**Type N**

**Location**

**Scale**

- **Apartments**
  - Shown: 49
  - Level: 5

---

**Areas (Strata)**

- **Beds**: 3
- **Living**: 159m²
- **Balcony**: 104m²
- **Total Strata**: 309m²

**Areas (Architectural)**

- **Living**: 168m²
- **Balcony**: 110m²
- **Total Living**: 278m²

**General Notes**

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**Details**

- **Beds**: 3
- **Baths**: 2
- **Car Bays**: 2
- **Storage**: 4m²

**Areas (Strata)**

- **Living**: 138m²
- **Balcony**: 63m²
- **Total Strata**: 243m²

**Areas (Architectural)**

- **Living**: 148m²
- **Balcony**: 65m²
- **Total Living**: 213m²

**General Notes**

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### Areas (Architectural)

<table>
<thead>
<tr>
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<th>Areas (Architectural)</th>
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<td>3</td>
</tr>
<tr>
<td>Baths</td>
<td>2</td>
</tr>
<tr>
<td>Car Bays</td>
<td>2</td>
</tr>
<tr>
<td>Storage</td>
<td>8m²</td>
</tr>
<tr>
<td>Living</td>
<td>161m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>157m²</td>
</tr>
<tr>
<td>Total Living</td>
<td>318m²</td>
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</table>

### Areas (Strata)

<table>
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<th>Areas (Strata)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beds</td>
<td>3</td>
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<tr>
<td>Baths</td>
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</tr>
<tr>
<td>Car Bays</td>
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<td>Storage</td>
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<tr>
<td>Living</td>
<td>151m²</td>
</tr>
<tr>
<td>Balcony</td>
<td>151m²</td>
</tr>
<tr>
<td>Total Strata</td>
<td>348m²</td>
</tr>
</tbody>
</table>

Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based both on architectural and strata measurements as defined in the contract for sale. Planters are indicative only. Please refer to the floor plates for location of planters.
Building Amenities

COMMUNAL AMENITY
Pool
11m outdoor heated pool and adjacent sun deck lounging area.

Gym
Two level air conditioned gym.

Fitness Area
Outdoor fitness courtyard and yoga area.

Dining Room
Private dining room with fully functional kitchen and private lounge area.

BBQ Areas
Outdoor BBQ courtyard and indoor informal seating area as well as adjacent resident lounge area.

Lobby Area
Automated glass entry doors to foyer. High quality finishes inclusive of slip resistant natural stone and timber look tiles.

Completed with soft furnishings and internal landscaping.

COMMON AREAS
Lifts
Stainless steel doors, stainless steel fixtures and tiled floor.

Access Control
Video intercom for controlled visitor access. Keyless electronic access for residents to all external entry doors, lifts and common areas.

CCTV
Provided to all external doors and all vehicular access points. CCTV backed up to digital recorder for strata security purposes.

Carparking
Carbays allocated as per strata plans, secured with remote controlled gate.

Storage
Minimum of 4m² storeroom provided as per strata plan located on ground level or upper ground level.

Bicycle Parking
Bike parking is provided through the carparking areas and ground floor.

Letterboxes
Powder coated aluminium lockable letterboxes located in mail room.

Stairs
Concrete floors, walls and ceilings.

Corridors
Plasterboard lining generally, tiled floors.

BUILDING MATERIALS
External Walls
External materials are a detailed combination of rendered AFS or cladding elements, full height glazing, stone and composite timber cladding.

Floors
Reinforced concrete to meet structural and acoustic requirements.

Party Walls
AFS or framed, lightweight acoustic and fire rated walls lined with flush plasterboard.

Internal Walls
Plasterboard lining with acoustic battting.

Ceilings
Minimum 2.7m high ceiling Plasterboard lining generally. Dropped ceilings to wet areas, and bulkheads required to accommodate air conditioning and other services.

Front Doors
Flush painted, fire rated, self-closing doors with designer hardware.

Internal Doors
Flush painted, hollow core doors with semi-gloss paint and designer selected hardware.

Windows & Sliding Doors
Commercial grade powder coated aluminium frames with energy efficient and acoustic glazing.

Balustrades
Semi frameless safety glass balustrades and solid walling, as shown on plans, to 1m high.

Roof
Metal roof sheeting.

SUSTAINABILITY
Natural Ventilation
Apartments have been designed to minimise solar heat gain and to maximise natural cross flow ventilation so as to reduce the required running times of air conditioning systems.

Solar Orientation
The building orientation is ideal with a predominantly North / South facing apartments.

Ceiling Fans
Ceiling fans installed to all living rooms and bedrooms.

Water consumption
All fixtures and fittings have been selected to reduce water wastage and to comply with WELS star ratings.

LED Lighting
All lighting will be energy efficient LED’s.

Solar PV
Extensive solar PV cells located on roof.

Natural Drying Area
All apartments will have laundries with an openable window or an allocated drying area.

Disclaimer
The information hereby provided is preliminary and subject to change. Any areas shown are approximate and subject to survey on completion. The Vendor advises that whilst all care has been taken in compiling the information contained in this document, the Vendor and companies related to it and the Agent do not warrant that this information is accurate or complete and disclaims all liability from use of reliance upon this information.
Apartment Specifications

Standard Apartments

SERVICES

Air Conditioning
Ducted split unit air conditioning provided to living room and all bedrooms.

Ceiling Fans
Ceiling fans to living room and bedrooms.

Light Fittings
LED downlights or surface mounted as required.

Light Pendants
Upgrade option available.

TV Point
Provided to living area and main bedroom.

Pay TV Point
Provided to living area and main bedroom.

Power Outlets
Generous provision throughout.

Telephone & Data
Twin outlet provided to living area, connected to NBN network.

Exhaust Fans
Provided to all bathrooms and laundry, externally ducted.

Balcony Taps
Upgrade option available.

Smoke Alarms
Included.

Fire Alarm
Included.

BATHROOM

Basin
Rectangular vanity undermounted ceramic basin, white gloss.

Vanity
Floating vanity in timber laminate finish.

Cabinets
Mirrored doors with interior shelves.

Wall Tiles
Porcelain tiles to shower and behind WC as per scheme boards.

Feature Wall Tile
Full height hexagonal mosaic porcelain tiles around vanity unit.

WC
Vitreous china floating WC dual flush button or where applicable.
Vitreous china WC with hidden cistern and dual flush button.

Shower Screen
Semi frameless, toughened glass shower screen.

Shower Head
Matt black rain shower head.

Shower Mixer
Matt black designer selected mixer.

Basin Mixer
Matt black designer selected mixer.

Towel Rail
Matt black, single towel rails, designer selected.

Toilet Roll Holder
Matt black, designer selected toilet roll holder.

Robe Hook
Matt Black, designer selected robe hook.

Mirror
Wall mounted mirror.

Bath
Matt white bath provided in selected apartments where shown on plans.

KITCHEN

Cooktop
Smeg 60cm Induction cooktop.

Oven
Smeg 60cm ‘Dolce’ black glass multifunction oven.

Rangehood
Smeg concealed rangehood – external extraction.

Dishwasher
Smeg fully integrated dishwasher.

Fridge
Recess provided with GPO.

Sink
Stainless steel double / 1.5 bowl under mount sink.

Tap & Mixer
Matt black designer selected mixer.

Refuse Bin
Pull-out bin provided within kitchen cabinetry.

Benchtop
Reconstituted stone benchtop.

Splashback
Hexagonal mosaic tile as selected per scheme boards.

Joinery - Cabinetwork
Soft closing cabinetry, laminate colour as per scheme boards.

LAUNDRY

Laundry Trough
Stainless steel trough.

Mixer
Chrome designer selected mixer.

Washing Machine
Washing machine points only.

Dryer
Fisher & Paykel 4kg wall mounted dryer.

FLOOR FINISHES

Bedroom
Wool loop pile carpet.

Kitchen / Living / Dining
Pre finished engineered timber flooring or fully rectified porcelain tiles per scheme boards.

Wet Areas
Fully rectified porcelain tiles as per scheme boards.

Skirting
Painted MDF or similar.

Balcony
Slip-resistant dark coloured natural look porcelain on pedestal system.
Penthouse Specifications

Building Amenities

COMMUNAL AMENITY

Pool
11m outdoor heated pool and adjacent sun deck lounging area.

Gym
Two level air conditioned gym.

Fitness Area
Outdoor fitness courtyard and yoga area.

Dining Room
Private dining room with fully functional kitchen and private lounge area.

BBQ Areas
Outdoor BBQ courtyard and indoor informal seating area as well as adjacent resident lounge area.

Lobby Area
Automated glass entry doors to foyer. High quality finishes inclusive of slip resistant natural stone and timber look tiles. Completed with soft furnishings and internal landscaping.

COMMON AREAS

Lifts
Stainless steel doors, stainless steel fixtures and tiled floor.

Access Control
Video intercom for controlled visitor access. Keyless electronic access for residents to all external entry doors, lifts and common areas.

CCTV
Provided to all external doors and all vehicular access points. CCTV backed up to digital recorder for strata security purposes.

Carparking
Carbays allocated as per strata plans, secured with remote controlled gate.

Storage
Minimum of 4m² storeroom provided as per strata plan located on ground level or upper ground level.

Bicycle Parking
Bike parking is provided through the carparking areas and ground floor.

Letterboxes
Powder coated aluminium lockable letterboxes located in mail room.

Stairs
Concrete floors, walls and ceilings.

Corridors
Plasterboard lining generally, tiled floors.

BUILDING MATERIALS

External Walls
External materials are a detailed combination of rendered AFS or cladding elements, full height glazing, stone and composite timber cladding.

Floors
Reinforced concrete to meet structural and acoustic requirements.

Party Walls
AFS or framed, lightweight acoustic and fire rated walls lined with flush plasterboard.

Internal Walls
Plasterboard lining with acoustic batting.

Ceilings
Minimum 2.7m high ceiling. Plasterboard lining generally. Dropped ceilings to wet areas, and bulkheads required to accommodate air conditioning and other services.

Front Doors
Flush painted, fire rated, self-closing doors with designer hardware.

Internal Doors
Flush painted, hollow core doors with semi-gloss paint and designer selected hardware.

Windows & Sliding Doors
Commercial grade powder coated aluminium frames with energy efficient and acoustic glazing.

Balustrades
Semi frameless safety glass balustrades and solid walling, as shown on plans, to 1m high.

Roof
Metal roof sheeting.

SUSTAINABILITY

Natural Ventilation
Apartments have been designed to minimise solar heat gain and to maximise natural cross flow ventilation so as to reduce the required running times of air conditioning systems.

Solar Orientation
The building orientation is ideal with a predominantly North / South facing apartments.

Ceiling Fans
Ceiling fans installed to all living rooms and bedrooms.

Water consumption
All fixtures and fittings have been selected to reduce water wastage and to comply with WELS star ratings.

LED Lighting
All lighting will be energy efficient LED’s.

Solar PV
Extensive solar PV cells located on roof.

Natural Drying Area
All apartments will have laundries with an openable window or an allocated drying area.

Disclaimer

The information hereby provided is preliminary and subject to change. Any areas shown are approximate and subject to survey on completion. The Vendor advises that whilst all care has been taken in compiling the information contained in this document, the Vendor and companies related to it and the Agent do not warrant that this information is accurate or complete and disclaims all liability from use of reliance upon this information.
Penthouse Apartments

SERVICES
Air Conditioning
Ducted split unit air conditioning provided to living room and all bedrooms.

Ceiling Fans
Ceiling fans to living room and bedrooms.

Light Fittings
LED downlights or surface mounted as required.

Light Pendants
Feature pendant to kitchen island bench.

TV Point
Provided to living area and all bedrooms.

Pay TV Point
Provided to living area and all bedrooms.

Power Outlets
Generous provision throughout.

GPO
Provided to balcony.

Telephone & Data
Twin outlet provided to living area and study, connected to NBN network.

Exhaust Fans
Provided to all bathrooms and laundry, externally ducted.

Balcony Taps
Tap provided to balcony.

Smoke Alarms
Included.

Fire Alarm
Included.

BATHROOM
Basin
Rectangular vanity undermounted ceramic basin, white gloss.

Vanity
Floating vanity in timber laminate finish.

Cabinets
Mirrored doors with interior shelves.

Wall Tiles
Porcelain tiles to shower and behind WC as per scheme boards.

Feature Wall Tile
Full height natural stone look porcelain tiles around vanity unit.

WC
Vitreous china floating WC with hidden cistern and dual flush.

Shower Screen
Semi frameless, toughened glass shower screen.

Shower Head
Matt black rain shower head.

Shower Mixer
Matt black designer selected mixer.

Basin Mixer
Matt black designer selected mixer.

Towel Rail
Matt black, single towel rails, designer selected.

Toilet Roll Holder
Matt black, designer selected toilet roll holder.

Robe Hook
Matt black, designer selected robe hook.

Mirror
Wall mounted mirror.

Bath
Matt white bath.

KITCHEN
Cooktop
Smeg 90cm induction cooktop.

Oven
Smeg 60cm ‘Dolce Vita’ pyrolytic oven.

Smeg 45cm ‘Dolce Vita’ combi-steam oven.

Microwave Oven
Smeg 45cm ‘Dolce Vita’ combi built-in microwave.

Rangehood
Smeg concealed – external extraction rangehood.

Dishwasher
Smeg fully integrated dishwasher.

Fridge
Fisher and Paykel 910cm integrated french door fridge.

Wine Fridge
Vintec: 40 - 50 bottle 2 Zone.

Sink
Stainless steel prep bowl and double bowl under mount sink.

Tap & Mixer
Matt black designer selected mixer.

Refuse Bin
Pull-out bin provided within kitchen cabinetry.

Benchtop
Reconstituted stone benchtop.

Splashback
Large format pressed porcelain tile or mosaic tile splashback as selected per scheme boards.

Joinery - Cabinetwork
Soft closing cabinetry, laminate colour as per scheme boards.

LAUNDRY
Laundry Trough
Stainless steel trough.

Mixer
Chrome designer selected mixer.

Washing Machine
Smeg 7kg washing machine.

Dryer
Smeg 7kg condenser dryer.

FLOOR FINISHES
Bedroom
Wool loop pile carpet.

Kitchen / Living / Dining
Pre finished engineered timber flooring or porcelain tiles per scheme boards.

Wet Areas
Fully rectified porcelain tiles as per scheme boards.

Skirting
Painted MDF or similar.

Balcony
Slip-resistant dark coloured natural look porcelain on pedestal system.