

# Indicative schedule of finishes

## EXTERIOR

Walls	Reinforced concrete and brickwork walls and lightweight walls
Roofing	Colorbond sheeting
Guttering	Colorbond or similar
External Balustrade	Powder-coated aluminium
Concrete Slabs	In-situ to engineering specification
External Windows	Powder-coated aluminium frame
External Sliding Doors	Powder-coated aluminium frame
Exhaust Louvre Grills	Weather proof exhaust louvres
Security Gates	Aluminium slats
Letterboxes	Powder-coated aluminium
Store Room Doors	Flush panel painted doors

## INTERIOR

Inter-tenancy Walls	Fire rated solid wall
Internal Walls	Plasterboard walls, flushed and painted
Ceilings	Skim coat plaster & paint and painted plasterboard
Bulkheads	Painted flush bulkheads
Entry Doors	Flush solid core doors
External Door Hardware	Brushed stainless steel
Interior Doors	Flush painted panel doors
Bathroom Doors	Flush painted panel doors
Robe Doors	Aluminium framed sliding doors, mirror and frosted panel
Internal Door Hardware	Satin finish lever handles

## JOINERY

Kitchen Cupboards	Combination of vinyl wrap and feature laminate doors
Kitchen Bench Tops	Reconstituted stone
Cupboard Door Hardware	Hafele or similar
Vanity Cupboard	Vinyl wrap doors with laminate open shelving
Vanity Top	Reconstituted stone

## WALL FINISHES

Laundry	Wall tile above trough
Kitchen Splashback	Reconstituted stone splashback
Bathroom/Ensuite	Wall tile to shower recess 2.1m height

## FLOOR FINISHES

Living Areas	100% Wool Carpet
Bedrooms	100% Wool Carpet
Skirting MDF	Painted square edge profile
Kitchen	Tile on acoustic underlay
Wet Areas	Tile on acoustic underlay
Balcony	Tile

## APPLIANCES

Cook top	Bosch 60cm black ceramic cooktop
Oven	Bosch electric built-in oven
Range Hood	Bosch 60cm recirculating range hood
Air Conditioning	Wall mounted split system to living area with provision for additional units as purchaser upgrade

## SANITARY FIXTURES & TAPWARE

Kitchen Tap	Rogerseller swivel or similar chrome single lever mixer
Kitchen Sink	1-1/3 Bowl Stainless Steel Inset
Basin Tap Sets	Rogerseller or similar chrome single lever mixer
Basins	Semi inset basin
W/C	Vitreous china wall faced suite with soft close lid
Shower Head	Rogerseller or similar chrome shower head and rail
Shower Mixer	Rogerseller or similar chrome wall mixer
Shower Screen	Semi frameless toughened glass
Laundry Trough Taps	Chrome single lever mixer
Laundry Trough	Stainless steel trough with cabinet
Towel Rail	Double chrome towel rail
Toilet Paper Holder	Chrome toilet roll holder

## ELECTRICAL

Smoke Alarm	Hard wired to electrical specification
External Lighting	Surface mounted
Internal Light Fittings	Surface mounted and recessed downlights
TV/Foxtel	MATV (master antenna) and Foxtel cabling to each apartment
Internet	ADSL capable
GPO/Switch Plates	Clipsal C2000 series or similar
Data/Communication Points	One to two per apartment
Vehicular Access	Remote vehicular gate controller, one per car space
Door Access (Common)	Card reader
Intercom	Voice intercom to main entrance lobby