



44 ROSE

FINISHES 44 ROSE AVENUE, WHEELER HEIGHTS

EXTERIOR FEATURES

WALLS	Rendered masonry (cement/ acrylic), metal (TBA)
ROOF, FASCIA & GUTTERING	Colourbond/ other metal cladding
WINDOWS & SLIDING DOORS	Aluminium, flyscreens & security locks, keyed alike
GARAGE	Main- Colourbond panel lift with 2 remotes Individual garages- Colourbond, 2 remotes each door
BALCONIES & PORCHES	Tiled with frameless glass balustrades (as appropriate)
COURTYARDS	Landscaped
FENCING	Masonry/ stone/ timber panelling (TBA)
DRIVEWAY	Coloured
LETTER BOXES	Keyed, located adjacent to entrance

INTERIOR FEATURES

FLOORS	Ceramic tiles/ timber floating floors (TBA)
BEDROOM FLOORS	Wool blend carpet
BATHROOM WALLS	Tiles to floor ceiling
FLOOR HEATING	Bathrooms
WALLS	Masonry & plasterboard cladded
CEILINGS	Painted plasterboard
CORNICE	Shadow line (P50)
WARDROBES	Built ins
LINEN CUPBOARD	White/ poly/ built ins
GAS	Cook top, bayonet on porch (TBA) Gas instantaneous hot water service

ELECTRICAL

LIGHTS	Down lights to all rooms unless specified
GARAGE	2 fluorescent lights
EXHAUST FANS	All bathrooms ducted externally
TV POINTS	2 to living/ dining, 2 to bed 1, other (TBA)
TELEPHONE POINTS	2 to Kitchen/ living/ dining, 2 to bed 1
FOXTEL	Connected to living, bed 1, others (TBA)
TV ANTENNA	Common aerial attached to roof

SAFETY

SMOKE DETECTORS	Installed in accordance with Australian Standards, minimum 1 per unit
CIRCUIT BREAKERS	Installed in accordance with Australian Standards
DEAD LOCKS TO EXTERNAL OPENINGS	
GLASS	Safety glass installed to all shower screens, windows and doors as appropriate



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KITCHEN

BENCHTOP	Caesarstone 40mm & waterfall ends (light colour TBA)
DRAWERS	Soft Close & quality fittings
CUPBOARDS	Poly. Matt Finish
HANDLES	Shark nose
SPLASHBACK	Caesarstone
SINK	Recessed double bowl
TAPWARE	Parisi or equivalent
DISHWASHER	Miele or equivalent
COOKTOP	Miele or equivalent
OVEN	Miele or equivalent
RANGEHOOD	Miele or equivalent
MICROWAVE	Miele or equivalent

BEDROOM AND ENSUITE

VANITY BENCHTOPS	20mm Caesarstone built in to match kitchens
VANITY BASINS	Ceramic
VANITY CUPBOARDS	Poly, Matt finish to match kitchens
MIRRORS	To all bathrooms and ensuites
HANDLES	Shark nose
BATH	Rectangular 1700mm or as appropriate
SHOWER SCREENS	Frameless glass
ACCESSORIES	Towel rails, soap holder, toilet roll holder, shower shelf
TOILET SUITE	Parisi or equivalent
TILES	Walls- Ceramic floor to ceiling, light colour Floors- Ceramic to match walls, light colour

LAUNDRY

BENCH	20mm Caesarstone to match kitchen
CUPBOARD	Poly. matt
HANDLES	Shark nose
TAPWARE	Parisi TBA
TILES	Oven tub & 100mm skirting
TUB	TBA

DOORS

FRONT DOOR TO BUILDING	Glass/ timber panel security door TBA
FRONT DOOR TO UNITS	Fire doors as per requirements
INTERNAL	Solid core painted doors to all rooms (accessible as required)
WARDROBES	Built in sling opening (TBA)
HANDLES	Lever (TBA)