

Schedule of Finishes

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 laid with timber engineered floor boards, bedrooms laid with carpet.
	Selected ceramic floor tiles to kitchen, bathroom, laundry, ensuite and balconies.
	Door furniture.
	Tap ware.
	Downlights fittings, to all units (internal unit areas, only).
	Audio intercom system at lobby.
	Hollow core internal doors.
	Selected quality paints to all internal walls with quality undercoat.
	Air-Conditioning to all rooms.
	Telephone point.
	Power points to all rooms.
Kitchen	Ceramic tiled floor.
	Stone splashbacks.
	Gourmet kitchen cupboards, with polished stone bench tops.
	Smeg Stainless steel multi-function oven, or similar. (some smaller units to have combination oven and microwave – refer to plan)
	Smeg Stainless steel gas cook top, or similar.
	Smeg Stainless steel ducted range hood, or similar.
	Smeg Dishwasher, or similar.
	Smeg Microwave, or similar. (some smaller units to have combination oven and microwave – refer to plan)
	Stainless steel 1-1/2 bowl sink with mixer tap. (some smaller units to have a single sink – refer to plan)
Living, Dining Room	Doors to tiled Terrace / Balcony.
	Television aerial point includes free to air and pay T.V.
	Gas bayonet fitting.
Laundry	Ceramic tiled floor, skirtings & splashback.
	Stainless steel laundry tub & cabinet.
	Stainless steel tap.
	Clothes dryers.
	Washing machine taps.
	Three bedroom units to have built in cabinetry.

Schedule of Finishes (con't)

Master Bedroom (including one bedrooms)	Sliding wardrobe doors.
	Telephone & television aerial point includes free to air and pay T.V.
	Bedrooms to be laid with select quality carpet.
Bedrooms two and three (if applicable)	Sliding wardrobe doors.
	Bedrooms to be laid with select quality carpet.
Bathroom	Vanity unit with mirrored shaving cabinet above.
	Glass shower screen.
	Concealed cistern toilet.
	Floor to ceiling tiles.
	Bathtub (only where shown on plan for 2 & 3 bed's)
Ensuite (two or three bedroom Units Only)	Vanity unit with mirrored shaving cabinet above.
	Glass shower screen.
	Concealed cistern toilet.
	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 entry doors into all units.
	Entry foyer laid with selected quality ceramic tiles and or carpet.
General External	Mechanical ventilation to bathrooms, ensuites and laundry's, where no natural ventilation.
	Central gas hot water units.
	Gas Bayonet on balconies for BBQ connection.