

-FIXTURES & FITTINGS-

LIVING/DINING/ENTRY

FLOORS	Timber Flooring
WALLS	Three coat paint finish with ceiling shadow line where applicable
DOORS / SKIRTING	Semi-gloss painted timber skirting
LIGHTING	Recessed down lights
TECHNOLOGY	Free to Air TV point Pay TV point Phone / data point
AIR CONDITIONING	Ducted Air-Conditioning with condenser on rooftop

KITCHEN

FLOORS	Timber Flooring
WALLS	Three coat paint finish
LIGHTING	Recessed down lights Feature lighting under overhead cupboards
BENCHTOPS	20mm stone benchtop with shadow line
SPLASHBACK	Stone
CUPBOARDS	Polyurethane soft-close doors and drawer panels
SINK	Stainless steel basin
TAPWARE	Brass body with black finish
APPLIANCES	Miele external-ducted rangehood Miele electric wall oven Miele integrated microwave Miele integrated dishwasher Miele gas cooktop Optional: Fisher & Paykel integrated fridge (\$5,000)

BEDROOMS

FLOORS	Wool carpet Optional: Timber Flooring (\$1,800 per room)
WALLS	Three coat paint finish with ceiling shadow line
LIGHTING	Recessed down lights
WARDROBES	Melamine lining with hanging rails and shelves, laminate polyurethane doors
DOORS/SKIRTING	Semi-gloss painted timber skirting
TECHNOLOGY	Free to Air TV point to main bedroom Pay TV point to main bedroom Phone / Data point to main bedroom
AIR CONDITIONING	Ducted Air-Conditioning with condenser on rooftop

STUDY ROOM

FLOORS	Wool carpet / Timber floor
WALLS	Three coat paint finish with ceiling shadow line
DOORS / SKIRTING	Semi-gloss painted timber skirting
LIGHTING	Recessed down lights
AIR CONDITIONING	Ducted Air-Conditioning with condenser on rooftop

BATHROOM/ENSUITE

FLOORS	Tile finish
WALLS	Tile finish, with feature wall
LIGHTING	Recessed down lights
VANITY	Wall mounted vitreous china
SHAVING CABINET	Wall mounted, mirror doors
SHOWER SCREEN	Semi frameless screen system
TAPWARE	Brass body with black finish
WC	Vitreous china WC with concealed cistern and soft closing seat

LAUNDRY

FLOORS	Tile finish
WALLS	Paint finish
SPLASHBACK	Tile finish
LAUNDRY TUB	Stainless steel tub
TAPWARE	Brass body with chrome finish
APPLIANCES	Electric dryer

BALCONY/TERRACE

FLOORS	Tile finish
LIGHTING	Surface mounted
WINDOWS/SLIDING DOORS	Glazed powder coated aluminium frame
BALUSTRADE	Glazed powder coated aluminium frame

COMMON FACILITIES

INTERCOM	Video / Audio intercom system with main entry door security release
SECURITY ACCESS CONTROL	Security provided to ground floor entry doors, ground floor & basement lift lobbies
EXHAUST FANS	Externally exhausted mechanical ventilation to bathrooms & laundry

 **Modern**

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