



— FRESHWATER —

SCHEDULE OF FINISHES

94-96 SOLDIERS AVENUE, FRESHWATER

GENERAL

AIR CONDITIONING

- ~ Multi-Zone ducted air conditioning throughout
- ~ Each apartment has its own condenser with individual metering.

HOT WATER SERVICE

- ~ An energy efficient gas instantaneous hot water system.

HOUSE LIGHTING AND POWER

- ~ Dimmable recessed LED down lights to the entry, living / dining and kitchen areas
- ~ All bedrooms to have two (2) LED down lights and a ceiling fan each
- ~ Bathrooms either one (1) or two (2) LED down lights
- ~ Two (2) or three (3) double GPOs to each room.

COMMUNICATIONS

- ~ All apartments have been wired NBN ready for telephone, MATV, PAY TV to provide flexibility for owner configuration
- ~ MATV to each dwelling provides free to air TV to master bedroom, living room and study or 2nd bedroom. (3 rooms)
- ~ PAY-TV is available to the same rooms.

(PAY-TV - Residents are required to contact a provider of PAY-TV for connection within the dwelling and pay all connection and subscription fees payable to that provider).

LIFTS

- ~ Two (2) lifts serving carpark, ground and first floors providing access to all levels and apartments.

BUILDING FINISHES

BUILDING EXTERIOR

Walls

- ~ A combination of painted rendered masonry on the ground floor level and R1.5 insulated stud walls externally clad with painted FC Weathertex panels on the first floor.

Windows & Sliding Glass Doors

- ~ Prefinished powdered coated aluminium. Dark grey colour. Fly Screens included to all opening windows and sliding doors.

Terrace Floors

- ~ Anti-slip tiles or pavers.

Roof

- ~ Colorbound metal with matching downpipes.

External Soffits

- ~ Painted fibre cement.





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LANDSCAPING

- ~ Pedestrian entrance walkway with landscaped loggia provides appealing access to all apartments
- ~ Ground floor apartments have extensive landscaped courtyards

Privacy Screens

- ~ Sliding or fixed powder coated louvred aluminium privacy screens to selected balconies and window locations

Perimeter & Dividing Fences

- ~ Timber treated pine fencing to perimeter & dividing fences 1800 high

GARAGE

Floors

- ~ Concrete.

Garage Door

- ~ Ventilated Colorbond panel lift with remotes (x2) for each apartment.

Car Spaces & Storage

- ~ Each apartment has a generous car parking area with additional storage on title

HOME INTERIORS

- ~ Apartments generally have 2500 to 2700mm high ceilings except for some wet areas being 2400mm high. R2.5 insulation to the roof
- ~ Beach House has sloping ceilings to kitchen / dining and living areas
- ~ Inter-tenancy walls and concrete floors have been engineered to provide a level of acoustic performance that meets the building code.

ENTRY FOYER, LIVING AND DINING

Floors

- ~ Good Environmentally Choice Australia (GECA) Certified Engineered Oak – Matt Lacquered Finished, Tongue & Groove, Micro-Bevelled Edge, 14.5mm thick.

Walls

- ~ Painted plasterboard.

Skirting

- ~ Painted timber.

Ceilings

- ~ 2600 to 2700mm high painted plasterboard ceilings with shadow line finish to walls.

Doors/Door Frames

- ~ Solid core painted timber doors with architraves.

Door Furniture

- ~ Parisi chrome lever handle set and lock.





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KITCHEN

Floors

- ~ GECA Certified Engineered Oak – Matt Lacquered Finished, Tongue & Groove, Micro-Bevelled Edge, 14.5mm thick as in living /dining.

Walls

- ~ Painted plasterboard.

Ceilings

- ~ 2500mm to 2700mm high painted plasterboard ceilings with shadow line finish to walls.

Bench Tops

- ~ Caesarstone 40mm thick edge with waterfall ends Splashbacks
- ~ Caesarstone to match bench top.

Cupboards

- ~ Semi-gloss polyurethane to below bench and overhead cupboards
- ~ Melamine interior, shelves and drawers
- ~ Selected wood veneer finish to under bench front facing dining / living areas
- ~ Soft close to drawers
- ~ Cutlery and utensil trays
- ~ Integrated pantry.

Sink

- ~ Under bench two (2) bowl sinks

Sink Tapware

- ~ Parisi polished chrome mixer.

Cooktop

- ~ Miele four burner gas cook top with electric ignition and stainless steel frame.

Oven

- ~ Miele wall oven in stainless steel.

Rangehood

- ~ Miele made in stainless steel.

Dishwasher

- ~ Miele - semi integrated (controls along door top in stainless, door panel same as cupboards).

BEDROOMS / STUDIES

Floors

- ~ Wool rich carpet with rubber underlay Walls
- ~ Painted plasterboard.

Skirtings

- ~ Painted Timber.

Doors / Door Frames

- ~ Solid core painted timber doors with architraves.

Door Furniture

- ~ Parisi chrome lever handle set.

Ceiling

- ~ Painted plasterboard ceilings with shadow line finish to walls.

Built-in Robes

- ~ Polyurethane or mirrored doors - interiors in melamine, shelves, drawers with hanging rails.



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ENSUITE AND BATHROOM

Floors

~ Ceramic POR Travertine tiles.

Walls

~ Ceramic POR Travertine tiles to the ceiling.

Ceilings

~ Painted plasterboard ceilings.

Vanity Units, Bench Tops and Basins

~ Wall hung, polyurethane with soft closing drawers - 20mm engineered stone top with white ceramic above counter basins. Double bowl vanity unit in ensuite. Single under counter ceramic basin in main bathroom.

Mirror Cabinets

~ Mirror cabinet with opening doors to match size of vanity unit.

Shower Recess

~ Frameless glass with polished chrome fittings.

Toilets

~ Parisi L'Hotel Wall Faced Suite - easy clean white ceramic floor mounted pan with cistern.

Light, Heat Lamp & Fan

~ 3 in 1 IXL or similar fixture

Tapware

~ Parisi Envy Range - polished chrome lever handle mixers

Shower

~ Parisi Envy Range - polished chrome Wall Mixer with Stella Rail Shower

Accessories

~ Parisi polished chrome towel rails, toilet roll holders and robe hook.

LAUNDRY

Floors

~ Ceramic tiles.

Walls

~ Ceramic tiles splash back behind tub and painted plasterboard walls.

Ceilings

~ Painted plasterboard ceilings.

Laundry Tubs

~ One bowl stainless steel with cabinet

Tapware

~ Parisi polished chrome.

Dryer

~ Wall mounted in white.

