

specifications

APARTMENTS

- + Living room ceiling height 2.7m
 - + Bathroom ceiling height 2.4m
 - + Floor to ceiling windows and doors to terrace
 - + Double glazing throughout
 - + Fly screens to all openable sashes
 - + Concealed pelmets to living areas
 - + 2.34m high internal doors
 - + Acoustic insulation to all internal walls and party walls
 - + Square set cornices
 - + Gas, power and water points to balcony
 - + Gas fired hot water throughout as standard
 - + Ceiling fans to living areas and all bedrooms
 - + Split system Daikin A/C to master bedroom and living areas
 - + Solar PV system with TESLA battery
 - + Micro Grid ready
 - + 100% Volatile Organic Compounds (VOC) free paint
 - + Sustainable Australian timber throughout, (no rainforest timber anywhere)
 - + 2 large lifts to service 29 apartments (refer to plans)
 - + Secure lobby entries with intercom to each apartment
 - + Secured car park in common garage (no public access)
 - + Bin chute from all levels
 - + Lock up personal storage area
 - + Secure bike racks
 - + Common 10,000L rainwater tank for toilet flushing
 - + NBN Internet ready
 - + 7 Star Energy Rating
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- + Sustainable spotted gum timber floors
 - + 100% Australian made wool carpets
 - + Recycled Australian hardwood island bench with porcelain top
 - + Australian hardwood vanity with porcelain top
 - + Hettich soft closing drawers
 - + Hettich 3 compartment retractable bin
 - + Master wardrobe with drawers, hanging rails and hat shelves
 - + 2 Pac paint finish to wardrobe doors

- + Tiled shower bases with trench grates
 - + Frameless shower screens (no doors)
 - + Selected ceramic or porcelain wall and floor tiles
 - + Bluestone tiles to balcony
 - + USB integrated power points to bedroom and kitchen
 - + LED recessed light fittings
 - + Heated bathroom floors (electric)
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- + Miele cooking appliances including gas cooktop
 - + Integrated Miele dishwasher
 - + Concealed rangehood, externally ducted
 - + Plumbing fittings and fixtures from the Roger Seller range
 - + Integrated fridge/freezer

Additional Options and Upgrades - where applicable

- + Ducted Daikin AC in lieu of split systems
- + Electric panel heating
- + Blinds
- + Fireplace unit
- + Australian hardwood study desk
- + Australian hardwood entertainment unit
- + Australian hardwood credenza
- + Timber veneer door fronts to Main wardrobe
- + Additional Miele microwave combi oven
- + Miele warming drawer
- + Miele induction cooktop
- + Boiling water tap in kitchen
- + Security system



DISCLAIMER: All images, views and diagrams are indicative or artists' impressions only. Dimensions, areas, fittings, specifications, landscape and paved areas are indicative and subject to change without notice. Furniture and whitegoods are not included in the price unless otherwise noted. Estimated floor area is measured to the outside face of all external enclosing walls and to the external face of all corridor walls and to the centreline of all shared walls and are approximate only. All area calculations are otherwise based on the Property Council of Australia method of measurement guidelines. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract. Marketing material does not show overlooking screens, please refer to contract.