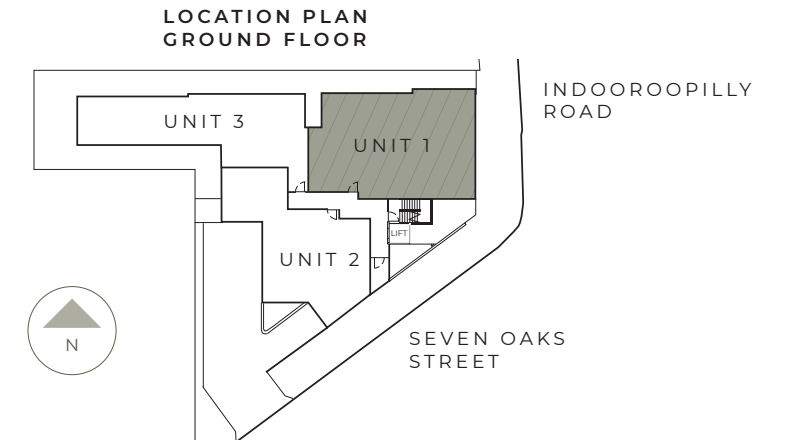
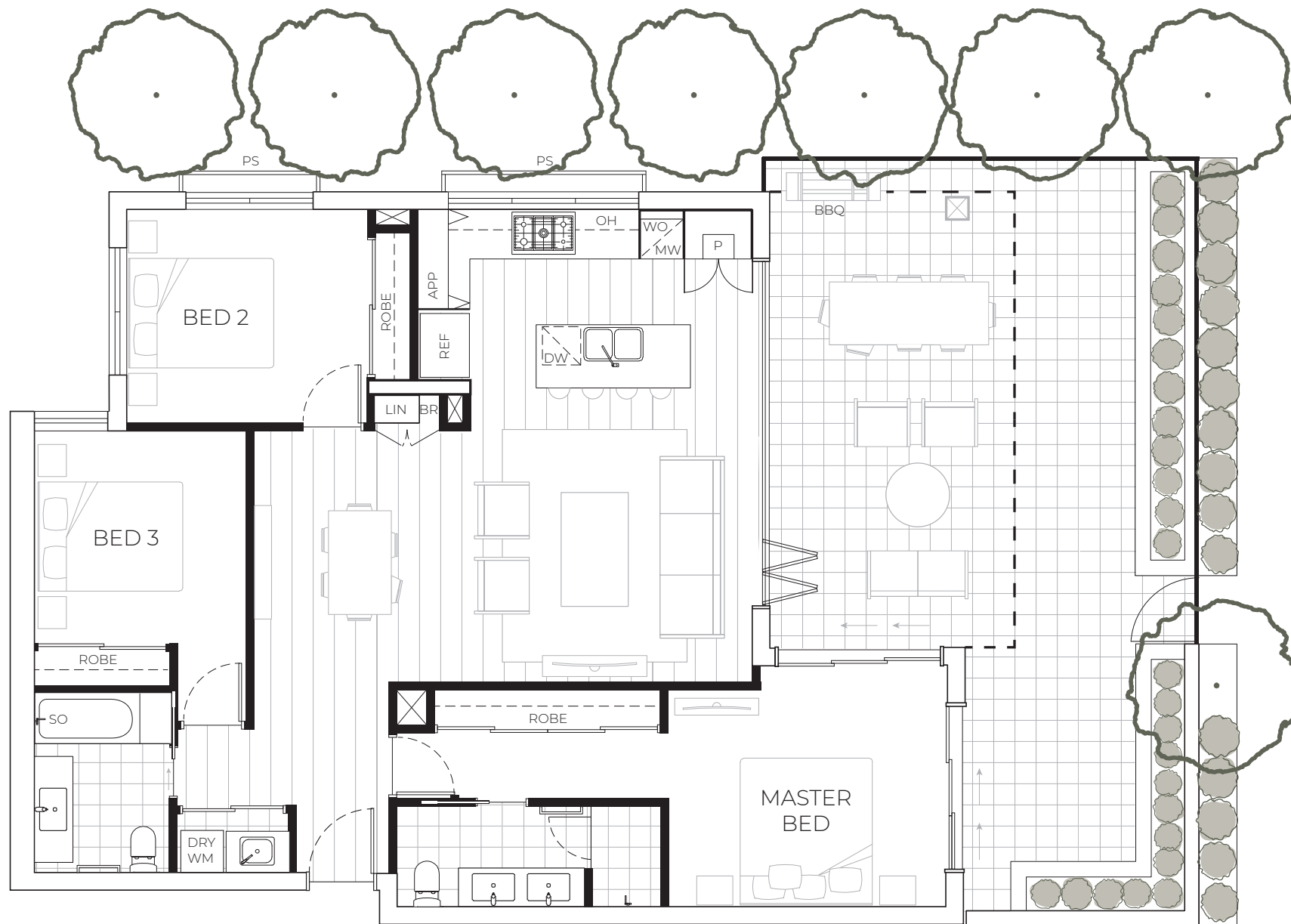


# UNIT 1 - GROUND FLOOR

3 bed | 2 Bath | 2 Car | Storage



### AREAS

Internal	111m <sup>2</sup>
Courtyard	56m <sup>2</sup>
Car Park	28m <sup>2</sup>
Storage	3m <sup>2</sup>
<b>Total</b>	<b>198m<sup>2</sup></b>

### DIMENSIONS

Kitchen	4.8 x 3.0m
Living / Dining	7.1 x 3.6m
Master Bed	4.0 x 3.5m
Bed 2	3.4 x 3.0m
Bed 3	3.0 x 3.0m
Courtyard (main)	6.1 x 7.0m
Courtyard (outside master)	3.3 x 3.7m

### LEGEND

APP	Appliance Cupboard
BR	Broom Cupboard
DRY	Dryer
DW	Dishwasher
LIN	Linen Cupboard
MO	Microwave
OH	Overhead Cupboards
P	Pantry
PS	Privacy Screen
REF	Refrigerator (Space only)
SO	Shower Over
WM	Washing Machine (Space only)
WO	Wall Oven



## BUILDING – EXTERNAL

**Pathway to Communal Entry Door:**  
Tiled

**Audio Intercom:**  
Adjacent to main / communal entry door on ground level

**Walls:**  
Mixture of rendered sections (some with feature lines) and select horizontal claddings

**Balustrade:**  
Powder coated aluminium battens with small gaps

**Privacy Screens:**  
Powder coated aluminium – fixed louvre style in bracket – white

**Windows & Doors:**  
Powder coated aluminium - white

**Garage Door:**  
Automatic sectional bar panel door

**Driveway:**  
Concrete driveway with painted / stamped sections

## BUILDING – INTERNAL

**Walls:**  
Concrete block dividing party walls (lined and insulated), internal plasterboard walls elsewhere

**Bathroom Walls:**  
Tiled, full height

**Laundry Walls:**  
Select tile for skirting and splashback behind laundry tub

**Skirting & Architrave:**  
Square set for external windows and doors; elsewhere timber (painted)

**Cornice:**  
Square set

**Ceilings:**  
Set plasterboard (painted) with drop plasterboard ceilings / bulkheads for services

**Floors:**  
Reinforced concrete slab

**Entry Doors to Units:**  
Solid core (painted) with lock set, self-closing

**Internal Unit Doors:**  
Flush hollow core (painted)

**Door Hardware:**  
Metal lever handles. Lever passage/privacy set to ensuite, bathroom & powder rooms

## FLOORS

**Kitchen / Living / Dining:**  
Timber – white wash oak – 190mm wide – light tone

**Terrace / Balcony:**  
Select tile – 900mm x 450mm – riverstone white

**Bedrooms:**  
Carpet – dark tone

**Ensuite, Bathroom & Laundry:**  
Select tile – 450mm x 300mm – riverstone white

## KITCHEN

**Benchtops:**  
Reconstituted Stone – “Amara” by Smartstone

**Cabinetry:**  
2pac finish with curved brushed gold/brass cabinet pulls, soft close drawers

**Splashback – Kitchen – U1 & 4:**  
Glazing section including sliding windows

**Splashback – Kitchen – U2, 3, 5 & 6:**  
Select tile – 300mm x 100mm – white

**Sink:**  
Double bowl undermount stainless steel sink

**Tapware:**  
Curved chrome sink mixer

**Appliances:**  
Iive semi-integrated dishwasher  
Iive 600mm multi-function oven – wall mount  
Iive built in microwave with trim kit – wall mount  
Iive 900mm 6 burner gas cooktop  
Iive recirculating slide out rangehood

## BATHROOM/ENSUITE

**Benchtops:**  
Reconstituted Stone – “Amara” by Smartstone

**Cabinetry:**  
2pac finish with curved brushed gold/brass cabinet pulls

**Vanity Basin(s):**  
Undermount - white

**Mirrors:**  
2 x mirrored shaving cabinets to ensuite. Fixed mirror to bathroom

**Bath, Bathroom:**  
White

**Toilet:**  
Wall faced toilet suite - white

**Screens:**  
Frameless glass

**Shower Storage:**  
Proprietary chrome shelf

**Tapware/Spouts/Mixers/Fittings:**  
Architectural chrome fittings

## ROBE & LINEN/ BROOM CUPBOARD FITOUT

**Robes to Beds 2 and 3:**  
Semi-frameless mirror sliding doors with internal melamine shelf and hanging rail

**Robes to Master Beds:**  
Custom internal fitout, 3 elements –  
a) drawer section,  
b) shelf and rail section for long hanging and  
c) shelf and 2 x rail section for short hanging

**Linen & Storage Cupboards:**  
Select laminate finish doors with internal melamine shelves

**Broom Cupboards:**  
Select laminate finish doors with single high level internal melamine shelf

## LAUNDRY

**Benchtops:**  
Reconstituted Stone – “Santorini” by Smartstone

**Cabinetry:**  
Select laminate finish and curved brushed gold/brass cabinet pulls

**Sink:**  
Single bowl stainless steel drop in sink

**Tapware:**  
Chrome mixer

**Hanging rail:**  
Above benchtop/sink

**Dryer:**  
Simpson 4.5kg vented tumble dryer, wall hung / installed

## AIR CONDITIONING

Mitsubishi Electric reverse cycle air-conditioning split systems to living area and all bedrooms

## ELECTRICAL

**Metering:**  
A separately metered electricity supply will be provided for each unit

**Fans:**  
Ceiling fans to all bedrooms, living and terrace / balcony

**Lighting:**  
Generally recessed LED downlights throughout with feature bar light above kitchen island bench

## COMMUNICATIONS

**Communications cabinet:**  
Each unit will have a communications cabinet delivering telephone, data, NBN, free to air TV and provision for pay TV

**Telephone:**  
Each unit will have its own dedicated telephone line. Owners will need to liaise with their chosen telephone provider for initiation and connection

**Data points & internet:**  
Each unit will be provided with data points to the living room and master bedroom. Owners will need to liaise directly with their chosen service provider for the provision of dial up, NBN (if available) or ADSL broadband services.

**Free to Air TV:**  
Free to air TV is reticulated in digital format to designated outlets in the living room and master bedroom

**Pay TV:**  
A compatible Foxtel cable for pay TV outlet is provided, with outlets to the living room and master bedroom. Owners will have to liaise directly with Foxtel to arrange installation and subscription to this service

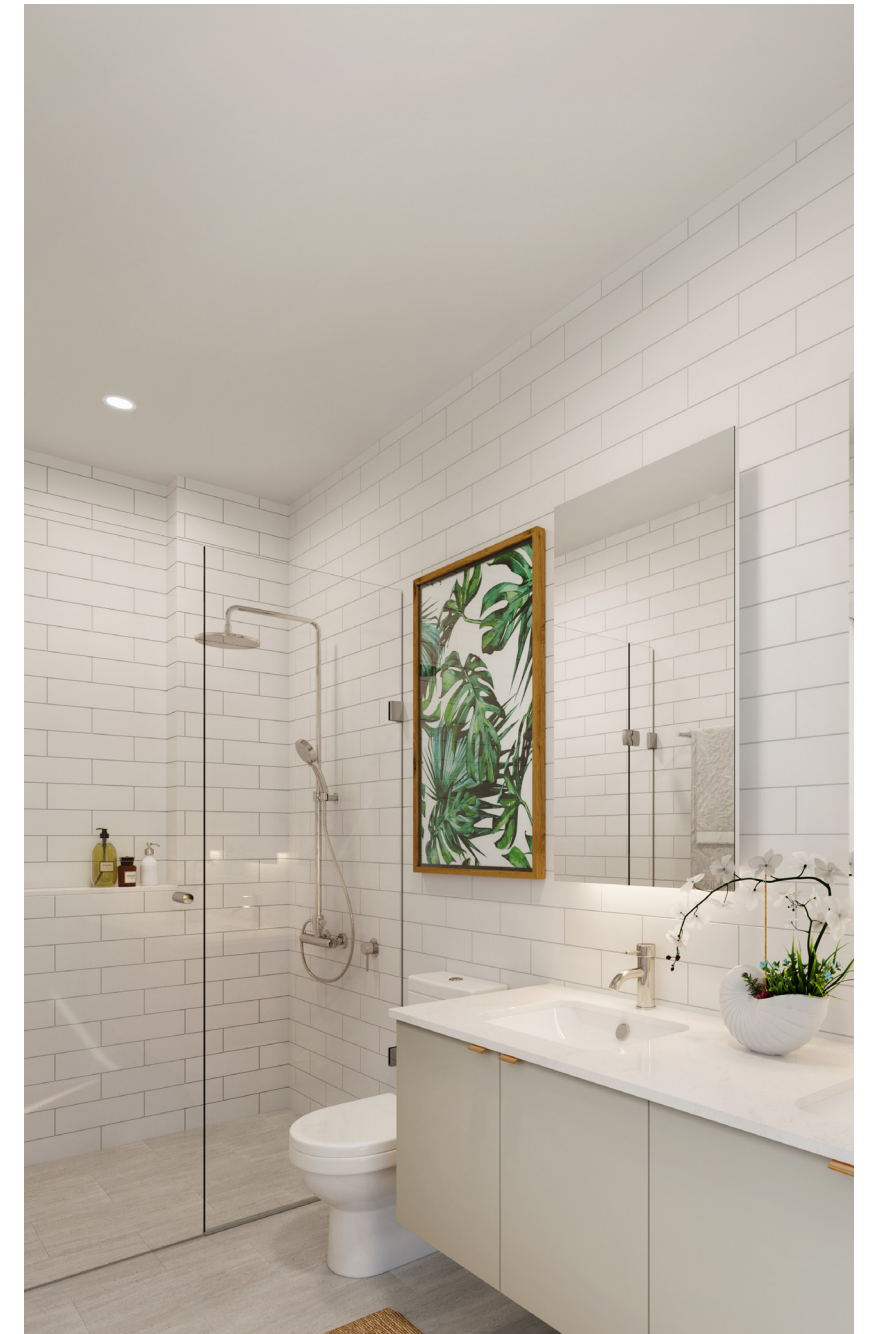
## GENERAL

**Hot Water System:**  
Instantaneous electric hot water

**Cold Water:**  
A separately metered cold water supply will be provided to each unit

**Garbage:**  
Communal waste & recycle bins in dedicated storage enclosure in basement

**Gas Supply:**  
Common supply paid by body corporate. Individually reticulated to each unit for cooktops.



## NOTE

**General:**  
We may substitute items contained in this schedule as long as the new item is at least of the same quality. The location of fixtures and fittings may be changed (but the new location should not adversely affect the use or functionality of the home)

**Stainless Steel:**  
All stainless steel products are susceptible to scratching and should be treated with care at all times. This occurrence is not a manufacturing or quality fault, it is a characteristic of this product. The builder/developer cannot be responsible for any marks in stainless steel that are not identified at the time of the pre-settlement inspection

**Timber:**  
Timber is a natural product and is therefore subject to infinite variety of colours and markings. The product will vary in colour, with age and sunlight. The builder/developer cannot be responsible for changes in colour and marks which are not identified at the time of pre-settlement inspection.