

## 2 BEDROOM UNIT + STUDY



Internal	131 m <sup>2</sup>
External	12 m <sup>2</sup>
Alfresco	14.5 m <sup>2</sup>
<b>Total</b>	<b>157.5 m<sup>2</sup></b>



## 2 BEDROOM UNIT + STUDY



Internal	131 m <sup>2</sup>
External	12 m <sup>2</sup>
Alfresco	14.5 m <sup>2</sup>
<b>Total</b>	<b>157.5 m<sup>2</sup></b>



## 3 BEDROOM UNIT TYPE 1



Internal	151 m <sup>2</sup>
External	8 m <sup>2</sup>
Alfresco	18 m <sup>2</sup>
<b>Total</b>	<b>177 m<sup>2</sup></b>



## 3 BEDROOM UNIT TYPE 1



Internal	151 m <sup>2</sup>
External	8 m <sup>2</sup>
Alfresco	18 m <sup>2</sup>
<b>Total</b>	<b>177 m<sup>2</sup></b>



## 3 BEDROOM UNIT TYPE 2



Living	136.06 m <sup>2</sup>
Garage	37.78 m <sup>2</sup>
Alfresco	23.48 m <sup>2</sup>
Porch	8.81 m <sup>2</sup>
<b>Total</b>	<b>206.13 m<sup>2</sup></b>



## 3 BEDROOM UNIT TYPE 2



Living	136.06 m <sup>2</sup>
Garage	37.78 m <sup>2</sup>
Alfresco	23.48 m <sup>2</sup>
Porch	8.81 m <sup>2</sup>
<b>Total</b>	<b>206.13 m<sup>2</sup></b>



## 3 BEDROOM UNIT TYPE 3



Living	131.41 m <sup>2</sup>
Garage	38.81 m <sup>2</sup>
Alfresco	21.32 m <sup>2</sup>
Porch	8.81 m <sup>2</sup>
<b>Total</b>	<b>200.36 m<sup>2</sup></b>





## SCHEDULE OF FINISHES

### ENTRY

Floor	Vinyl Plank (Karndean) – looselay longboard
Walls	Painted plasterboard
Ceiling	9ft – painted plasterboard
Lighting	LED down lights

### LIVING AND DINING

Floors	Vinyl Plank (Karndean) – looselay longboard
Walls	Painted plasterboard
Ceilings	9ft – painted plasterboard
Lighting	LED down lights
Mechanical	Split system – Split system air-conditioning

### BEDROOM/S

Floors	Carpet with underlay
Walls	Painted plasterboard
Ceilings	9ft – painted plasterboard
Wardrobe	Master Bed – WIR with hanging rails, drawers and shelving. Bed 2 (and 3) – sliding robe with hanging rails and shelves
Lighting	LED down lights
Mechanical	Master Bedroom – Split system air-conditioning

### ENSUITE / BATHROOMS

Floors	Ceramic tiles
General Walls	Floor to ceiling ceramic tiles
Ceilings	9ft – painted plasterboard
Vanity	Bench Top Smartstone NewGen
Vanity Joinery	Thermolamine
Shaving Cabinet	Mirrored
Vanity Basin	White
Toilet Suite	White
Tapware	Chrome mixer
Shower Screen	Semi-frameless glass side
Shower Base	Ceramic tiles
Shower Head	Adjustable hand shower on safety grab rail
Fixtures	Chrome
Lighting	LED down lights with heat lamp
Mechanical	Exhaust fan

### LAUNDRY

Floor	Ceramic tiles
Walls	Painted plasterboard
Ceiling	9ft – painted plasterboard
Laundry Tub	Stainless steel tub
Joinery	Laminate
Splashback	Ceramic tiles
Tapware	Chrome

### KITCHEN

Floor	Vinyl Plank (Karndean) – looselay longboard
Walls	Painted plasterboard
Ceiling	9ft – painted plasterboard
Benchtop	Smartstone NewGen
Splashback	Ceramic Tile
Cabinets & Carcass	White melamine
Cupboards	Thermolamine
Drawers	Thermolamine, soft close
Sink	Stainless steel, two bowl
Tapware	Chrome

### WHITE GOODS

Wall Oven	Westinghouse, stainless steel side opening
Cooktop	Westinghouse, ceramic electric cooktop
Rangehood	Westinghouse, stainless steel slide-out, ducted externally

### PATIO

Floor	Ceramic tiles
Lighting	LED downlights

### OTHER

Garage Door	Panel lift (sectional door) with motor + 2 x remotes
Security	Diamond mesh security screens (front door, laundry door, patio door) and flyscreens to all windows
Ceiling Fans	All bedrooms, living and alfresco

### TECHNOLOGY

Internet	NBN (National broadband)
Phone Points	Living
Data Points	Living and all bedrooms (and study if applicable)
Powerpoints	Large toggle style switches
TV point	Living and Master Bedroom
Emergency Call System	Provided

