

# FIXTURES AND FITTINGS



## Unit Interiors

### General

Walls	Low sheen acrylic painted plasterboard
Living Floors	Tiled
Bedroom Floors	Wool blend carpet with underlay
Ceilings	Painted plasterboard
Cornice	Painted timber
Architraves	Timber with paint finish
Skirting	Timber with paint finish

### Kitchen

Appliances	European, stainless steel finish 2 burner (Studios, 1 Bedroom) or 4 burner gas cook top European, stainless steel finish – electric underbench oven European, stainless steel slim-line retractable rangehood Stainless steel finish dishwasher
Floor	Tiled floor
Bench tops	Reconstituted stone & polished finish
Joinery	Laminate with melamine shelving
Kick	Laminated
Tap ware	Flick mixer

### Bathroom / Ensuite

Vanity tops	Reconstituted stone, polished finish.
Joinery	Laminate with melamine shelving
Kick	Laminated
Tap ware	Flick mixers to shower and vanity
Floors	Tiled
Walls	Full height tiling to shower and bath. Skirting tile with painted finish to walls elsewhere
Toilet	White vitreous china

### Laundry

Walls	Tiled splash to tub, skirting tile
Clothes Dryer	Dryer supplied
Tub	Single laundry sink unit
Tap ware	Chrome finish
Clothesline	Balcony clothesline supplied

### Bedrooms

Robes	Mirrored / Vinyl Finish robe doors Full width melamine shelf with hanging rail.
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### Balconies

Floor	Tiled
Balustrade	Metal panels/ masonry /glass infill where specified
Ceilings	Texture paint finish.

### Electrical

TV	Points to Living and bedrooms
Pay TV	Points to Living & Bed 1
Telephone	1 Telephone line per unit, Points to living and Bed 1
Air-conditioning	Reverse cycle split systems to living room. Reverse cycle split system to Bed1 of 2br and 3 br units Condensers to balconies

### Common Facilities and Features

### Services

Hot Water	Centralised hot water system by independent Service Provider .
Garbage Lift	Garbage chute provided Stainless steel finish to lift doors

### Common Facilities

Community Gardens and communal areas on Levels 3, 4 and 6

### IT and Communications

Internet	Broadband cabling provided. 1 service line to each unit. Outlet points to Living & bedrooms
Telephone	All cabling to be min. CAT 5

### Security

Access Control	Proximity card controlling access to all common areas
Carpark	Remote controlled gate to basement car park
Intercom	Audio only intercom system to all apartments

### Common Areas

### Basement car park

Floor	Sealed Reinforced Concrete Line marking to car parks
Ceiling	Off form concrete

### Foyers and Common areas

Ceilings	Texture paint finish
Walls	Rendered or painted blockwork
Floor	Selected Tiles

### External

Walls	Rendered or painted blockwork
Windows	Powder coated aluminium frames

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