

FIXTURES AND FITTINGS LIST

GENERAL

Lobbies and Hallways	Matt finished, high quality 300 x 600mm porcelain floor tiles in main areas including lobby and hallways. Lobby area is dawning by an attractive hanging vertical timber and stainless steel garden.
Walls and Ceilings	Plasterboard – painted finish or render finish on block walls where applicable – square set

LIVING AND DINING AREA

Floors	Polished concrete floors in dining and living are for a stylish yet resilient finish
Air Conditioning	Split system air conditioners. All condensers will be located on rooftop of building
Walls	Plasterboard with high quality, low-sheen paint finish
Window and Doors	Aluminium framed windows and doors
Fittings	GPO's, Foxtel, data and phone point

KITCHEN

Floors	Polished concrete floors in kitchen area for a stylish yet resilient finish
Benchtop	20mm thick reconstituted stone benchtop with 2mm Arris edges
Splashback	Laminex Metaline Splashback extending from the top of the benchtop to underside of the cabinetry
Cupboards	Matt finished laminate to doors, fronts and exposed panels including feature laminates. Choice of light or dark colour scheme.
Oven	Bosch 60cm under bench multifunction oven
Cooktop	Bosch 60cm ceramic cooktop
Dishwasher	Bosch 60cm semi-integrated dishwasher
Fridge	Openings 850mm x 1800mm x 700mm
Rangehood	Bosch 60cm slideout rangehood
Sink	Island bench kitchens include an undermounted 1.75 stainless steel bowl. Single wall kitchens include and an undermounted single stainless steel bowl
Kitchen Tapware	Pin level gooseneck sink mixer in satin finish

BATHROOM

Walls (all bathrooms)	Full floor to ceiling White Gloss 200x 400mm ceramic tile on all walls
Floor	Matt finished, high quality 300 x 600mm porcelain floor tiles
Toilet Suite	White vitreous china BTW toile suite with dual flush cistern
Storage	Mirror faced cabinet above vanity and drawer below vanity with matt finished laminate to exposed faces. Choice of light or dark colour scheme
Vanity Basin	White Asymmetric wall hung basin, with cylindrical bottle trap in satin finish, pin level basin mixer in satin finish.
Shower Tapware	Pin lever shower mixer and 200mm shower head on wall mount arm in satin finish
Accessories	60cm towel rail, robe hook, glass shower shelf in satin finish
Shower Screen	Semi-frameless with pivot door

BEDROOMS

Air Conditioning and Fans	Split system and fans adequate for all bedrooms
Floors	High quality, stain resistant, flatweave, wool blend carpet with suitable underlay
Wardrobes	Sliding Mirrored doors with open melamine shelves and hanging rails
Electrical Fittings (general)	GPO's, ceiling fan light combination
Electrical Fittings	GPO's x 2 and 1 Free to Air TV point

LAUNDRY

Floor	Matt finished, high quality 300 x 600mm porcelain floor tiles
Splash	White Gloss 200x 400mm ceramic tile
Sink	30L Stainless steel laundry tub with integral white cabinet
Tapware	Sink mixer and washing machine stops in polished chrome finish

SERVICES

Fire Services	In accordance with BCA requirements
Security	Audio Security system to apartments and car park
Lift	Internal access to lift from apartment floors, lobby and carpark