



TOWNHOUSE SPECIFICATIONS



HARVEST SUNSHINE

A WORLD BEYOND
YOUR EXPECTATIONS

Expansive light-filled kitchen, living and dining area

1. Extra overhead cupboards
2. Feature light
3. Extra large pantry cupboard
4. Bosch rangehood
5. Bosch gas oven and 4 burner cooktop
6. 100mm² Matt white feature wall tile
7. Louvered windows for passive ventilation
8. Ilve semi-integrated fridge (optional extra) Option 2 is for a larger fridge -900mm opening no door
9. Caesarstone (20mm) island benchtop with waterfall edge
10. High quality laminate cabinetry
11. Vinyl laminate (Optional upgrade) to Engineered Hickory Seabiscuit



SUPERSTYLING FINISHES

Luxurious bathroom of the highest quality setting a new standard for the fast gentrifying West.

1. Ceramic tile
2. Chrome twin shower
3. Metal shower shelf
4. Semi-framess shower door
5. Feature light
6. Chrome finish tap & mixer
7. Caesarstone stone vanity benchtop
8. Laminate vanity cabinetry
9. Posh domain 4.5 Lt flush soft close seat
10. Aluminum powdercoated operable window
11. Chrome toilet roll holder
12. Floor tile 300mm x 600mm super white



GENERAL

- White painted (two coat) plasterboard ceilings to all rooms
- White painted (two coat) plasterboard walls to all rooms (wet areas moisture resistance plasterboard)
- External walls: fire rated fibre cement cladding as detailed in architectural plans
- Townhouse party walls: Fire rated townhouse system to comply with BCA
- Balcony tiled and waterproofed as per BCA requirements.
- Balcony soffits painted
- Privacy screens where required with framed wall divider between balconies –1.7 m high
- Mix of brick, glazed (clear glass with aluminium top rail), Juliet balcony as per architectural design
- Metal roof
- Windows: black aluminium powder coat finish
- Stairwell: carpeted timber frame.
- White sockets and switches to living areas and bedrooms
- Energy rating: average star rating 6
- Insulation to achieve required energy and acoustic requirements to meet standards required under BCA
- Solar/gas hot water system individually metered to each townhouse
- Smoke detectors to meet standards required under the BCA
- Skirting: square edge MDF – painted white 67mm x 12mm to all areas
- Architraves: square edge painted white MDF 67mm x 12mm
- Cove cornice to garage area. Flush square set to all living areas
- Window furnishing – not included (optional upgrade)

KITCHEN

- Benchtops and fixed island - Caesarstone Black Tempal or 20mm with waterfall edge to island bench
- Laminate joinery to kitchen cabinetry
- Joinery carcass white melamine board
- Stainless steel under-mounted 1 ¾ sink
- Chrome sink mixer
- Bosch single multifunction oven
- Bosch gas cooktop 60cm cooktop
- Bosch semi-integrated dishwasher
- Bosch concealed rangehood
- Ilve fridge/freezer (optional upgrade)
- Fisher & Paykel Washing Machine 8kg front loader (optional upgrade)
- Fisher & Paykel Dryer (optional upgrade)
- Energy-efficient LED downlights throughout
- Two section waste bin in kitchen
- Soft close cabinetry

LIVING & DINING AREA

- Reverse-cycle heating and cooling units
- Energy-efficient LED downlights
- Black powder coated aluminium sliding doors to balcony

BEDROOMS

- Reverse-cycle heating and cooling units (optional upgrade to bedrooms)
- Built-in wardrobes with mirrored sliding doors, carcass white melamine, 1 fixed top shelf, hanging rail
- Two LED downlights per bedroom

BATHROOMS & ENSUITES

- Vanity benchtop/ledge Caesarstone stone
- Undermounted white ceramic washbasin
- Chrome finish basin set (ensuite bathroom)
- Chrome finish single mixer tap (other bathrooms)
- Chrome hand-held and fixed rain shower
- Chrome wall mounted pin bath spout and mixer
- Chrome towel rail
- White framed glass shower screens
- Chrome robe hook, towel rail and toilet roll holder
- Two ceiling mounted downlights
- Separate switch for timed ventilation exhaust fan in bathrooms and ensuites

LAUNDRY

- Laundry cabinetry – (where Euro dual doors)
- Stainless steel 35l compact tub with cabinet below

BALCONIES & TERRACES

- High performance, sliding glass doors in black powder-coated finish
- Tiling to all balconies and terraces
- Mix of 1000mm high framed clear glass (powder-coated metal railing), powder-coated black Juliet-type (20mm x 20mm bars at 100mm centres) and 1000mm high brick balustrade to type 1 townhouses as identified on architectural plans.

FLOOR AND WALL FINISHES

- Laminate timber-look flooring with option to upgrade to hickory timber floor in living and kitchen areas
- 100% wool carpet to all bedrooms, stairs and upper level corridor
- Ceramic tiles to entry hallway.
- Mixed format ceramic tiles to floor and wall in all bathrooms, ensuites and laundries.
- External wall insulation to achieve a minimum of 6-star NatHERS rating

DOORS, ARCHITRAVES & SKIRTING

- Solid-core 2340mm timber entrance door
- Semi-solid core 2040mm white painted internal doors
- White painted architraves and skirtings
- Chrome door handles

LIGHTING, POWER, COMMUNICATIONS, AV, TELEPHONE & DATA

- NBN, TV point in living area (optional upgrade for Foxtel)
- Master bedroom 2 x DGPO, secondary bedrooms 1 x DGPO
- Euro-laundry & Bathrooms 1 x DGPO
- Study (where applicable) 1 x GPO 1 x Phone
- 2 x surface mounted LED downlights to kitchen, bathroom & ensuites,
- 4 x surface mounted downlights lights in living area
- Feature light above kitchen island
- One ceiling mounted LED downlight to balcony

SAFETY AND SECURITY

- Sensor lighting to front door
- Lockable secure mailbox

- Additional air-conditioners to bedrooms\$3,000 per additional unit
- Blinds to bedrooms\$ TBA based on unit type & extent
- Ilve 256l/L Built-In Combi Fridge/Freezer\$2,200
- Fisher & Paykel Washer & Dryer including stacker kit\$1,500
- Upgrade laminate to timber floorboards\$2,200

Option to replace semi-integrated fridge space and broom cupboard with large open space for 900mm fridge if requested. – No Cost

FIXTURES & FITTINGS



Bosch Serie | 2 Gas cooktop 60 cm Stainless steel



Bosch Serie | 2 Built-in oven 60 x 60 cm Stainless steel



Fisher & Paykel Front Loader Washing Machine, 8kg – 2-year warranty



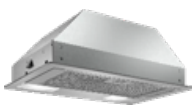
Fisher & Paykel Condensing Dryer, 8kg



Fisher & Paykel washer/ Dryer Stacker kits



Bosch Serie | 2 built-under dishwasher 60 cm Stainless steel. Energy Stars: 3.5. Water Rating 4.0



Bosch Series | 2 integrated rangehood 53 cm Grey



Ilve 256l/L Built-In Combi Fridge/Freezer Frost Free – 2-year warranty



Undercounter Bathroom Basin W415 x D415 (double basin in master ensuite with Caesarstone top)



Inset bathroom basin for secondary bathroom laminate vanity benchtop



Kitchen Sink 1 & 3/4 Bowl Undermount - 780*440*210



Wall mounted WC basin



Wall faced toilet



Shower Wall Mixer with diverter (master ensuite)



Goose Neck Shower column head with slide rail and hand shower - bottom diverter in master ensuite (single shower head in secondary bathrooms)



Shower Wall mixer (secondary bathroom)



Basin Ensuite spout



Basin Ensuite mixer



Basin Mixer (Other bathroom)



Wall mounted Pin Bath Spout and mixer



Cylindrical Bottle Trap 40mm colour: Chrome



Toilet roll Chrome



Metal Shower Shelf – Chrome



Towel rail colour Chrome



Chrome Robe hook



Kitchen and laundry Tap



35L Laundry Tub & Cabinet



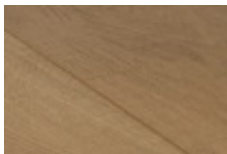
LED Downlights



Back to Wall Bath



Carpet Feltex Spinifex 44 Bark – 100% wool



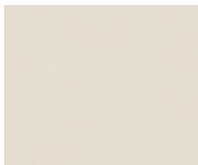
Hybrid Laminate flooring for kitchen and living area (standard)



Hickory Seabiscuit Timber Floorboards (floor upgrade to kitchen living area)



Polytech Florentine Walnut or Bleached Walnut laminate for kitchen cabinetry



Formica Benchtops Baikal Velour for bathroom vanity units



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