

STANDARD SPECIFICATIONS

External features

Front façade	Acrylic rendered brickwork
External walls	Acrylic rendered brickwork on external walls
Contrast walls	Acrylic rendered brickwork in contrasting colour
Roofing	Colorbond
Guttering	Colorbond gutters and fascia
Downpipes	Painted to match wall colour
Windows / sliding doors	Powder coated aluminium frames and keyed security locks
Balustrades	Powder coated
Fly screens	To all windows and sliding doors
Front door	Solid core flush panel with weather seal and self closer
Front door hardware	Traditional lever entrance lockset
Store room	Weather proof flush panel door with lever lockset
Perimeter fencing	1800mm high Colorbond
Front fencing	Rendered brick piers with metal infill panels
Letter boxes	Numbered and locking
Landscaping	Lawn and garden beds with mulch & automatic reticulation
Balconies	300mm x 600mm non-slip tiles
Storeroom	Lockable storage room for each apartment in acrylic rendered brickwork
Car parking	Undercover parking bay allocated to each apartment
Clothesline	As per site plan
Paving	As per site plan
Security	Remote controlled automatic gate with intercom to each apartment

Internal features

Internal walls	Plastered masonry brickwork with paint
Roof insulation	R4.0 thermal insulation
Internal doors	Flush panel doors with stainless steel lever door hardware
Robe doors	Mirrored sliding doors
Built in robes	One shelf and hanging rail
Light fittings	Downlights to living and wet areas and Oyster fittings to bedrooms
Window treatments	Roller blinds throughout
Living / Dining flooring	Engineered timber flooring
Kitchen flooring	Engineered timber flooring
Bedroom flooring	Carpet on underlay
Air conditioning	2.5HP inverter reverse cycle split system to living area
Hot Water System	Instantaneous gas hot water system
Powerpoints	Double powerpoints throughout with RCD protection
Smoke alarms	Hard wired smoke detectors
TV points	Digital high definition points to living area and master bedroom
Telephone points	Kitchen and master bedroom
Intercom	Security intercom to each apartment

Kitchen features

These specifications and finishes are indicative only and subject to change

Hotplate	Gas 4 burner hotplate
Electric oven	Stainless steel electric multi function oven
Range hood	Stainless steel 600mm
Dishwasher	Stainless steel multi program dishwasher
Sink	Stainless steel with chrome mixer tap
Bench top	Engineered stone square edged bench top
Cupboard doors	Laminated with soft closers to all cupboards & stainless steel handles
Pantry	Laminated with 4 lined shelves
Overhead cupboards	Soft closers to all cupboards with stainless steel handles
Drawers	Cutlery, utility and pot drawers, soft closers & stainless steel handles
Fridge recess	Min. 800mm
Splash back	Glass

Bathroom, ensuite, WC and laundry features

Shower screen	Semi- frameless shower screen enclosure
Shower tap ware	Chrome mixer tap with adjustable shower hose and rail
Vanity basin	Vitreous china with chrome mixer tap
Vanity bench top	Engineered stone square edged bench top
Vanity cupboards	Laminated with soft closers to all cupboards & stainless steel handles
Mirror	1000mm high frameless mirrors over vanity cupboards
Bathroom accessories	Chrome double towel rail and toilet roll holder
Toilet suite	Vitreous china suite
Floor tiles	200 x 200 ceramic
Wall tiles	200 x 400 ceramic, Skirting except 2.0m high in shower
Laundry tub	35 litre laundry trough with chrome mixer tap & chrome washing taps

LUXURY UPGRADE OPTIONS

Internal features

Air conditioning	1.0HP inverter reverse cycle split system to bed 1
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Bathroom, ensuite, WC and laundry features

Shower screen	Fully frameless shower screen
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COLOUR SCHEME OPTIONS

	<u>OPTION 1 – “WARM WHITE”</u>	<u>OPTION 2 – “COOL GREY”</u>
BATHROOM		
Wall tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 York Tile / grout #277	200 x 200 York Tile / grout #244
Vanity top	Engineered stone (similar to Essastone Frappe gloss finish)	Engineered stone (similar to Essastone New Crystal Salt gloss finish)
Vanity facing	White natural finish Laminex	Breccia natural finish Laminex
Plinth	Brushed pewter Formica	Matt aluminium Formica
ENSUITE		
Wall tile size	200 x 400 white gloss / ground #200	200 x 400 white gloss / ground #200
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Soap holder style	100 x 200 white dual shelf	100 x 200 white dual shelf
Floor tile size	200 x 200 York Tile / grout #277	200 x 200 York Tile / grout #244
Vanity top	Engineered stone (similar to Essastone Frappe gloss finish)	Engineered stone (similar to new crystal Essastone Salt gloss finish)
Vanity facing	White natural finish Laminex	Breccia natural finish Laminex
Plinth	Brushed pewter Formica	Matt aluminium Formica
TOILET		
Skirting tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 York Tile / grout #277	200 x 200 York Tile / grout #244
Toilet pan	White cistern and seat	White cistern and seat
LAUNDRY		
Wall tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 York Tile / grout #277	200 x 200 York Tile / grout #244
Bench top	Stipple seal natural finish Laminex	Atmosphere natural finish Laminex
Cupboard face	Rock salt velour finish Formica	Snow drift velour finish Formica
Plinth	Brushed Pewter Formica	Matt aluminium Formica
KITCHEN		
Wall tile size	100 x 300 white gloss / grout #200	100 x 300 white gloss / grout #200
Wall border size	N/A	N/A
Wall décor size	N/A	N/A
Bench top	Engineered stone (similar to Essastone Crystal Chalk gloss finish)	Engineered stone (similar to new Essastone Crystal Salt gloss finish)
Cupboard face	Chamois velour finish Formica	Mist grey velour finish Formica
Feature panel	Oyster Linea natural finish Laminex	Chalky teak natural finish Laminex
Plinth	Brushed Pewter Formica	Matt aluminium Formica

Coolbinia Apartments

17 Adair Parade, Coolbinia



OTHER		
Engineered Timber floor	Spotted gum colour	Blackbutt colour
Carpet	Romance Range - Chocolate	Romance Range -Meal
Roller blinds	Uniline dawn alabaster	Uniline dawn white satin
Main paint	Solver (match Dulux grand piano 25% tint)	Solver (match Dulux white duck 25% tint)
Feature paint	Solver (match Dulux grand piano 125% tint)	Solver (match Dulux white duck 125% tint)