

# 145C and D Hastings Street Ocean Front Townhouses

## Specifications

<b>Exterior Walls</b>	Double brick with textured finish. Aluminium Battens as per the plans and Feature Brickwork as per the plan/3D render
<b>Roof Cover</b>	Custom Orb Colorbond in Surf Mist
<b>Concrete Slabs</b>	Solid concrete to engineering specifications
<b>Driveway, Paths and Drying areas</b>	Washed concrete
<b>Courtyards</b>	Washed concrete
<b>Garage Floor Finish</b>	Concrete
<b>Garage Doors</b>	Cladded garage door like 3D render
<b>Courtyard Roof Cover</b>	Vergola system in the courtyard as per plans Electric and with a sensor
<b>Courtyard Inclusions</b>	Exterior GPO's
<b>Infill Panels</b>	Aluminium slates
<b>External Windows, Sliding Doors</b>	Surf Mist powder coated aluminium frames and glazing
<b>Flyscreens</b>	Flyscreens to all sliding doors or awning windows
<b>Front Door</b>	Aluminium surf mist frame and timber painted door)
<b>Letterboxes</b>	Lockable front retrieval
<b>Clothesline</b>	Hills clothesline to be provided
<b>Landscaping</b>	Fully landscaped, Includes reticulation

### Electrical & Communications

<b>Fire Alarm</b>	Included
<b>Smoke Detectors</b>	Included
<b>Light Fittings</b>	LED downlights throughout
<b>Feature Lighting</b>	MFL Gypsum wall lights on stairs
<b>Exhaust Fans</b>	Provided to ensuite, bathroom powder room and ducted to external air
<b>GPO/Switch Plates</b>	Generous provisions throughout.
<b>TV Points</b>	Provided to living rooms and master bedroom
<b>Telephone and Data</b>	Provide to the living areas
<b>NBN</b>	NBN ready

### Interiors

<b>Internal Walls</b>	Painted walls in Natural White
<b>Ceilings</b>	Skimmed ceilings and gyprock where required as per the working drawings
<b>Cornice</b>	Aria cornice other than the garage.
<b>Internal Doors</b>	Painted flush panel doors JDS Deluxe profile
<b>Door Frame</b>	
<b>Internal Door Hardware</b>	Zanda Epica Brushed Nickel
<b>Skirting</b>	42 x 19 square dress skirting throughout, excluding staircase

<b>Robe Fit Out (master bedrooms)</b>	Budget of \$15,000 for fit out
<b>Robe Fit Out (Minor bedrooms)</b>	1/2 Full Hang and 1/2 Halve Hang with sliding mirror or white glass door
<b>Linen</b>	4 Shelves in linen with sliding mirror or white glass door

### Kitchen, Bathroom, Powder Room and Laundry

<b>Kitchen Cabinetwork</b>	Contemporary laminate finish as per colour schemes. Soft close drawers provided. Overhead cupboards as per the interior layouts.	<b>Bathroom/Ensuite Shower</b>	Frameless clear glazed shower screens with brushed stainless steel fixings
<b>Kitchen Benchtops</b>	Selected reconstituted stone benchtop.	<b>Vanity Mirrors</b>	Frameless mirrors provided
<b>Kitchen Splashback</b>	Selected ceramic/porcelain tiles as per the colour schemes	<b>Bathroom/Ensuite Floor Tiles</b>	Selected 300 x 600 porcelain tiles as per the colour schemes

<b>Microwave Recess</b>	Provided with power point
<b>Fridge Recess</b>	Provided power point and water supply
<b>Ensuite, Bathroom, Powder Room and Laundry Vanity Cabinetwork</b>	Contemporary laminate finish as per colour schemes. Soft close drawers provided.
<b>Ensuite, Bathroom, Powder Room Vanity and Laundry Benchtops</b>	Selected reconstituted stone benchtop

### Sanitary Fixtures & Tapware

<b>Kitchen Tap</b>	Brushed Nickel benchmounted mixer
<b>Kitchen Sink</b>	Undermount double bowl stainless steel
<b>Bathroom &amp; Ensuite Vanity Basins</b>	Undermount basin in white
<b>Bathroom &amp; Ensuite Vanity Taps</b>	Bench mount tap set in Brushed Nickel
<b>W/C</b>	Close coupled
<b>Shower Head and Mixer</b>	Brushed Nickel rail shower
<b>Bathroom &amp; Ensuite Towel Rails</b>	Double rail in Brushed Nickel
<b>Bathroom, Ensuite &amp; Powder Room Toilet Roll Holder</b>	Brushed Nickel
<b>Laundry Tap</b>	Brushed Nickel benchmounted mixer
<b>Laundry Trough</b>	Undermount stainless steel trough

<b>Bathroom/Ensuite Wall Tiles</b>	Selected 300 x 600 porcelain tiles as per the colour schemes.
<b>Bathroom/Ensuite Feature Tiles</b>	Selected tiles as per the colour schemes
<b>Washing Machine Recess</b>	Provided with power point and concealed washing machine taps
<b>Tiling Height</b>	Full height to all wet areas

### Appliances

<b>Cooktop</b>	Miele 90cm PowerFlex Induction or Miele 90cm Gas
<b>Oven</b>	2 x Miele 60cm, 76L pyrolytic oven
<b>Rangehood</b>	Integrated rangehood - miele 70cm built in rangehood
<b>Dishwasher</b>	Integrated - Miele 60cm dishwasher
<b>BBQ</b>	Provision provided

### Finishes to Completion

<b>Air-Conditioning</b>	Ducted air conditioning system throughout.
<b>Insulation</b>	R4 batts to the ceilings.
<b>General Flooring</b>	Engineered timber to everywhere other than wet areas and bedrooms.
<b>Carpets</b>	Quality carpets to bedrooms and robes
<b>Internal Balustrade</b>	Aluminium powdercoated flat bar in flat white
<b>Lift</b>	Provision provided
<b>Painting</b>	Full paint finish to internal walls and ceilings in a neutral colour