

82W.

What's included*

2 Bedroom.

*** Excludes type 2J
(see L5 & L6 inclusions)**

General

| | |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Security | Audio intercom to control building entry, basement door and lift |
| Communications | NBN reticulation to unit (connection to provider arranged by purchaser) |
| Outdoor power | 1 x weatherproof double GPO to balcony/courtyard |
| Air conditioning | Wall-hung split system to living room and master bedroom (condenser located in courtyard for ground floor apartments, all other condensers located on roof) |
| Windows | Aluminium framed, double glazed windows/doors |

Entry

| | |
|--------------------|------------------------------------------------|
| Door | Solid core door, paint finish |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceilings | Painted plasterboard as per selected scheme |
| Floor | Tile or carpet as per plan and selected scheme |

Living Room

| | |
|-------------------|-----------------------------------------------|
| Power | 3 x double GPOs |
| Communications | 1 x FTATV outlet, 1 x double data outlet |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Carpet as per selected scheme |

Dining

| | |
|-------------------|-----------------------------------------------|
| Power | 1 x double GPO |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Carpet as per selected scheme |

Kitchen

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Power | Power for all built-in appliances, 1 x single GPO for refrigerator, 1 x single GPO for microwave, 3 x double GPOs |
| Communications | 1 x phone outlet |
| Lighting | Recessed LED lighting to architectural design |
| Benchtop | Engineered stone benchtop as per selected scheme |
| Splashback | Toughened mirrored splashback as per selected scheme |
| Cupboards | Laminate, woodgrain and feature metallic finishes as per selected scheme |
| Handles | Slimline J-pull as per selected scheme |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme |
| Tapware | Brodware sink mixer, finish as per selected scheme |
| Sink | Abey 1 ½ bowl drop-in sink |
| Oven | 600mm AEG electric oven |
| Cooktop | 600mm AEG ceramic cooktop, 4 zone |
| Rangehood | 600mm undermount ducted rangehood |
| Dishwasher | 600mm AEG semi-integrated dishwasher |

Study Nook (if applicable and as per plan)

| | |
|-------------------|------------------------------------------------------------------|
| Power | 1 x double GPO |
| Communications | 1 x double data outlet |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Carpet as per selected scheme |
| Desk | Built-in bench, laminate woodgrain finish as per selected scheme |

Bedroom 1

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------|
| Power | 3 x double GPOs |
| Communications | 1 x FTA TV outlet, 1 x single data outlet, 1 x phone outlet |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Carpet as per selected scheme |
| Built-in-robe | Semi-frameless mirrored sliding doors with internal robe fitout including drawers,shelves and hanging rails |
| Walk-in-robe (where shown) | Internal robe fitout including drawers,shelves and hanging rails |

Ensuite (as per plan)

| | |
|-------------------|-----------------------------------------------------------------------------------------|
| Power | 1 x double GPO |
| Lighting | Recessed LED lighting to architectural design |
| Walls | Full-height porcelain tile with full-height ceramic feature tile as per selected scheme |
| Ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme |
| Shower fitting | Clark hand shower on rail with wall mixer,chrome finish |
| Shower screen | Semi-frameless shower screen |
| Toilet | Caroma wall-faced toilet suite with soft-close seat |
| Vanity | Neko wall-hung, double-drawer vanity with ceramic top, finish as per selected scheme |
| Basin tapware | Clark basin mixer,chrome finish |
| Shaving cabinet | Neko frameless mirrored door cabinet, finish as per selected scheme |
| Bathroom fittings | Caroma towel rail, toilet roll holder, shower shelf and hand towel rail, chrome finish |

Bedroom 2

| | |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Power | 2 x double GPOs |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Carpet as per selected scheme |
| Built-in-robe | Semi-frameless mirror sliding doors, with internal robe fitout including drawers,shelves and hanging rails |

Powder Room (as per plan)

| | |
|-------------------|------------------------------------------------------------------------------|
| Lighting | Recessed LED lighting to architectural design |
| Walls | Painted plasterboard with tile splashback above basin as per selected scheme |
| Ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme |
| Toilet | Caroma wall-faced toilet suite with soft-close seat |
| Vanity basin | Caroma hand wall basin |
| Basin tapware | Clark basin mixer,chrome finish |
| Bathroom fittings | Caroma toilet roll holder and hand towel rail,chrome finish |
| Mirror | Frameless mirror above basin |

Bathroom

| | |
|-------------------------------------------|-----------------------------------------------------------------------------------------|
| Power | 1 x double GPO |
| Lighting | Recessed LED lighting to architectural design |
| Walls | Full-height porcelain tile with full-height ceramic feature tile as per selected scheme |
| Ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme |
| Shower fitting | Clark hand shower on rail with wall mixer,chrome finish |
| Shower screen | Semi-frameless shower screen |
| Toilet (if applicable and as per plan) | Caroma wall-faced toilet suite with soft-close seat |
| Vanity | Neko wall-hung, double-drawer vanity with ceramic top, finish as per selected scheme |
| Basin tapware | Clark basin mixer,chrome finish |
| Shaving cabinet | Neko frameless mirrored door cabinet, finish as per selected scheme |
| Bathroom fittings | Caroma towel rail, toilet roll holder, shower shelf and hand towel rail, chrome finish |

Laundry Cupboard (as per plan)

| | |
|--------------------|---------------------------------------------------------------|
| Doors | Bi-fold doors, laminate finish as per selected scheme |
| Power | 1 x double GPO for washer and dryer |
| Tub | Laundry tub and cabinet |
| Laundry splashback | Ceramic tile as per selected scheme |
| Tapware | Sink mixer, chrome finish |
| Dryer | Simpson 4.5kg wall mounted dryer |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme, skirting tile to walls |

Laundry Room (as per plan)

| | |
|--------------------|---------------------------------------------------------------|
| Power | 1 x double GPO for washer and dryer plus 1 x double GPO |
| Tub | Laundry tub and cabinet |
| Laundry splashback | Ceramic tile as per selected scheme |
| Tapware | Sink mixer, chrome finish |
| Dryer | Simpson 4.5kg wall mounted dryer |
| Lighting | Recessed LED lighting to architectural design |
| Walls and ceiling | Painted plasterboard as per selected scheme |
| Floor | Porcelain tile as per selected scheme, skirting tile to walls |

Whilst all efforts will be made to supply and install the nominated items from this Inclusions List, the Developer reserves the right to provide alternative selections of similar quality. Selections include natural materials such as stone and woodgrain, which can be variable in appearance. Some variation in appearance is to be expected.

**Apartments
without the B.S.**

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