

**82W.**

**What's included.**

**Level 5&6.**

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**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	Day/night zoned ducted system to living and bedrooms (condensers located on roof)
Windows	Aluminium framed, double glazed windows/doors

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**Entry**

Door	Solid core door, paint finish
Lighting	Recessed LED lighting to architectural design
Walls and ceilings	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme

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**Living Room**

Power	3 x double GPOs
Communications	1 x FTA TV outlet, 1 x double data outlet
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme

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**Dining**

Power	1 x double GPO
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring, as per selected scheme

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**Kitchen**

Power	Power for all built-in appliances, 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	Engineered timber flooring as per selected scheme
Tapware	Brodware sink mixer, finish as per selected scheme
Sink	Abey 1½ or double bowl drop-in sink as per plan
Oven	600mm AEG Pyroluxe oven
Cooktop	800mm AEG 4 zone induction cooktop
Microwave	AEG built-in microwave
Rangehood	900mm undermount ducted rangehood
Dishwasher	600mm AEG semi-integrated dishwasher
Fridge/Freezer	900mm Fisher & Paykel integrated French door fridge

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**Butler's Pantry (if applicable as per plan)**

Power	2 x double GPOs
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	Engineered timber flooring as per selected scheme
Tapware	Clark sink mixer, chrome finish
Sink	Abey single bowl drop-in sink as per plan

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**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	Engineered timber flooring, as per selected scheme
Desk	Built-in bench, laminate woodgrain finish as per selected scheme

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**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
Walk-in-robe (where shown)	Internal robe fitout including drawers, shelves and hanging rails
Walk-thru-robe (where shown)	Internal robe fitout including drawers, shelves and hanging rails

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**Ensuite**

Power	2 x double GPOs
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
Bath (as per plan)	Caroma back-to-wall bath
Bath tapware	Phoenix floor mounted bath mixer, chrome finish
Toilet	Caroma wall-faced toilet suite with soft-close seat
Vanity	Neko wall-hung, double-drawer vanity with quartz top, finish as per selected scheme
Vanity basin	Caroma double above-counter inset basin
Basin tapware	Clark wall spout and 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

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**Bedrooms 2 & 3**

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

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**Multi-Purpose Room (if applicable and as per plan)**

Power	3 x double GPOs
Communications	1 x FTA TV outlet, 1 x single data outlet
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring, as per selected scheme

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**Powder Room (if applicable and 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, skirting tile to walls
Toilet	Caroma wall-faced toilet suite with soft-close seat
Wall basin	Caroma hand wall basin
Basin tapware	Clark basin mixer, chrome finish
Bathroom fittings	Caroma toilet roll holder and hand towel rail
Mirror	Frameless mirror above basin

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**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
Vanity	Neko wall-hung, double-drawer vanity with quartz top, finish as per selected scheme
Vanity basin	Caroma above-counter inset basin
Basin tapware	Clark wall spout and mixer, chrome finish
Shaving cabinet	Neko frameless mirrored door cabinet, finish as per selected scheme
Bathroom fittings	Caroma towel rail, shower shelf and hand towel rail, chrome finish

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**Laundry Room**

Power	1 x double GPO for washer and dryer plus 1 x double GPO
Tub	Abey single bowl trough
Laundry splashback	Ceramic tile as per selected scheme
Tapware - Laundry	Sink mixer, chrome finish
Cupboards	Laminate finish as per selected scheme
Benchtop	Engineered stone benchtop as per selected scheme
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

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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.

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**Apartments  
without the B.S.**

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