

FINISHES AND FIXTURES

GENERAL EXTERNAL CONSTRUCTION

FLOORS

Basement Floor: Concrete slab.
Upper Floors: Suspended concrete slab.

WALLS

External Walls: Painted render.
Internal Walls: Stud frame lined with plasterboard and painted finish.
Party walls: Fire rated framed walls with plasterboard lining.

ROOF

Colorbond metal roof with insulation.

WINDOWS

Powder coated aluminum with glazing and key deadlocks.

INSULATION

Roof insulation in accordance with energy ratings.
Wall insulation in accordance with energy ratings.

BALCONY CONSTRUCTION

Flooring: Non slip tiles.
Balustrades: Glass balustrades generally in accordance with drawings.

ENTRY DOOR

Powder coated aluminum framed pivot.

PRIVACY SCREENS

Powder coated aluminum.

FENCING

Render and powder coated aluminum.

GENERAL INTERNAL CONSTRUCTION

CEILINGS

Plasterboard.

CORNICE

Square set.

INTERNAL WALLS

Plasterboard.

INTERNAL DOORS

Flush panel.

SKIRTING

Splayed painted timber.

ARCHITRAVE

Splayed.

PAINT FINISH

Low sheen acrylic to all internal walls and ceilings.
Semi-gloss paint to timber work.

DOORS

Entry Doors: Solid core flush panel door.
Interior Doors: Flush panel.

DOOR HANDLES

Lever Style

DOOR HARDWARE

Deadlocks to all exterior doors.
Privacy latches to all bathrooms/powder rooms/ensuites.
Door stops to all doors.

AIR CONDITIONING

Split systems reverse cycle in living and main bedroom.
Ducted air in penthouses.

HOT WATER SERVICE

Gas.

LIFT

To Australian standards.

SERVICE CONNECTIONS

Water, telephone, sewer, storm water, cable TV, gas, electricity, TV antenna.

ELECTRICAL

POWER POINTS

GPO's provided to each apartment in selected locations.

INTERNAL LIGHTS

Generally LED downlights.

SMOKE DETECTOR

Hardwire with battery back up to building code requirements

EXHAUST FANS

To bathroom, ensuites and laundries.

TELEPHONE POINTS

Living area and main bedroom.

TV POINTS

One point to living room.

SECURITY SYSTEM

Video/audio intercom at front door with remote door release from apartments.

KITCHEN

SPLASHBACK

Glass.

FLOOR

Engineered timber floor with underlay.

BENCHTOPS

Reconstituted stone.

CABINETS

White cabinetry.

KICK BOARDS

Laminate.

HANDLES

Bevel finger pull.

HARDWARE

Soft close drawers.

PANTRY

Laminate finishes with shelves.

KITCHEN FITTINGS

SINK

Undermount double bowl.

TAPWARE

Sink mixer.

OVEN

European wall mounted oven.

MICROWAVE

European wall mounted microwave.

COOK TOP

European gas cooktop.

RANGE HOOD

European range hood.

DISHWASHER

European dishwasher.

ENTRY, LOUNGE, LIVING & DINING

LIGHT FITTINGS

LED downlights.

FLOOR

Engineered timber floor with underlay.

BATHROOM / ENSUITE

TILES

Porcelain.

BATH

Acrylic rectangular.

VANITY BENCH TOP

Reconstructed stone.

VANITY BASIN

Solid surface.

VANITY CABINET

Wall hung.

MIRROR

Frameless glass.

SHOWER SCREEN

Semi frameless glass.

BATH SCREEN

Fixed clear glass panel.

TOILET

Wall faced with soft close lid.

TAPWARE

Mixer tap.

TAPWARE - SHOWER

Mixer tap and shower rail.

FLOOR WASTE

Square tile insert waste.

BEDROOMS & ROBES

FLOOR

Carpet.

CEILING FAN

Multi speed fan.

BUILT IN ROBES

Sliding mirror panel door, shelf and hanging rails.

LAUNDRY

BENCHTOP

Reconstituted stone.

WALL

Plasterboard and tile.

SPLASHBACK

Tiles.

LAUNDRY CABINETS

Custom joinery.

LAUNDRY SINK

Drop through trough.

TAPWARE - SINK

Mixer tap.

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GARAGE

LIGHTING

Surface mounted.

FLOOR

Sealed concrete.

DOOR

Car park entry door with 1 x remote control supplied per car space.

CAR STACKERS

Available in selected locations.

BICYCLE STORAGE

1 per unit, retail space as per DA conditions.

BALCONY

POWER

External outlet.

LIGHT

LED downlights.

FLOOR

Non slip tiles.

ELECTRICAL, MECHANICAL & COMMUNICATIONS

TV

Points to main living and main bedroom.

TELEPHONE & INTERNET

USB kitchen, living and main bedroom.

PLANTING

As per landscape plan.

DRIVEWAY

Exposed aggregate.

Luxe Bay Terrace offers the most current on trend finishes. A combination of natural floor coverings, the most modern reconstituted stone and sleek stylish finishes and appliances.

**FINISHES
AND
FIXTURES**



BATHROOM FLOOR TILE



BATHROOM FEATURE WALL TILE



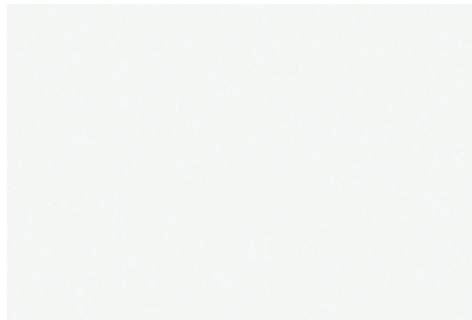
BATHROOM CABINETY



BATHROOM STONE VANITY BENCHTOP



ENGINEERED TIMBER FLOOR



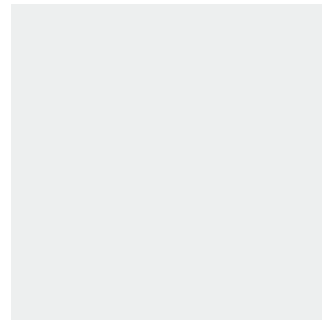
KITCHEN CABINETY - SNOWDRIFT



RECONSTITUTED STONE - MAIN UNITS



RECONSTITUTED STONE - PENTHOUSE



LEXICON HALF - INTERNAL



CARPET