

EXTERIOR BUILDING FABRIC

Walls Painted and rendered concrete, masonry or external cladding. Feature wall cladding as per drawings and imagery.

Roofing Concrete roof slab and metal sheeting.

External Balustrade Aluminium glazed balustrade, perforated metal screens, solid raised planter bed with aluminium handrail.

Floors and Concrete Slabs Concrete floor slab with various high quality floor and ceiling finishes.

External Windows and Doors Powder coated aluminium window and door frames. Glazing to meet or exceed NCC requirements throughout.

Privacy Screens Obscured glass screens where applicable.

Cladding Screens Powder coated or anodized feature cladding screens with perforated artwork pattern.

Letterboxes Generous sized lockable letterboxes located in mailbox room at residential entrance.

Balconies Fully rectified slip-resistant ceramic floor tiles. Reticulation provided to masonry planter boxes where applicable as per drawings.

Balcony Lighting High quality, externally rated light fittings to all balconies.

Landscaping Architecturally designed landscaped areas with a variety of soft and hard finishes.

Car Parking and Driveway Concrete floor throughout with painted bay numbers.

Stores Masonry walled storeroom with minimum 4m² internal area provided to each apartment. (Refer to strata plan for allocation, size and location).

ENTRANCE LOBBY AND CORRIDORS

Residential Entry and Foyer Glazed frameless automatic entry doors. Feature tiled flooring and tiled wall with metal clad patterned artwork. Timber wall cladding with designer furniture, and feature lighting.

Corridors Quality carpet finish and feature apartment signage.

Lifts Two generous high speed lifts servicing all floors. Stainless steel doors, tiled floors and feature cladding panels internally.

LEISURE FACILITIES

Lounge and Dining Air-conditioned lounge, kitchen and private dining facilities with high quality finishes throughout. Feature timber wall and ceiling, custom joinery, wall mounted TV in recess, designer furniture and feature lighting.

Gymnasium Air-conditioned gymnasium with state of the art fitness equipment and TV (video) system. Low impact floor finish.

Yoga Deck Dedicated yoga deck with premium quality timber-look decking.

Cabana Two purpose built outdoor kitchens complete with built-in gas BBQ and stainless steel sink. Numerous outdoor seating and dining areas with furniture provided.

Swimming Pool Outdoor pool with infinity edge and views overlooking the Swan River and Perth city skyline.

Pool Deck Premium quality timber-look decking with frameless glass pool fence. Extensive raised planter beds with feature lighting. Built-in bench seating elements combined with designer furniture including chairs, tables and sun lounges.

Spa Outdoor spa with infinity edge and views overlooking the Swan River and Perth city skyline.

APARTMENTS INTERIORS INCLUSIVE

Party Walls Painted light-weight and concrete walls. Acoustic insulation rating as per NCC requirements.

Internal Walls Painted stud framed lightweight walls.

Balconies High quality rectified ceramic slip-resistant tiles.

Ceilings Painted plasterboard ceilings with shadow-line detail.

Entry Doors Painted solid-core door.

Internal Doors Painted hollow-core door with designer handles.

Robes Shelf and hanging rail to robes.

Hot Water System Central hot water system.

Air-Conditioning Reverse-cycle, ducted system to main living areas and bedrooms.

SECURITY

Video Intercom System included.

Car Park Gate Automatic gate to private car park area. One remote control per car bay provided.

Access and Reader Systems Proximity readers for access to secure car park and residential lobby. Two readers provided per apartment.

Security Lighting Included to all common areas.

CCTV CCTV system provided including common areas and bin store surveillance.

ELECTRICAL AND COMMUNICATIONS

Fire Alarm and Smoke Detectors Included. To meet Australian Standards.

Light Fittings Quality light fittings provided. Dimming to master bedroom and master ensuite, kitchen, dining and living areas.

Exhaust Fans Provided to wet areas.

Free to Air TV Point Provided to living and master bedroom.

Pay TV Point One pay TV point to living. Foxtel backbone wiring throughout building (Subscription by residents).

Internet Points One data point to living or study.

GPOs/Switch Plates 3 double GPOs in master bedroom, 2 double GPOs in other bedroom, generous provision throughout living areas, waterproof GPO for balconies.

Telephone Points One telephone point to living or study.

SUSTAINABLE INITIATIVES

Glazing Energy efficient glazing used to satisfy specific NCC energy requirements.

Efficient Lighting LED and/or efficient lighting to all common areas. The car park and common areas are equipped with motion sensors to reduce consumption.

Passive Shading Deep-set, external facing balconies provide shading to living areas.

Cross-Ventilation Where applicable, bedrooms and living rooms are supplied with operable windows and doors to facilitate ventilation.

Efficient Hot Water System Centralized hot water system with heat-pump technology and sub-metering.

Water Wise Fixtures and Fittings Fixtures and fittings to comply with the Building Code for WELS star rating.

STANDARD FINISHES

Kitchen Floor Fully rectified 600 x 300 porcelain tiles.

Kitchen Cabinets Combination of general and feature cabinetry, soft-closing drawers and overhead cupboard doors.

Kitchen Benchtop Selected reconstituted stone.

Kitchen Splashback Selected reconstituted stone.

Kitchen Feature Display Cabinet Laminated finish cabinetry.

Microwave Recess Recess provided with GPO.

Cupboard Door Handle-less finger pulls and/or touch catches.

Living and Dining Floor 100% wool loop pile carpet with underlay.

Bedroom Floor 100% wool loop pile carpet with underlay.

Bathroom and Ensuite Floor Fully vitrified porcelain floor tiles.

Bathroom and Ensuite Walls Full height fully rectified porcelain tiles.

Bathroom and Ensuite Shower Screen Semi-frameless clear glazed shower screen and door.

Mirror Mirrored cabinetry with storage and concealed GPOs.

Laundry Laminated finish cabinetry, overhead cupboard storage, swivel laundry mixer and stainless steel trough.

STANDARD APPLIANCES

Cooktop Built-in stainless steel electric cook top.

Oven Built-in stainless steel electric oven.

Rangehood Built-in stainless steel range hood.

Dishwasher Stainless steel dishwasher supplied and installed.

Clothes Dryer Electric dryer supplied and installed.

STANDARD FIXTURES AND TAPWARE

Kitchen Tap Designer gun metal swivel mixer.

Kitchen Sink Stainless steel sink.

Basin and Shower Mixer Designer gun metal range.

Basins Wall-hung white ceramic basins to bathrooms and ensuites.

W/C Designer toilet suite with concealed cistern and push buttons.

Shower Designer gun metal shower head and rail.

Bathroom Accessories Gun metal double towel rail and toilet roll holder.

UPGRADE FINISHES

Kitchen Floor Timber flooring with acoustic underlay to NCC requirements.

Kitchen Cupboards Combination of laminated finish and timber veneer or timber grin laminate finish to cabinetry.

Living / Dining Area Floor Timber flooring with acoustic underlay to NCC requirements.

Bathroom / Ensuite Floor Fully rectified porcelain tiles.

Bathroom / Ensuite Vanity Wall Feature mosaic porcelain tile.

Bathroom / Ensuite Walls Fully rectified porcelain tiles.

UPGRADE APPLIANCES

Cooktop MIELE electric stainless steel cooktop.

Rangehood MIELE slide-out stainless steel rangehood.

Microwave MIELE built-in microwave.

Fridge and Freezer Fisher and Paykel integrated fridge-freezer for one bedroom apartments, fully integrated side-by-side fridge and freezer for two and three bedroom apartments.

Dishwasher MIELE integrated dishwasher.

UPGRADE FIXTURES AND TAPWARE

Kitchen Tap Designer gun metal mixer with pull-out spray.

Shower Designer gun metal shower head and rail.

Note: The indicative schedule of finishes may vary.

Disclaimer: Upgrades only apply where the buyer has selected to upgrade their apartment. Not all items in the schedule of finishes may be applicable to every apartment type. With regards to certain items and finishes, number may vary according to apartment type. Some finishes and upgrades are priced on application.