

INDICATIVE SCHEDULE OF FINISHES PENTHOUSE

Lexington
COMO

Exterior

Walls	Reinforced concrete walls - texture coated. Brick walls - rendered
Roofing	Colorbond sheeting.
Guttering	Colorbond or similar
External Balustrade	Semi-frameless glass
External Windows	Powder-coated aluminium frames
External Sliding Doors	Powder-coated aluminium frames
Exhaust Louvre Grills	Weather proof exhaust louvres
Common Lighting	Downlights or surface mounted fittings as required
Basement Security	Auto remote-controlled panel door to car park. 2 remote controls per apartment included
Letterboxes	Powder coated aluminium lock-up letterboxes
Store Room	1 fully secure store room provided to each apartment

Interior

Party Walls	Fire rated acoustical walls
Internal Walls	Painted lightweight walls, Dulux Snowy Mountain Half White
Ceilings	Painted plasterboard ceilings and bulkheads. Dulux Ceiling White.
Door Frames:	Dulux Vivid White
Lobby Carpet:	Caspian B603 Grey
Common Area Tiles:	Smooth Grip 600x600 Stone White
Entry Doors	Fire rated self-closing door
External Door Hardware	Brushed stainless steel
Interior Doors	Corinthan Doors DECO 2S with Gainsborough Amelia door handles
Built-in robes	Sliding mirror doors complete with shelf and hanging rail

Joinery

Custom Cabinetry	Polytec Ravine Natural Oak Wood Grain and Polytec Oyster Grey Matt with soft close hinges. Pull out waste bin in kitchen and kitchen cutlery insert in top draw
Bench Tops	Q Stone Marmo Oro
Cupboard Door Furniture	Selected designer range handles

Wall finishes

Wet areas	600x300 Tiles 36122M-RET. Slip Rating P5 and 600x300 Tiles ARKM6301 ARKTIC Bianco Matte RET. Slip Rating P4
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Floor finishes

Bedrooms	Kings Canyon Luxe Loop Pile in Niagra colour with premium foam underlay
Skirting	Half splayed 92mm profile. Dulux Vivid White
Kitchen/Living	The Flooring Lab - European Oak Organic Collection in Fawn colour on premium underlay
Wet Areas	600x300 Tiles 36122M-RET. Slip Rating P5
Patio/Balcony	600x600 Magic Stone White Smooth Grip

Appliances

Cook top	Miele Incuction cooktop 80cm 31.7amps 7.3kw KM 7594-2 FL
Oven	Miele 90cm Built-in oven H 2890 B Clean Steel C/H2890BCS
Range Hood	Bosch Series 6 Integrated Design Hood DBB97AM60A. Bosch Clean Air Standard Recirculation Kit to suit
Dishwasher	Miele 60cm Fully Integrated Dishwasher G5053SCVIBK
Dryer	Fisher & Paykel 8kg Heat Pump Dryer DH8060P3
Air Conditioning	Reverse cycle split system

Sanitary fixtures & tapware

Kitchen Tap	Black designer tap
Kitchen Sink	Franke maris undermount double bowl black matt
Basin Tap Sets	Designer single lever basin mixer
Basins	Undermount white ceramic in bathrooms
Toilet	Vitreous china wall faced suite with soft close lid
Shower Head	Black Twin Shower Head
Shower Mixer	Black wall mixer
Shower Screen	Frameless with black brackets in ensuite and Semi-frameless black in bathroom
Laundry Trough Taps	Black designer tap
Laundry Trough	Franke maris undermount single bowl black matt
Towel Rail	Double black towel rail
Toilet Paper Holder	Black toilet roll holder
Mirrors	Twin LED round mirror in ensuite and round mirror in bathroom and powder room

Electrical

Smoke Alarm	Hard wired to electrical specification
External Lighting	Surface mounted
Internal Light Fittings	Surface mounted and recessed LED. LED strip lights in kitchen overhead cabinetry and Ensuite WIR
Security	Code access to lobby door and lift to top floor, fob access to basement
Internet	NBN provisions to all apartments (connection and subscription by resident)
GPO/Switch Plates	Clipsal C2000 series or similar
Data	Two data/telephone points per apartment
Intercom	Voice intercom to all apartments from main entrance lobby