

# Three Bedroom with Study Floorplan



## Entry

|               |                      |
|---------------|----------------------|
| Floor (entry) | Tiles                |
| Walls/Ceiling | Painted Plasterboard |
| Lighting      | LED Downlights       |

## Living and Dining

|                 |                                       |
|-----------------|---------------------------------------|
| Floor           | Carpet                                |
| Walls/Ceiling   | Painted Plasterboard                  |
| Lighting        | LED Downlights                        |
| Window Dressing | Roller Blinds & Sheer                 |
| Curtains        | (to sliding doors)                    |
| Heating/Cooling | Reverse Cycle Airconditioning (zoned) |

## Bedrooms

|                 |                                       |
|-----------------|---------------------------------------|
| Floor           | Carpet                                |
| Walls/Ceiling   | Painted Plasterboard                  |
| Lighting        | LED Downlights                        |
| Window dressing | Roller Blinds & Sheer                 |
| Curtains        | (to sliding doors)                    |
| Heating/Cooling | Reverse Cycle Airconditioning (zoned) |
| Wardrobes       | Sliding Doors (Mirror/Frosted Glass)  |

## Bathrooms

|                 |                         |
|-----------------|-------------------------|
| Floor           | Tiles                   |
| Walls           | Tiles                   |
| Ceiling         | Painted Plasterboard    |
| Vanity Benchtop | Glass                   |
| Vanity Joinery  | Laminate & Polyurethane |
| Doors           |                         |
| Mirror          | Yes                     |
| Vanity Basin    | Ceramic                 |
| Toilet Suite    | Ceramic                 |
| Tapware         | Chrome Mixer            |
| Shower Screen   | Semi – Frameless Glass  |
| Lighting        | LED Downlights          |

## Laundry

|               |                      |
|---------------|----------------------|
| Floor         | Tiles                |
| Walls/Ceiling | Painted Plasterboard |
| Laundry Tub   | 45L Stainless steel  |
| Tapware       | Chrome Mixer         |

## Kitchen

|               |                            |
|---------------|----------------------------|
| Floors        | Tiles                      |
| Walls/Ceiling | Plasterboard               |
| Splashback    | Glass                      |
| Benchtop      | Reconstituted Stone        |
| Cabinetry     | Laminex                    |
| Sink          | 1 1/2 bowl Stainless Steel |
| Tapware       | Chrome Mixer               |
| Lights        | LED Downlights             |

## White Goods

|            |       |
|------------|-------|
| Wall Oven  | Miele |
| Cooktop    | Miele |
| Rangehood  | Miele |
| Dishwasher | Miele |

## Technology

|                              |                             |
|------------------------------|-----------------------------|
| Phone/Data Points<br>Bedroom | Living/Dining & Main        |
| Power Points/ Light switches | Large Toggle Style Switches |
| TV<br>Bedroom                | Living/Dining & Master      |
|                              | Pay TV Ready.               |
| Emergency call system        | Available on Request        |
| Smoke Alarm                  | Hardwired                   |

## Security

|                        |                 |
|------------------------|-----------------|
| Building entry         | Security Swipe  |
| Car park entry         | Security Swipe  |
| Intercom               | Video Intercom  |
| Common Areas & Carpark | CCTV Monitoring |

## Balcony

|             |                |
|-------------|----------------|
| Floor       | Concrete Tiles |
| Water Point | Hose tap       |
| Power Point | Yes            |
| Gas Outlet  | Yes            |