

# SIXTY FLOURISH

Apartments

## SPECIFICATIONS

### INTERIOR

#### ENTRANCE LOBBY

Ground Floor Lobbies	Coloured concrete floor with aggregate finish on the ground floor, feature wall and canopy, perforated aluminium gate and built-in timber seater.
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#### LIFTS AND LIFT LOBBIES

Lift Lobbies	Ceramic tiled floor.
Lift Doors	Stainless steel doors.
Lift Interior	Ceramic tiles with stainless steel walls including handrails.

#### APARTMENT INTERIORS

Internal Walls	Painted.
Party Walls	Painted. Acoustic insulation rating as per BCA requirements.
Ceilings	Painted plasterboard ceilings. Acoustic insulation rating as per BCA requirements.
Floors	Carpets to living, dining and bedrooms. Tiles to kitchen, bathroom and ensuite.
Entry Doors	Painted solid core doors.
Internal Doors	Painted hollow core doors.
Built-in Robes	Sliding mirror doors to built-in robes complete with shelf and hanging rail.
Internal Door Furniture	Designer range handles.
Skirtings	Included.

#### KITCHENS

Cupboards	Engineered stone benchtops with developers selected prefinished cupboard doors. Soft close drawers and doors. Overhead cupboards where shown.
Pantry	Included.
Fridge Recess	Fridge recess and power point.
Oven	European under bench oven.
Cooktop	European cooktop.
Rangehood	European under mount rangehood.
Microwave Recess	Microwave recess with power point.
Splashback	Selected tiled splashback.
Sink and Mixer	Stainless steel sink and selected chrome mixer tap.
Bin	Recessed bin cupboard.
Dishwasher	Recess.
Flooring	Tiled floors.

#### BATHROOM, ENSUITE AND LAUNDRIES

Vanities and Basins	Engineered stone vanity tops with developers selected prefinished cupboard doors and ceramic basins.
WC	Designer toilet suite.
Basin Mixers	Selected chrome mixer taps.
Shower Mixer and Head	Selected chrome range.
Bath Mixer	Selected chrome mixer taps.
Laundry	Selected chrome mixer tap.
Shower Screens	Clear toughened safety glass, semi frameless shower screens and pivot doors where shown.
Towel Rails	Designer selected chrome range.
Toilet Roll Holders	Designer selected chrome range.
Mirrors	Included.
Floors and Walls	Tiled.
Electric Clothes Dryer	Included.

#### ELECTRICAL

Smoke Alarms	Included.
Fire Alarms	Included.
Light Fittings	Recessed LED downlights provided.
TV Point	Provided to living room.
Data Outlets	Provided to living room and study.
Pay TV Point	Provided to living room.
Telephone Point	Provided to living room and master bedroom.
NBN	Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation.
Exhaust Fans	Provided as required.
Hot Water System	Storage hot water system.
Air Conditioning	Reverse cycle air conditioning to apartment master bedroom and living area.

#### ENERGY EFFICIENCY

6-Star Energy Rated	Apartments have been designed to achieve an average 6-Star energy rating.
Motion Sensors	Motion sensors provided in common areas to reduce energy consumption.

#### CAR PARKING

Car Park	Fully secure with CCTV.
Bicycle Storage	Communal bike racks provided.

### EXTERIOR

Walls	Detailed elevations featuring rendered painted walls, and perforated screen finishes.
Windows and Sliding Doors	Powder coated aluminium-framed sliding doors and windows with clear laminated glazing. Windows and sliding doors are to meet acoustic requirement and quiet house design principle.
Flyscreens	Flyscreens provided.
Apartment Balustrades	Balustrades with clear safety glass and powder coated aluminium handrails. Ground floor apartments to have powder coated aluminium.
Rear Walkway Balustrade	Powder coated aluminium handrails.
Balconies	Tiled floors.
External Stairs and Landings	Concrete.
Courtyards	Concrete pavers.
Stores	Minimum 4 sqm stores provided to each apartment.
Letterboxes	Secure letterboxes with locks.
Landscaping	Landscaped and reticulated gardens to front courtyard of ground floor units, boundaries and car park managed by the Strata Services. Exterior boundary wall with powder coated permeable fencing.
Security Gates	Remote controlled metal gates to extent as shown on plans.
Screenwork	Decorative Feature Screens to extent as shown on plans.

#### SECURITY

Intercom	Audio intercom system for controlling access to the ground floor entrance and lobby from each apartment.
Security Access Reader System	Integrated Reader System includes car park gate access, lobby and pedestrian access.
Remote Control Driveway Access	Two remote controls for each apartment included.
Surveillance	CCTV to ground floor car park.