

# 272 HEDGES AVENUE

## SCHEDULE OF FINISHES 28<sup>th</sup> May 2018

(Apartment Types A, B, C, D, E, F & G)

<b>1.</b>	<b>APARTMENT EXTERNAL FINISHES</b>	
	BALCONY	Timber Decking Floor Boards Aluminium framed & glazed balustrade
<b>2.</b>	<b>APARTMENT INTERNAL FINISHES</b>	
	WALLS & CEILINGS	Plasterboard sheeted and painted, square set cornices. Skirting (with timber floors only)
	DOORS/WOODWORK	Painted finish in satin enamel
	FLOORS	Tongue & groove timber flooring to the extent shown on plan (unit types A & B) Travertine stone tiles to the extent shown on plan (unit types C to G only) Premium carpet to the extent shown on plan (colour as selected)
	KITCHEN	Exposed joinery in high gloss 2 pack finish Melamine internal carcasses Dark / white vein marble stone bench tops (unit types A & B) White / grey vein marble stone bench tops (unit types C to G only) Stainless steel kitchen sink with chrome tapware Mirrored glass splashback Smeg appliances 'Dolce Stil Novo' range; 90cm induction or gas cooktop (as selected) with ducted rangehood, 60cm pyrolytic oven and speed oven, 2 x 60cm integrated fridges or Single 90cm F&P integrated fridge (as selected), fully integrated dishwasher, warming drawer (unit types C to G only)
	BUTLER PANTRIES (where shown on plan)	Exposed joinery in laminate finish, melamine internal carcasses Stone benchtops to match kitchen Stainless steel kitchen sink with chrome tapware Underbench fridge & Smeg dishwasher (unit types C, E & F only)
	ENSUITES & BATHROOMS	Travertine stone tiling to walls Wall mounted vanity clad in travertine slabs Frameless shower glass Glass covered wall storage cabinets to the extent shown on plan Custom wall mirrors Chrome tapware and bathroom accessories range
	POWDER ROOMS	Travertine stone skirting to walls Wall mounted vanity clad in travertine slabs Custom wall mirror
	LAUNDRY	Exposed joinery in high gloss 2 pack finish. Melamine internal carcasses. Reconstituted stone bench tops Stainless steel drop-in tub with chrome tapware Smeg Dryer
	WARDROBES	Painted joinery doors with internal shelves and hanging rails
	WALK IN ROBES	Custom laminate joinery with shelving, drawer units and hanging rails
<b>3.</b>	<b>APARTMENT SERVICES</b>	
	SECURITY	Secure access to basement car parking Intercom for visitor access Lift secure access for all apartment levels
	VERTICAL TRANSPORT	3 passenger lifts
	AIR CONDITIONING	Ducted & zoned air conditioning
	ELECTRICAL	MATV Television points Telephone and data points, broadband cabling
	HYDRAULIC	Central hot water system
<b>4.</b>	<b>BASE BUILDING</b>	
	STRUCTURE	Reinforced concrete columns, floors & basement
	WINDOWS	Aluminium framed windows and sliding doors as shown on plan High performance glazing

Please note that fittings may change during construction.

Sunland Developments No.36 Pty Ltd reserves the right to change fittings with equivalent products if the product becomes unavailable.