

BUILDING SPECIFICATIONS



Townhouses

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BUILDING SPECIFICATIONS

Exterior Building Fabric

Walls

Acrylic rendered external elements.

Windows & Doors

Powder coated aluminium frames.
Premium double glazing throughout.
Flyscreens provided on operable windows.

Roofing

Colorbond or equivalent metal roofing.

Floors & Concrete Slabs

Concrete floor slab with various high quality floor finishes and acoustic treatment under floor.

Courtyards

Individual private courtyards within each townhouse. Tile or stone floor finish with feature landscaping.

Barbeque

In-built barbecue to each courtyard.

Driveway

Concrete finish.

Stores

Masonry walled storeroom with minimum 4m² internal area provided to each townhouse.

Private Lockable Garages

Concrete floor throughout. Private lockable garage parking to all townhouses.

Landscaping

Architecturally designed landscaping by award winning landscape architects Seed Design Studio who specialize in creating smart designs in a collaborative manner which enhance the natural environment. Providing unique landscape responses to the townhouse spatial typologies, the front terraces and the central courtyards.

Visitor Parking

Allocation of visitor bays provided to basement separated from secure resident private garages.

Mail Boxes

Individual lockable mail boxes provided in external shared communal entry. Parcel locker system with non-refrigerated and refrigerated components available through 19 Louise Street mail room.

Leisure Facilities

Townhouse residents have full rights of access to the rooftop facilities located at 19 Louise Street which include:

Lounge & Dining

Air-conditioned lounge, kitchen and dining facilities with high quality finishes throughout. Feature fireplace, Miele appliances, custom joinery, wall mounted TV in recess, designer furniture and feature lighting. Space is bookable for private functions by residents.

Gymnasium

Air-conditioned gymnasium with wide range of state-of-the-art equipment, furnished with vinyl weave flooring, full height mirrors, water fountain and entertainment system.

Outdoor Kitchens

Two purpose built outdoor kitchens complete with built in gas BBQ, under bench fridge and stainless-steel sink. Numerous outdoor dining and seating areas.

Swimming Pool

20m solar heated lap pool in resort setting.

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Pool Deck

Premium quality decking with frameless glass pool fence and metal palisade fencing. Extensive raised planter beds with feature lighting. Designer furniture including sun lounges.

Sauna

10-person sauna with traditional cedar-lined finish.

Security & Access

Intercom System

Audio-visual intercom system for controlling access to building entrance per townhouse.

Car Park Gate

Secured access to basement via automatic gate with private garages with individual remote access in basement carpark for each townhouse.

Residents Access

Keyless electronic access to building entrance and carpark. Two readers per townhouse.

Security Lighting

Included to all common areas.

CCTV

System provided to cover common areas.

Storeroom

Secure storeroom provided per townhouse.

Sustainable Initiatives

Glazing

Energy efficient double glazing used to satisfy specific BCA energy requirements.

Efficient Lighting

LED and/or energy efficient lighting to carpark and common external walkways.

Water Wise Fixtures & Fittings

Fixtures and fittings to comply with the building code for WELS star ratings.

Solar Panels

Solar panels and individual solar inverter included to assist with power supply to each townhouse.

Electric Vehicle

Access to electric vehicle charging stations on request for each townhouse.

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Townhouse Interiors

Party Walls

Painted masonry construction walls.

Internal Walls

Painted and fully insulated with sound abated treatment.

Ceilings

Painted plasterboard ceilings with premium shadowline detail. Recess for blinds included. Ceiling heights in typical townhouse is 2.7m to living/bedrooms.

Entry Doors

Self-closing door with designer handles and keyless electronic access to each townhouse.

Internal Doors

Painted hollow-core door with designer handles.

Robes

Shelf and hanging rail to robes. Mirrored doors.

Hot Water System

Individual electric hot water system to each townhouse.

Air-Conditioning

Reverse-cycle, ducted system to main living areas and bedrooms as standard.

Interior Design

Choice of three designer colour schemes with bespoke selection of material upgrades unique to The Gardens.

Feature Stairway

Stunning architectural staircase with feature timber battens

Electrical Services

Fire Alarm and Smoke Detectors

Provided to meet Australian Standards.

Light Fittings

Quality recessed down-light fittings provided. Dimming to master bedroom, ensuite, kitchen, dining and living areas.

Exhaust Fans

Provided to wet areas.

TV Point

Provided to living and master bedroom.

Pay TV Point

One Pay TV Point to living and master bedroom. Foxtel backbone wiring throughout building (subscription by residents).

Internet Points

One data point to living and study (if applicable).

GPOs / Switch Plates

Three double GPOs in master bedroom, two double GPOs in other bedrooms, generous provision throughout living areas, waterproof GPO for balconies.

Telephone Points

One telephone point to living.

Finishes

Kitchen Floor

Rectified and vitrified 600mm x 300mm porcelain tiles.

Kitchen Cabinets

High quality coloured or timber grain prefinished board with soft-closing to drawers and doors.

Kitchen Benchtop

Selected reconstituted stone.

Kitchen Splashback

Selected reconstituted stone.

Kitchen Rangehood

Feature curved joinery in two pak paint finish.

Cupboard Door Hardware

Selected designer range handles or push to catch where applicable.

Living & Dining Floor

100% premium wool loop pile carpet with underlay.

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Bedroom Floor

100% premium wool loop pile carpet with underlay.

Skirting Boards

Painted skirting boards.

Bathroom, Ensuite and Powder Room Floor

Fully vitrified 600mm x 300mm porcelain floor tiles.

Bathroom, Ensuite and Powder Room Walls

Floor to ceiling 600mm x 300mm fully rectified wall tiles. Recess/storage space provided to all shower walls and select baths.

Bathroom, Ensuite and Powder Room Mosaics

High quality herringbone feature mosaics to select areas.

Bathroom & Ensuite Shower Screen

Designer framed clear glazed shower screen (frosted glazing to W/C where applicable).

Bathroom Vanity

Drawers with a choice of colour schemes.

Mirror

Mirrored cabinetry with storage, concealed GPOs and feature LED strip lighting.

Laundry

Reconstituted stone benchtop, overhead cupboard storage, swivel laundry mixer and stainless steel trough.

Appliances

Cooktop

Miele 80cm induction cooktop.

Oven

Miele 60cm pyrolytic oven with glass door and energy efficiency class A.

Rangehood

Miele stainless steel rangehood externally ducted.

Dishwasher

Miele fully integrated dishwasher.

Fridge & Freezer

Fully integrated side-by-side fridge and freezer.

Clothes Dryer

Miele condenser dryer included.

Fixtures & Tapware

Kitchen Tap

Matte black or brushed nickel designer mixer with pull-out spray.

Kitchen Sink

Large single stainless steel sink.

Basin and Shower Mixer

Designer matte black or brushed nickel range.

Basins

Underbench mounted white ceramic basins.

Bath

Freestanding bath with floor mounted outlet in selected ensuites.

W/C

Designer toilet suite with concealed cistern and push buttons.

Shower

Designer dual shower head and rail in a matte black or brushed nickel finish.

Bathroom Accessories

Matte black or brushed nickel double towel rail and toilet roll holder. Non-heated towel ladders to ensuites.

TOWNHOUSE UPGRADES



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TOWNHOUSE UPGRADES

Finishes

Kitchen Floor

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

Kitchen Cabinets

Timber veneer to full height cabinetry, drawers and select overhead cabinetry.

Living & Dining Floor

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

Bedroom Floor

Choice of 600mm x 600mm natural stone tiles or engineered timber floorboards in a straight lay or herringbone format.

Bathroom & Ensuite & Powder Floor

600mm x 600mm natural stone tiles.

Bathroom & Ensuite & Powder Walls

Floor to ceiling 600mm x 600mm fully rectified porcelain tiles.

Bathroom & Ensuite Mosaics

Natural stone herringbone feature mosaics to match natural stone floor upgrade where applicable.

Robes

Robe Modules

Choice of 5 designer robe modules finished in either matching apartment laminate or upgrade veneer.

Appliances

Cooktop

Miele 90cm induction cooktop or Gaggenau 80cm frameless induction cooktop.

Rangehood

Miele 90cm undermount rangehood or Gaggenau 90cm slide-out stainless steel rangehood to match cooktop selection.

Combi-Speed Oven

Miele built in combination speed oven.

Combi-Steam Oven

Miele or Gaggenau combination steam oven.

Coffee Machine

Miele or Gaggenau built in coffee machine.

Warming Drawer

Miele or Gaggenau built in warming drawer.

Wine Fridge

Miele or Gaggenau under bench wine fridge (where applicable).

Washing Machine

Miele washing machine to match condenser dryer.

Electric Vehicle Charger

Metered load managed EV charger provided to car bay.

Fixtures & Tapware

Filtered Water Tap

All in one Celsius Zip Tap with boiling, chilled, sparkling, ambient hot and cold filtered water.

Bathroom Accessories

Matte black or brushed nickel non heated and heated towel ladders.

Lighting, Blinds & Home Automation

Kitchen Feature Light

Two designer linear pendant options above island bench.

Bathroom Feature Light

Two designer wall sconce options to bathroom vanity wall.

Artwork Feature Light

Pin spot artwork lighting.

Automated Blinds Power

Power provision to living, dining and bedrooms for automated blinds where applicable.

Home Automation Package

Automation compatible air-conditioner controller, LED downlights, 4 x GPOs and power for electric blinds. Controlled via Google Nest connected home display (or similar).

Lifts

Individual private lifts providing access from basement garages to all levels.