



## SCHEDULE OF FINISHES - 29 STATION STREET, NUNDAH

### CIRCA THREE - APARTMENTS

FINISHES		COLOUR SCHEME	
ITEM	DESCRIPTION	Silverfox (Dark)	Vanilla (Light)
<b>GENERAL</b>			
Floor Coverings	100% Wool carpet with underlay	Charcoal	Latte
Walls	Plasterboard with low sheen acrylic paint finish	White	White
Ceilings	Plasterboard ceiling with acrylic paint finish	White	White
Architraves & Skirting	Timber with gloss enamel paint finish	White	White
Lighting	Energy Efficient downlights throughout the internal of the apartment		
Hot Water System	Central gas hot water plant with individual metering		
Air Conditioning	Ducted Air Conditioning in living area and bedrooms. Singular temperature control system		
Window Coverings	Manual Roller Blinds to all windows excluding wet areas	White	White
Open Shelving	Select Laminate	Black	White
Refuse	Refuse chute(s) to each floor		
Lifts & Lobby	Secure access lifts and secure lobby entries		
Intercom	Security audio intercom between main entry and individual apartments		
Smoke detector	Hard wired 240v smoke detector		
<b>COMMUNICATION</b>			
Television	Free to air and Pay TV outlets in living and master bedroom		
Telephone	Outlet/s in living and / or kitchen		
Internet	Outlet in living area		
<b>KITCHEN</b>			
Floor coverings	Ceramic tile - Matt finish	Charcoal	Sand
Walls	Plasterboard with low sheen acrylic paint finish	White	White
Ceilings	Plasterboard ceiling with acrylic paint finish	White	White
Benchtop	20mm Reconstituted stone	Charcoal	Ivory
Splashback	Glass Splashback	Grey	Grey
Main Joinery	Door fronts in select laminate finish with white internal melamine cabinetry	Black	White
Feature Joinery	Feature door fronts in select laminate finish	Light Oak	Medium Oak
Pantry	Door front/s in select laminate with white internal melamine cabinetry with adjustable shelves		
Sink	Stainless Steel undermount single bowl with tap mixer	Stainless Steel	Stainless Steel
Dishwasher	European Stainless Steel Dishwasher		
Cook top	European Stainless Steel Gas Cook Top - 600mm		
Oven	European Stainless Steel Multi-function Oven - 600mm		
Rangehood	European design slideout Rangehood - 600mm		
Feature Lighting	Two by Feature Pendant lights, generally located above the Kitchen Island bench & LED strip lighting under overhead cupboards		
<b>BEDROOM/S</b>			
Floor Coverings	100% Wool carpet with underlay	Charcoal	Latte
Walls	Plasterboard with low sheen acrylic paint finish	White	White
Ceilings	Plasterboard ceiling with acrylic paint finish	White	White
Architraves & Skirting	Timber with gloss enamel paint finish	White	White
Robe/s	Mirror sliding doors with hat shelf and chrome hanging rail/s with drawer unit where applicable		



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### FINISHES

### COLOUR SCHEME

ITEM	DESCRIPTION	Silverfox (Dark)	Vanilla (Light)
<b>BATHROOM, ENSUITE</b>			
Floors	Ceramic tile - Matt finish with tile skirtings to the walls	Charcoal	Sand
Walls	Plasterboard with low sheen acrylic paint finish	White	White
Ceilings	Plasterboard ceiling with acrylic paint finish	White	White
Wall Tiles	Ceramic tile to shower recess & vanity splash back	Black	White
Vanity	Wall mounted white ceramic basin with select laminate cabinetry below	Black	White
Mirror Cabinet	Mirrored cabinet doors with white internal cabinetry		
Tapware	Chrome mixer		
Toilet	Vitreous china suite	White	White
Shower Screen	Frameless glass shower screen		
Accessories	Towel rail, shower shelf and toilet roll holder		
<b>LAUNDRY</b>			
Floors	Ceramic tile - Matt finish with tile skirtings to the walls	Charcoal	Sand
Laundry Splashback	Ceramic tile splashback	Black	White
Laundry Tub	Stainless steel tub with storage cupboard underneath		
Laundry Sink Tapware	Chrome spout with tap assembly	Chrome	Chrome
Washing Machine Tapware	Hot and cold washing machine set		
Clothes Dryer	4.5kg wall mounted dryer	White	White
<b>BALCONY</b>			
Floors	Ceramic tiles	Grey	Sand
Ceilings	Textured paint finish	White	White
Balustrade & Handrails	Powder coated aluminium with glass infill		

### NOTES

#### GENERAL

The Seller may substitute items contained in the schedule as long as the new item is at least of the same quality. The location of fixtures and fittings may be changed but the new location must not adversely affect the use or functionality of the lot.

#### TELEVISION

Free to air and Pay TV points provided in living and main bedroom. The point may be used for access to the Pay TV network, but individual connection charges and ongoing usage charges will apply for the lot.

#### STAINLESS STEEL

All stainless steel products are susceptible to scratching and should be treated with care. This is not a fault; it is a character of the product. Any marks must be identified in the pre-settlement inspection in order to qualify as a defect.

#### STONE

As stone is natural, there may be variations in colour and consistency. Reconstituted stone is manufactured from natural aggregate materials therefore variations in colour, consistency and shading can occur. Stone should be cared for in the manner recommended by the Manufacturer.

Information herein is subject to change without notice. No responsibility is accepted by the Vendor or its agents for any other information contained herein or for any action taken in reliance thereon. Architectural and artist impressions are indicative only. Whilst all information in relation to this development has been prepared with the utmost care and attention to its accuracy, no warranty can be given and therefore interested parties should rely on their own enquiries.