***238 - 242 Kingsway CARINGBAH***



# Finishes Schedule

***GENERAL:***

Building designed to comply with the conditions of all relevant Acts and Australian Standard Codes including Fire, Acoustic & Impact Provisions.

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| ***INTERNAL:*** |  |
| ***WALLS:*** |  |
| **Ground Floor:**  **First Floor:** | Full brick with gyprock sheeting  Timber with gyprock sheeting |
| **Attic Floor:** | Timber with gyprock sheeting |
|  |  |
| ***FLOORS:*** |  |
| **Basement Floor:** | Concrete |
| **Ground Floor:** | Concrete |
| **First Floor:** | Timber |
| **Attic Floor:** | Timber |
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| ***SECURITY:*** | Burglar Alarm System Video Intercom |
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| ***INTERNET/ TV/TEL:*** | Internet / Tel / Pay & free-to-air TV connections |
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| ***AIR COND. / HEATING:*** | Daikin fully ducted reverse cycle  Gas heater connection bayonet in living area |
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| ***DOOR HARDWARE*:** | Stainless steel finish |
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| ***LIVING / DINING/HALLWAY:*** | Engineered timber |
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| ***LIGHTING:*** | LED downlights |
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| ***EXTERNAL*** |  |
| ***WALLS:*** | Fullbrick render/ Timber /Cladding |
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| ***PORCHES:*** | Quality porcelain anti-slip tiles |
|  |  |
| ***GARDEN:*** | Landscaped  Clothes line Water tap  Gas bayonet connection |
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| ***ENSUITES & BATHROOMS:*** |  |
| ***Floor:*** | Quality porcelain tiles |
| ***Walls:*** | Quality porcelain tiles floor to ceiling |
| ***Vanity:*** | Timberline wall hung |
| ***Mirrors:*** | Bevelled edge |
| ***Basin Tapware:*** | Grohe flick mixer |
| ***Bath Tub:*** | Free-standing |
| ***Shower / Bath Mixer:*** | Grohe hand shower on rail |
| ***Shower Screen:*** | Frameless / Semi-frameless |
| ***Toilet:*** | Villeroy & Boch suite with soft close seat |
| ***Bathroom Accessories:*** | Quality chrome |
|  |  |
| **BEDROOMS:** |  |
| ***Floor coverings:*** | Premium wool blend carpets |
| ***Wardrobes:*** | Sliding mirror doors |
| ***Lighting:*** | LED downlights |
|  |  |
| ***KITCHEN:*** |  |
| ***Floors:*** | Engineeredtimber |
| ***Cupboards/Drawers:*** | Handle-less polyurethane doors |
| ***Hardware:*** | Soft closing system |
| ***Splashback:*** | Premium Caesar Stone |
| ***Bench Tops:*** | Premium Caesar Stone |
| ***Sinks:*** | Under-mount double bowl sink |
| ***Tapware:*** | Grohe sink mixer |
| ***Dishwasher:*** | Miele semi- integrated |
| ***Gas Cooktop:*** | 750mm Miele gas |
| ***Oven:*** | 600mmMiele electrical |
| ***Range hood:*** | 600mm Miele Slimline stainless-steel |
| ***Lighting:*** | LED downlights |
|  |  |
| ***LAUNDRY:*** |  |
| ***Floors:*** | Quality porcelain tiles |
| ***Walls:*** | Floor to ceiling quality porcelain tiles |
| ***Tub:*** | Stainless-steel with Grohe sink mixer |
| ***Dryer:*** | Wall hung |
|  |  |
| ***HOT WATER :*** | Instantaneous gas water heater |