***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.

***INTERNAL***

***WALLS:***  full brick with gyprock sheeting

***FLOORS:*** concrete/timber

***SECURITY:*** burglar alarm system

video intercom

***INTERNET/ TV/TEL:*** internet /tel/ pay & free-to-air tv connections

***AIR COND. / HEATING:*** Daikin fully ducted reverse cycle air conditioning

gas heater connection bayonet in living area

***DOOR HARDWARE*:** lever matt stainless steel finish

***LIVING / DINING/HALLWAY:*** engineered timber

***LIGHTING:*** LED downlights

***EXTERNAL***

***WALLS:*** fullbrick render/paint/cladding

***PORCHES:*** quality porcelain anti-slip tiles

***GARDEN:*** landscaped

clothes line

water tap

gas bayonet connection

***ENSUITES & BATHROOMS:***

***Floor:***  quality porcelain tiles

***Walls:***  quality porcelain tiles floor to ceiling

***Vanity:***  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 Cesar Stone/glass

***Bench Tops:*** premium Cesar Stone

***Sinks:*** under-mount double bowl sink

***Tapware:*** Grohe sink mixer with side lever operation

***Dishwasher:*** Miele semi- integrated

***Gas Cooktop:*** 750mm Miele gas with wok burner

***Oven:*** 600mmMiele electrical

***Rangehood:*** 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:*** 5 kg wall hung

***HOT WATER :*** instantaneous gas water heater