



AVANI

APARTMENTS AND TOWNHOUSES
CORNER OF BLACKWALL AND FARNELL ROADS WOY WOY NSW



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Disclaimer:
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General

- 10mm Plasterboard (Painted) to walls and ceiling
- Villa-board to wet area walls
- Paint finish skirting and architraves
- Smoke detectors
- LED Down lights throughout
- Shelving in linen cupboards
- Power points throughout
- Gas instantaneous 6 star Hot Water System
- Internal Timber doors and hardware
- Timber entry door
- Aluminium glazed sliding doors to Balcony/ Courtyard as per plans
- Aluminium glazed windows as per plans
- Split system air conditioning unit
- Timber/Aluminium/Masonry Courtyard walls as per plans
- Gate
- Clothesline
- Courtyard Paver / Tiles
- Grass
- Timber/Aluminium/Masonry Courtyard walls as per plans
- Gate
- Clothesline
- Balcony Tiles
- Grass Courtyard

Kitchen

- Engineered Timber look flooring
- Joinery
- Bench Top
- Splashback
- 1 3/4 bowl Stainless steel sink
- Bench top cooktop and under bench oven
- Range hood
- Dishwasher

Living

- Engineered Timber look flooring
- Ceiling fan
- TV Antenna point
- Data point

Dining

- Engineered Timber look flooring

Bathroom

- Ceramic floor tiles
- Floor to ceiling wall tiles
- Dual flushing toilet suite with soft close
- White acrylic bath (Townhouses)
- Semi frameless glass shower screen
- Wall Mounted Cabinetry with Mirror Doors
- Ceramic Wall Hung basin and stainless steel mixer
- Wall mounted shower rose
- Exhaust fan

Ensuite

- Ceramic floor tiles
- Floor to ceiling wall tiles
- Dual flushing toilet suite with soft close
- Semi frameless glass shower screen
- Wall Mounted Cabinetry with Mirror Doors
- Wall mounted Ceramic basin and stainless steel mixer
- Wall mounted shower rose
- Exhaust fan

Laundry

- Ceramic floor tiles
- Floor to ceiling wall tiles
- Drop in laundry tub and joinery cabinet

Bed 1

- Carpet Flooring
- Robe sliding doors
- Ceiling fan
- TV Antenna point

Bed 2

- Carpet Flooring
- Robe sliding doors
- Ceiling fan

Bed 3

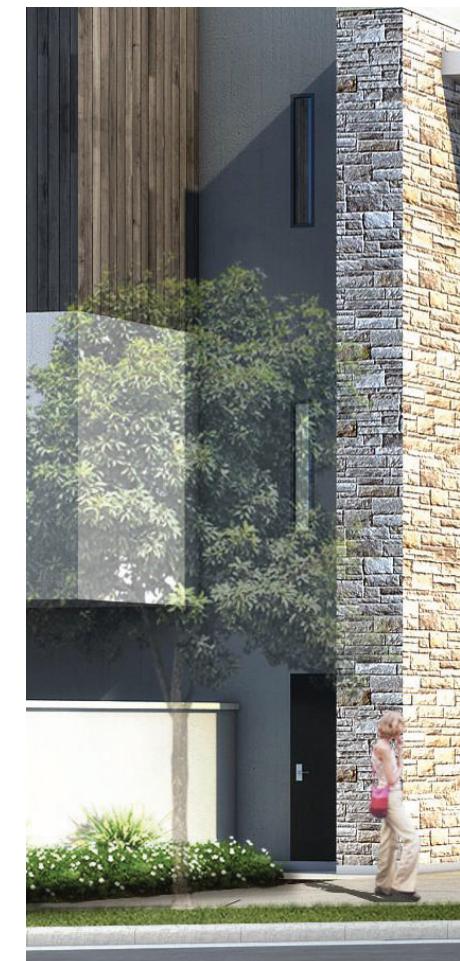
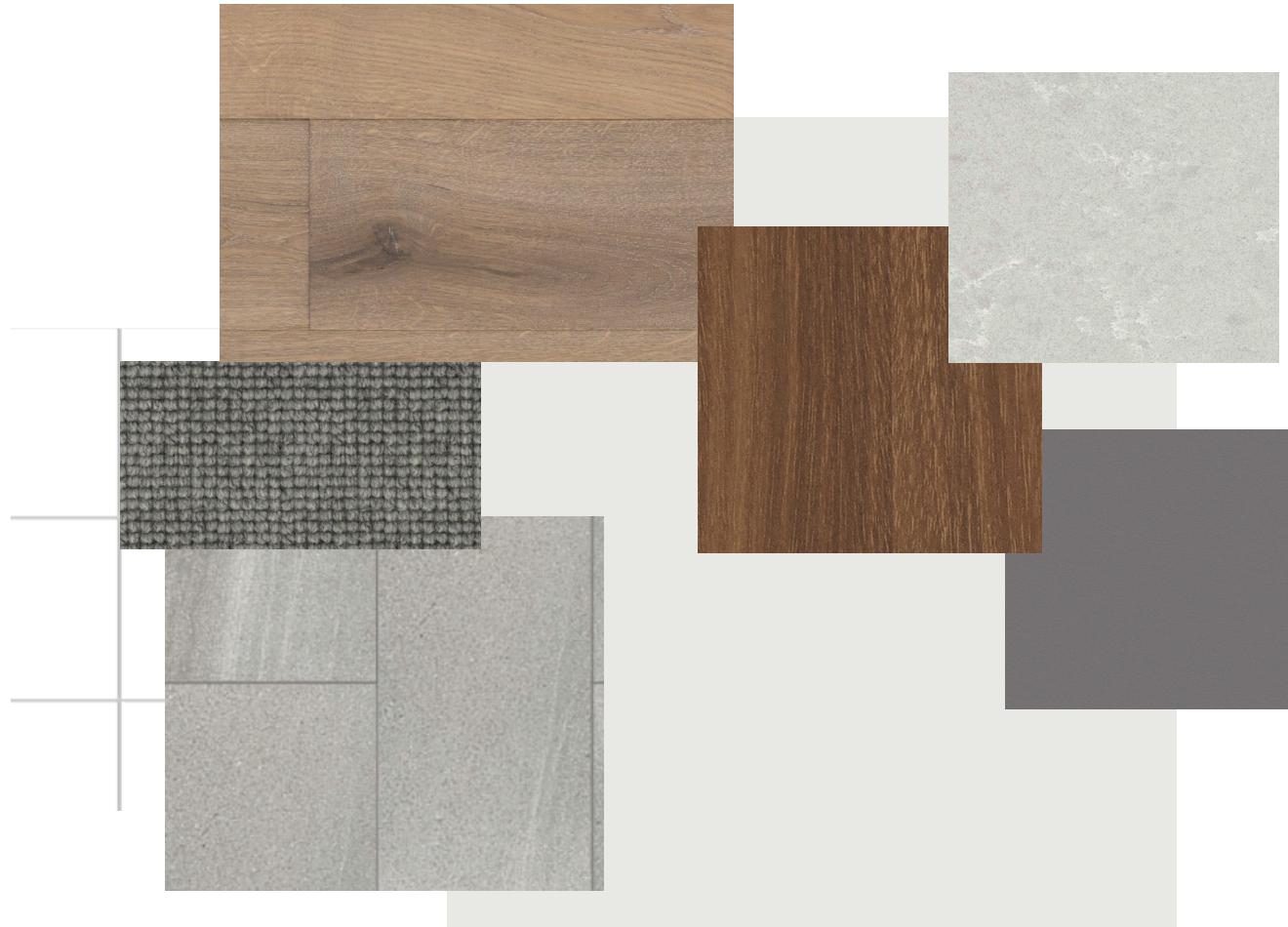
- Carpet Flooring
- Robe sliding doors
- Ceiling fan

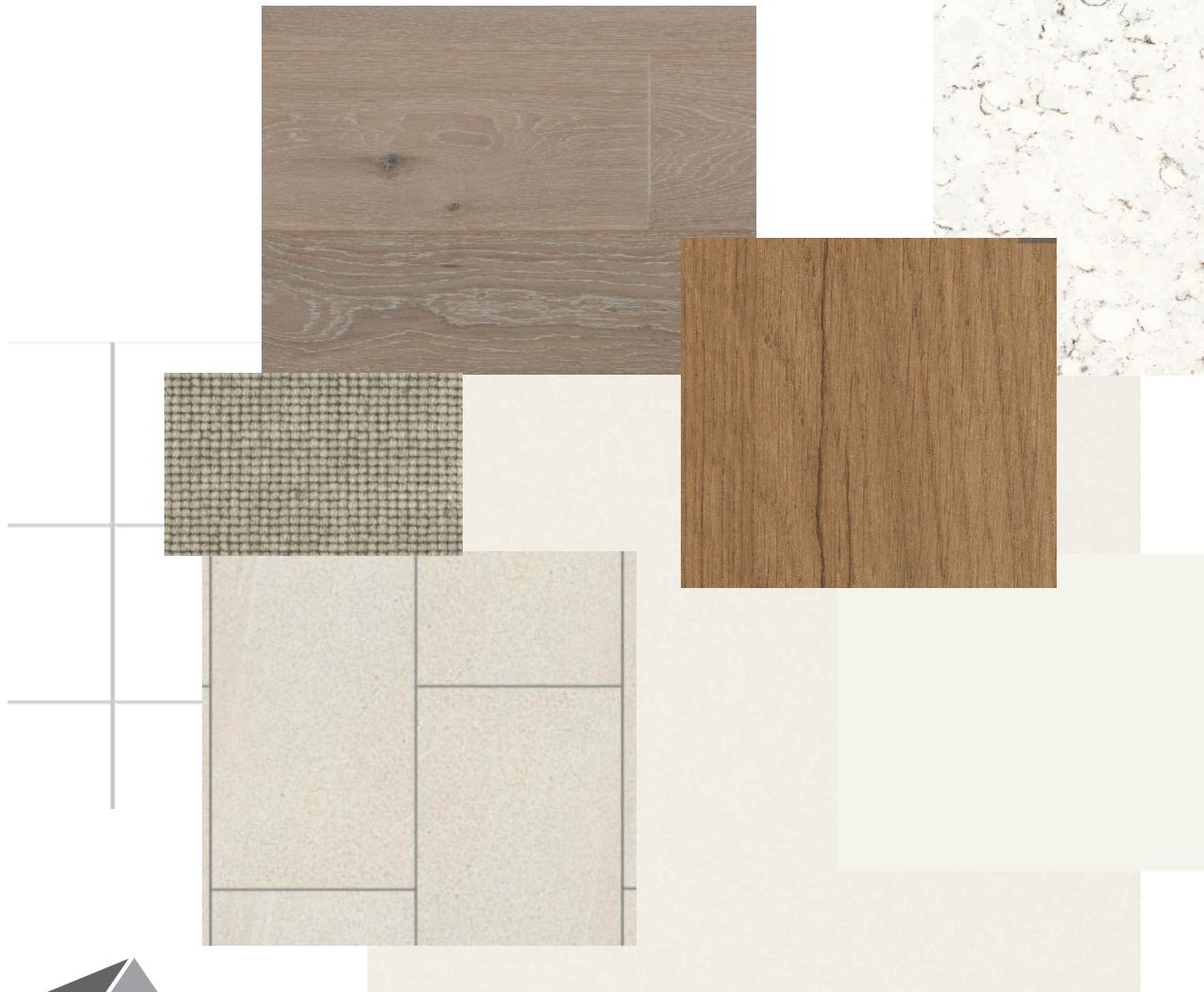


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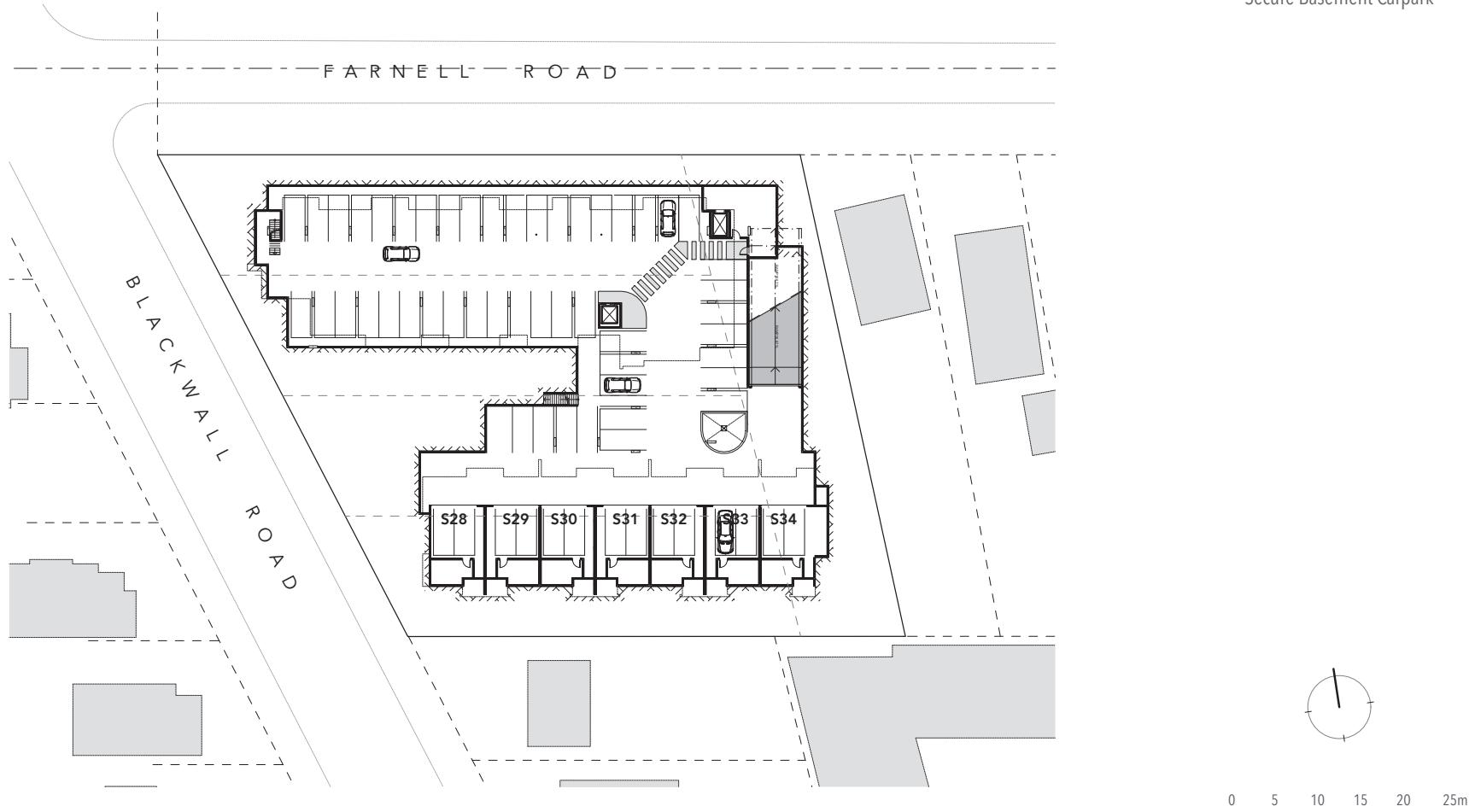
'DARK' SCHEME





'LIGHT' SCHEME





FLOOR PLAN SCALE 1:500 (When printed at A3)

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Floor Level 5.20m (AHD)

Apartments N01 to N09

(1 & 2 Bed Room, Single Level)

TownHouses S28 to S34

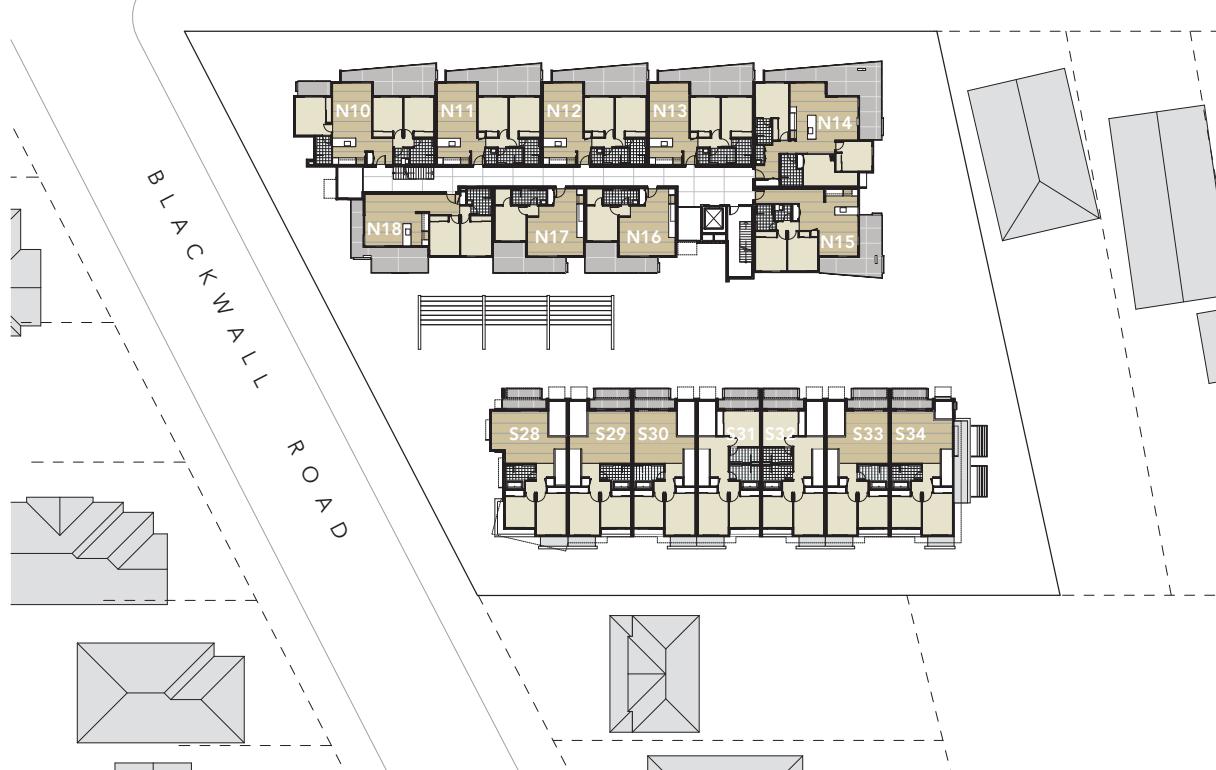
(3 Bed Room, Two Levels)

FLOOR PLAN SCALE 1:500 (When printed at A3)

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FARNELL ROAD



Floor Level 8.26m (AHD)

Apartments N10 to N18

(1, 2 & 3 Bed Room, Single Level)

TownHouses S28 to S34

(3 Bed Room, Two Levels)

0 5 10 15 20 25m

FLOOR PLAN SCALE 1:500 (When printed at A3)

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FARNELL ROAD



Floor Level 11.32m (AHD)

Apartments N19 to N27

(1, 2 & 3 Bed Room, Single Level)



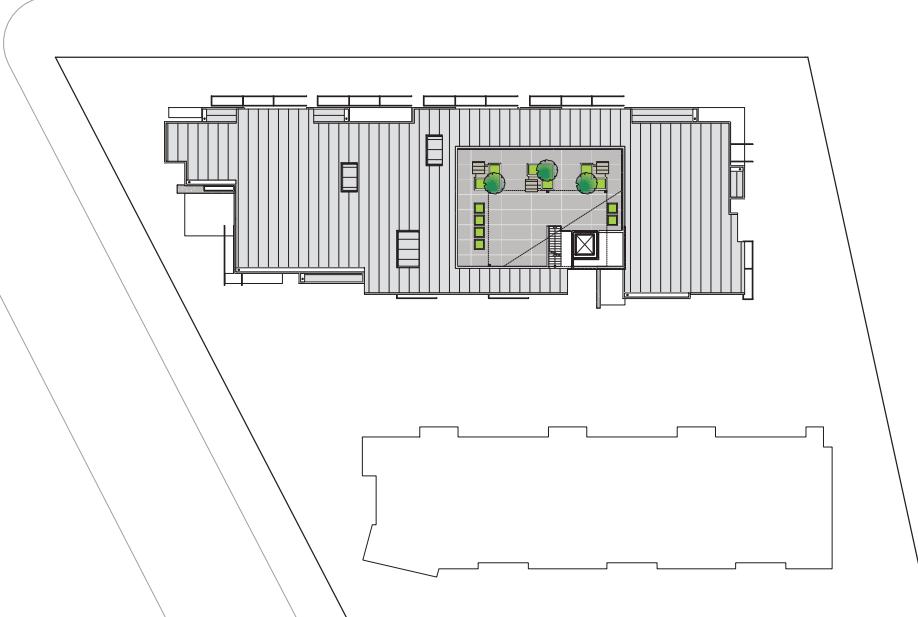
0 5 10 15 20 25m

FLOOR PLAN SCALE 1:500 (When printed at A3)

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Roof Top Terrace Communal Area



0 5 10 15 20 25m

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BLACKWALL ROAD



FARNELL ROAD



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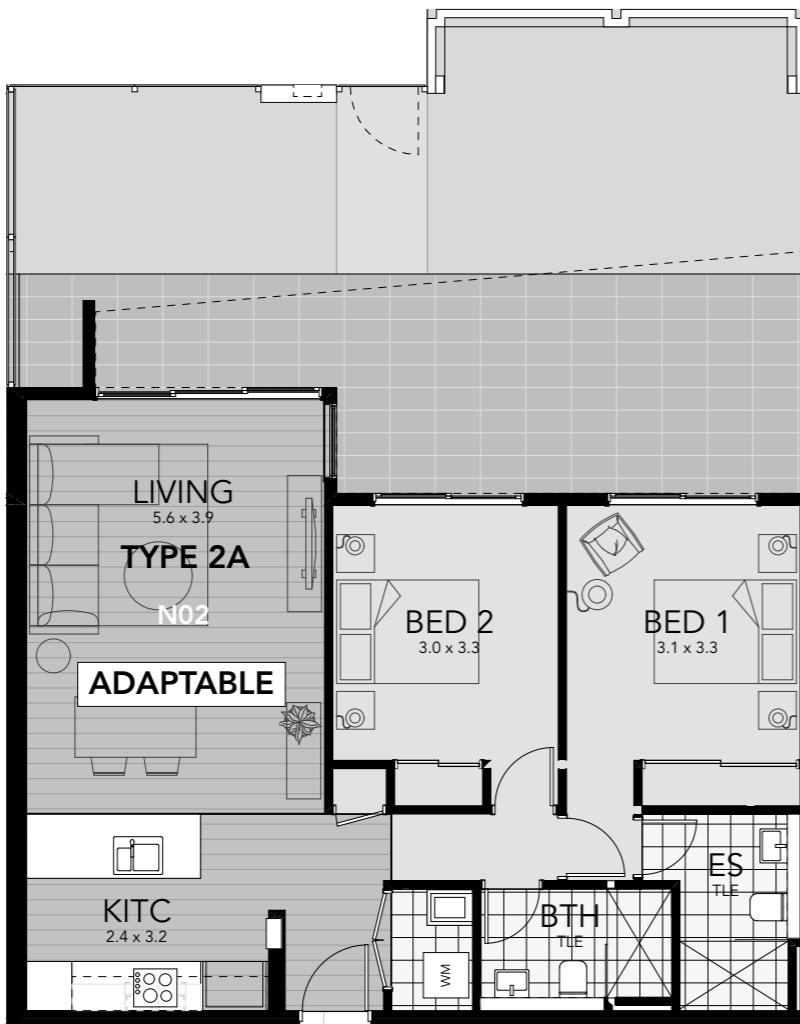
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APEX
SMART
HOMES

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2 Bedrooms, Ensuite + Bathroom

Living 74m²

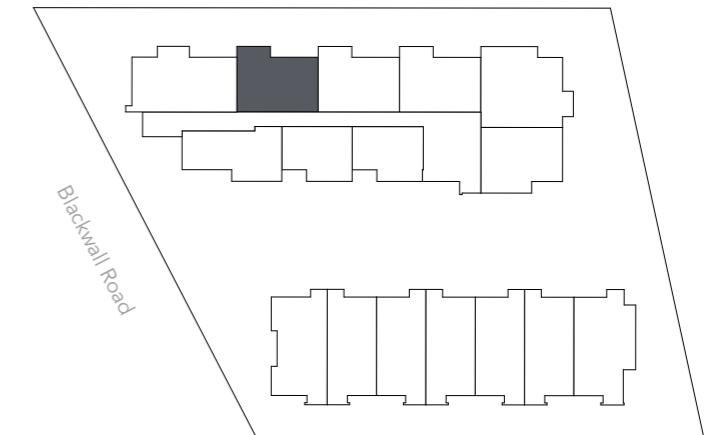
Courtyard 55m²

Storage 2.5m² (Basement)

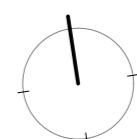
1 Basement Carspace 13m² (+ 1 Option)

Total Area 144.5m²

Farnell Road

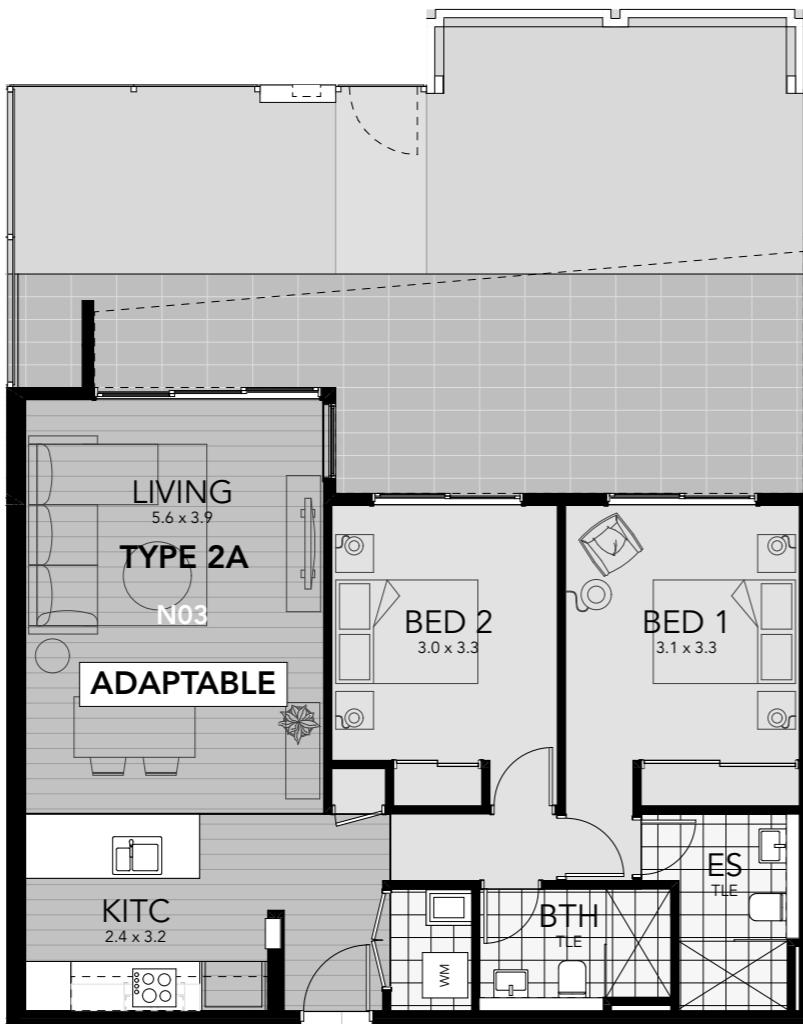


GROUND FLOOR PLAN



0 1 2 3 4 5m

FLOOR PLAN SCALE 1:100 (When printed at A3)



2 Bedrooms, Ensuite + Bathroom

Living 74m²

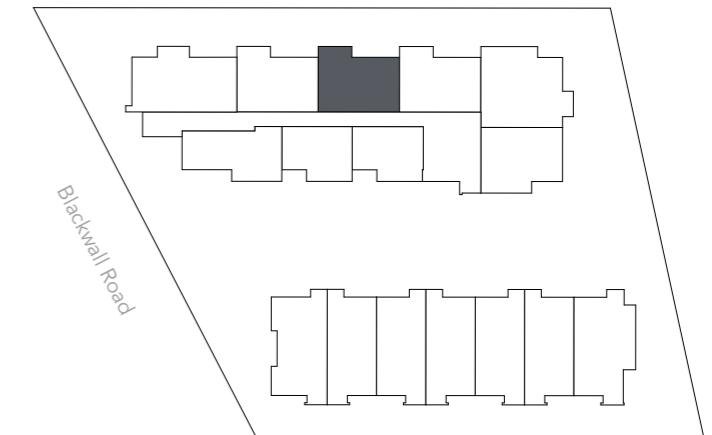
Courtyard 55m²

Storage 2.5m² (Basement)

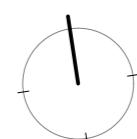
1 Basement Carspace 13m² (+ 1 Option)

Total Area 144.5m²

Farnell Road

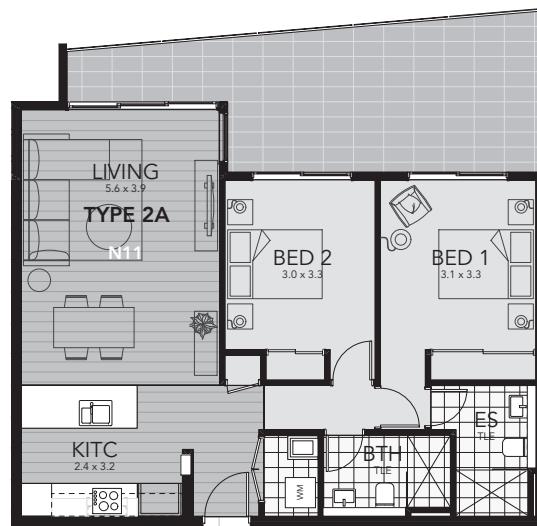


GROUND FLOOR PLAN



0 1 2 3 4 5m

FLOOR PLAN SCALE 1:100 (When printed at A3)



2 Bedrooms, Ensuite + Bathroom

Living 74m²

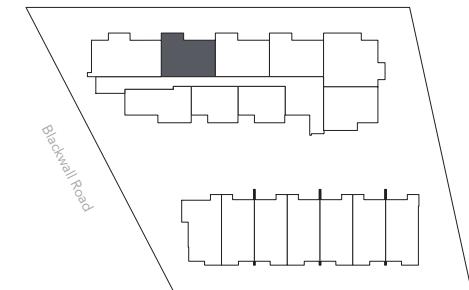
Balcony 21m²

Storage 2.5m² (Basement)

1 Basement Carspace 13m² (+ 1 Option)

Total Area 110.5m²

Farnell Road



FIRST FLOOR PLAN



0 1 2 3 4 5m

FLOOR PLAN SCALE 1:100 (When printed at A3)

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2 Bedrooms, Ensuite + Bathroom

Living 74m²

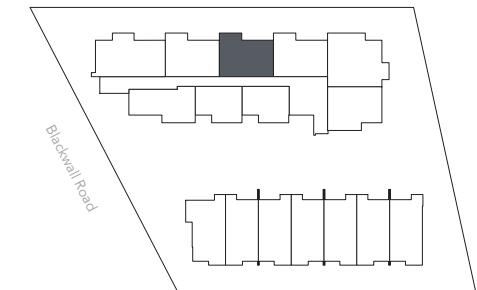
Balcony 21m²

Storage 2.5m² (Basement)

1 Basement Carspace 13m² (+ 1 Option)

Total Area 110.5m²

Farnell Road



FIRST FLOOR PLAN



0 1 2 3 4 5m

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