



# AVANI

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



- 
- 00 FRONT COVER  
 01 INDEX  
 02 APARTMENT INTERNAL VIEW  
 03 INCLUSIONS LIST  
 04 EXTERNAL PERSPECTIVES  
 05 INTERNAL COLOUR BOARD (OPTION 1)  
 06 INTERNAL COLOUR BOARD (OPTION 2)  
 07 SITE PLAN - BASEMENT  
 08 SITE PLAN - GROUND FLOOR  
 09 SITE PLAN - FIRST FLOOR  
 10 SITE PLAN - SECOND FLOOR  
 11 SITE PLAN - ROOF PLAN  
 12 STREETSCAPE ELEVATIONS  
 13 FARNELL ROAD PERSPECTIVE  
 14 APARTMENT INTERNAL VIEW  
 15 APARTMENT INTERNAL VIEW  
 16 UNIT N01 - TYPE 2A  
 17 UNIT N02 - TYPE 2A  
 18 UNIT N03 - TYPE 2A  
 19 UNIT N04 - TYPE 2A  
 20 UNIT N05 - TYPE 1B  
 21 UNIT N06 - TYPE 2B  
 22 UNIT N07 - TYPE 1A  
 23 UNIT N08 - TYPE 1A  
 24 UNIT N09 - TYPE 2C  
 25 UNIT N10 - TYPE 3G  
 26 UNIT N11 - TYPE 2A  
 27 UNIT N12 - TYPE 2A  
 28 UNIT N13 - TYPE 2A  
 29 UNIT N14 - TYPE 3B  
 30 UNIT N15 - TYPE 2B  
 31 UNIT N16 - TYPE 1A  
 32 UNIT N17 - TYPE 1A  
 33 UNIT N18 - TYPE 2C  
 34 UNIT N19 - TYPE 3G  
 35 UNIT N20 - TYPE 2A  
 36 UNIT N21 - TYPE 2A  
 37 UNIT N22 - TYPE 2A  
 38 UNIT N23 - TYPE 3B  
 39 UNIT N24 - TYPE 2B  
 40 UNIT N25 - TYPE 1A  
 41 UNIT N26 - TYPE 1A  
 42 UNIT N27 - TYPE 2C  
 43 CENTRAL COMMON AREA  
 44 TOWNHOUSE INTERNAL VIEW  
 45 TOWNHOUSE INTERNAL VIEW  
 46 TOWNHOUSE INTERNAL VIEW  
 47 UNIT S28 - TYPE 3C - BASEMENT GARAGE  
 48 UNIT S28 - TYPE 3C - GROUND & FIRST FLOOR  
 49 UNIT S29 - TYPE 3D - BASEMENT GARAGE  
 50 UNIT S29 - TYPE 3D - GROUND & FIRST FLOOR  
 51 UNIT S30 - TYPE 3D - BASEMENT GARAGE  
 52 UNIT S30 - TYPE 3D - GROUND & FIRST FLOOR  
 53 UNIT S31 - TYPE 3E - BASEMENT GARAGE  
 54 UNIT S31 - TYPE 3E - GROUND & FIRST FLOOR  
 55 UNIT S32 - TYPE 3E - BASEMENT GARAGE  
 56 UNIT S32 - TYPE 3E - GROUND & FIRST FLOOR  
 57 UNIT S33 - TYPE 3D - BASEMENT GARAGE  
 58 UNIT S33 - TYPE 3D - GROUND & FIRST FLOOR  
 59 UNIT S34 - TYPE 3F - BASEMENT GARAGE  
 60 UNIT S34 - TYPE 3F - GROUND FLOOR  
 61 UNIT S34 - TYPE 3F - FIRST FLOOR  
 62 BACK COVER

Disclaimer:  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.



# AVANI

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

### 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

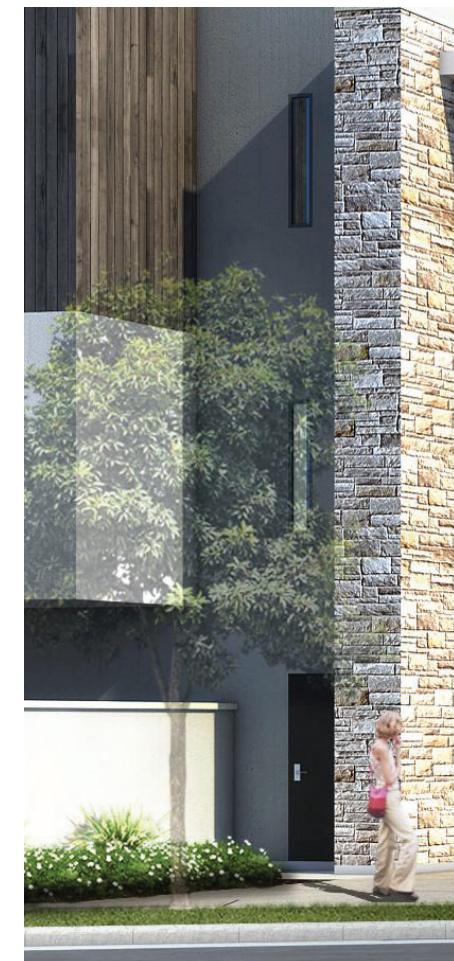
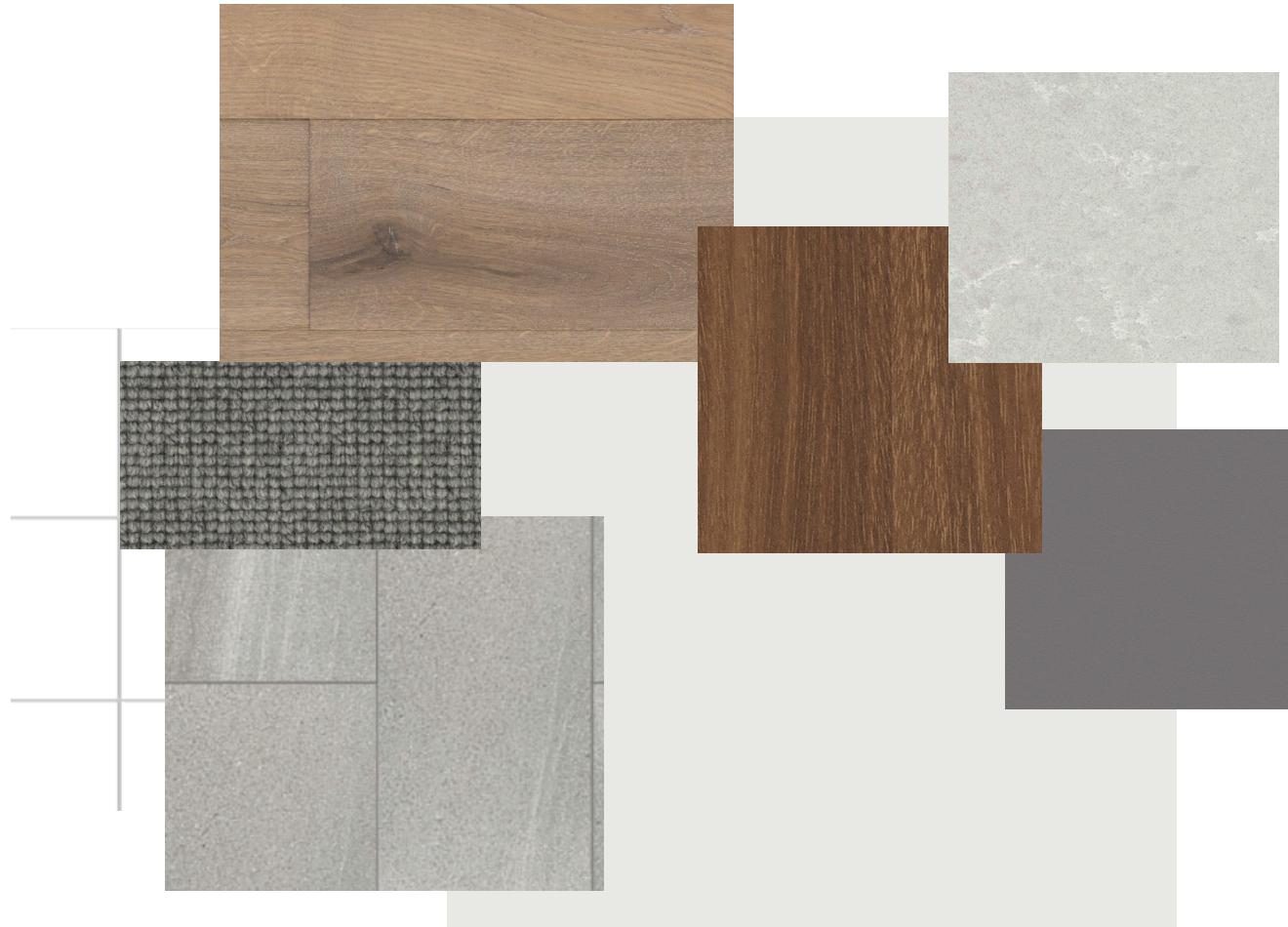
- Carpet Flooring
- Robe sliding doors
- Ceiling fan

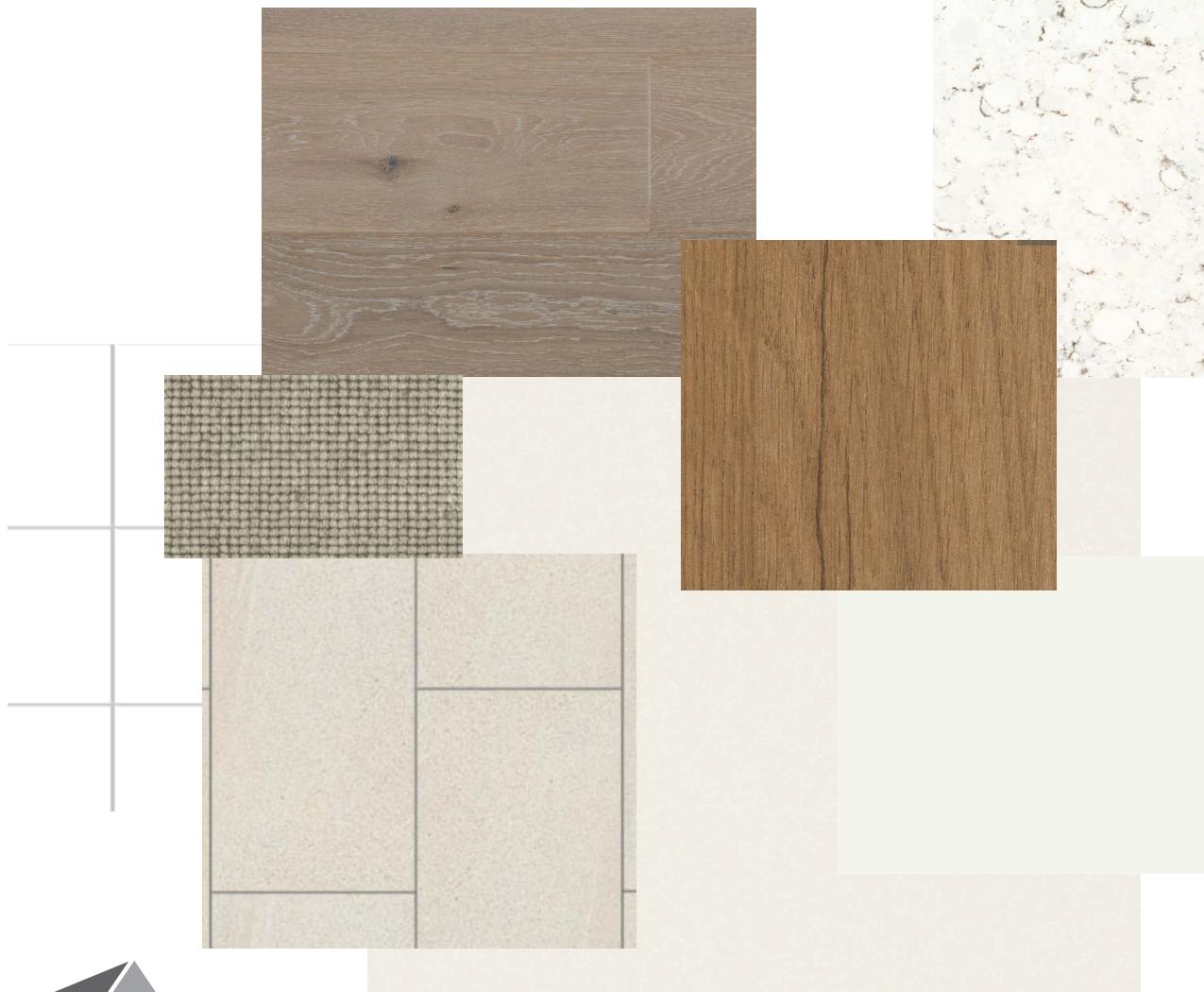


# AVANI

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

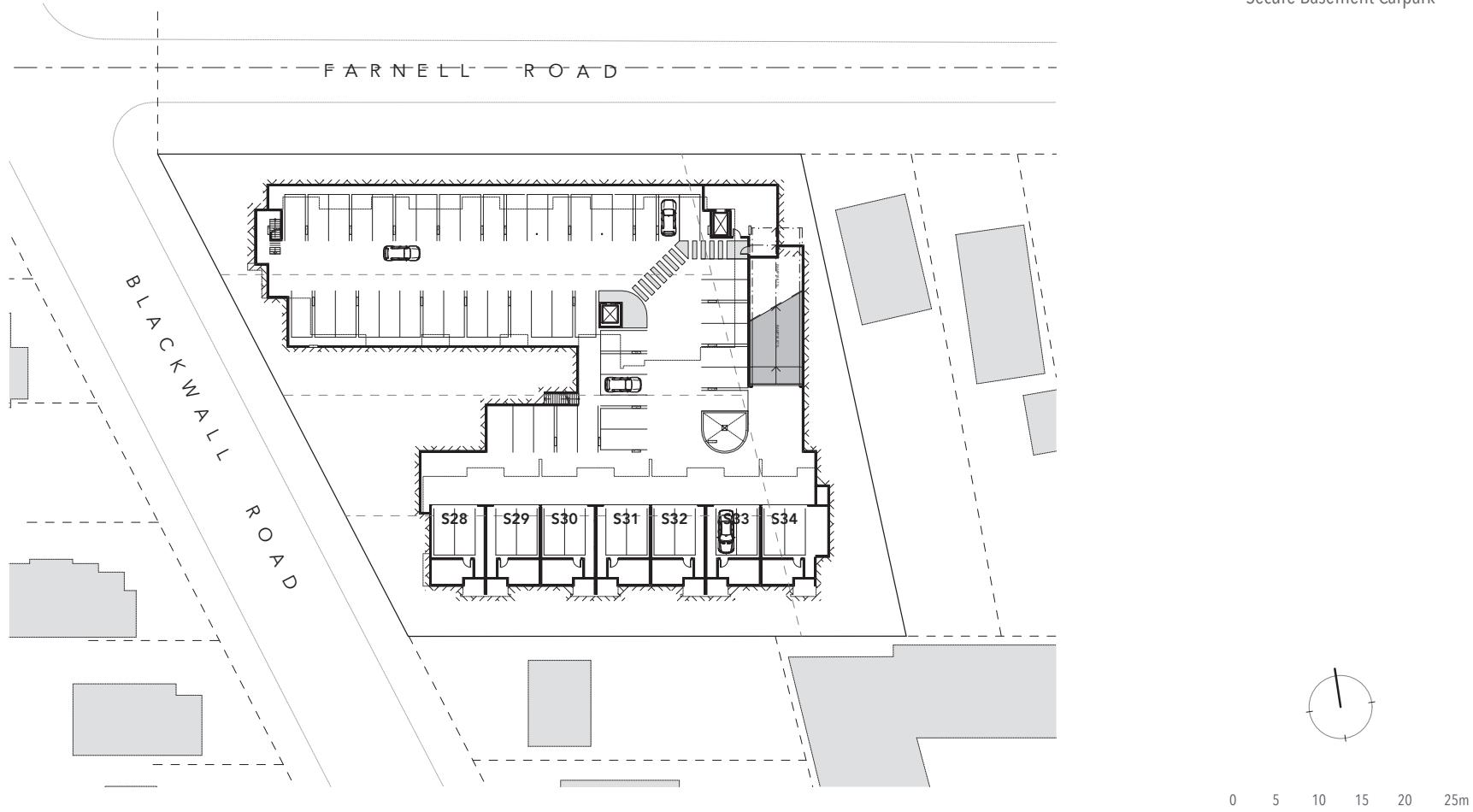
'DARK' SCHEME





'LIGHT' SCHEME





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

**Disclaimer:**  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20



Floor Level 5.20m (AHD)

Apartments N01 to N09

(1 & 2 Bed Room, Single Level)

TownHouses S28 to S34

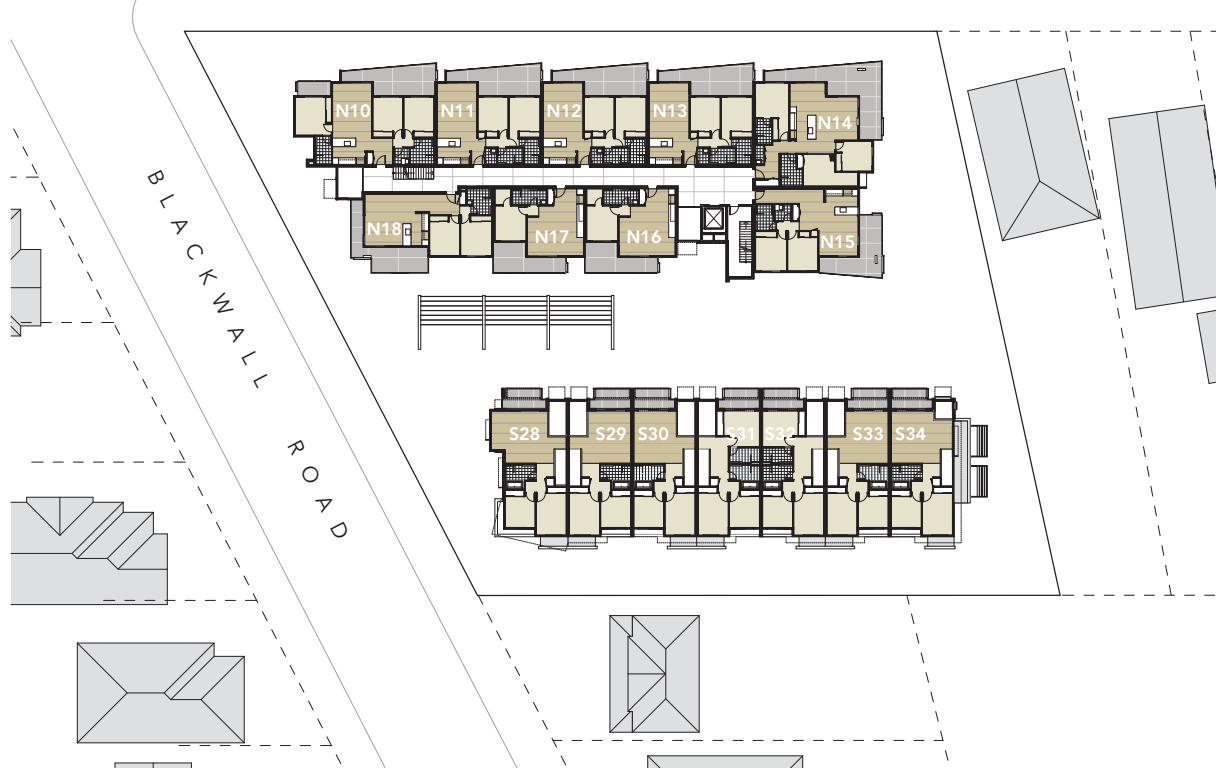
(3 Bed Room, Two Levels)

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

**Disclaimer:**  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20

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)

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

**Disclaimer:**  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20

FARNELL ROAD



Floor Level 11.32m (AHD)

Apartments N19 to N27

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



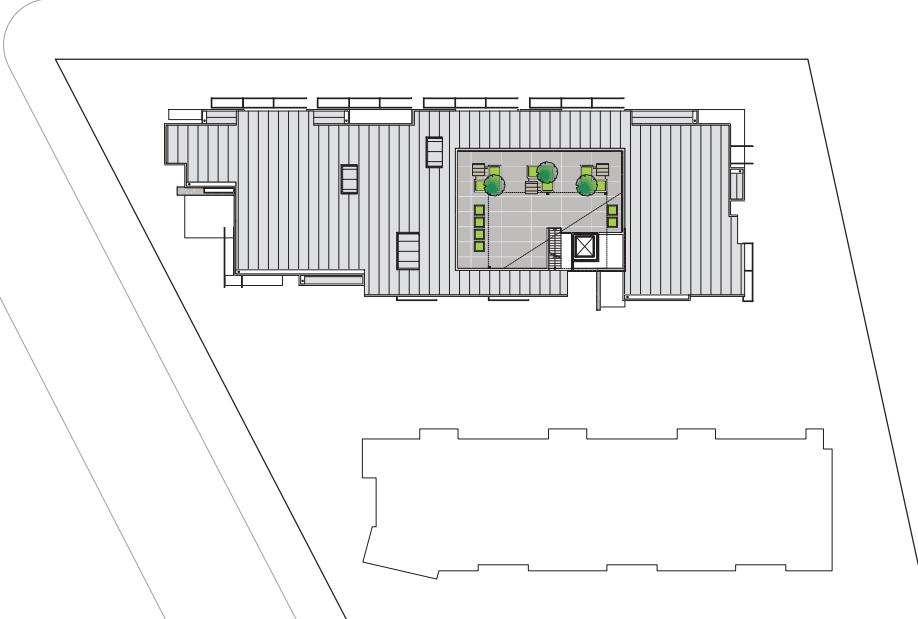
0 5 10 15 20 25m

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

**Disclaimer:**  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20

Roof Top Terrace Communal Area



0 5 10 15 20 25m

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

Disclaimer:  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20



BLACKWALL ROAD



FARNELL ROAD



# AVANI

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



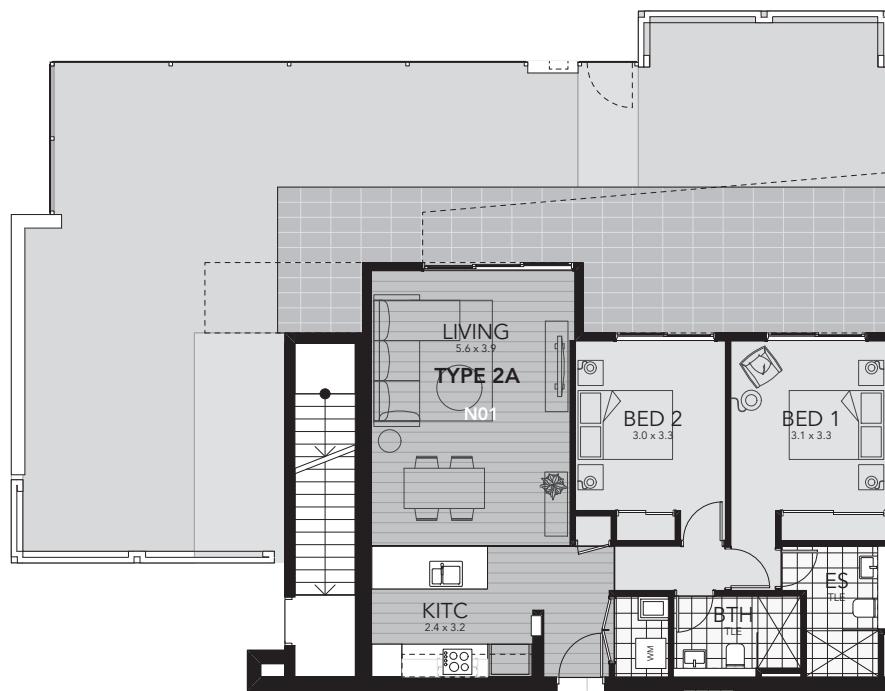
# AVANI

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



# AVANI

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



2 Bedrooms, Ensuite + Bathroom

Living 74m<sup>2</sup>

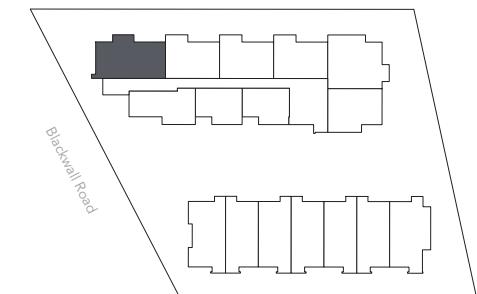
Courtyard 110m<sup>2</sup>

Storage 2.5m<sup>2</sup> (Basement)

1 Basement Carspace 13m<sup>2</sup> (+ 1 Option)

Total Area 199.5m<sup>2</sup>

Farnell Road



GROUND FLOOR PLAN



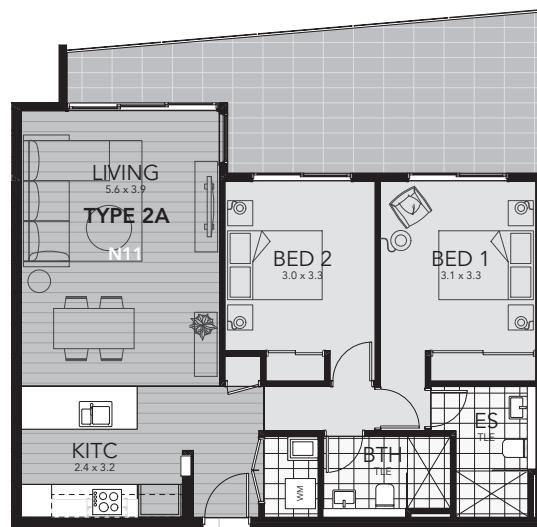
0 1 2 3 4 5m

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

**Disclaimer:**

All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20



2 Bedrooms, Ensuite + Bathroom

Living 74m<sup>2</sup>

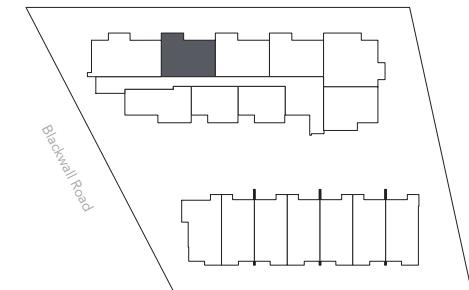
Balcony 21m<sup>2</sup>

Storage 2.5m<sup>2</sup> (Basement)

1 Basement Carspace 13m<sup>2</sup> (+ 1 Option)

Total Area 110.5m<sup>2</sup>

Farnell Road



FIRST FLOOR PLAN



0 1 2 3 4 5m

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

**Disclaimer:**  
All plans are subject to Development Application Approval. The area of each unit is calculated to the outside of external walls and centre of common walls in accordance with LEP Gross Floor Area guidelines. Buyers responsibility is to verify and ensure that the drawings and information obtained from this document is the latest version. We reserve the right to change the drawings and any information contained in this document by accessing this document you agree to the terms and conditions above.

date: 11/3/20



APEX  
SMART  
HOMES

# AVANI

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