

PREMIUM INCLUSIONS

THE POINT.

LUXURY TOWNHOMES



ARTIST IMPRESSION

THE POINT IS WATERFRONT LIVING.

PREMIUM INCLUSIONS.

FEATURES & FIXTURES

- 6 Star Energy Rating.
- Professionally prepared interior and exterior designed colour schemes.
- Rendered external walls and / or James Hardy (or similar) cladding as per plan.
- Colorbond roofing with associated flashings, cappings, box gutters, fascia and downpipes.
- Powdercoated aluminium windows with keyed alike window locks.
- Powdercoated aluminium sliding doors keyed alike.
- Flyscreens to all openable windows and sliding doors.
- Overhead sectional garage door, Tuscan finish with auto remote and 3 hand held transmitters.
- External wall and ceiling insulation.
- Split system air conditioning and heating.
- 2700mm floor to ceiling ground floor and first floor (design specific) with raised ceiling to Living / Dining.
- Chromagen solar and gas boosted hot water unit – SplitLine SHW system.

EXTERNAL WORKS

- 2000 litre water tank connected to toilet, wall or ground mounted folding clothesline and letterbox.
- Fully landscaped garden front and rear, including paving, advanced plants and irrigation.
- Feature design front timber fencing with quality timber fencing to side and rear boundaries.

JOINERY & FINISHES

- Feature front door finished in 2 Pac paint.
- Deadlocks to all external hinged doors.
- Flush panel and gloss painted internal doors.
- Polished chrome lever style internal door furniture.
- Square edge profile, painted skirtings and architraves.
- Built-in robes with mirrored sliding doors to Master Bedroom. Built-in robes (with sliding vinyl framed doors) or walk-in robe to all other bedrooms.
- Square set wall and ceiling junctions throughout.
- Quality acrylic 2 coat paint to all walls and ceilings.
- Semi-gloss finish to all architraves and skirtings.
- Full height tiling to shower in Ensuite and to shower, vanity and bath to Bathroom.
- Quality ceramic floor tiling to Balcony, Bathroom, Ensuite, Powder Room, Toilet and Laundry (including first 1m of store under staircase).

- First quality carpet with underlay to all bedrooms, robes, stairs and ground floor hallway.
- Laminate timber look floating floor to Entry, Lounge, Study (if applicable), Living, Dining and Kitchen.

KITCHEN, BATHROOMS & LAUNDRY

- Fully laminated Kitchen cabinet doors, end panels and drawer fronts with Melamine base and overhead cabinet carcasses. All cupboards and drawers to be soft close.
- Reconstituted stone bench top to Kitchen bench with waterfall end.
- Oven - Miele 600mm stainless steel fan forced electric.
- Gas Cooktop - Miele 600mm stainless steel.
- Rangehood - Miele 600mm slimline retractable stainless steel.
- Dishwasher - Miele stainless steel.
- Glass splashback above bench to underside of overhead cupboards to Kitchen.
- Double bowl undermount stainless steel sink to Kitchen.
- Polished chrome retractable sink mixer to Kitchen.
- Fully laminated vanity unit with reconstituted stone bench top, vitreous china basin and full width frameless mirror to Ensuite and Bathroom.
- Quality polished chrome double towel rails, toilet roll holders and soap holders.
- Polished chrome finish mixer tapware throughout.
- Laminated Laundry bench tops with square edge, stainless steel trough and cupboards to Laundry.

ELECTRICAL

- LED lighting throughout with 1200mm fluorescent light to garage.
- 3 'free to air' TV Points (Lounge, Living and Bed 1), 2 Telephone Points (Kitchen and Bed 1).
- 3 Data Points (Living, Bed 1 and Lounge for Lots 1 and 8 and Living, Bed 1 and Study for Lots 2 to 6) and 1 telephone point ready for connection to NBN by Purchaser after handover.
- Double power points throughout; Waterproof DPP to Balcony, Front and Rear yard.
- Smoke detectors as required by authorities.
- Exhaust fan to Bathroom, Ensuite and Powder Room.
- Earth leakage safety switch to lights and power points.