

# SCHEDULE OF FINISHES

## EXTERIOR

Walls	Combination of face brick & rendered brick as per architectural drawings
Roofing	Spandek and Custom Orb or similar
Lintels	Galvanized mild steel
Guttering	Colorbond Quad
External Balustrade	Aluminium frame with powdercoat finish
Concrete Slabs	As per Structural Engineer's specification
External Windows	Aluminium frame with powdercoat finish & keyed locks
External Sliding Doors	Aluminium frame with powdercoat finish
Flyscreens (Windows and Sliding Doors)	Aluminium frame with powdercoat finish to match windows
Exhaust Louvre Grilles	Powdercoated aluminium
External Door Furniture	Outline lever (SC) with mortice lock & closer or similar
Common Lighting	Included
Driveway	Combination of red oxide & black asphalt spray paving
Stairs and Landings	Covacrete spray paving where exposed
Walkways and Courtyards	Brick paving
External Fencing	As per architectural drawings
Security Gates	Aluminium frame with powdercoat finish as per architectural drawings or similar
Letterboxes	ADP Metro lockable or similar
Landscaping	Included

## INTERIOR

Internal Walls	Masonry brickwork & blockwork
Wall Finish	Hard wall plaster
Ceilings	Skim coat to concrete soffits and flush plasterboard to dropped ceilings
Cornice	55 mm cove or similar
Insulation	R2.5 batts to upper floor apartment ceilings
Entry Doors	Corinthian Maddison or similar
Interior Doors	Flush panel
Store Doors	Flush panel
Robe Doors	Sliding type mirrors
Internal Door Furniture	Outline lever (SC) or similar
Door Seals	Raven RP60 to entry doors, where exposed
Kitchen Cupboard and Pantry Doors	Square edged pre-finished flat panel doors
Vanity Doors	Square edged pre-finished flat panel doors
Kitchen Benchtop and Upstand	Laminate with square edged finish
Vanity Top	Laminate with square edged finish
Drawers	Square edged pre-finished flat panel drawers
Drawer and Door Handles	Included

## APPLIANCES

Cooktop	Omega – Stainless steel
Oven	Omega – Stainless steel
Range Hood	Omega – Stainless steel
Clothes Dryer	Whirlpool 3.5kg or similar
Hot Water System	Dux electric storage hot water system or similar

## SANITARY AND TAPWARE

Kitchen Tap	Irwell pin lever or similar
Bathroom and Ensuite Tap Set	Irwell Retro (chrome) or similar
Shower Set	Irwell Retro (chrome) or similar
Kitchen Sink	Radiant R117 or similar
Basins	Vitreous china, semi recessed or similar
Laundry Trough	35 litre tub & cabinet
Trough Taps	Irwell Retro (chrome) or similar
Washing Machine Taps	Irwell Retro (chrome) or similar
W/C	Caroma Trident Cosmo Pan & Cistern
Toilet Roll Holder	Included
Towel Rail	Included

## ELECTRICAL

Smoke Alarm	Included
External Security Lighting	Included
Light Fittings	Included
TV Points	Included
GPO	Included
Telephone Points	Included
Exhaust Fans	Included

## WALL FINISHES

Paint	Taubmans or similar
Tiling	Ceramic tiling
Laundry	Ceramic tiles to 2 rows above trough and 1 row of skirting
Kitchen	Ceramic tile splash back over bench up to underside of overhead cupboard
Bathroom	Ceramic tiles to 1 row of skirting, to 2 rows above vanity and 2m high in showers
Ensuite	As per bathroom

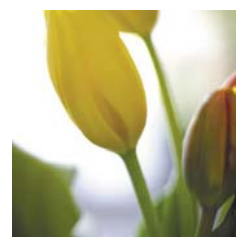
## FLOOR FINISHES

Tiling	Ceramic tiling to entry, kitchen, laundry, ensuite & bathroom
Carpet	Plush pile to main living areas including bedrooms

## GLAZING

General Glazing	Clear glazed except obscure to ensuite & bathrooms, where applicable
Shower Screens	Clear laminated safety glass with either pivot or sliding powdercoated aluminium framed door

Indicative schedule of finishes.  
Please refer to the contract for sale.



THE HEART OF SOMERLY