

CARRINGTON 57

Specifications

Exterior

Walls	Combination of face brickwork, rendered masonry and architectural feature screens as per drawings.
Floors	In-situ concrete slabs to engineering specification.
Roof	Steel roof with Colorbond sheeting or similar.
Car Park	Concrete floor or similar.
External Windows & Sliding Doors	Lockable powder coated aluminium framed windows and sliding doors with clear glazing unless noted otherwise on drawings.
Flyscreens	Included to operable apartment sliding doors and windows.
Balustrades	Combination of semi-frameless glass balustrading, solid masonry or perforated metal screening as per drawings.
Balconies	Slip resistant ceramic floor tiles.
Courtyards	Combination of paving and landscaping as per drawings.
Landscaping	Designer landscaping and lighting.

Common Areas

Lift	One lift dedicated for residential use only. Stainless steel doors, tiled floors and high quality finishes to walls and ceilings.
Ground Floor Lobby	High quality finishes throughout.
Passage Ways	Slip resistant ceramic floor tiles. Semi-frameless glass balustrading.

Rooftop Pavilion

Floor	Slip resistant ceramic floor tiles.
Kitchen	BBQ with bench, sink and mixer.
Furniture	Assorted designer furniture.

Security & Access

Car Park Access	Remote control access to secure car park area. One remote per car bay.
Resident Access	Keyless electronic access to ground floor entrances. Controlled lift access to individual floors.
Intercom	Audio intercom system for controlling access to ground floor lobby and ground floor villa entrance.
Surveillance System	Security surveillance system with cameras located at ground floor lobby and car park entrance.
Store Room	Masonry store rooms integrated with apartment throughout.

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Standard Apartment Interiors

General

Party Walls	Generally core filled block work to acoustic and fire rating requirements, lined with flush plasterboard.
Internal Walls	Flush plasterboard on framing finished with acrylic paint.
Kitchen Flooring	Large format fully vitrified floor tiles.
Living / Dining Flooring	Quality carpet on underlay. Optional upgrade to luxury carpet, tile or engineered timber flooring.
Bedroom Flooring	Quality carpet on underlay.
Ceilings	Painted plasterboard ceiling throughout. Generally 2.6-2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.
Cornices	Shadowline to living, dining and bedrooms.
Entry Doors	Solid core self-closing door.
Internal Doors	Painted hollow core doors.
Robes	Sliding doors complete with shelf and hanging rail. Doors not present in walk-in-robos.
Hot Water System	Instantaneous gas hot water system. Gas individually metered.
Air Conditioning	Reverse cycle wall mounted split system to living area and master bedroom. Optional upgrade of additional split systems (limited availability). 3 Bed - Wall mounted split system to second bedroom included as standard.

Appliances

Cooktop	Miele 60cm 4 burner gas cooktop. 3 Bed - Miele 90cm 5 burner gas cooktop.
Oven	Miele 60cm oven.
Rangehood	Built-in rangehood.
Microwave	Recess included. 3 Bed - Miele microwave oven with grill.
Dishwasher	European brand dishwasher included.
Clothes Dryer	Electric dryer included.

Kitchen

Cabinetry	Laminate boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per drawings.
Benchtop	Selected reconstituted stone and porcelain benchtops as per colour schemes.
Splashback	Porcelain splashbacks as per colour schemes. Optional upgrade to coloured mirror splashback.
Kitchen Tap	Designer chrome, brushed nickel and/or matte black sink mixer (colour scheme dependent).
Kitchen Sink	1 Bed - single bowl stainless steel sink. 2 & 3 Bed - one and a half bowl stainless steel sink.

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Standard Apartment Interiors

Bathroom & Ensuite

Cabinetry	Laminate boards as per colour schemes.
Benchtop	Benchtop integrated with stone basin as per drawings.
Shower	Semi-frameless clear glazed shower screen.
Mirror	Mirror above vanity included with face level storage.
Tiling	Ceramic floor tiles and ceramic wall tiles to shower recess as per drawings. Feature tiles to wall behind vanity as per drawings. Skirting tile to all other walls. Optional upgrade to full height tiling to all walls.
Basin	Stone vanity basin.
Basin Mixer	Designer chrome, brushed nickel and/or matte black basin mixer (colour scheme dependent).
Shower Head	Designer chrome, brushed nickel and/or matte black shower head (colour scheme dependent).
Shower Mixer	Designer chrome, brushed nickel and/or matte black shower mixer (colour scheme dependent).
Water Closet	Wall faced toilet suite.
Bathroom Accessories	Selected designer range accessories including towel rail and toilet roll holder.

Laundry

Tiling	Ceramic floor tiles.
Washing Machine Recess	Provided with power point and water taps.
Trough	Stainless steel laundry trough.
Trough Mixer	Selected designer trough mixer.

Electrical

Fire Alarm	Included.
Smoke Detectors	Included.
Light Fittings	Recessed down lights to apartment internals. Surface mounted lighting to balconies to safety standards.
Exhaust Fans	Provided to ensuite, bathrooms and laundries.
TV Point	Provided to living and master bedroom.
Pay TV Point	Provided to living. Optional upgrade to master bedroom.
Telephone / Data	NBN provision to apartments (subscription by resident).
Power Points	Generous provision throughout.

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Optional Upgrades

Timber Flooring	Selected engineered timber flooring with acoustic underlay to kitchen, living and dining.
Tile Flooring	Large format tiling with acoustic underlay to kitchen, living and dining.
Luxury Carpet Flooring	Multi-level loop pile, 100% wool carpet to living, dining and bedrooms.
Kitchen Splashback	Coloured mirror splashback.
Full Height Bathroom Tiling	Ceramic wall tiles, except where feature tiles are specified, to full height of all bathroom and ensuite walls.
Pendant Lighting	Super modular pendant light over kitchen island bench (where applicable).
Integrated Fridge and Dishwasher	Integrated single door fridge and semi-integrated dishwasher. 3 Bed - Integrated double door fridge and semi-integrated dishwasher.
Microwave Oven	Miele microwave oven with grill (included as standard in 3 bed).
Air Conditioning	2 Bed - reverse cycle split system to second bedroom. 3 Bed - reverse cycle split system to third bedroom.
Window Treatments	Roller blinds installed throughout.
Pay TV to Master Bedroom	Pay TV outlet to master bedroom.
Heated Towel Rail	Heated towel rail to master ensuite (or bathroom where only one bathroom is supplied).