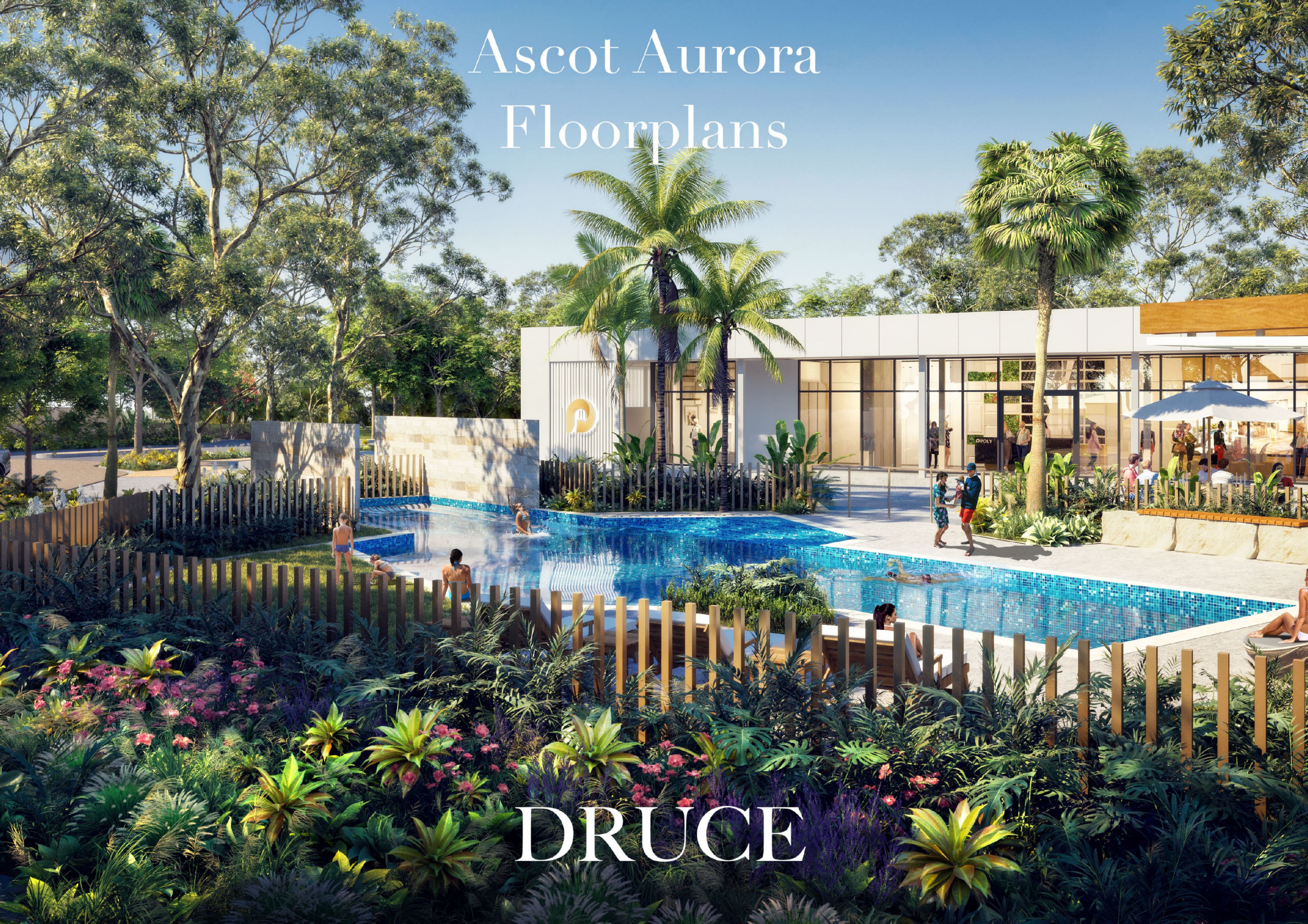


# Ascot Aurora Floorplans



DRUCE



# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Split system to all bedrooms and living areas                                                                                                                                            |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber flooring                            |
| <b>Benchtop</b>        | Reconstituted stone                                   |
| <b>Splashback</b>      | Tile                                                  |
| <b>General joinery</b> | Laminate finish, white melamine internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                           |
| <b>Sink</b>            | Stainless steel, 1 double bowl top mounted sink       |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                     |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                       |
| <b>Cooktop</b>         | 600mm ILVE induction cooktop                          |
| <b>Oven</b>            | 600mm ILVE built-in oven                              |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                       |
| <b>Handles</b>         | Brushed finish handles                                |

## BEDROOMS

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                      |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub and floating shelf      |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

LIFE, DONE WELL.

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Townhome

2 + 1 BEDROOM

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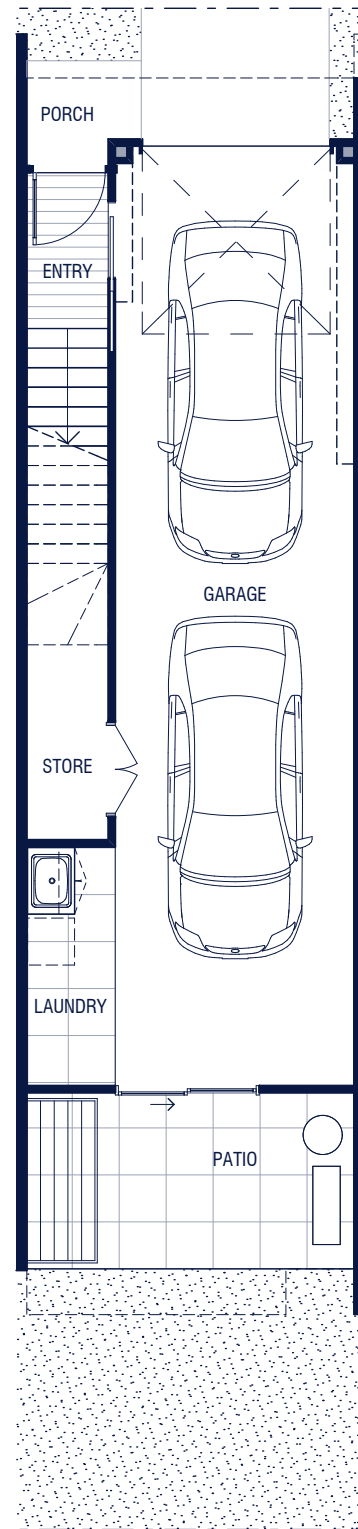
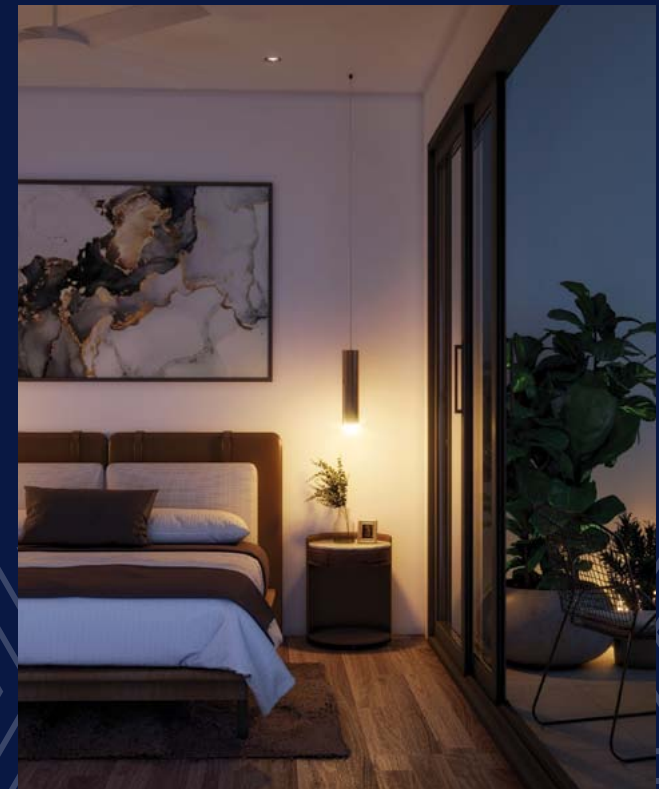
FLOOR PLAN

# 2 + 1 Bedroom

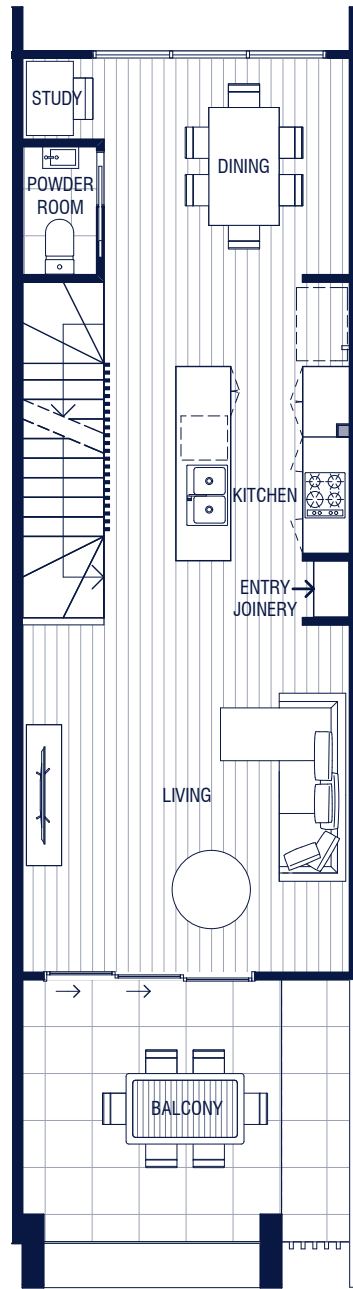
2 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Study nook | Entry joinery

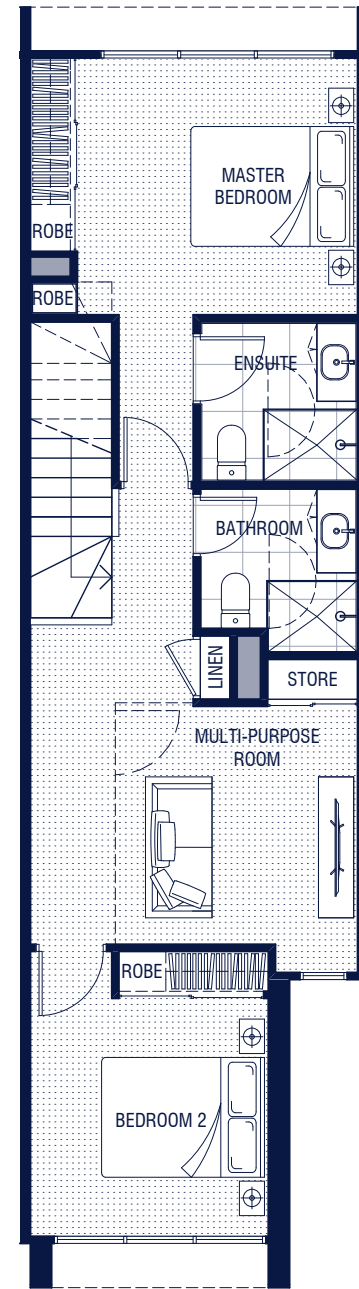
|          |                        |
|----------|------------------------|
| Internal | 169m <sup>2</sup>      |
| Patio    | 10 m <sup>2</sup>      |
| Balcony  | 15 m <sup>2</sup>      |
| External | 7-20 m <sup>2</sup>    |
| Total    | 201-214 m <sup>2</sup> |



Ground level



Level 1



Level 2



SCALE 1:100 @ A3

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## BUILT WITH WELLBEING IN MIND.

Guided by wellness-centred design principles, Ascot Aurora's townhomes ensure the utmost in comfort and liveability. Via both form and function, residents will thrive with a holistic approach that recognises the Queensland lifestyle.

This beautiful three-storey abode is an entertainer's delight complete with chef's kitchen, multi-purpose room and study. This unique design takes full advantage of cross-breezes and natural light, making indoor/outdoor living all the more enticing.

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Split system to all bedrooms and living areas                                                                                                                                            |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber flooring                            |
| <b>Benchtop</b>        | Reconstituted stone                                   |
| <b>Splashback</b>      | Tile                                                  |
| <b>General joinery</b> | Laminate finish, white melamine internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                           |
| <b>Sink</b>            | Stainless steel, 1 double bowl top mounted sink       |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                     |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                       |
| <b>Cooktop</b>         | 600mm ILVE induction cooktop                          |
| <b>Oven</b>            | 600mm ILVE built-in oven                              |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                       |
| <b>Handles</b>         | Brushed finish handles                                |

## BEDROOMS

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                      |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub and floating shelf      |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

2 + 1 BEDROOM (M)

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FLOOR PLAN

# 2 + 1 Bedroom (M)

2 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Study nook | Entry joinery

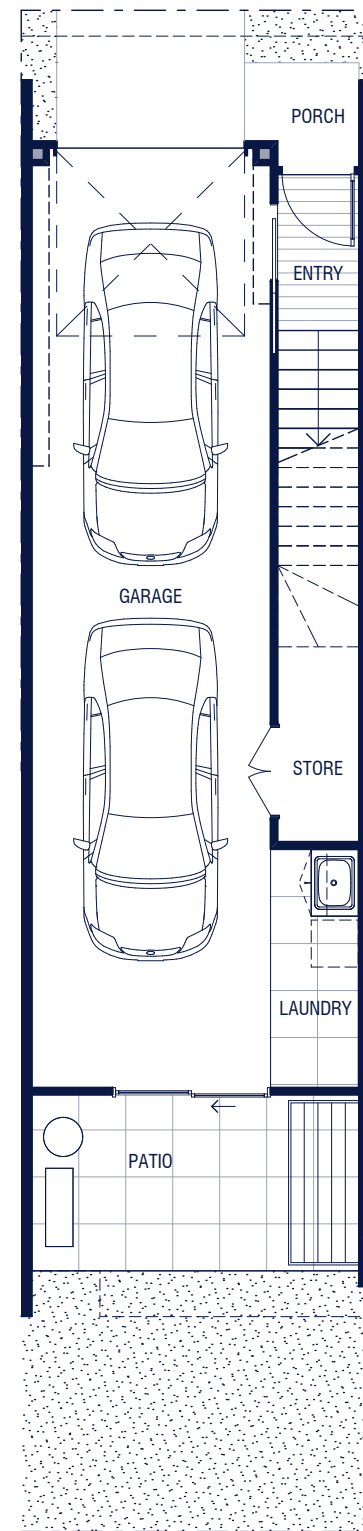
Internal 169m<sup>2</sup>

Patio 10 m<sup>2</sup>

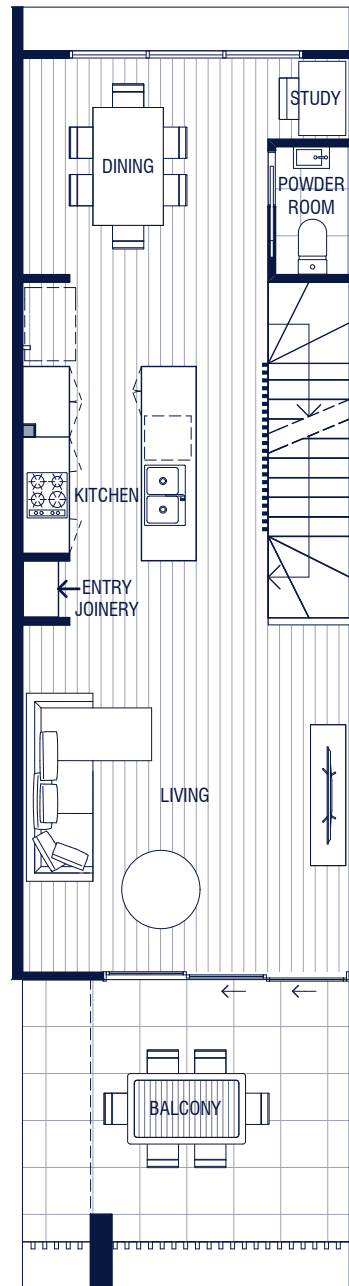
Balcony 15 m<sup>2</sup>

External 7-20 m<sup>2</sup>

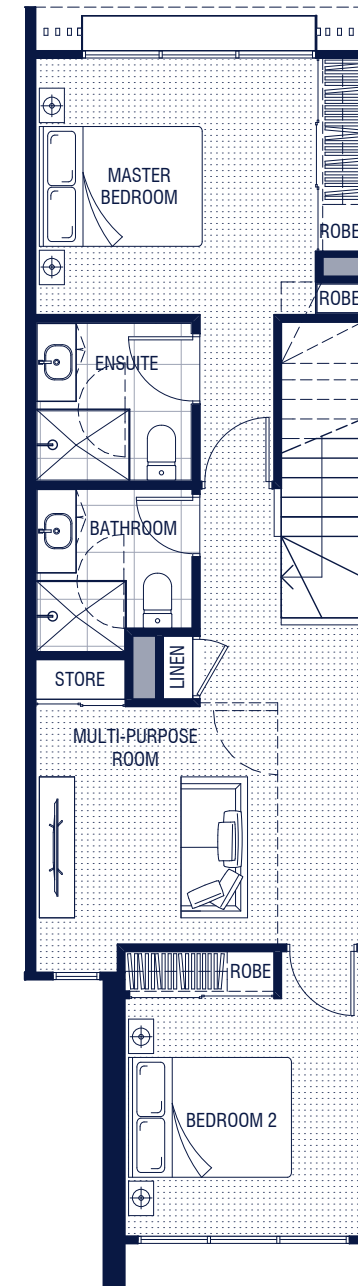
Total 201-214 m<sup>2</sup>



Ground level



Level 1



Level 2



SCALE 1:100 @ A3

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Split system to all bedrooms and living areas                                                                                                                                            |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                       |
|------------------------|-------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber flooring                            |
| <b>Benchtop</b>        | Reconstituted stone                                   |
| <b>Splashback</b>      | Tile                                                  |
| <b>General joinery</b> | Laminate finish, white melamine internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                           |
| <b>Sink</b>            | Stainless steel, 1 double bowl top mounted sink       |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                     |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                       |
| <b>Cooktop</b>         | 600mm ILVE induction cooktop                          |
| <b>Oven</b>            | 600mm ILVE built-in oven                              |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                       |
| <b>Handles</b>         | Brushed finish handles                                |

## BEDROOMS

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                      |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub and floating shelf      |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

3 BEDROOM - A (M)

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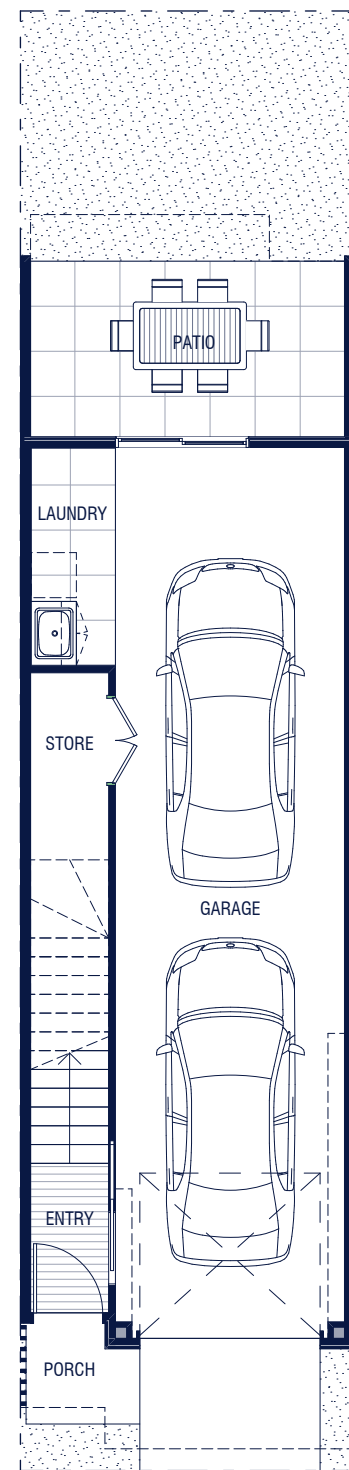
FLOOR PLAN

# 3 Bedroom – A (M)

3 bedroom | 2.5 bathroom | 2 carpark

Generous open plan living area and kitchen |  
Study nook | Balcony

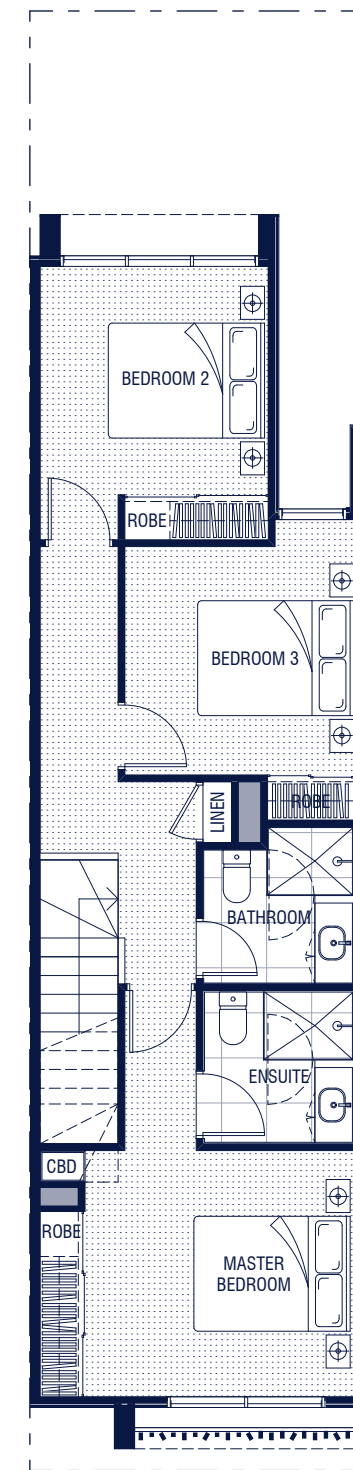
|          |                       |
|----------|-----------------------|
| Internal | 169m <sup>2</sup>     |
| Balcony  | 15m <sup>2</sup>      |
| Patio    | 10m <sup>2</sup>      |
| External | 12-17m <sup>2</sup>   |
| Total    | 206-211m <sup>2</sup> |



Ground level



Level 1



Level 2



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This beautiful three-storey abode is an entertainer's delight complete with chef's kitchen, large elevated alfresco dining area and study nook. This unique design takes full advantage of cross-breezes and natural light, making indoor/outdoor living all the more enticing.

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone, or glazed window with clear glass                                                     |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Stainless steel, 1 double bowl undermount sink                                                             |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                                                                            |
| <b>Cooktop</b>         | 600mm ILVE induction cooktop                                                                               |
| <b>Oven</b>            | 600mm ILVE built-in oven                                                                                   |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                                                                            |
| <b>Handles</b>         | Fingerpull drawers and brushed finish handles                                                              |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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ASCOT  
AURORA



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Townhome

3 BEDROOM - B



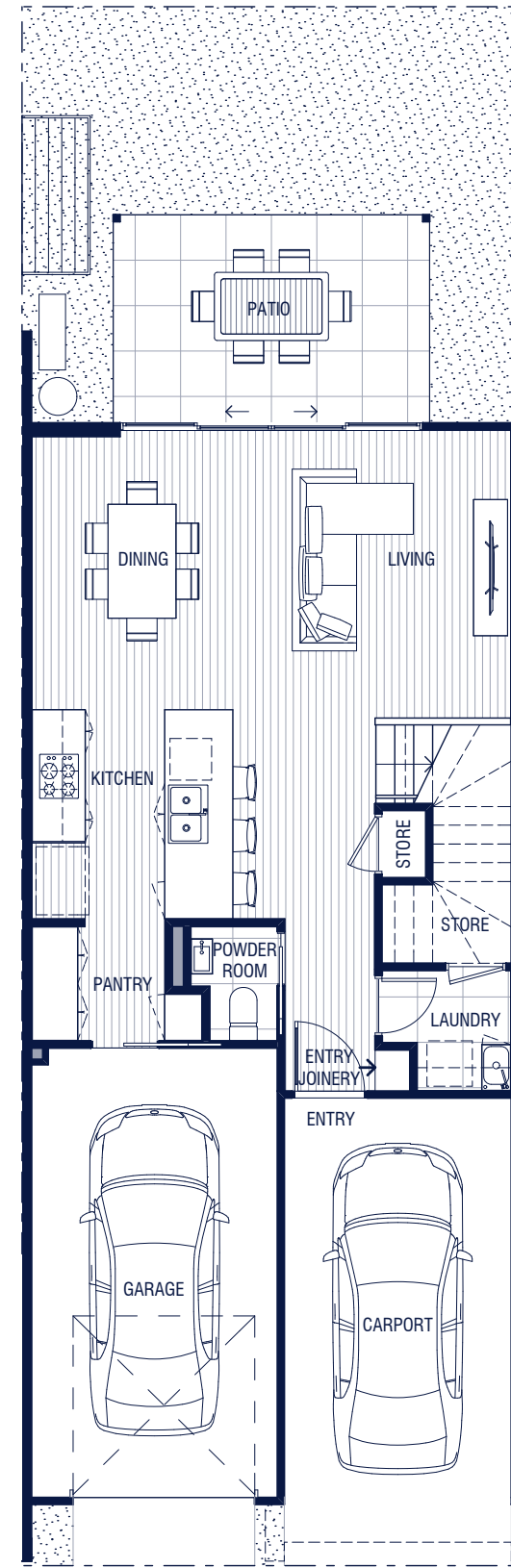
FLOOR PLAN

# 3 Bedroom – B

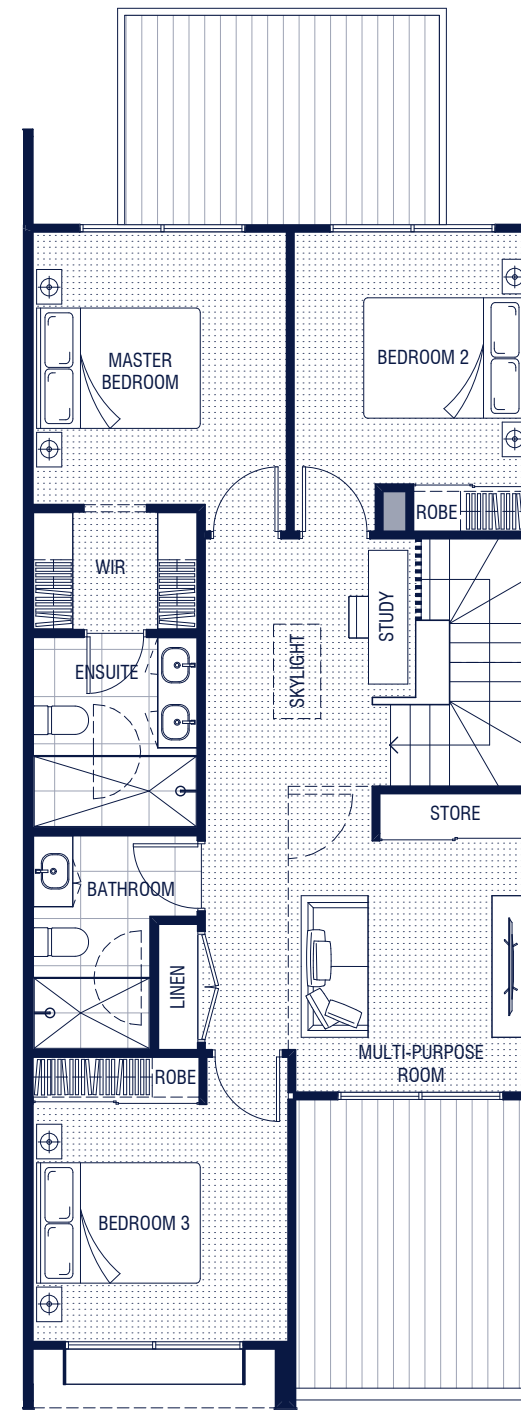
3 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Study nook | Entry joinery |  
Pantry | Laundry | Skylight

|          |                        |
|----------|------------------------|
| Internal | 158m <sup>2</sup>      |
| Patio    | 11m <sup>2</sup>       |
| External | 13-26 m <sup>2</sup>   |
| Total    | 182-195 m <sup>2</sup> |



Ground level



Level 1

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SCALE 1:100 @ A3



## BUILT WITH WELLBEING IN MIND.

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This beautiful abode features a multi-purpose room, full-sized laundry, walk-in pantry, walk-in robe, skylight and alfresco area. This unique design takes full advantage of cross-breezes and natural light, making indoor/outdoor living all the more enticing.

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone, or glazed window with clear glass                                                     |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Stainless steel, 1 double bowl undermount sink                                                             |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                                                                            |
| <b>Cooktop</b>         | 600mm ILVE induction cooktop                                                                               |
| <b>Oven</b>            | 600mm ILVE built-in oven                                                                                   |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                                                                            |
| <b>Handles</b>         | Fingerpull drawers and brushed finish handles                                                              |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

3 BEDROOM - B (M)



FLOOR PLAN

# 3 Bedroom – B (M)

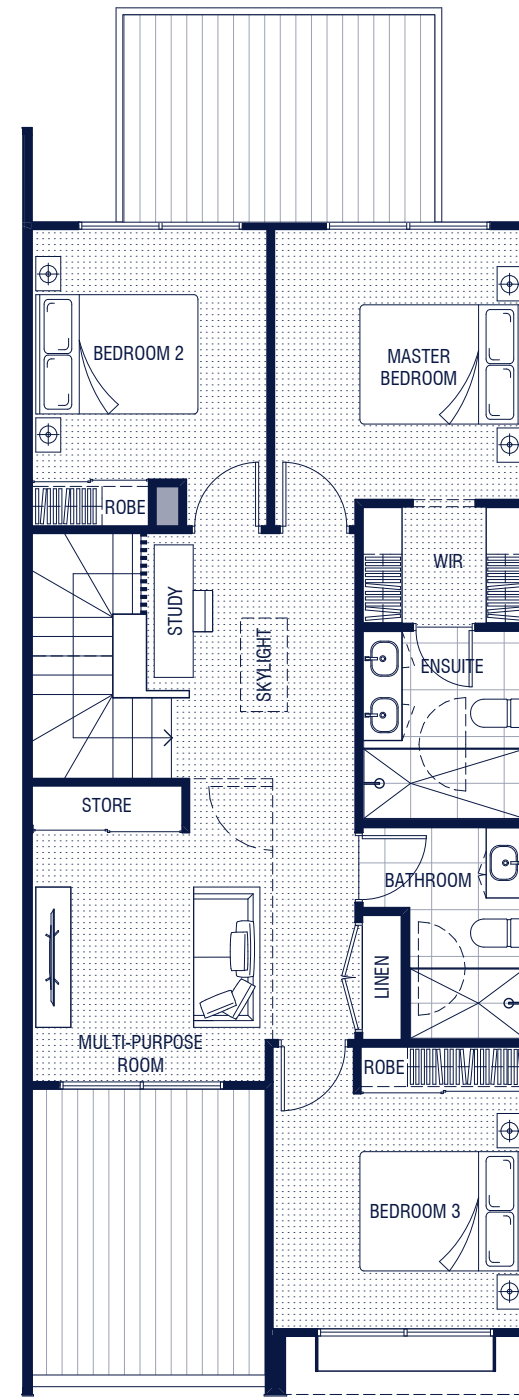
3 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Study nook | Entry joinery |  
Pantry | Laundry | Skylight

|          |                        |
|----------|------------------------|
| Internal | 158m <sup>2</sup>      |
| Patio    | 11m <sup>2</sup>       |
| External | 13-26 m <sup>2</sup>   |
| Total    | 182-195 m <sup>2</sup> |



Ground level



Level 1

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SCALE 1:100 @ A3



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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone, or glazed window with clear glass                                                     |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Stainless steel, 1 double bowl undermount sink                                                             |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                                                                            |
| <b>Cook top</b>        | 600mm ILVE induction cooktop                                                                               |
| <b>Oven</b>            | 600mm ILVE built-in oven                                                                                   |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                                                                            |
| <b>Handles</b>         | Fingerpull drawers and brushed finish handles                                                              |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |
| <b>Bath</b>            | Freestanding bath                                                                                    |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

3 BEDROOM - C

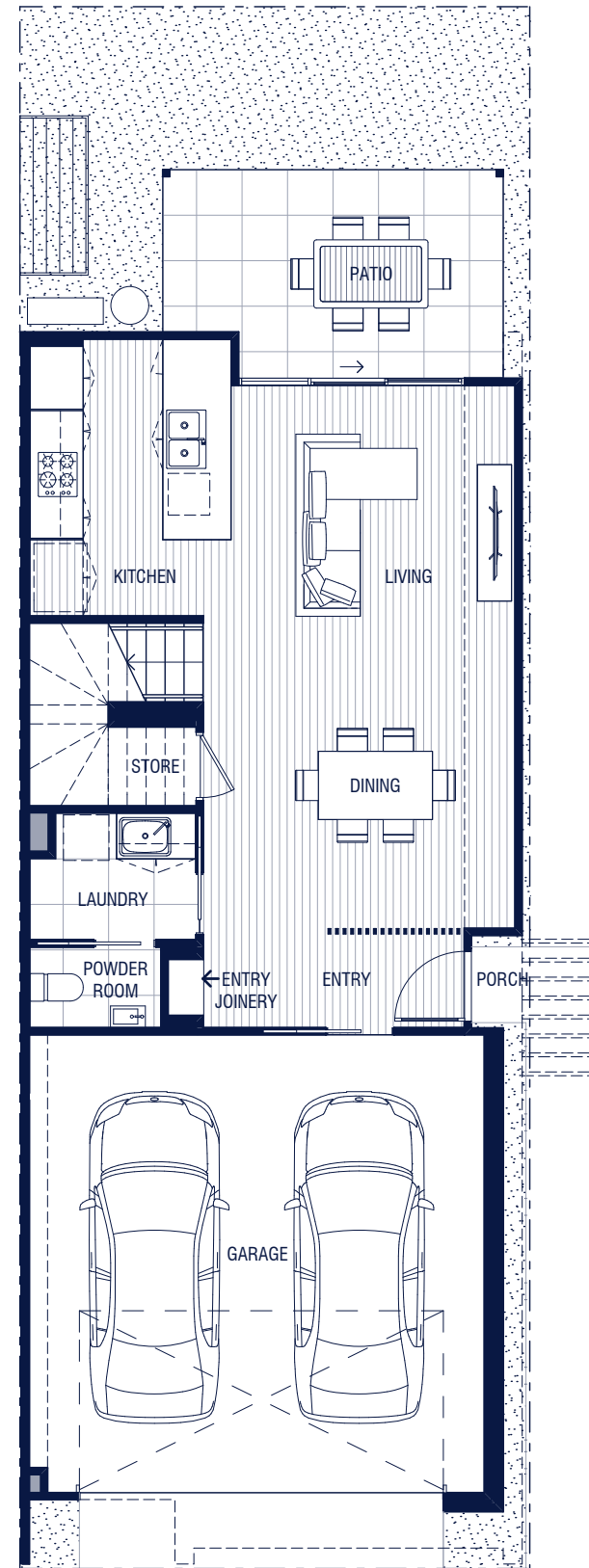


FLOOR PLAN

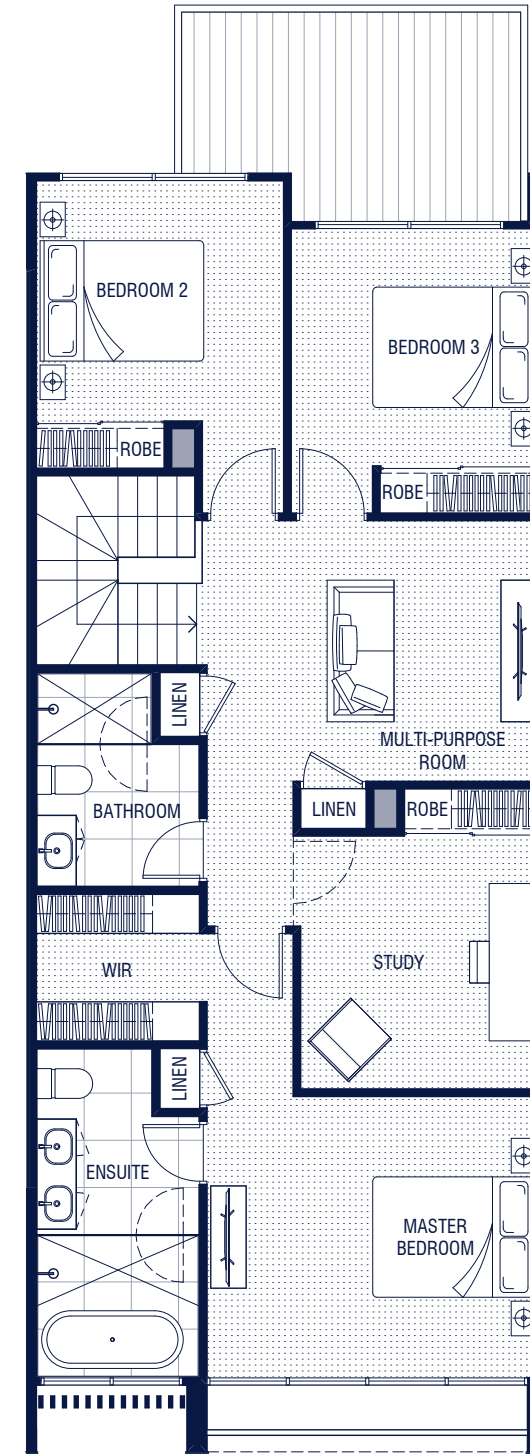
# 3 Bedroom – C

3 bedroom | 2.5 bathroom | 2 carpark  
 Multi-purpose room | Study room | Entry joinery |  
 Laundry

|          |                        |
|----------|------------------------|
| Internal | 193m <sup>2</sup>      |
| Patio    | 11m <sup>2</sup>       |
| External | 14-33 m <sup>2</sup>   |
| Total    | 218-237 m <sup>2</sup> |



Ground level



Level 1

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This beautiful open-plan abode is an entertainer's delight complete with two living areas, study, and kitchen overlooking the alfresco area. This unique design takes full advantage of cross-breezes and natural light, making indoor/outdoor living all the more enticing.

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone, or glazed window with clear glass                                                     |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Stainless steel, 1 double bowl undermount sink                                                             |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | ILVE semi-integrated dishwasher                                                                            |
| <b>Cook top</b>        | 600mm ILVE induction cooktop                                                                               |
| <b>Oven</b>            | 600mm ILVE built-in oven                                                                                   |
| <b>Rangehood</b>       | 600mm undermount ILVE rangehood                                                                            |
| <b>Handles</b>         | Fingerpull drawers and brushed finish handles                                                              |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |
| <b>Bath</b>            | Freestanding bath                                                                                    |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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3 BEDROOM - C (M)



FLOOR PLAN

# 3 Bedroom – C (M)

3 bedroom | 2.5 bathroom | 2 carpark

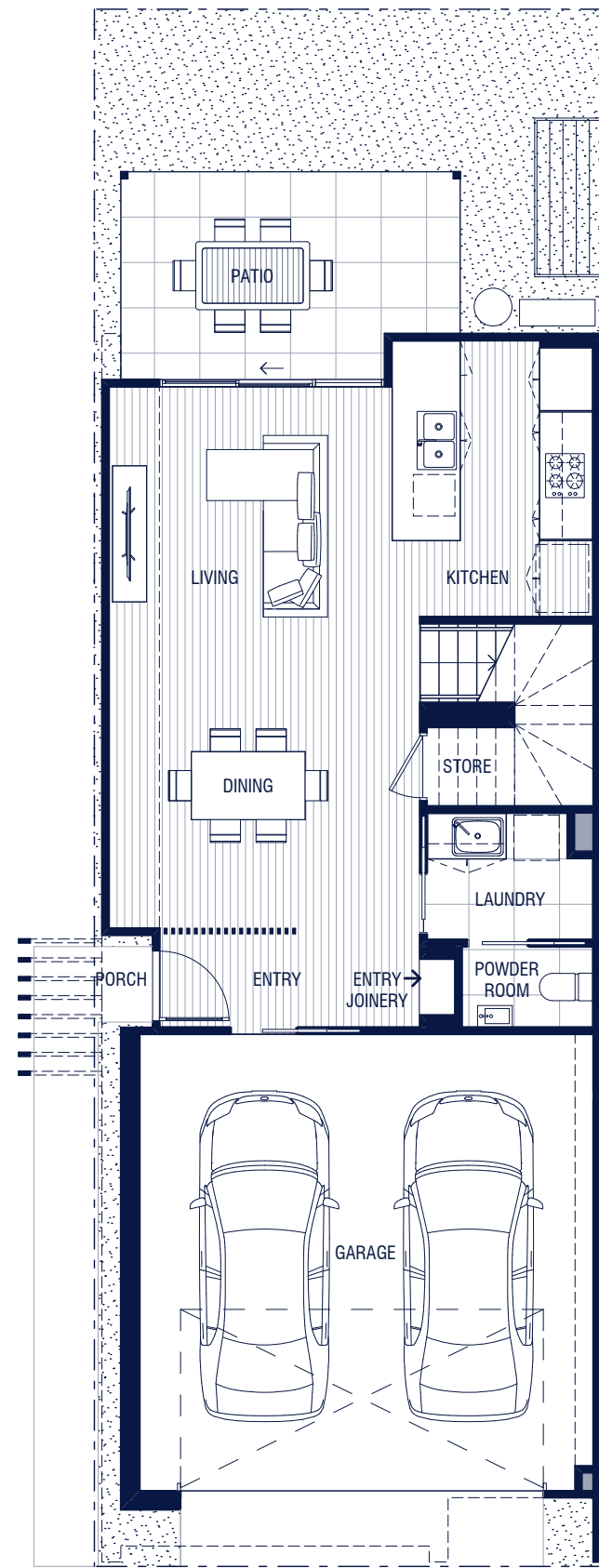
Multi-purpose room | Study room | Entry joinery | Laundry

Internal 193m<sup>2</sup>

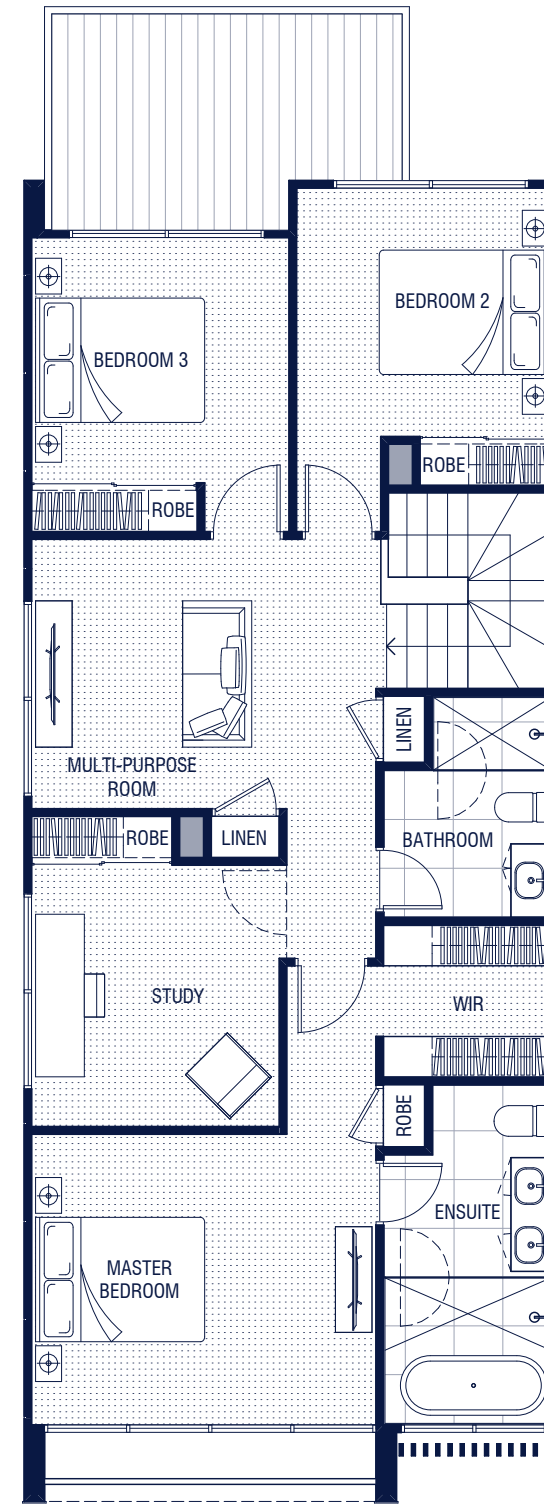
Patio 11m<sup>2</sup>

External 14-33 m<sup>2</sup>

Total 218-237 m<sup>2</sup>



Ground level



Level 1

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SCALE 1:100 @ A3



- 2 + 1 BEDROOM
- 3 BEDROOM - A
- 3 BEDROOM - B
- 3 BEDROOM - C
- 3 BEDROOM - D
- 4 BEDROOM - A
- 4 BEDROOM - B
- 4 BEDROOM - C
- 4 BEDROOM FREE-STANDING RESIDENCES - A
- 4 BEDROOM FREE-STANDING RESIDENCES - B
- 1 POCKET PARK
- 2 PROMENADE PARK
- 3 COMMUNITY GARDEN
- 4 NATURE RESERVE
- 5 PUBLIC PARK
- 6 MAILBOX
- 7 VEHICLE ACCESS
- 8 PEDESTRIAN ACCESS
- 9 EXCLUSIVE RESIDENTS' CLUB FEATURING POOL, BBQ, POCKET PARK, CREEK, CAFE, GYM AND FUNCTION ROOM

## BUILT WITH WELLBEING IN MIND.

Guided by wellness-centred design principles, Ascot Aurora's townhomes ensure the utmost in comfort and liveability. Via both form and function, residents will thrive with a holistic approach that recognises the Queensland lifestyle.

This beautiful open-plan abode is an entertainer's delight complete with two living areas, study, and kitchen overlooking the alfresco area. This unique design takes full advantage of cross-breezes and natural light, making indoor/outdoor living all the more enticing.

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone                                                                                        |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Undermount double bowl sink                                                                                |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | Miele semi-integrated dishwasher                                                                           |
| <b>Cooktop</b>         | 600mm Miele induction cooktop                                                                              |
| <b>Oven</b>            | 600mm Miele built-in oven                                                                                  |
| <b>Rangehood</b>       | 600mm undermount Miele rangehood                                                                           |
| <b>Handles</b>         | Fingerpull drawers and brushed finished handles                                                            |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |
| <b>Bath</b>            | Freestanding bath                                                                                    |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

4 BEDROOM - A



FLOOR PLAN

# 4 Bedroom – A

4 bedroom | 2.5 bathroom | 2 carpark

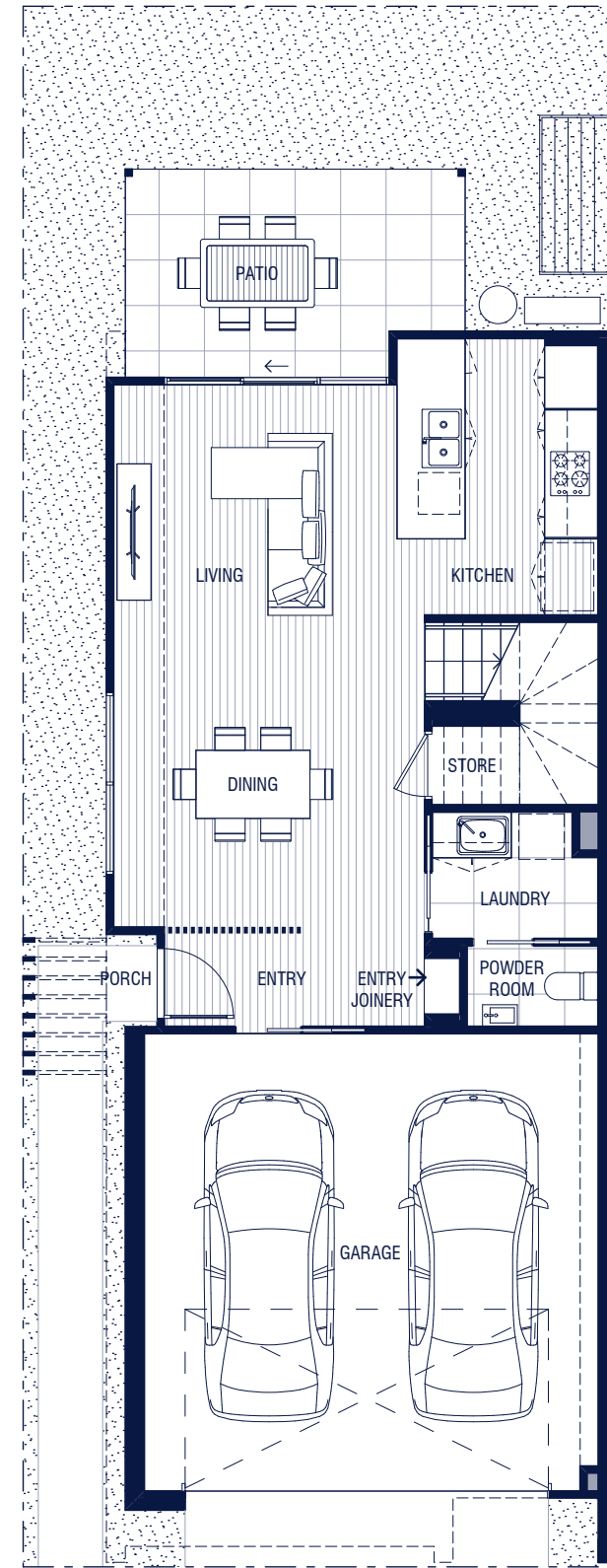
Multi-purpose room | Entry joinery | Laundry

Internal 193m<sup>2</sup>

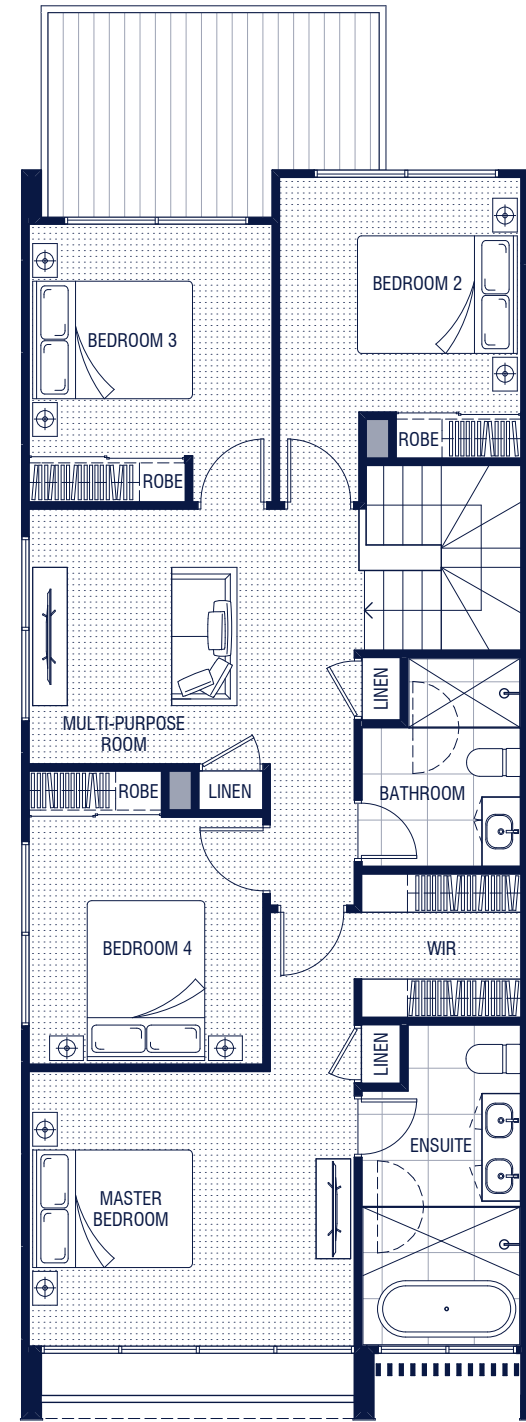
Patio 11m<sup>2</sup>

External 16-4 1m<sup>2</sup>

Total 220-245 m<sup>2</sup>



Ground level



Level 1

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SCALE 1:100 @ A3



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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone                                                                                        |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Undermount double bowl sink                                                                                |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | Miele semi-integrated dishwasher                                                                           |
| <b>Cooktop</b>         | 600mm Miele induction cooktop                                                                              |
| <b>Oven</b>            | 600mm Miele built-in oven                                                                                  |
| <b>Rangehood</b>       | 600mm undermount Miele rangehood                                                                           |
| <b>Handles</b>         | Fingerpull drawers and brushed finished handles                                                            |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |
| <b>Bath</b>            | Freestanding bath                                                                                    |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

4 BEDROOM - A (M)



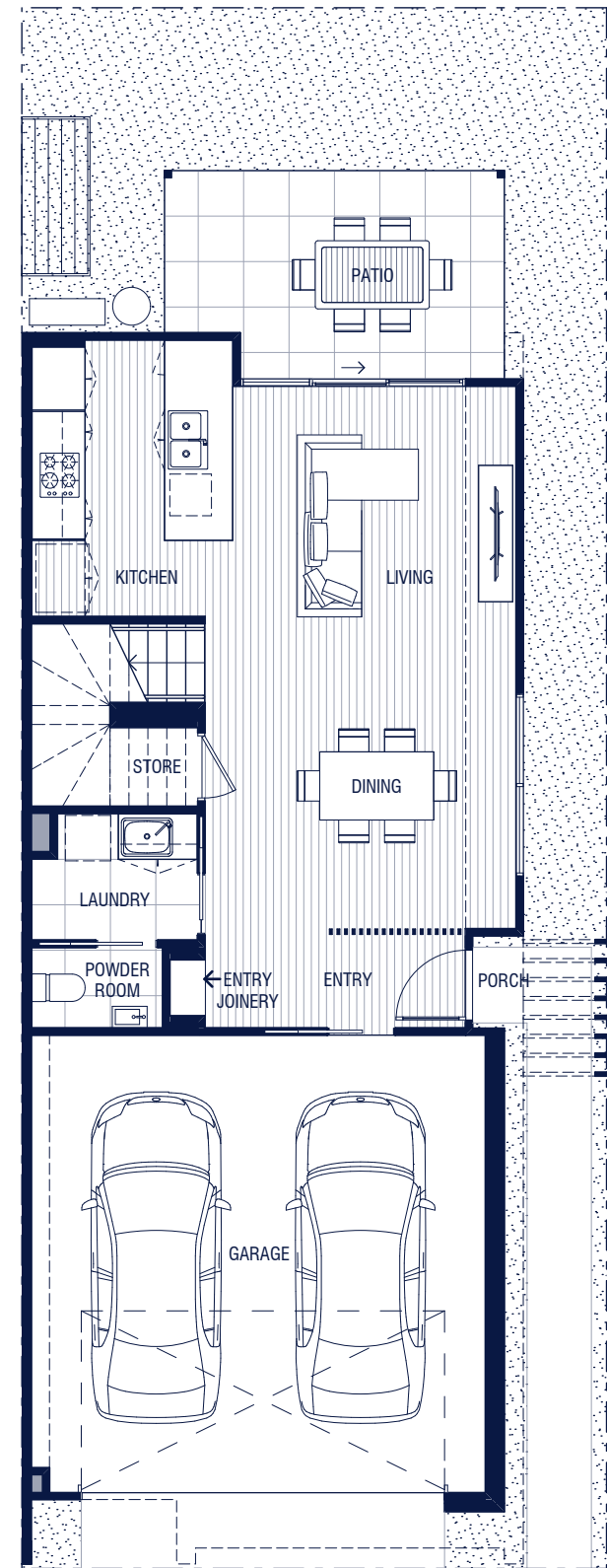
FLOOR PLAN

# 4 Bedroom – A (M)

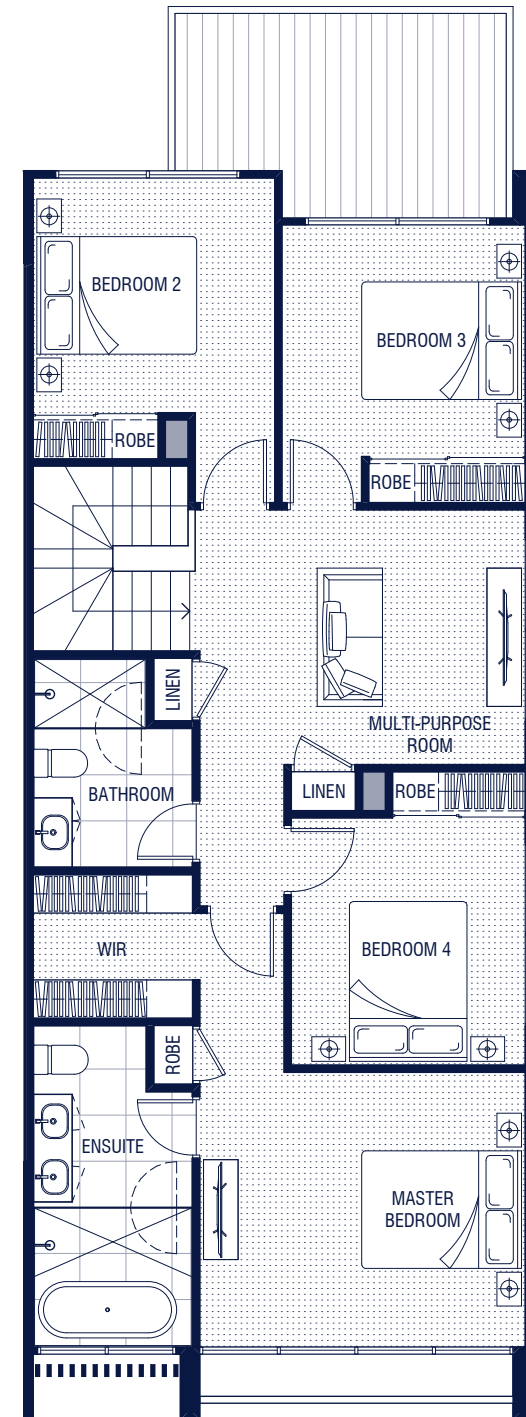
4 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Entry joinery | Laundry

|          |                        |
|----------|------------------------|
| Internal | 193m <sup>2</sup>      |
| Patio    | 11m <sup>2</sup>       |
| External | 16-4 1m <sup>2</sup>   |
| Total    | 220-245 m <sup>2</sup> |



Ground level



Level 1



SCALE 1:100 @ A3

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# Schedule of Finishes

## GENERAL

|                         |                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b>  | Carpet to all bedrooms, all robes and bedroom level landing/hallway. Tiling to wet areas including laundry. Engineered timber floating flooring to main living, kitchen and dining areas |
| <b>Ceiling heights</b>  | Typical - 2700mm, wet areas - 2400mm                                                                                                                                                     |
| <b>Hot water</b>        | Electric hot water system                                                                                                                                                                |
| <b>Ceiling</b>          | Plasterboard lined and painted, and 90mm cove plaster cornice                                                                                                                            |
| <b>Walls</b>            | Plasterboard lined and painted                                                                                                                                                           |
| <b>Lighting</b>         | Recessed energy efficient downlights                                                                                                                                                     |
| <b>Air conditioning</b> | Ducted air conditioning                                                                                                                                                                  |

## ELECTRICAL

|                               |                                                                           |
|-------------------------------|---------------------------------------------------------------------------|
| <b>Television</b>             | Provision for PTV or FTV                                                  |
| <b>Internet and telephone</b> | Fibre broadband and data points                                           |
| <b>GPO</b>                    | Powerpoints to all rooms and 1 x weather resistant powerpoint to external |

## KITCHEN

|                        |                                                                                                            |
|------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Engineered timber floating flooring                                                                        |
| <b>Benchtop</b>        | Reconstituted stone                                                                                        |
| <b>Splashback</b>      | Reconstituted stone                                                                                        |
| <b>General joinery</b> | Timber look laminate finish, 2pac finish to kitchen island and white melamine finish internally throughout |
| <b>Feature joinery</b> | Timber look laminate finish                                                                                |
| <b>Sink</b>            | Undermount double bowl sink                                                                                |
| <b>Tapware</b>         | Kitchen sink mixer, chrome finish                                                                          |
| <b>Dishwasher</b>      | Miele semi-integrated dishwasher                                                                           |
| <b>Cooktop</b>         | 600mm Miele induction cooktop                                                                              |
| <b>Oven</b>            | 600mm Miele built-in oven                                                                                  |
| <b>Rangehood</b>       | 600mm undermount Miele rangehood                                                                           |
| <b>Handles</b>         | Fingerpull drawers and brushed finished handles                                                            |

## BEDROOMS

|                        |                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Wool blend carpet with underlay                                                                        |
| <b>Robe joinery</b>    | Framed mirrored sliding doors with white melamine finish internally and hanging rail to all bedrooms   |
| <b>Walk in robes</b>   | Timber laminate finish with polish finish clothes rail and white melamine finish internally throughout |

## BATHROOMS & ENSUITES

|                        |                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------|
| <b>Floor coverings</b> | Tiling                                                                                               |
| <b>Walls</b>           | Tiles to shower recess, skirting and vanity splash. Plasterboard with low sheen acrylic paint finish |
| <b>WC suite</b>        | Ceramic suite with soft close seat                                                                   |
| <b>Basin</b>           | Ceramic top mounted bowl                                                                             |
| <b>Basin tapware</b>   | Mixer tapware, chrome finish                                                                         |
| <b>Accessories</b>     | Dual towel rail, single toilet roll holder, chrome finish                                            |
| <b>Vanity mirror</b>   | Mirrored cabinet over vanity basin and white melamine finish internally                              |
| <b>General joinery</b> | Laminate finish                                                                                      |
| <b>Feature joinery</b> | Timber look laminate finish                                                                          |
| <b>Vanity top</b>      | 20mm reconstituted stone benchtop                                                                    |
| <b>Ensuite</b>         | Ceiling shower rose, mixer tap, chrome finish                                                        |
| <b>Bathroom</b>        | Rail shower, mixer tap, chrome finish                                                                |
| <b>Shower screen</b>   | Semi-frameless glass shower screen                                                                   |
| <b>Bath</b>            | Freestanding bath                                                                                    |

## LAUNDRY

|                        |                                     |
|------------------------|-------------------------------------|
| <b>Floor coverings</b> | Tiling                              |
| <b>Walls</b>           | Plasterboard lined and painted      |
| <b>Splashback</b>      | Tiling                              |
| <b>Sink</b>            | Laundry tub                         |
| <b>Tapware</b>         | Chrome sink mixer                   |
| <b>Shelving</b>        | White laminate shelf                |
| <b>Clothes line</b>    | External, foldable and wall mounted |

## BALCONY/PATIO

|                        |                            |
|------------------------|----------------------------|
| <b>Floor coverings</b> | Tiling                     |
| <b>Lighting</b>        | Wall mounted up/down light |
| <b>Balustrade</b>      | Various                    |
| <b>Soffit</b>          | Painted finish             |
| <b>Columns/walls</b>   | Painted finish             |

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Townhome

4 BEDROOM - C



FLOOR PLAN

# 4 Bedroom – C

4 bedroom | 2.5 bathroom | 2 carpark

Multi-purpose room | Study nook | Entry joinery |  
Pantry | Laundry | Skylight

Optional Upgrade

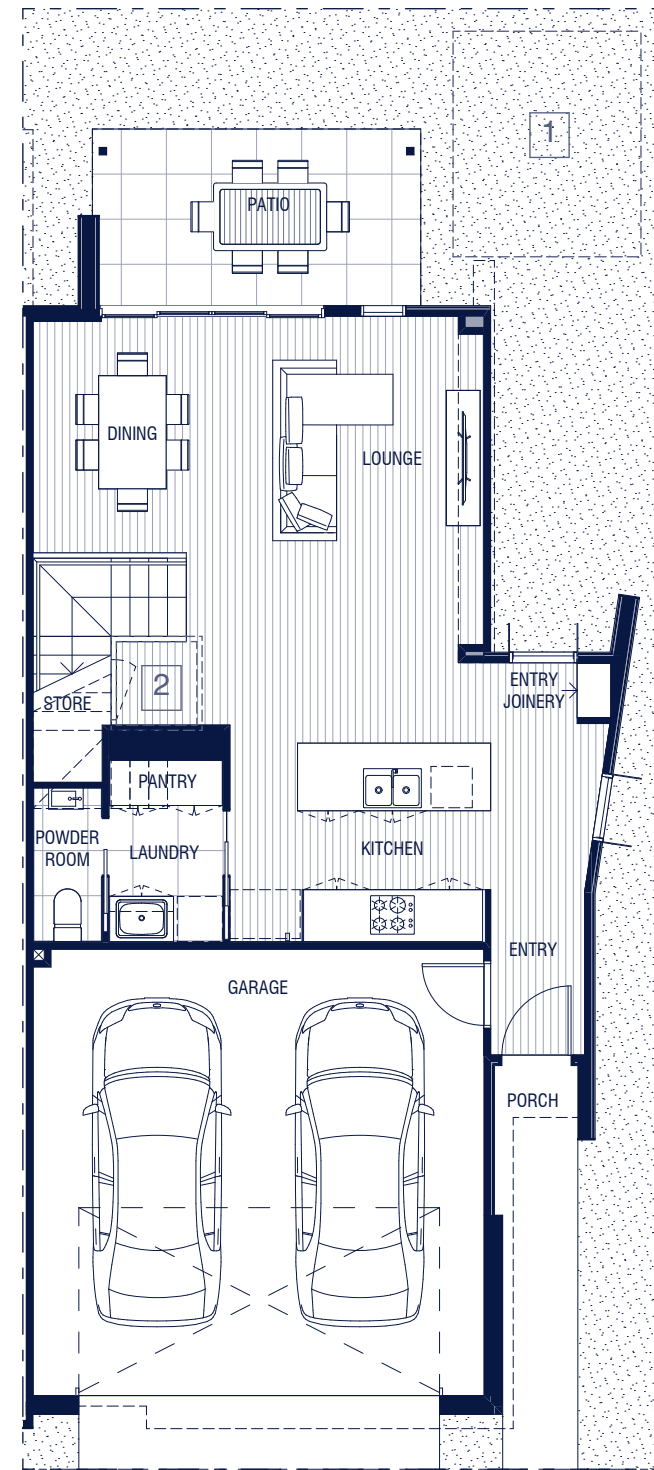
Pool | Lift

Internal 198m<sup>2</sup>

Patio 10m<sup>2</sup>

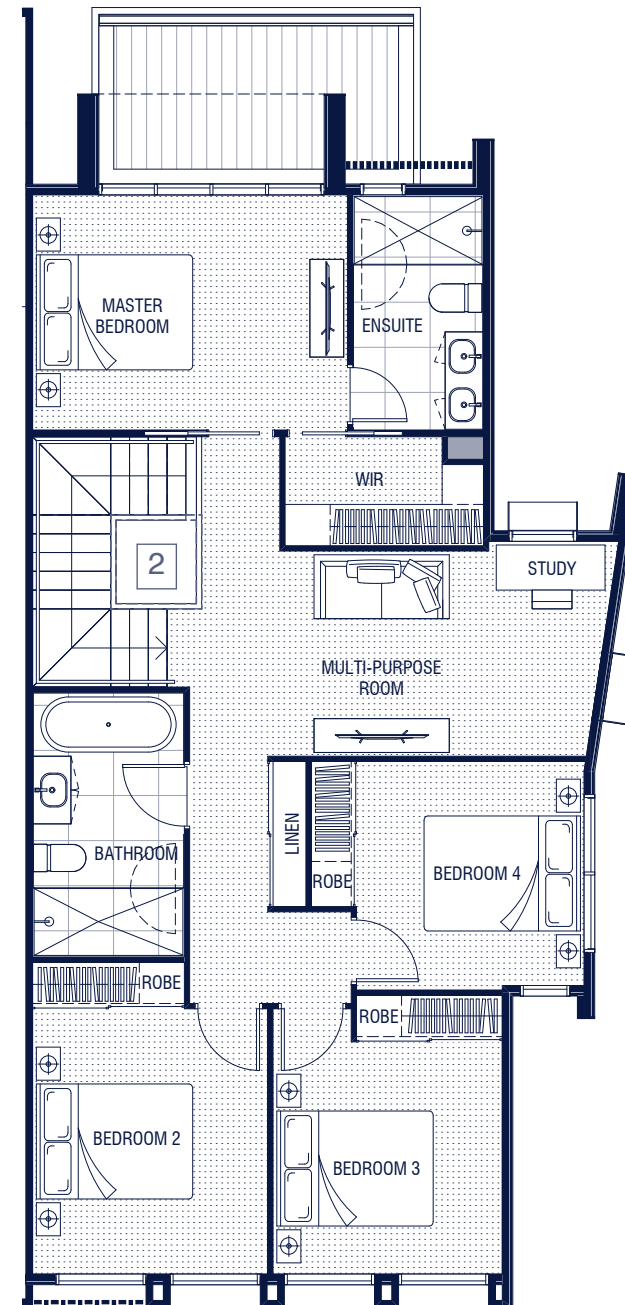
External 37-46 m<sup>2</sup>

Total 245-254 m<sup>2</sup>



Ground level

- 1 POOL PROVISION  
- APPROX 2.5m x 3m ALLOWANCE PROVIDED FOR POOL
- 2 LIFT PROVISION  
- APPROX 1070 x 1110 VOID PROVIDED TO ACCOMMODATE LIFT



Level 1



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SCALE 1:100 @ A3

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An architectural rendering of a modern residential development. The scene features a large, well-maintained green lawn in the foreground where several groups of people are engaged in leisure activities: some are sitting on the grass, others are walking, and a few are playing. In the background, a multi-story apartment building with a contemporary design, featuring large windows and balconies with wooden slat railings, is visible. The sky is bright blue with scattered white clouds, and a few birds are seen flying in the upper left. The overall atmosphere is bright, airy, and inviting, suggesting a high-quality living environment.

*For further information or to arrange your personal viewing please contact.*

A decorative graphic of several birds in flight, positioned to the left of the contact information for David Druce.

*David Druce*

*p: 0414 404 050*

*e: [druce@atrealty.com.au](mailto:druce@atrealty.com.au)*

*Chris Murray*

*p: 0416 068 420*

*e: [chrismurray@atrealty.com.au](mailto:chrismurray@atrealty.com.au)*

**DRUCE**  
druce.com.au