

26 LANGMORE LANE, BERWICK VIC

Finishes Schedule:

INTERIOR

Walls:

Living/Dining/Kitchen

Painted Plasterboard

Bedrooms

Painted Plasterboard

Bathroom/Ensuite

Porcelain Tiles

Laundry

Painted Plasterboard

Ceramic Tiles Splash back

Floors

Living/Dining/Kitchen

Engineered Timber Floor

Bedrooms

Wool Carpet

Bathroom/Ensuite

Porcelain Tile

Pantry/Laundry

Porcelain Tile

Joinery

Laminate to Kitchen, Bathroom & Laundry joinery

Clear Mirror to Bathroom/Ensuite

Reconstituted stone benchtops in the kitchen, bathrooms & laundry.

Reconstituted stone splash back to kitchen

Laminate to wardrobe and study desk

Electrical

Lighting- LED recessed downlights and feature pendants to the kitchen.

TV- Point for free to air and Pay TV

Telephone/Data – Cat 6 cable

Security -Video intercom to front entry remote controller

USB Ports to GPO in kitchen and bedrooms

NBN Internet

Heating/Air-conditioning:

Ducted air conditioning in living room and all bedrooms.

Heated towel rails to bathrooms

Underfloor heating to bathrooms

Built in linear electric fire place (selected apartments)

Hot Water Supply:

Gas with remote hot water plant

EXTERIOR BALCONY

Floors:

Porcelain Tile

Glazing:

Clear Double Glazing with aluminum frame

Awning Windows

Balcony Soffit:

Painted Fibre Cement Sheeting

Privacy screens:

Painted Metal

Balcony services:

Waterproof GPO

External lights

Gas point for BBQ connection

EXTERIOR BASEMENT CARPARK

Electric car charging , one point per two spaces.

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Fixtures Schedule:

Kitchen/Pantry:

Oven	Miele 60cm Built-in moisture plus oven
Range hood	Miele 90cm Built-in rangehood
Cooktop	Miele 80.6cm 5 burner ceramic cooktop
Microwave	Miele 40L Steam oven with microwave
Dishwasher	Miele 60 cm fully integrated dishwasher WELS: 6 star Energy Rating: 4.5 star
Wine Cabinet	50 Bottle, Black glass
Sink	Matte Onyx/Gold, Under mount
Mixer	Matte Black/Brushed Gold WELS: 4 Star

Bathroom/Ensuite:

Basin Mixer	Matte Black/Brushed gold WELS: 4 Star
Basin	Reconstitute Stone
Rail Shower	Matte Black/Brushed gold WELS: 3 Star
Shower Mixer	Matte Black/Brushed gold
Bath	White
Bath Mixer	Matte Black/Brushed gold
Toilet Suite	White WELS: 4 Star
Access Plate	Matte Black/Brushed gold
Toilet Roll	Matte Black/Brushed gold
Robe Hook	Matte Black/Brushed gold
Towel Rail	Matte Black/Brushed gold
Heated Towel Rail	Matte Black/Brushed gold

Laundry:

Trough	Stainless steel
Washing Machine Taps	Chrome
Mixer	Matte Black/Brushed gold WELS: 4 Star

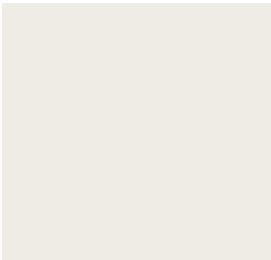
Master Bedroom:

Ceiling Fan	White
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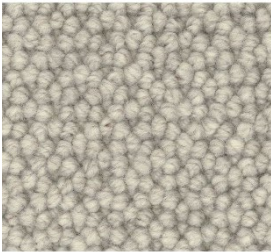
Living room:

Linear Fire place	(Selected apartments) Black glass, orange / blue flame
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FINISHES INTERNAL – LIGHT SCHEME



General Wall Paint



Carpet



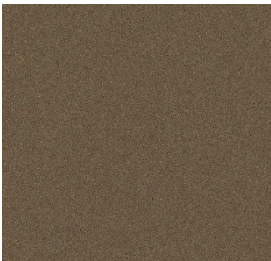
Engineered Timber Floor



Joinery Laminate



Kitchen Reconstituted
Benchtop/Splashback
Bathroom Vanity/Basin
Joinery



Joinery

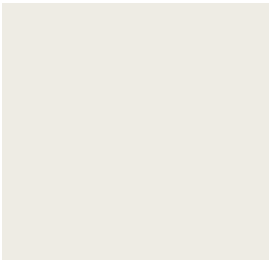


Bathroom Floor/Wall Tile



Joinery

FINISHES INTERNAL – DARK SCHEME



General Wall Paint



Carpet



Engineered Timber Floor



Joinery Laminate



Kitchen Reconstituted
Benchtop/Bathroom
Vanity/Basin



Joinery



Kitchen Splashback/
Joinery



Joinery

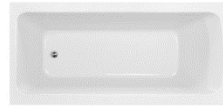


Bathroom Floor/
Wall Tile

FIXTURES AND FITTINGS – LIGHT SCHEME



Basin Mixer
Main bathroom & Ensuite
Brushed Gold
WELS: 4 Star



Inlet Bath
Main bathroom & Ensuite
White



Rail Shower
Main bathroom & Ensuite
Brushed Gold
WELS: 3 Star



Toilet Suite
Main bathroom & Ensuite
White
WELS: 4 Star



Rail Shower
Main bathroom & Ensuite
Brushed Gold
WELS: 3 Star



Access Panel
Main bathroom & Ensuite
Brushed Gold



Robe Hook
Main bathroom & Ensuite
Brushed Gold



Shower Mixer
Main bathroom & Ensuite
Brushed Gold



Toilet Roll Holder
Main bathroom & Ensuite
Brushed Gold



Bath Mixer
Main bathroom & Ensuite
Brushed Gold



Heated Towel Rail
Main bathroom & Ensuite
(Upgrade Option)
Brushed Gold



Towel Rail
Main bathroom & Ensuite
Brushed Gold

FIXTURES AND FITTINGS – LIGHT SCHEME



Oven
60cm Moisture Plus Oven



1 ¾ Bowl Sink
Kitchen
Gold



Cooktop
80.6cm 5 Burner Ceramic



Single Bowl Sink
Pantry
Gold



Rangehood
90cm



Sink Mixer
Kitchen/Laundry
Brushed Gold
WELS: 4 Star



Fully Integrated Dishwasher
WELS: 6 star
Energy Rating: 4.5 star



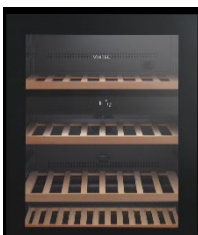
Door lever
Gold



Steam Oven with Microwave
40L



Joinery Handle
Gold



50 Bottle Wine Cabinet
Black Glass
Pantry

FIXTURES AND FITTINGS – LIGHT SCHEME



Trough
Laundry
Stainless Steel



Washing Machine Stops
Lever Handle
Chrome



Trough
Laundry
Stainless Steel



Ceiling fan with Remote
Control
Master Bedroom



Linear suspended feature
lighting
Kitchen island bench



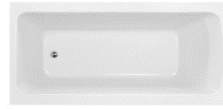
Linear electric fireplace
Black glass, orange / blue flame
Living room

(Selected apartments)

FIXTURES AND FITTINGS – DARK SCHEME



Basin Mixer
Main bathroom & Ensuite
Matte Black
WELS: 4 Star



Inlet Bath
Main bathroom & Ensuite
White



Rail Shower
Main bathroom & Ensuite
Matte Black
WELS: 3 Star



Toilet Suite
Main bathroom & Ensuite
White
WELS: 4 Star



Rail Shower
Main bathroom & Ensuite
Matte Black
WELS: 3 Star



Access Panel
Main bathroom & Ensuite
Matte Black



Robe Hook
Main bathroom & Ensuite
Matte Black



Shower Mixer
Main bathroom & Ensuite
Matte Black



Toilet Roll Holder
Main bathroom & Ensuite
Matte Black



Bath Mixer
Main bathroom & Ensuite
Matte Black



Heated Towel Rail
Main bathroom & Ensuite
(Upgrade Option)
Matte Black



Towel Rail
Main bathroom & Ensuite
Matte Black

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60cm Moisture Plus Oven



1 ¾ Bowl Sink
Kitchen
Matte Onyx



Cooktop
80.6cm 5 Burner Ceramic



Single Bowl Sink
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Door lever
Black



Steam Oven with Microwave
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Joinery Handle
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50 Bottle Wine Cabinet
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Laundry
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