



AVALON APARTMENTS

Specs List

Living Area

Floor coverings	Carpet - 100% solution dyed nylon with acoustic underlay.
Ceilings	Gib lined and insulated on rondo battens.
Walls	Gib lined insulated and acoustic intertenancy walls.
Doors	Internal doors painted hollow core. Main entrance door solid timber.
Windows	Double glazed aluminium joinery - powder coated black.
Lighting	LED down lights and feature light in the living area.
Heating	2.4kw electric panel heater.

Bedroom

Floor covering	Carpet - 100% solution dyed nylon with acoustic underlay.
Ceilings	Gib lined square stopped. 2.4m ceiling height.
Walls	Gib lined
Doors	Glazed sliding door to 1-bedroom apartments. Hollow core doors for the 2-bedroom apartments.
Lighting	LED down lights.
Wardrobe	Fitted with custom wardrobe system.

Kitchen

Benchtop	Laminate.
Cabinetry	Veneer joinery with soft closing drawers.
Toe kick	Colour to match selected doors and panels.
Dishwasher	Stainless steel dishwasher.
Oven	Stainless steel oven 60cm.
Cooktop	Ceramic electric cooktop.
Rangehood	Overhead integrated rangehood with ducted extract to exterior.
Floor Covering	Vinyl.
Splashback	Tiles.
Tapware	European style sink spout with mixer - see options list
Lighting	LED Downlights.
Laundry	Laundry cupboard to fit a combination washing machine/dryer.

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Specs List

Bathroom

Vanity	Wall-hung veneer vanity unit. Includes drawer and white composite basin 900mm.
Mirror	Fixed wall mirror - round.
Tapware	European style sink spout with mixer – see options list
Shower	Proprietary shower cubicle. Safety glass screen door.
Mixer	Chrome slide shower mixer and head with flexible hose.
Floor Covering	Tiles.
Lighting	LED Downlights.
Toilet	Back to wall toilet suite.
Toilet roll holder	Wall mounted stainless steel style.
Hot water cylinder	125 Litre.
Extraction	Ducted extract to exterior

Common Areas

Secure mail room	On ground floor with CCTV Lockable numbered box per apartment
Rubbish room	Ground floor rubbish room with recycling
Lifts	Brand new lift
Lift Lobbies	Vinyl
Floor Hallways	Separate bike storage/ Apartment gym

System

Heating	2.4kw electric panel heater in living area.
Extraction	Kitchen: Overhead rangehood with ducted extract to exterior Bathroom: Ducted extract to exterior.
Security	Main entrance: electronic access control. Corridor: electronic access control on each floor. Front door: standard key and barrel lock, or electronic access control to each apartment.
Fire	Fire sprinklers throughout plus smoke detectors and manual call points.

Exclusion

Window furnishings.
Washing machine/dryer combo/ fridge

Please note that this Outline Specification was prepared prior to the commencement of construction. While the developer will use its best endeavours to ensure each unit is built in accordance with the plans and specifications contained in the marketing material, the developer reserves the right to change or vary the information at any time. The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers must rely on their own enquiries. The Outline Specification is for guideline only and does not constitute an offer or contract.

