



INCLUSIONS - PENTHOUSES

Unit 31, 32, 53, 54, 75, 76, 96 and 97
Address: Mattone, Northbourne Avenue, Lyneham, 2602

Item	Description
GENERAL	
EER certificate	Energy Efficiency Rating minimum 6 Stars
Services	Service connection to water, sewage, electricity, high-speed fibre to the premises internet
Heating and cooling	Ducted and zoned Reverse cycle air-conditioning to all habitable rooms
Ventilation	Mechanical ventilation to rangehood, toilets and bathrooms as per BCA requirements
Insulation and acoustics	Ceiling and wall insulation – as per EER requirements Acoustic separation between apartments in accordance with the National Construction Code
Video intercom/Access Control	Video intercom to Entry Lobby and carpark intercom to apartment.
Lifts	One Lift per tower servicing all floors and basements.
Ceiling	The living area ceiling heights will be 2700 mm, bathroom, ensuite, laundry will be generally 2400 mm.
Walls	Generally plasterboard with paint finish as per selection boards
Green Star Community	The Newlyn precinct is Green Star registered and aiming for a 5 Star Community Rating
ELECTRICAL AND DATA POINT	
General	Double power points throughout (single to dishwasher, microwave space and fridge space) Hardwired smoke detectors as required by BCA Recessed LED lighting throughout - to developer specification Provision for Fibre connection
Entry	1 light point
Main bedroom	2 light point, 2 double GPO, 1 TV point
Walk in robe	1 light point
Bedrooms	1 light point, 2 double GPO
Bathrooms / Ensuite	Tastic 2 in 1 (light and fan), 1 double GPO
Main living area	Minimum of 4 light points, 2 double GPO, 1 TV point, 1 data point
Dining area	Minimum of 2 light point, 1 double GPO
Kitchen / Bench	Minimum of 2 light point, 2 double GPO
Butlers Pantry	1 light point applicable to units and 2 double GPO
Laundry	1 light point, 1 double GPO
Balcony	Minimum of 2 light point and 1 external GPO to each balcony
Hot water system	Centralised hot water services via embedded network
EXTERNALS	
Front door	Solid core front entry door with access lock
Windows and sliding doors	Double glazed aluminium framed windows and sliding doors with flyscreens or as required to meet all relevant requirements and codes
Letterbox	1 lockable letterbox per unit
Balcony Floor finish	Raised pavers on pedestal
Roof	Metal roofing with Metal fascia and gutters
Landscaping	Provided according to approved landscaping plan
Storage	Storage inside their allocated double garage in the basement
Waste disposal	Waste rooms at basement level 1. Will comprise of recycling and general waste disposal with waste chutes accessible on each floor.
INTERNALS	
Internal walls	Plasterboard lining throughout (moisture resistant to wet areas) Low sheen paint finish, colours to match interior board(s) Painting to all plasterboard linings
Ceilings	Square set throughout
Apartment Floor finish	Floorboards as per selection board
Flooring to bedrooms	Carpet to bedrooms
Internal doors	Flush panel 2340 mm high hinged doors and cavity sliding doors painted semi-gloss finish (door stops provided to all swing doors)
Door hardware	Passage sets to be provided to all internal doors with privacy sets to main bathrooms and powder rooms
Skirting and architraves	67mm (standard profile) painted semi-gloss finish where required
Bedroom wardrobes	Melamine finish with sliding doors



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ACCESS	
Access Control	Residents will get access to lobby entry and lifts using the provided key fob/proximity reader. Visitor access granted via intercom at lobby entry and basement entry. All residents will be provided two fobs.
KITCHEN	
Sink	Double bowl inset stainless steel sink
Mixer	Goose neck sink mixer
Flooring	Floor boards as per selection board(s)
KITCHEN & CABINETRY	
Main cabinetry	Custom laminate colour as per selection board(s)
Feature joinery	Custom laminate timber look as per selection board(s)
Benchtop	20 mm benchtop as per selection board(s)
Door and drawers	Soft close doors, handles as per selection board(s)
Splashback	As per selection board(s)
Kickboard	As per builder's selection to match joinery
KITCHEN & APPLIANCES	
Cooktop	Smeg 600mm ceramic induction cooktop
Oven	Smeg 600mm oven
Dishwasher	Smeg 600mm semi integrated dishwasher
Rangehood	Smeg 600mm built-in rangehood ducted to atmosphere
Built in Microwave	Smeg Built in Microwave
BATHROOM/EN SUITE/POWDER ROOM	
Fixtures and fittings	Tapware as per Colour Selection
Basin	Above Counter white ceramic basin
Vanity	Custom vanity 20mm benchtop as per selection board(s)
Shaving Cabinet	Custom shaving cabinet as per selection board(s)
Shower Screen	Semi framed shower screen
Bathtub	Back to wall bath
Water closet	Back to wall toilet suite
Wall finish	Tile finish as per selection board(s)
Floor finish	Tile finish as per selection board(s)
BATHROOM ACCESSORIES	
Towel rail	Towel rail as per colour selection
Toilet roll holder	Toilet roll holder as per colour selection
LAUNDRY	
Sink	Stainless steel sink
Laundry mixer	Standard chrome sink mixer
Plumbing	Hot and cold water points for tub and washing machine connections
Floor finish	Tile finish as per selection board(s)
Splashback	Tile finish as per selection board(s)
Ventilation	Auto-exhaust fan.
Doors	Laminate joinery doors to European laundry.
Dryer	Fisher and Paykel Condenser Dryer
Washing Machine	Fisher and Paykel Washing Machine
Stacking Kit	Stacking Kit to Suit
CAR PARKING	
Car Parking	As per sales contract
Colour Schemes	There are colour schemes that will be made available to the purchaser. Purchasers are to make their colour selections upon exchange of contracts. Natural materials display characteristics which may vary from samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials. Variations should be expected and appreciated. Where specified inclusions are not reasonably available, inclusions of the same or better quality will be provided.



UPGRADE OPTIONS - PENTHOUSE

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UPGRADE OPTIONS - If applicable with size and layout			
Kitchen	Appliance	Code	Price
Oven	Smeg Classic 90cm oven		On request
Oven	Smeg Classic 60cm oven x 2		On request
Cooktop	Smeg 90cm induction		On request
Rangehood	Smeg 90cm built in rangehood		On request
Steam Oven	Smeg Classic Built-in Steam oven		On request
Coffee Machine	Smeg Classic Built-in fresh bean coffee machine		On request
Integrated Fridge/Freezer	F&P 80cm Integrated French door refrigerator freezer - (only to applicable units)	RS80A1	\$5,999.00
Integrated Fridge/Freezer	F&P 90cm Integrated French door refrigerator freezer - (only to applicable units)	RS90A1	\$6,799.00
General Upgrades			Price
Additional Power Point			\$350.00
Additional Light Point			\$350.00
Additional Data Points			\$350.00
Additional TV Point			\$350.00
Water Connection to Fridge			\$500.00
Flooring Upgrade			Price
Hybrid flooring throughout			On Request