



## Schedule of Finishes Residential

4-12 Railway Street Lidcombe

### LIGHTING

Living & Bedroom areas	LED Downlights
Bathroom / Laundry	LED Downlights
Hallways	LED Downlight
Balcony	Yes Ceiling mounted

### BALCONY

Balustrade	Powder-coated Aluminium unless noted otherwise
Balcony flooring	Tiled

### KITCHEN

Kitchen Floor	Timber Engineered Flooring
Sink	1 ½ Bowl with Flick mixer
Joinery	Natural Oak Ravine Colour
Benchtop	20mm Reconstituted Stone
Sink Mixer	Single Level with Chrome finish

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## **APPLIANCES**

Rangehood	Technika 60cm Slide out (Ducted externally)
Oven	Technika Electric Multi-Function
Dishwasher	Technika Freestanding
Cooktop	Technika Electric (Gas)

## **GENERAL FINISHES**

Bedroom carpet	50/50 wool mix
Living / Kitchen Flooring	Timber Flooring
Internal doors	Flush door in gloss painted finish, with satin stainless steel level action handle
Skirting	Timber Profiled with painted finish
Intercom	Security Entry Video Intercom System
Hot Water System	Electric or Gas Hot Water System
Telecommunications	2 X Telephone points
Pay TV / Internet	Yes cable provisions have been provisioned
Wardrobes	Mirrored Sliding (Shelves, Hanging rails and Drawers)
Air-condition	Select Split system 2hp. only one head unit to Living room

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### **LAUNDRY / BATHROOM**

Laundry Tub	40 Litre Tub
Clothes Dryer	Omega 4.5 kg
Vanity Unit	Wall Hung Basin
Shower Screen	Semi Frameless
Tap wear	Single Lever with chrome finish
Toilet Suite	Classic wall faced toilet suite
Mirror	Shaving Cabinet
Tiling (Wall)	Ceramic 600x300
Tiling (Floors)	Ceramic 600x300 & 300x300 in shower trays
Accessories	Modern Designer with chrome finishes

### **PAINT COLOUR**

Walls/ Ceilings / Skirting Boards	Dulux
Doors	Dulux
Internal apartment doors	Dulux
Balcony	Dulux

### **NOTE 2 | COLOUR SCHEMES TO BE OFFERED WITH KITCHEN JOINERY**

#### **COLOUR SCHEME 1 (As Per Onsite Display)**

Joinery	Ravine Natural Oak
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#### **COLOUR SCHEME 2**

Joinery	Char Oak Ravine
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