

# SCHEDULE OF FINISHES

ITEM	DESCRIPTION
<b>LIVING AREA</b>	
CEILING	Painted plasterboard with square set cornice
BULKHEADS	Painted plasterboard
LIGHTING	Recessed downlights or equivalent
WALLS	Painted plasterboard
ARCHITRAVES AND SKIRTING	Half splayed MDF - painted finish
FLOORS	Timber-look flooring system
INTERNAL DOORS	Painted flush leaf honeycomb doors
ENTRY DOORS	Fire rated self-closing solid core door
STORAGE	Melamine shelves

<b>BATHROOM &amp; LAUNDRY</b>	
CEILING	Painted plasterboard with square set cornice
WALLS	Painted plasterboard
FLOOR	Tiles
SKIRTING	Tiled
SHOWER RECESS	Full height tiles
BENCHTOP	Reconstituted stone top
CUPBOARDS	Quality laminate cupboards and melamine internals
TOILET	White vitreous china dual flush
SHOWER SCREEN	Semi-frameless glass
LAUNDRY TUB	Stainless steel tub (2 & 3 bedroom only)
WASHING MACHINE / DRYER	Combination front loading washing machine and dryer
ACCESSORIES	Black matt fixtures

ITEM	DESCRIPTION
<b>KITCHEN</b>	
CEILING	Painted plasterboard with square set cornice
BULKHEADS	Painted plasterboard
WALLS	Painted plasterboard
FLOORS	Timber-look flooring system
BENCHTOP	20mm reconstituted stone
SPLASHBACK	Glass
CUPBOARDS	Quality 2 pak and wood-look laminate cupboards with melamine internals
SINK	Stainless steel bowl
COOKTOP	Ceramic cooktop
OVEN	Electric oven
RANGEHOOD	Slide-out rangehood
DISHWASHER	Freestanding dishwasher



## IMPERIAL SQUARE

# SCHEDULE OF FINISHES



ITEM	DESCRIPTION
<b>BEDROOMS</b>	
CEILING	Painted plasterboard with square set cornice
WALLS	Painted plasterboard
FLOORS	Loop pile carpet
ROBE	Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail
ROBE DOORS	Frameless mirrored sliding doors. Note - No doors to walk-in robes

<b>BALCONY</b>	
SOFFIT	Texture paint finish
WALL	Painted rendered masonry
BALUSTRADE	Solid masonry and/or alum-framed glazed



ITEM	DESCRIPTION
<b>GENERAL</b>	
COLOUR SCHEMES	<ul style="list-style-type: none"> <li>• Timber-look flooring system</li> <li>• Carpet</li> <li>• Benchtop</li> <li>• Splashback</li> <li>• Joinery</li> </ul>
CEILINGS	2.7m high ceilings
SECURITY	Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access
COMMUNICATIONS AND ENTERTAINMENT	Free-to-air TV cabled to living room and bedrooms. Pay TV cabled to living room. NBN cabled to apartment. Connection to service provider by owner
COOLING & HEATING	Ducted cooling and heating to bedrooms and living area

<b>EXTERNAL</b>	
ROOFTOP INFINITY POOL	
SAUNA	
SPA	
STEAM ROOM	
GYM	
TOILET / SHOWER	
BBQ TERRACE	
DINING AREA	
RESIDENTS' LOUNGE	

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.

## IMPERIAL SQUARE

Contact John Trzecinski | [john@dotcompropertysales.com](mailto:john@dotcompropertysales.com) | p: +61 2 4963 1992 | m: 0418 685955

