

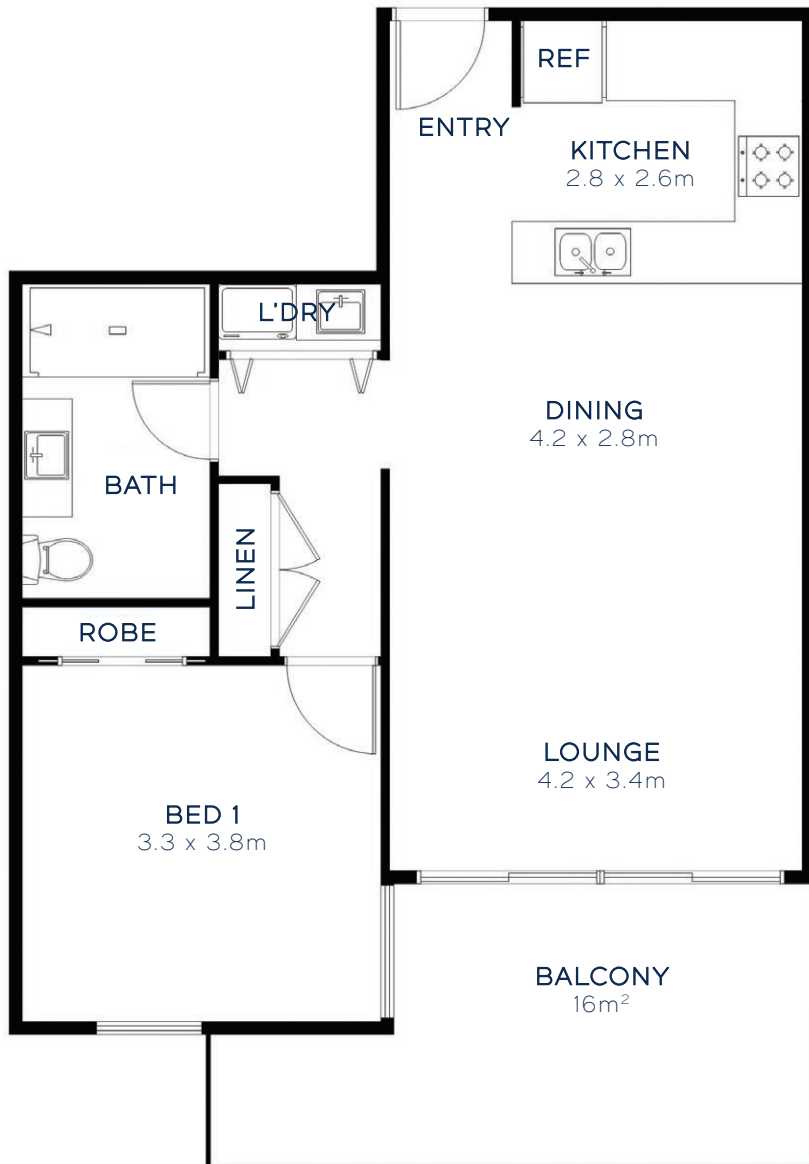


~ W A T E R M A R K ~

FLOOR PLAN 1

6 Addison Street Shellharbour
Unit 102 and 202
Apartment area: 83.8m²

All stated dimensions are approximate only. Particulars given are of general information only and do not constitute any representation on the part of the vendor or agent.



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AXL Financial Pty Ltd
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Finishes and inclusions have been prepared prior to construction and are subject to BASIX and council requirements. Finishes and inclusions may be replaced with equal or higher quality products at the vendors discretion without further notice. Illustration provided are artist's impressions. Prospective purchasers should refer to their purchase contracts for exact details.



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FLOOR PLAN 2

6 Addison Street Shellharbour
Unit 101 and 201
Apartment area: 101m²

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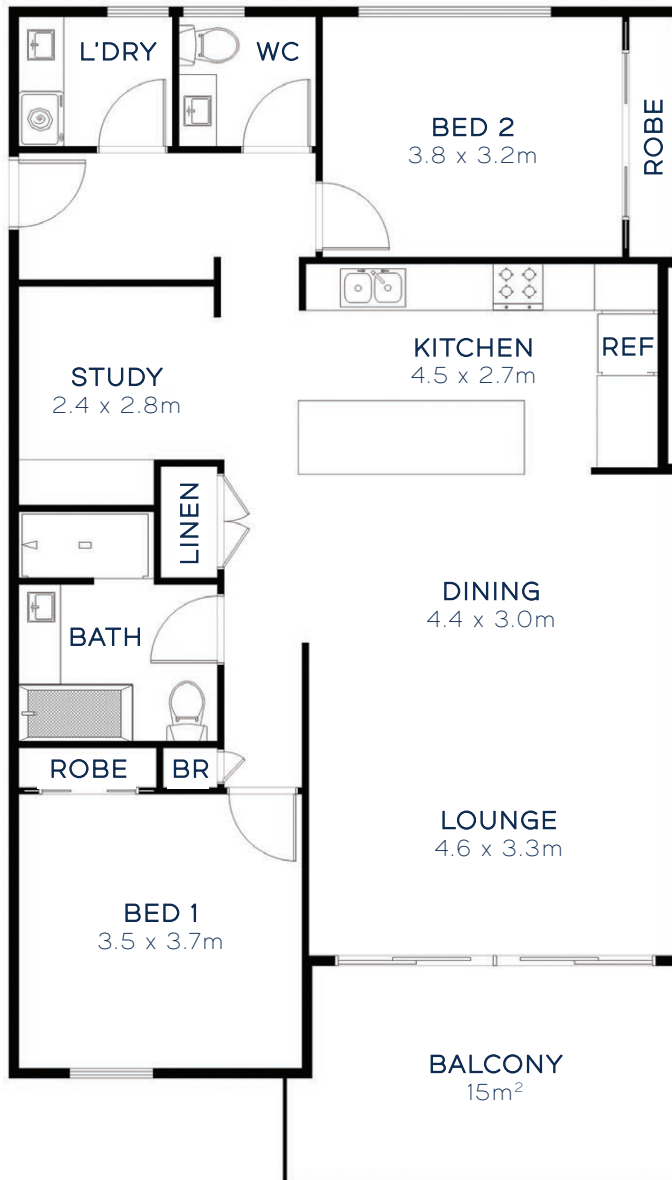


~ W A T E R M A R K ~

FLOOR PLAN 3

6 Addison Street Shellharbour
Unit 103 and 203
Apartment area: 126.8m²

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INCLUSION LIST

6 Addison Street · Shellharbour NSW 2527

EXTERNAL WALLS

- External clad wall/fibro cement /bricks as per drawing with CLT

ROOF MATERIAL

- Colourbond roof with sarking
- Fascia and Gutter and downpipe:
- Colourbond with a selection of standard range colours
- PVC downpipes with paint finish where above groundwater tanks are installed- 90mm

WINDOWS

- Aluminum framed windows with clear glass
- Obscure glazing to bathroom and ensuite

FLY SCREEN

- To all opening window

PLUMBING

- Rehau 311 all wet areas and kitchen, with water tampering valve fitted to limit water temperature as per drawing
- Gas connection to cook top, Hot water and one heating point.
- Above ground water tank connected to WC and garden Tap (Asper BASIX)

WATER PROOFING

- To all the wet areas to Australian Standards

DOORS

- Deluxe Front door: Hinged Timber door With Parma entry lock
- Door position and sizes according to the select façade.
- Internal doors-flush hollow core doors with Parma handles in paint finish.

SKIRTING AND ARCHITRAVES

- 42mm pencil round in paint finish

GROUND FLOOR PARKING

- With storage

PLASTER LINING

- 10mm to ceilings
- 10mm to walls
- Villa board to wet area
- Decorative CLT walls

CORNICES

- 90mm cove plasterboard as standard

PAINT FINISH

- All internal and external woodwork, gyprock, doors and fibro cement sheeting to be in a paint finish with trade line paint. Three

colours have been allowed for including the ceiling.

TERMITE CONTROL METHODS

- Red stops pipe penetrations.
- Granite guard or similar product to Australian standard No.3660.1

FLOOR TILING

- Bathroom, Laundry, Ensuite, WC, Porch&Alfresco

WALL TILING

- Full height tiling to main bathroom
- One tile row above the laundry tub and vanities.
- Skirting tiling to Kitchen above benchtops up to the OH cabinets/server.
- Skirting tile to WC, Laundry and Ensuite.
- All tiles will be laid square and no border tiles have been allowed for.

WARDROBES

- Hinged timber doors to BIR and linen where marked on plans.
- All fitted with one shelf and underneath metal hanging rail in chrome.
- Linen cupboard fitted with four shelves.

KITCHEN

- Deluxe Laminex Cabinet and drawer fronts to the kitchen in colour panel, plain profile with a selection of colours
- D type pull handles or round knob handles in matt silver or chrome to the kitchen cabinets and drawers.
- Laminex benchtop to kitchen
- Cabinets and drawers fully lined with a white melamine finish.
- Double bowl stainless steel sink fitted with a flick mixer.
- 600mm side out range hood in stainless finish
- 600mm gas cook top in stainless finish.
- 600mm electric fan forced fanned grille oven in stainless finish.

PC ITEMS

- Deluxe Carama Prima Link toilets inwhite.
- 45 liter stainless steel laundry tub and cabinet.
- 1500 mm rectangular bath in white.
- Stylus Venecia flick mixers (or similar) throughout in chrome.
- Stylus Venecia(or similar) all direction showerhead.

- Stylus Venecia(or similar) single tower railsand toilet roll holders in matching Chrome.
- Aluminum trimmed showers with clear safety glass shower screen.
- Mirrors to all vanity units or hand basins with frame colours selected from the standard colour range.
- Shower soap holders tile fixed.

VANITY UNITS

- Deluxe Vanity units with glass vinyl decorative profile panels and bespoke moulded tops (all in white).Positions and sizes according to floor plans.

HOT WATER SYSTEM

- B26N5026LTR Hot water system or similar.

ELECTRICAL

- One light point per room
- Two external light point
- One double GPO per room except to the kitchen, family room and main bedroom which are allotted two each.
- Two TV point (ærial not included)
- Smoked detectors fitted to Council approval.
- One phone point

INSULATION

- R1.5 insulation to external walls
- R2.5 insulation to roof truss ceilings over living areas.

CARPET

- Deluxe carpet to First floor area (bedrooms and stairs)

FLOORING

- Deluxe Bamboo flooring to main area and kitchen

DRIVEWAY

- Colour concrete driveway

EXTERNAL WORKS

- Turf to front and back as per landscape plan
- Assorted garden as per landscape plan

AIR CONDITION

- Split system to main area