



~ WATERMARK ~

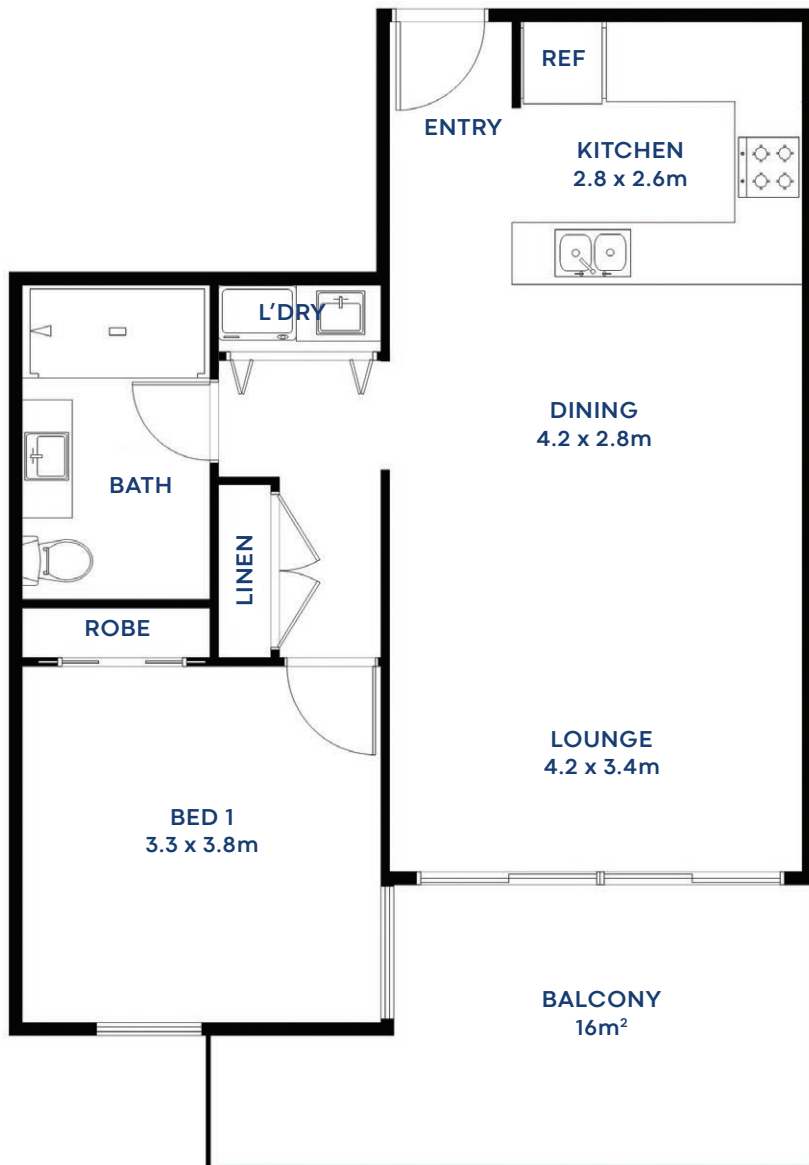
FLOOR PLAN 1

6 Addison Street Shellharbour

Unit 102

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.



Your Agent:
Teresa Costa
0438 488 697



Your Agent:
Ben Cohen
0421 438 485

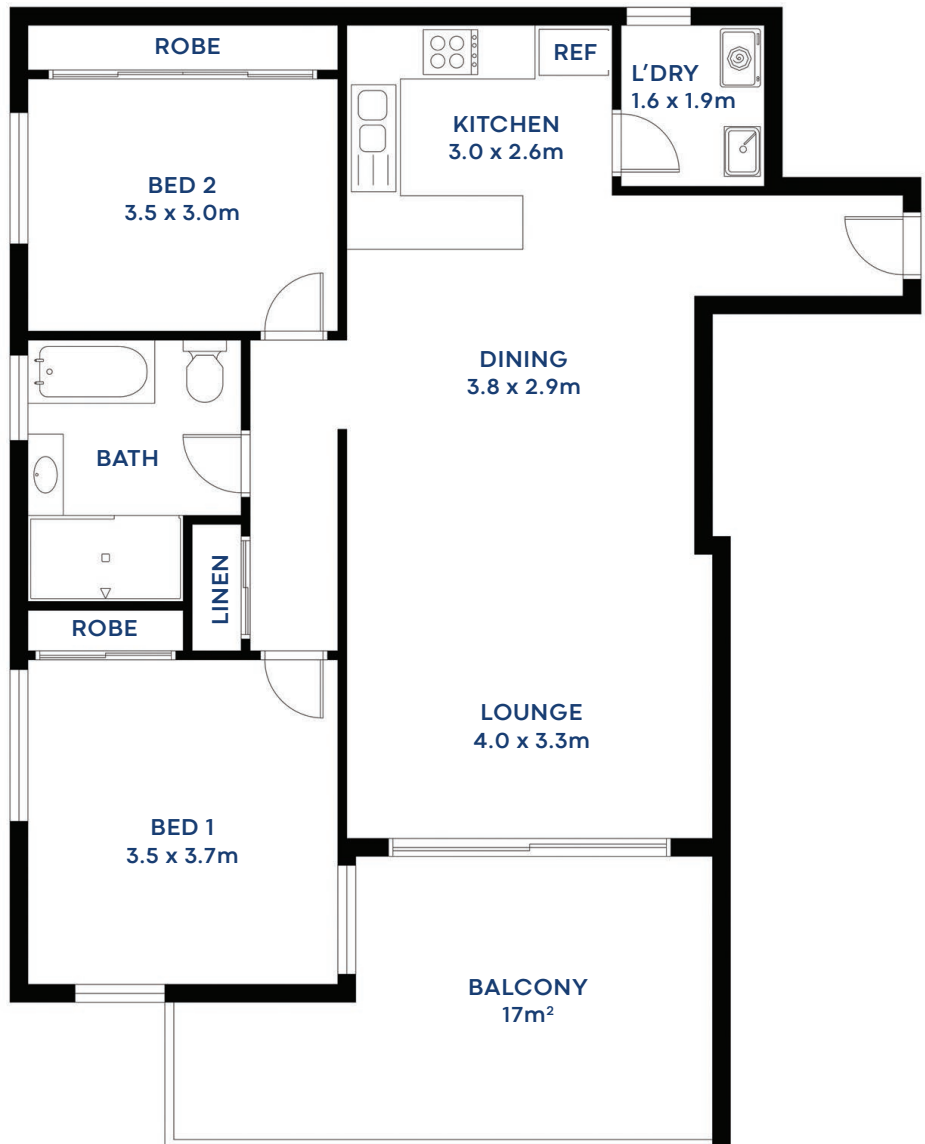


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FLOOR PLAN 2

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

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0421 438 485

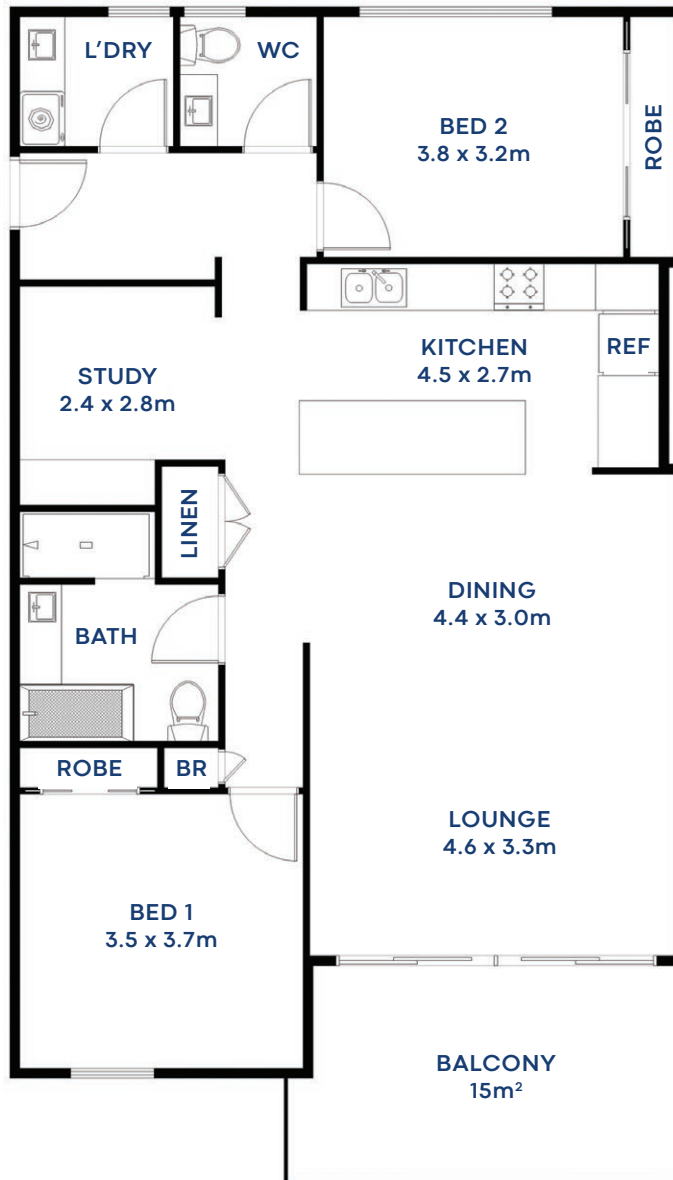


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FLOOR PLAN 3

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

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0438 488 697



Your Agent:
Ben Cohen
0421 438 485

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

- Same 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 fire door with entry lock
- Door position and sizes according to the select façade.
- Internal doors-flush hallow care doors with handles in paint finish.

SKIRTING AND ARCHITRAVES

- 63mm pencil round in paint finish

GROUND FLOOR PARKING

- Rubbish area

PLASTER LINING

- 13mm to ceilings
- 13mm to walls
- Villa board to wet area
- Decorative CLT walls

CORNICES

- Shadoline 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, Lobby, Balcony

WALL TILING

- Full height tiling to main bathroom & ensuite
- One tile row above the laundry tub and vanities.
- Splashback 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.
- 40mm stone benchtop
- Cabinets and drawers fully lined with a white melamine finish.
- Undermount blackmatt sink.
- 600mm Fish & Par side out range hood in stainless finish
- 600mm Fish & Par gas cook top in stainless finish.
- 600mm Fish & Par 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 freestanding bath.
- Stylus Venecia flick mixers (or similar)

throughout in black matte.

- Stylus Venecia(or similar) all direction showerhead black mattte.
- Stylus Venecia(or similar) single tower railsand toilet roll holders in matching black matte.
- Black matte semi frame shower screens.
- Mirrors to all vanity units or hand basins with black frame.
- Shower soap holders tile fixed.

HOT WATER SYSTEM

- Internal HWIJ B26N5026LTR Hot water system or similar.

ELECTRICAL

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

INSULATION

- R2.5 foil board insulation
- R2.5 foil board insulation to roof truss ceilings over living areas.
- Acoustic insulation to ground floor and second floor

CARPET

- Deluxe carpet to bedrooms

FLOORING

- Laminate oakleaf flooring to main area and kitchen

DRIVEWAY

- Colour concrete driveway + asphalt

EXTERNAL WORKS

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

AIR CONDITION

- Split system to main area

SECURITY

- Swipe card security system
- CCTV system
- Intercom in lift