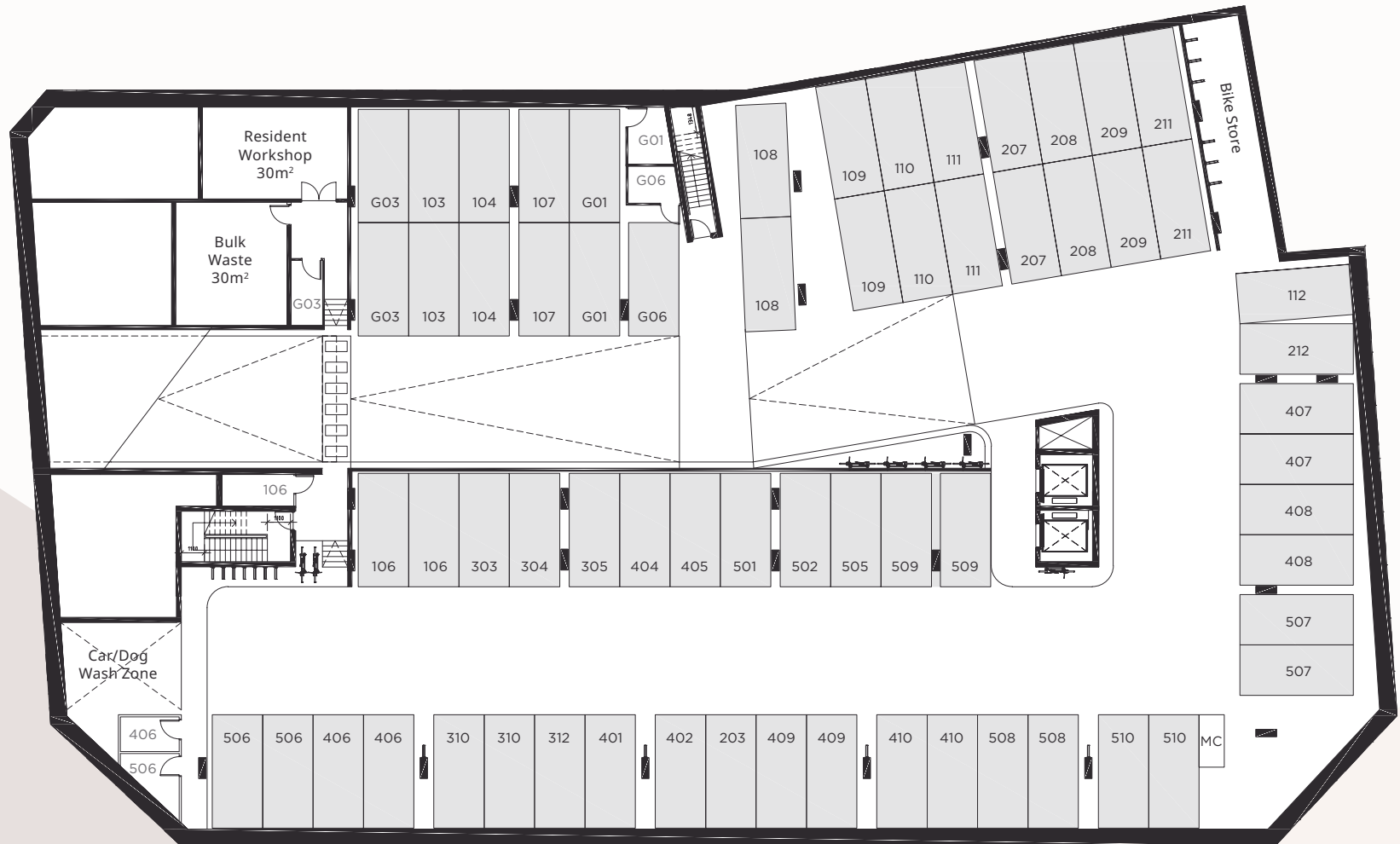


Basement

Amenity

Residents Workshop
Pet Wash
Wash Down Car Bay
Bicycle Parking



Ground

One bedroom

Two bedroom

Three bedroom



Level One

One bedroom

Two bedroom

Three bedroom



Level Two & Three

One bedroom

Two bedroom

Three bedroom



Level Four & Five

One bedroom

Two bedroom

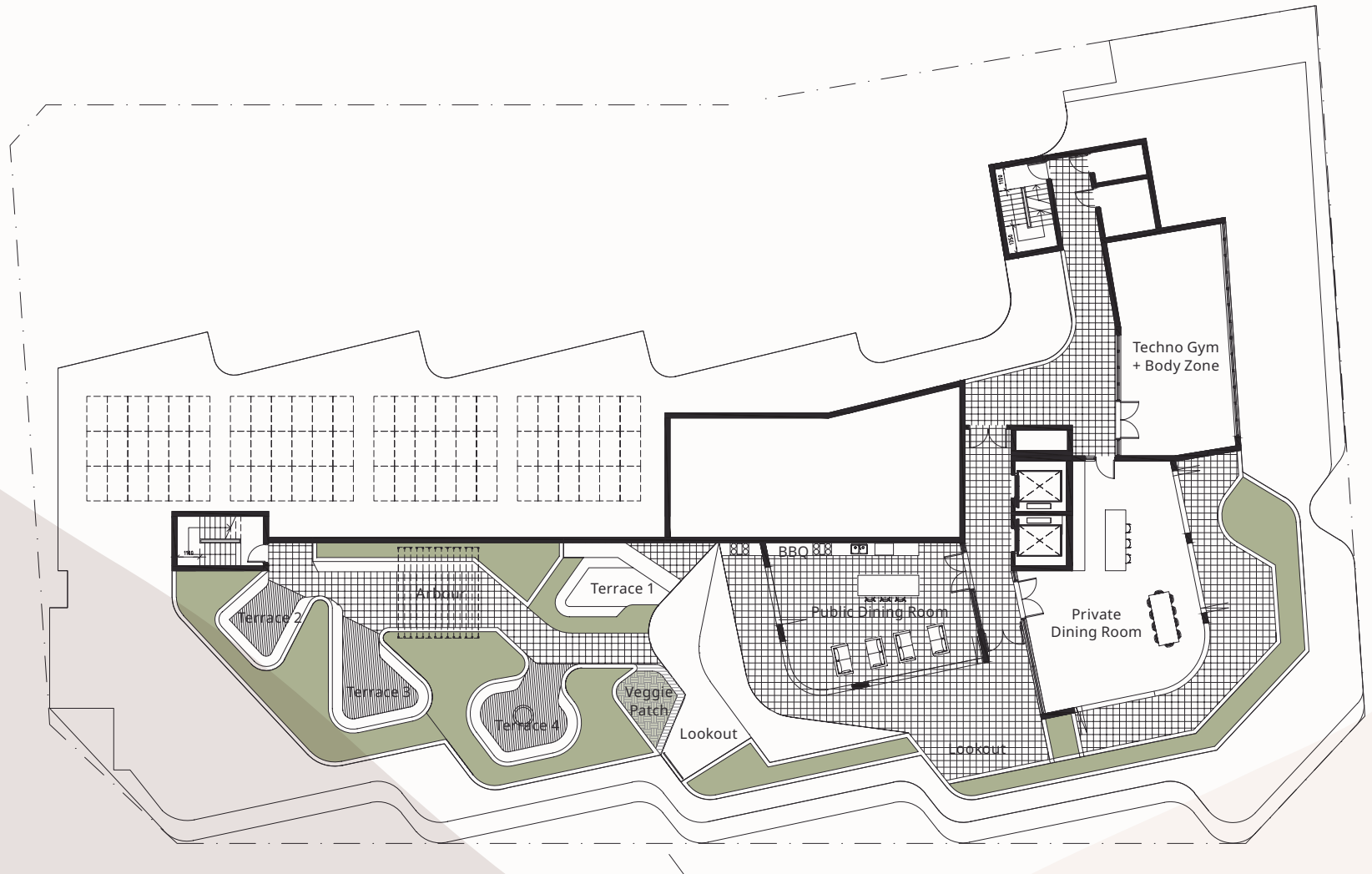
Three bedroom



Rooftop

Amenity

Public Dining Room
Private Dining Room
Landscaped BBQ
Techno Gym + Body Zone



Level 1 - 5

1 Bedroom
1 Bathroom

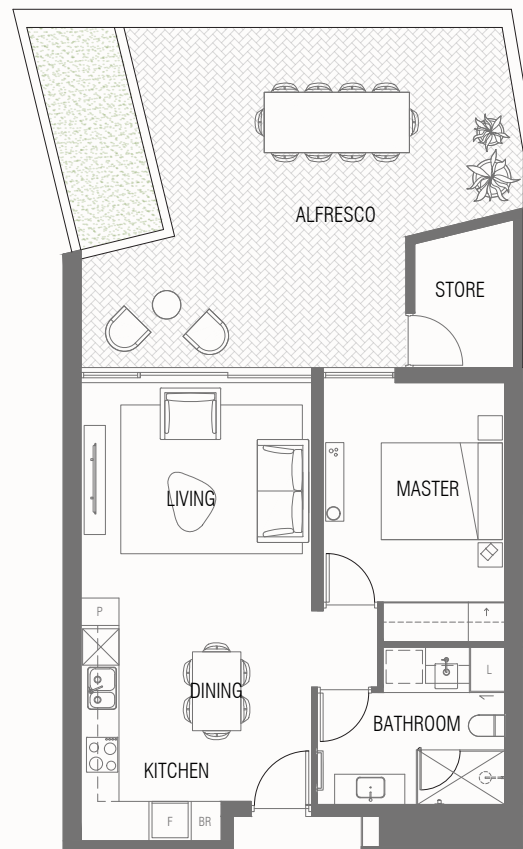
Apartment

101, 102, 201, 202, 301
302, 401, 402, 501, 502

Strata

Internal	50m ²
Balcony	15m ² - 33m ²
Store	3m ²
Parking	13m ²
Total Strata	81m² - 99m²

Location



Apartment Shown 101

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 1 - 5

2 Bedroom
2 Bathroom

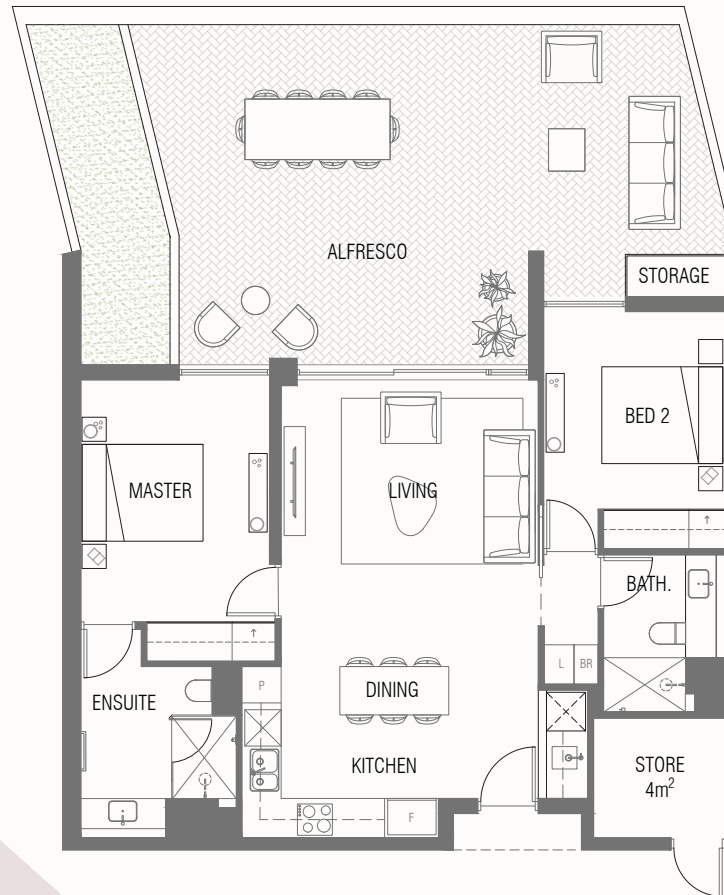
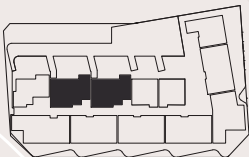
Apartment

103, 104, 203, 204, 303
304, 403, 404, 503, 504

Strata

Internal	77m ²
Balcony	21m ² / 48m ²
Store	4m ²
Parking	13m ² / 26m ²
Total Strata	115m² - 155m²

Location



Apartment Shown 103

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 1 - 5

1 Bedroom
1 Bathroom

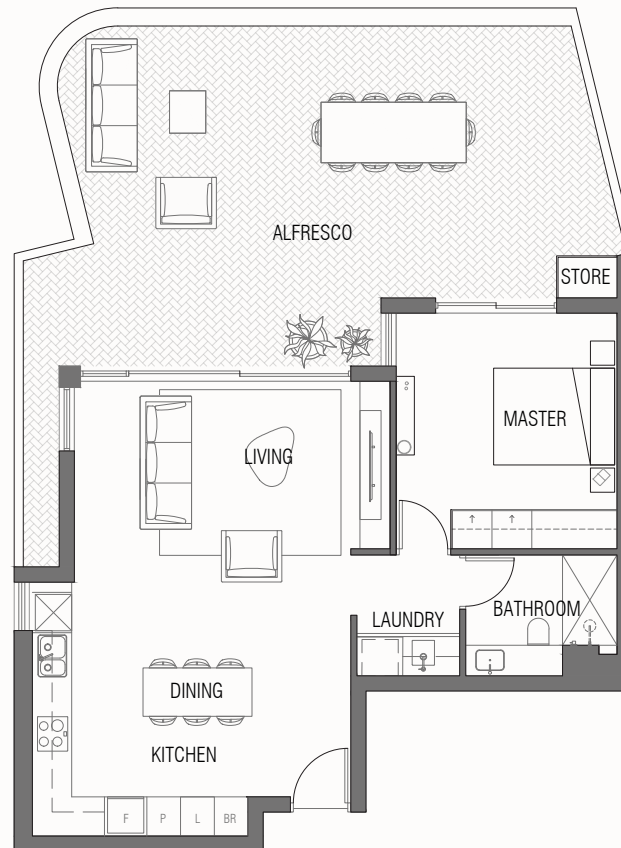
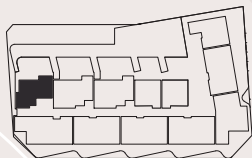
Apartment

105, 205, 305, 405, 505

Strata

Internal	63m ²
Balcony	20m ² / 49m ²
Store	4m ²
Parking	13m ²
Total Strata	100m² / 129m²

Location



Apartment Shown 105

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 1 - 5

3 Bedroom
2 Bathroom

Apartment

106, 206,
306, 406, 506

Strata

Internal	103m ²
Balcony	34m ²
Store	5m ² / 6m ²
Parking	26m ²
Total Strata	168m² / 169m²

Location



Apartment Shown 106

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

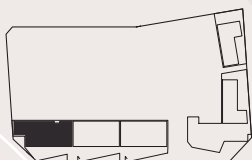
Level G

3 Bedroom
2 Bathroom

Apartment G01

Strata	
Internal	94m ²
Balcony	31m ²
Store	5m ²
Parking	26m ²
Total Strata	156m²

Location



Apartment Shown G01

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 1 - 3

2 Bedroom
2 Bathroom

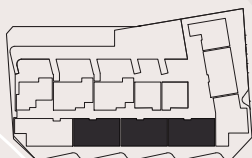
Apartment

107, 108, 109, 207, 208,
209, 307, 308, 309

Strata

Internal	88m ²
Balcony	29m ² / 30m ²
Store	4m ²
Parking	26m ²
Total Strata	147m² / 148m²

Location



Apartment Shown 107

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

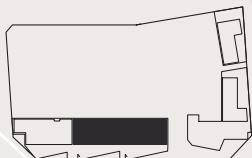
Level G

2 Bedroom
2 Bathroom

Apartment
G02, G03

Strata	
Internal	83m ² / 85m ²
Balcony	32m ²
Store	6m ² / 7m ²
Parking	26m ²
Total Strata	148m² / 149m²

Location



Apartment Shown G02

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

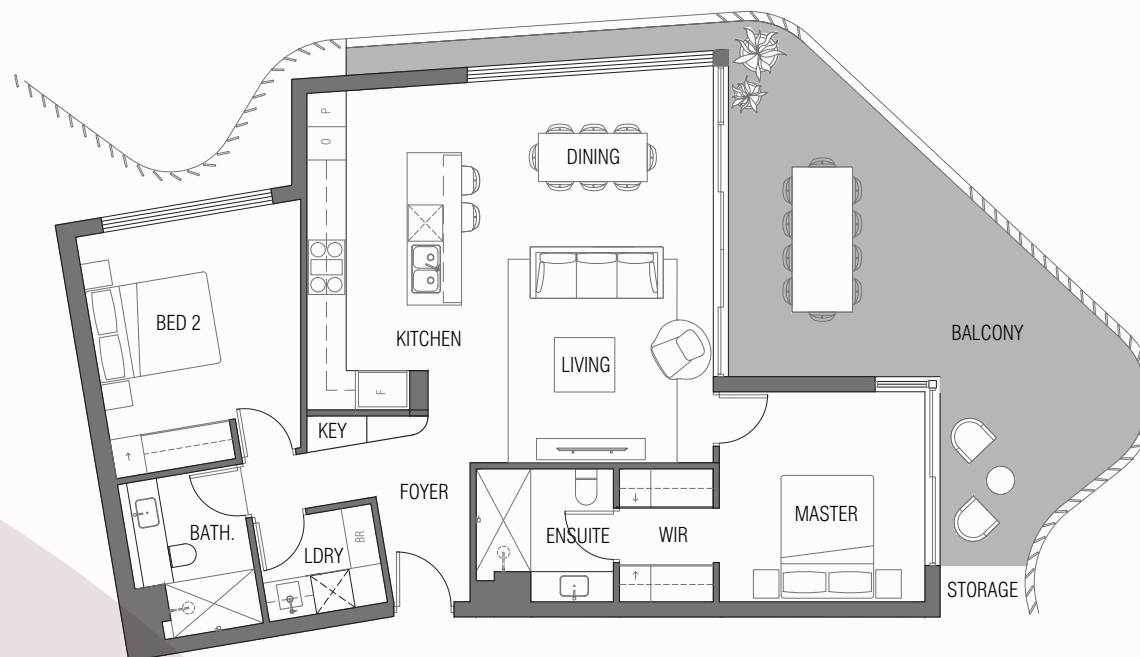
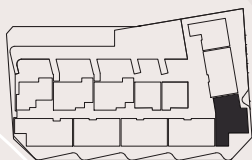
Level 1 - 3

2 Bedroom
2 Bathroom

Apartment
110, 210, 310

Strata	
Internal	93m ²
Balcony	37m ²
Store	4m ² / 6m ²
Parking	26m ²
Total Strata	160m² / 162m²

Location



Apartment Shown 110

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

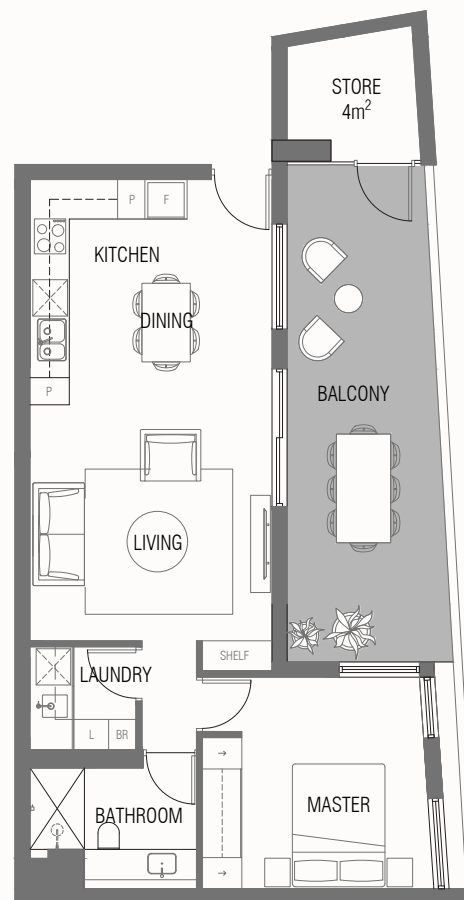
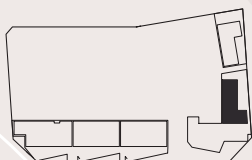
Ground

1 Bedroom
1 Bathroom

Apartment G05

Strata	
Internal	55m ²
Balcony	22m ²
Store	5m ²
Parking	13m ²
Total Strata	95m²

Location



Apartment Shown G05

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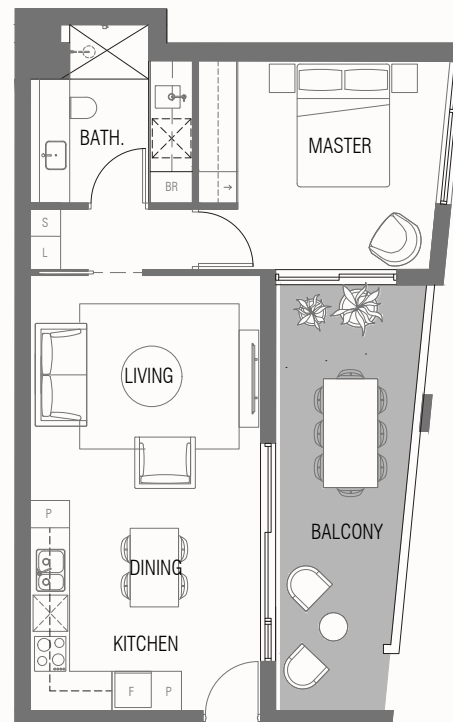
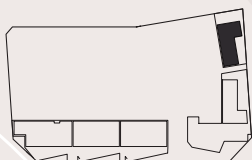
Ground

1 Bedroom
1 Bathroom

Apartment G06

Strata	
Internal	53m ²
Balcony	15m ²
Store	4m ²
Parking	13m ²
Total Strata	85m²

Location



Apartment Shown G06

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

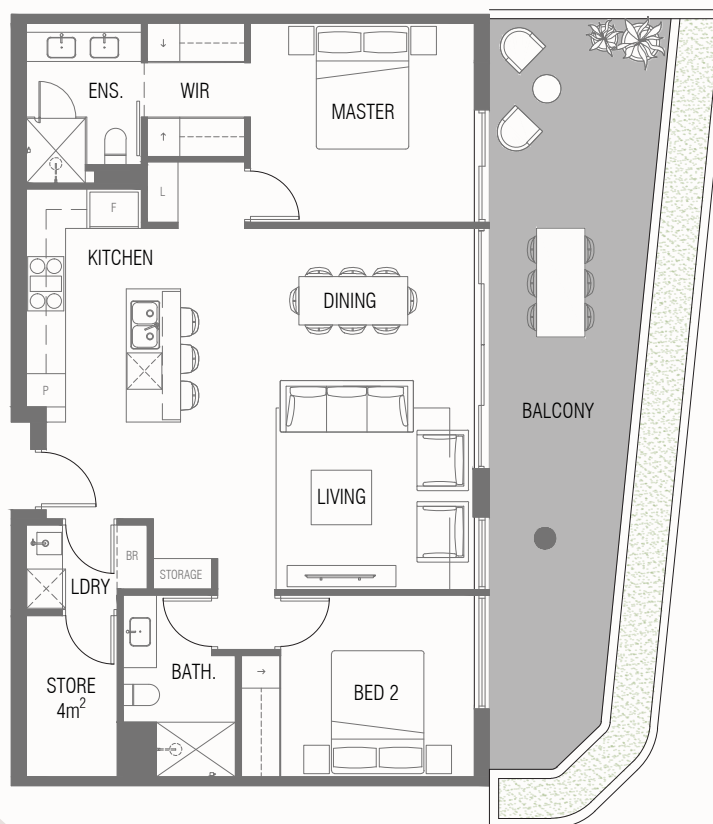
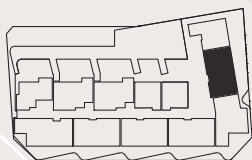
Level 1 - 3

2 Bedroom
2 Bathroom

Apartment
111, 211, 311

Strata	
Internal	89m ²
Balcony	29m ² - 36m ²
Store	4m ²
Parking	26m ²
Total Strata	148m² - 155m²

Location



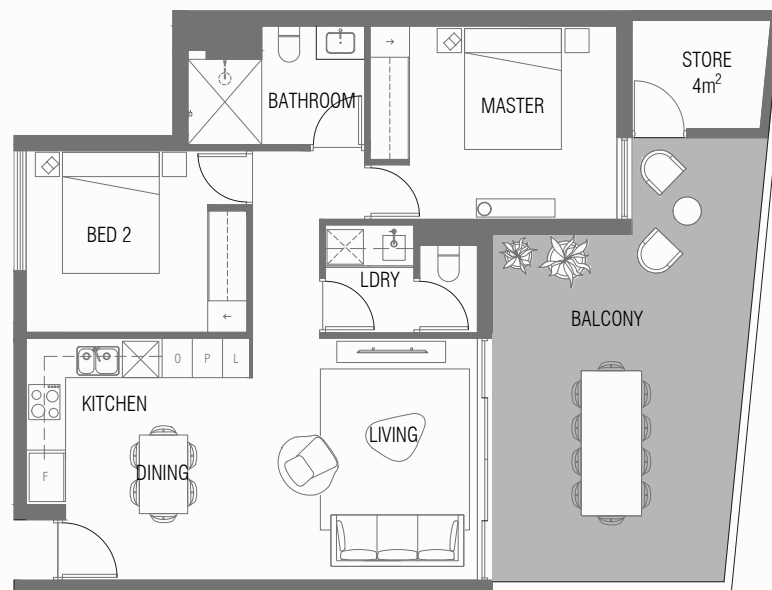
Apartment Shown 111

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 2 & 3

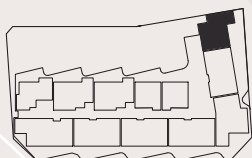
2 Bedroom
1 Bathroom

Apartment
212, 312



Strata	
Internal	69m ²
Balcony	26m ² / 27m ²
Store	4m ²
Parking	13m ²
Total Strata	112m² / 113m²

Location



Apartment Shown 212

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 4 & 5

3 Bedroom
2 Bathroom

Apartment
407, 507

Strata	
Internal	127m ²
Balcony	53m ²
Store	5m ²
Parking	26m ²
Total Strata	211m²

Location



Apartment Shown 407

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 4 & 5

3 Bedroom
2 Bathroom

Apartment
408, 508

Strata	
Internal	131m ²
Balcony	45m ²
Store	5m ²
Parking	26m ²
Total Strata	207m²

Location



Apartment Shown 408

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

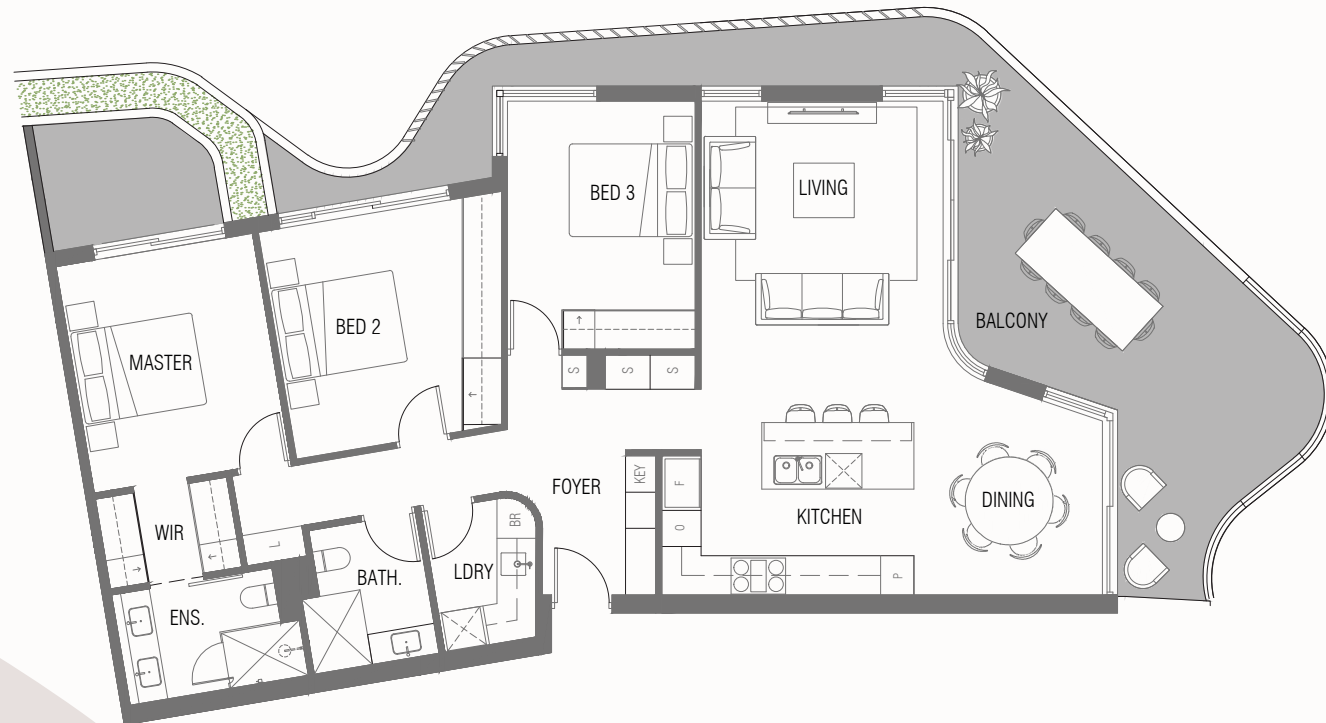
Level 4 & 5

3 Bedroom
2 Bathroom

Apartment
409, 509

Strata	
Internal	122m ²
Balcony	33m ² / 40m ²
Store	5m ²
Parking	26m ²
Total Strata	186m² / 193m²

Location



Apartment Shown 409

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

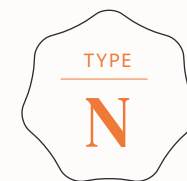
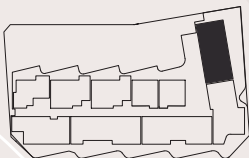
Level 4 & 5

3 Bedroom
2 Bathroom

Apartment
410, 510

Strata	
Internal	118m ²
Balcony	39m ² / 49m ²
Store	5m ²
Parking	26m ²
Total Strata	188m² / 198m²

Location



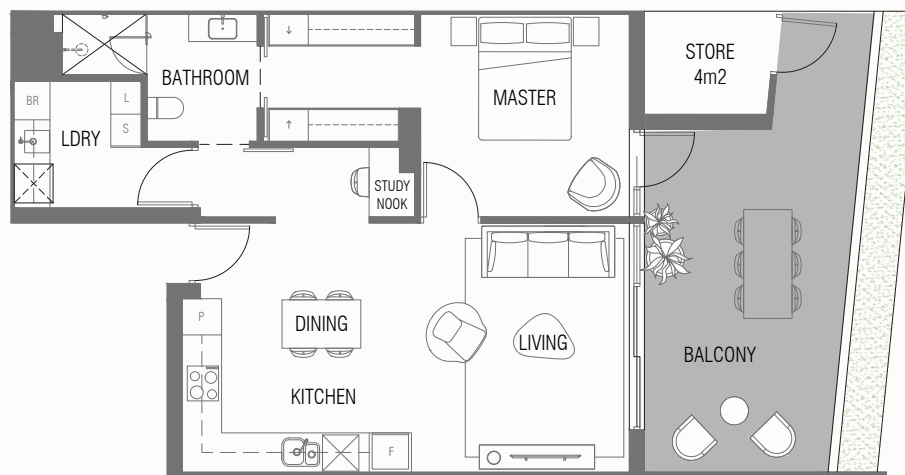
Apartment Shown 410

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

Level 1

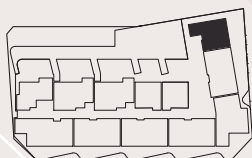
1 Bedroom
1 Bathroom

Apartment 112



Strata	
Internal	65m ²
Balcony	22m ²
Store	4m ²
Parking	13m ²
Total Strata	104m²

Location



Apartment Shown 112

DISCLAIMER Variations from strata plan may apply. Furniture is indicative only and not provided. Shape and configuration of balconies, doors, windows, condensers and ducts may differ from those illustrated. Areas of apartment given are based on strata measurements as defined in the contract for sale.

BUILDING SPECIFICATION

COMMUNAL FACILITIES

Entrance Lobby Area	Luxurious entrance lobby with high quality finishes and complete with designer furniture. Custom designed lighting to create resort like experience on arrival.
Landscaping	Landscaped and reticulated gardens at ground level, specifically designed to provide amenity to the streetscape as well as privacy to the ground floor apartments. Extensive roof top landscaping with residents own communal edible garden, intimate arbour to the roof with integrated seating under a canopy of climbing greenery. Creative architectural lighting to complement the landscape architecture, create a resort like atmosphere and provide an external environment to be enjoyed after the sun has set.
Letterboxes & Deliveries	Powder coated aluminium letterbox with lock for each apartment. Parcel smart locker system for safe and convenient 24/7 delivery and pickup of parcels.
Technogym Body Zone	Air-conditioned gym equipped with the latest commercial grade fitness equipment. Connect to Technogym's Mywellness app for personalised training programs and guides.
Dining Room (East)	Resident's bookable private dining and entertaining room, with dining table and settings and adjoining fully equipped kitchen with island seating and lounge area for private gatherings.
Dining Room (West)	Residents dining and entertaining room, with fully equipped kitchen with island seating and lounge area for group gatherings. Sliding doors to open to the outdoor terrace.
BBQ Area	Outdoor BBQ area with casual seating areas, tables and chairs set amongst architecturally designed landscapes.
Outdoor Lounges	Multiple intimate outdoor lounge seating areas embedded within architecturally designed landscaping.
Washdown Bay	Car wash bay provided for your use, complete with access to water and rapid drainage.
Pet Wash	Pet wash area provided with sealed concrete and access to water and rapid drainage.
Resident Workshop	Residents own workshop area provided with several workbenches, communal tool area and bike repair station.
Lifts	Stainless steel doors, stainless steel fixtures and tiled floor.
Carparking	Secured basement car park with remote controlled security gates. Individual car bays as shown on strata plan. All car bays are provisioned for the addition of electric charging as residents require.
Storerooms	Lockable storeroom with a minimum of 3sqm for 1 bed, 4sqm for 2 bed and 5sqm for 3 bed apartments provided as per strata plan.
Bicycle Parking	Bike parking is provided through the carparking areas and ground floor.
Stairs	Concrete floors, walls and ceilings.
Corridors	Plasterboard lining generally with high quality finishes.
Moving Trolleys	Provision of communal trolleys to assist with movement of goods between vehicles and resident apartments.

BUILDING SPECIFICATION CONTINUED

BUILDING MATERIALS

External Walls	External materials are a detailed combination of rendered AFS or non-combustible cladding elements, full height glazing and limestone blockwork to ground floor courtyards.
Floors	Reinforced concrete to National Construction Code structural and acoustic performance requirements.
Party Walls	AFS or insulated steel framed, acoustic and fire rated walls lined with flush Plasterboard insulated to achieve acoustic performance requirements of the National Construction Code.
Internal Walls	Generally plasterboard lined with acoustic batting, flushed and painted.
Ceilings	Minimum 2.7m high ceiling Plasterboard lining generally. Dropped ceilings to wet areas, and bulkheads required to accommodate air conditioning and other services.
Entry Doors	2.4m flush painted, fire rated, self-closing doors with designer hardware.
Internal Doors	Flush painted, hollow core doors a minimum 2.4m high with semi-gloss paint and designer selected hardware.
Windows & Sliding Doors	Commercial grade powder coated aluminium frames with acoustic and energy efficient double- glazing to 5 star Green Star specifications.
Balustrades	Semi frameless safety glass balustrades and solid walling, as shown on plans, to 1m high.
Roof	Concrete roof to all apartments to eliminate coastal winds noise and provide maximum insulation benefits.

SECURITY & SAFETY

Access Control	Keyless electronic access for residents to external entry doors, lifts and common areas. Video intercom for controlled visitor access.
Security Camera System	Surveillance cameras installed at all entry/exit doors, all vehicular access points, and around common facilities within the development for security. Footage is stored on a digital recorder for strata security purposes and retained generally for 7 days.

BUILDING SPECIFICATION CONTINUED

SUSTAINABILITY & SERVICES

Natural Ventilation	Apartments have been designed to minimise solar heat gain and to maximise natural cross flow ventilation to reduce the required running times of air conditioning systems.
Solar Orientation	Building oriented to maximise direct solar access to balconies and living spaces and minimise hot western sun exposure. External resident amenity areas located to benefit generous northern aspect, marina and ocean views.
Ceiling Fans	Ceiling fans installed to all living rooms and bedrooms.
Water Consumption	All fixtures and fittings have been selected to reduce water wastage and meet best practice standard for WELS star ratings.
Lighting	Lighting designed by award winning Lighting Designers to enhance the ambience within the development, creating an inviting environment for residents and guests to enjoy. High quality, energy efficient LED lighting will be installed throughout, minimising energy consumption and maintenance whilst maximising the experience within the spaces designed.
Renewable Energy Supply	Extensive solar PV cells located on roof.
Hot Water System	Central circulating hot water system powered by an energy efficient heat pump system provides hot water on demand without storage or heaters taking space inside your apartment.
Exhaust Fans	Provided to bathrooms and separate laundries (where provided) and ducted to the outside.
Power Outlets	Generous provision of Double General Purpose Outlets (GPO) throughout.
Data	Provided to living areas to ensure complete wifi coverage, cabled to communications cupboard inside each apartment for easy wifi distribution.
T.V. Point	Provided to the living and master bedrooms, connected to common roof mounted digital antenna for free to air TV.
NBN	Fibre from NBN network direct to the communications cupboard inside each individual apartment.
Energy Ratings	Apartments have been designed to achieve internationally recognised Greenstar "Australian Excellence" in sustainability.
Common Area Lighting	Motion sensors provided to reduce energy consumption in common corridors and carpark.
Air-Conditioning	Ducted reverse cycle air-conditioning provided to living room and bedrooms.
Smoke & Fire Alarms	Included, with remote monitoring for fire alarms by the Department of Fire and Emergency Services.
Greenhouse Gas Emissions	Reduction in greenhouse gas emissions during construction to comply with Green Building Council Australia (GBCA) standards and to all building services for residents thereafter to reduce running costs.
Resident Wellbeing	Reduction in the use of low VOC (volatile organic compound) paints, adhesives and carpets and low formaldehyde wood products.

APARTMENT SPECIFICATION

GENERAL

Bag/Key Drop Integrated joinery providing a bag and/or key drop location and drawers for storage along with a wireless battery charging station where applicable and as per marketing plans.

FLOOR FINISHES

Bedroom Wool loop pile carpet.
 Kitchen/Living/Dining Pre finished engineered timber flooring as per selection schemes to living and dining areas.
 Wet Areas Fully rectified porcelain tiles as per scheme boards.
 Skirting Painted MDF or similar.
 Balcony Slip-resistant natural look porcelain on pedestal system.

BEDROOMS

Built-in Robes Architecturally considered design with all wardrobes including a combination of drawers, shelves and hanging rails, made from quality prefinished laminate board.
 Linen and Other Storage Generous provision of storage throughout.

KITCHEN

Sanitary Fixtures & Tapware

Sink Stainless steel under mount sink.
 Tap & Mixer Designer selected mixer.
 Refuse Bin Pull-out bin provided within kitchen cabinetry with appropriate separation for waste management.

Joinery

Island Benchtop Engineered stone finish as per selected scheme.
 Back Bench and Splashback Porcelain as per selected scheme.
 Cabinetwork Soft closing cabinetry, considered design with a mixture of drawers and cupboards. Pantry with pull-out internal drawers.
 Cutlery Tray Included.

APARTMENT SPECIFICATION CONTINUED

BATHROOMS

Vanities and Basins	Engineered stone vanity tops and textured prefinished laminate cabinetry underneath, including drawers and storage. Designer selected ceramic basin, white gloss.
Cabinets	Face-level storage with mirrored doors and interior shelves.
Wall Tiles	Full height porcelain tiles to bathrooms as per scheme.
Feature Wall Tile	Feature porcelain tiles around vanity unit.
WC	Vitreous china WC with dual flush button, soft close seat.
Shower Screen	Semi frameless, toughened glass shower screen.
Shower Head	Rain shower head and a hand held shower head.
Shower Mixer	Designer selected mixer.
Basin Mixer	Designer selected mixer.
Towel Rail	Designer selected.
Hand Towel Rail	Designer selected.
Toilet Roll Holder	Designer selected.
Robe Hook	Designer selected.

LAUNDRY

Laundry Trough	Stainless steel trough.
Mixer	Designer selected mixer.
Appliances	As per Appliances Schedule.

TERRACE/BALCONIES

Privacy Screen	A mix of perforated metal and louvred privacy and wind protection screens to balconies. Level one apartments facing Comet Lane to feature extensive landscaping.
Outdoor GPO	Double GPO provided.
Outdoor Tap	Outdoor tap provided.

UPGRADE OPTIONS

Flooring	Timber to bedrooms.
EV Charging	Private car charging station added to a residents car bay for electric vehicle use.

APARTMENT APPLIANCE SCHEDULE

APPLIANCES		APARTMENT TYPE														
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Cooktop	V-Zug 60cm Induction	●	●	●				●	●		●					●
	V-Zug 90cm Induction.				●	●	●			●		●	●	●	●	
Oven	V-Zug 60cm Pyrolytic (76L)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Steam Oven	V-Zug 45cm Combi-Steam				●	●	●			●		●	●	●	●	
Rangehood	V-Zug	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Dishwasher	V-Zug	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Fridge Freestanding	60cm	●		●				●	●							●
	Fisher & Paykel 80cm		●				●				●					
Fridge Integrated	Fisher & Paykel 90cm				●	●						●	●	●	●	
Wine Fridge	Ilve (under bench)											●	●	●	●	
Heat Pump Dryer	Fisher & Paykel 8.0kg	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Washing Machine	Fisher & Paykel 8.5kg	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●