

Specifications

EXTERIOR FINISH

- External Walls**  
Combination of painted precast walls and insulated steel framed external walls with cladding.
- Windows & Sliding Doors**  
Powder coated aluminium framed windows with clear glazing, plus flyscreens to all openable windows and sliding doors.
- External Stairs & Landings**  
Slip resistant ceramic floor tiles provide a safe and hard wearing finish and is easy to maintain around the approach to your apartment door.
- Carpark Gates**  
Remote controlled metal gates within the carpark to keep resident and visitor parking separate.
- Landscaping**  
Landscaped and reticulated gardens to the pool area, deck and external verges, including extensive mature tree planting and a residents own edible garden.
- Letterboxes**  
Powder coated aluminium letterboxes with locks.
- Carparking**  
Concrete driveways to basement carparking.

FACILITIES

- Entrance Lobby**  
Two entrance lobbies with designer furniture and artwork provide a welcoming and secure entrance for you and your friends.
- Swimming Pool**  
20 metre tiled pool. Solar heated for an extended swimming season.
- Cabana**  
Pool side cabana with casual seating, tables and kitchenette with beverage fridge, microwave and sink, all undercover.
- BBQ**  
Gas BBQ with adjacent stainless steel sink to multiple separate garden areas for your use.
- Resident’s Lounge and Games Room**  
Air conditioned and furnished with lounges, casual seating areas, tables and chairs and artwork, alongside a pool table, games area and TV. Bar area provided with sink and refrigerator.
- Garden Seating**  
Landscaped seating areas on pool deck for semi-private casual dining/seating.
- Gymnasium**  
Air conditioned gymnasium equipped with strength training equipment, weights and dumbbells and multiple cardio machines such as cross trainer, spin bike and treadmills so you can always get a workout. Benches, fitballs, skipping ropes, steps, exercise mats and a television are also provided.
- Drying Court**  
Two clothes drying courts and clotheslines are included, using clothes airers on balconies is prohibited.
- Waste Management**  
Twin pull out bins inside each apartment for easy separation of rubbish and recycling. Discrete bin stores located throughout the development for disposal, managed by Strata Company.

Hard waste store included for temporary storage of bulk rubbish.

- Visitor Parking**  
Visitor carparking available in basement for convenient use by your guests.

- Bicycle Garage**  
Secure caged and locked bike stores for resident use only.

SECURITY & SAFETY

- Intercom**  
Audio intercom system between entrance lobbies and carpark to each individual apartment allows residents to unlock doors and gates to allow entry into the development.
- Security Camera Surveillance System**  
Surveillance cameras installed at all entries/exits and around common facilities within the development to monitor usage. Footage is stored on digital recorder and accessible by the Strata Company for security purposes.
- Keyless Secure Access**  
Keyless electronic entry to Ground Floor Lobbies from Waverley Street and Chester Avenue, as well as entries and exits to each building and common facilities. Access devices built into carpark remotes meaning only one device needed to get in and around the development.
- Fire Alarm System**  
Individual Smoke alarms provided inside every apartment. A fire alarm system is provided to monitor the common areas of the complex and alert of fire. Sprinkler system in basement carpark.

APARTMENT FINISHES

- Party Walls**  
Fire rated stud framed plasterboard walls between apartments and other apartments or corridors, insulated to achieve acoustic performance above the National Construction Code requirements.
- Internal Walls**  
10mm flushed plasterboard over steel stud framing, flushed and painted.
- Ceilings**  
Ceilings to living and bedrooms are skim coat finish, and at 2.5m are generally higher than bathrooms and where bulkheads are required, which have dropped plasterboard ceilings.
- Entry Doors**  
Each apartment fitted with a fire rated solid door with self-closer and entry lockset.
- Internal Door Furniture**  
Designer chrome lever handle, easy to grip and use.
- Floors**  
Acoustic grade 190mm wide luxury hybrid plank flooring to Living, Kitchen and Dining areas, the next generation in alluring and durable floor surfaces to create continuous open plan areas. Finished with painted skirting to walls.
- Courtyards and Balconies (where applicable)**  
Artificial turf to ground floor courtyards provide large spaces for your private use, screened by a mix of solid walls and obscure glazing as shown on plans. Courtyards include a tap.
- Balconies on above ground floors have slip resistant floor tiling, with perimeter drains, and powder coated aluminium framed clear glass balustrade. Balustrades to Apartments No. 44 to 49, 110 to 112 and 123 to 125 will have obscure glass balustrades.

KITCHEN

- Cabinetry**  
Prefinished Polytec matt finish laminate selected by interior designer with reconstituted stone bench tops. Includes handleless soft closing drawers and doors, plus overhead cupboards as shown on plans.
- Splashback**  
Colourbacked glass splashback between benchtops and overhead cupboards.
- Cooktop**  
600mm wide ceramic glass top electric cooktop with European styling.
- Oven**  
600mm wide stainless steel/glass electric underbench oven.
- Rangehood**  
Undermount rangehood ducted to outside, not recirculating in the apartment.
- Sink and Mixer**  
Stainless steel one & three quarter bowl with mixer to one and two bedroom apartments. Single bowl sink with mixer to 1 bedroom apartments.
- Pantry**  
Pantry unit with shelves.
- Fridge Recess**  
750mm wide fridge recess provided with power point to one and two bedroom apartments. 940mm wide fridge recess provided with power point and water supply to three bedroom apartments.
- Dishwasher**  
Dishwasher recess with water connection and power provided to one and two bedroom apartments. For one bedroom apartments, a cabinet recess with water connection and power will be provided for future F&P Dishdrawer by purchaser. This cabinet recess will be fitted out as a drawer for future conversion by the purchaser.
- Microwave**  
Microwave recess with power point supplied.

ENSUITES, BATHROOMS & LAUNDRIES

- Vanities and Basins**  
Reconstituted stone vanity tops with counter top vitreous china basins and Polytec laminate cabinetry underneath, including drawers and cupboard storage.
- Wall mirrors included above, to full width of vanity.
- W.C.**  
Wall face vitreous china W.C. pan and china dual flush cistern.
- Basin Mixers**  
Selected mixer tap.
- Shower**  
Selected mixer tapware with showerhead connected by hose and on rail system so can be adjusted upwards and downwards and removed for convenient use.
- Framed clear glass door and screens as shown on plans.
- Laundry**  
Stainless steel 35 litre laundry trough in metal cabinet with mixer. Washing machine taps provided alongside.

- Electric Clothes Dryer**  
Included, installed on wall above washing machine recess.
- Furniture**  
Selected designer range toilet roll holders and towel rails installed.
- Tiling**  
300 x 600mm matt vitrified porcelain floor tiles with lappato finish, selected by interior designer to complement apartment scheme.
- White glazed wall tiles to skirting and 2.1 metre high in showers.

BEDROOMS

- Built-in Robes**  
Walk in robes to Master Bedrooms, with shelf and hanging rails provided.
- Bed 2 and 3 (where applicable) come with mirrored sliding doors with built-in shelf and hanging rail.
- Flooring**  
Quality 100% wool carpet with underlay to all bedrooms, finished with painted skirting to walls.

ELECTRICAL & COMFORT

- Light Fittings**  
Recessed LED downlights for maximum efficiency and light quality provided to Living, Dining, Kitchen and Bedrooms of the apartments.
- Pendant lights over island kitchen bench to apartment types C, C1, D, D1, E, E1, G and G1.
- T.V. Point**  
Provided to the Living and Master Bedroom, connected to common roof mounted digital antenna for free to air TV.
- Power Outlets**  
Double GPO’s included at multiple locations in every room.
- Data or Telephone Outlets**  
Provided to Living Room and Living Room TV position, cabled to communications cupboard inside the apartment for easy data or wifi distribution.

- NBN**  
Fibre from the NBN network direct to the communications cupboard inside each individual apartment.
- Exhaust Fans**  
Provided to bathrooms, ducted to the outside.
- Hot Water System**  
Central circulating hot water system provides hot water on demand without storage or heaters taking space inside your apartment.
- Air conditioning**  
Reverse cycle split unit air conditioning provided to the Living area and all Bedrooms.
- 6 Star (Nathers) Energy Rated apartments**  
Apartments have been designed to achieve an average 6 Star Nathers energy rating.
- Motion Sensors to Common Corridors and Carpark**  
Motion sensors provided to reduce energy consumption in common corridors and carpark.

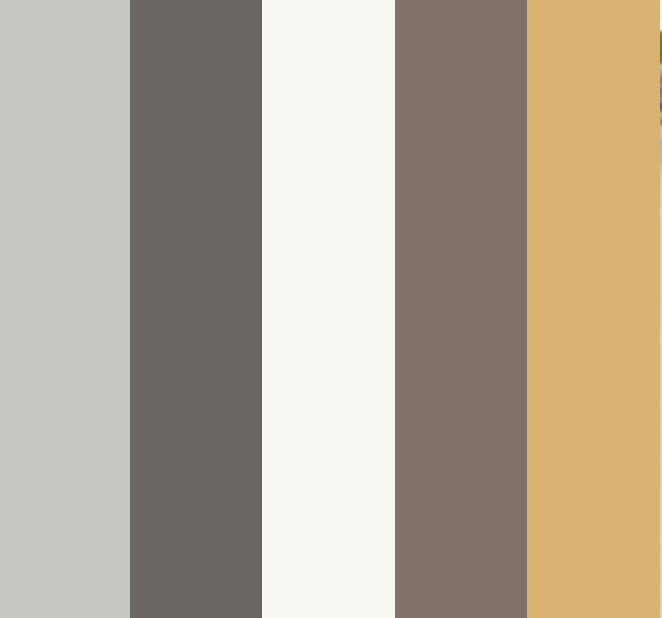
Feature screen finish  
Dulux Electro-Flat | Sensational Champagne



Feature trellis  
Tensile trellis green wall



Edible garden  
Herbs and fruit trees planted onsite



External paint finish  
Base and highlight colour palette

External Building Finishes

Finbar’s attention to detail extends beyond a focus on attainable luxury to all of its external finishes and fittings. Boasting powder coated aluminium framed windows and balustrades, slip resistant ceramic tiles across private and communal areas and landscaped, reticulated gardens, you’re assured of a standard that has stood the test of time for the last quarter of a century.

Featuring secure undercover residents parking, plus 32 visitors bays, caged and lockup bicycle facilities, an audio intercom security system to restrict access into and out of the development, security cameras and remote-controlled security gates. Finbar residents enjoy the luxury of resort style living in an environment where security and safety are paramount.