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One Mabel Park

JOLIMONT

 Iris
Residential

One Mabel Park Specifications

GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Generally 2700mm in living room and bedrooms with localised bulkheads

Front Door (to apartment)

Flush panelled with selected hardware. External face laminate, internal face paint finish.

Internal Doors

Flush panelled doors with selected hardware. Paint finish

Entry Door Furniture

Black finish

Internal Door Furniture

Chrome finish (black finish to Scheme C 'Cassia')

Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code)

Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer

Skirtings

Paint finish

External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards. Fitted flyscreens included

Walk In Robe

Flush panelled or sliding mirrored doors to walk in robe, complete with shelf and hanging rail

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer

Bench Tops

Reconstituted stone as selected by interior designer

Splashback

Reconstituted stone as selected by interior designer

Sink

3 and 2 bedroom apartments

Undermount stainless steel 1 3/4 bowl sink with drainage tray accessory

1 bedroom apartments

Stainless steel 1 1/4 bowl sink with integral drainer

Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer (black finish to Scheme C 'Cassia')

Pantry

Built-in pantry provided

Drawers

Built-in drawers

Bin

Integrated built-in bin provided

Microwave Recess

Recess (only) with power point provided

Fridge Recess

Recess (only) 980mm wide x 1830mm high with water supply and power point provided

BATHROOM

Floor

Tile as selected by interior designer

Walls

Full height tiling. Tiles selected by interior designer

Ceilings

Paint finish

Shower Screen

Semi frameless glass shower screen

Shower Mixer

Chrome finish (black finish to Scheme C 'Cassia')

Shower

Chrome finish overhead shower or shower head on rail to bath (black finish to Scheme C 'Cassia')

Shower Recess

Shower shelf recess with feature tile as selected by interior designer

Basin

Vitreous white china with chrome waste (black finish waste to Scheme C 'Cassia')

Basin Tapware

Chrome finish (black finish to Scheme C 'Cassia')

Toilet Suite

Back to the wall design with dual flush and soft-close seat

Bath Tubs (3 and 2 bedroom apartments only)

Acrylic bath with tiled hob and openable glass screen. Back to wall freestanding bath to ensuite in apartment Type A (no screen provided to freestanding bath)

Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer

Vanity Top

Reconstituted stone as selected by interior designer

Vanity Cabinet

Laminate finish as selected by interior designer

Accessories

Chrome finish as selected by interior designer (black finish to Scheme C 'Cassia')

LAUNDRY

Floor

Tile as selected by interior designer

Walls

Paint finish with tiled skirting

Trough

Laundry trough with integral cupboard unit underneath

Mixer Tap

Chrome finish

Washing Machine Taps

Wall mounted

APPLIANCES

Oven

3 and 2 bedroom apartments

Smeg 90cm electric programmable oven with stainless steel fascia

1 bedroom apartments

Smeg 60cm electric programmable oven with stainless steel fascia

Cook Top

3 and 2 bedroom apartments

Smeg 90cm ceramic, or 82cm induction cooktop, choice only available prior to construction

1 bedroom apartments

Smeg 60cm electric ceramic cooktop

Rangehood

3 and 2 bedroom apartments

Smeg 90cm built-in extraction range hood with LED lighting

1 bedroom apartments

Smeg 60cm built-in recirculating range hood with LED lighting

Dishwasher

Smeg 60cm fully integrated dishwasher

Clothes Dryer

Fisher & Paykel clothes dryer, wall mounted inside laundry

One Mabel Park Specifications

ELECTRICAL

Lighting – Ground – Level 4

Low energy surface mounted LED cannister light fittings, LED oyster light fittings and LED recessed downlights to architects and electrical engineers layout

Lighting – Level 5

Low energy LED recessed downlights to architects and engineers layout

Electrical Outlets

General power and light switches to architects and electrical engineers layout

TV Services

Free to air television outlet provided to living room and bedrooms

Pay Television

Pay TV ready outlet provided to living room and bedrooms (subscription by resident)

Voice / Data Communications System

Data/phone outlets provided to living room and master bedroom which are connected back to the communications hub that includes the NBN NTD

Internet

NBN provision to apartments (subscription by resident)

Home Network

Provision of communications network hub (hardware not included)

BALCONY OR TERRACE

Floor

Tiles as selected by architect

Balustrading

3 bedroom apartments

Varies: powder coated aluminium framed glazed balustrading, timber battens, powder coated aluminium palisade or rendered masonry with paint finish as applicable to specific locations

1 and 2 bedroom apartments

Powder coated aluminium framed glazed balustrading

Screens

Powder coated sliding balcony screens (excludes Level 3 and Ground Level, refer to individual floor plans)

OTHER FACILITIES

Air-conditioning

Concealed reverse cycle ducted air conditioning provided to living room and bedrooms. Condenser unit located within balcony/terrace store, roof mounted or within carpark basement. Refer to floor plans for location.

Other Mechanical Services

Ensuite, bathroom and laundry mechanically exhausted

Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). Basement carpark fully sprinklered

Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door

Store Room

3 bedroom apartments

Lockable store room provided on balcony, corridor or basement carpark (refer to strata plan for size and location)

1 and 2 bedroom apartments

Lockable store room provided on balcony (refer to strata plan for size and location)

Hot water system – Common

Central gas boosted solar hot water system

Keys

3 bedroom apartments

6 fobs provided for keyless entry into residents' common areas

2 bedroom apartments

4 fobs provided for keyless entry into residents' common areas

1 bedroom apartments

2 fobs provided for keyless entry into residents' common areas

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for building lighting, roof mounted

Car Bays

3 bedroom apartments

Two undercover car bays in tandem arrangement within secure residents' carpark. Refer to strata plan. Apartment 42 has a third single bay

2 bedroom apartments

Two undercover car bays in tandem arrangement within secure residents' carpark. Refer to strata plan

1 bedroom apartments

One undercover car bay within secure residents' carpark. Refer to strata plan

Visitor Parking – Common

Visitor parking bays provided on ground floor

Bike Racks – Common

Residents' bike racks provided in ground floor dedicated room and within basement carpark area

Visitor Bike Racks – Common

Visitor bike racks provided on ground floor. Access enabled through intercom system

Store Area – Common

Varies: Lockable store room provided on balcony, corridor or basement carpark. Apartment types C, D and G have an internal storeroom. (Refer to the strata plan for size and location)

Waste Chute System

Centralised bin storage with chute access at Levels 1-5

Other facilities

Electric car charge point and vehicle wash down area

COMMON AREAS

Ground Floor Lobby

Feature wall finishes with pendant lighting to interior designer's selection

Pavilion

Air-conditioned dining area for residents including fully fitted kitchen, BBQ, sitting area and alfresco/deck space with feature timber and tile elements, and feature lighting

Pool Area

Solar heated pool and pool lounge deck

Gymnasium

Air-conditioned communal gymnasium facility with carpeted floor, cardio equipment and wall mounted TV and mirrors

All the finishes, electrical services and facilities listed are subject to availability and may vary. Variations in design can occur in order to comply with the dictates of good construction practice. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale.