

Premium Inclusions

The Luxury Waterfront Townhome Collection



ARTIST IMPRESSION



Pearl

THE POINT - POINT LONSDALE

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 **MOREMAC**
PROPERTY GROUP

Premium Inclusions

The Luxury Waterfront Townhome Collection

FEATURES & FIXTURES

- 6 Star Energy Rating
- Professionally prepared interior and exterior designed colour schemes
- Rendered external walls and/or vertical and horizontal Weathertex composite cladding in natural finish
- Colorbond roofing with associated flashings, cappings, box gutters, fascia and downpipes
- Powdercoated aluminium windows with keyed alike window locks
- Powdercoated single and double aluminium sliding doors keyed alike
- Flyscreens To all openable windows & sliding doors
- Overhead sectional garage door, Tuscan finish with remote opener
- External wall and ceiling insulation
- 5 star gas ducted heating with add on refrigerated ducted cooling
- Provision for future installation of a 2 person Lift
- Instantaneous gas hot water system

EXTERNAL WORKS

- 2000 litre water tank connected to toilet
- Fully landscaped garden front and rear, including decking, paving, advanced plants and irrigation
- Feature design front timber fencing with quality timber fencing to side and rear boundaries

JOINERY & FINISHES

- Feature front door finished in 2 Pac paint
- Deadlocks to all external hinged doors.
- Flush panel painted internal doors
- Polished chrome lever style internal door furniture
- Square edge profile, painted skirtings and architraves
- Fitted out Walk in Robe to Master Bedroom
- Walk in Robe or Built in Robe to all other Bedrooms
- Built in laminated benchtop, cupboards and shelves to Study

- Square set wall and ceiling junctions throughout
- Quality acrylic paint all walls and ceilings
- Semi-gloss finish to all architraves & skirtings
- Quality ceramic floor tiling to Bathroom, Ensuite, Powderroom, Toilet and Laundry
- First quality carpet to all bedrooms, robes & stairs
- Timber Laminate floating floor to Entry, Living, Dining, Kitchen, Lounge, Hall & Study

KITCHEN, BATHROOMS & LAUNDRY

- Fully laminated kitchen with overhead cupboards and stone bench tops
- Oven - Miele 600mm, glass & stainless steel
- Gas Cooktop - Miele 650mm, stainless steel
- Rangehood - Miele 600mm, slimline pull out, stainless steel
- Dishwasher - Miele stainless steel
- Glass splashback above bench to underside of overhead cupboards
- Double bowl undermount stainless steel sink
- Polished chrome retractable sink mixer
- Fully laminated vanity unit with square edge bench top, vitreous china basin & full width mirror with bevelled frame to Ensuite and Bathroom
- Quality polished chrome double towel rails, toilet roll holders & soap holders
- Polished chrome tapware throughout
- Laminated Laundry benchtops with square edge, stainless steel trough and cupboards to Laundry

ELECTRICAL

- LED lighting throughout
- 3 TV Points, 2 Telephone Points, 2 Data Points
- Double power points throughout
- Smoke detectors as required by authorities
- Safety Switch



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