



ELEMENTS
AT CAROUSEL

SPECIFICATION

EXTERIOR

ROOF

Metal roof sheeting

WALLS

Combination of metal cladding and painted concrete panels

FLOORS

Reinforced concrete slab

ART DISPLAY

Dynamic panelling system providing public art display

FLY SCREENS

Included to operable sliding doors and windows

WINDOWS & SLIDING DOORS

Lockable powder coated aluminium frames with clear glazing

BALCONIES / COURTYARD

Slip resistant tiles to balconies and synthetic turf in designated courtyard areas

BALUSTRADE

Powder coated aluminium framed glass balustrade or raised concrete planter box

SOLAR PHOTOVOLTAIC CELLS

Solar PV system installed on roof

COMMON AREAS

LANDSCAPE

Architecturally designed landscaping for common areas and roof terrace

MAIN ENTRANCE AND LOBBY

Glazed automatic entry door and interior designed lobby

CAR PARK

Individually allocated car parking bays and visitor bays

SKYLIGHT AND GREEN WALL

Architecturally designed landscaping and green wall spanning Levels 3 to 8

LIFTS

Two (2) central lifts servicing all floors with access control

METERING

Individual electrical and water metering for each unit

GYM & LOUNGE (3RD FLOOR)

Common room with common facilities

PASSAGEWAYS

Wide corridors with tile flooring and painted walls

STORES

Individually allocated secured storage unit for each unit

ROOF TERRACE (9TH FLOOR)

Outdoor seating and dining areas with built in BBQ set and city views

MAILBOX

Stainless steel secured mailbox

BICYCLE ROOM

Secured bicycle room at ground floor with bicycle racks

SECURITY & ACCESS

CAR PARK ACCESS

Automated gate with remote control access. Typically one remote except for 3 bedroom unit

INTERCOM AND CCTV SYSTEM

Video intercom with access control for lobby entrance. CCTV at key locations

BUILDING AND APARTMENT ACCESS

Electronic access to building and keyed access to individual apartments

APARTMENT INTERIORS

INTERIOR DESIGN

A choice of 2 colour schemes

BEDROOM FLOORING

Carpet flooring

DOORS

2.1m high doors with designer handles

PARTY WALLS

Painted acoustic and fire rated walls

INTERNAL WALLS

Painted gyprock wall with steel frames

LIVING & DINING FLOORING

Timber laminated flooring

HIGH CEILING

Typically 2.7m high ceiling with skim coat to concrete ceiling and painted plasterboard bulkheads

ROBES

Sliding door with full height mirrored panel. Shelving and hanging rail included



ELEMENTS
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KITCHEN

KITCHEN FLOORING

Porcelain tiled flooring

SPLASHBACK

Designer tiled splashback

BENCHTOP

20mm engineered stone benchtop

CABINETS

Overhead cupboards, dishwasher cavity, microwave cavity and fridge recess provided

CABINETS FINISH

Laminate finish with soft-close drawers with designer handles

KITCHEN SINK

2 bowl stainless steel sink for 2 and 3 bedrooms, 1.5 bowl for 1 bedroom apartments

APPLIANCES

COOKTOP

600mm BOSCH branded electric cooktop provided or equivalent

OVEN

600mm BOSCH stainless steel underbench electric oven or equivalent

RANGEHOOD

BOSCH integrated rangehood provided or equivalent

COMBINED WASHER/DRYER

Combined laundry washer/dryer provided

HOT WATER SYSTEM

Electric instantaneous centralised hot water system with individual meter

AIR CONDITIONING

Reverse cycle wall mounted split system to living area

BATHROOM & ENSUITE

VANITY BENCHTOP

20mm engineered stone benchtop with laminate finish cabinetry

SHOWER

Semi-frameless clear glazed shower screen

FLOORING

Ceramic non slip tiled floor

WALL FINISHING

Full height ceramic wall tiles to shower area. Single skirt tile and painted finish elsewhere

BASIN AND TOILET

Ceramic semi-recessed vanity and quality wall faced and close-coupled toilet suite

ACCESSORIES

Selected designer range accessories including towel rail and toilet roll holder

ELECTRICAL

INTERNAL LIGHT FITTINGS

Recessed LED energy efficient downlights

FIRE ALARM & SMOKE DETECTORS

Included

EXHAUST FANS

Provided to ensuite, bathroom and laundries

TV POINT & PAY TV

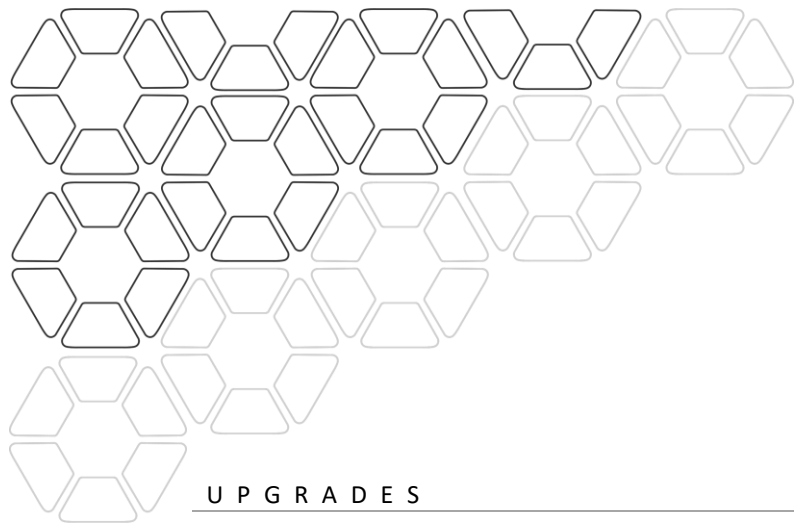
Provided to living area (subscription by resident)

COMMUNICATION

Data point connected to NBN Fibre Network in accordance with prevailing government policy

POWER POINTS

Provided in each room



ELEMENTS
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UPGRADES

APPLIANCE PACKAGE

Include stainless steel refrigerator, microwave and dishwasher

KITCHEN PACKAGE

Glass splashback and 40mm stone benchtop with waterfall edge

AIRCONDITION PACKAGE

Additional air-condition to all bedrooms and upgrade condenser unit to suit

FLOORING PACKAGE

Timber laminate flooring to kitchen and bedrooms

WINDOW TREATMENT

Vertical blinds to windows and sliding doors

AirBnB Package

Fully furnished ready for use

BATHROOM & ENSUITE PACKAGE

Above bench mirror cabinet with internal power point