

GROVE APTS

9 ALICE STREET

First Floor

L3



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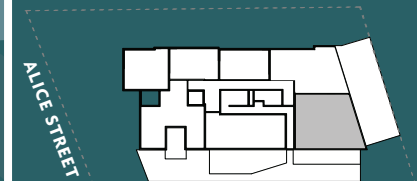


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2

APARTMENT NO	305
INTERNAL	95m²
EXTERNAL	74m²
TOTAL	169m²



All apartments equipped with additional storage

N



LEGEND

- DENOTES TILED AREAS
- DENOTES TILED BALCONY/COURTYARD AREAS

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WHAT WE'RE MADE OF



Syncorp Properties

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ENTRY / DINING / LOUNGE

- Flush panel entry door with vertical line feature
- Flush panel internal doors
- Lever style door handles
- Timber look floor tiles
- Painted plasterboard walls
- Painted plaster ceilings
- Painted skirtings & architraves
- Roller Blinds
- LED downlights
- Ducted air-conditioning system
- Video security intercom
- Free to air TV access point
- Pay TV access point
- NBN provision
- Telephone access point
- Gas bayonet point

SECONDARY BEDROOM/S

- Flush panel internal doors
- Lever style door handles
- Carpeted floors
- Painted plasterboard walls
- Painted plaster ceilings
- Painted skirtings & architraves
- LED downlights
- Roller Blinds
- Wardrobe interiors finished in melamine
- Wardrobe doors mirror/frosted glass
- Walk-in and walkthrough wardrobes have no doors

KITCHEN

- Timber look floor tiles
- 20mm engineered stone benchtops
- Waterfall benchtops (not for adaptable units)
- Feature splashback
- Polyurethane finish kitchen joinery with feature panels
- Polyurethane finish kickboards
- Cutlery tray
- Square style stainless steel sink(s)
- Round style chrome sink mixer
- Westinghouse 600mm stainless electric oven made in Australia
- Westinghouse 600mm stainless gas cooktop with 17MJ Wok Burner
- Westinghouse 600mm stainless steel dishwasher
- Stainless steel range hood
- LED downlights

LAUNDRY

- Feature panel joinery with laundry tub
- Tiled floor
- Ceramic wall tiles
- LED downlights
- 4.5kg capacity wall mounted cloths dryer
- Chrome laundry sink mixer
- Chrome washing machine tapware
- Stainless steel laundry sink
- Removable workbench - (optional for top load washer)
- Wall mounted shelving above laundry tub

MASTER BEDROOM

- Flush panel internal doors
- Lever style door handles
- Carpeted floors
- Painted plasterboard walls
- Painted plaster ceilings
- Painted skirtings & architraves
- Roller Blinds
- Wardrobe interiors finished in melamine
- Wardrobe doors mirror/frosted glass
- Walk-in and walkthrough wardrobes have no doors
- LED downlights
- Free to air TV access point & pay TV access point
- Telephone point

BALCONIES

- Tiled floors
- Aluminium framed glass sliding door
- Roller Blinds - note, not to swing doors
- Aluminium balustrading
- Painted ceilings
- Light fitting
- Gas bayonet point
- Water tap
- Power Point (240V x 10A)

BATHROOM / EN-SUITE

- Featured tile on one wall and floor
- Full height ceramic wall tiles
- LED downlights
- Feature panel vanity with ceramic/stone benchtop
- Featured panel shaving cabinet with mirror to ensuite
- Flat edge mirror to bathroom
- Ceramic toilet suite
- Soft close toilet seat
- Secure framed glass shower screen
- Chrome basin mixer
- Twin shower heads includes fixed & hand held
- Chrome shower mixer
- Toilet roll holder
- Towel rail / ring

LOBBY

- Aluminium framed glass entry doors
- Painted plasterboard walls
- Painted plaster ceilings
- Tiled flooring
- LED ceiling mounted downlights
- Lift - Kone, Schindler, Otis or equivalent
- Security CCTV to ground floor lobby and carpark entry
- Secured access to basement

GENERAL AND KEYS

- Individual instant gas hot water system per apartment
- Windows - powder coated aluminium framed
- Letter Box - lockable within secured lobby area
- All utilities individually metered - no shared utilities
- 3 x swipe fobs for 3 Bedroom Units
- 2 x swipe fobs for 1 & 2 Bedroom Units