

GROVE APTS

9 ALICE STREET

Ground & First Floor

L2 & 3



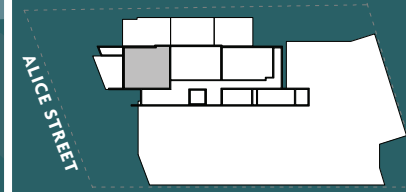
1

2

1

MEZZANINE

APARTMENT N°	201
INTERNAL	73m²
EXTERNAL	52m²
TOTAL	125m²



All apartments equipped with additional storage

N



LEGEND

- DENOTES TILED AREAS
- DENOTES TILED BALCONY/COURTYARD AREAS

DISCLAIMER: Please note that this material was produced prior to construction and is intended as an indication of some of the items to be included and/or the general layout of the property and is merely indicative and should not be construed as constituting an offer, guarantee or contract. The Vendor reserves the right to make changes, alter, amend or change at any time the dimensions, areas, fittings, finishes, specifications items detailed herein without reference to or approval by the purchaser or any proposed purchasers. Any images showing the interiors/exterior of the apartments and buildings are computer generated Artist's impressions and are indicative only. The developer, its agencies, related entities & consultants disclaim all liability for harm, loss, costs or damage which may arise in connection with any use or reliance upon the information. This material should be read in conjunction with any Contract of Sale.

Discover

WHAT WE'RE MADE OF



Syncorp Properties

groveapartments.com.au



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