



FEATURES & FINISHES

APARTMENTS



ONE BEDROOM

PREMIUM A



PLANNING

- Living areas oriented to maximise views and sunlight.
- Room relationships are carefully planned to maximise usable space, improve privacy and reduce noise transmission.
- Rooms are generously sized and designed to be easily furnished.
- All apartments feature a balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards. Some apartments may include entry feature joinery and/or TV joinery.
- Additional external storage is allocated for all apartments in the basement.
- Internal laundry included in all apartments.

AIR CONDITIONING

- Variable flow air conditioning system, including wall-mounted control panels in the living room and one per bedroom to adjust temperature and zoning.

INTERIORS

- Generous ceiling heights (approximately 2.7m in the living areas and bedrooms).
- Porcelain floor tiles in all living areas, kitchens, bathrooms and laundries.
- 100% wool carpet to all bedrooms.
- Granite feature stone to kitchen and bathrooms.
- Internal single roller blinds to living areas and bedrooms.
- Powder coated aluminium framed double glazed windows.
- Recessed LED downlights throughout.

ACOUSTICS

- Acoustically designed inter-tenancy walls and floors.
- Acoustically designed window glass and seals.
- Where appropriate, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are acoustically designed to suit each condition.
- Double glazing throughout.

KITCHENS

- Miele appliances including a 60cm gas cooktop, 60cm semi-integrated dishwasher, 60cm oven with pyrolytic cleaning function and microwave.
- Concealed ducted Miele rangehood in all apartments.
- Quality finishes including timber look joinery and metallic finish overhead cupboards, granite benchtop, splashback and feature kitchen island bench design (where applicable) and stainless steel sink.
- Brushed nickel finish tapware.

BATHROOMS

- Porcelain floor tile and full height wall tiling.
- Granite benchtop and coloured joinery drawers to bathroom vanity.
- Mirror finish joinery cupboard and feature wall.
- Bench mounted basin with brushed nickel finish tapware.
- Brushed nickel finish hand-held shower and overhead rose.
- Heated towel rail to main bathroom.
- Frameless glass shower screen.
- Concealed cistern toilets.
- Feature strip lighting.
- Bespoke Australian made feature light.

WARDROBES/BEDROOMS

- Hinged timber look doors.
- Internal stack of melamine drawers, open shelving and hanging rail.
- 100% wool carpet throughout.

FEATURE JOINERY

- Feature entry joinery with granite benchtop and internal melamine shelving (where applicable).
- Feature low height timber look TV joinery with granite benchtop and internal melamine shelving (where applicable).

LAUNDRY

- Stainless steel laundry tub with brushed nickel finish tapware.
- Reconstituted stone surrounds and splashback (where applicable).
- Overhead joinery cupboards with internal melamine shelving and hanging rail.
- Wall mounted Fisher & Paykel clothes dryer.

SECURITY

- Digital door lock to apartment entry door.
- Electronic access control at main building lobbies, car park driveway and lifts.
- Lobby audio visual intercom for visitor access to apartments.
- Secure basement car park with air key.
- CCTV to selected common property areas and car park entry.
- Back to base alarms and monitors to ground floor apartments.

COMMUNICATIONS

- Free to air and pay TV point in living room and bedroom.
- Provision for internet via the National Broadband Network.
- Phone outlet to living area or kitchen.
- Data outlet to living and study/media (where applicable) to enable home networking.

EXTERIORS

- Indoor living areas designed to flow onto outdoor balcony areas.
- Balconies have been planned to maximise outdoor space.
- Pavers to all balconies.
- Water, power and gas provisions to balconies (where applicable).

DISCLAIMER

The finishes described in this schedule are indicative only and are subject to change in accordance with Clause 41 of the Contract. The finishes in this schedule do not apply in respect of any item for which an upgrade has been purchased. Further disclaimers terms and conditions apply to optional upgrades. Please refer to the Options and Upgrades brochure for more details.

PREMIUM B



PREMIUM C



TWO BEDROOM

PREMIUM A



PREMIUM B



PREMIUM C



PLANNING

- Living areas oriented to maximise views and sunlight.
- Room relationships are carefully planned to maximise usable space, improve privacy and reduce sound transmission.
- Rooms are generously sized and designed to be easily furnished.
- All apartments feature a balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards. Some apartments may include entry feature joinery and/or TV joinery.
- Additional external storage is allocated for all apartments in the basement.
- Internal laundry included in all apartments.

AIR CONDITIONING

- Variable flow air conditioning system, including wall-mounted control panels in the living room and one per bedroom to adjust temperature and zoning.

INTERIORS

- Generous ceiling heights (approximately 2.7m in the living areas and bedrooms).
- Porcelain floor tiles in bathrooms and laundries.
- Porcelain floor tiles or engineered timber flooring* in all living areas and kitchens (where applicable, refer to the Contract for lot specification). See back cover for timber flooring terms and conditions.
- 100% wool carpet to all bedrooms.
- Granite feature stone to kitchen and bathrooms.
- Internal single roller blinds to living areas and bedrooms.
- Powder coated aluminium framed double glazed windows.
- Recessed LED downlights throughout.

ACOUSTICS

- Acoustically designed inter-tenancy walls and floors.
- Acoustically designed window glass and seals.
- Where appropriate, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are acoustically designed to suit each condition.
- Double glazing throughout.

KITCHENS

- Miele appliances including a 60cm gas cooktop, 60cm semi-integrated dishwasher, 60cm oven with pyrolytic cleaning function and microwave.
- Concealed ducted Miele rangehood in all apartments.
- Quality finishes including timber look joinery and metallic finish overhead cupboards, granite benchtop, splashback and feature kitchen island bench design (where applicable), and stainless steel sink.
- Brushed nickel finish tapware.

BATHROOMS/ENSUITES

- Porcelain floor tile and full height wall tiling.
- Granite benchtop and coloured joinery drawers to bathroom vanity.
- Granite feature stone to ensuite bathroom upstand.
- Mirror finish joinery cupboard and feature wall.
- Bench mounted basin/s with brushed nickel finish tapware.
- Brushed nickel finish hand-held shower and overhead rose.
- Heated towel rail to main bathroom and ensuite bathroom.

- Back to wall bathtub (in apartments where baths are provided).
- Frameless glass shower screen.
- Concealed cistern toilets.
- Feature strip lighting.
- Bespoke Australian made feature light.

WARDROBES/BEDROOMS

- Hinged timber look doors.
- Master bedroom wardrobe includes timber look internal open shelving, drawer stack, low height shelf and drawers, LED lighting and hanging rail.
- Internal stack of melamine drawers, open shelving and hanging rail to the second bedroom wardrobe.
- 100% wool carpet throughout.

FEATURE JOINERY

- Feature entry joinery with granite benchtop and internal melamine shelving (where applicable).
- Feature low height timber look TV joinery with granite benchtop and internal melamine shelving (where applicable).

LAUNDRY

- Stainless steel laundry tub with brushed nickel finish tapware.
- Reconstituted stone surrounds and splashback (where applicable).
- Overhead joinery cupboards with internal melamine shelving and hanging rail.
- Wall mounted Fisher & Paykel clothes dryer.

SECURITY

- Digital door lock to apartment entry door.
- Electronic access control at main building lobbies, car park driveway entry and lifts.
- Lobby audio visual intercom for visitor access to apartments.
- Secure basement car park with air key.
- CCTV to selected common property areas and car park entry.
- Back to base alarms and monitors to ground floor apartments.

COMMUNICATIONS

- Free to air and pay TV point in living room and bedrooms.
- Provision for internet via the National Broadband Network.
- Phone outlet to living area or kitchen.
- Data outlet to living and study/media (where applicable) to enable home networking.

EXTERIORS

- Indoor living areas designed to flow onto outdoor balcony areas.
- Balconies have been planned to maximise outdoor space.
- Pavers to all balconies.
- Water, power and gas provisions to balconies (where applicable).

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THREE BEDROOM

PREMIUM A



PREMIUM B



PREMIUM C



PLANNING

- Living areas oriented to maximise views and sunlight.
- Room relationships are carefully planned to maximise usable space, improve privacy and reduce sound transmission.
- Rooms are generously sized and designed to be easily furnished.
- All apartments feature a balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards. Some apartments may include apartment entry feature joinery and/or TV joinery.
- Additional external storage is allocated for all apartments in the basement.
- Internal laundry included in all apartments.

AIR CONDITIONING

- Variable flow air conditioning system, including wall-mounted control panels in the living room and one per bedroom to adjust temperature and zoning.

INTERIORS

- Generous ceiling heights (approximately 2.7m in the living areas and bedrooms).
- Porcelain floor tiles in bathrooms and laundries.
- Engineered timber flooring* in all living areas and kitchens. See back cover for timber flooring terms and conditions.
- 100% wool carpet to all bedrooms.
- Granite feature stone to kitchen and bathrooms.
- Internal single roller blinds to living areas and bedrooms.
- Powder coated aluminium framed double glazed windows.
- Recessed LED downlights throughout.

ACOUSTICS

- Acoustically designed inter-tenancy walls and floors.
- Acoustically designed window glass and seals.
- Where appropriate, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are acoustically designed to suit each condition.
- Double glazing throughout.

KITCHENS

- Miele appliances including a 90cm gas cooktop, 60cm fully-integrated dishwasher, 2 x 60cm ovens with pyrolytic cleaning function and microwave.
- Concealed ducted Miele rangehood in all apartments.
- Fully integrated Fisher & Paykel fridge and freezer.
- Quality finishes including timber look joinery and metallic finish overhead cupboards, granite benchtop, splashback and feature kitchen island bench design (where applicable), and stainless steel sink.
- Brushed nickel finish tapware.

BATHROOMS/ENSUITES

- Porcelain floor tile and full height wall tiling.
- Granite benchtop and coloured joinery drawers to bathroom vanity.
- Granite feature stone to ensuite bathroom upstand.
- Mirror finish joinery cupboard and feature wall.
- Bench mounted basin/s with brushed nickel finish tapware.
- Brushed nickel finish hand-held shower and overhead rose.
- Heated towel rail to main bathroom and ensuite bathroom.
- Back to wall bathtub (in apartments where baths are provided).

- Frameless glass shower screen.
- Concealed cistern toilets.
- Feature strip lighting.
- Bespoke Australian made feature light.

WARDROBES/BEDROOMS

- Hinged timber look doors.
- Master bedroom wardrobe includes timber look internal open shelving, drawer stack, low height shelf and drawers, LED lighting and hanging rail.
- Internal stack of melamine drawers, open shelving and hanging rail to the second and third bedroom wardrobe.
- Low height feature joinery nightstand unit with granite benchtop and internal storage (where applicable).
- 100% wool carpet throughout.

FEATURE JOINERY

- Feature entry joinery with granite benchtop and internal melamine shelving (where applicable).
- Feature low height timber look TV joinery with granite benchtop and internal melamine shelving (where applicable).

LAUNDRY

- Stainless steel laundry tub with brushed nickel finish tapware.
- Reconstituted stone surrounds and splashback (where applicable).
- Overhead joinery cupboards with internal melamine shelving and hanging rail.
- Wall mounted Fisher & Paykel clothes dryer.

SECURITY

- Digital door lock to apartment entry door.
- Electronic access control at main building lobbies, car park driveway entry and lifts.
- Lobby audio visual intercom for visitor access to apartments.
- Secure basement car park with air key.
- CCTV to selected common property areas and car park entry.
- Back to base alarms and monitors to ground floor apartments.

COMMUNICATIONS

- Free to air and pay TV point in living room and bedrooms.
- Provision for internet via the National Broadband Network.
- Phone outlet to living area or kitchen.
- Data outlet to living and study/media (where applicable) to enable home networking.

EXTERIORS

- Indoor living areas designed to flow onto outdoor balcony areas.
- Balconies have been planned to maximise outdoor space.
- Pavers to all balconies.
- Water, gas and power point provision to balconies.

DISCLAIMER

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^Timber Floorboard Terms and Conditions

The purchaser accepts the following timber flooring terms and conditions:

- Timber flooring is a floor covering and has a limited life span.
- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or heavy objects will cause scratching or denting of the boards. Special care needs to be taken with entry and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture.
- Timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence shrinkage or expansion will occur.
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring.

To minimise shrinkage, expansion, delamination and discolouration of timber flooring after settlement you should:

- Immediately draw your window furnishings and take other steps as necessary and keep a consistent temperature inside your property after settlement.
- Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at NINE by Mirvac. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Version 5: Correct as at 02/08/2022.