



3 BEDROOM PREMIUM AND PENTHOUSE

FEATURES & FINISHES



3 BEDROOM PREMIUM AND PENTHOUSE FEATURES



Artist's Impression. Optional upgrades shown.

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 of 3 Bedroom Premium and 3 Bedroom Penthouse units at NINE by Mirvac.

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 penthouses feature a minimum of one balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards, premium entry feature joinery, TV joinery and master bedroom nightstand feature joinery unit.
- 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^A in living areas and kitchens.
- 100% wool carpet to all bedrooms.
- Quartzite feature stone to kitchen, bathroom, bar and feature joinery (if applicable).
- Internal motorised 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

- Gaggenau appliances including a 90cm gas cooktop, 60cm pyrolytic oven, 60cm combi microwave oven and 60cm combi steam oven.
- 60cm fully integrated Miele dishwasher.
- Concealed ducted Qasair rangehood in all apartments.
- Quality finishes including timber veneer joinery, metallic finish joinery accents, fluted quartzite overhead cupboards, quartzite benchtop, splashback and feature kitchen island bench design.
- Stainless steel sink.
- Feature bar joinery with quartzite benchtops, joinery shelves and integrated wine fridge (where applicable).
- Integrated fridge/freezer.
- Brushed nickel finish tapware.
- Feature pendant light.

BATHROOMS/ENSUITES

- Porcelain floor tile and full height wall tiling.
- Quartzite feature joinery and benchtops to ensuite bathroom vanity.
- Quartzite benchtops and fluted feature joinery to main bathroom vanity.
- Mirror finish joinery cupboard and feature wall.
- Under counter basins with brushed nickel finish tapware.
- Brushed nickel finish hand-held shower and overhead rose.
- Freestanding bathtub (in apartments where baths are provided).
- Frameless glass shower screen.
- Concealed cistern toilets.
- Heated towel rail to ensuite bathroom.
- Heated flooring to ensuite bathroom.
- Feature strip lighting.
- Bespoke Australian made feature light.



Artist's Impression. Ensuite bathroom shown.

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WARDROBES/BEDROOMS

- Hinged timber veneer doors with fabric insert and fluted joinery hinged doors (where applicable) to master bedroom.
- Hinged timber veneer doors to second and third bedroom robes.
- Internal stack of timber veneer drawers, open shelving and hanging rail.
- Low height fluted joinery nightstand unit with quartzite benchtop, timber veneer shelving, metallic finish supports and coloured joinery drawers.
- 100% wool carpet throughout.

FEATURE JOINERY

- Fluted entry joinery with internal melamine shelving and quartzite benchtop.
- TV unit with fluted joinery and hinged storage cupboard (where applicable) with quartzite plinth detail.
- Timber veneer joinery with metallic accents and quartzite stone features to study and media nooks (where applicable).

LAUNDRY

- Stainless steel laundry tub with brushed nickel finish tapware.
- Reconstituted stone surrounds and mirror look splashback.
- Coloured overhead joinery cupboards with internal melamine shelving and hanging rail.
- Miele clothes washer and 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.

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.
- Motorised blinds and app controlled lighting package with operation via smart switch and app.
- Air conditioner control via app.

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

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.

^ATIMBER 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.

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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 3. Correct as at 26/07/2022.