

THE FOCAL CANNINGTON SPECIFICATIONS

GROUND FLOOR, CORRIDORS

Lobby	Feature Walls, ceilings and lighting
Security	Security intercoms and remote readers
Walls & Ceilings	Feature Ceilings and inset wall features
Lighting	Designer LED Downlights to all apartments, ground floor lobby and entrance.

BUILDING FABRIC, BALCONIES AND GARDENS

External Walls	Feature Concrete and masonry panels with rendered and textured finishes.
Internal Walls	Solid walls, plasterboard lined and painted
Windows & Doors	2.4m High (min) Commercial Grade Aluminum framed windows and sliding doors
Lighting	Designer LED fittings to each balcony and courtyard
Floors to Balconies & Walkways	Select tiles or epoxy finish
Balcony services	1 weatherproof GPO
Gardens	Featured gardens to Leila Street façade
Parking	Secure parking with lobby and lift access to apartments and commercial tenancies to ground floor.

LIVING AND BEDROOMS

Apartment Doors (Entrances)	2.4m high solid core timber door; select paint finish
Door Furniture	Interior Designer selection with deadlock security
Internal Doors	Timber doors, metal frames, select paint finish
Walls	Washable low sheen paint
Ceilings	Painted and raised where allowed
Skirtings	MDF Skirting, painted
Cornices	Recessed shadowline
Floor	Quality carpet
Robes	Generous built-in robes
Air Con & Ventilation	AC to Living Areas. Ceiling fans to all bedrooms
Electrical & Lighting	Provision of power points throughout Designer LED Downlights to ceilings, select wall lights.

BATHROOMS/POWDER ROOMS/ENSUITE

Vanity	Selected engineered stone tops
Floor & Wall Tile	Quality tile selection; full height to shower and vanity wall

BATHROOMS/POWDER ROOMS/ENSUITE CONT'D

Cabinets	Lacquer or laminate type finish; designer range handles
Toilet & Basin	Vitreous china; dual flush luxury suites
Taps	Designer European style mixer range
Showerscreen	Semi-frameless clear glass panel
Towel Rails	Designer range hand and towel rails
Mirrors	Frameless, bevelled edge
Lighting	Designer LED Downlights to ceilings.

LAUNDRY

Dryer	Wall hung clothes dryer
Trough	Stainless steel trough inserted within cabinet, with cupboard under
Floor	Quality ceramic tiles
Walls	Washable low sheen paint with ceramic tiles and splashback
Hot Water Unit	Instantaneous gas hot water system.

SERVICES & SECURITY

Telephone Points	To Living areas
Free to Air & Pay TV	To Living areas
Smoke Detectors	Throughout
Security	Intercom with electronic access control to lobbies from apartments. Lobby doors keyed with remote reader technology
External Security	Strategic nightlighting throughout; secured carparking bays.

KITCHENS

Floor	Quality ceramic tiles to wet areas
Benchtops	Select engineered stone tops
Splashbacks	Seraphic Glass or quality tile
Cabinet Doors	Lacquer or laminate type finish; designer range handles
Drawers and Cupboards	Soft closing cutlery drawers, cupboards & overhead cupboards; full height pantry
Sinks	1 ¼ or 1 ½ stainless steel bowls and designer mixer
Taps	European style selection
Fixtures	European designer oven, gas cooktop, overhead rangehood with provision for dishwasher
Fridge Recess	900mm wide typical
Lighting	Designer LED Downlights to ceilings.

The buyer has an option to upgrade the flooring to the kitchen and living area either to a tiled or engineering floor board finish. This can be quoted and agreed prior to commencement of construction.

