

SCHEDULE OF FINISHES



A SELECTION OF THE WORLD'S LEADING LUXURY APPLIANCES, FIXTURES AND FITTINGS HAS BEEN CURATED BY THE GIORGI DESIGN TEAM FOR THE RESIDENCES AT TEN BELLEVUE TERRACE.

Miele

The fully integrated entertainer's kitchen with adjacent larder, preparation area and wine cellar is equipped with premium Miele appliances, which set the tone for the exceptionally high-end specification throughout.

Top-of-the-range Miele appliances include:

- Five zone induction cooktop.
- Built-in rangehood.
- Oven.
- Steam oven.
- Microwave oven.
- Plate warmer.
- Integrated dishwasher.
- Integrated refrigerator and freezer.
- Wine conditioner.

COMMON AREAS

LIFTS

- Two separate lifts, 13 person and 17 person (including internal quality fit out) Nom. 600x600 stone or select timber flooring.
- Custom wall linings with either stone, timber veneer, lacquer and or fabric finishes also external treatment.

PORTICO

- Architecturally landscaped.
- Water feature.
- 600x600 stone tiling.
- Plasterboard and feature timber battened ceilings at ~2400-2660 affl.

LOBBY AREA

- Architecturally landscaped.
- 600x600 stone tiling.
- Plasterboard and feature timber battened ceilings at ~2400-2660 affl.
- Feature timber, stone and or fabric feature wall linings.

GARDENS

- Architecturally landscaped garden areas.

PARKING

- 3 car bays per residence, as allocated on plans.
- Secure access.

SECURITY

- Secure gate access to underground parking.
- Secure access to common areas from garage and street.
- Secure access to individual lift lobbies.

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RESIDENCES 2-6

PRIVATE LOBBY

- Nom. 600x600 stone tile or select timber flooring.
- Timber, stone and fabric feature wall linings.
- Plasterboard ceilings @ ~2400-2700 affl.
- Low custom cabinet.
- Cavity slide away security doors.
- Custom framed timber window with built in blind recess and blind.

LIVING / DINING ROOM

- Nom. 600x600 stone tile or select timber flooring.
- Plasterboard and feature timber battened ceilings at ~2660-2770 affl.
- Built in fireplace to living room.
- Custom wall cabinets with stone, timber veneer, lacquer and fabric finishes.
- 2 sets of stacking frameless glass doors off living/kitchen.
- Commercial grade powdercoat finished aluminium windows.
- Automated sheer blinds to lower slot windows, only at Dining and Living.

KITCHEN

- Nom. 600x600 stone tile or select timber flooring.
- Plasterboard ceiling @ ~2400 affl.
- Custom kitchen cabinets with stone, timber, veneer and lacquer finishes with glass splashbacks.
- Premium Miele appliances throughout, including oven, steam oven, fully integrated dishwasher, 5 zone induction cooktop, built in rangehood, integrated refrigerator and freezer, wine conditioner, plate warmer, and microwave oven.
- Large discreet larder area with separate preparation sink.
- Double stainless steel sink to island.
- Filtered hot and cold instant water unit.
- Soft close draws and built in cutlery inserts.
- High quality taps and fixtures.
- Commercial grade powdercoat finish aluminium windows.

WINE CELLAR

- Nom. 600x600 stone tile or select timber flooring.
- Plasterboard ceiling @ ~2400 affl.
- Miele full size temperature controlled wine conditioner.
- Custom designed cellar.
- Frameless glass and timber door frame.

ALFRESCO

- Nom. 600x600 stone tile flooring.
- Plasterboard and feature timber battened ceilings @ ~2400-2770 affl
- Custom cabinetry.
- Custom stainless steel inset barbecue with separate wok burner, grille and flat plate.
- Custom overhead stainless steel rangehood.
- Frameless glass balustrading.

STUDY

- Nom. 600 x600 stone tile or select timber flooring.
- Plasterboard ceiling @ ~ 2400 affl.
- Custom study desk and wall unit.
- Feature fabric and or timber wall lining.
- Custom timber framed window with Aneeta double hung sashes and built in blind recess with blind.

FAMILY

- Nom. 600x600 stone or select timber flooring.
- Plasterboard and feature timber battened ceilings @ ~2660-2770 affl.
- Custom wall cabinet.
- Feature fabric wall lining.
- Custom timber framed doors/windows with Aneeta double hung sashes.
- Built in blind recesses with automated blinds.

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GALLERY

- Nom. 600x600 stone tile or select timber flooring.
- Feature curved wall.
- Plasterboard and feature timber batten ceilings @ ~2400-2770 affl.
- Cavity sliding door adjoining cellar.

BALCONY

- Nom. 600x600 stone tile flooring.
- Frameless glass balustrading.

BED 1

- Carpet flooring with underlay.
- Feature bedhead and entry vestibule wall with fabric panelling.
- Plasterboard and feature timber batten ceiling @ ~ 2400-2600 affl.
- Bedhead wall, commercial frame aluminium powdercoat finished window frames.
- Built in blind recess with automated blinds.
- Custom timber joinery to bedroom corner window and vestibule with aneeta double hung sashes.

BED 1 ENSUITE

- Nom. 600 x600 stone tile flooring with in floor heating.
- Plasterboard ceiling @ ~ 2400 affl.
- Timber veneer panelling to southern bath wall, elsewhere full height wall tiling.
- Custom vanity cabinet.
- Commercial frame aluminium finish powdercoat window frames.
- Built in blind recess with automated blinds.
- Heated towel rails.
- Wall rail shower and ceiling rose.
- Combined bidet and W.C. with-in wall cistern.
- Strip floor drain @ shower.
- High quality taps and fixtures.
- In-floor heating (electric).
- Tiled hob with built in bath.

BED 1 W.I.R.

- Carpet flooring with underlay.
- Plasterboard ceiling @ ~ 2400 affl.
- Custom W.I.R. cabinetry.
- Cavity sliding door.

BED 2 / BED 2 W.I.R.

- Carpet flooring with underlay.
- Plasterboard ceiling @ ~ 2400-2660 affl.
- Feature timber veneer and or fabric panelling to bedhead wall.
- Custom timber joinery to adjoining robe and Ensuite areas with Aneeta double hung sashes.
- Built in blind recesses with automated blinds.
- Custom W.I.R. cabinetry.

BED 2 ENSUITE

- Nom. 600 x600 stone tile flooring.
- Plasterboard ceiling @ ~2400 affl.
- Full height wall tiling.
- Custom vanity cabinet.
- Custom timber window frames with built in blind recess and automated blinds.
- Heated towel rail.
- Wall rail shower.
- Combined bidet and W.C. with in-wall cistern.
- Strip floor drain @ shower.
- High quality taps and fixtures.
- In floor heating (electric).
- In built cavity sliding door.

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RESIDENCES 2-6

BED 3

- Carpet flooring with underlay.
- Plasterboard ceiling @ ~2400-2660 affl.
- Feature timber veneer and or fabric panelling to bedhead wall.
- Custom timber joinery to adjoining Ensuite areas with Aneeta double hung sashes and built in blind recesses with automated blinds.
- Custom robe cabinetry.

BED 3 ENSUITE

- Nom. 600 x600 stone tile flooring.
- Plasterboard ceiling @ ~2400 affl.
- Full height wall tiling.
- Custom vanity cabinet.
- Custom timber window frames with built in blind recess with automated blinds.
- Heated towel rail.
- Wall rail shower.
- W.C. with in-wall cistern.
- Strip floor drain @ shower.
- High quality taps and fixtures.
- In-floor heating (electric).
- In built cavity sliding door.

POWDER ROOM

- Nom. 600 x600 stone tile flooring.
- Plasterboard ceiling @ ~2400 affl.
- Full height wall tiling.
- Custom vanity cabinet.
- Combined bidet and W.C. with-in wall cistern.

LAUNDRY

- Nom. 600x600 stone tile flooring.
- Plasterboard ceiling @ ~2400 affl.
- Full height wall tiling.
- Custom laundry cabinets with provision only for washer and dryer.
- Stainless steel under-mount laundry trough.

LINEN

- Nom. 600x600 stone tile flooring.
- Plasterboard ceiling @ ~2400 affl.
- Built in shelving.

SERVICE COURT

- Nom. 200 x 200 ceramic floor tiles.
- Clothes lines for drying.

GENERAL

- LED lighting throughout.
- Individually controlled VRF air conditioning units to all bedrooms and main living areas.
- C-bus or similar lighting control.
- Security alarm system.
- Distribution of data, Foxtel, TV service connections only throughout Bedrooms and two Living rooms.
- Allowance for six ceiling speakers included.
- Provision for NBN services if available.
- Ceiling heights may vary.
- Internal carcasses to joinery shall be in melamine boarding.
- Exact models for appliances, fixtures and fittings subject to change; replacements to be of equal or better value.
- All furniture, curtains, light pendants, lamps and artwork depicted are excluded.
- Finishes and fixtures subject to change and availability.
- No curtains included.
- Televisions, Foxtel IQ units and all audio sound systems are not included.