



one**kennedy**
MAYLANDS APARTMENTS

SPECIFICATIONS LIST

specifications

EXTERIOR BUILDING FABRIC

External Walls

Combination of painted insulated steel framed external walls with lightweight cladding as per Architectural drawings

Windows & Sliding Doors

Powder coated aluminium framed windows with minimum 6.38 mm clear glazing to all windows.

Apartments adjacent to Railway Parade (65 to 67 and 71-100) bedroom and living room windows will have a minimum of 10.76mm thick laminated glazing for improved acoustic insulation

Flyscreens

Powder coated aluminium framed flyscreens provided

Balustrades

Powder coated aluminium framed clear safety glass balustrades

Balconies

Slip resistant ceramic floor tiles

External Stairs & Landings

Slip resistant ceramic floor tiles

Decks & Courtyards

Slip resistant ceramic floor tiles to above ground courtyards. Hose cocks provided to courtyards of ground floor units

Carpark Gates

Remote controlled metal gates to extent as shown on Architectural drawings

Landscaping

Landscaped and reticulated gardens to the pool area and external carpark areas as well as courtyards (where shown on plans). Edible garden area provided

Letterboxes

Powdercoated aluminium letterboxes with locks

Carparking

Combination of red bitumen and concrete driveways with open carbays and basement carparking

Drying Court

Drying court equipped with clotheslines

LEISURE FACILITIES

Swimming Pool

20 metre pool. Solar heated for an extended swimming season

Cabana

Pool side cabana with casual seating, tables and kitchenette with beverage fridge, microwave and sink

BBQ

Gas BBQ with adjacent stainless steel sink to pool area

Pool Lounge and Games Room

Airconditioned and furnished with contemporary furniture, pool table and TV. Bar area provided with sink and refrigerator

Gymnasium

Airconditioned Gymnasium equipped with:

- Multi Station Weight Training System
- Weight Rack
- Dumbbell Set
- Incline/Decline Benches
- Spin Bike
- Treadmill
- AB Toner
- Anti Burst Fitballs
- Exercise Mats
- Elliptical Cross Trainer
- Mirrored Wall
- TV

SECURITY

Intercom

Audio intercom system for controlling access into the development

Remote Control Driveway Gates

2 remote controls per apartment included

Security Camera Surveillance System

Surveillance camera system with digital recorder provided for review by Strata Body for security purposes.

Security Access Reader System to the Ground Floor

Keyless electronic entry to the main pedestrian entry gates and Ground Floor Lobbies of Buildings 1 and 2. This system is integrated with the carpark gate remote control

APARTMENT INTERIORS

Party Walls

Acoustic & fire rated stud framed plasterboard walls

Internal Walls

10mm flushed plasterboard over steel framed partitions

Ceilings

Skim coat to concrete ceiling and flushed plasterboard drop ceilings, where required. 2.5 metre high ceilings generally to Living areas and Bedrooms except where dropped ceilings and bulkheads are required

Entry Doors

1 hour fire rated self closing door where required

Internal Doors

Flush panel hollow core door with semi gloss paint

Built-in Robes

Mirrored sliding doors to built-in robes complete with shelf and hanging rail

Internal Door Furniture

Designer chrome lever handle

Skirtings

67 X 12mm painted timber skirting

Floors

Acoustic grade 190mm wide luxury hybrid plank flooring to Living, Kitchen and Dining areas. Quality carpet flooring to Bedrooms

specifications

KITCHEN

Cupboards

Reconstituted stone bench tops from developer's selected range. Coloured prefinished boards to cupboards. Soft close drawers and soft close cupboard doors provided

Splashback

Glass splashback up to 700mm high above cooktops (as per Interior Designer's colour scheme boards)

Cooktop

600mm wide glass electric cooktop

Oven

600mm wide stainless steel/glass electric underbench oven.

Rangehood

Undermount rangehood ducted to outside

Sink and Mixer

Stainless steel one & three quarter bowl with chrome mixer to 2 & 3 bedroom apartments. Single bowl sink with chrome mixer to 1 bedroom apartments

Pantry

Pantry unit with shelves

Fridge Recess

750mm wide fridge recess provided with power point to 2 & 3 bedroom apartments. 650mm wide fridge recess to 1 bedroom apartments provided with power point

Dishwasher

Dishwasher recess with water connection and power provided to 2 & 3 bedroom apartments. For one bedroom apartments, a cabinet recess with water connection and power will be provided for future F&P Dishdrawer by purchaser. This cabinet recess will be fitted out as a drawer for future conversion by the purchaser

Microwave

Microwave recess supplied

ENSUITES, BATHROOMS & LAUNDRIES

Vanities and Basins

Reconstituted stone vanity tops from developer's selected range with counter top vitreous china basins and coloured prefinished boards to cupboards

W.C.

Wall face vitreous china W.C. pan and china cistern

Basin Mixers

Selected chrome mixer

Shower Mixers

Selected chrome mixer with chrome shower rail

Laundry

Stainless steel 35 litre laundry trough in metal cabinet with chrome mixer. Chrome washing machine taps provided

Toilet Roll Holders

Selected designer chrome range

Towel Rail

Selected designer chrome range

Shower Screens

Aluminium framed clear glass doors and screens to shower compartments where shown on plans

Mirrors

Included

Floor Tiles

300 x 300mm matt glazed porcelain floor tiles (as per Interior Designer's colour scheme boards)

Wall Tiles

White glazed ceramic wall tiles to skirting height generally and 2.1 metre height to showers (as per Interior Designer's colour scheme boards)

ELECTRICAL

Smoke Alarms

Included

Fire Alarm

Included

Light Fittings

Included. Recessed LED downlights provided to Living, Dining, Kitchen area and Master Bedroom of the apartments.

T.V. Point

Provided to the Living and Master Bedroom

Power Outlets

Included

Data or Telephone Outlets

Provided to Living Room and Living Room TV position

NBN

Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation

Exhaust Fans

Provided to bathrooms

Hot Water System

80 litre electric storage hot water unit to 1 bedroom apartments 125 litre electric storage hot water unit to 2 & 160 litre electric storage hot water unit to 3 bedroom apartments

Air conditioning

One Bedroom Apartments: Reverse cycle split unit air conditioning provided to the Living area.

Two Bedroom Apartments: Reverse cycle split unit air conditioning provided to the Living area and Bedroom 1

Three Bedroom Apartments: Reverse cycle split unit air conditioning provided to the Living area and Bedroom 1

ENERGY EFFICIENCY

6 Star (Nathers) Energy Rated apartments

Apartments have been designed to achieve an average 6 Star NatHERS energy rating

Motion Sensors to common corridors and carpark

Motion sensors provided to reduce energy consumption in common corridors and carpark

Energy Efficient Lighting

LED or energy efficient lighting to common areas



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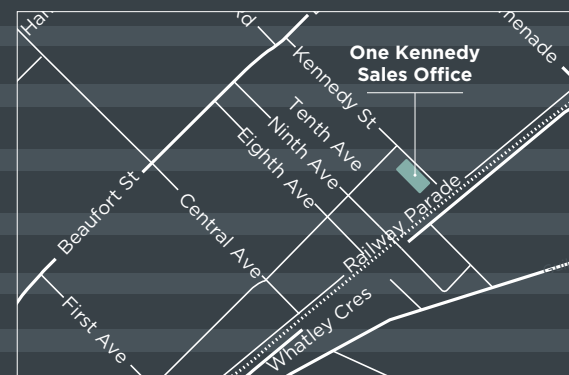
onekennedy.com.au



Robin Schneider
rschneider@per.mcgees.com.au
0418 914 281
McGees Sales Agent



Glenda Cooper
gcooper@dempseyrealestate.com
0418 944 051
Dempsey Real Estate Sales Agent



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MAYLANDS APARTMENTS

Sales office open 10am-12pm Sat & Sun.
Located 1 Kennedy Street, Maylands.