



The Nielsen

— CARLTON —

SCHEDULE OF FINISHES

LIVING/ DINING AREAS

Walls	Painted plasterboard
Floors	Selected carpet
Floors	Selected engineered timber
Ceiling	Painted plasterboard
Lighting	Recessed light fittings
Additions	Blinds

KITCHEN

Walls	Painted plasterboard
Floors	Selected engineered timber
Ceiling	Painted plasterboard
Cupboards	White polyurethane
Cupboards	Melamine carcass with laminate finish doors
Benchtop	Selected 20mm thick engineered stone
Mixer Tap	Selected kitchen mixer; polished chrome finish
Sink	Stainless steel drop-in sink
Dishwasher	60cm stainless steel freestanding/select models
Oven	60cm stainless steel oven
Cooktop	Stainless steel gas cooktop
Additions	Mechanical ventilation

BEDROOMS

Walls	Painted plasterboard
Floors	Selected carpet
Ceiling	Painted plasterboard

Wardrobes	Melamine carcass with hanging rail, shelving and sliding mirrored doors
Lighting	Oyster light fitting/recessed lights
Additions	Blinds

BATHROOM

Walls	Selected ceramic tile; fully tiled to ceiling
Floors	Selected vitrified tile
Ceiling	Painted plasterboard
Floor waste	Stainless steel floor waste
Vanity joinery	Laminate finish with 20mm engineered stone
Basin	Ceramic wall hung vanity
Shower Screen	Semi-frameless toughened glass
Vanity basin	White vitreous china
WC pan	Wall faced pan; white vitreous china finish
WC cistern	Concealed cistern with dual flush controls
Toilet roll holder	Polished chrome finish
Towel rail	Polished chrome finish
Tap Ware	Polished chrome finish
Bath	white bath (refer individual floor plan)
Shower	Shower-on-rail
Shaving cabinet	Mirrored shaving cabinet
Additions	Mechanical ventilation



The Nielsen

— CARLTON —

BALCONY

Floors	Selected vitrified tile
Ceiling	Painted soffit
Lighting	Selected surface mount fitting

LAUNDRY

Walls	Painted plasterboard with tile splashback to tub and tile skirting
Floors	Selected vitrified tile
Ceiling	Painted plasterboard
Tub	Stainless steel tub and metal cabinet
Tap ware	Chrome finish
Clothes dryer	Wall-mounted electric clothes dryer

ENTRY/ HALLWAYS

Walls	Painted plasterboard
Floors	Selected carpet
Ceiling	Painted plasterboard
Doors	Painted timber
Lighting	Recessed light fittings

GENERAL COMMON AREAS

Hot water system	Hot water system or individual instantaneous heaters
Security	Audio/video intercom system Electronic access to lobby entry and car parks
Basement car park	Concrete slab, numbers and line marking, visitor parking

GENERAL CONSTRUCTION DETAIL

Internal floors	Concrete slab
External floors	Hebel/masonry with cladding or steel studded framed with cladding
Roof	Concrete slab
External glazing	Commercial glazed powder coated aluminum frame
Walls	Fire rated acoustically treated wall systems with plasterboard lining and paint
Internal doors	Painted
Street entry doors	Glass security doors
Door hardware	Selected lever handles
Lighting	Downlights/ or oyster
Air conditioning	Split system main living area
Balcony doors and windows	Commercial grade glazed powder aluminium framed

Disclaimer: Whilst all details have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Potential buyers should not rely on any material contained in this brochure as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal and financial advisors see fit. No liability for negligence or otherwise is assumed by Strathfield Partners for the material calculations and information contained in the brochure. Intending purchasers must rely on their own enquiries.

Contact: Greg Mavridis, Chase Property Group • **Phone:** 0403 206 090 • **Email:** greg@chasepropertygroup.com.au

nielsenCarlton.com.au