TAKING QUALITY TO NEW HEIGHTS

Inclusions at Central Park have been carefully selected to ensure you can enjoy a sense of luxury and quality in your new home from day one – and for many years to come.


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1. Franke Dishwasher, 2. Franke Built-In Oven, 3. Franke Induction Cooktop,
4. Franke Ducted Rangehood, 5. Clark Prism 1.5 Bowl Square-Set Sink*, 6. Methven Dual-Flow Pull-Out Sink Mixer, 7. Clark Rail Shower with Overhead, 8. Caroma Shower Wall Mixer, 9. Caroma Basin Mixer, 10. Clark Toilet Roll Holder & Bathroom Accessories, 11. Clark Freestanding Bath*, 12. Caroma Wall Plate Bath Mixer Tap*

*Selected residences only, refer to plans and inclusions.

CENTRAL PARK INCLUSIONS

COMMON AREA & BUILDING SERVICES

- Structure to Engineer's specifications
- Mix of facebrick, metal cladding, FC sheeting, pre-cast concrete and other finishes to Architect's detail design
- Slab and footings to Engineer's specifications
- Metal roofing
- Common areas landscaped as per landscaping design, plant species and pot sizes may be substituted due to availability
- 1 lockable letterbox per unit provided
- Common areas and car parking levels as required by the NCC. Sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms and sound alert system as required by the NCC and the ACT Fire Brigade.
- Waste management is the responsibility of Body Corporate

GENERAL INCLUSIONS

- 90 day maintenance period
- Double Glazed Aluminium windows and sliding doors with fly screens as per EER to all Types
- Ducted reverse cycle air-conditioning to all townhouses (Buildings B, C, D, E and F)
- Wall-mounted reverse cycle air-conditioning to a living and master bedroom to all apartments (Building A, G and H)
- Pre-wired for NBN fit-off and connections
- Electric instantaneous hot water
- LED down lighting throughout all rooms – unless stated otherwise
- Plasterboard walls and ceilings throughout all rooms – unless stated otherwise
- Townhomes: Generally 2700mm to all areas and 2400mm to wet areas (Building F Type N, N1 & O – 3400mm to living and dining, 2700mm to entry, kitchen and upper levels, and 2400mm to wet areas. Building D & E Type L & M – 3000mm to all areas and 2400 to wet areas). Apartments: generally 2700mm to all areas and 2400mm to wet areas. Bulkheads, wet areas and bathroom heights subject to detail design.

GENERAL INCLUSIONS CONT.

- Water and sewerage supply to each unit by Icon Water
- Body Corporate Sub-Metering
- Electrical meters will be installed and connected
- Visitor parking provided as per site plan
- Each unit will be provided with 2 x front door keys
- Applicable dwellings with designated carparking within the basement will be provided with remotes for carpark entry
- Common walls and party walls to NCC requirements

KITCHEN

- Timber-look flooring as per Colour Selection
- 2 x LED Downlights
- 2 x Double GPO and all appliances as required
- 20mm zero-silica quartz benchtops as per Colour Selection
- Melamine joinery – as per Colour Selection and detailed design
- Clark Single Bowl Sink to Type F, Q, and Q1 unit types, Clark Prism 1.5 Bowl Sink to all other unit types
- Methven Pull-Out Dual Flow Sink Mixer
- Franke 600mm Oven
- Franke 600mm Induction Cooktop
- Franke 600mm Freestanding Dishwasher
- Franke Urban 520mm Undermount Rangehood

LIVING & DINING

- Timber-look flooring as per Colour Selection. Carpet to all upper level living areas.
- 4 x LED Downlights
- 2 x Double GPO
- 1 x TV point
- 1 x Data point

CENTRAL PARK INCLUSIONS

STUDY NOOK /OFFICE
(WHERE SHOWN ON PLAN, TYPE G, L & M)

- Timber-look flooring as per Colour Selection
- 2 x LED Downlights
- 1 x Double GPO
- 1 x Data Point

MASTER BEDROOM

- Carpet as per Colour Selection
- 2 x LED Downlights
- 3 x Double GPO
- 1 x TV point
- 1 x Data point
- Built in Robe with Mirrored Sliding Doors or Walk in Robe subject to specific Unit Plan Type in accordance with Architect's detailed design and spacial requirements

ADDITIONAL BEDROOMS / MULTI-PURPOSE ROOMS
(WHERE APPLICABLE)

- Carpet as per Colour Selection
- 2 x LED Downlights
- 2 x Double GPO
- Built in Robe with Mirrored Sliding Doors subject to specific Unit Plan Type in accordance with Architect's detail design

BATHROOM / ENSUITE
(WHERE APPLICABLE)

- Tiles as per Colour Selection
- Full height tiling to Architect's detail as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 2 x LED Downlights
- 1 x Double GPO

BATHROOM / ENSUITE
(WHERE APPLICABLE) CONT.

- Clark Back To Wall Toilet Suite
- Wall hung vanity unit size to suit bathroom specification
- Mirror as per Architect's detail design
- Caroma Luna Basin Mixer
- Caroma Luna Wall Mixer
- Clark Round Shower Rail with Overhead
- Clark Toilet Roll Holder
- Clark Towel Rail size to suit bathroom specification
- Clark Robe Hook
- Clark 1600mm Freestanding Bath and Caroma Luna Wall Plate Mixer & Tap to Type J1, N, N1, and O units
- Semi-frameless or framed glass shower screen to meet Architect's detail design

POWDER ROOM
(WHERE APPLICABLE)

- Tiles as per Colour Selection
- One row skirting tiles as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 1 x LED Downlight
- Clark Back To Wall Toilet Suite
- Wall hung vanity unit to suit bathroom specification
- Mirror as per Architect's detail design
- Caroma Luna Basin Mixer
- Clark Toilet Roll Holder

CENTRAL PARK INCLUSIONS

LAUNDRY

- Tiles as per Colour Selection
- One row skirting tiles as per Colour Selection
- Mechanical ventilation as per NCC requirements
- 1 x Light if required to comply with NCC requirements
- 1 x Double GPO
- Washing machine hot and cold water connections
- Stainless steel tub and cabinet or laundry tub sink subject to Architect's detail design and spatial requirements
- Stylus Verdi Sink Mixer

GARAGE
(WHERE APPLICABLE)

- Colorbond roller door
- 1 x remote for single garage, 2 x remote for double garage
- 1 x Double GPO 15 amp output
- LED or fluorescent lighting as required

COURTYARD /BALCONY

- All common areas to be landscaped as per design, all private courtyards to be left generally level. Balcony finish subject to Architect's detail design and landscape intention plan
- External outdoor light
- 1 x Outdoor Double GPO
- External courtyard tap for all townhouses (Excluding Type J, J1 & K), and all ground floor courtyard apartments in Building G & H (Excluding Type S & T).

ADDITIONAL NOTES

The buyer will have the choice of 2 colour schemes to select from. If the buyer does not make a selection on exchange of the Contract Date, the Seller may make the selection on the Buyer's behalf.

Buyers agree and acknowledge that the finishes proposed for use in the units may include materials such as reconstituted stone and timber-look laminate flooring. These materials may display characteristics which vary from the samples shown to the Buyer at any time due to the nature of such materials.

Items listed in this document refer to Architectural detail design. Minor variations in location and quantities of these items may occur following the architectural detail design.

The Seller reserves the right to substitute any specified inclusions with that of a similar quality.



Type I Townhome Kitchen & Dining in Style 1, Artist's Impression.

STYLE 1



STYLE 2



1. Zero-Silica Quartz Benchtop, 2. Feature Joinery, 3. Splashback Tile,
4. Primary Joinery, 5. Timber-Look Flooring, 6. Loop-Pile Carpet, 7. Bathroom Tile,
8. Brushed Nickel Fittings