

# Specification List

## LG01/9 Harriette Street, Neutral Bay

### Living and Dining

Floors: Herringbone Engineered Oak Timber

Window Coverings: Fabric sheer curtains, 2 also with blackout blinds (Sheer curtains from Wynstan and white blackout blinds from Mansours.)

### Bedrooms

Floors: Herringbone engineered oak timber

Window coverings: White blackout roll up blinds (from Wynstan), linen sheer curtains (from Mansours)

### Kitchen

Floors: Herringbone engineered oak timber

Benchtop: Caesarstone, 'Snow'

Splashback & Side of Island: Calcatta gold marble

Sink: Argent 80cm stainless single undermount, sink tapware Astra Walker aged brass mixer with pull-out spout.

Cook Top: Miele 90cm stainless steel 5 burner, gas.

Oven: Miele 60cm stainless - black glass oven.

Rangehood: Miele 60cm integrated stainless rangehood with ducting.

Dishwasher: Miele 60cm integrated dishwasher.

Fridge/Freezer: Miele 344L built in integrated fridge/freezer with soft close door.

Bin: Integrated hardway slide out 40L bin

Feature light: Fabric white pendant with aged brass.

### Laundry

Floor: Ivory porcelain tiles

Splashback: White bevelled subway tiles

Benchtop: Caesarstone 'Snow'. Argent stainless undermount tub

Astra Walker: Aged brass wall mixer, tap and spout

### Airconditioning

Zoned air conditioning in living area and three bedrooms.

Bathroom and Laundry ducted fan system.

### Powder Room

Floor: Grey porcelain tiles.

Walls: Chevron stone mosaic tiles.

Vanity unit: Chambray verde green marble bench and splashbacks.

Feature light: Double rosette wall light.

## Ensuite Bathroom

Floor: Herringbone mosaic tile - Calacatta gold marble.

Walls: White bevelled subway tiles and herringbone mosaic tiles in Calcutta gold and marble.

Vanity unit Bench and splashback: Calacatta gold marble.

Vanity basin: Astra Walker white porcelain undermount basin.

Shower: Fixed frameless glass shower screen, Astra Walker aged brass shower arm and rose.

Tapware: Astra Walker aged brass lever tap and spout.

Toilet: Astra Walker white porcelain soft close Astra Walker inwall cistern.

Accessories: Astra Walker aged brass towel rail, robe hook, toilet roll holder, plug, shower shelf.

Bath: Perisi white freestanding bath with Astra Walker aged brass taps.

## Other Bathroom

Floor: Porcelain tiles.

Walls: White penny round tile.

Vanity Unit: Calacatta gold marble bench and Calacatta gold marble splashback.

Vanity Basin: shower, tapware, toilet and accessories as per ensuite bathroom.

## Security

24 hour CCTV surveillance in common areas.

Entry security swipe access to front gate and foyer.

Video security intercom.

Secure car lift access.

Apartment keyed doors.

## Garden Area

BBQ and benchtop and storage below.

Decking: Ekodeck Designer Leatherwood composite with Durashell coating and up to 20 years warrant. Certified anti-slip rating.

## Common Areas

Apartment lift access

Car lift access to underground parking.

Car wash bay.

Electric car recharge station with swipe card to use.

Lock up storage cage.

Central gas hot water.

In Harriette Club

Individual private wine cellar with lock racking system and mesh doors.