



THE
MARLBOROUGH

WINTON



GENERAL APARTMENT INTERIOR

- 2.5m ceiling height (2.4m to bathrooms and laundries)
- Internal acoustic insulation to bathrooms and concealed drainage
- Square stopped cornices
- Solid core fire doors to all apartment entries with spy-holes
- Built-in wardrobes to main bedroom
- Dedicated storage in hallways
- 90x10mm timber skirtings

LAUNDRY

- Space provision for washing machine and dryer to laundry
- Floor waste gully in floor
- Extraction fans

KITCHENS

- Quality reconstituted stone bench-top
- Top mounted stainless single bowl sink with integrated overflow and side draining surface
- Porcelain tiled splashback with LED feature lighting
- Full extension soft-close melamine cupboards and drawers and profile handles to cupboards
- Quality Miele appliances including 4 element ceramic cooktop, multi-functional wall oven, integrated range hood, dish washer
- Recycling and rubbish drawer beneath sink
- Feature shelving

BATHROOMS

- Tiled shower with sliding glass door and acrylic shower base
- Large format frameless mirror behind vanity
- LED feature lighting
- Vanity storage
- Chrome ladder heated towel rail
- Close coupled dual flush toilet with soft-close seat
- Black tapware and shower slide
- Extraction fans
- Floor waste gully in floor

FINISHES

- Low VOC and durable paint to plasterboard walls
- Solution dyed nylon carpets with thick underlay (12mm)
- Large format tiles to bathroom and laundry floor with acoustic underlay
- Laminate timber flooring to living, kitchen and entry areas over acoustic underlay
- Large format ceramic tiles to terraces with concrete pavers to ground floor terraces

FITTINGS

- Quality energy efficient LED light fittings
- Intercom control to lobby entrance door
- Connection to common satellite dish and UHF antennae

OPTIONAL ADDITIONS

- Hi-wall heat pump to selected units



BUILDING AND CLADDING

- Brick cladding with natural finish
- Prefinished aluminium cladding system
- Colour matched metal downpipes and spouting
- Cedar soffits prefinished to balconies and terraces (except top floor which is a quality lv4 paint finished flush jointed fibre cement)
- Hardwood timber decking to balconies
- Large format ceramic tiles to terraces with concrete pavers to ground floor terraces
- Diverse native planting scheme to ground floor terrace gardens

STRUCTURE

- Concrete floors throughout
- Precast concrete wall panels
- Steel columns and beams to each floor

WINDOWS AND DOORS

- Double glazed aluminium joinery
- Coloured matching latches and hardware

LANDSCAPING

- Prefinished aluminium fences, gates screens, exterior bike racks and entry canopy
- Diverse native planting scheme to ground floor landscape

COMMON AREAS

- Large format ceramic tiles to ground floor entry lobby and lift car
- Cedar board lining and grey mirror glass to ground floor lobby walls
- Solution dyed nylon carpet to upper level lobby
- Black stainless steel lift frontage and architraves
- Individual lockable letter boxes to ground floor lobby
- Quality entrance matting to lobby door
- Access control and intercom at ground floor entrance
- Communal bike storage room at main entry
- Communal rubbish and recycling facilities
- Quality prefinished aluminium entry canopy with feature uplighting

GENERAL

- Fully sprinklered apartments and common areas