



When you want it all.

Premium three bedroom residences
offering the ultimate in space,
comfort and luxury.

3
BEDROOM

**Shenton
Quarter.**



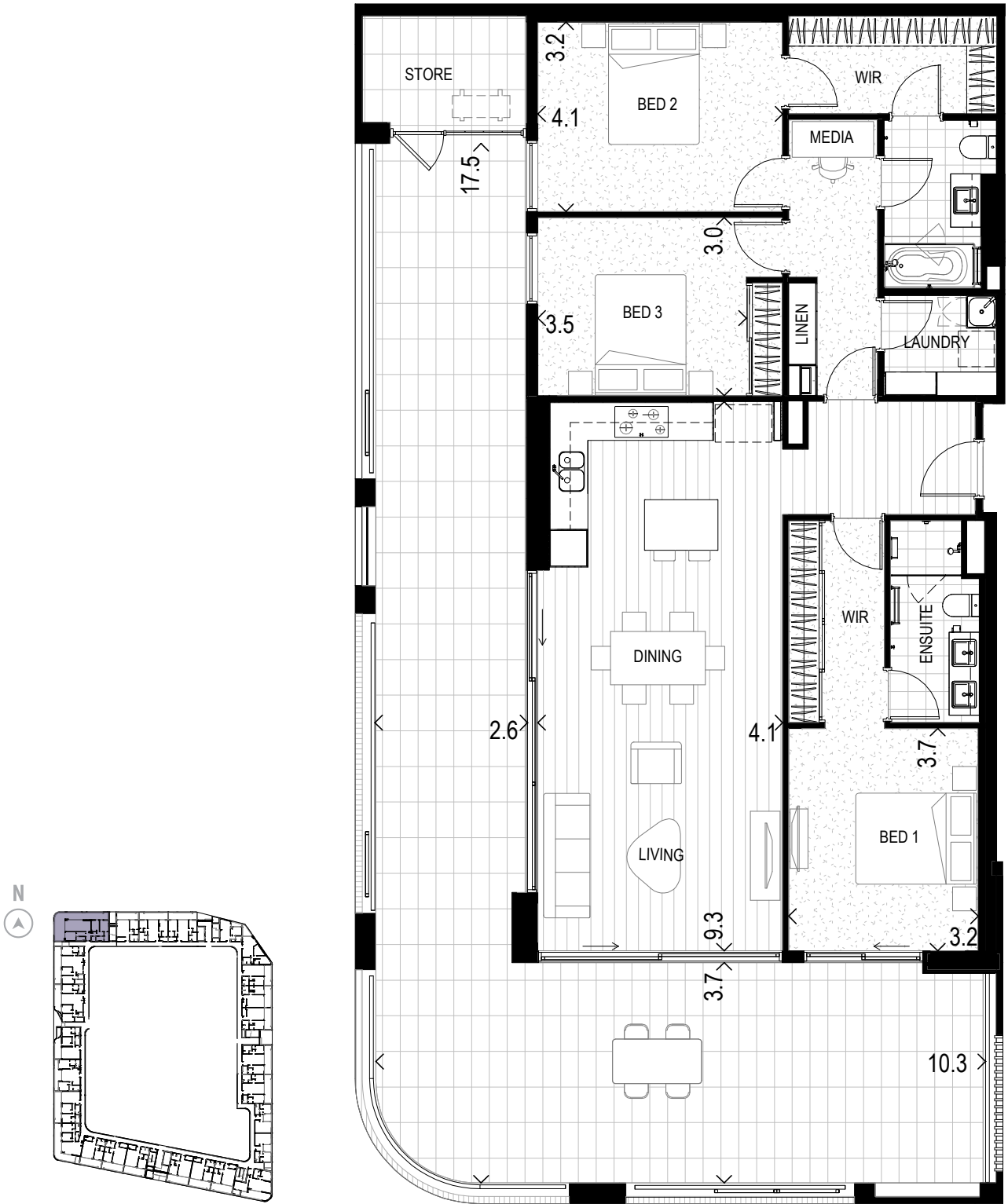


Exclusive and secure carpark entry for residents and their visitors from Thorburn Way

When only the best will do.

- Spacious high ceilings
- 100% wool carpets
- Pre-finished engineered timber floorboards
- Two vertically stacked built-in wall ovens
- Stone benchtops
- Smeg oven, cooktop, rangehood, dishwasher
- Built-in pantry, drawers and bin
- Energy efficient LED lighting
- Pay TV and internet ready
- Two undercover, side-by-side car bays
- 4 electric vehicle charging points in residential carpark area

Apartment Type 3A



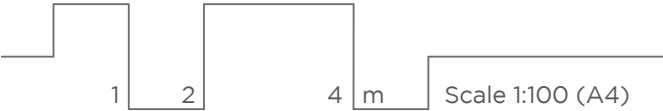
Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
22	Level 1	North/West	127m ²	81m ²	9m ²	26m ²	2	243m ²
48	Level 2	North/West	127m ²	81m ²	5m ²	26m ²	2	239m ²

All areas shown are measured Architectural Areas. Dimensions and areas are approximate and are subject to change without notice. Architectural Areas may differ from the areas shown on the Strata Plan. Buyers should refer to the definition of Architectural Areas in Annexure F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J of the Contract of Sale. Variations in design can occur in order to comply with the dictates of good construction practice. All the finishes, fixtures, electrical services and facilities illustrated or referred to are subject to availability and may vary. Loose furniture, white goods and planters are not included. Prospective purchasers must rely on their own enquiries and should refer to the Conditions and all annexures contained in the Contract of Sale.

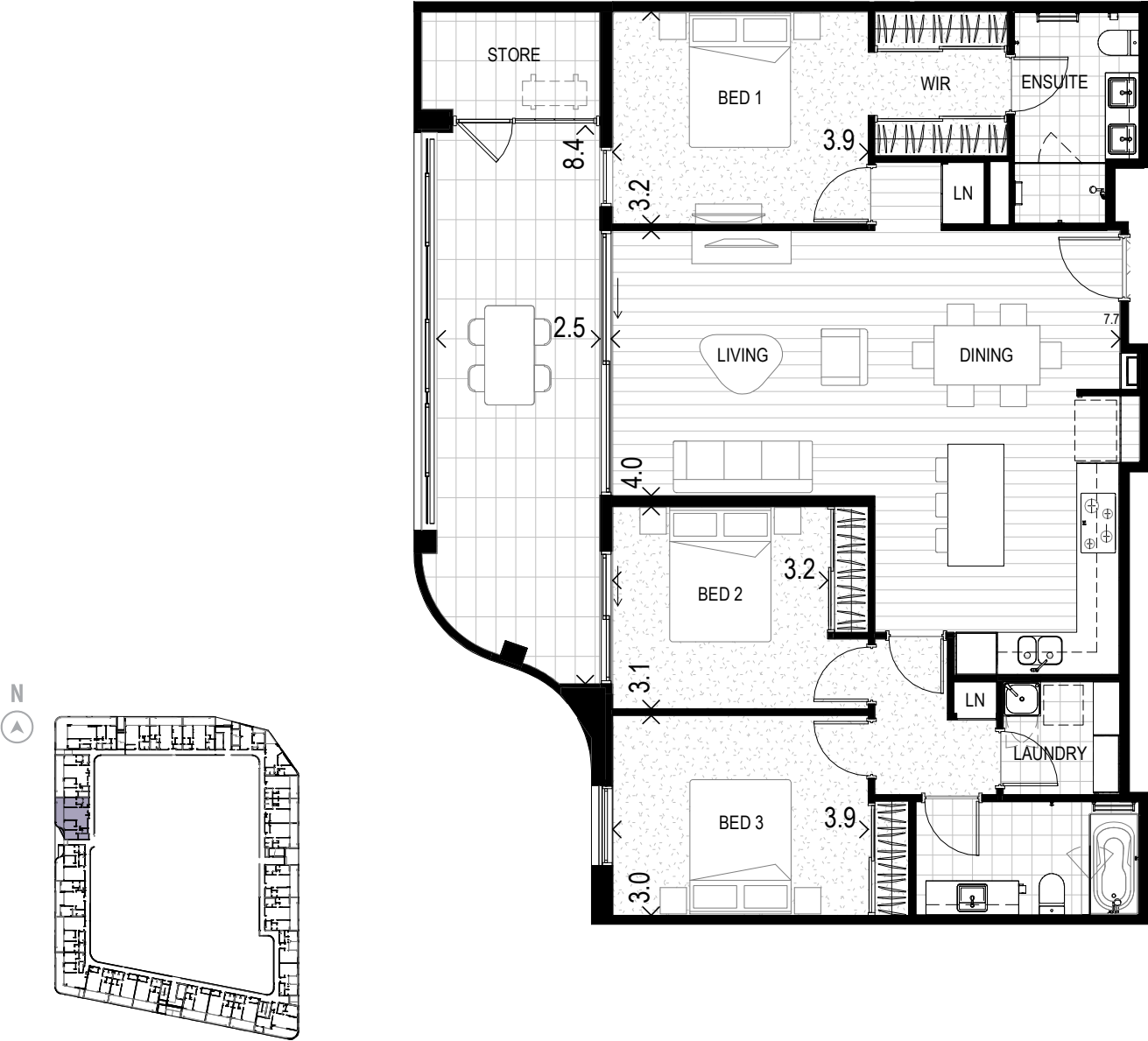
Apartment Type 3B.1



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
47	Level 1	West	115m ²	33m ²	5m ²	26m ²	2	179m ²
73	Level 2	West	115m ²	33m ²	5m ²	26m ²	2	179m ²



Apartment Type 3B.2



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
46	Level 1	West	115m ²	22m ²	4m ²	26m ²	2	167m ²
72	Level 2	West	115m ²	22m ²	4m ²	26m ²	2	167m ²

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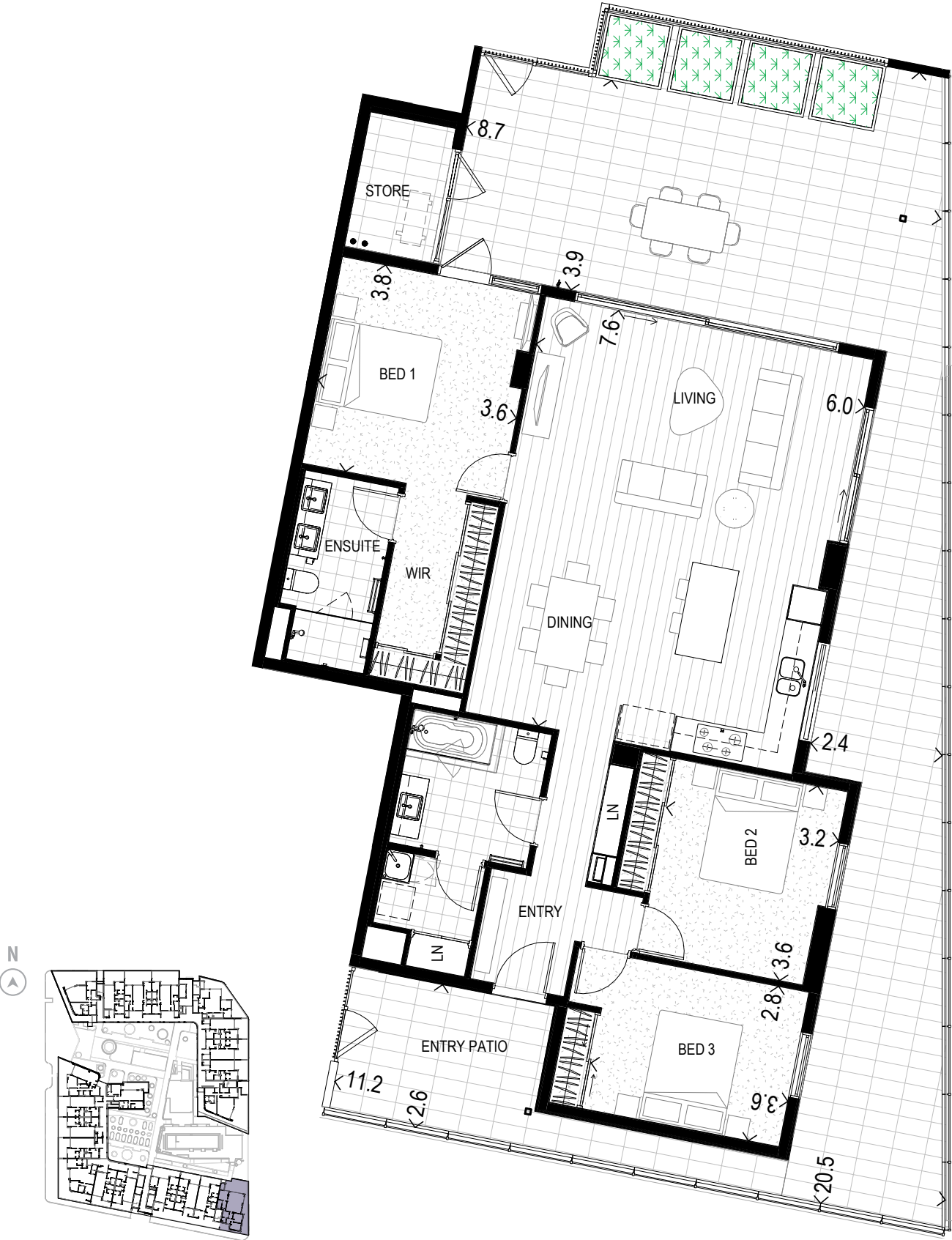
Apartment Type 3C



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
86	Level 3	North	102m ²	39m ² (Terrace)	5m ²	26m ²	2	172m ²
107	Level 4	North	102m ²	26m ²	5m ²	26m ²	2	159m ²
128	Level 5	North	102m ²	26m ²	5m ²	26m ²	2	159m ²
149	Level 6	North	102m ²	26m ²	5m ²	26m ²	2	159m ²

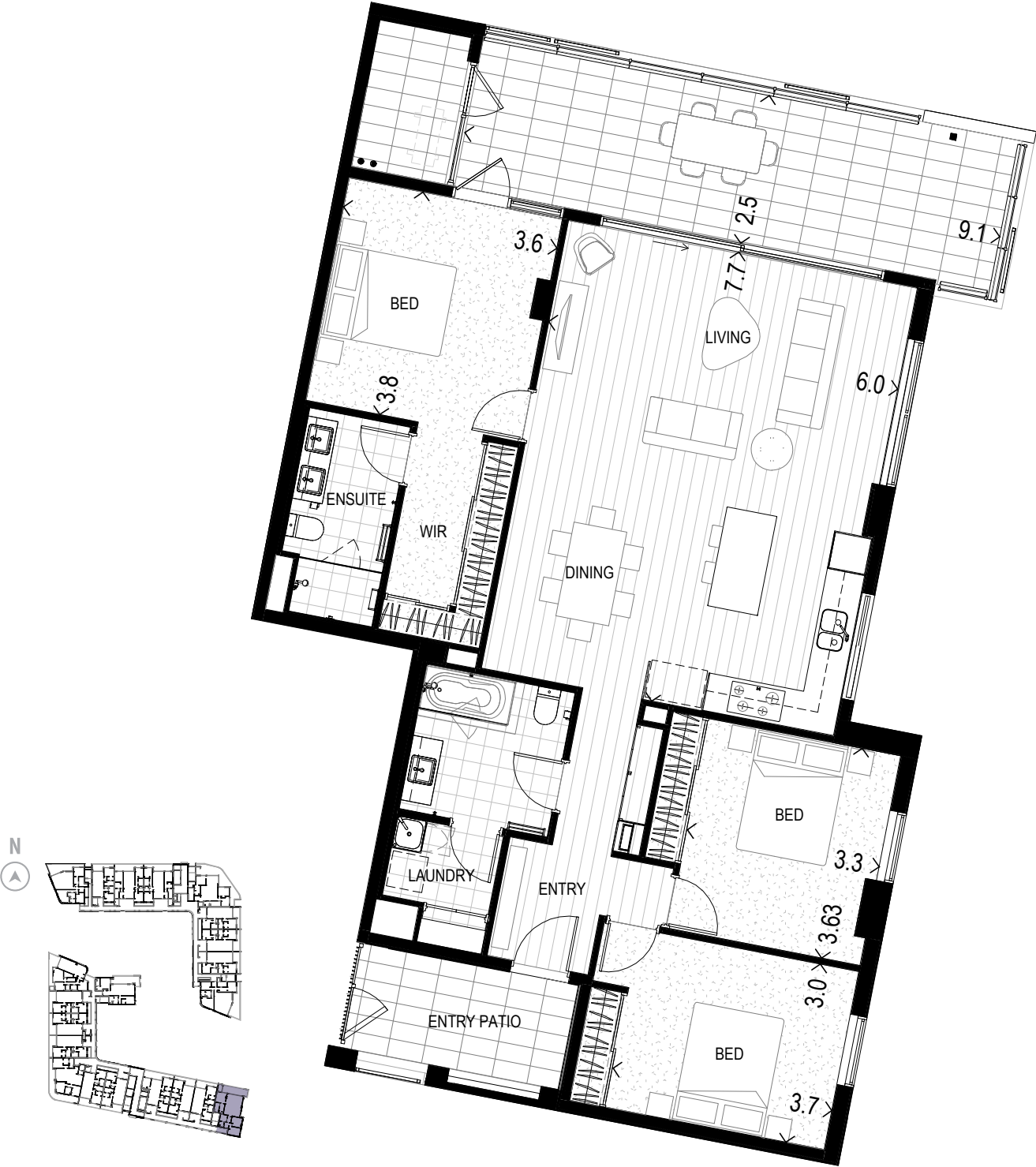


Apartment Type 3D.1

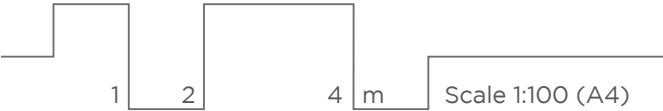


Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
83	Level 3	North/East/South	127m ²	83m ² (Terrace)	12m ²	26m ²	2	248m ²

Apartment Type 3D.2



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
104	Level 4	North/East/South	130m ²	27m ²	8m ²	26m ²	2	191m ²
125	Level 5	North/East/South	130m ²	27m ²	9m ²	26m ²	2	192m ²
146	Level 6	North/East/South	130m ²	27m ²	8m ²	26m ²	2	191m ²



Apartment Type 3E.1



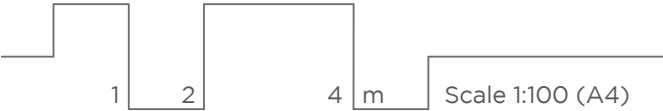
Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
76	Level 3	North	116m ²	54m ²	8m ²	26m ²	2	204m ²
97	Level 4	North	116m ²	25m ²	4m ²	26m ²	2	171m ²
118	Level 5	North	116m ²	25m ²	4m ²	26m ²	2	171m ²
139	Level 6	North	116m ²	25m ²	8m ²	26m ²	2	175m ²

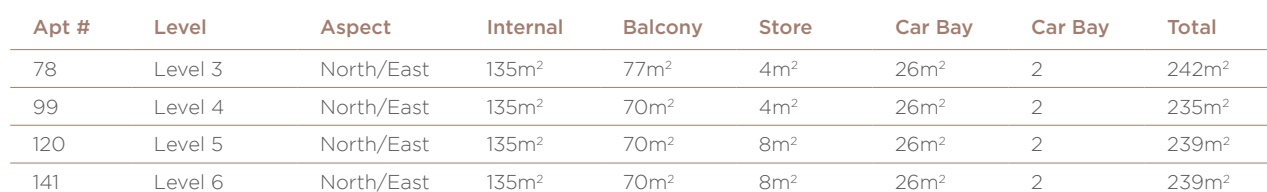
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Apartment Type 3E.2



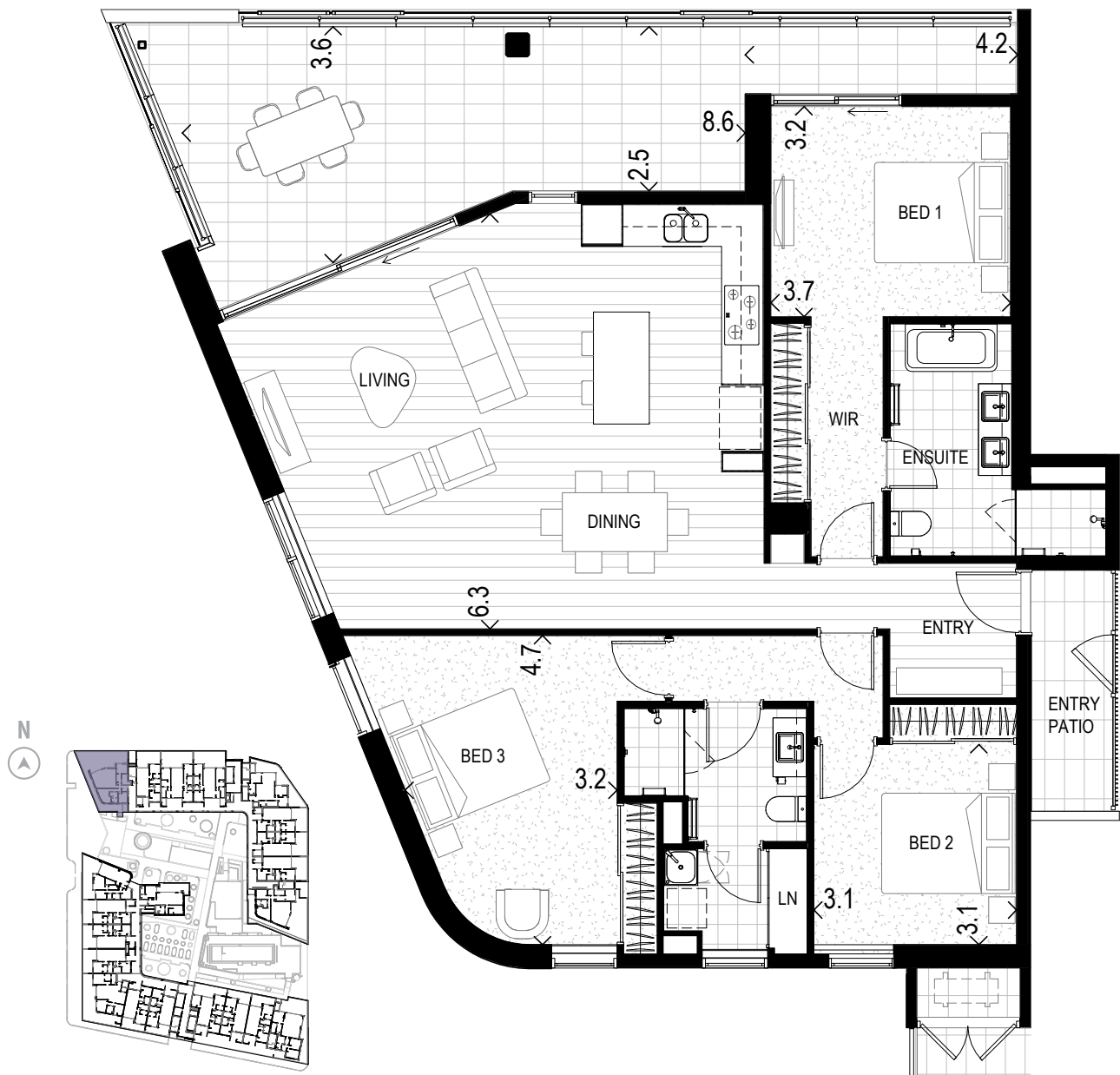
Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
77	Level 3	North	116m ²	55m ²	8m ²	26m ²	2	205m ²
98	Level 4	North	116m ²	25m ²	4m ²	26m ²	2	171m ²
119	Level 5	North	116m ²	25m ²	4m ²	26m ²	2	171m ²
140	Level 6	North	116m ²	25m ²	9m ²	26m ²	2	176m ²



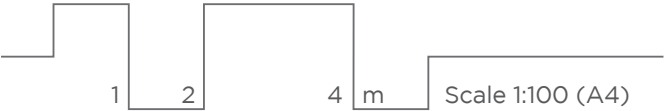


12

Apartment Type 3G.1



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
74	Level 3	North/West	133m ²	140m ²	8m ²	26m ²	2	307m ²
95	Level 4	North/West	133m ²	36m ²	6m ²	26m ²	2	201m ²
116	Level 5	North/West	133m ²	36m ²	6m ²	26m ²	2	201m ²
137	Level 6	North/West	133m ²	36m ²	8m ²	26m ²	2	203m ²



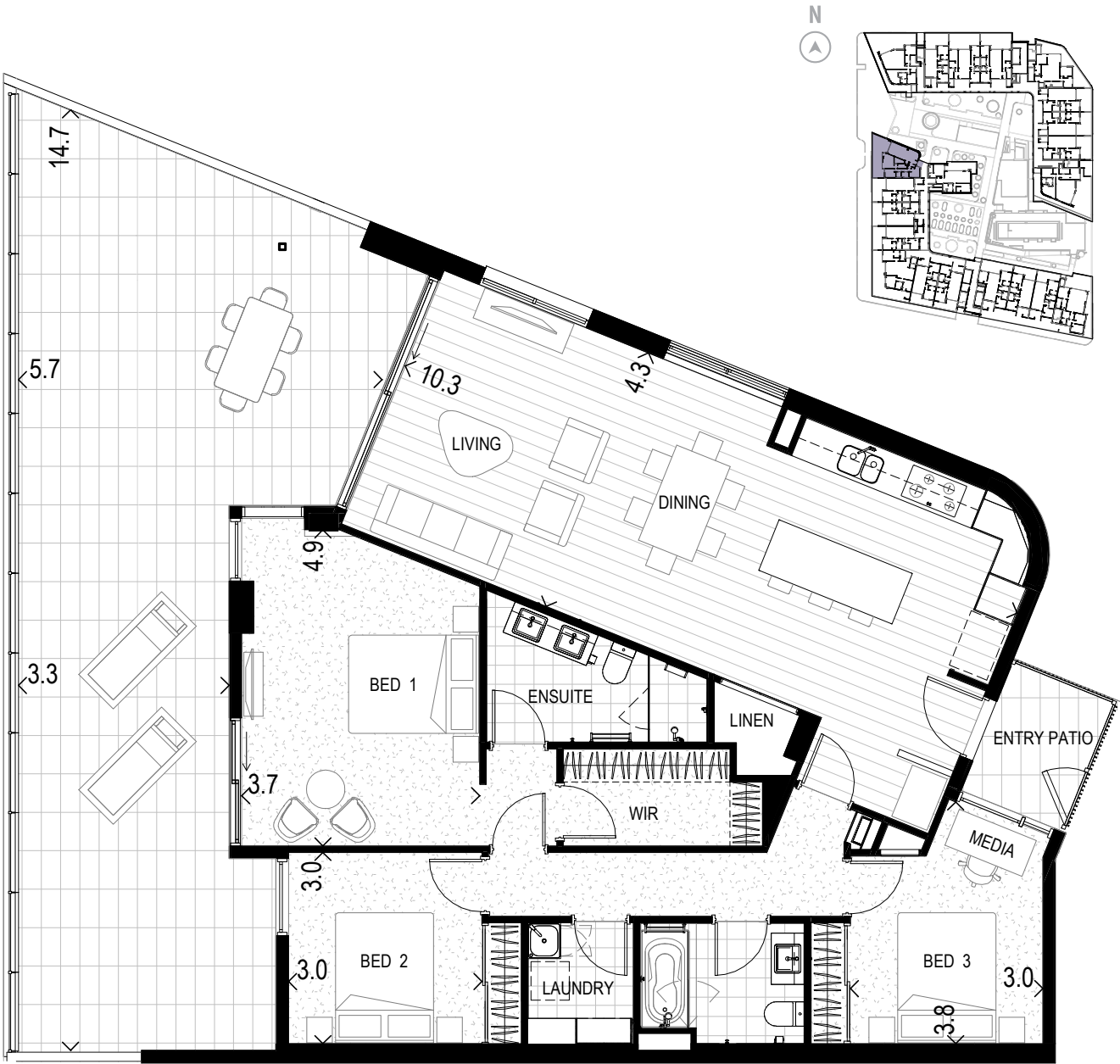
Apartment Type 3G.2



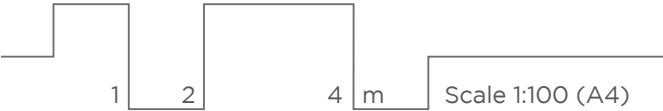
Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
82	Level 3	East	134m ²	137m ²	8m ²	26m ²	2	305m ²
103	Level 4	East	134m ²	38m ²	9m ²	26m ²	2	207m ²
124	Level 5	East	134m ²	38m ²	6m ²	26m ²	2	204m ²
145	Level 6	East	134m ²	38m ²	8m ²	26m ²	2	206m ²

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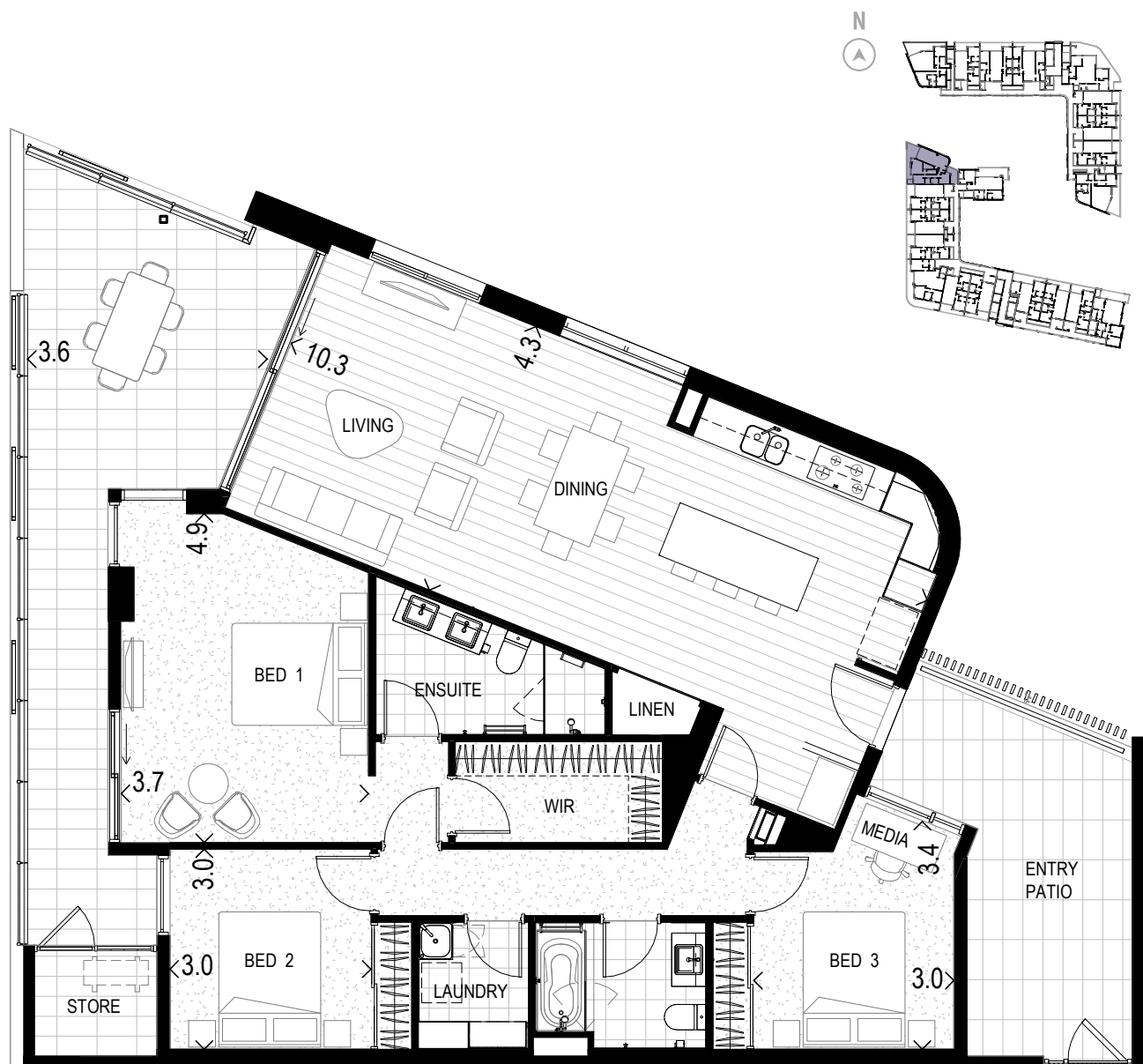
Apartment Type 3H.1



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
93	Level 3	West	128m ²	66m ²	7m ²	26m ²	2	227m ²



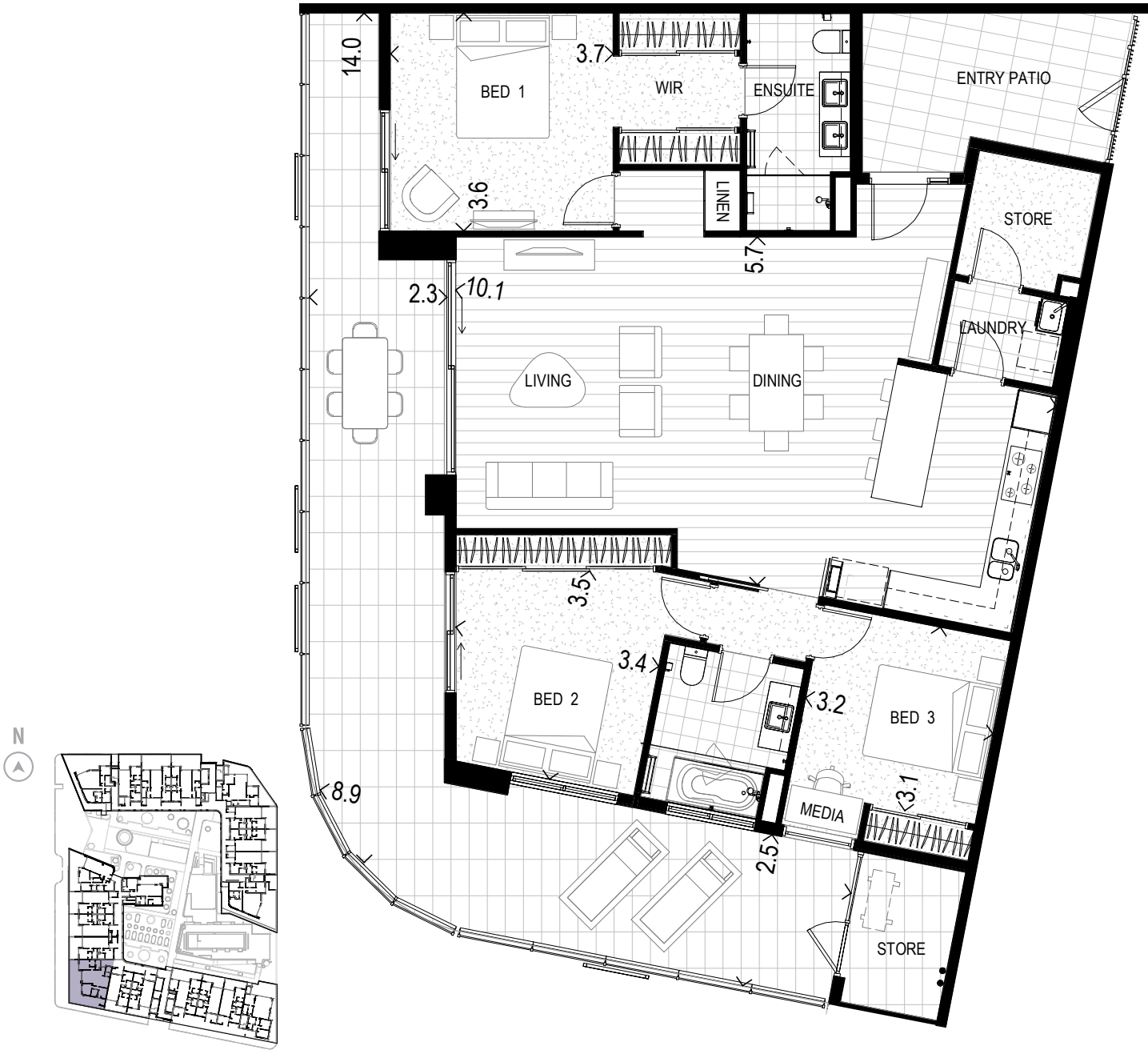
Apartment Type 3H.2



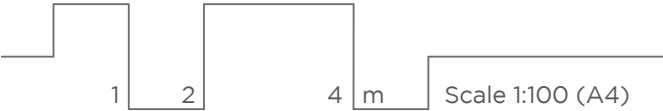
Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
114	Level 4	West	128m ²	30m ²	10m ²	26m ²	2	194m ²
135	Level 5	West	128m ²	30m ²	7m ²	26m ²	2	191m ²
156	Level 6	West	128m ²	30m ²	8m ²	26m ²	2	192m ²

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Apartment Type 3I



Apt #	Level	Aspect	Internal	Balcony	Store	Car Bay	Car Bay	Total
89	Level 3	South/West	130m ²	95m ²	4m ²	26m ²	2	255m ²
110	Level 4	South/West	130m ²	50m ²	4m ²	26m ²	2	210m ²
131	Level 5	South/West	130m ²	50m ²	4m ²	26m ²	2	210m ²
152	Level 6	South/West	130m ²	50m ²	4m ²	26m ²	2	210m ²



Colour Schemes



Scheme A, Acacia



Scheme B, Banksia



Scheme C, Cassia

Individual layouts may vary, please refer to specific plan.



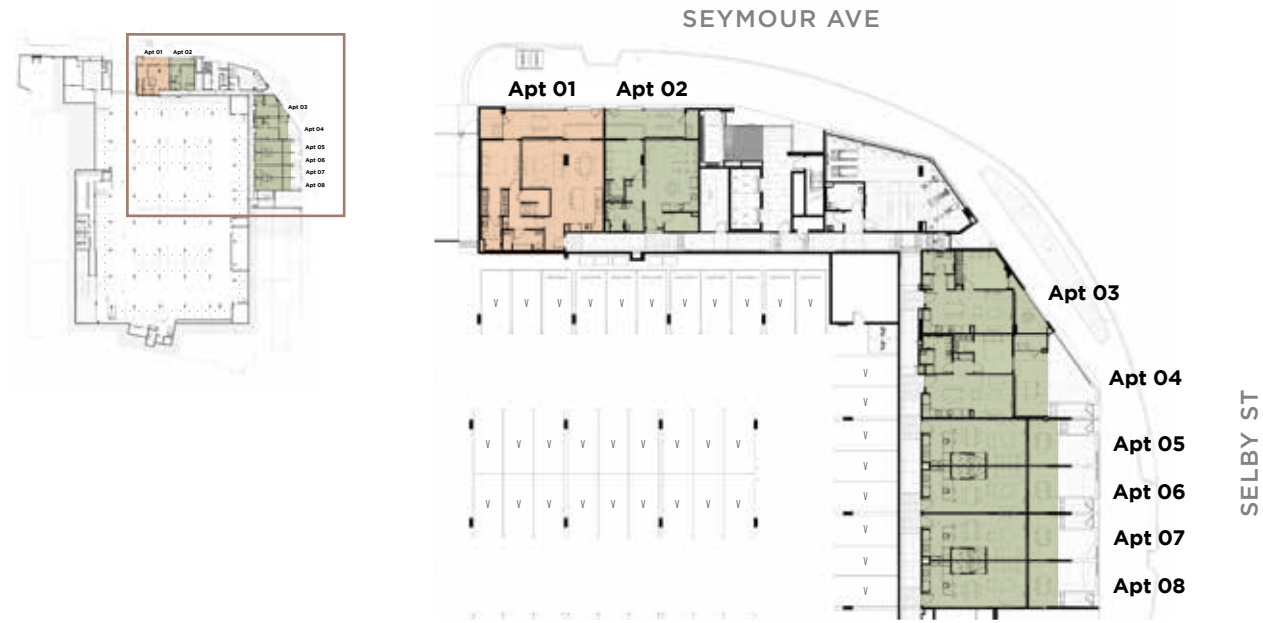
Luxury Specifications

THREE BEDROOM, TWO BATHROOM APARTMENTS

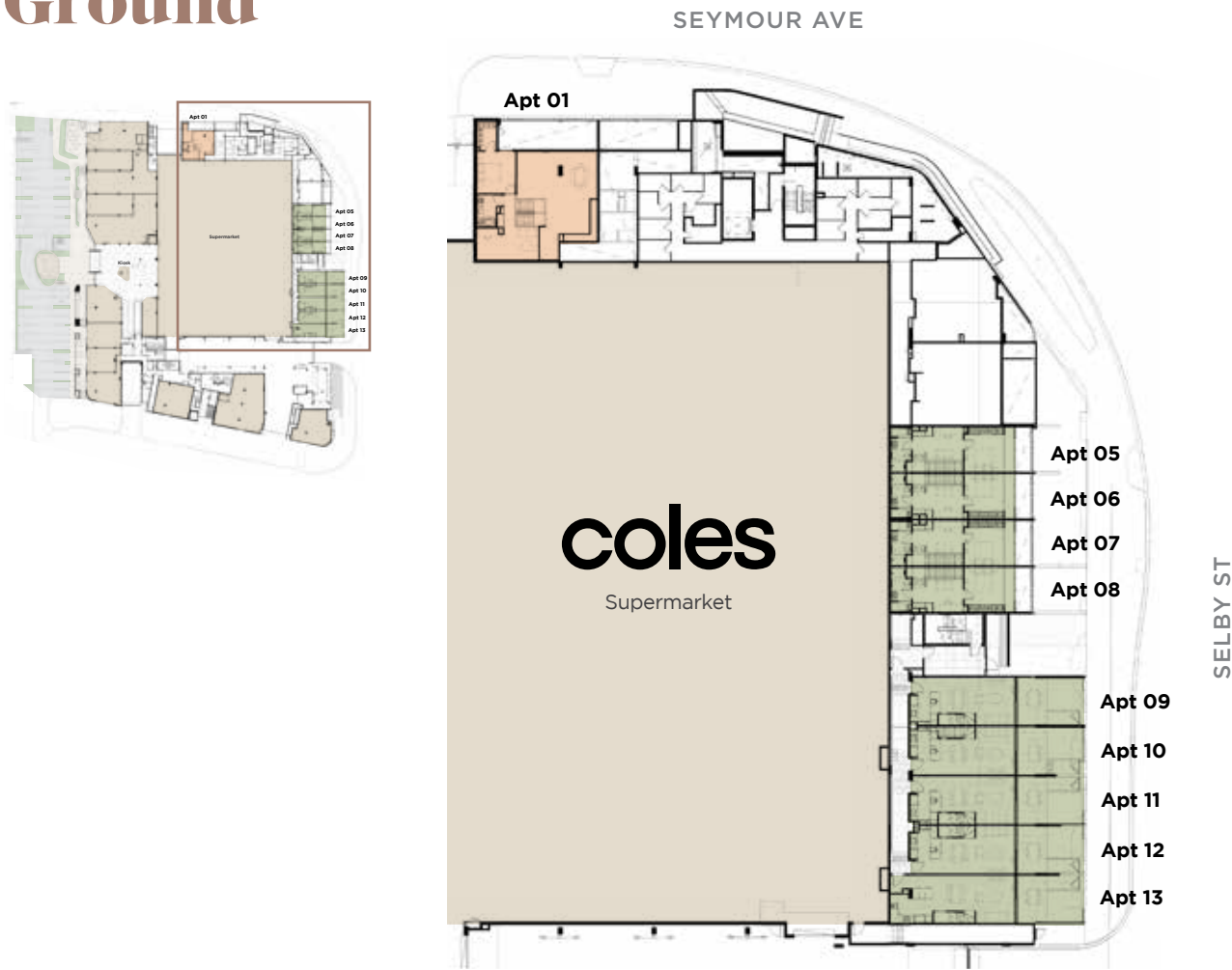
Location	Description
GENERAL FINISHES	
Internal Walls Generally	Paint finish.
Ceilings	Generally, 2700mm high in living/ dining room and bedrooms. All ceilings have localised bulkheads.
Front Door (to apartment)	Flush panelled with selected hardware. Paint finish.
Internal Doors	Flush panelled doors with selected hardware. Paint finish.
Entry Door Furniture	Chrome finish.
Internal Door Furniture	Chrome finish.
Floors to Kitchen, Living and Dining	Pre-finished engineered timber floor boards, on acoustic membrane to comply with applicable National Construction Code.
Floors to Bedroom	100% wool carpet laid on underlay as selected by interior designer.
Skirtings	Paint finish.
External Window / Door Framing System	Powder coated aluminium framed double-glazed system to Australian Standards. Flyscreens to all awning windows and external sliding doors.
Wardrobes / WIR	Flush panelled or sliding mirrored door(s), complete with shelf and hanging rail. Refer to individual plans.
KITCHEN	
Joinery Cupboards	Laminate finish with soft closers as selected by interior designer.
Bench Tops	Reconstituted stone as selected by interior designer.
Splashback	Reconstituted stone as selected by interior designer.
Sink	Top mount stainless steel 1(3/4)/bowls sink with drainage tray accessory.
Sink Mixer Tap	Chrome finish 'goose neck' spout as selected by interior designer.
Pantry	Two under bench pull-out pantries provided. Apartments 93, 114, 135 & 156 each have a full height built-in double pantry in lieu of two under-bench pull-out pantries.
Drawers	Built-in drawers.
Bin	Built-in pull-out bin provided.
Wall Ovens	Two vertically stacked Smeg built-in 600mm wall ovens.
Fridge Recess	Recess (only) 980mm wide with water supply and power point provided.
BATHROOM/ENSUITE	
Floor	Tiles as selected by interior designer.
Walls	Full height tiling. Tiles as selected by interior designer.
Ceilings	Paint finish.
Shower Screen	Semi frameless glass shower screen.
Shower Mixer	Chrome finish.
Shower Rose	Chrome finish on a rail, with a range of spray patterns.
Basin	Vitreous white china with chrome waste.
Basin Mixer Tap	Chrome finish.
Toilet Suite	Back to the wall design with dual flush and soft-close seat.
Bath tub	Acrylic bath with tiled hob and openable glass screen as applicable, refer to individual apartment plans. Select apartments have 'free standing' acrylic bath, free-standing baths do not have tiled hob or glass screen.
Mirror	Wall mounted cabinet with mirror doors above vanity as selected by interior designer.
Vanity Top	Reconstituted stone as selected by interior designer.
Vanity Cabinet	Laminate finish as selected by interior designer.
Accessories	Chrome finish as selected by interior designer.
LAUNDRY	
Floor	Tile as selected by interior designer.
Walls	Paint finish with tiled skirting.
Trough	Laundry trough with integral cupboard unit underneath.

Location	Description
Mixer Tap	Chrome finish.
Washing Machine Taps	Wall mounted.
APPLIANCES	
Ovens	Smeg 60cm electric programmable pyrolytic oven with stainless steel fascia and 60cm compact speed oven with microwave capability.
Cooktop	Smeg 90cm electric ceramic 4 zone cooktop.
Rangehood	Smeg 90cm built-in extraction rangehood with integral LED lighting.
Dishwasher	Smeg 60cm fully integrated dishwasher.
Dryer	Electric clothes dryer provided.
ELECTRICAL	
Level 1 – Level 5: Lighting – Living, Dining, Bedrooms	Energy efficient surface mounted LED cannister lights, LED oyster fittings and recessed LED downlights to architectural and electrical engineer layout. Pendant fittings to kitchen island and LED strip light to underside of kitchen overhead cabinets included.
Level 6: Lighting – Living, Dining, Bedrooms	Energy efficient recessed LED downlights to architectural and electrical engineer layout. LED strip light to underside of kitchen overhead cabinets included. Pendant fittings to kitchen island and LED strip light to underside of kitchen overhead cabinets included.
Electrical Outlets	General power and light switches to architects and electrical engineer layouts.
TV Services	Free to air television outlet provided to living room and master bedroom.
Pay Television	Pay TV ready outlet provided to living room and master bedroom (subscription by resident).
Voice/ Data Communications System	Data/phone outlets provided in living room and master bedroom, which are connected back to the communications hub.
Internet	Provision to apartments (subscription by resident).
Home Network	Provision of communications network hub (hardware not included).
BALCONY OR COURTYARD	
Floor	Tiles as selected by architect.
Balustrading / Courtyard Fence	Level 1 - Level 2: Powder coated aluminium balustrade with sections in masonry. Level 3: Powder coated aluminium balustrade and/ or glazed balustrade with sections in masonry. Level 4 - 6: Glazed balustrade and/or powder coated aluminium balustrade with solid sections in paint finish.
Balcony Screens (where applicable)	Powder coated sliding screen with design motif by Artist to balconies (excludes Level 3, refer to individual apartment plans).
OTHER FACILITIES	
Air-conditioning	Wall mounted reverse cycle air-conditioning provided to living room and bedrooms. Condenser unit located in stores, balcony enclosure or carpark depending on apartment location, refer to floor plans for location.
Other Mechanical Services	Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.
Fire Services	Fire alarms and smoke detectors are provided as required by the applicable National Construction Code.
Security Intercom and electronic Lobby entry	Audio-video intercom system linking entry foyer door at ground floor level to apartment with electronic control entry to lobby door.
Store Room	Store room provided at front entry, on balcony, in carpark or other ancillary zones.
Keys	6 fobs provided for keyless entry into residents' common areas.
Car Bay	Two undercover car bays in side by side arrangement within secure resident carpark, refer to strata plan.

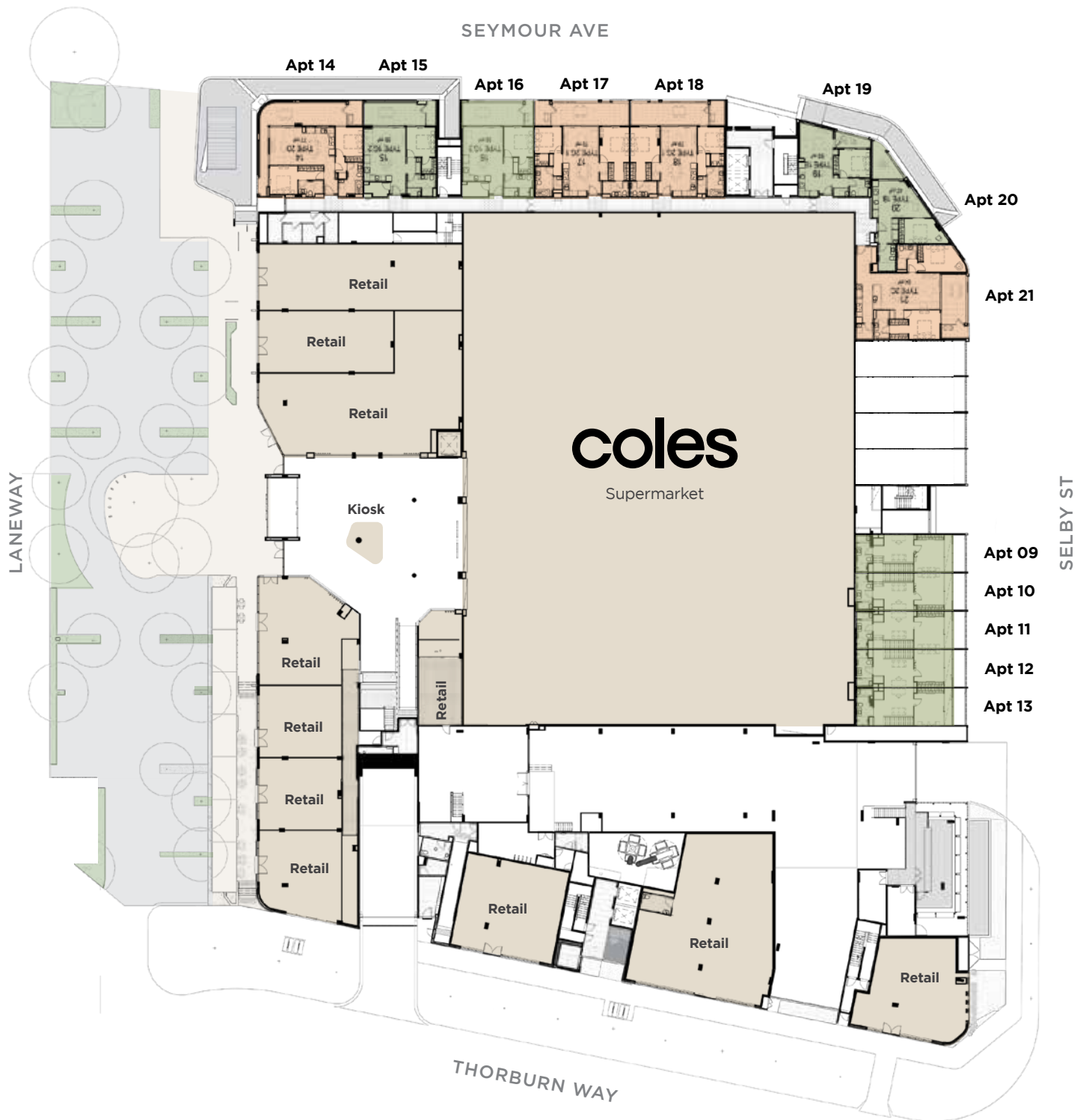
Lower Ground



Ground



Mezzanine

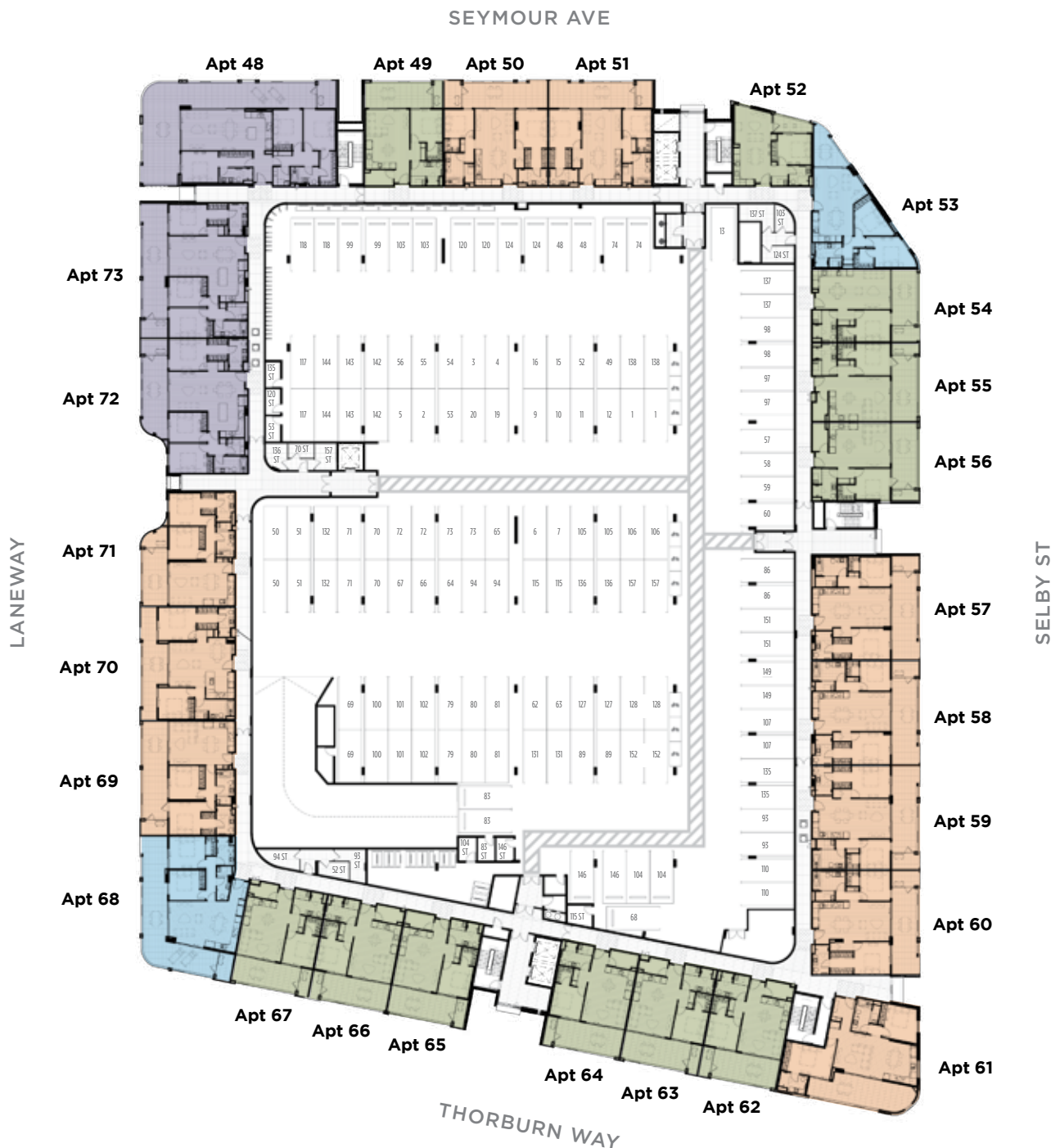


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Level 1

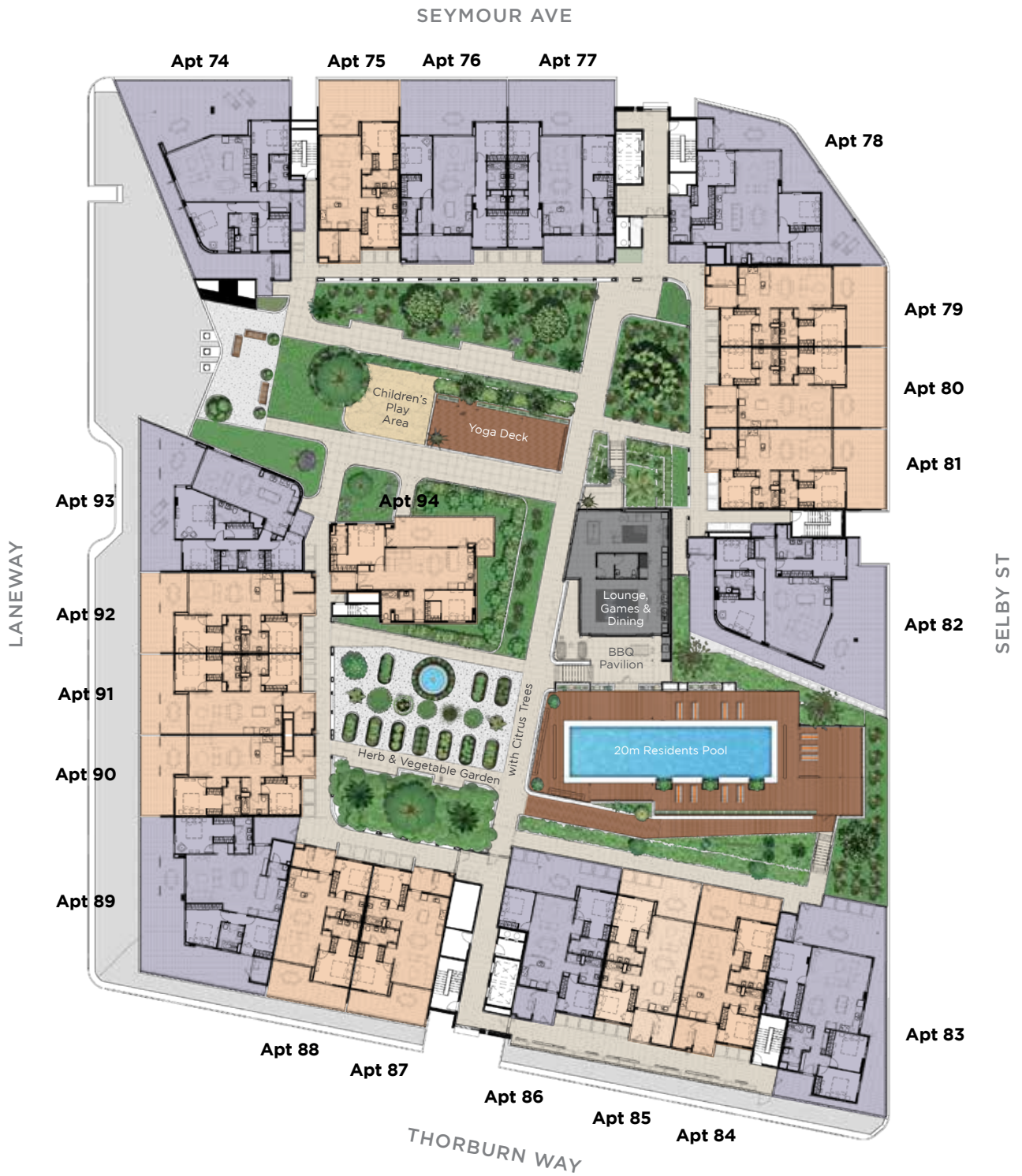


Level 2

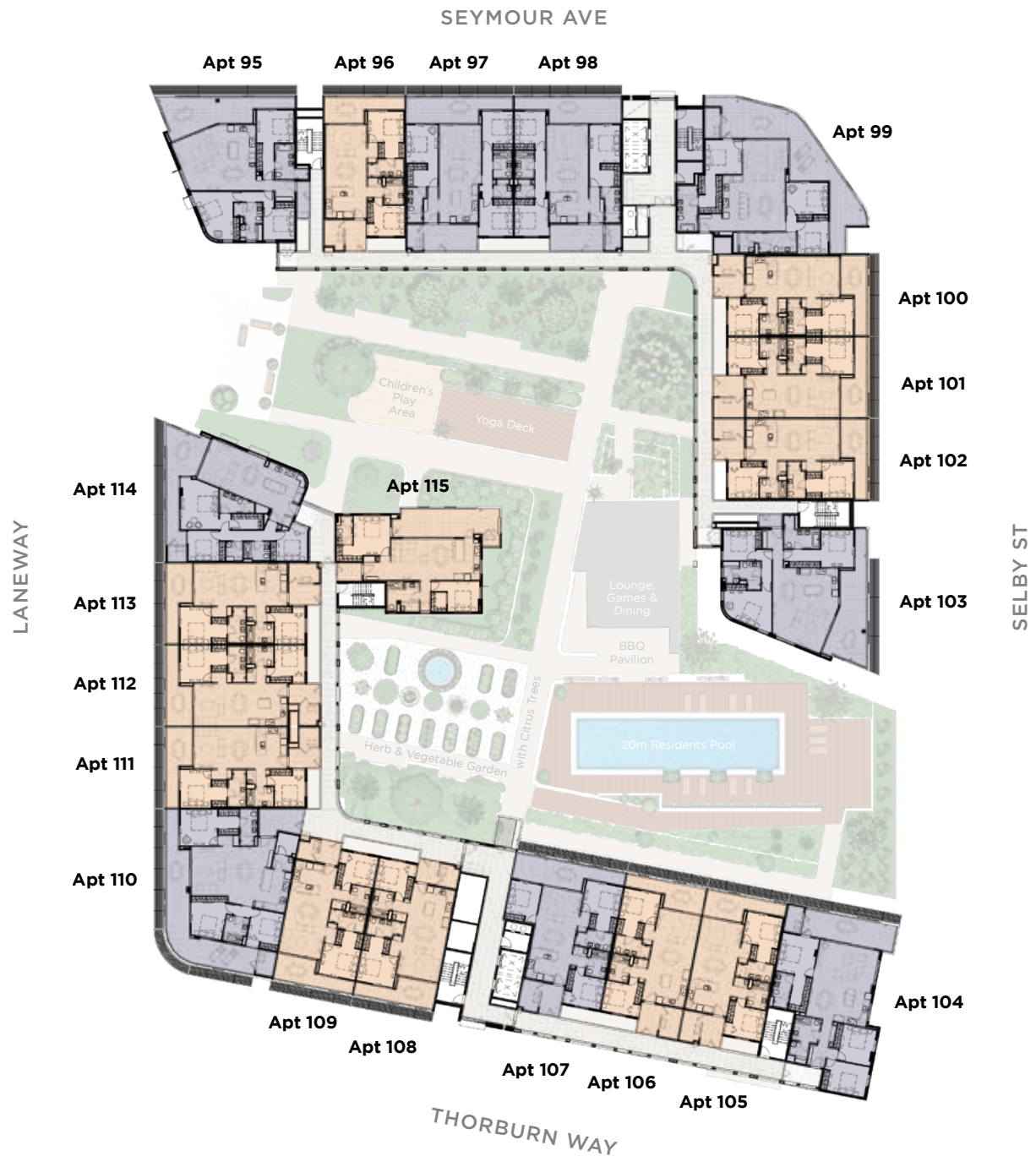


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Level 3



Level 4



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Level 5



Level 6



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