ONE OVAL

SUBI EAST

SOUTH TOWER - NEW ONE BEDROOM
SCHEDULE OF INCLUSIONS

SCHEDULE OF **INCLUSIONS**



GENERAL FINISHES

Internal Walls Generally
Paint finish

Ceilings
Paint finish
Generally 2,700mm high in living room with localised bulkhead

Front Door (to apartment), Internal Doors
Paint finish

Entry Door Hardware
Battery operated digital lock

Internal Door Hardware
Chrome finish

External Window / Door Framing System
Powder coated aluminium framed double-glazed system

FLOOR FINISHES

Floors to Kitchen, Living and Dining
Engineered timber flooring in straight board pattern

Floors to Bedroom
Carpet

Skirtings
Paint finish

KITCHEN

Joinery Cupboards
Laminate finish with soft closers

Benchtop
Solid surface

Splashback
Solid surface

Sink
Undermount stainless steel single bowl sink

Sink Mixer Tap
Roca brand, chrome finish (or equivalent)

BATHROOM

Floor
Porcelain tiles

Walls
Full height porcelain tiles in shower cubicle and wet areas
Paint finish to all other walls

Ceilings
Paint finish

Shower Screen
Framed shower screen with door

Shower & Shower Mixer
Roca brand, chrome finish (or equivalent)

Basin
Semi-inset basin



Basin Tapware
Roca brand, chrome finish (or equivalent)

Toilet Suite
Roca brand, back to the wall design with soft-close seat (or equivalent)

Mirror
Wall-mounted cabinet with mirror doors above vanity

Vanity Top
Solid surface

Vanity Cabinet
Laminate finish

Accessories
Chrome finish

LAUNDRY

Floor
Porcelain tiles

Walls
Paint finish

Trough
Freestanding laundry trough

Cupboard
Laminate finish

Mixer Tap
Chrome finish

Washing Machine Taps
Chrome finish, wall-mounted

APPLIANCES

Cooktop
Miele brand 4 burner induction cooktop (or equivalent)

Rangehood
Miele brand integrated rangehood (or equivalent)

Oven
Miele brand 60cm built-in oven (or equivalent)

Dishwasher
Miele brand semi-integrated dishwasher (or equivalent)

Fridge
Recess only with power point provided

Microwave
Recess only with power point provided

Washing Machine
Nil

Dryer
Miele brand 7kg heat pump dryer (or equivalent)



ELECTRICAL

Lighting
LED lights generally

Electrical Outlets
General power and light switches to architect's and electrical engineer's layouts

TV Services
Free-to-air television outlet provided to living room and master bedroom

Voice / Data Communications System
Data outlet provided in living room and study nook/room

Internet
Fibre network provision (NBN or similar, subscription by resident)

BALCONY / TERRACES

Floor
Slip resistant porcelain tiles

Wall
Paint finish

Soffit / Ceiling
Paint finish

WINDOW FINISHING

Blinds
Blackout blinds provided to bedroom only

Flyscreens
Included to apartment sliding door and windows

OTHER FACILITIES

Air-Conditioning
Centralised ducted system to living area and all bedrooms

Security Intercom
1 x audio-visual intercom

oneoval.com.au

DISCLAIMER

The information, statements, and visual representations contained in this document are provided for general information purposes only and do not constitute legal, financial, or professional advice. They must not be relied upon as statements or representations of fact and do not form part of any offer, contract, warranty, or guarantee, whether express or implied, by the developer or its agents. All images, illustrations, and artistic renderings are indicative only and are intended to provide a general impression of the proposed development. They are subject to change and should not be taken as accurate depictions of the final product. All details, including but not limited to equipment, materials, fittings, finishes, installations, appliances, plans, specifications, and floor areas, are subject to change without notice as required by the developer, relevant authorities, or applicable regulations. Floor areas are based on architectural measurement and approximate only, and subject to final survey. While every effort is made to ensure the accuracy of the information provided, the developer makes no representations or warranties as to the completeness or accuracy of the content and accepts no liability for any loss or damage arising from reliance on the information provided.