

Sunland Group

272 HEDGES AVENUE

THE PENTHOUSE COLLECTION

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Four Bedroom &
Multi-Purpose Room

LEVELS 39 - 42

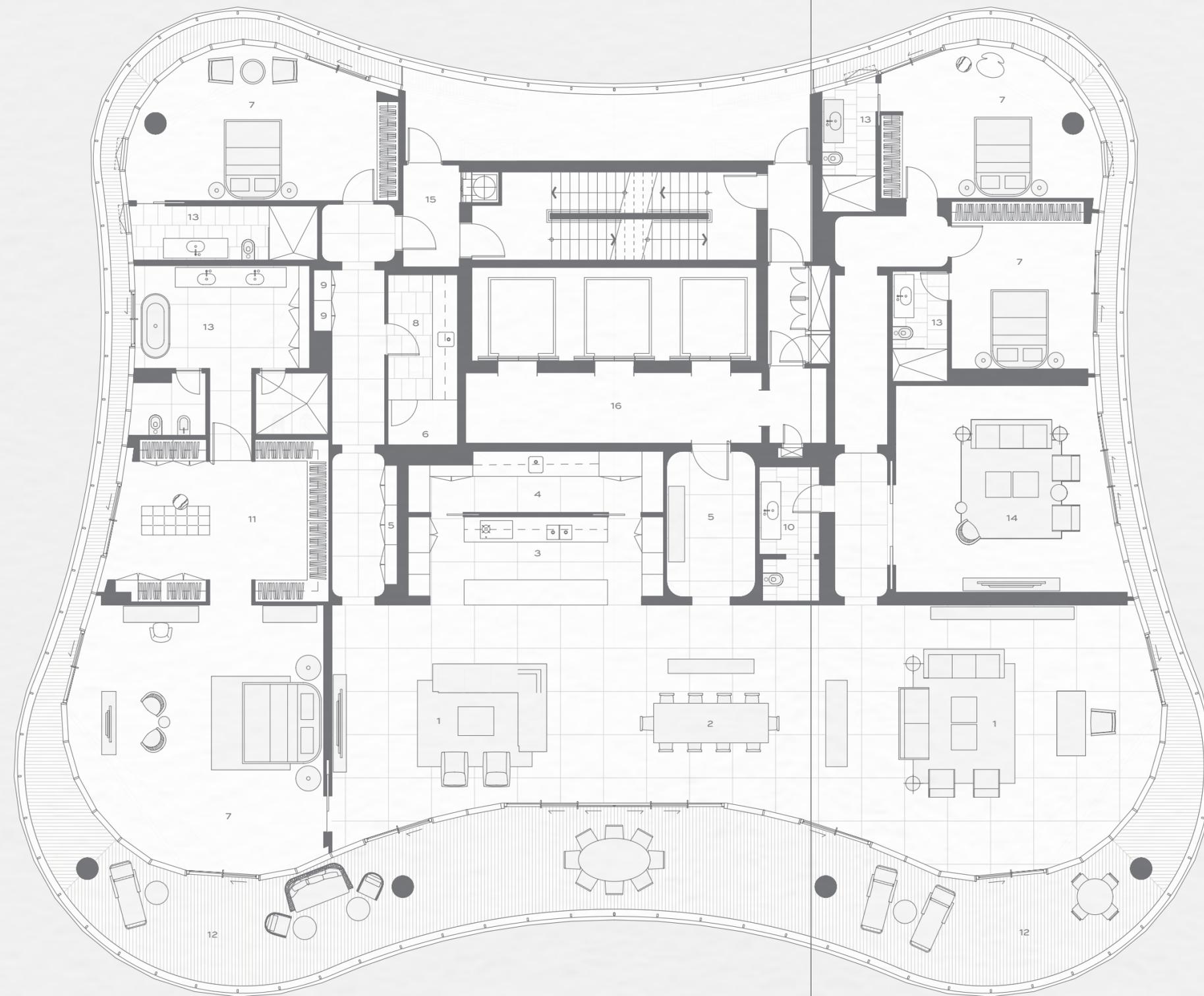
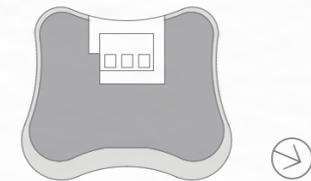
LOTS
3901, 4001, 4101, 4201

INTERNAL AREA 493m²

BALCONY AREA 156m²

TOTAL AREA 649m²

- 01 LIVING 02 DINING 03 KITCHEN
- 04 BUTLER'S PANTRY 05 ENTRY
- 06 STORAGE 07 BEDROOM 08 LAUNDRY
- 09 LINEN 10 POWDER ROOM
- 11 WALK IN ROBE 12 BALCONY 13 ENSUITE
- 14 MULTI-PURPOSE ROOM 15 COMMON AREA
- 16 LIFT LOBBY



0m 5m

External Finishes

BALCONY – DECKING BOARDS | ALUMINIUM FRAMED AND GLAZED BALUSTRADE | **WINDOWS** – HIGH PERFORMANCE GLASS, POWDER COATED ALUMINIUM FRAMES

Internal Finishes

WALLS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | CEILINGS – PLASTERBOARD SHEETED WITH FLAT PAINT FINISH | SQUARE SET CORNICES | **FRONT ENTRY DOOR** – SOLID CORE | **INTERNAL DOORS** – SEMI SOLID DOORS WITH SATIN PAINT FINISH | **FLOORS** – TRAVERTINE TILES [Refer to floor plans for extent] | CARPET [Refer to floor plans for extent] | **GENERAL** – FULLY DUCTED SPLIT SYSTEM AIR-CONDITIONING THROUGHOUT | COLOUR VIDEO INTERCOM | TELEVISION POINTS IN ALL BEDROOMS AND LIVING SPACES | TELEPHONE AND DATA POINTS IN BEDROOMS, STUDY, KITCHEN AND LIVING SPACES | LED DOWN LIGHTS THROUGHOUT THE APARTMENT | DUCTED MECHANICAL VENTILATION TO ALL BATHROOMS, LAUNDRY AND KITCHEN RANGEHOOD | **KITCHEN** – HIGH QUALITY 2 PACK CABINETRY | NATURAL MARBLE STONE BENCH TOPS | SMEG APPLIANCES TO INCLUDE TWO INTEGRATED SIDE BY SIDE FRIDGES, INTEGRATED DISHWASHER, OVEN, SPEED OVEN, CHOICE OF GAS/INDUCTION COOKTOP AND RANGE HOOD | MIRROR SPLASHBACK | KITCHEN MIXER | STAINLESS STEEL KITCHEN SINK | **POWDER ROOM** – TRAVERTINE FLOOR TILES | CUSTOM DESIGNED TRAVERTINE VANITY | VANITY BASIN AND MIXER | TOILET SUITE | HAND TOWEL RAIL | **BATHROOM** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | VANITY BASIN AND MIXER | TOILET SUITE | BATHROOM ACCESSORIES [Towel rails, toilet roll holder and soap dish] | **ENSUITE** – TRAVERTINE FLOOR TILES | TRAVERTINE WALL TILES | CUSTOM DESIGNED TRAVERTINE VANITY | GLASS ENCLOSED WALL STORAGE CABINET | FRAMELESS GLASS SHOWER SCREEN | SHOWER HEAD | HANDHELD SHOWER | IN-WALL SHOWER MIXER | BATH, MIXER AND SPOUT | VANITY BASINS AND MIXERS | TOILET SUITE | BIDET [Sky Villa, Sub Penthouse, Penthouse and Skyhome only] | BATHROOM ACCESSORIES TOWEL RAILS, TOILET ROLL HOLDER AND SOAP DISH | **WALK IN ROBES** [MASTER BEDROOM] – CUSTOM LAMINATE JOINERY | **WARDROBES** [BEDROOMS] – PAINTED JOINERY DOORS WITH LAMINATE JOINERY SHELF AND HANGING RAILS | **LAUNDRY** – HIGH QUALITY 2 PACK CABINETRY | RECONSTITUTED STONE BENCHTOP WITH LAUNDRY TUB | OVERHEAD CUPBOARDS | LAUNDRY MIXER | CLOTHES DRYER | TRAVERTINE FLOOR TILES

Please note: fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.

Sunland Group

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272 HEDGES AVENUE, MERMAID BEACH, QUEENSLAND, 4218

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