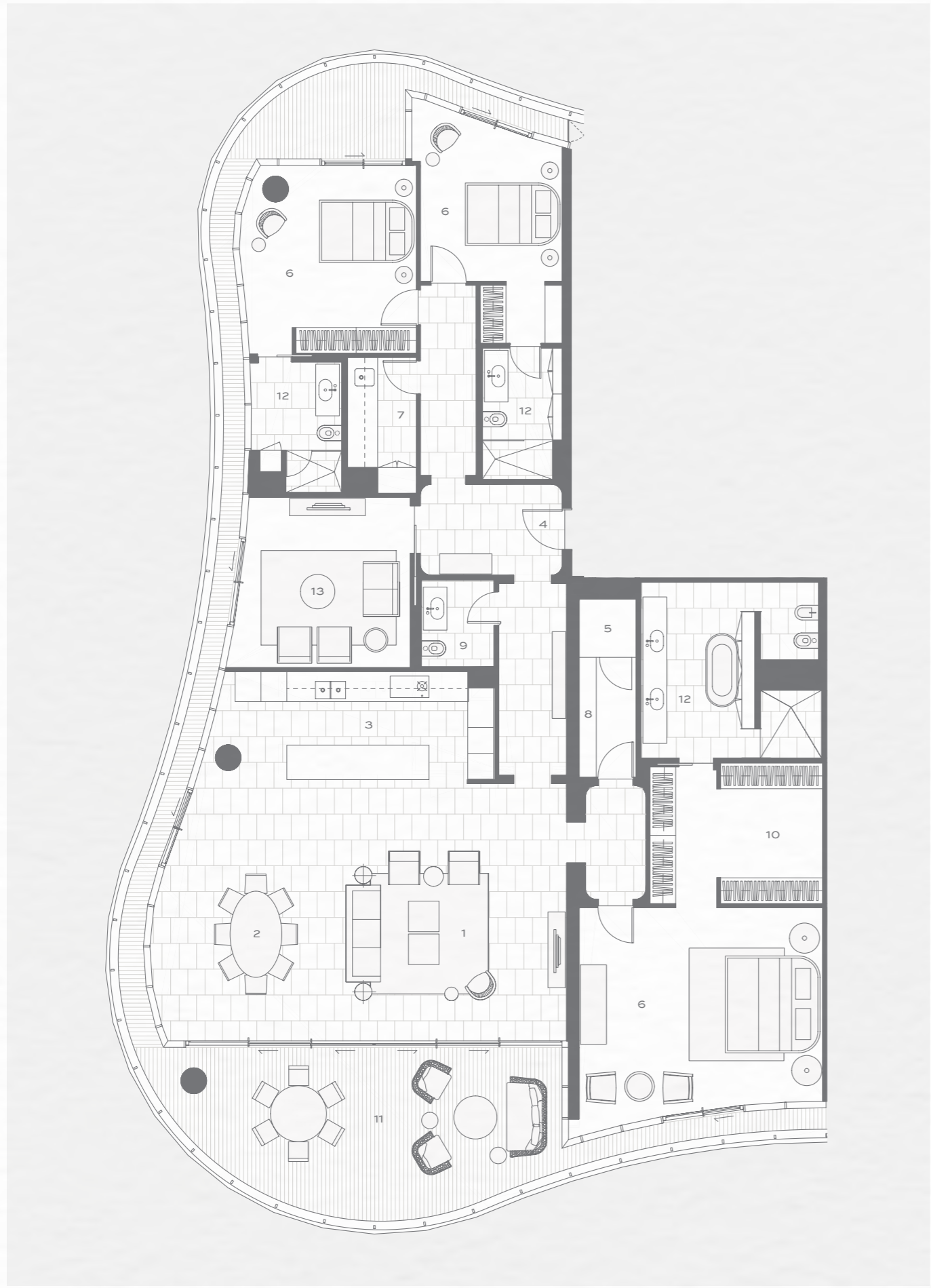


Sunland Group

272 HEDGES AVENUE

THE SUB-PENTHOUSE COLLECTION

BURLEIGH – COOLANGATTA VIEWS



0m 5m

THE SUB-PENTHOUSE
COLLECTION

Three Bedroom &
Multi-Purpose Room

LEVELS 29 - 38

LOTS

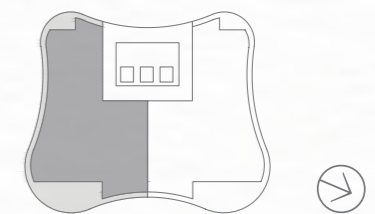
2902, 3002, 3102, 3202, 3302, 3402,
3502, 3602, 3702, 3802

INTERNAL AREA 248m²

BALCONY AREA 70m²

TOTAL AREA 318m²

-
- 01 LIVING 02 DINING 03 KITCHEN
 - 04 ENTRY 05 STORAGE 06 BEDROOM
 - 07 LAUNDRY 08 LINEN 09 POWDER ROOM
 - 10 WALK IN ROBE 11 BALCONY 12 ENSUITE
 - 13 MULTI-PURPOSE ROOM
-



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 CABINETS | 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 CABINETS | 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.

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272 HEDGES AVENUE

THE SUB-PENTHOUSE COLLECTION

BROADBEACH – SURFERS PARADISE VIEWS

THE SUB-PENTHOUSE
COLLECTION

Three Bedroom &
Multi-Purpose Room

LEVELS 29 - 38

LOTS

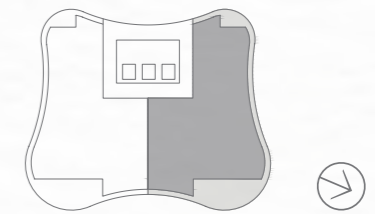
2901, 3001, 3101, 3201, 3301, 3401, 3501,
3601, 3701, 3801

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-



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