

# Sunland Group

272 HEDGES AVENUE

THREE BEDROOM & MEDIA APARTMENT

LEVELS 11 – 26

BURLEIGH – COOLANGATTA VIEWS



0m 5m

## Three Bedroom & Media

LEVELS 11 – 26

LOTS

1103, 1203, 1303, 1403, 1503, 1603, 1703,  
1803, 1903, 2003, 2103, 2203, 2303, 2402,  
2502, 2602

INTERNAL AREA 190m<sup>2</sup>

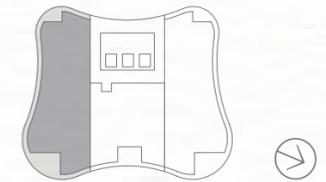
BALCONY AREA 51m<sup>2</sup>

TOTAL AREA 241m<sup>2</sup>

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01 LIVING 02 DINING 03 KITCHEN  
04 ENTRY 05 BUTLER'S PANTRY  
06 BEDROOM 07 BATHROOM 08 LAUNDRY  
09 LINEN 10 POWDER ROOM 11 WALK IN ROBE  
12 BALCONY 13 ENSUITE 14 MEDIA  
15 STORAGE

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## 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

1300 421 421 | [sunlandgroup.com.au](http://sunlandgroup.com.au)

272 HEDGES AVENUE, MERMAID BEACH, QUEENSLAND, 4218

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