

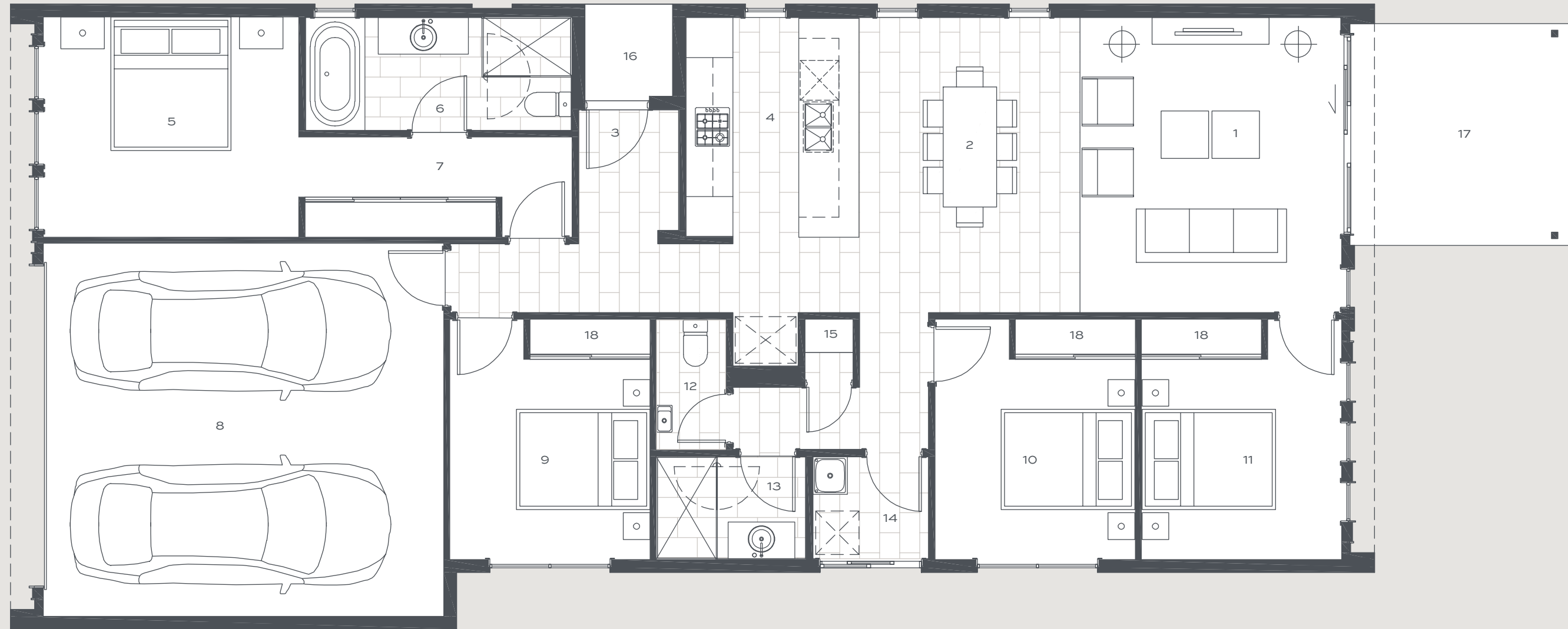
PARK RESIDENCES

T H E H E I G H T S

Sunland Group



Type HL 1817-2



PARK RESIDENCES

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Lot No. 3, 5, 9

Floor Area 172m²



- 1/ LIVING 2/ DINING 3/ ENTRY 4/ KITCHEN
- 5/ BEDROOM1 6/ ENSUITE 7/ WALK-THROUGH ROBE
- 8/ GARAGE 9/ BEDROOM2 10/ BEDROOM3
- 11/ BEDROOM4 12/ POWDER ROOM 13/ BATHROOM
- 14/ LAUNDRY 15/ LINEN 16/ PORCH 17/ PATIO 18/ ROBE

Internal Finishes

WALLS

Plasterboard wall lining.
Paint finish.

Villaboard wall lining in
bathrooms. Paint finish.

CEILING

Plasterboard ceiling lining.
Paint finish.

EXTERNAL DOOR (ENTRY)

Solid core flush panel door.
Gloss paint finish.

INTERNAL DOORS

Hollow core flush panel doors.
Gloss paint finish.

FLOORS

Reinforced insitu concrete
slab.

Porcelain tiles
(refer to floor plans for extent).

Carpet
(refer to floor plans for extent).

GENERAL

Split system cassette type air
conditioning units in main
Living areas and Bedroom 1.

Ceiling fans in Bedrooms 2, 3
(All lots) & Bedroom 4
(Lots 1-9 only).

Free to air television points in
Bedroom 1 & Living room.

Pay television provisions for
future connection to pay
service installed in Living
Room.

NBN provisions for future
connection of one ISP account
to central modem point
installed in Living Room.

Telephone points in Bedroom
1, Kitchen & Living Room.

LED Downlights throughout
the home.

Minimum of 1 light switch at
entrance to each room.

Mechanical ventilation in all
Bathrooms & Laundry.

Minimum of 1 double power
point to each Living Room and
Bedroom.

KITCHEN

Melamine laminate cabinetry.

Reconstituted stone
bench tops.

Stainless steel appliances
including; dishwasher, 600mm
wide oven, gas cooktop &
rangehood.

Mirror splashback.

Kitchen mixer.

Kitchen sink.

Cold water connection
in fridge alcove.

LAUNDRY

Laundry tub unit.

Laundry mixer.

Porcelain floor tiles &
splashback.

GUEST POWDER ROOM (LOTS 1 TO 9 ONLY)

Porcelain floor tiles.

Vanity basin and vanity mixer.

Toilet suite.

Hand towel rail.

FAMILY BATHROOM

Porcelain floor tiles.

Melamine laminate vanity
cabinet with reconstituted
stone top.

Vanity basin & vanity mixer.

Shower recess
- Semi frameless glass shower
screen (Height 2050mm).

Porcelain wall tiles to shower
recess.

Shower head.

In-wall shower mixer.

Bath (Lots 10 to 11 only).

Bath spout mixer
(Lots 10 to 11 only).

Toilet suite (Lots 10 to 12 only).

Bathroom accessories
including; towel rail, toilet roll
holder (Lots 10 to 12 only) &
soap dish.

ENSUITE

Porcelain floor tiles.

Melamine laminate vanity
cabinet with reconstituted
stone top.

Vanity basins & vanity mixers.

Shower recess
- Semi frameless glass shower
screen (height 2050mm).

Porcelain wall tiles to shower
recess.

Shower head and hand-held
shower.

In-wall shower mixer.

Bath (Lots 1 to 9 only).

Bath spout mixer
(Lots 1 to 9 only).

Toilet suite.

Bathroom accessories
including; towel rail, toilet roll
holder & soap dish.

WALK THROUGH ROBE (BEDROOM 1 - LOTS 1 TO 9 ONLY)

Mirrored sliding doors.

Shelf & hanging rails.

WALK IN ROBES (BEDROOM 1 - LOTS 10 TO 12 ONLY)

Mirrored sliding doors.

Shelf & hanging rails.

WARDROBES (BEDROOMS 2 & 3 - ALL LOTS) AND (BEDROOM 4 - LOTS 1 TO 9 ONLY)

Mirrored sliding doors.

Shelf & hanging rails.

LINEN CUPBOARDS

Fixed shelving.

External Finishes

WALLS

Hebel cladding. Exterior grade
applied textured paint finish.

Fibre cement composite
weatherboard cladding.
Exterior grade paint finish.

Fibre cement composite
sheet cladding. Exterior
grade paint finish.

Formed architectural
mouldings. Exterior grade
applied textured paint finish.

WINDOWS

Aluminium framed windows
and sliding doors. Powdercoat
finish.

Matching flyscreens.

ROOF

Metal deck roofing.
Colorbond finish.

Metal fascia and gutters.
Colourbond finish to match
roofing.

Downpipes. Exterior grade
paint finish to match adjacent
wall colour.

GARAGE

Attached lockup garage with
remote controlled, Colorbond
finish, sectional garage door.

PATIO

Aluminium framed structure
with SHS posts, powdercoat
finish with insulated
Colorbond roof sheeting
(Lots 1 to 9 & 12 only).

Exposed aggregate insitu
concrete Patio slab
(Lots 1 to 9 and 12 only).

Integrated Patio under roof,
porcelain tiled concrete slab
(Lots 10 and 11 only).

GENERAL

Exposed aggregate concrete
driveway, entry path and
porch slab.

Landscaping.

Gas hot water system.

Clothes line.

External light fittings.

Fencing.

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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Indicative floor plan only. All floor areas measured to the external face of external walls. All external areas (external entry porches and patios) are excluded from area calculation. All reasonable care has been taken in the preparation of these floor plans. To the best of our knowledge, no relevant information has been omitted. However Sunland Group Limited and its appointed agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual constructed development. All information is correct at the time of printing. © Sunland Group Limited. All rights reserved.