



Townhouse 11

Internal are 101m²

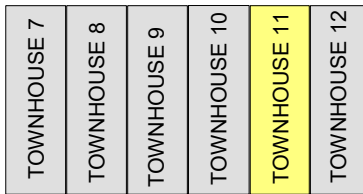
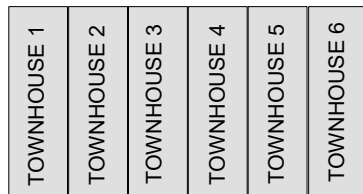
Courtyard area 36m²

Balcony area 2m²

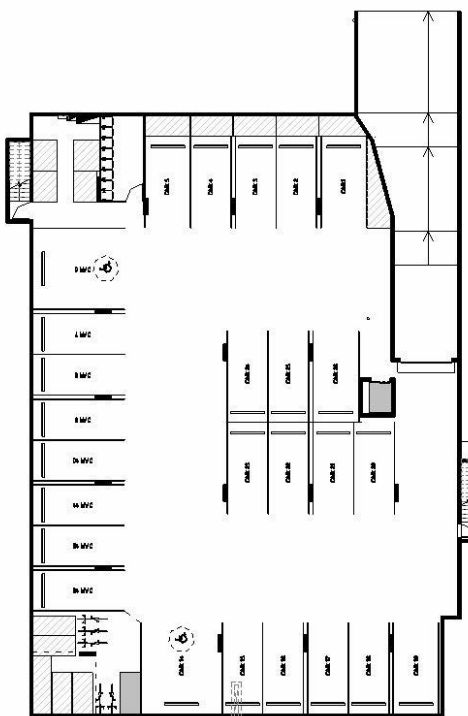
Garage 26m²

+ Storage

CITRUS AVENUE, HORNSBY

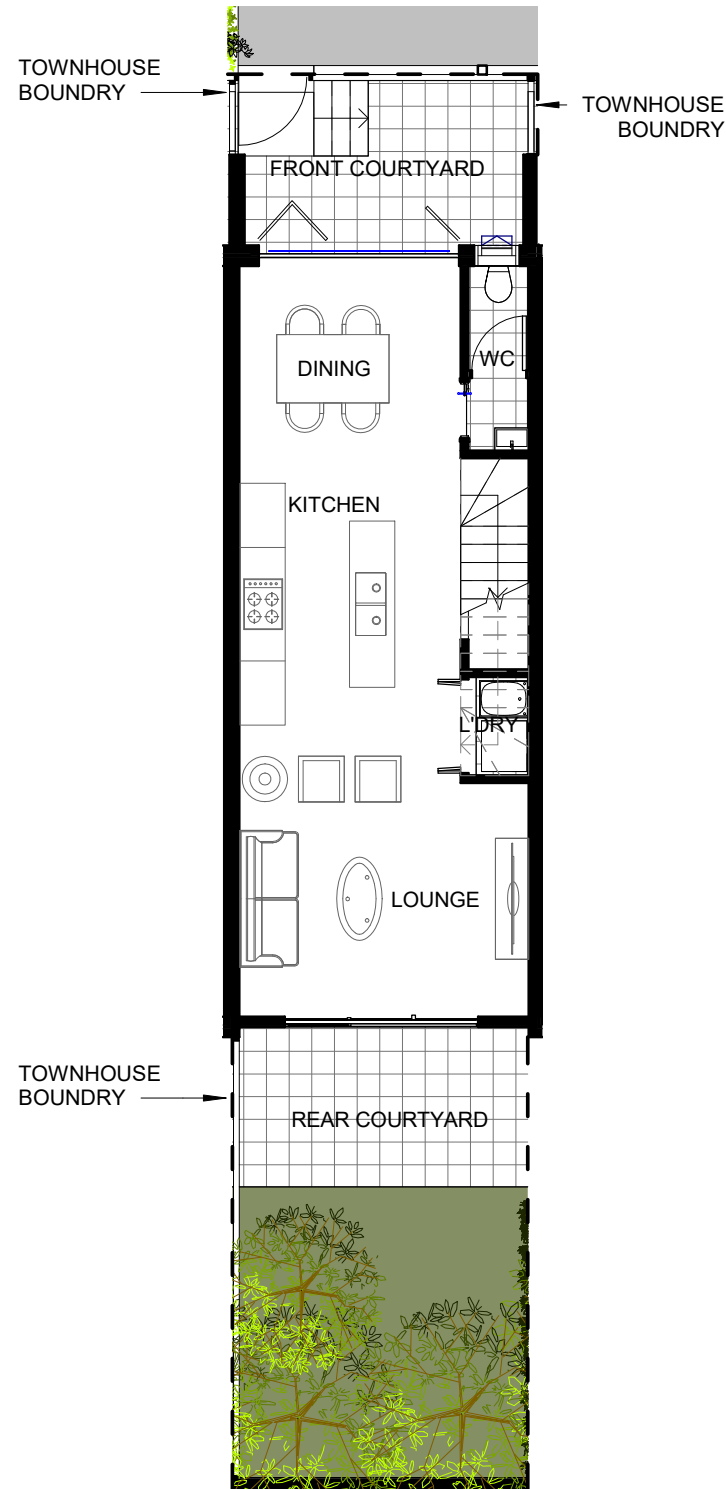


LOCATION PLAN

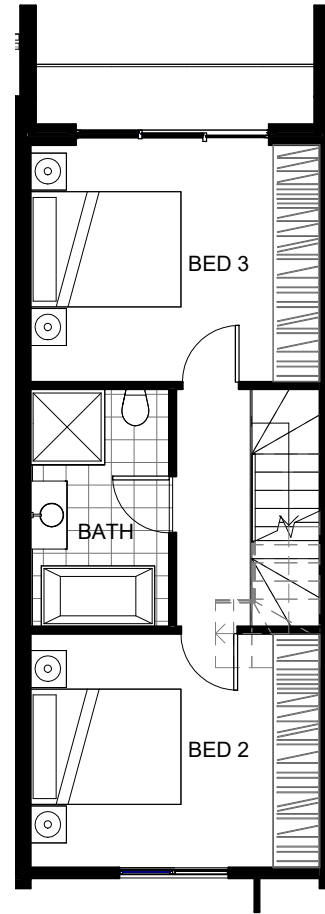


BASEMENT PLAN

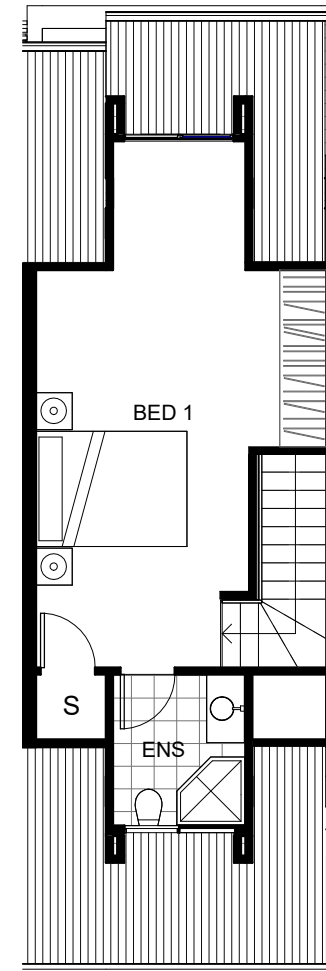
Scale As indicated



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR

SCHEDULE OF FINISHES

Flooring

Common Areas	Engineered timber flooring
Bedrooms	Quality wool blend carpet
Wet Areas	300mm x 300mm tiles
Stairs	Quality wool blend carpet

Kitchen

Bench Tops	Stone with waterfall feature/drop edge
Cupboard Doors	Polyurethane and laminate combination
Appliances	<ul style="list-style-type: none"> Fisher & Paykel range hood Fisher & Paykel dishwasher (integrated) Fisher & Paykel 650mm cooktop and oven One metre wide refrigerator space with water connection
Sink	Double bowl stainless steel under mount
Sink Mixer	Designer mixer
Splashback	Marble look tiles or equivalent

Storage Cupboards

Linen Cupboard	Hinged or sliding doors
Wardrobes	<ul style="list-style-type: none"> Translucent glass sliding doors Dual rail (lower rail removable), drawers

Bathrooms

Wall Tiles	600mm x 300mm full ceramic tiles to ceiling
Feature Wall	Tile feature/laminate
Vanity Bench	Stone bench
Vanity Wall	Shaving cabinet with mirror soft close doors
Basin	Wall mounted designer basin
Tap Ware, Towel Rail & Robe Hooks	Designer quality
Shower	<ul style="list-style-type: none"> Frameless shower screen Designer shower accessories
Toilet Suite	Concealed cistern
Bathtub	Freestanding designer bath

Laundry

Dryer	Fisher & Paykel 5kg
Laundry Tub	Stainless steel
Tap	Designer mixer

Interior Finishes

Walls	Generally painted plasterboard
Ceilings	Generally painted plasterboard, shadow line
Skirting & Architraves	Generally painted timber
Blinds	<ul style="list-style-type: none"> Roller blinds throughout Additional block out to bedrooms only No blinds in wet areas
Internal Doors	Quality door furniture

Services

Light Switches & Power Points	<ul style="list-style-type: none"> Designer power points and switches on ground floor Power points from overhead cupboards in kitchen
Lighting	<ul style="list-style-type: none"> LED down lights, pendants in kitchen Under cupboard strip LED above kitchen bench
Intercom	Colour audio/visual
Air Conditioning	Ducted reverse cycle
Water Tap & Gas Bayonets	Located outside
TV antennae, Data & Phone Outlets	In living room, master bedroom and loft

Exterior

External Walls	Brick veneer and cladding
Roofing	Colorbond
Windows	High grade, extruded aluminium, powder coated
Doors	High grade, extruded aluminium, powder coated
sliding	<ul style="list-style-type: none"> doors on balconies Feature front door Quality door furniture
Balcony	Tiles to balcony, glass balustrades
Pathways	Quality finishes
Lift	Accessible from basement to ground floor pathway

CITRUS GROUP PTY LTD

