



Into Place

Kennedy Bay

LOT 22, PARMELIA ENTRANCE

FROM \$714,900*

Exclusive oceanfront townhouses

Lifestyle

New town centre connected to the beachfront.

New public jetty, boat moorings and surf club.

Location

Walking distance to Kennedy Bay Golf Course.

Iconic community, 200m to the beach.



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Special Features

- Solar power photovoltaic (PV) system
- Double brick construction with engineered concrete suspended slab
- 31c ceilings for the ground floor
- 25 year structural guarantee
- SMEG stainless steel appliances
- LED downlights included
- Internal wall painting included
- Stone benchtops throughout
- Floor coverings throughout
- Window treatments included
- Timber skirting boards



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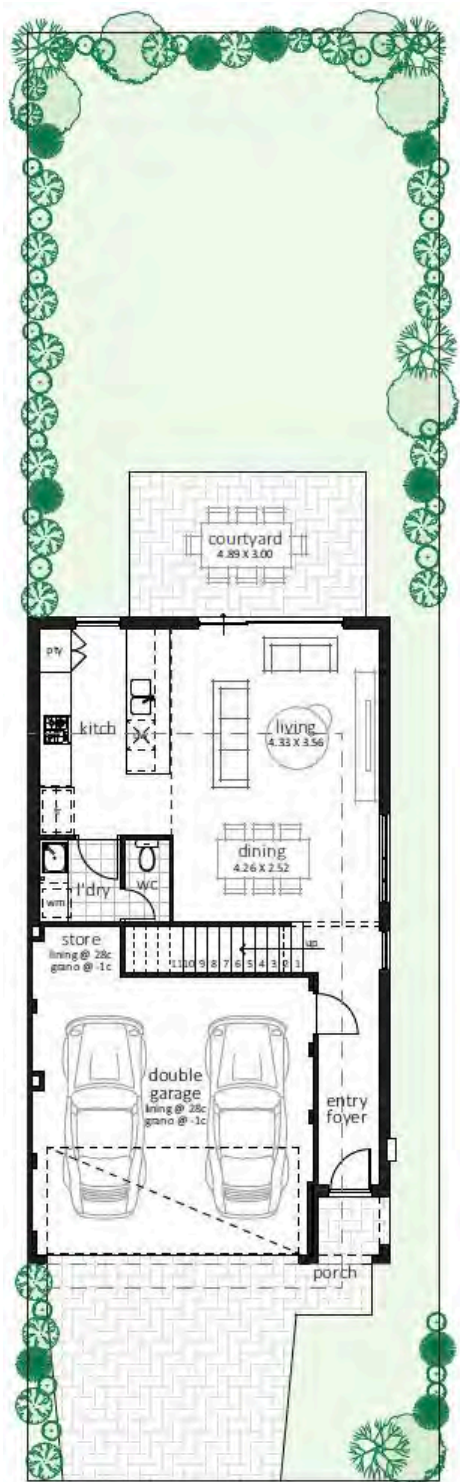
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Plan layout subject to change to meet individual lot requirements. Illustrations are artist impressions only.



Home Essentials

- Architecturally designed home with our architect partner
- Building contract with our partner Premium Developments
- 25 year structural guarantee
- 6-month maintenance period

External Features

- Architecturally designed elevations
- Fully enclosed garage with plasterboard ceilings
- 2c brickwork with acrylic texture coat finish to elevations
- Timber roof frame with treated pine
- Colorbond® roofing as per selection schedule
- Colorbond® slotted gutters and fascia
- Colorbond® downpipes and rain heads
- Feature entry door
- Entry door frame with weatherproof seal
- Feature entry door handle with lockset
- Flush panel external door with metal door frame to garage
- Leverset with deadlock to garage
- Powder coated aluminium windows and sliding doors
- Flyscreens to all windows and sliding doors
- Powder coated aluminium balustrade to balcony
- Remote sectional garage door
- Brick paving to alfresco, pathways, driveway and crossover as shown on plan
- Brushed concrete to garage hardstand
- Gas continuous flow hot water system
- Lockable metal meter box with viewing window
- Folding frame wall or ground mounted clothesline
- 2 x external taps in chrome finish
- Reticulation sleeve for landscaping under driveways and paths
- Plasterboard ceiling to porch, balcony and alfresco (if applicable)
- External floor tiles to balcony
- Termite protection treatment

Internal Features

- Timber look vinyl plank flooring to ground floor living, kitchen and entry
- Carpet with underlay to bedrooms and robes, stairs, upper floor living areas
- Painting to all walls, ceilings, doors, door frames, skirtings and architraves
- 31c plasterboard lined ceilings to ground floor, 28c plasterboard lined ceilings to first floor with coved cornice
- Hardwall plastering (float and set) internal wall finish
- Timber skirting to internal walls (excluding wet areas)
- R4.1 batt insulation to first floor ceilings
- Flush panel internal doors with metal door frames throughout
- Lever door furniture throughout
- Privacy locks to bathroom, ensuite and WC
- Powder coated aluminium balustrade to stairs
- Built in wardrobes to bedrooms with mirrored sliding robe doors (if applicable)
- Built in linen cupboard with 4x shelves
- Window treatments to all windows

Structural and Engineering

- Independently certified structural engineering
- Concrete footings and slab to ground floor
- 230mm cavity brickwork to ground and first floor
- Engineered concrete suspended slab to first floor and stairs
- Privately certified building permit application
- Energy compliance certification
- Feature survey and soil classification

Kitchen

- SMEG 600mm gas cooktop
- SMEG 600mm thermoseal under bench oven
- SMEG 600mm canopy rangehood
- 20mm engineered stone benchtops
- Gooseneck sink mixer in chrome or black finish
- Double bowl undermount sink
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Laminated pantry with 4 shelves
- Ceramic wall tiles full height to underside of rangehood
- Dishwasher recess with cold plumbing and power

Bathroom and Ensuite

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft closing hinges
- Handles to all cupboards
- Vitreous china inset basin
- 1675mm built in acrylic bath (if applicable)
- Semi-frameless pivot shower screens
- Full length stainless steel shower grate
- Chrome or black mixer tapware
- Vitreous china back to wall toilet suite
- Chrome or black towel rails, toilet roll and soap holders
- Frameless mirror to full width of vanity
- Ceramic floor and wall tiles
- Chrome floor wastes

Electrical

- 1.5KV Solar power photovoltaic (PV) system
- LED downlight pack (20x per 2 storey designs, 25x per 3 storey designs)
- Clipsal Iconic switches and power points throughout
- Double power points throughout
- NBN Co ready communications package
- Digital TV antenna (free to air TV)
- Hardwired interlinked smoke detectors
- Externally flued extraction fan to bathroom, ensuite & WC
- Fluorescent light to garage

Laundry

- 20mm engineered stone benchtops
- Laminated cupboards with ABS edging and soft close hinges
- Handles to all cupboards
- Stainless steel inset trough
- Chrome or black mixer
- Chrome washing machine tapset
- Ceramic floor and wall tiles
- Chrome floor waste



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- Fully enclosed garage with plasterboard ceilings
- 2c brickwork with acrylic texture coat finish to elevations
- Timber roof frame with treated pine
- Colorbond® roofing as per selection schedule
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- Leverset with deadlock to garage
- Powder coated aluminium windows and sliding doors
- Flyscreens to all windows and sliding doors
- Powder coated aluminium balustrade to balcony
- Remote sectional garage door
- Brick paving to alfresco, pathways, driveway and crossover as shown on plan
- Brushed concrete to garage hardstand
- Gas continuous flow hot water system
- Lockable metal meter box with viewing window
- Folding frame wall or ground mounted clothesline
- 2 x external taps in chrome finish
- Reticulation sleeve for landscaping under driveways and paths
- Plasterboard ceiling to porch, balcony and alfresco (if applicable)
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- 31c plasterboard lined ceilings to ground floor, 28c plasterboard lined ceilings to first floor with coved cornice
- Hardwall plastering (float and set) internal wall finish
- Timber skirting to internal walls (excluding wet areas)
- Premium tile selection
- R4.1 batt insulation to first floor ceilings
- Flush panel internal doors with metal door frames throughout
- Lever door furniture throughout
- Privacy locks to bathroom, ensuite and WC
- Powder coated aluminium balustrade to stairs
- Built in wardrobes to bedrooms with mirrored sliding robe doors (if applicable)
- Built in linen cupboard with 4x shelves
- Window treatments to all windows (excluding wet areas)

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