



VIRGINIA GROVE

*Create Your Space*

# Parkside Collection



## INCLUSIONS & SPECIFICATIONS

Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may vary without notice and are all subject to developer approval. For further information contact your Sales Consultant.

[viriniagrove.com.au](http://viriniagrove.com.au)

# SPECIFICATIONS

## EXTERNAL

Framing Construction	Timber Frame
Roof Cover	Iron
Windows	Alluminium Awning Windows & Sliding Doors
Carport Door	Roller Door, Remote Controlled, 2 remotes

## INTERNAL

Plasterboard	10mm
Cornice	90mm Cove
Insulation	External wall R2.5 Roof R5.0 Floor R2.5
External Doors	Humes Doors, Newington Range XN5
Internal Doors	Humes Doors, Flush Panel, Hollow Core
External Hardware	Gainsborough, Tri Lock, Brushed Chrome
Internal Hardware	Gainsborough, Lianna Lever, Brushed Chrome
Skirtings & Aves	Customwood, Square 70mm
Floor Coverings	Bedrooms - Carpets, Oacean Park, Colour - Stone Living & Hallway - Laminated Flooring Colour - Mountain Oak
Stairs	MDF construction, Treads lined in timber
Colours	
Walls	Vivid White
Ceiling	Vivid White
Doors & 2nd Fix	Vivid White

## PLUMBING

Bathroom and Ensuite	
Mixers	Posh Solus MkII, Chrome
Basin	Adp Lino, Counter Top, White
Toilet Suite	A/Std Studio Close coupled BTW Suite
Shower Rose	Mizu Drift Overhead Shower, Chrome
Laundry	
In Set Tub	Posh Solus 45L Trough
Mixer	Posh MkII Sink Mixer, Chrome
Kitchen	
Sink	Franke, S/S top mount sink
Mixer	Posh MkII Gooseneck Sink Mixer, Chrome
General Plumbing Items	
Hot Water Service	Instantaneous Hot Water Service

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## JOINERY

Joinery - Kitchen	
Cupboards	Polytech, Melamine, Classic White, Sheen finish
Cupboard feature	Polytech, Melamine, Natural Oak, Matt finish
Benchtops	Stone, White, Polished
Joinery - Wet Areas	
Cupboards	Polytech, Melamine, Classic White, Sheen finish
Benchtops	Laminate, White, Gloss
Robes - Bed 1	Drawer unit and Single hanging shelf
	Melamine interior, Mirror Sliding Doors
Robes - Bed 2&3	Single hanging shelf
	Melamine interior, Mirror Sliding Doors

## WET AREA COVERINGS & ACCESSORIES

Floors	Porcelain, Square, 300x300, Cream
Walls	Porcelain, Square, 300x600, White
	2100mm H to shower, 1200mm H to remaining
	Skirt only to WC and Laundry
Towel Rail	Single rail, Brushed Chrome
Towel Ring	Single ring, Brushed Chrome
Toilet Roll Holder	Wall mounted, Brushed Chrome
Showerscreens	Semi-Frameless
Mirror	4mm FEP, 900mm H, Width of Vanity
Kitchen Splashback	Glass
External Tiles	Porcelain, 300x300, Grey Cream

## ELECTRICAL

Hot Water Service	Instantaneous Hot Water Service
Gas Points	(1) Cooktop
Air Conditioning	Reverse Cycle, size as appropriate
Lighting	Downlights to all rooms, as appropriate
Power	GPO to each room, as appropriate
Appliances	
Oven	Franke - 60cm Electric Oven, 5 Function
Cooktop	Franke - 60cm Gas Cooktop
Range Hood	Bosh - 60cm Undermount Rangehood
Dishwasher	Franke - 60cm Dishwasher, Freestanding

## LANDSCAPING

Paths	900mm, Concreted, finished
Rain Water Tank	1000L
Fencing	Good neighbour fencing, Colourbond

## GENERAL

Window furnishing	Roller blinds to Bedroom windows
	Vertical blinds to Living area sliding door

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