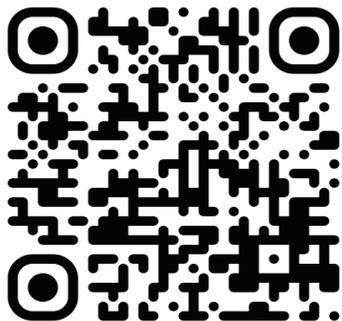


# 5 Ngaio Place

by Direkz



## Floor Plan



Scan me to go to the web page.

Images are an artistic interpretation of the design. They are not an exact rendition.

## Interior Design

### Kitchen/Living



**Floor Tile**  
Norcia Vein Cut In-Out Light (600 x1200)

**Carpet**  
Michigan Ave Rhino Carpet  
Installed Over Dunlop 12mm Platinum 125kg cushion

**Kitchen**  
18mm MDF Flat Panel, V-Grooved,  
Painted in Semi Gloss 2 Pot Finish (Black)  
18 Melamine Woodgraine  
Archant Berkley Knobs and Handles

**Countertop**  
Michaelangelo Engineered Stone

**Tapware**  
Nero - Opal Pul Out Sink Mixer with Vegie Spray Function (Graphite)

**Sink**  
750mm wide Valore Butlers Sink



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## Interior Design

### Bathroom/Ensuite



#### Floor and Wall Tile

Luxe Calcatta Polished (600mm x 600mm)

#### Feature Wall Tile (Ensuite)

Kashgar Charcoal (Herringbone)

#### Vanity

Scanalato Fluted Wall Hung Vanity,  
Light Oak (1600mm wide - Ensuite)

Light Oak (1200mm wide - Bathroom)

#### Shower

Athena Slateforma Shower Tray,  
Chalk (1800mm x 1000mm)

#### Tapware

Nero - Opal Shower and Mixers (Graphite)

#### Bath Tub (Bathroom)

Scanalato Piatto Bath Tub (1700 wide)

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## Specifications

### General

Heating	Panasonic heat pump 10kw
Water Heating	Rinnai Infinity gas hot water
Laundry Sink	Undermount 600mm wide sink
Door Intercom	TVT front doorbell
Security Camera	TVT POE security cameras

### External

Roof	ColorSteel trapezoidal roofing
Spouting	Colorsteel colonial gutter
Windows/Doors	Double Glazed Low-E
Entry Hardware	E-Lok digital lock
Garage Door	Garador sectional door
Timber Cladding	Genia Vertica Cladding
Other Cladding	Specialized Lightweight Concrete Plaster finish.

### Internal

Insulation	PinkBatts - Wall and ceiling
Ceiling Height	2.55m internal ceiling height
Interior Door	2.2m Over height doors
Hardware	Windsor Nido - Verge (Diamond Knurl)
Switches	PDL - Iconic Black

### Flooring

Garage Carpet	CarpetCourt Grand Prix Carpet
Carpet	Michigan Ave Rhino Carpet (installed over Dunlop 12mm Plantinum 125kg Dream Walk Carpet Cushion)
Tiles	600x600mm tile (Bathroom/Ensuite) 1200x600mm tile (Entry, Laundry, Kitchen, Dining)

### Kitchen

Bench	30mm Engineered stone
Cabinetry Doors	18mm MDF flat panel, V groove, painted in semi-gloss 2 pot finish
Cabinetry Panels	18mm Melamine wood grain
Sink	Undermount butlers sink 750mm wide
Mixer	Nero - Opal pull out sink mixer with vegie spray (graphite)

### Appliances

Oven	Samsung Bespoke 76LOven
Hob	Electrolux 90cm Gas Hob
Extractor	Robinhood 90cm powerpack
Dishwasher	Samsung Bespoke Dishwasher
Fridge/Freezer	Samsung 648L French Door
Washing Machine	Samsung Bespoke 12kg
Dryer	Samsung Bespoke 9kg

### Plumbing

Ensuite Shower	1800x1000mm Slateform shower tray
Bathroom Shower	1400x1000mm Slateform shower tray
Ensuite Vanity	Wall hung 1600mm wide - Oak
Bath	Back-to-wall 1700mm wide bath
Toilet	Back-to-wall suite
Vanity Mirror	Pill shaped LED mirror
Tapware	Nero - Opal range