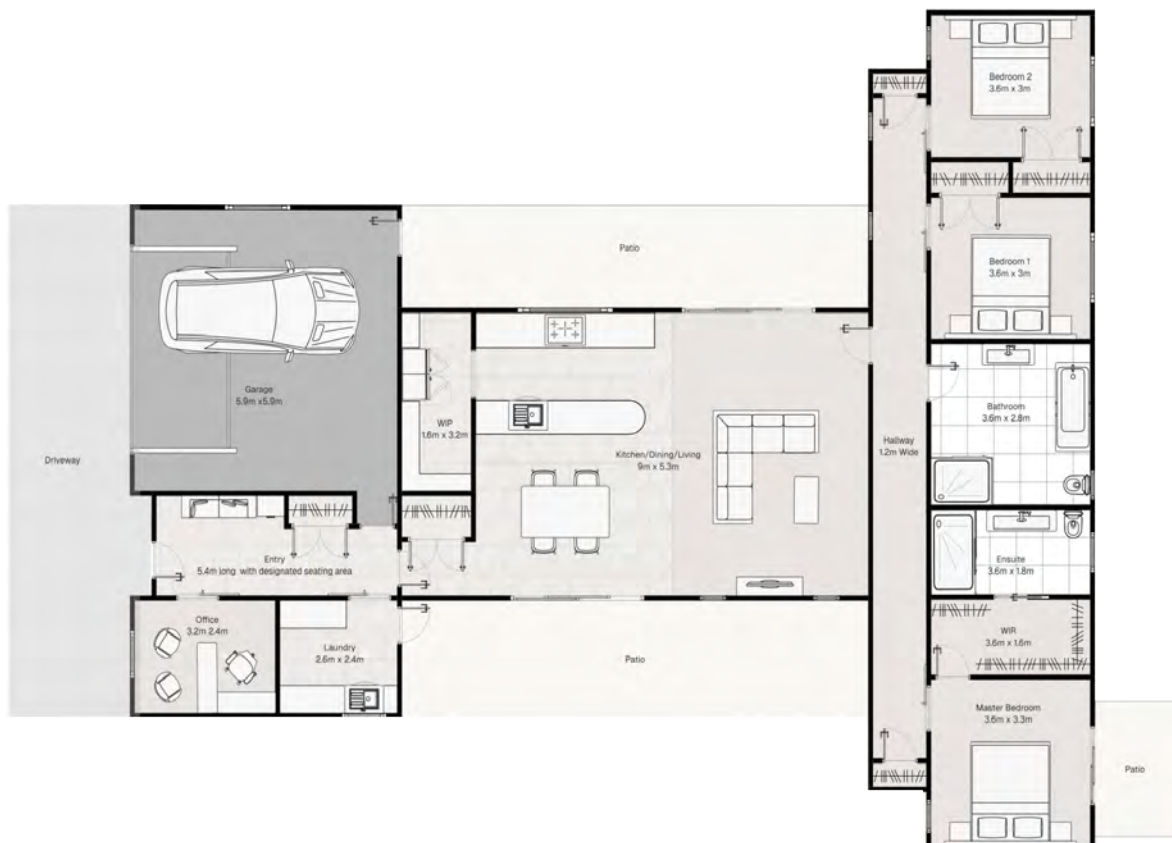


5 Ngaio Place

by Direkz



Floor Plan



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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	Ring wired video doorbell
Security Camera	Ring wired spotlight cameras

External

Roof	ColorSteel trapezoidal roofing
Spouting	Colorsteel colonial gutter
Windows and Doors	Double Glazed Low-E with argon gas
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 door
Hardware	Windsor Nido - Verge (Diamond Knurl)
Switches	PDL - Iconic Black
Garage Carpet	CarpetCourt Grand Prix Carpet

Flooring

Carpet	Michigan Ave Rhino Carpet (installed over Dunlop 12mm Plantinum 125kg Dream Walk Carpet Cushion)
Tile Flooring	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