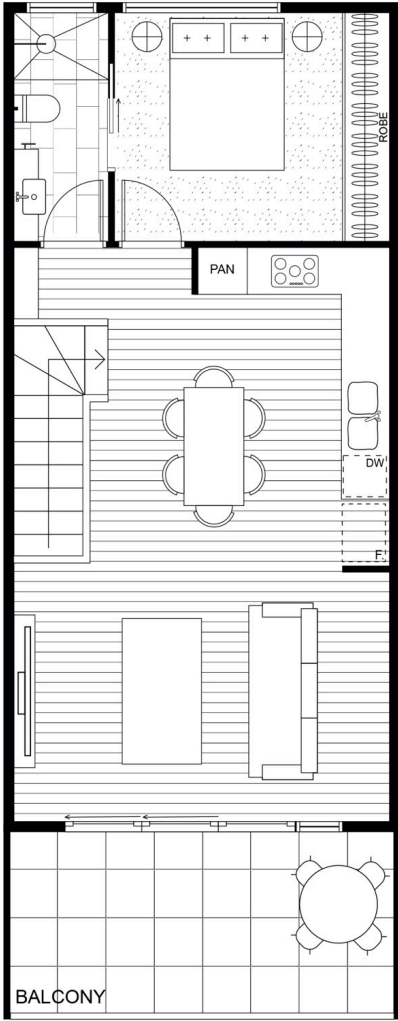


Price : \$695,000
 Estimated Completion : Q4 2024

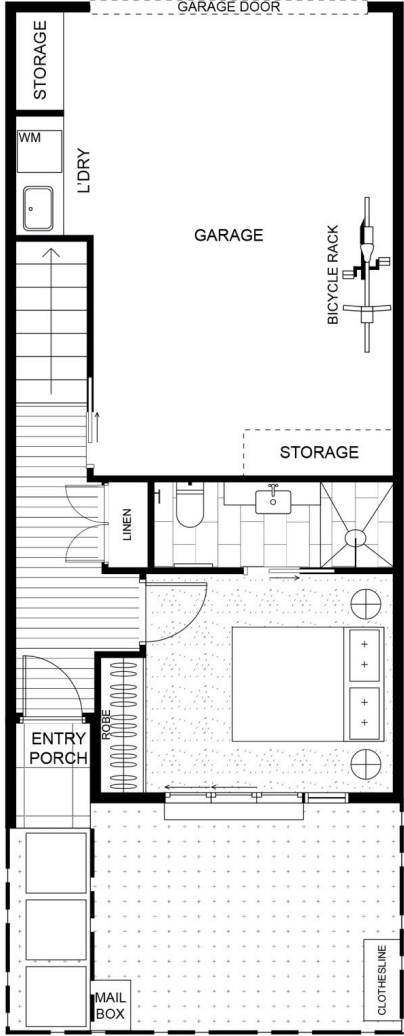
108 Phoenix St, Sunshine North
Unit 4



FIRST FLOOR PLAN



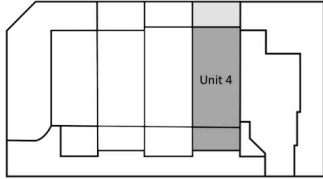
GROUND FLOOR PLAN



Legend

- F Fridge Cavity
- DW Dishwasher
- WM Washing machine cavity
- PAN Pantry

Ground Floor	51.98 m ²
First Floor	55.07 m ²
Porch + Alfresco	13.34 m ²
Total Floor Area	12.96SQ / 120.39 m²

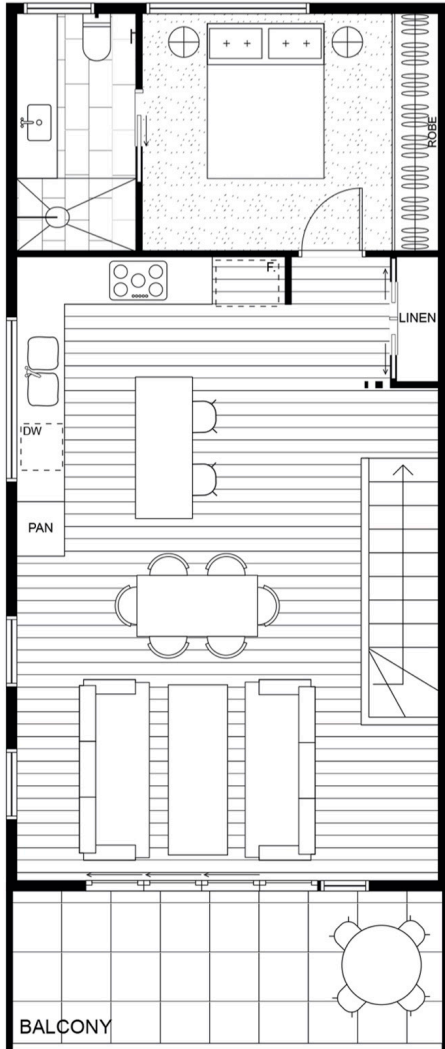


Disclaimer: While every effort has been made to ensure the information contained here is correct at time of issue, the enclosed information is subject to change at any time. This document does not form part of the contract of sale and purchasers should rely upon the contract of sale for all specifications and inclusions. All dimensions shown are indicative only and may vary. External balcony, courtyard, facade, doors and window configuration varies, refer to site plan for details. All lot area varies, refer to plan of subdivision for details.

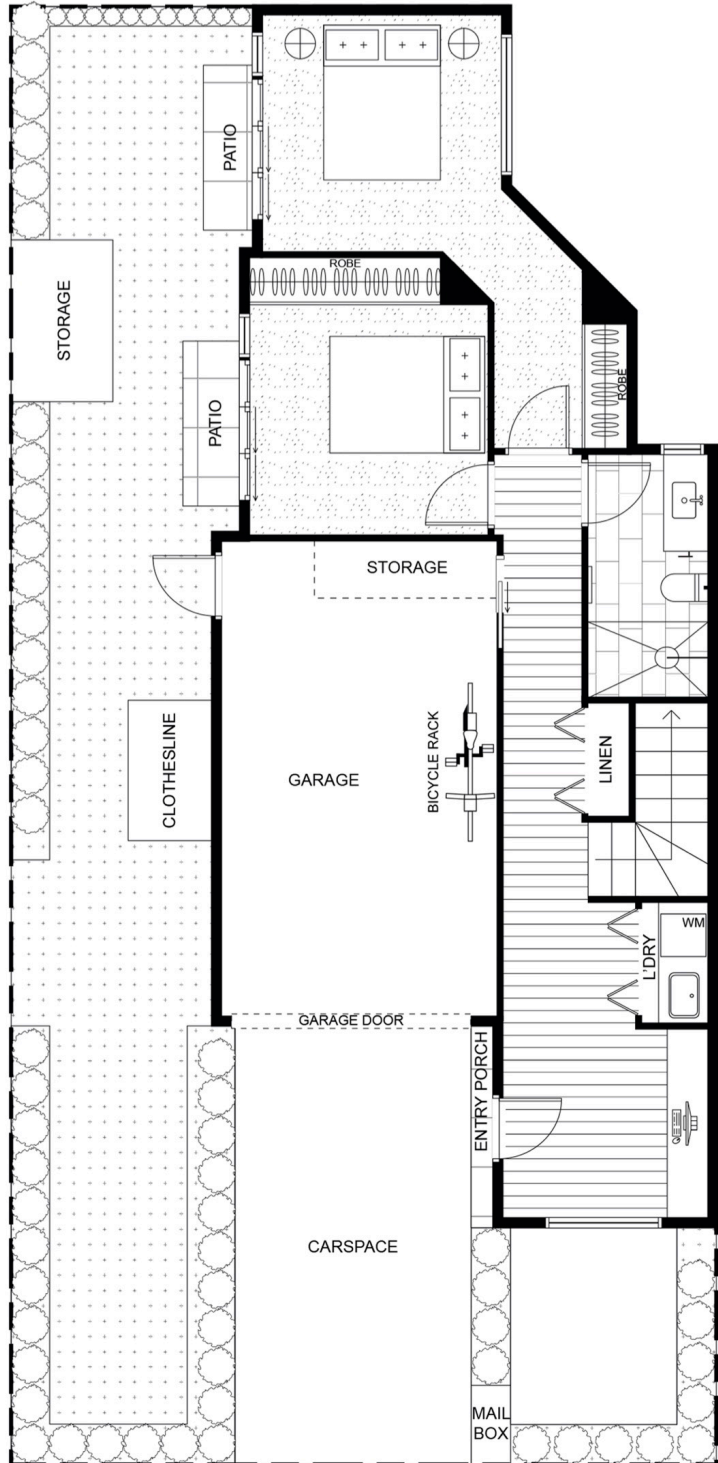
Price : \$900,000
 Estimated Completion : Q4 2024
2A Coronation Street, Sunshine North



FIRST FLOOR PLAN



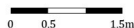
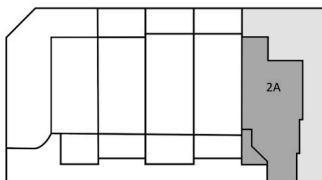
GROUND FLOOR PLAN



Legend

- F Fridge Cavity
- DW Dishwasher
- WM Washing machine cavity
- PAN Pantry

Ground Floor	78.41 m ²
First Floor	63.56 m ²
Porch + Alfresco	14.69 m ²
Total Floor Area	16.86 SQ / 156.66 m ²
Land Size	156 m ²
Total Area	24.84 SQ / 230.73 m ²



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Finishes List

Item	Description/Product	Colour
Carpet	Nylon All bedrooms and Second floor hallways Optional upgrade to Engineered Floorboards	Mid Grey
Tiles (Floor)	In wet areas	Mid Grey
Tiles (Wall)	Bathrooms - Floor to Ceiling Powder Room - in wet area only	Mid Grey
Paint Finish (Plasterboard Wall)	Low Sheen Acrylic	Whisper White
Paint Finish (Plasterboard Ceiling)	Flat Acrylic	Vivid White
Paint Finish (Internal Door Frames)	Low Sheen Acrylic	Whisper White
Paint to Finish (Architraves and Skirting)	Low Sheen Acrylic	Whisper White
Kitchen Benchtop	40mm Reconstituted Stone Benchtops	Darker White with Specks
Bathroom Vanity	Assorted wall hung cabinetry with flat surface and matte finish	Monument
Kitchen Splashback	Tiles with grey mortar finish	White Satin
Flooring	Engineered Floating Floor	Natural Cream Wood
Joinery Kitchen	Cabinetry with flat surface and matte finish	Monument
Joinery Bedrooms	Cabinetry with flat surface and matte finish;	Polar White
Staircase	Hardwood	Natural Timber
Achitraves	Square	White
Skirting	Square	White

Disclaimer

This schedule lists the range of materials, appliances, general finishes, fixtures and fittings for the townhouses at Phoenix Rise. This schedule may include items which are natural, porous, or otherwise likely to mark, change colour or alter in appearance, and may do so in ordinary use after installation. The purchaser is advised that all products must be used and maintained in accordance with the manufacturer's recommendations. The schedule is subject to change without notice in accordance with the provisions of the Contract of Sale. For example, if any item is unavailable a replacement or alternative of this item will be installed. The items in the schedule and their use, extent and location will vary from lot to lot.

Fittings List

Item	Description/Product	Colour	Supplier
Clothesline	11 Line Fold Down	Monument	Selected Range
Internal Power Points	Twin Switch Sockets	Polar White	Selected Range
Light Switch	White Flush Switch	Polar White	Selected Range
Window Furnishings	Optional Upgrade		
Heating/Cooling	Split system One per bedroom and one in Living	White	Selected Range
Internal Doors	Clean Profile Doors	Polar White	Selected Range
Wardrobe Doors	Mirrored sliding doors Matte Black finish	N/A	Selected Range
Wardrobe Interior	Cabinetry Tower Shelf and Hanging Rail	Polar White	Selected Range
Kitchen Cooktop	Gas 4 Burner Cooktop; 600mm Optional upgrade to 900mm Gas 5 Burner Cooktop	Silver/Black	Selected Range
Oven	Electric Built in Single Oven; 600mm	Silver/Black	Selected Range
Dishwasher	600mm Dishwasher	Silver	Selected Range
Rangehood	Undermount Rangehood	N/A	Selected Range
Kitchen Sink	Undermount Double Basin	Silver	Selected Range
Kitchen Sink Tapware	J Hook Sink Mixer	Matte Black	Selected Range
Basin (Bathroom/Powder Room)	Above Counter Basin	White	Selected Range
Basin Tapware	Free Standing Tap Mixer	Matte Black	Selected Range
Shower base	Tiling	Mid Grey	Selected Range
Shower screen	Framed glass shower screens	Matte Black	Selected Range
Shower Tapware	Single Shower System; Flick Mixer Moveable Shower Head Wall Mounted rail	Matte Black	Selected Range
Bath	Freestanding Bathtub	White	Selected Range
Bath Mixer	Freestanding Bath Sprout	Matte Black	Selected Range

Item	Description/Product	Colour	Supplier
Towel Rack	Single Towel Rails	Matte Black	Selected Range
Toilet Paper Roll Holder	Standard Toilet Paper Holder Round Style	Matte Black	Selected Range
Toilet/Cistern	Back to wall soft close	White	Selected Range
Laundry Trough	Laundry Trough 40L	Stainless Steel	Selected Range
Laundry Trough Tapware	J Hook Sink Mixer	Matte Black	Selected Range
Garage Door	No Profile Door	Natural Timber	Selected Range
Landscaping	As per Plan	N/A	N/A
Decking	Timber Decking	Natural Timber	Selected Range
Water Tank	Underground Water Tanks 2000L	As per Plans	Selected Range

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