



THE TERRACES

Live Connected. Live Claremont

1 & 2x1

BED & BATH



The premium claremont lifestyle.

- Average 8.05 Star NatHERS Rating
- Tall ceilings
- 100% wool carpets
- Double-glazed windows
- Stone benchtops/ splashback
- Smeg oven, cooktop, rangehood and dishwasher
- Generous Balconies / Terraces
- Built-in pantry, drawers and bin
- Energy efficient LED lighting
- GPO's and Taps on Balconies
- Superlative in-house amenities including two private landscaped podiums, lounge, dining room and gym



Apartment Type A1



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
11	One	8.1★	South	58 sqm	24 sqm	4 sqm	14 sqm	1	100 sqm
32	Two	8.1★	South	58 sqm	18 sqm	4 sqm	14 sqm	1	94 sqm
56	Three	8.1★	South	58 sqm	18 sqm	4 sqm	14 sqm	1	94 sqm
80	Four	8.1★	South	58 sqm	18 sqm	4 sqm	14 sqm	1	94 sqm
103	Five	8.1★	South	58 sqm	18 sqm	4 sqm	14 sqm	1	94 sqm
121	Six	8.1★	South	58 sqm	18 sqm	4 sqm	14 sqm	1	94 sqm

Claremont Oval

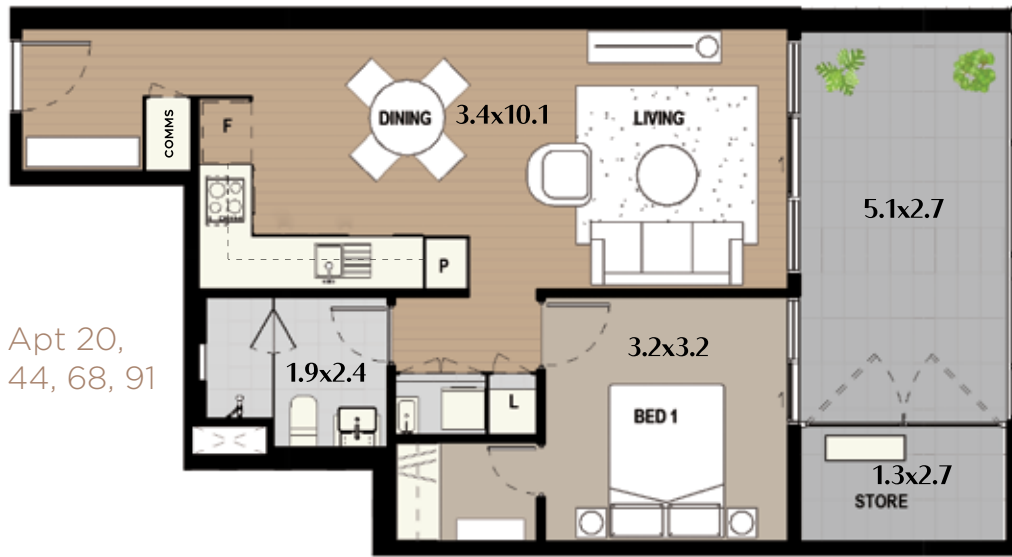


Shenton Road



All areas shown are measured Architectural Areas. Dimensions and areas are approximate and are subject to change without notice. Architectural Areas may differ from the areas shown on the Strata Plan. Buyers should refer to the definition of Architectural Areas in Annexure L of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure C of the Contract of Sale. Variations in design can occur in order to comply with the dictates of good construction practice. All the finishes, fixtures, electrical services and facilities illustrated or referred to are subject to availability and may vary. Loose furniture, white goods and planters are not included. Prospective purchasers must rely on their own enquiries and should refer to the Conditions and all annexures contained in the Contract of Sale. Average NatHERS rating from Emergen Sustainable Statement Report 1/11/2021.

Apartment Type A2



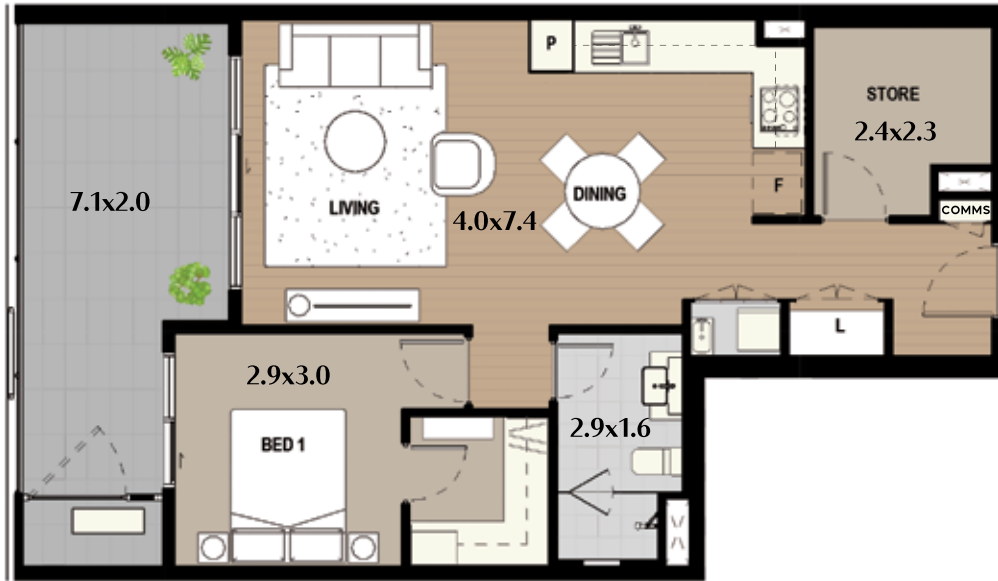
Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
07	One	9.3★	East	54 sqm	31 sqm	-	4 sqm	14 sqm	1	103 sqm
20	Two	9.3★	East	59 sqm	-	20 sqm	4 sqm	14 sqm	1	97 sqm
44	Three	9.3★	East	59 sqm	-	15 sqm	4 sqm	14 sqm	1	92 sqm
68	Four	9.3★	East	59 sqm	-	15 sqm	4 sqm	14 sqm	1	92 sqm
91	Five	9.3★	East	58 sqm	-	15 sqm	4 sqm	14 sqm	1	91 sqm



Scale 1:100 (A4)



Apartment Type A3



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
14	One	9.0★	West	67 sqm	18 sqm	Internal	14 sqm	1	99 sqm
37	Two	9.0★	West	67 sqm	18 sqm	Internal	14 sqm	1	99 sqm
61	Three	9.0★	West	67 sqm	18 sqm	Internal	14 sqm	1	99 sqm
85	Four	9.0★	West	67 sqm	18 sqm	Internal	14 sqm	1	99 sqm



Apartment Type A4



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
09	One	8.4★	South	58 sqm	12 sqm	3 sqm	14 sqm	1	87 sqm



Scale 1:100 (A4)



Apartment Type A5



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Store	Car Bay Area	Car Bay(s)	Total
05	One	7.9★	East	59 sqm	27 sqm	4 sqm	14 sqm	1	104 sqm

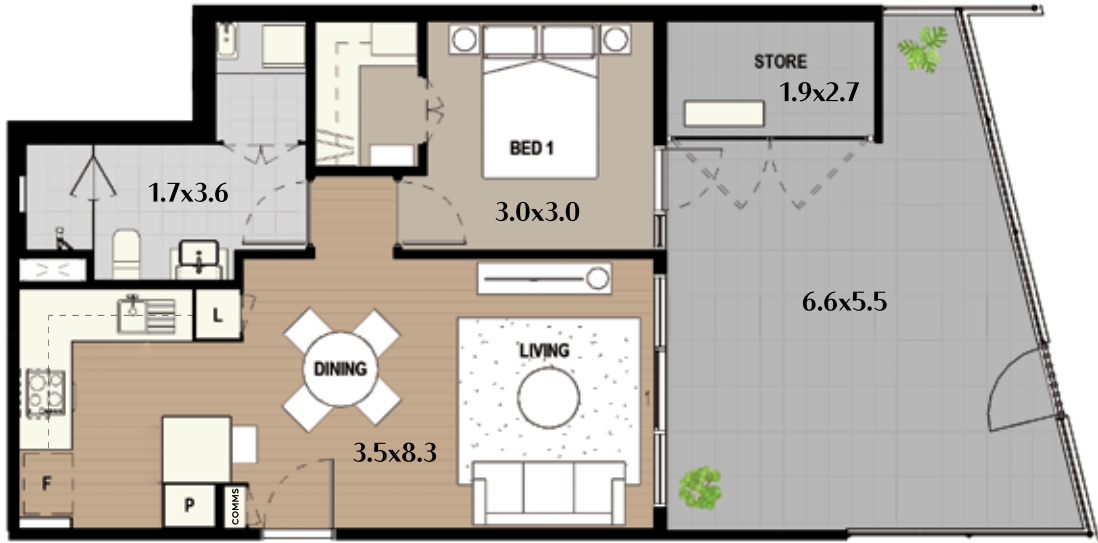
Claremont Oval



Shenton Road



Apartment Type A6



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Store	Car Bay Area	Car Bay(s)	Total
06	One	7.6★	East	56 sqm	29 sqm	4 sqm	14 sqm	1	103 sqm

Claremont Oval



Shenton Road

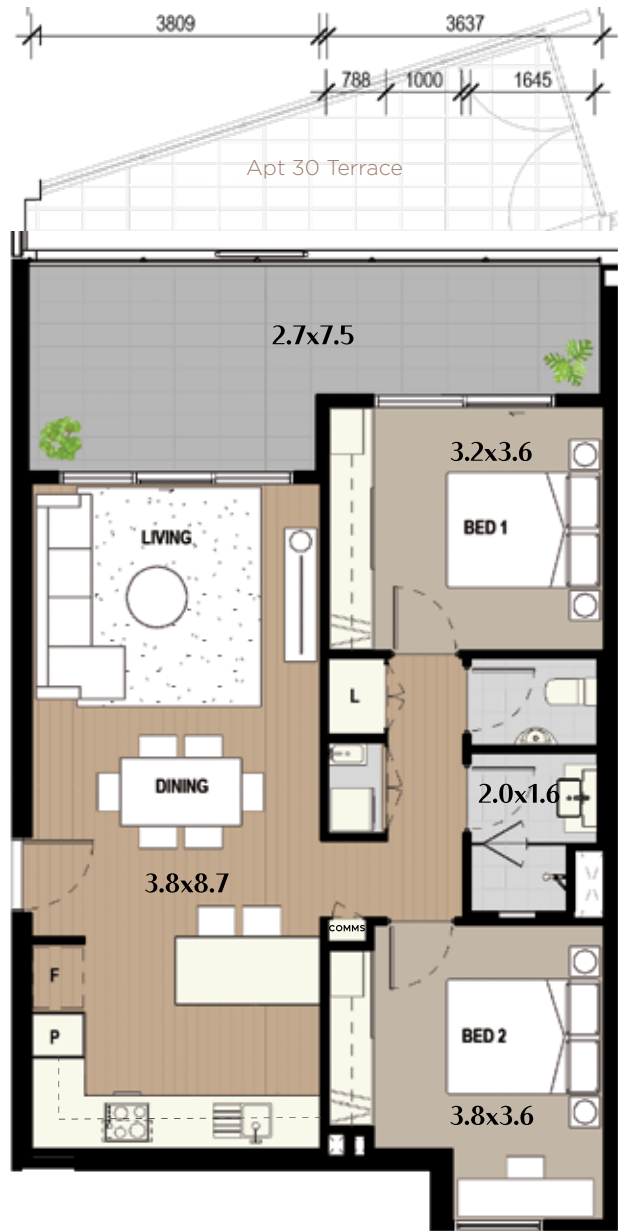


Scale 1:100 (A4)



TWO BEDROOM ONE BATHROOM

Apartment Type B1



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
30	Two	9.1★	North	78 sqm	34 sqm	-	4 sqm	14 sqm	1	130 sqm
54	Three	9.1★	North	78 sqm	-	18 sqm	5 sqm	14 sqm	1	115 sqm
78	Four	9.1★	North	78 sqm	-	18 sqm	4 sqm	14 sqm	1	114 sqm
101	Five	9.1★	North	78 sqm	-	18 sqm	4 sqm	14 sqm	1	114 sqm
119	Six	9.1★	North	78 sqm	-	18 sqm	4 sqm	14 sqm	1	114 sqm

Claremont Oval



Shenton Road



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Apartment Type B2



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Balcony Two	Store	Car Bay Area	Car Bay(s)	Total
10	One	7.6★	South	80 sqm	26 sqm	13 sqm	4 sqm	14 sqm	1	137 sqm
31	Two	7.6★	South	80 sqm	27 sqm	-	4 sqm	14 sqm	1	125 sqm
55	Three	7.6★	South	80 sqm	27 sqm	-	4 sqm	14 sqm	1	125 sqm
79	Four	7.6★	South	80 sqm	27 sqm	-	4 sqm	14 sqm	1	125 sqm
102	Five	7.6★	South	80 sqm	27 sqm	-	4 sqm	14 sqm	1	125 sqm
120	Six	7.6★	South	80 sqm	27 sqm	-	4 sqm	14 sqm	1	125 sqm

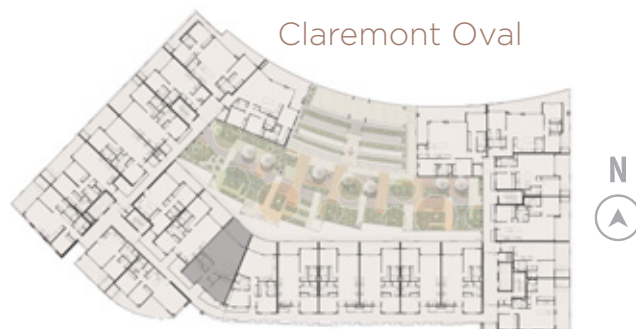


TWO BEDROOM ONE BATHROOM

Apartment Type B6



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
28	Two	9.6★	North	92 sqm	24 sqm	-	4 sqm	14 sqm	1	134 sqm
52	Three	9.6★	North	92 sqm	-	15 sqm	5 sqm	14 sqm	1	126 sqm
76	Four	9.6★	North	92 sqm	-	15 sqm	7 sqm	14 sqm	1	128 sqm
99	Five	9.6★	North	92 sqm	-	15 sqm	4 sqm	27 sqm	2T	138 sqm
117	Six	9.6★	North	90 sqm	-	15 sqm	4 sqm	26 sqm	2T	135 sqm



T- Tandem

Shenton Road

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Colour Schemes



Scheme A, Beach



Scheme B, Bush



Scheme C, Urban



Artist impression, kitchen and bathroom renders for 3 bedroom apartments only. Please refer to specifications for 1 bedroom 1 bathroom and 2 bedroom 1 bathroom finishes.



Specifications

ONE BEDROOM, ONE BATHROOM APARTMENTS TWO BEDROOM, ONE BATHROOM APARTMENTS

Disclaimer. All the finishes, electrical services and facilities listed are subject to availability and may vary. Variations in design can occur in order to comply with the dictates of good construction practice. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale.

General Finishes

Internal Walls Generally	Paint finish
Ceilings	Generally, 2700mm in living room & bedroom skim coat with paint finish and localised bulkheads
Front Door (to apartment)	Paint finish flush panelled with selected hardware
Internal Doors	Paint finish flush panelled doors with selected hardware
Floors to Kitchen, Living and Dining	Engineered timber floorboards on acoustic underlay
Floors to Bedroom	100% wool carpet
Skirtings	Paint finish square edged MDF to bedrooms and living areas
Ext. Window / Door Frame System	Powder coated aluminium framed double-glazed window system to Australian Standards. Doggy door provision through variation process
Flyscreens	Flyscreens to all awning windows and external sliding doors
Wardrobes	Full height robe cabinet - 4 drawers and 4 shelves (Master x1 only)

Kitchen

Joinery Cupboards	Laminate finish with soft closers
Bench Top	Polished Caesarstone
Splashback	Polished Caesarstone to match benchtop
Sink	Stainless steel single bowl undermount sink
Sink Mixer Tap	Goose neck sink mixer in chrome or brushed nickel finish
Pantry	Built-in full height pantry provided, microwave recess within pantry unit including power provision
Drawers	Built-in drawers where achievable
Bin	Built-in bin provided
Fridge Recess	Recess (only) 900mm wide with water supply and power point provided

Bathroom

Floor	Porcelain tile
Walls	Full height porcelain tiling
Ceilings	Paint finish to plasterboard generally 2400mm high
Shower Screen	Frameless glass shower screen
Shower Mixer	Shower mixer in chrome or brushed nickel finish
Shower Rose	Shower head on rail with three functions in chrome or brushed nickel finish
Shower Shelves	Recessed and provided as standard to all showers
Basin	Semi recessed white ceramic with chrome waste
Basin Mixer Tap	Chrome or brushed nickel finish
Toilet Suite	Back to the wall rimless design with dual flush and soft-close seat
Mirror	Wall mounted cabinet with mirror doors above vanity
Vanity Top	Polished Caesarstone
Vanity Cabinet	Laminate finish

Laundry

Floor	Porcelain Tile
Walls	Paint finish with tiled skirting & splashback to trough
Trough	30L Stainless steel compact trough
Mixer Tap	Goose neck sink mixer in chrome or brushed nickel finish
Washing Machine Taps	Wall mounted



Appliances

Oven	Smeg Dolce 60cm electric pyrolytic oven
Cook Top	Smeg Dolce 60cm 4 zone electric induction cook top
Rangehood	Smeg 60cm built-in range hood with LED lighting
Dishwasher	Fully integrated Smeg under bench dishwasher
Dryer	Fisher & Paykel electric clothes dryer provided

Electrical

Lighting - Bedroom	Low energy surface mounted LED oyster fittings
Lighting - Kitchen / Living / Dining/ Bathrooms / WIR	Low energy LED surface mounted and/or recessed downlights to architect's layout. Strip lighting to underside of kitchen benchtops continuous past rangehood
Electrical Outlets	General power and light switches to architect's layout. Double GPOS provided to either side of bed heads
TV Services	Free to air television outlet provided to living room
Pay Television	Pay TV ready outlet provided to living room (subscription by resident)
Voice/ Data Communications System	Data/phone in master bedroom (excludes 1x1), media and Pay TV outlet location (where applicable, refer to individual floor plan)
Internet	High speed Internet provision to apartments (subscription by resident)
Home Network	Provision of communications network hub (hardware not included)

Balcony (Refer to individual plans)

Floor	Porcelain paver tile on pedestals
Balustrade	Powder coated aluminium framed glazed balustrading
Store Doors	Powder coated aluminium framed sliding louvre doors to suits ventilation requirements
Privacy Screen Louvres (where applicable)	Sliding adjustable aluminium louvre screen
Services	Weatherproof Double GPO & tap provided

Other Facilities

Air-Conditioning	Wall mounted diffuser reverse cycle air conditioning provided to living room and bedroom. Condenser unit located in, stores, balconies, car park, or roof depending on unit location.
Other Mechanical Services	Exhaust fans to Bathroom, powder room and separated laundry (where applicable) mechanically exhausted to external wall
Fire Services	Fire sprinklers, alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code 2019). The building car park and apartments are fully sprinklered
Security Intercom and electronic entry to lobby door	Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door
Store Room	Refer to strata plan for size and location. Lockable storeroom provided in basement with soffit mounted light, concrete floor and face brick walls. Where located in unit provided with soffit mounted light, concrete floor, painted walls and skirtings. Where on balcony provided with matching wall finishes to external, and integrated porcelain paver floor.
Hot water system - Common	Centralised gas hot water system
Keys	2 fobs provided for keyless entry into resident's common areas
Car Bay	One undercover car bay within secure resident's carpark, refer to strata plan. Apt 99 and 117 have Tandem bay arrangement



Specifications

Common Areas

Visitors - Common	Visitor parking bays provided in dedicated area on the Ground level
Bike Racks - Common	Bike Store located in Basement, general power point available
Ground Floor Lobbies	Feature tiled lobby floors and tiled walls and feature ceiling with feature lighting
Upper Floor Lobbies	Carpet tile lobby floors with feature wall to lift core and painted plaster walls and skim coat ceilings
Basement Lobbies	Coloured sealed non-slip concrete lobby floors with feature wall and painted plaster walls and skim coat ceilings
Breezeways / Walkways	Painted acratex finished plasterboard / concrete walls with selected non-slip floor tiles, and plasterboard painted ceilings with recessed downlights. Walls tiled panels.
Fire Stairs	Unsealed concrete floors and unpainted walls and ceilings
Ramp access to Comm / Retail Tenancies	Coloured sealed non-slip concrete with painted masonry wall
Concierge	Carpeted floor with plaster & painted walls and plasterboard ceiling
Dining Pavilion & Terraces	Engineered timber flooring, on acoustic underlay. Kitchen with polished Caesarstone benchtops, laminate cabinetwork, 1 1/3 sink. Appliances include Smeg Dolce 60cm oven, 45cm compact speed oven, 60cm electric induction 4 zone cook top and 60cm built in rangehood. Under bench fridge, and 2 x Smeg Dolce fully integrated dishwashers, ice machine. Central carpet with feature stone wall unit, plaster and painted walls. Plaster walls with paint and timber feature wall. Porcelain floor tiles plus feature tiling sections with special cutting. Reverse cycle ducted air conditioning provided to all internal areas. Glazed bifold windows & doors and entry door with powder coated aluminium frame and double glazing. Porcelain tiles on pedestal to Terrace.
Gymnasium & Balcony	Carpet tile floors with painted plaster walls and skim coat ceilings. Cardio equipment, light weights and wall mounted TV and mirrors in feature wall and coat rack. Reverse cycle wall mounted diffuser air conditioning. Chilled cold water dispenser station with associated splashback and tiled floor. Porcelain tiles on pedestal to balcony
Waste / Refuse Rooms	Sealed concrete floors, key swipe access
Carparking	Sealed concrete floors, painted masonry walls
Photovoltaic Cells - Common	30kw photovoltaic cells to provide supplementary power for common area lighting, roof mounted, with additional bank of Tesla battery storage giving ability of storing the solar energy for use when the sun isn't shining.
E-Charging Car Bays	2 x 63A (Fast Charge) Electric Car Chargers provided for shared use (payment for consumed power use required)





Level One



Level Two



- 1 BED 1 BATH
- 2 BED 1 BATH
- 2 BED 2 BATH
- 3 BED 2 BATH



Level Three



Level Four



- 1 BED 1 BATH
- 2 BED 1 BATH
- 2 BED 2 BATH
- 3 BED 2 BATH



Level Five



Level Six



- 1 BED 1 BATH
- 2 BED 1 BATH
- 2 BED 2 BATH
- 3 BED 2 BATH



Level Seven









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