



# THE TERRACES

Live Connected. Live Claremont

2x2

BED & BATH



# High quality, spacious, secure and timeless designs.

- Average 8.05 Star NatHERS Rating
- Tall ceilings
- 100% wool carpets
- Double-glazed windows
- Stone benchtops/ splashback
- Smeg double 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 B3



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
12	One	8.1★	West	91 sqm	18 sqm	4 sqm	25 sqm	2T	138 sqm
33	Two	8.1★	West	92 sqm	17 sqm	4 sqm	25 sqm	2T	138 sqm
57	Three	8.1★	West	92 sqm	17 sqm	4 sqm	26 sqm	2T	139 sqm
81	Four	8.1★	West	92 sqm	17 sqm	4 sqm	26 sqm	2T	139 sqm
104	Five	8.1★	West	92 sqm	17 sqm	4 sqm	27 sqm	2T	140 sqm
122	Six	8.1★	West	92 sqm	17 sqm	4 sqm	26 sqm	2T	139 sqm

Claremont Oval



Shenton Road

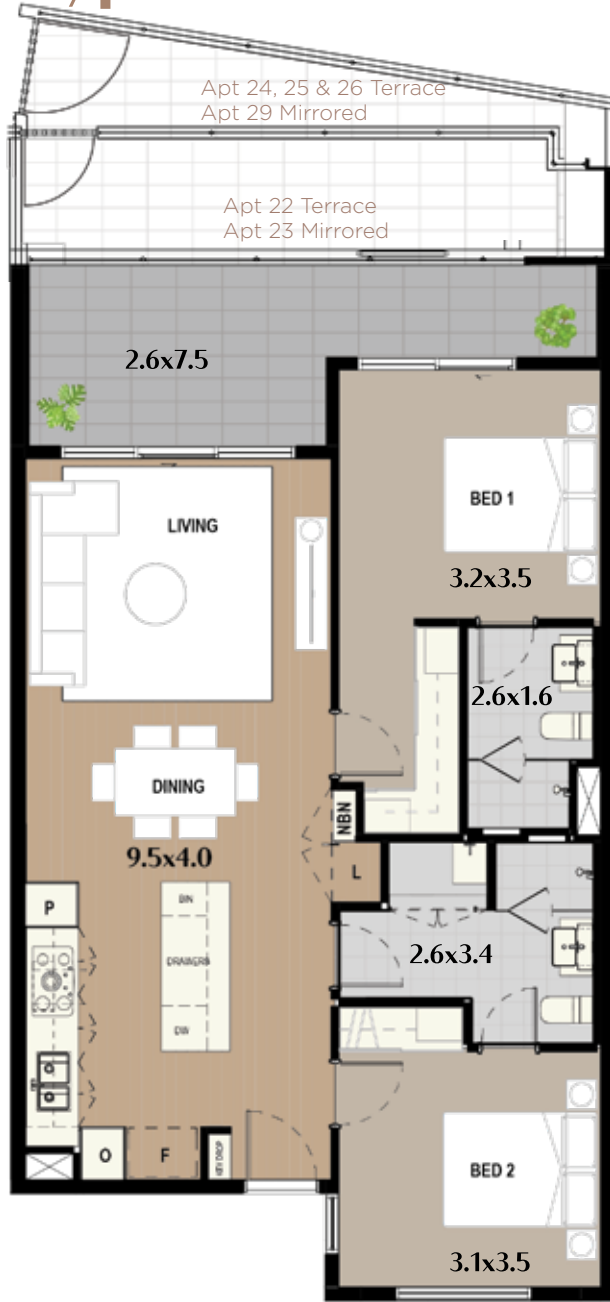
T- Tandem



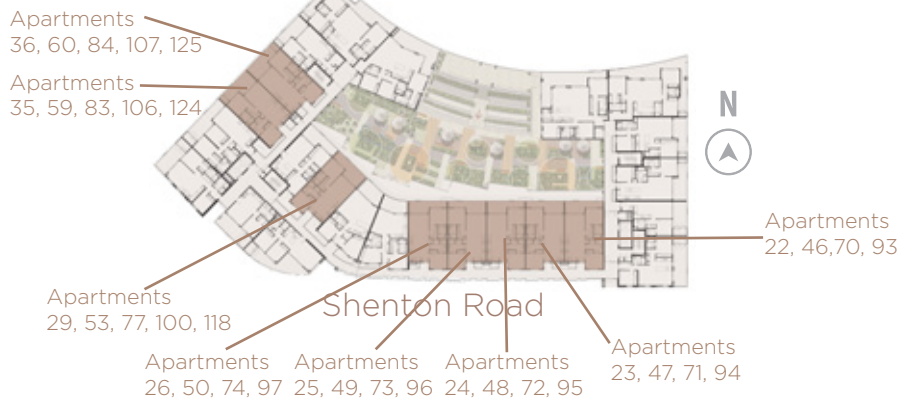
Scale 1:100 (A4)



# Apartment Type B4



Claremont Oval



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 F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J 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.

Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
22	Two	6.9★	North	89 sqm	32 sqm	-	4 sqm	27 sqm	2T	152 sqm
23**	Two	6.9★	North	86 sqm	32 sqm	-	4 sqm	27 sqm	2T	149 sqm
24	Two	6.9★	North	86 sqm	40 sqm	-	4 sqm	28 sqm	2	158 sqm
25**	Two	6.9★	North	86 sqm	40 sqm	-	7 sqm	28 sqm	2S	161 sqm
26	Two	6.9★	North	87 sqm	38 sqm	-	7 sqm	27 sqm	2T	159 sqm
29**	Two	6.9★	North	87 sqm	33 sqm	-	5 sqm	25 sqm	2T	150 sqm
35**	Two	6.9★	West	87 sqm	-	20 sqm	4 sqm	27 sqm	2T	138 sqm
36	Two	6.9★	West	87 sqm	-	20 sqm	6 sqm	27 sqm	2T	140 sqm
46	Three	6.9★	North	89 sqm	-	15 sqm	4 sqm	27 sqm	2T	135 sqm
47**	Three	6.9★	North	86 sqm	-	15 sqm	4 sqm	27 sqm	2T	132 sqm
48	Three	6.9★	North	86 sqm	-	15 sqm	6 sqm	27 sqm	2T	134 sqm
49**	Three	6.9★	North	86 sqm	-	15 sqm	6 sqm	27 sqm	2T	134 sqm
50	Three	6.9★	North	87 sqm	-	15 sqm	4 sqm	27 sqm	2T	133 sqm
53**	Three	6.9★	North	87 sqm	-	19 sqm	5 sqm	27 sqm	2T	138 sqm
59**	Three	6.9★	West	87 sqm	-	20 sqm	4 sqm	26 sqm	2T	137 sqm
60	Three	6.9★	West	87 sqm	-	20 sqm	4 sqm	26 sqm	2T	137 sqm
70	Four	6.9★	North	89 sqm	-	15 sqm	6 sqm	27 sqm	2T	137 sqm
71**	Four	6.9★	North	86 sqm	-	15 sqm	5 sqm	27 sqm	2T	133 sqm
72	Four	6.9★	North	86 sqm	-	15 sqm	5 sqm	27 sqm	2T	133 sqm
73**	Four	6.9★	North	86 sqm	-	15 sqm	5 sqm	27 sqm	2T	133 sqm
74	Four	6.9★	North	87 sqm	-	15 sqm	5 sqm	27 sqm	2T	134 sqm
77	Four	6.9★	North	87 sqm	-	19 sqm	4 sqm	27 sqm	2T	137 sqm
83**	Four	6.9★	West	87 sqm	-	20 sqm	4 sqm	27 sqm	2T	138 sqm
84	Four	6.9★	West	87 sqm	-	20 sqm	4 sqm	27 sqm	2T	138 sqm
93	Five	6.9★	North	89 sqm	-	15 sqm	5 sqm	27 sqm	2T	136 sqm
94**	Five	6.9★	North	86 sqm	-	15 sqm	4 sqm	27 sqm	2T	132 sqm
95	Five	6.9★	North	86 sqm	-	15 sqm	4 sqm	27 sqm	2T	132 sqm
96**	Five	6.9★	North	86 sqm	-	15 sqm	5 sqm	27 sqm	2T	133 sqm
97	Five	6.9★	North	87 sqm	-	15 sqm	6 sqm	26 sqm	2T	134 sqm
100**	Five	6.9★	North	87 sqm	-	19 sqm	4 sqm	27 sqm	2T	137 sqm
106**	Five	6.9★	West	87 sqm	-	20 sqm	4 sqm	27 sqm	2T	138 sqm
107	Five	6.9★	West	87 sqm	-	20 sqm	4 sqm	27 sqm	2T	138 sqm
118**	Six	6.9★	North	87 sqm	-	19 sqm	4 sqm	26 sqm	2T	136 sqm
124**	Six	6.9★	West	87 sqm	-	20 sqm	4 sqm	26 sqm	2T	137 sqm
125	Six	6.9★	West	87 sqm	-	20 sqm	4 sqm	26 sqm	2T	137 sqm

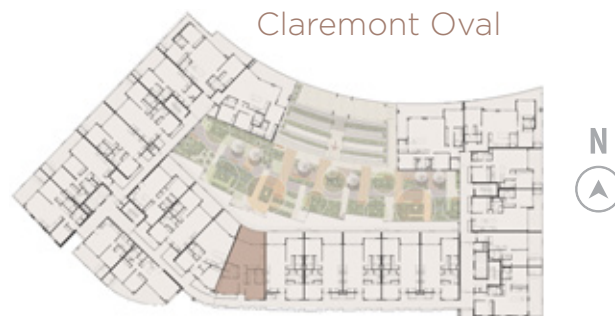
T- Tandem \*\*Mirrored S-Separate



# Apartment Type B5



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
27	Two	9.6★	North	91 sqm	28 sqm	-	5 sqm	27 sqm	2T	151 sqm
51	Three	9.6★	North	91 sqm	-	15 sqm	4 sqm	26 sqm	2T	136 sqm
75	Four	9.6★	North	91 sqm	-	15 sqm	5 sqm	27 sqm	2T	138 sqm
98	Five	9.6★	North	91 sqm	-	15 sqm	7 sqm	26 sqm	2T	139 sqm



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 F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J 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 B7



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
8	One	7.6★	East	85 sqm	47 sqm	-	4 sqm	27 sqm	2T	163 sqm
21	Two	7.6★	East	87 sqm	-	28 sqm	4 sqm	27 sqm	2T	146 sqm
45	Three	7.6★	East	87 sqm	-	23 sqm	4 sqm	27 sqm	2T	141 sqm
69	Four	7.6★	East	87 sqm	-	23 sqm	4 sqm	27 sqm	2T	141 sqm
92	Five	7.6★	East	87 sqm	-	23 sqm	4 sqm	27 sqm	2T	141 sqm

Claremont Oval



Shenton Road

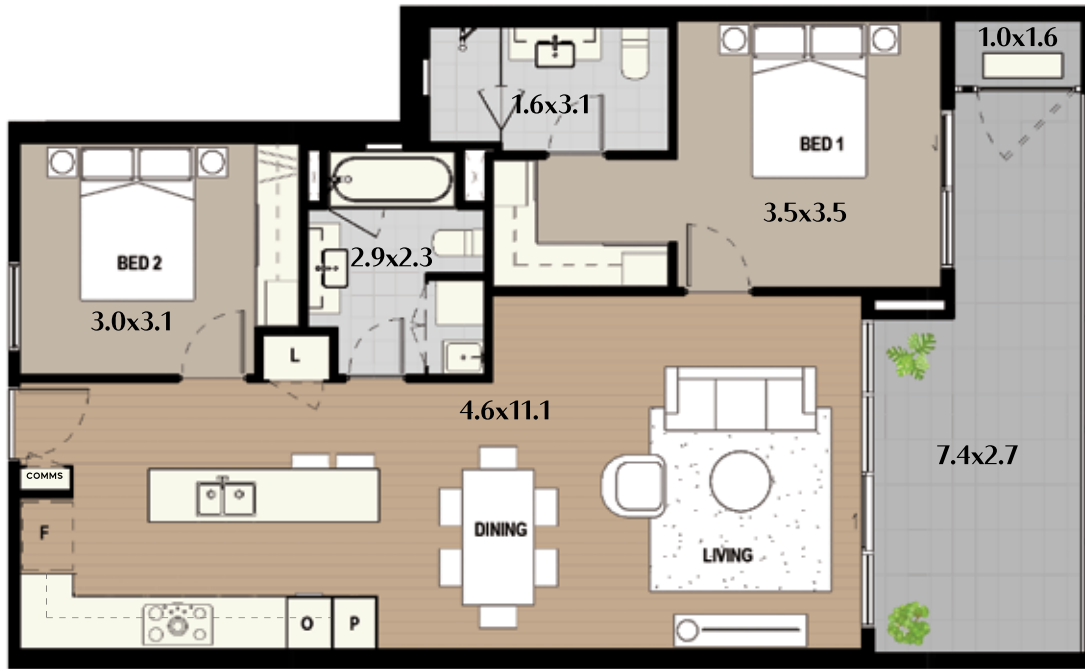
T- Tandem



Scale 1:100 (A4)



# Apartment Type B8



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
19	Two	9.1★	East	94 sqm	20 sqm	4 sqm	27 sqm	2T	145 sqm
43	Three	9.1★	East	94 sqm	20 sqm	4 sqm	27 sqm	2T	145 sqm
67	Four	9.1★	East	94 sqm	20 sqm	5 sqm	27 sqm	2T	146 sqm
90	Five	9.1★	East	94 sqm	20 sqm	5 sqm	27 sqm	2T	146 sqm
112	Six	9.1★	East	94 sqm	20 sqm	5 sqm	27 sqm	2T	146 sqm

Claremont Oval



Shenton Road

# Apartment Type B9



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
13	One	9.7★	West	96 sqm	23 sqm	4 sqm	25 sqm	2T	148 sqm
34	Two	9.7★	West	96 sqm	22 sqm	4 sqm	27 sqm	2T	149 sqm
58	Three	9.7★	West	96 sqm	22 sqm	4 sqm	27 sqm	2T	149 sqm
82	Four	9.7★	West	96 sqm	22 sqm	4 sqm	27 sqm	2T	149 sqm
105	Five	9.7★	West	96 sqm	22 sqm	4 sqm	27 sqm	2T	149 sqm
123	Six	9.7★	West	96 sqm	22 sqm	4 sqm	26 sqm	2T	148 sqm

Claremont Oval



Shenton Road

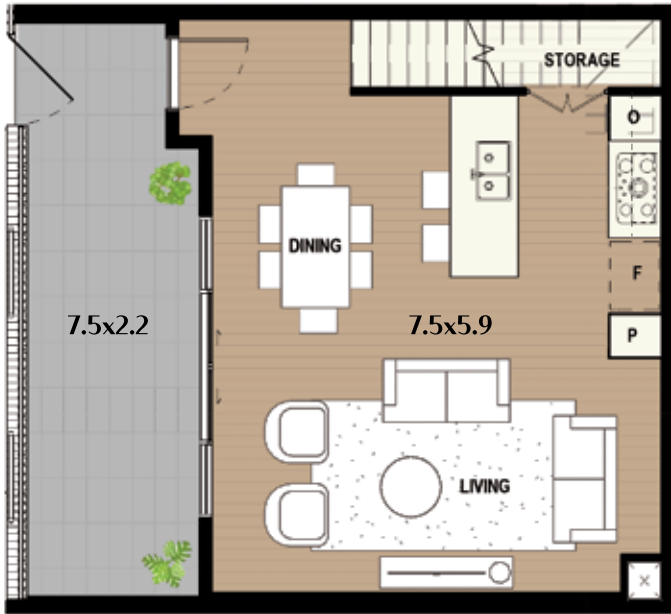
T- Tandem



Scale 1:100 (A4)



# Apartment Type B10



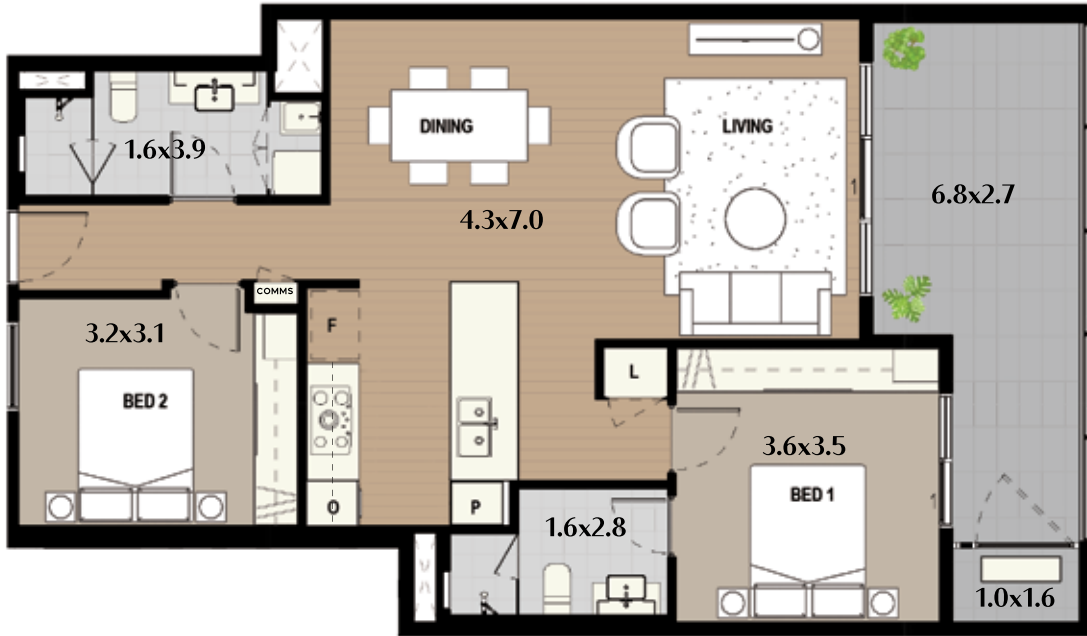
Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
1	Ground & One	7.9★	West	50 sqm & 66 sqm	19 sqm	15 sqm	Internal	26 sqm	2T	176 sqm
2**	Ground & One	7.9★	West	50 sqm & 66 sqm	19 sqm	15 sqm	Internal	26 sqm	2T	176 sqm



## T- Tandem \*\* Mirrored

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 F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J 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 B11



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
18	Two	9.3★	East	89 sqm	19 sqm	5 sqm	27 sqm	2T	140 sqm
42	Three	9.3★	East	89 sqm	19 sqm	5 sqm	27 sqm	2T	140 sqm
66	Four	9.3★	East	89 sqm	19 sqm	5 sqm	27 sqm	2T	140 sqm

Claremont Oval



Shenton Road

T- Tandem



Scale 1:100 (A4)



# Apartment Type B12



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
113	Six	7.6★	East	105 sqm	88 sqm	5 sqm	27 sqm	2T	225 sqm



T- Tandem

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 F of the Contract of Sale and to the proposed Strata Plan for their specific apartment in Annexure J 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.



# Specifications

## TWO BEDROOM, TWO BATHROOM

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 area
External Window / Door Framing 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 (x2) only). Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail

### Kitchen

Joinery Cupboards	Laminate finish with soft closers
Bench Top	Polished Caesarstone
Splashback	Polished Caesarstone to match benchtop
Sink	Stainless Steel double bowl undermount sink
Sink Mixer Tap	Goose neck sink mixer in chrome or brushed nickel finish
Pantry	Built-in full height pantry provided
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/Ensuite

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/Bath Mixer (Types B8 & B9)	Shower mixer with diverter
Shower Rose	Shower head on rail with three functions in chrome or brushed nickel finish
Shower Rose over Bath (Types B8 & B9)	High rise shower with three functions
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
Bath tub (Types B8 & B9)	Acrylic bath with tiled hob and frameless openable glass screen
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	32L Stainless steel laundry trough plus cabinet
Mixer Tap	Goose neck sink mixer in chrome or brushed nickel finish
Washing Machine Taps	Wall mounted

## Appliances

Oven	Smeg Dolce 60cm pyrolytic oven and 45cm compact speed oven stacked
Cook Top	Smeg Dolce 90cm electric induction 6 zone cook top
Rangehood	Smeg 90cm built-in rangehood with LED lighting
Dishwasher	Fully integrated Smeg under bench dishwasher
Dryer	Fisher and Paykel electric clothes dryer provided

## Electrical

Lighting - Bedrooms	Low energy surface mounted LED oyster fittings.
Lighting - Kitchen / Living/ 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 GPO provided to either side of bed heads
TV Services	Free to air television outlet provided to living room and master bedroom
Pay Television	Pay TV ready outlet provided to the living room and master bedroom (subscription by resident)
Voice/ Data Communications System	Data/phone in master bedroom, 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	Reverse cycle ducted air conditioning provided to living room and bedroom with fan coil unit located generally in kitchen ceiling. Condenser unit located in, stores, balconies, car park, or roof depending on unit location. Refer to floor plans for location
Other Mechanical Services	Ensuite, bathroom and separate laundry (where applicable, refer to individual floor plan) 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	3 fobs provided for keyless entry into resident's common areas
Car Bay	Two undercover car bays in tandem arrangement (exc apartments 24, 25 not tandem) within secure resident carpark, refer to strata plan.



# 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)





# 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 2 bedroom 2 bathroom finishes.



# Basement



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.

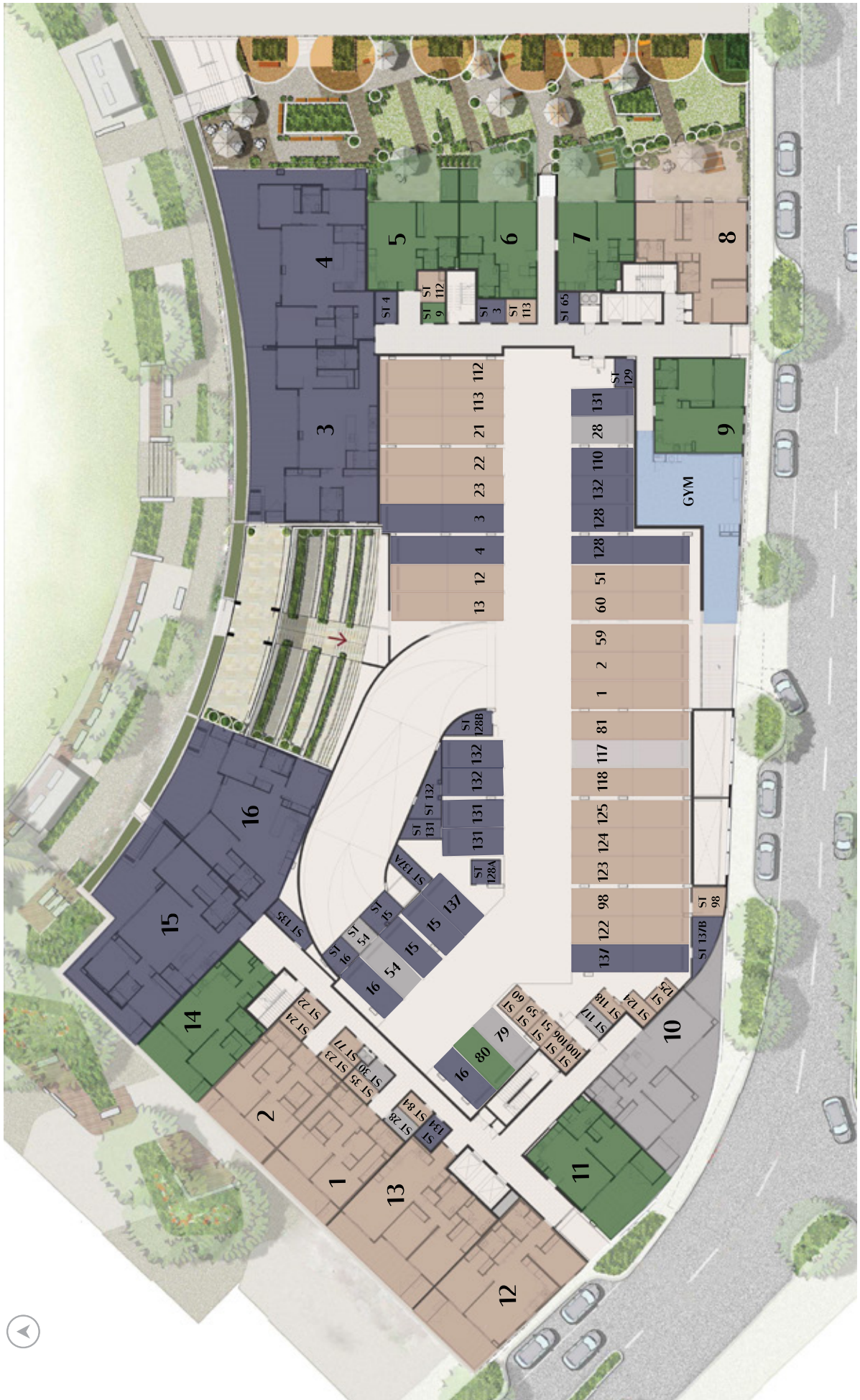
# Ground



- COMMERCIAL
- 2 BED 2 BATH
- Visitor



# 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



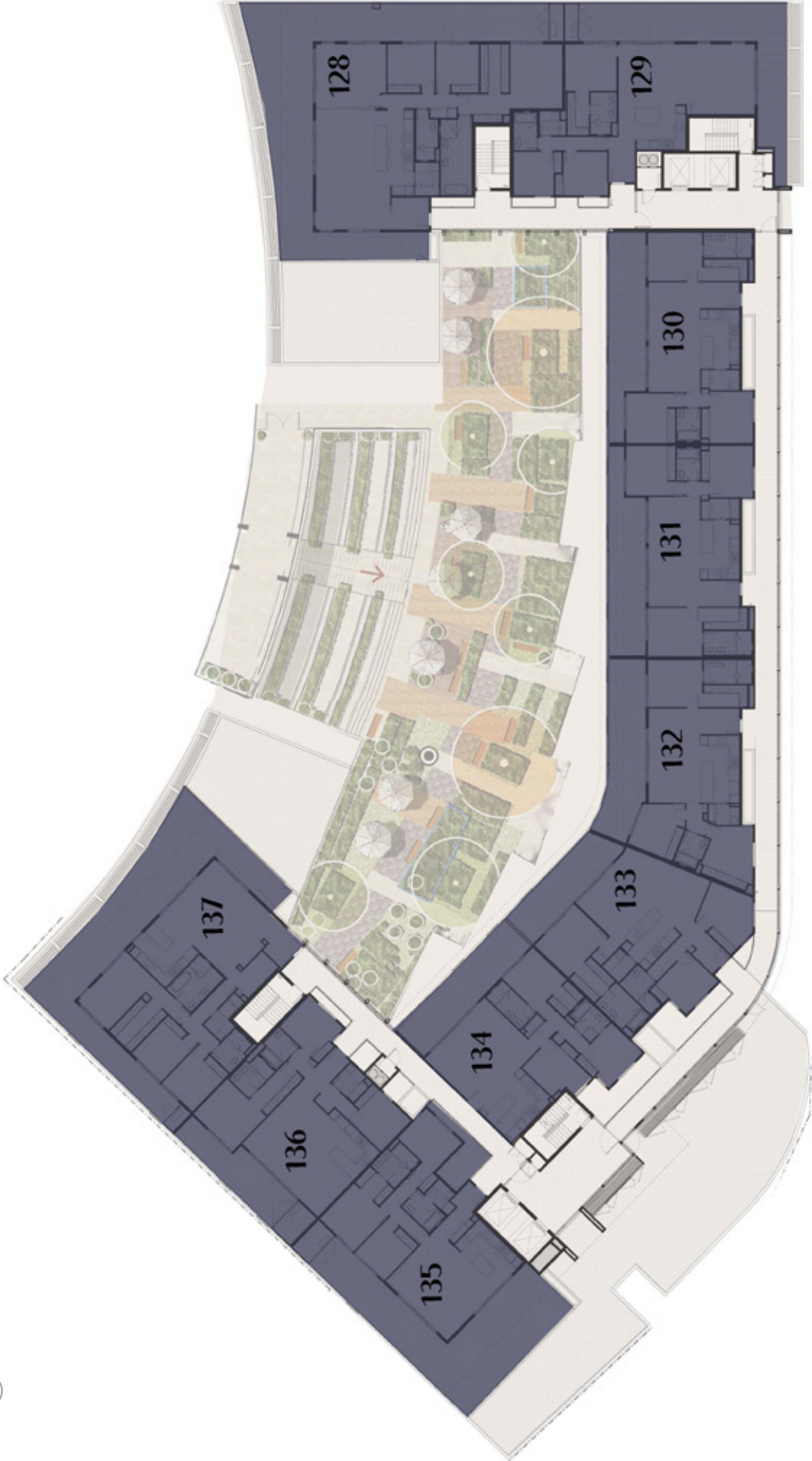
# Level Six



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



# Level Seven





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

---

