



# THE TERRACES

Live Connected. Live Claremont

3x2

BED & BATH



# Large residences, sustainable living and design innovation.

- Average 8.05 Star NatHERS Rating
- Tall ceilings
- 100% wool carpets
- Double-glazed windows
- Stone benchtops/ splashback
- Smeg double oven, cooktop, rangehood and dishwasher
- Massive 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





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# Apartment Type C1



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
40	Three	7.9★	North	133 sqm	40 sqm	5 sqm & 4 sqm	28 sqm	2	210 sqm
64	Four	7.9★	North	133 sqm	40 sqm	5 sqm & 4 sqm	28 sqm	2	210 sqm



Scale 1:100 (A4)



# Apartment Type C2



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
108	Five	7.4★	North	134 sqm	63 sqm	6 sqm	28 sqm	2	231 sqm
126	Six	7.4★	North	135 sqm	56 sqm	7 sqm	28 sqm	2	226 sqm



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THREE BEDROOM TWO BATHROOM

# Apartment Type C3

Claremont Oval



Shenton Road



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
129	Seven	8.1★	East	141 sqm	67 sqm	5 sqm & 4 sqm	42 sqm	2 + 1S	259 sqm

S - Separate



Scale 1:100 (A4)

# Apartment Type C4



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
134	Seven	8.3★	North	116 sqm	32 sqm	5 sqm & 6 sqm	28 sqm	2	187 sqm

Claremont Oval



Shenton Road





# Apartment Type C5



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
135	Seven	6.6★	West	125 sqm	88 sqm	4 sqm & 7 sqm	40 sqm	2T + 1S	264 sqm



T- Tandem S - Separate



Scale 1:100 (A4)



# Apartment Type C6



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
15	One	8.7★	North	122 sqm	51 sqm	-	7 sqm	28 sqm	2	208 sqm
38	Two	8.7★	North	122 sqm	-	41 sqm	5 sqm	28 sqm	2	196 sqm
62	Three	8.7★	North	122 sqm	-	41 sqm	6 sqm	28 sqm	2	197 sqm
86	Four	8.7★	North	122 sqm	-	41 sqm	5 sqm	28 sqm	2	196 sqm



# Apartment Type C7



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
39	Two	8.4★	North	134 sqm	33 sqm	5 sqm & 3 sqm	28 sqm	2	203 sqm
63	Three	8.4★	North	134 sqm	34 sqm	5 sqm & 3 sqm	28 sqm	2	204 sqm
87	Four	8.4★	North	134 sqm	34 sqm	5 sqm & 3 sqm	28 sqm	2	204 sqm

Claremont Oval



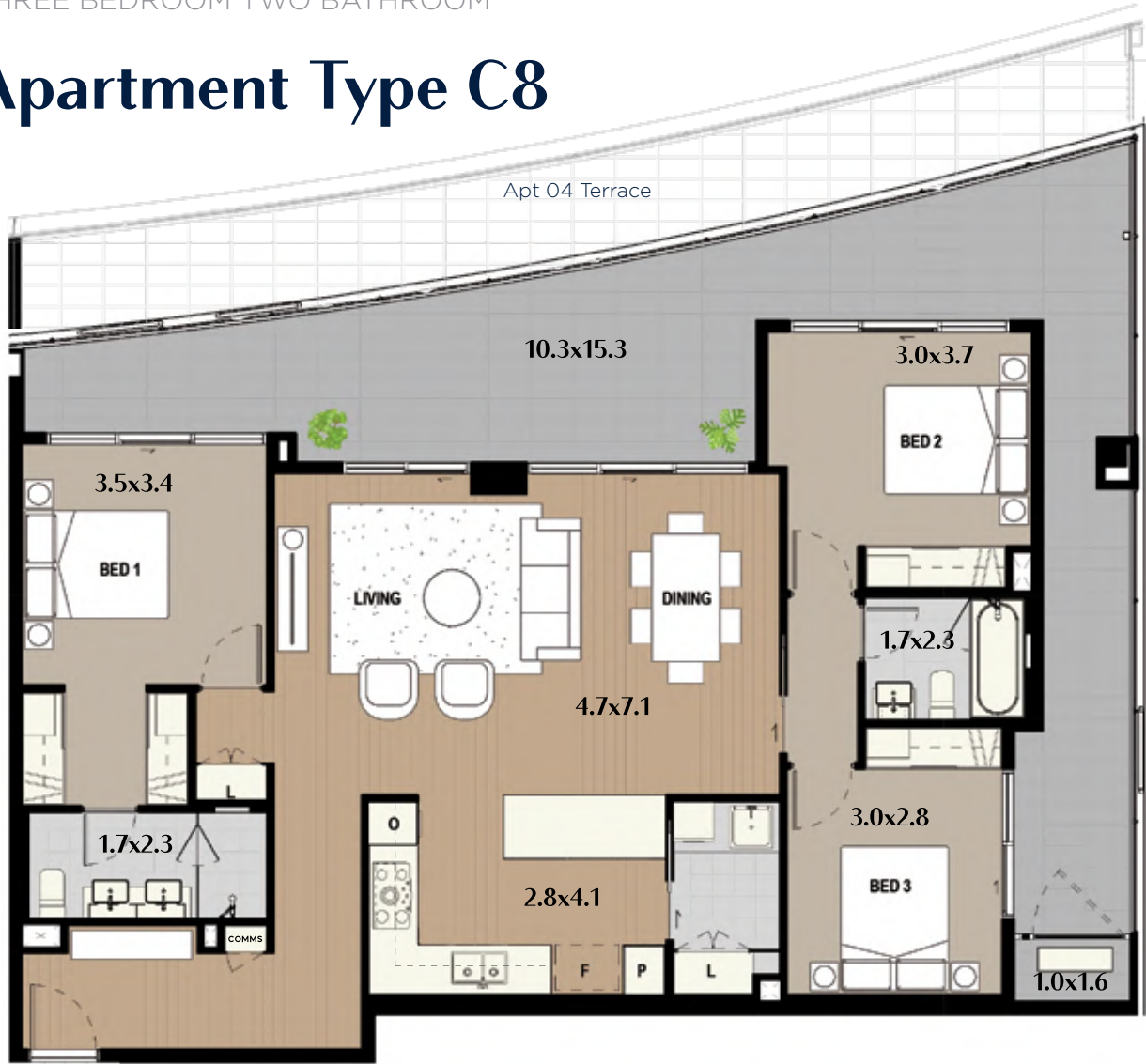
Shenton Road



Scale 1:100 (A4)



# Apartment Type C8

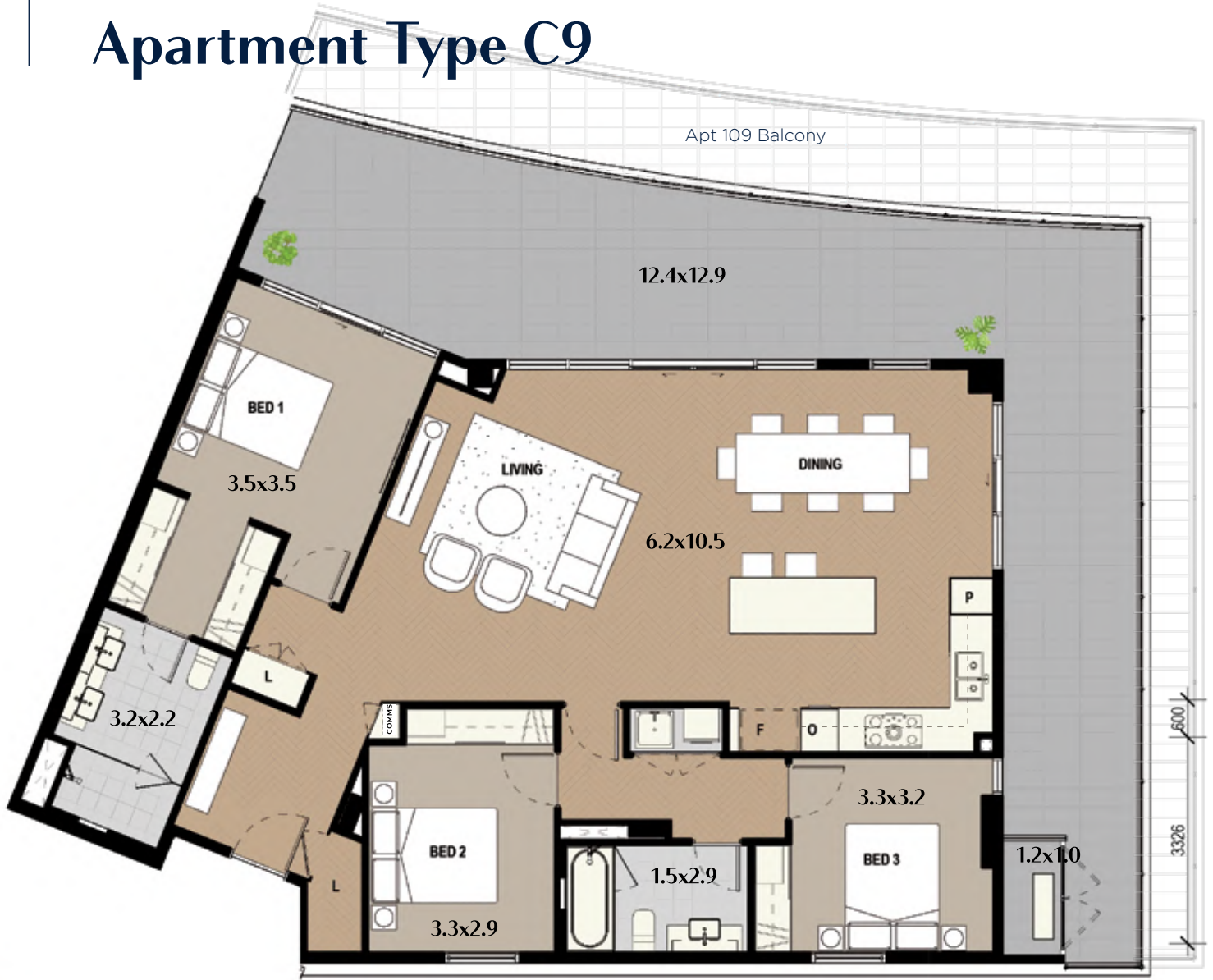


Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Balcony	Store	Car Bay Area	Car Bay(s)	Total
04	One	7.2★	North	121 sqm	70 sqm	-	5 sqm	25 sqm	2T	221 sqm
17	Two	7.2★	North	123 sqm	-	48 sqm	5 sqm	28 sqm	2	204 sqm
41	Three	7.2★	North	122 sqm	-	48 sqm	7 sqm	28 sqm	2	205 sqm
65	Four	7.2★	North	122 sqm	-	48 sqm	5 sqm	28 sqm	2	203 sqm



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# Apartment Type C9



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
109	Five	8.0★	North	139 sqm	94 sqm	6 sqm	28 sqm	2	267 sqm
127	Six	8.0★	North	139 sqm	61 sqm	5 sqm	37 sqm	2T + 1	242 sqm

Claremont Oval



T- Tandem

Shenton Road



Scale 1:100 (A4)



# Apartment Type C10



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
88	Five	8.6★	North	137 sqm	113 sqm	5 sqm	28 sqm	2	283 sqm
110	Six	8.6★	North	136 sqm	75 sqm	7 sqm	42 sqm	2 + 1S	260 sqm

Claremont Oval



Shenton Road

## S - Separate

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# Apartment Type C11



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
89	Five	7.2★	North	133 sqm	73 sqm	5 sqm	28 sqm	2	239 sqm
111	Six	7.2★	North	133 sqm	65 sqm	5 sqm	28 sqm	2	231 sqm



Scale 1:100 (A4)



THREE BEDROOM TWO BATHROOM

# Apartment Type C12



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
128	Seven	7.8★	North	192 sqm	139 sqm	7 sqm & 5 sqm	40 sqm	2T + 1	383 sqm



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# Apartment Type C13



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Store	Car Bay Area	Car Bay(s)	Total
16	One	6.4★	North	119 sqm	37 sqm	5 sqm	28 sqm	2S	189 sqm

Claremont Oval



Shenton Road

S- Separate



Scale 1:100 (A4)



# Apartment Type C14



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
114	Six	8.1★	North	125 sqm	38 sqm	7 sqm	28 sqm	2	198 sqm
115**	Six	8.1★	North	123 sqm	37 sqm	5 sqm	28 sqm	2	193 sqm
130	Seven	8.1★	North	125 sqm	37 sqm	5 sqm	42 sqm	2 +1S	209 sqm
131**	Seven	8.1★	North	123 sqm	37 sqm	5 sqm	42 sqm	2 +1S	207 sqm

Claremont Oval



Shenton Road



\*\* Mirrored S-Separate

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# Apartment Type C15



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
116	Six	9.1★	North	123 sqm	37 sqm	5 sqm	28 sqm	2	193 sqm
132	Seven	9.1★	North	123 sqm	37 sqm	9 sqm	42 sqm	2 + 1S	211 sqm

Claremont Oval



Shenton Road

S-Separate



Scale 1:100 (A4)



# Apartment Type C16



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
133	Seven	7.8★	North	133 sqm	26 sqm	5 sqm	28 sqm	2	192 sqm

Claremont Oval



Shenton Road



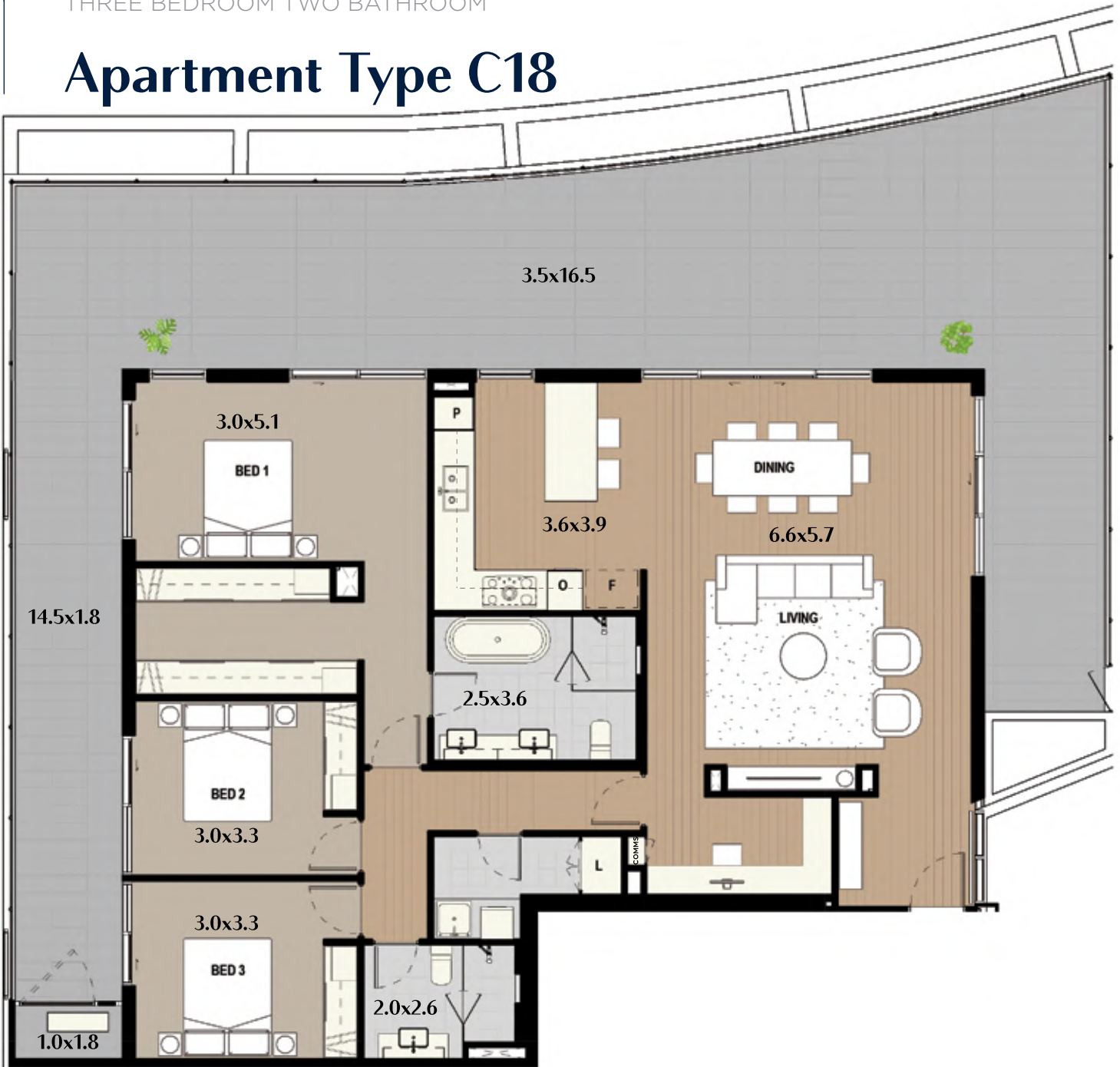
# Apartment Type C17



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
136	Seven	6.5★	West	130 sqm	24 sqm	5 sqm	28 sqm	2	187 sqm



# Apartment Type C18



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Balcony	Store	Car Bay Area	Car Bay(s)	Total
137	Seven	6.5★	North	155 sqm	109 sqm	6 sqm & 9 sqm	40 sqm	2T + 1	319 sqm



T- Tandem

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# Apartment Type C19



Apt #	Level	Energy Efficiency Star Rating	Aspect	Internal	Terrace	Store	Car Bay Area	Car Bay(s)	Total
3	One	7.8★	North	128	54 sqm	5 sqm	27 sqm	2T	214 sqm



T- Tandem



Scale 1:100 (A4)



# 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 3 bedroom 2 bathroom finishes.



# Specifications

## THREE 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 areas
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) and Bed 2 (x1) 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, 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/ 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 (Excl Types C12, C18 & C19)	Shower mixer with diverter
Shower Rose	Shower head on rail with three functions in chrome or brushed nickel finish
Shower Rose over Bath (Excl Types C12, C18 & C19)	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 (Excl Types C19)	Acrylic bath with tiled hob and frameless openable glass screen. Types C12, C18 have a freestanding tub
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	36L Stainless steel undermount trough
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	Electric clothes dryer provided

## Electrical

Lighting - Bedrooms	Low energy surface mounted LED oyster fittings.
Lighting - Kitchen / Living/ Dining/ Studies / Bathrooms / WIR / Laundry	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, master bedroom and 2nd bedroom
Pay Television	Pay TV ready outlet provided to the living room, master bedroom and 2nd bedroom (subscription by resident)
Voice/ Data Communications System	Data/phone in master bedroom, media (where applicable, refer to individual plan) and Pay TV outlet location
Internet	High speed internet provision to apartments (subscription by resident)
Home Network	Provision of communications network hub (hardware not included)
Electric Car Charger	1 x 32A Cable run and outlet provided (Buyers to arrange and install Electric Charger unit post completion or as part of variation process)

## Balcony or Courtyard (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 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	4 fobs provided for keyless entry into resident's common areas
Car Bay	Two bays (Exc Apt 3 & 4 with Tandem bays) (Exc Apt 135, 137 Three bays - Tandem plus a Third separate bay) (Exc Apt 127, 128 with Three bays - Tandem plus third bay) (Exc Apt 110, 129, 130, 131, 132 with Three bays - Two bays plus separate bay) 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 $\frac{1}{3}$ 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)





# Basement



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# 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















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