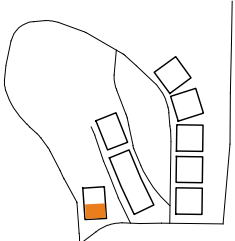



- TIMBER FLOOR BOARDS
- CERAMIC TILES
- 100% WOOL CARPETS

INTERNAL FLOOR AREA:	94.1m ²	(1014.0sq.ft.)
BALCONY AREA:	13.0m ²	(125.9sq.ft.)
GARAGE AREA:	25.1m ²	(292.8sq.ft.)
TOTAL:	132.2m²	(1432.0sq.ft.)



<p>Project</p> <p>HILLCREST VILLAGE</p> <p>1A Railway Crescent Stanwell Park NSW 2008 AUSTRALIA</p>	<p>Stage One Site Plan</p> 	<p>Scale at A4</p> <p>1:100</p>
<p>Architect</p> <p>ALLEN JACK+COTTIER</p> <p>79 Myrtle Street Chippendale NSW 2008 AUSTRALIA ph +61 2 9311 8222 fx +61 9311 8200 ABN 53 003 782 250</p>	<p>Drawing Title</p> <p>UNIT No. 23 FLOOR PLAN</p>	<p>NORTH</p> 

This drawing is the copyright of Allen Jack+Cottier Architects and is protected under the Copyright Act 1968. Do not alter, reproduce or transmit in any form or by any means without the express permission of Allen Jack+Cottier Architects.

Hillcrest Village



Finishes and Inclusions

ALLEN JACK+COTTIER

Entry

- solid-core door with sidelight and security peephole
- polished Australian hardwood floorboards

- walls reinforced for future additional grabrail installation

Sitting/Dining

- opens onto the east-facing covered outdoor Balcony area
- polished Australian hardwood floorboards
- concealed split system reverse cycle air conditioning
- clerestory windows above Living areas

Ensuite

- unglazed ceramic slip-resistant floor tiles
- wall tiles floor to ceiling
- Caroma "Cube" extension shelf wall basin
- Brodware Program Stik tap set and swivel spout
- gloss polyurethane wall cabinet with open shelf beside basin
- semi-frameless glass shower screens
- Enware showerhead and hose, and vertical stainless steel grabrail
- Caroma Leda 2000 toilet suite
- JD MacDonald GR00 series towel rails
- walls reinforced for future additional grabrail installation

Bedrooms

- wall-to-wall 100% wool carpets
- Stegbar built-in robes with drawers, shelves, hanging rails and mirrored sliding doors
- concealed split system reverse cycle air conditioning to main bedroom
- painted feature wall

Kitchen

- polished Australian hardwood floorboards
- Fisher & Paykel multifunction electric wall oven, brushed stainless steel finish
- space above wall over for occupants' own microwave
- Fisher & Paykel electric ceramic cook top
- Fisher & Paykel slide-out rangehood, brushed stainless steel finish
- integrated Fisher & Paykel single dish drawer
- Oliveri 1-1/2 bowl stainless steel sink
- Brodware Program Stik kitchen taps and spout
- Caesarstone benchtops
- gloss polyurethane finish on cupboards and drawers
- Hettich door-mounted waste bin inside cupboards
- 800mm wide recess for refrigerator

Laundry

- unglazed ceramic slip-resistant floor tiles
- wall tiles floor to ceiling
- Caesarstone benchtop with cupboards beneath
- Clark flushline stainless steel single bowl tub
- Brodware Program Stik wall tap set and swivel spout
- wall-mounted Fisher & Paykel auto-sensing clothes dryer
- open shelves above space for washing machine

Bathroom

- unglazed ceramic slip-resistant floor tiles
- wall tiles floor to ceiling
- Fowler semi-recessed vanity basin
- Brodware Program Stik tap set and swivel spout
- Caesarstone benchtop
- gloss polyurethane cupboards and drawers
- mirror finish wall cabinet above basin
- semi-frameless glass shower screens
- Enware shower head and hose, and vertical stainless steel grabrail
- Caroma Leda 2000 toilet suite
- JD MacDonald GR00 series towel rails

General Features

- level door thresholds throughout
- Crimsafe security screens on external doors
- stainless steel insect screens all on openable windows
- internal access to large single garage, with remote control panel lift door
- lined drapes and Verosol sun-control roller blinds
- gloss polyurethane finish on linen and storage cupboards
- Madinoz satin stainless steel joinery handles throughout
- all tapware bright chrome plated
- exhaust fan ventilation to Bathroom, Ensuite and Laundry
- Tastic heater lamps in Bathroom and Ensuite
- large format switches to all lights and power points
- TV points in Sitting and Bedroom areas
- phone/internet and pay TV connection points
- 24 hour emergency call system