

P

PARKSIDE

— RESIDENCES —

finbar

developing better lifestyles



CHOOSE YOUR STYLE



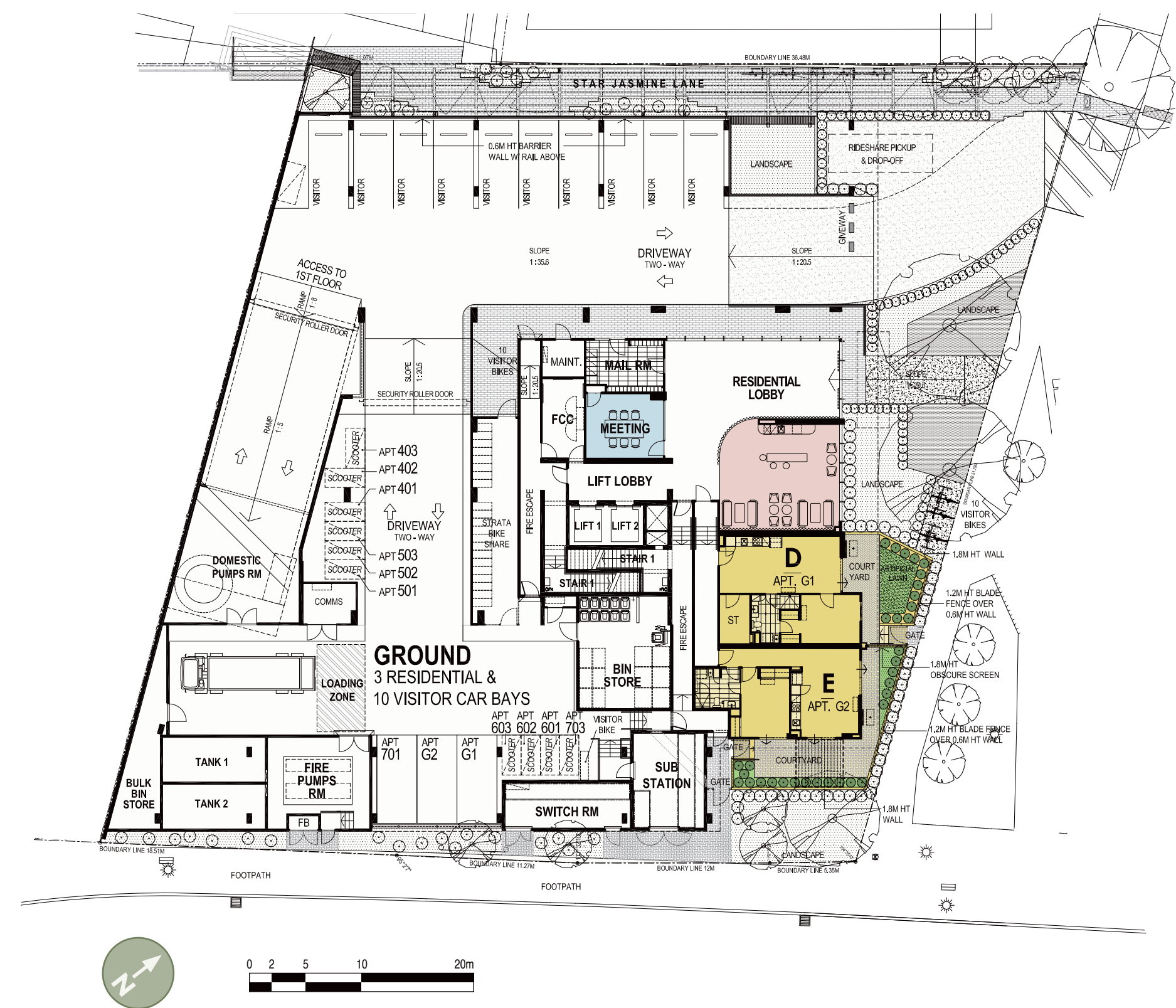
SCHEME A

CHOOSE YOUR STYLE



SCHEME B

GROUND FLOOR



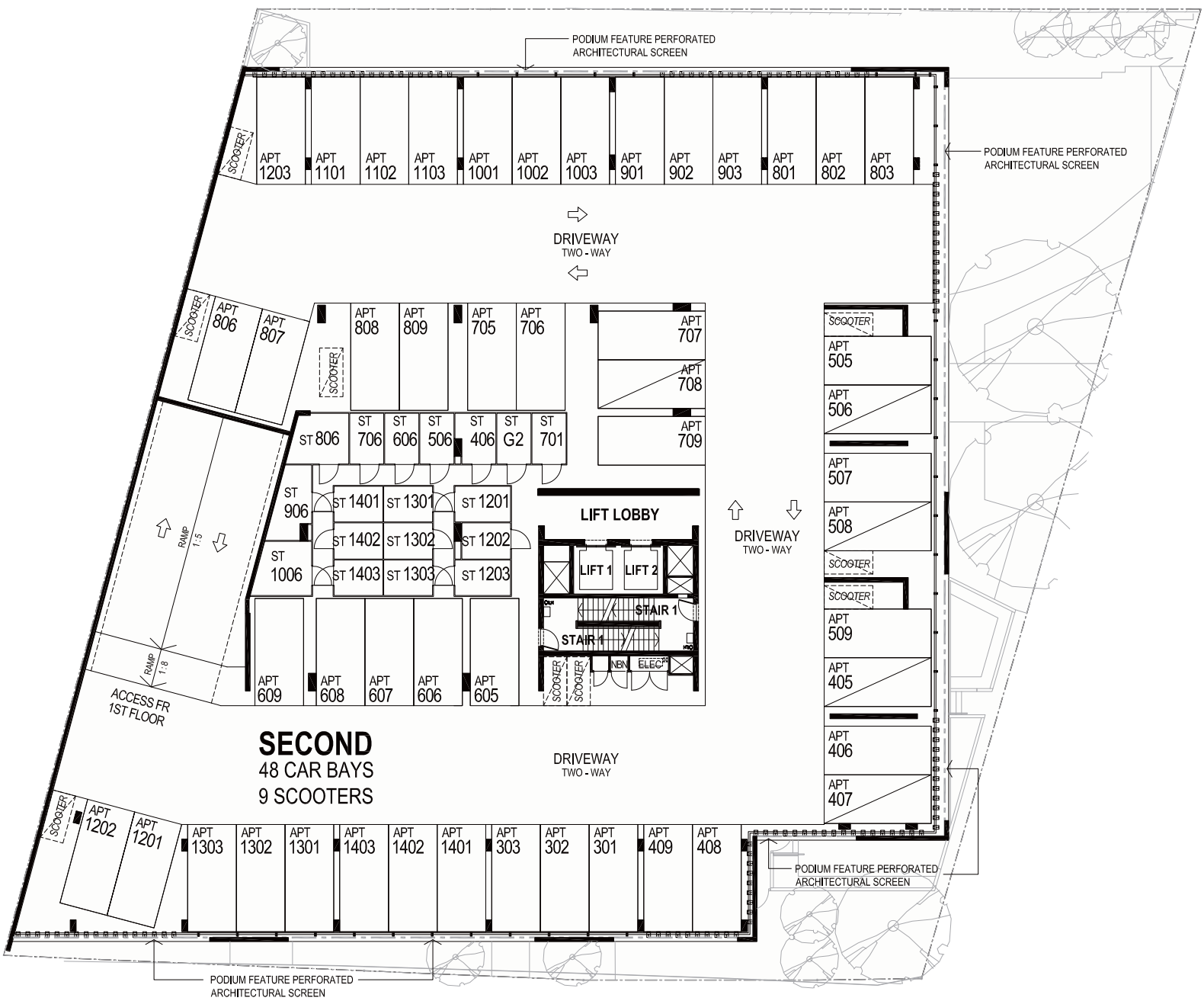
GENERAL NOTES 1. THE APARTMENT AREAS SHOWN HERE ARE APPROXIMATE AND ARE MEASURED TO • THE OUTSIDE FACE OF EXTERNAL WALLS • THE OUTSIDE FACE OF WALLS BETWEEN APARTMENT & LOBBY • THE MIDDLE OF PARTY WALLS. 2. THESE AREA MEASUREMENTS ARE ARCHITECTURAL MEASUREMENTS AS DEFINED IN THE CONTRACT CONDITIONS AND ARE DIFFERENT FROM 'SURVEY DIMENSIONS' ALSO DEFINED IN THE CONTRACT CONDITIONS. 3. SHAPE AND CONFIGURATION OF BALCONIES, DOORS, WINDOWS, DUCTS AND COLUMNS MAY DIFFER FROM THOSE ILLUSTRATED. 4. REFER TO DETAILED APARTMENT LAYOUTS INCLUDED IN THE SALES CONTRACT DOCUMENT FOR VARIATIONS TO LAYOUT & BALCONIES. 5. INDICATES ARTIFICIAL LAWN. 6. INDICATES A/C CONDENSER.

1ST FLOOR



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2ND FLOOR



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3RD FLOOR



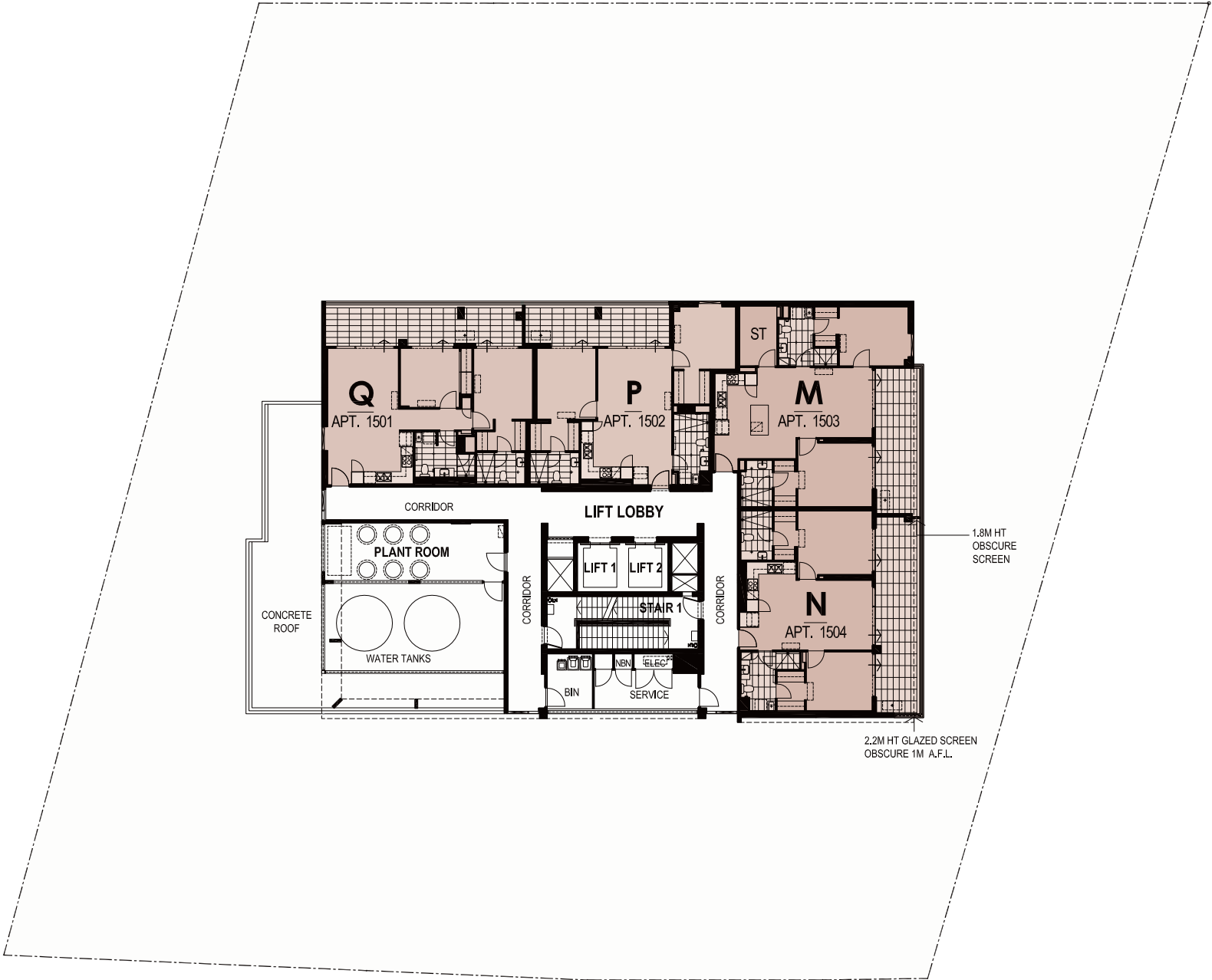
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4TH TO 14TH FLOOR

15TH FLOOR



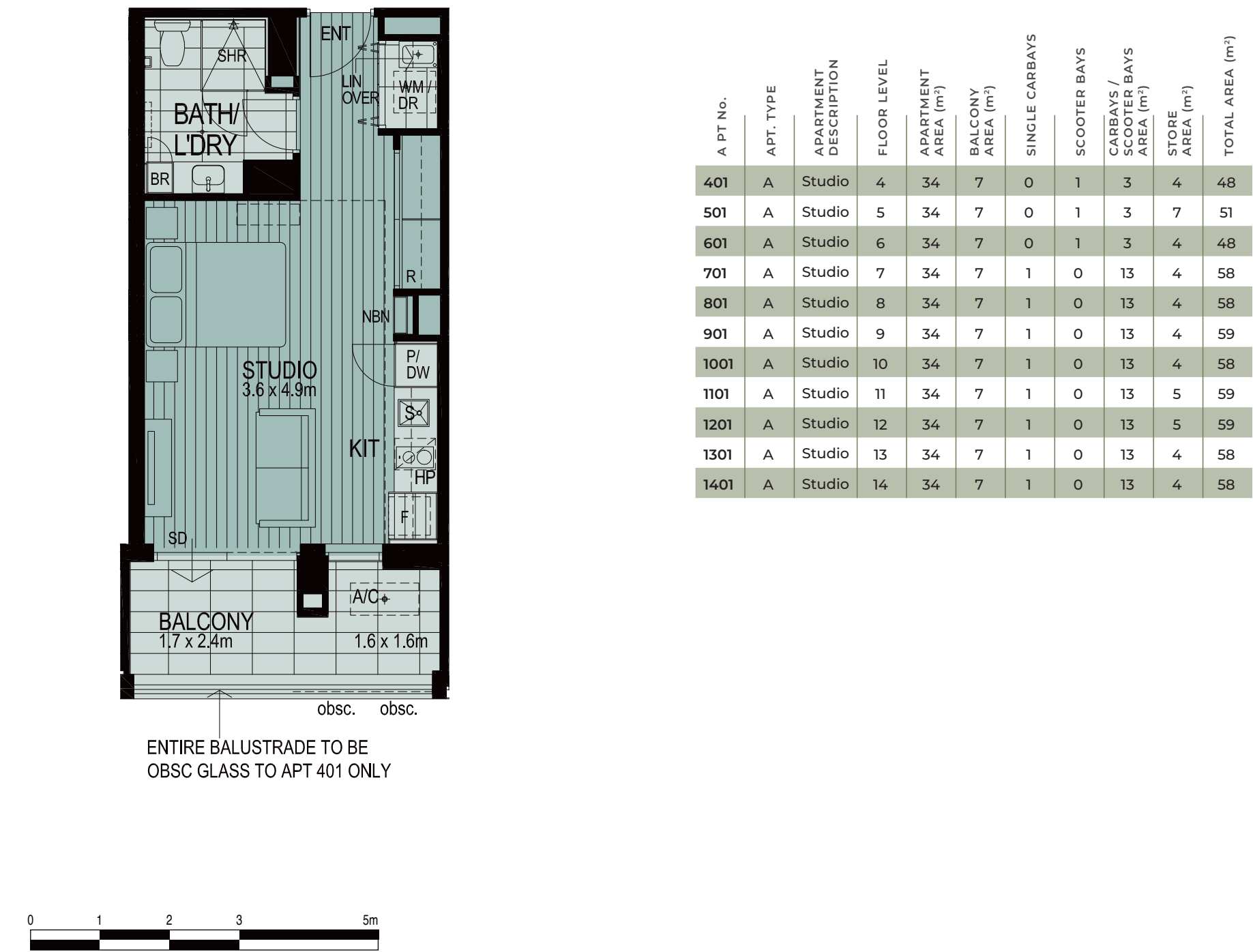
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FLOOR PLANS

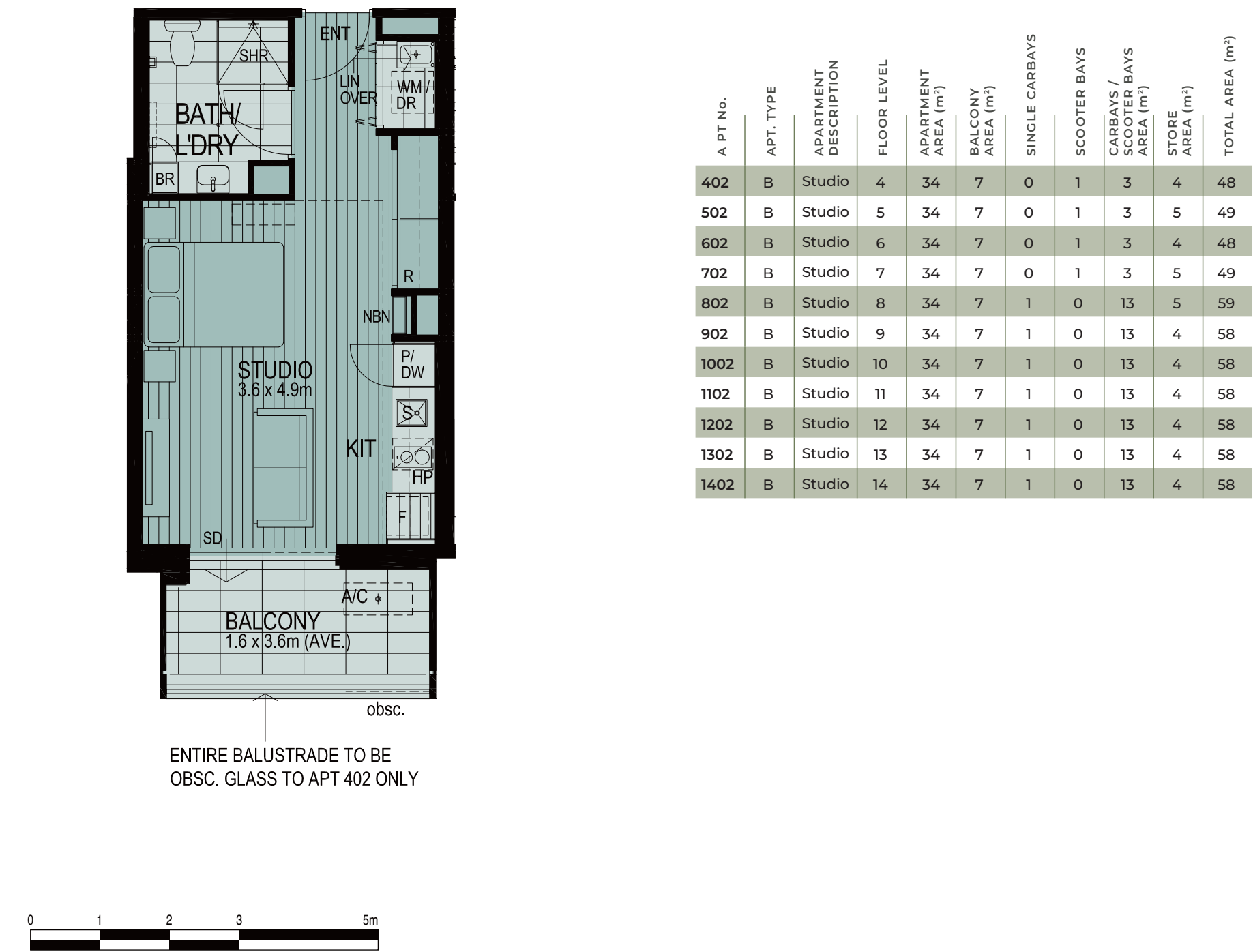
TYPE A | STUDIO



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FLOOR PLANS

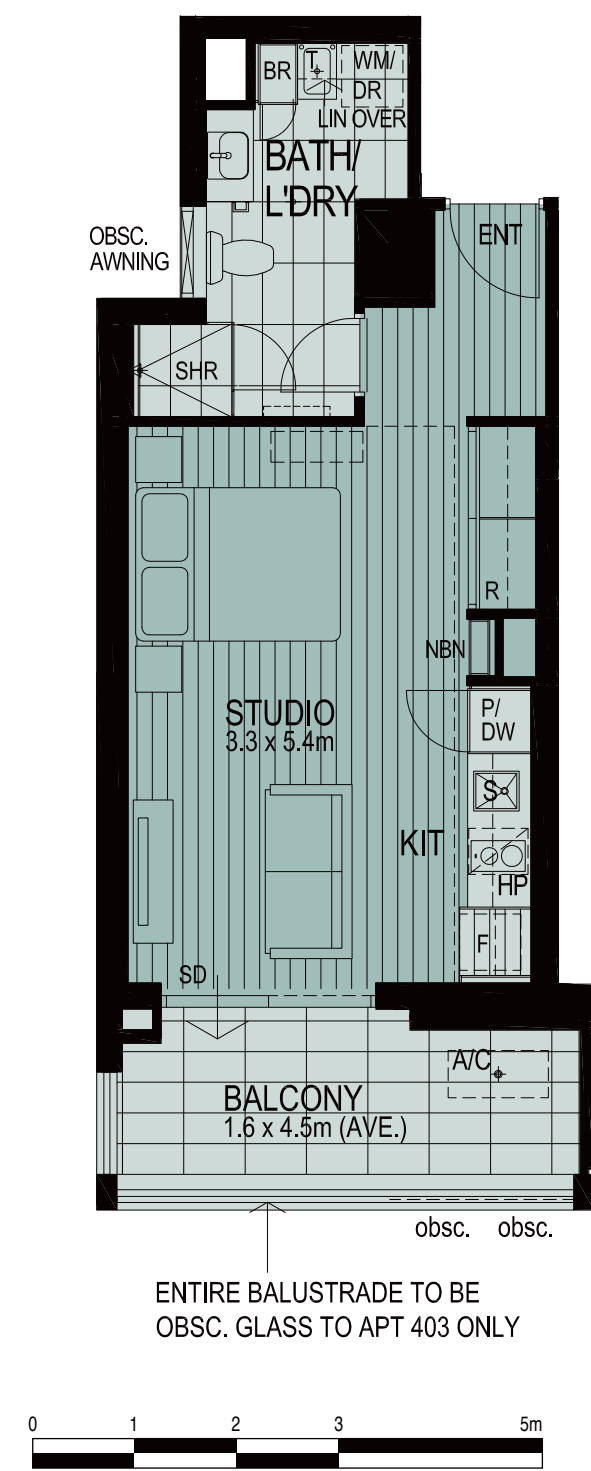
TYPE B | STUDIO



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FLOOR PLANS

TYPE C | STUDIO

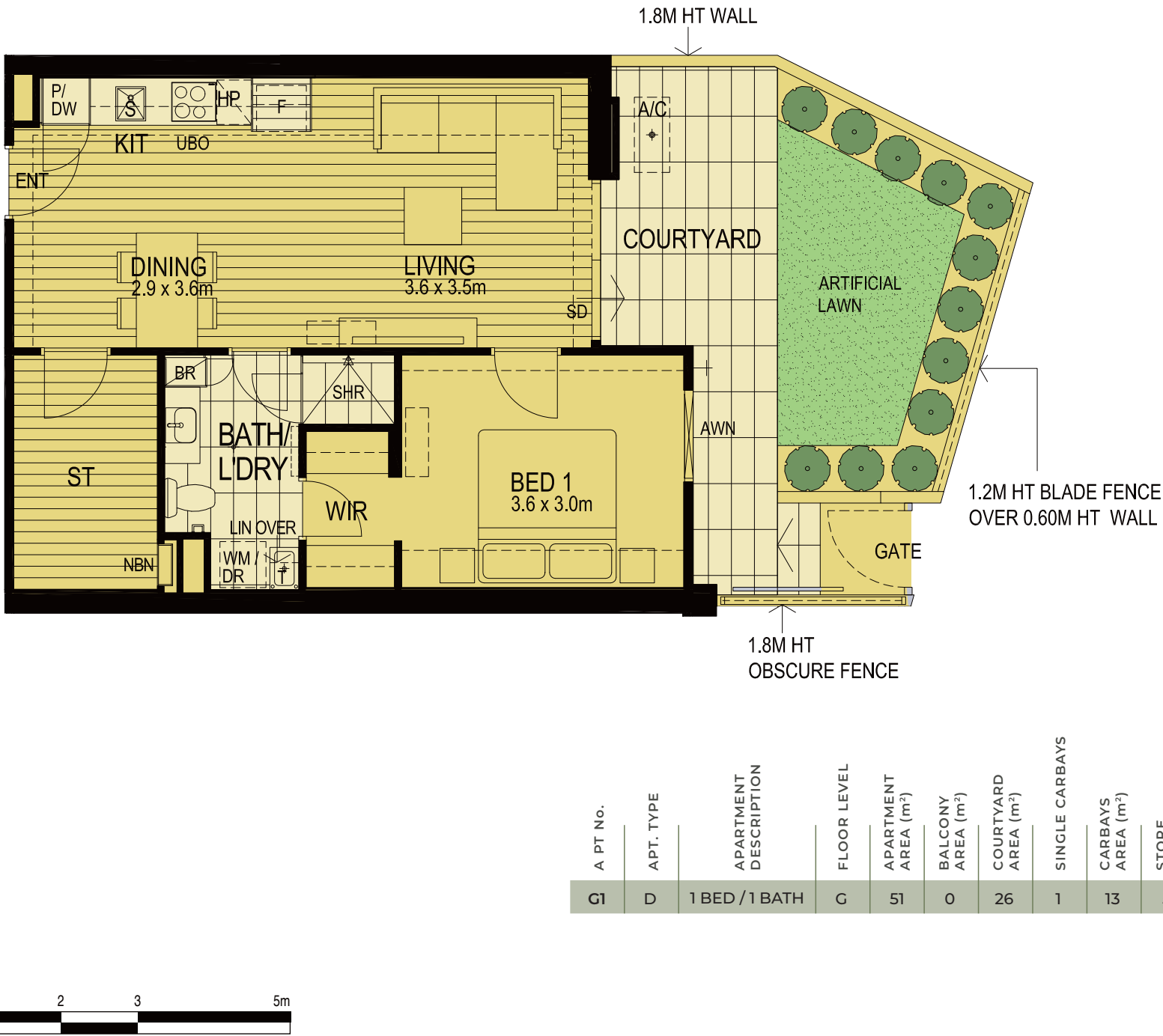


A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m²)	BALCONY AREA (m²)	SINGLE CARBAYS	SCOOTER BAYS	CARBAYS / SCOOTER BAYS AREA (m²)	STORE AREA (m²)	TOTAL AREA (m²)
403	C	Studio	4	36	7	0	1	3	4	50
503	C	Studio	5	36	7	0	1	3	4	50
603	C	Studio	6	36	7	0	1	3	4	50
703	C	Studio	7	36	7	0	1	3	4	50
803	C	Studio	8	36	7	1	0	13	5	61
903	C	Studio	9	36	7	1	0	13	4	60
1003	C	Studio	10	36	7	1	0	13	4	60
1103	C	Studio	11	36	7	1	0	13	4	60
1203	C	Studio	12	36	7	1	0	13	5	61
1303	C	Studio	13	36	7	1	0	13	4	60
1403	C	Studio	14	36	7	1	0	13	4	60

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FLOOR PLANS

TYPE D | 1 BED 1 BATH

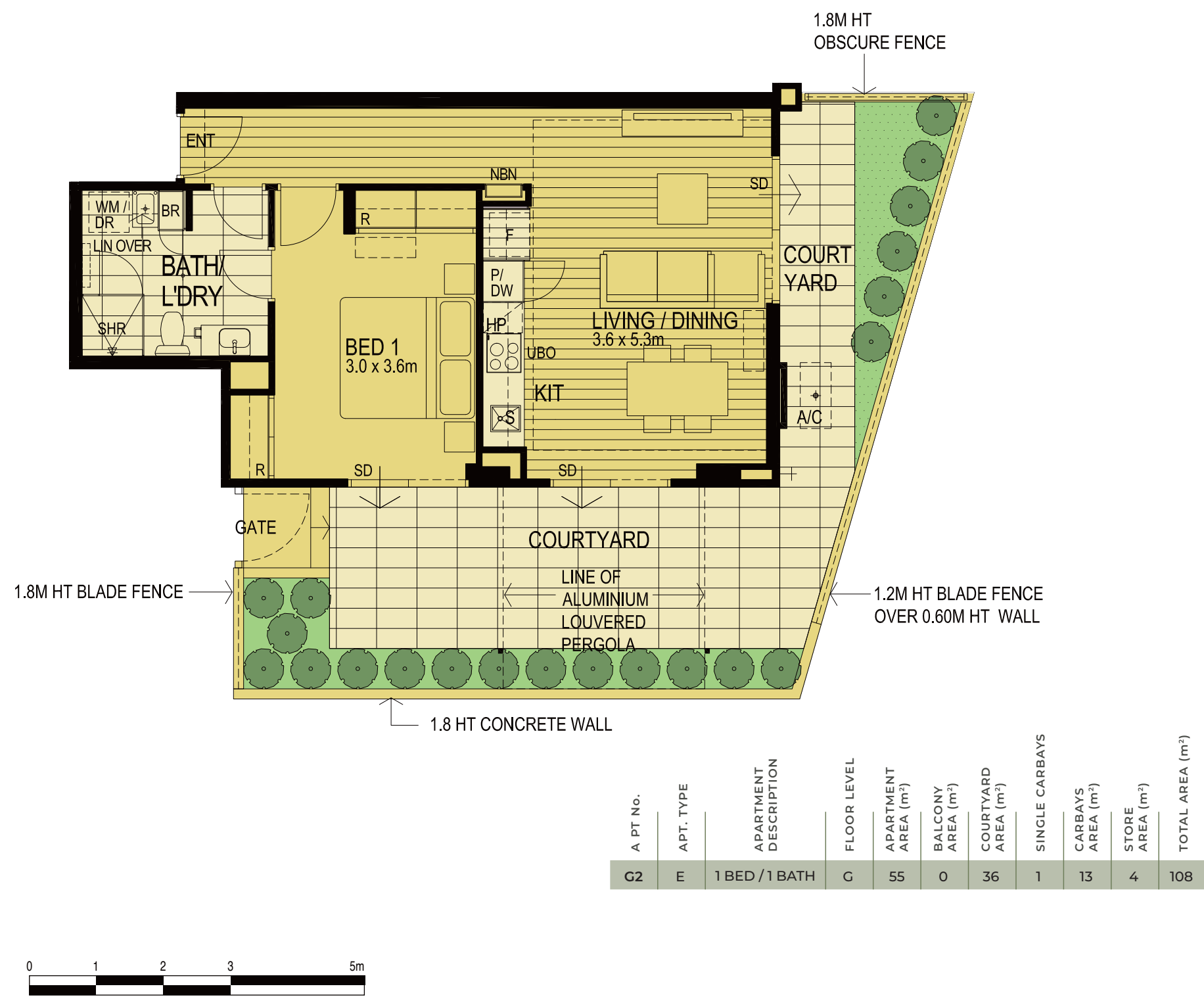


A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m²)	BALCONY AREA (m²)	COURTYARD AREA (m²)	SINGLE CARBAYS	CARBAYS AREA (m²)	STORE AREA (m²)	TOTAL AREA (m²)
G1	D	1 BED / 1 BATH	G	51	0	26	1	13	5	95

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FLOOR PLANS

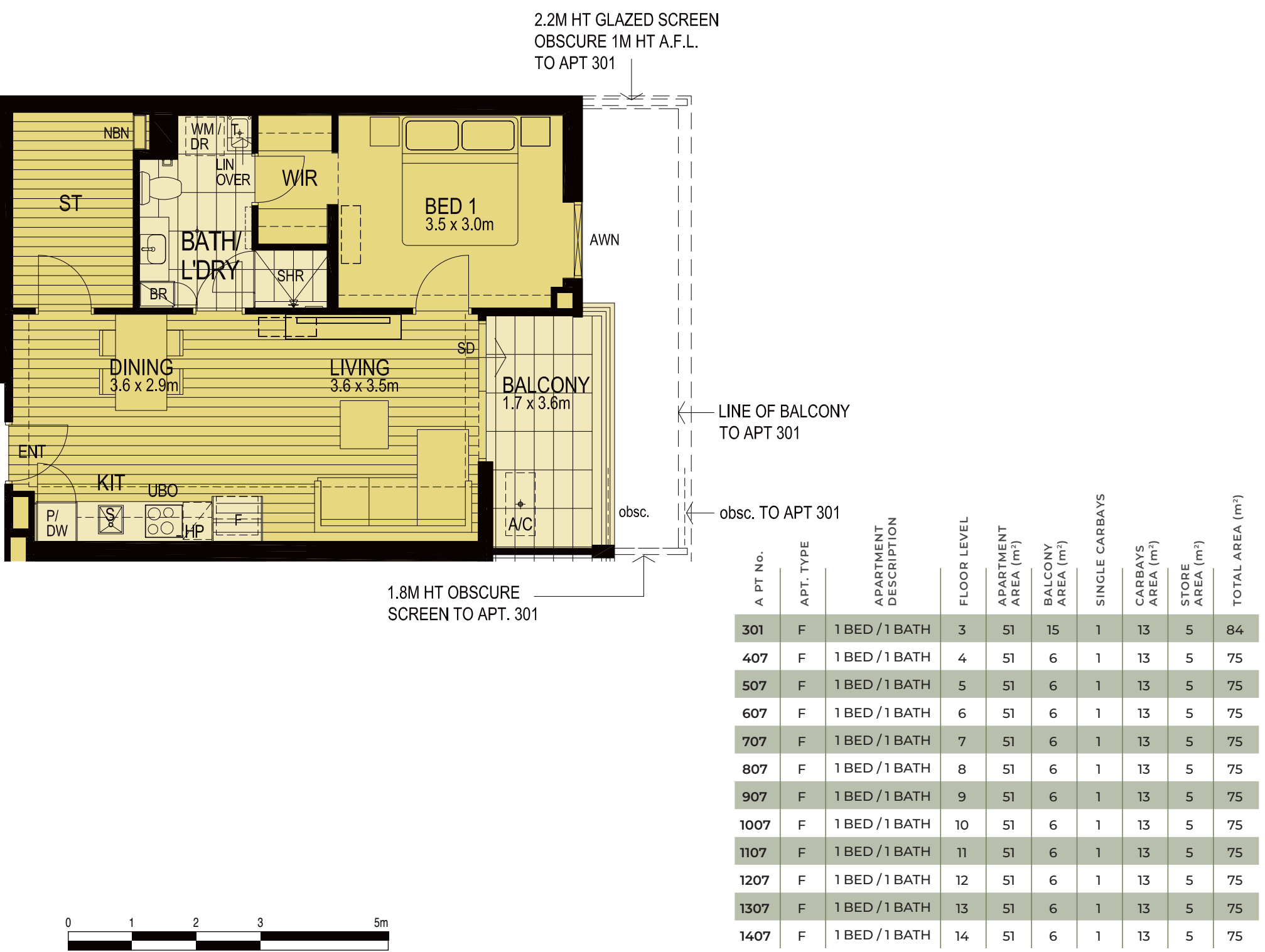
TYPE E | 1 BED 1 BATH



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FLOOR PLANS

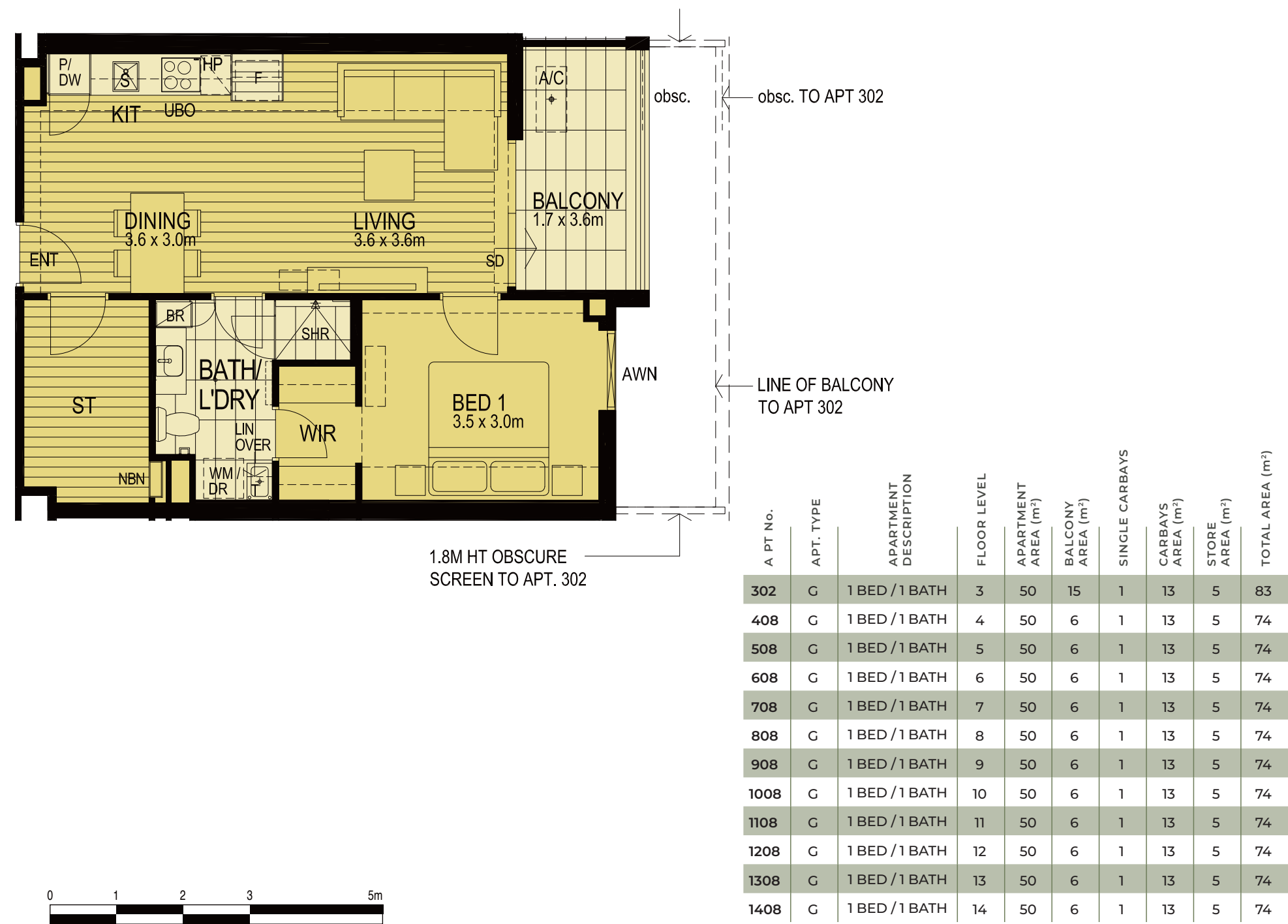
TYPE F | 1 BED 1 BATH



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FLOOR PLANS

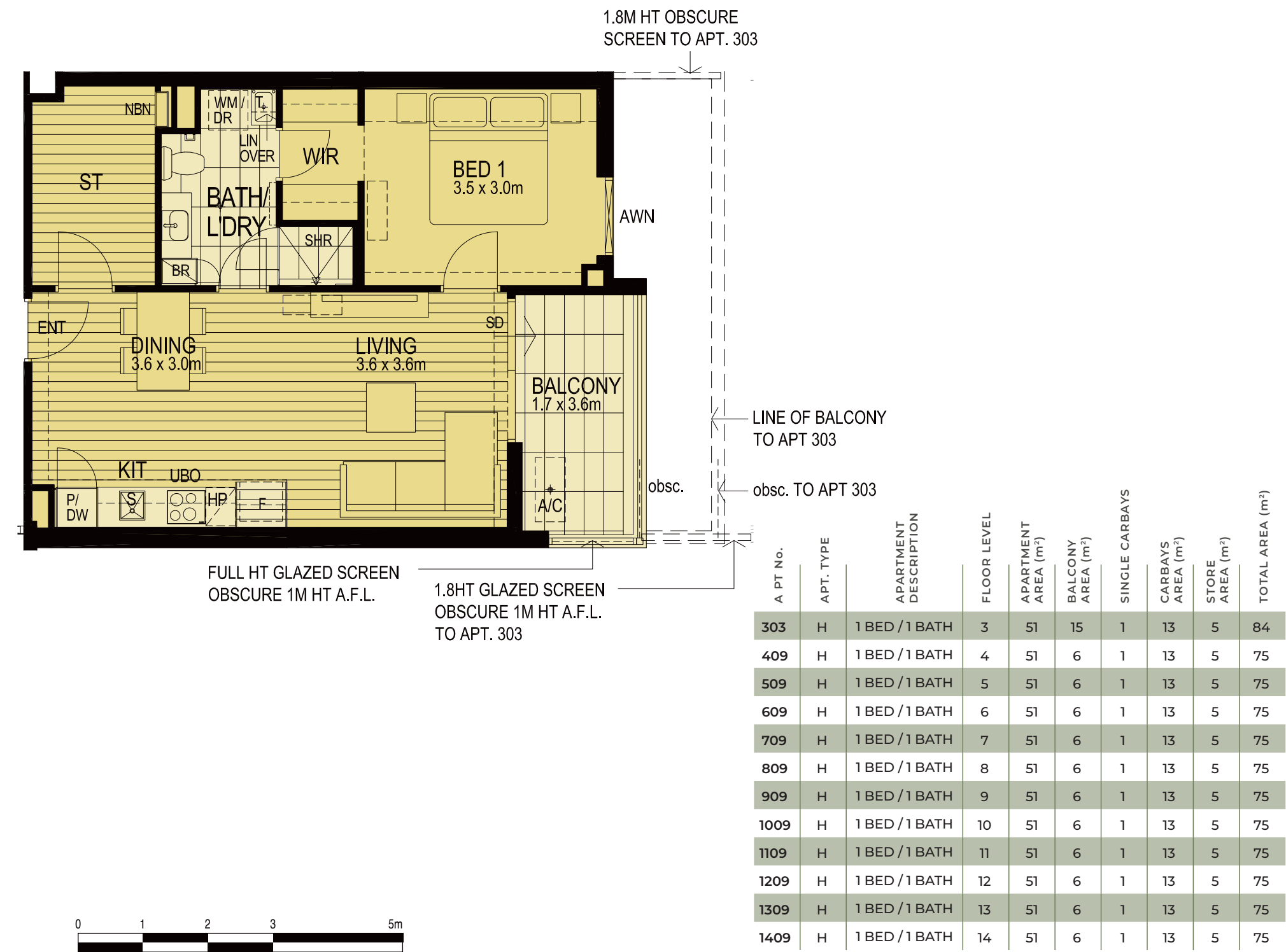
TYPE G | 1 BED 1 BATH



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FLOOR PLANS

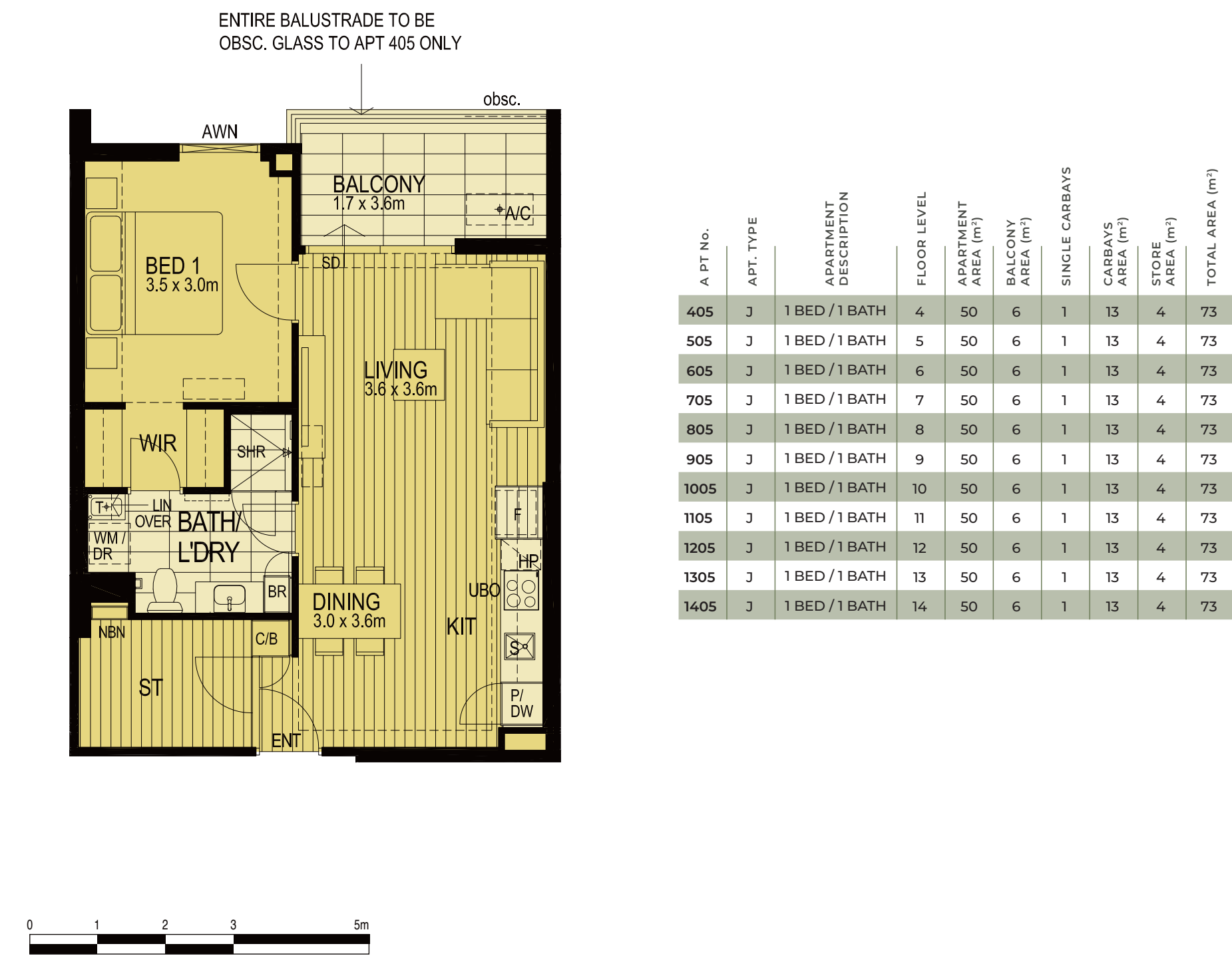
TYPE H | 1 BED 1 BATH



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FLOOR PLANS

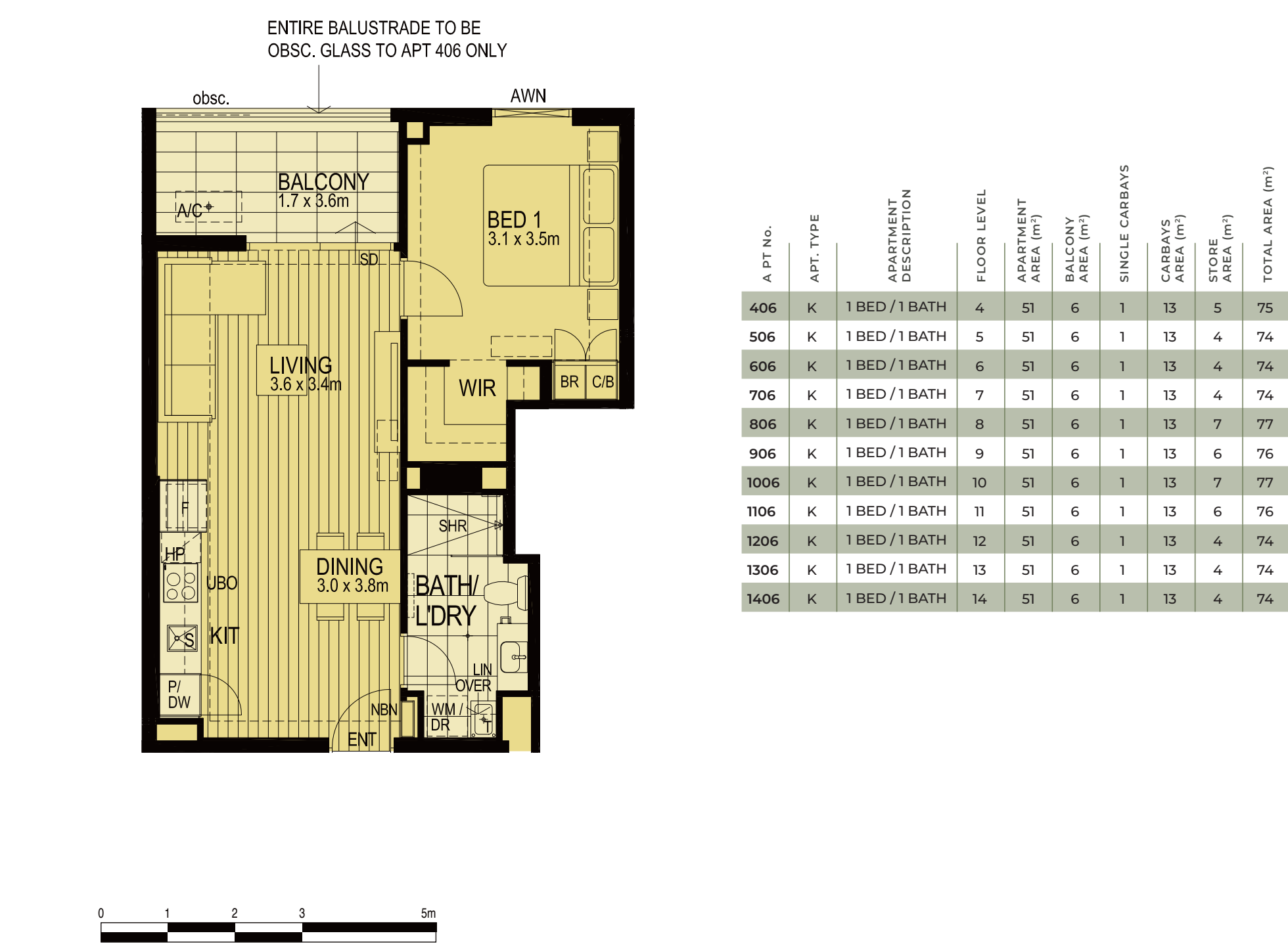
TYPE J | 1 BED 1 BATH



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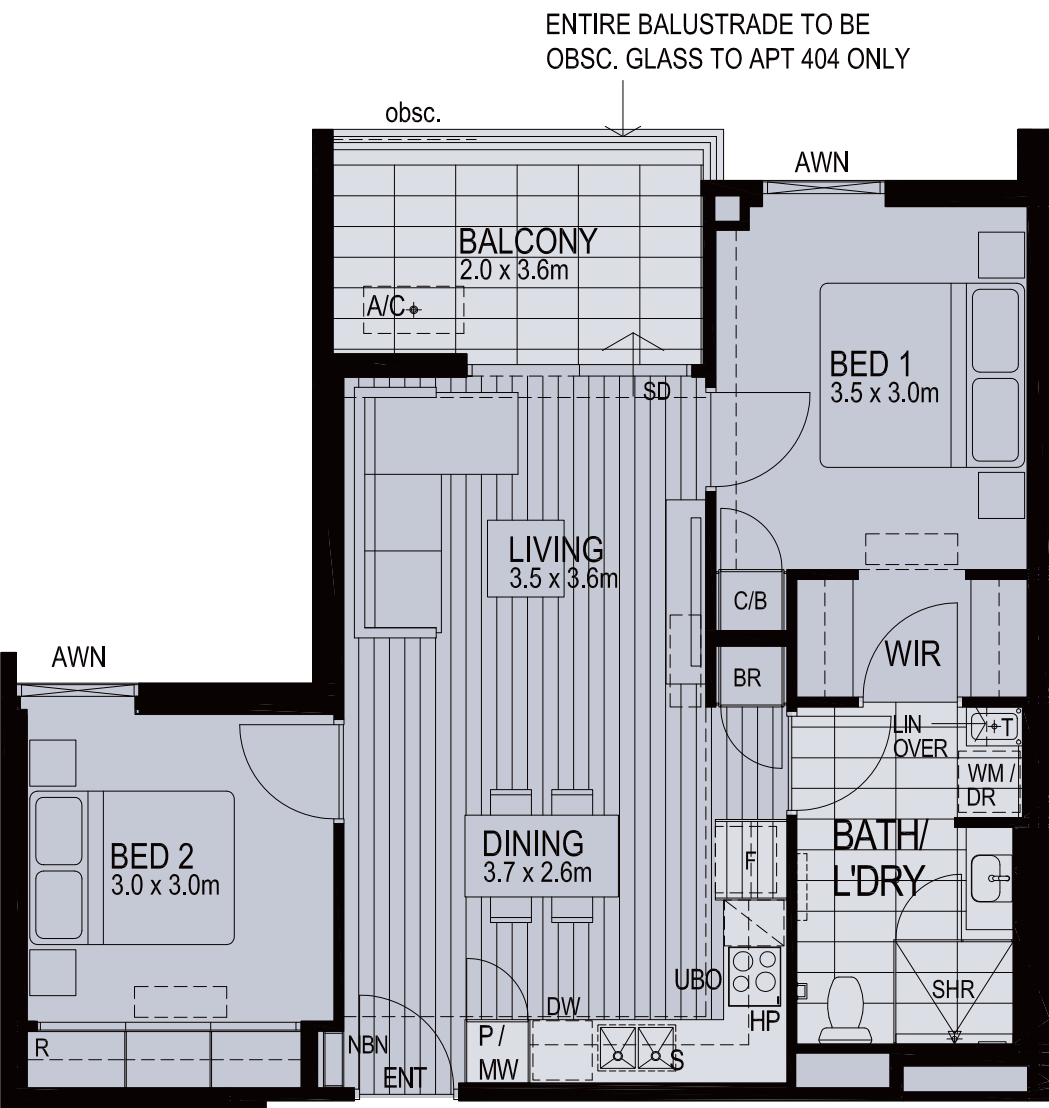
TYPE K | 1 BED 1 BATH



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FLOOR PLANS

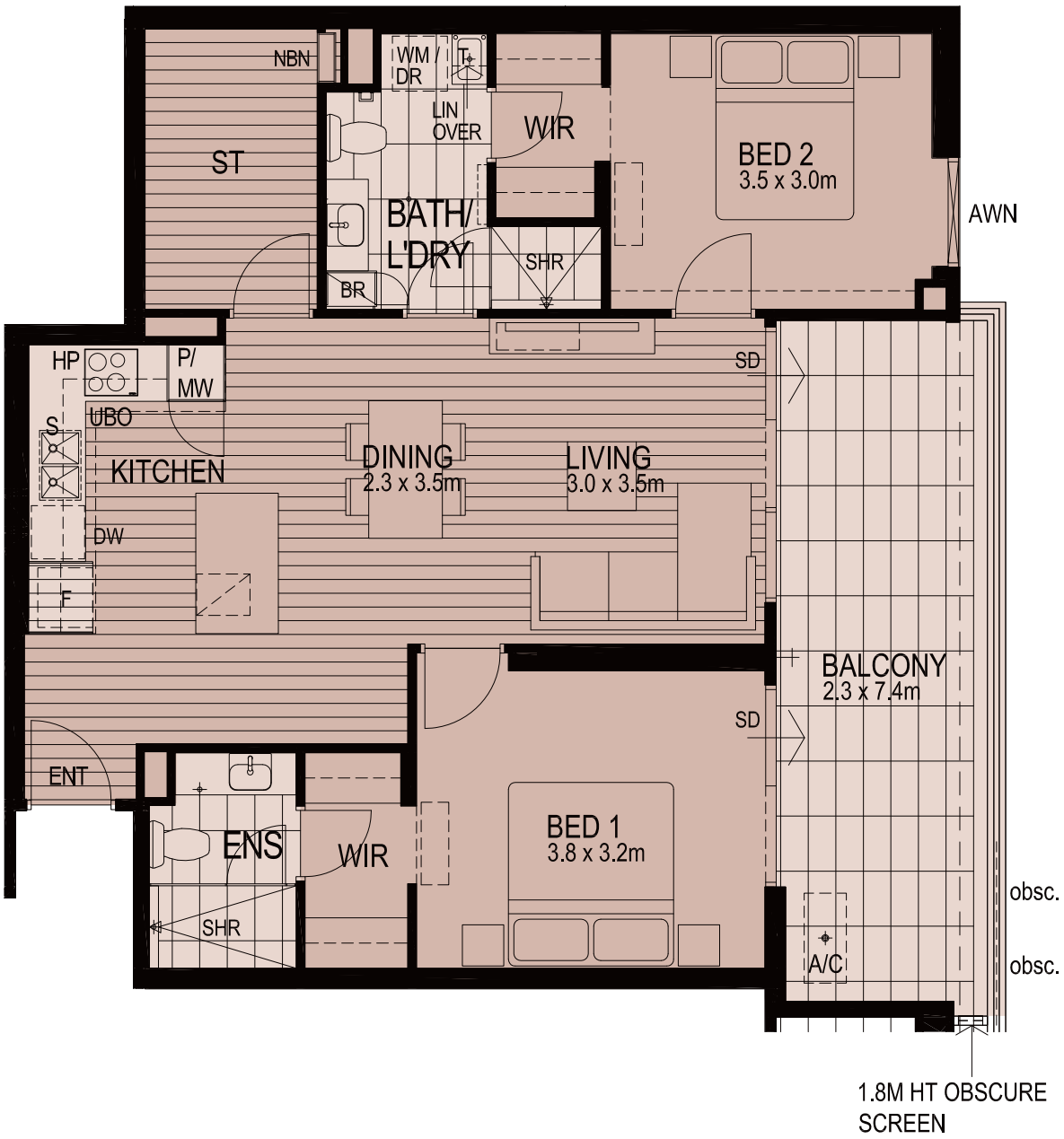
TYPE L | 2 BED 1 BATH



A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m²)	BALCONY AREA (m²)	SINGLE CARBAYS	CARBAYS AREA (m²)	STORE AREA (m²)	TOTAL AREA (m²)
404	L	2 BED / 1 BATH	4	68	7	1	13	4	92
504	L	2 BED / 1 BATH	5	68	7	1	13	4	92
604	L	2 BED / 1 BATH	6	68	7	1	13	4	92
704	L	2 BED / 1 BATH	7	68	7	1	13	4	92
804	L	2 BED / 1 BATH	8	68	7	1	13	5	93
904	L	2 BED / 1 BATH	9	68	7	1	13	4	92
1004	L	2 BED / 1 BATH	10	68	7	1	13	4	92
1104	L	2 BED / 1 BATH	11	68	7	1	13	4	92
1204	L	2 BED / 1 BATH	12	68	7	1	13	7	95
1304	L	2 BED / 1 BATH	13	68	7	1	13	6	94
1404	L	2 BED / 1 BATH	14	68	7	1	13	7	95

FLOOR PLANS

TYPE M | 2 BED 2 BATH



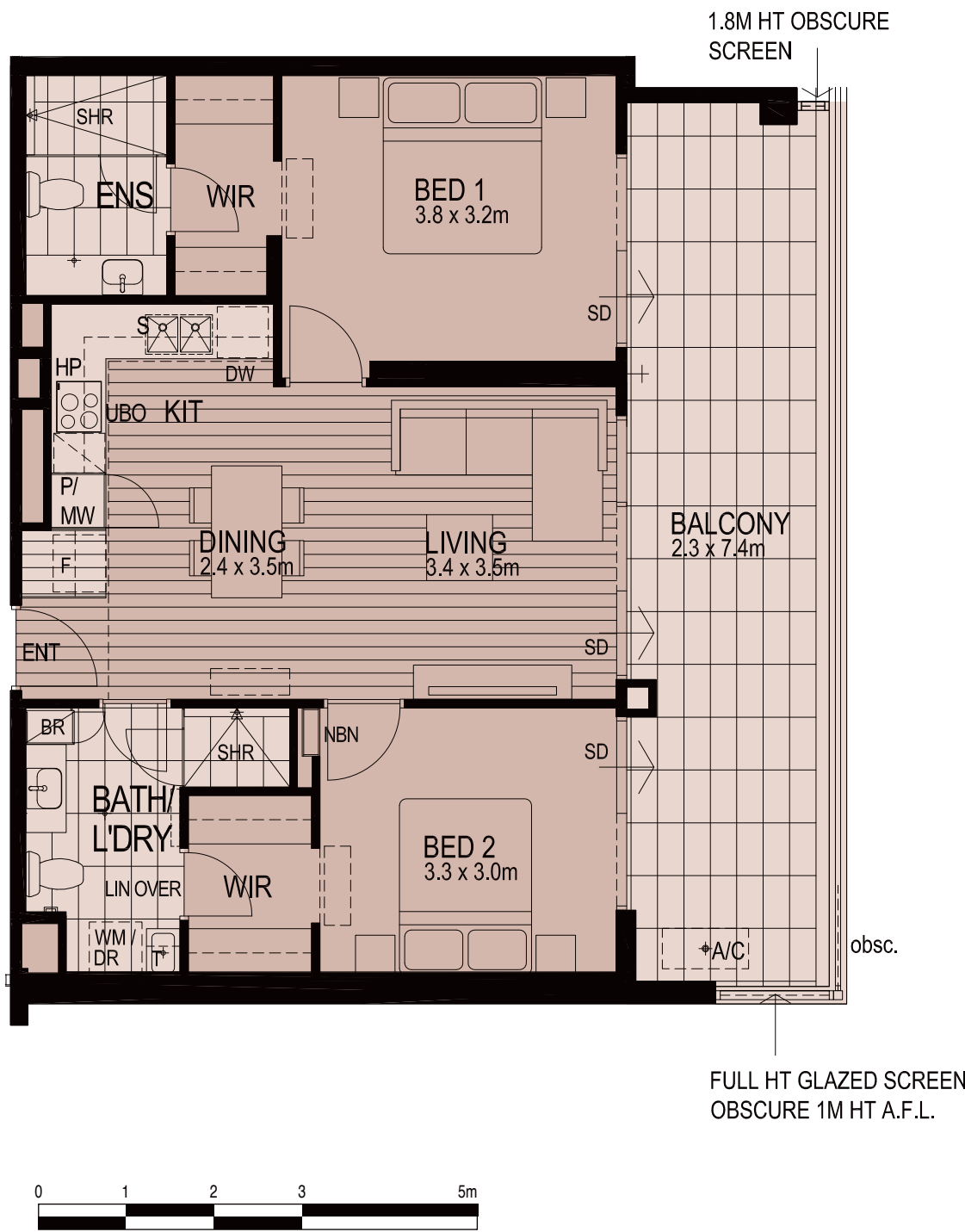
A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m²)	BALCONY AREA (m²)	SINGLE CARBAYS	CARBAYS AREA (m²)	STORE AREA (m²)	TOTAL AREA (m²)
1503	M	2 BED / 2 BATH	15	80	17	1	13	5	115

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FLOOR PLANS

TYPE N | 2 BED 2 BATH

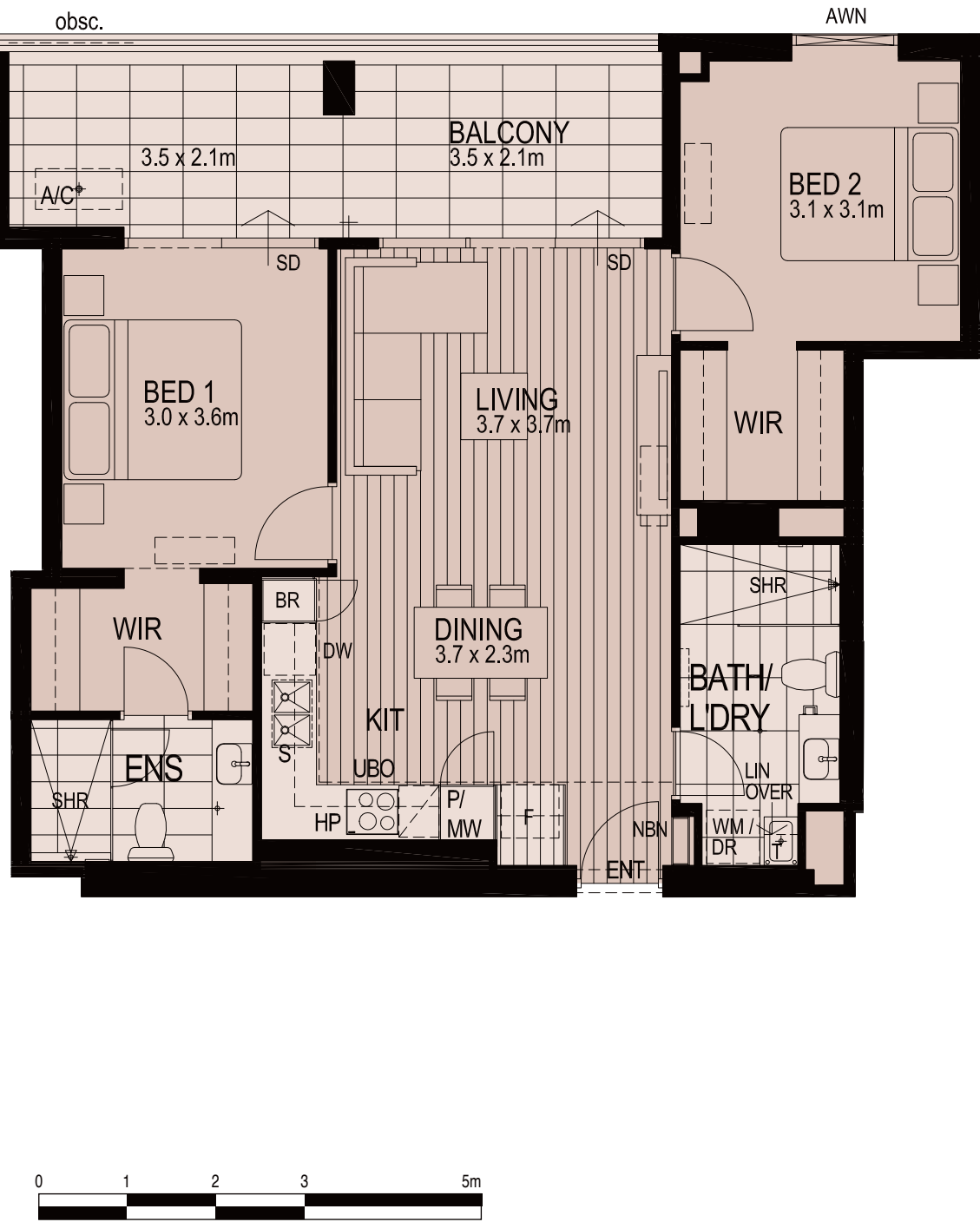


A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m ²)	BALCONY AREA (m ²)	SINGLE CARBAYS	CARBAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
1504	N	2 BED / 2 BATH	15	72	22	1	13	5	112

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FLOOR PLANS

TYPE P | 2 BED 2 BATH

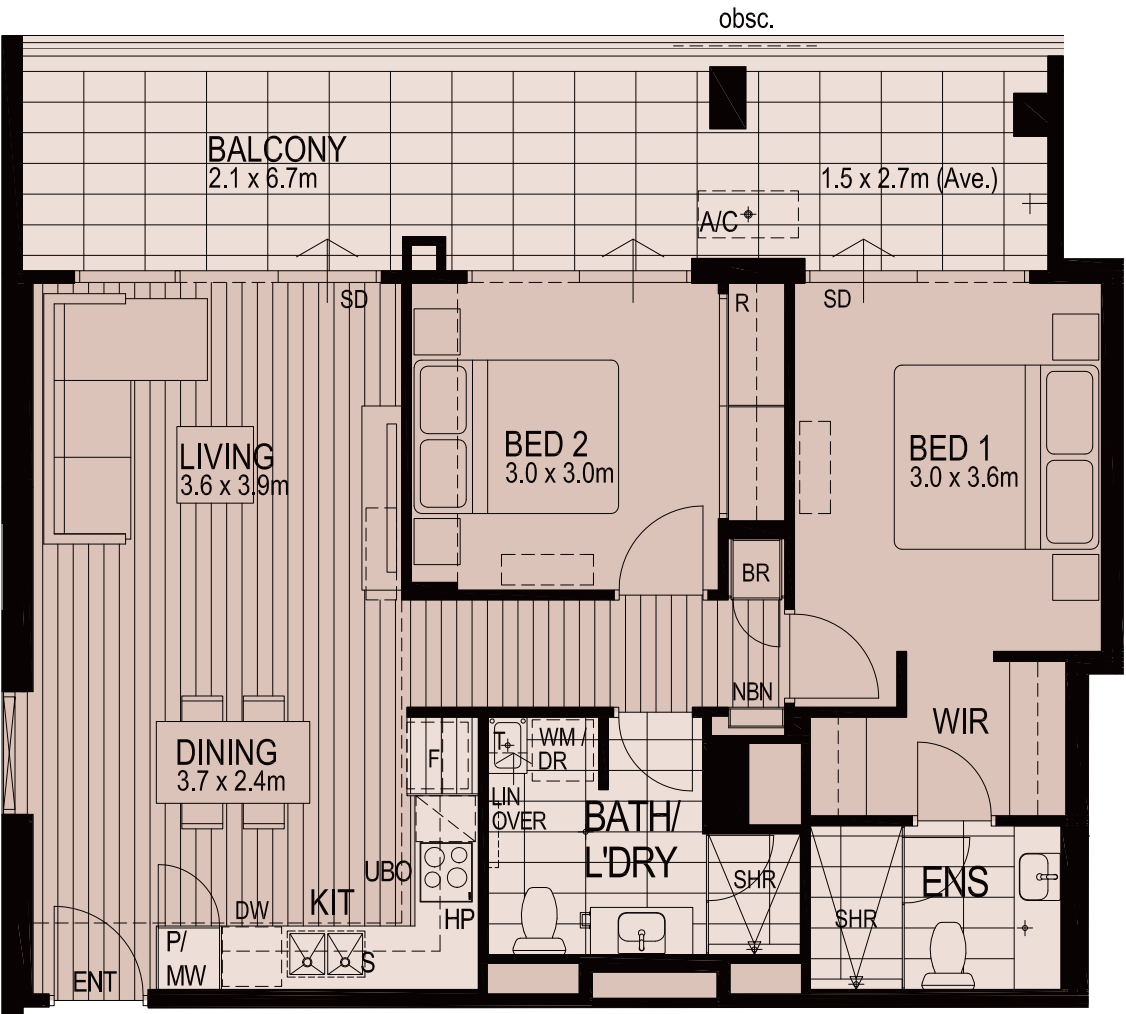


A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m ²)	BALCONY AREA (m ²)	SINGLE CARBAYS	CARBAYS AREA (m ²)	STORE AREA (m ²)	TOTAL AREA (m ²)
1502	P	2 BED / 2 BATH	15	74	15	1	13	4	106

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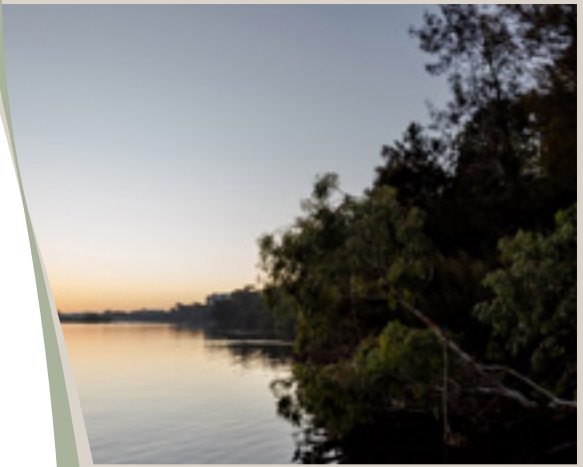
FLOOR PLANS

TYPE Q | 2 BED 2 BATH



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A PT No.	APT. TYPE	APARTMENT DESCRIPTION	FLOOR LEVEL	APARTMENT AREA (m²)	BALCONY AREA (m²)	SINGLE CARBAYS	CARBAYS AREA (m²)	STORE AREA (m²)	TOTAL AREA (m²)
1501	Q	2 BED / 2 BATH	15	75	20	1	13	5	113



RESIDENTIAL AND BUILDING SPECIFICATIONS

APARTMENT FINISHES

Common Walls	A mix of fire rated stud framed plasterboard and concrete walls between apartments and other apartments/corridors, insulated for acoustic performance.
Windows & Sliding Doors	Powdercoated aluminium framed windows and sliding doors with grey tinted glass, and double glazing for improved acoustic and thermal performance above minimum recommended standards. Flyscreens included to all openable doors and windows.
Internal Walls	Plasterboard over steel stud framing, flushed and painted.
Ceilings	Ceilings to living and bedrooms are 2.7m high skim coat finish. Generally bathrooms and where bulkheads are required have dropped plasterboard ceilings.
Floors	Premium grade timber look hybrid flooring to living/dining/ kitchen areas, finished with a scratch and stain resistant coating. Quality carpets to bedrooms and robes, excluding studio apartments which have hybrid flooring throughout. Skirtings to all walls for hybrid and carpet floors.
Balconies & Courtyards	Slip resistant floor tiles with perimeter drain, water tap and GPO. Courtyards include paving and artificial turf to area as per plans. Aluminium framed clear glass balustrade to all balconies. Some balconies as per plans include opaque screens to some sides. Courtyards include combination of walls, obscure screens and vertical blade fencing as per plans.

KITCHEN

Cabinetry	Coloured prefinished cabinetry with silica free reconstituted stone benchtops, to interior designer selection. Includes handleless soft closing drawers and doors, plus overhead cupboards as shown on plans.
Splashback	Matching the benchtop, between benchtop and overhead cupboards.
Sink and Mixer	Undermount stainless steel sink with chrome mixer tap, supplied with filtered water.
STUDIO (type A, B, C) Kitchen Inclusions	Single bowl sink. Built in combination oven with microwave in compact size. 300mm wide European styled glass cooktop with touch controls, with an undermount rangehood, ducted to outside not recirculating inside the apartment. Single drawer dishwasher built into cabinetry. 650mm wide fridge recess provided with power point.
1 BED (type D, E, F, G, H, J, K) Kitchen Inclusions	Single bowl sink. Built in combination oven with microwave in compact size. 600mm wide European styled glass induction cooktop with touch controls, with an undermount rangehood, ducted to outside not recirculating inside the apartment. Single drawer dishwasher built into cabinetry. 750mm wide fridge recess provided with power point.

2 BED (type L, M, N, P, Q) Kitchen Inclusions	One and a half bowls sink. Full size European styled stainless steel with glass electric multifunction underbench oven. Built in microwave. 600mm wide European styled glass induction cooktop with touch controls, with an undermount rangehood, ducted to outside not recirculating inside the apartment. Built in integrated 600mm wide dishwasher. 750mm wide fridge recess provided with power point.
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ENSUITES, BATHROOMS & LAUNDRIES

Vanities and Basins	Silica free reconstituted stone vanity tops with counter top vitreous china vanity basin and chrome mixer tapware. Cabinetry with large drawers underneath in coloured prefinished boards to match apartment colour scheme. Wall mounted mirror.
W.C.	Wall face vitreous china toilet suite with soft closing seat.
Shower	Showerhead on hose with rail system so can be adjusted upwards and downwards and removed for convenient use, with selected mixer tapware. Showerscreens are aluminium framed clear safety glass with pivot doors (where shown).
Laundry	Laundry trough built in to cabinet, with chrome mixer tap. Washing machine taps provided alongside.
Furniture	Selected designer range toilet roll holders and double towel rails installed.
Tiling	Prefinished waterproof lining full height to walls, with porcelain floor tiles in a matt finish.

BEDROOMS AND STORAGE

Robes	Walk in robes to Master Bedrooms of all apartments (excludes type E) and Bedroom 2 of types M, N and P, with built in high level shelf and hanging rails, as shown on plans. Built-in robes elsewhere (as shown on plans) come with slim profile mirror finish sliding doors, fitted out with shelf and hanging rail.
Linen and Broom Cupboards	Provision of storage provided throughout. Power point included to broom cupboard.

ELECTRICAL & COMFORT

Light Fittings	Recessed LED downlights for maximum energy efficiency and light quality provided throughout the apartment.
T.V. Point	Provided to the living and all bedrooms, connected to common roof mounted digital antenna for free to air TV.
Power Outlets	Double GPO's included at multiple locations in every room. Includes USB charging ports to kitchen and master bedroom.

Data and Telephone Outlets	Provided to Living Room and adjacent all TV points, cabled to communications cupboard inside the apartment for easy data or wifi distribution.
NBN	Fibre from the NBN network direct to the communications cupboard inside each individual apartment.
Exhaust Fans	Provided to bathrooms, ducted to the outside. Includes timer to operate after leaving the room to maximise performance. Separate exhaust system from kitchen rangehoods.
Hot Water System	Centrally heated circulating hot water system provided to all apartments.
Ceiling Fan	Included to living area of Studio apartments, providing cost effective cooling solution.
Airconditioning	Reverse cycle wall mounted airconditioning units provided to the living area and all bedrooms with individual handheld remotes. Studio apartments included to studio area. Condensor units located on balcony / courtyard in screened areas.

BUILDING FINISHES AND FEATURES

External Walls	Combination of painted precast walls and insulated steel framed non combustible cladded external walls.
Roof	Concrete
Carpark	Multi-level above ground carpark with remote controlled gated entry. Perimeter walls partially open with perforated screens. Individual carbays or scooter bays as shown on strata plan. Visitor parking available in open ground floor carpark area. Car Charging available to all bays into the future (at owners cost) when connected to common load management and billing system as specified by Strata Company.
Landscaping	Extensive landscaping and reticulated gardens to deck and ground floor. Courtyards include gardens with local tap timer reticulation.
Corridors and lift Lobbies	Carpeted corridors on common internal lobbies and hallways providing access between lift and apartments. Tiled lobbies on carpark levels and pathways in carparks painted concrete.
Letterboxes and Deliveries	Powder coated aluminium letterbox with lock for each lot. Smart parcel locker system for safe and convenient 24/7 delivery and pickup of parcels for residential apartments.
Storerooms	Lockable storeroom provided for each apartment. Refer plans for location. Storerooms are either located in carpark with 2.1m high walls, open above for ventilation and concrete floors, or within your individual apartment finished to match the living area.
Waste Management	Access to a waste management room on every floor of the tower with waste and recycling bins for your use without carrying bags up and down the lifts. Dual bins inside your apartment allow for separation to maximise recycling and waste separation, along with separate FOGO disposal.

Water Efficiency	All plumbing fixtures supplied are Watermark compliant and registered under the WELS scheme and certified lead free. Tapware to have minimum WELS 4 star 7.5 lt/min rated. Showers WELS 3 star 9 lt/min. All toilet suites are to achieve minimum WELS 4 star 4.5/3 lt/min water saving flush.
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SECURITY & SAFETY

Intercom	Intercom system between entrance lobby and your apartment, allowing you to speak to visitors and unlock doors to allow entry into the development. Includes smartphone and smarthome integration so can control from app and voice controls.
Security Camera System	Cameras installed at all entries/exits and around common facilities within the development to monitor usage. Footage is stored on digital recorder and accessible by the Strata Company for security purposes.
Keyless Secure Access	Keyless electronic entry to Ground floor lobby and other entrances, built into carpark remotes meaning only one device needed to get in and around the common facilities.
Fire Alarm System	Smoke alarms provided inside every apartment, connected to a centralised fire alarm system also monitoring common areas and carparks and connected to an automatic fire brigade alarm call system. Sprinkler system provided throughout the building.

PRIVATE RESIDENTIAL LEISURE AND LIFESTYLE FACILITIES

Entrance Lobby	Ground floor entrance lobby with comfortable seating area and modern finishes, providing a welcoming entrance to you and your guests.
Lobby Lounge	Located at ground level off the entrance lobby and landscaped area, this area has comfortable private and communal seating, soft finishes and includes bar fridge and areas for you to relax away from your apartment.
Cabana	Cabana with BBQ's with adjacent stainless steel sink, and outdoor dining areas and casual seating for your use
Lounge	Airconditioned residents lounge and games area. Furnished with lounges, casual seating, tables and chairs and artwork, alongside pool table. Includes a TV plus bar area provided with sink, microwave and refrigerator.
Gym	Airconditioned gymnasium equipped with strength training equipment, weights and dumb bells and multiple cardio machines such as cross trainer, spin bike and treadmills so you can always get a workout. Benches, fitballs, skipping ropes, steps, exercise mats and a TV are also provided.
Meeting Room	Private and bookable room for short meeting or work from home use.
Multi-Purpose Court	Located on 3 rd floor, this fenced off area provides a pickleball court and allows for other outdoor sports such as basketball and soccer.