



CIRQ
POINT COOK

TAYYA



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ASPECT Studios™



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CNR LAWLER AND MURNONG ST, POINT COOK

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EVERYTHING. ONLY STEPS AWAY.

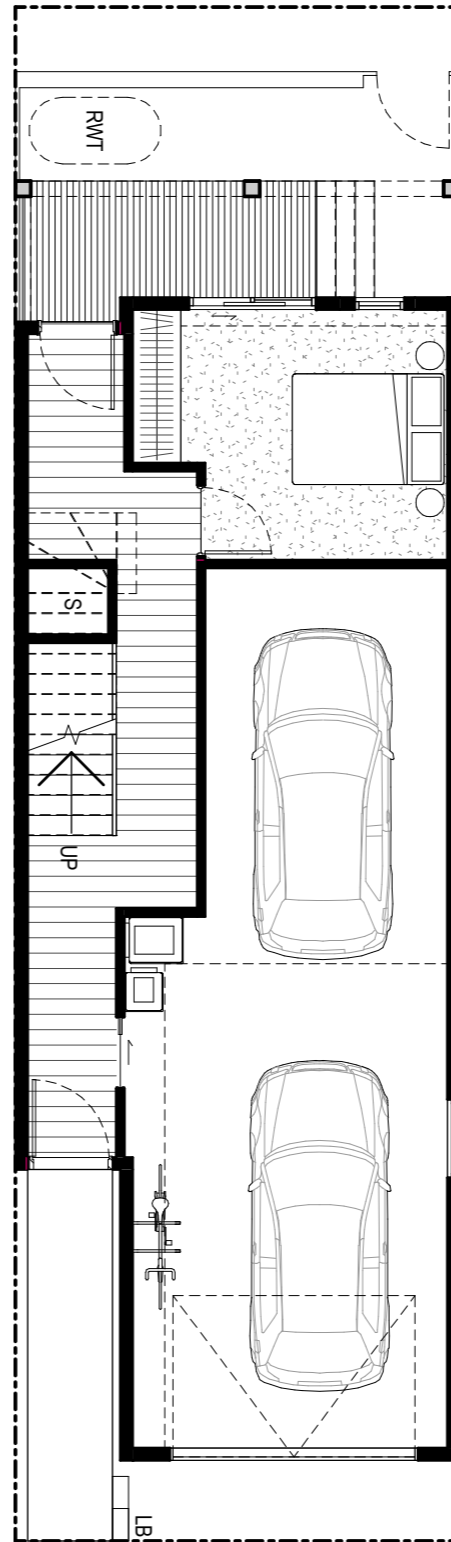


TAYA

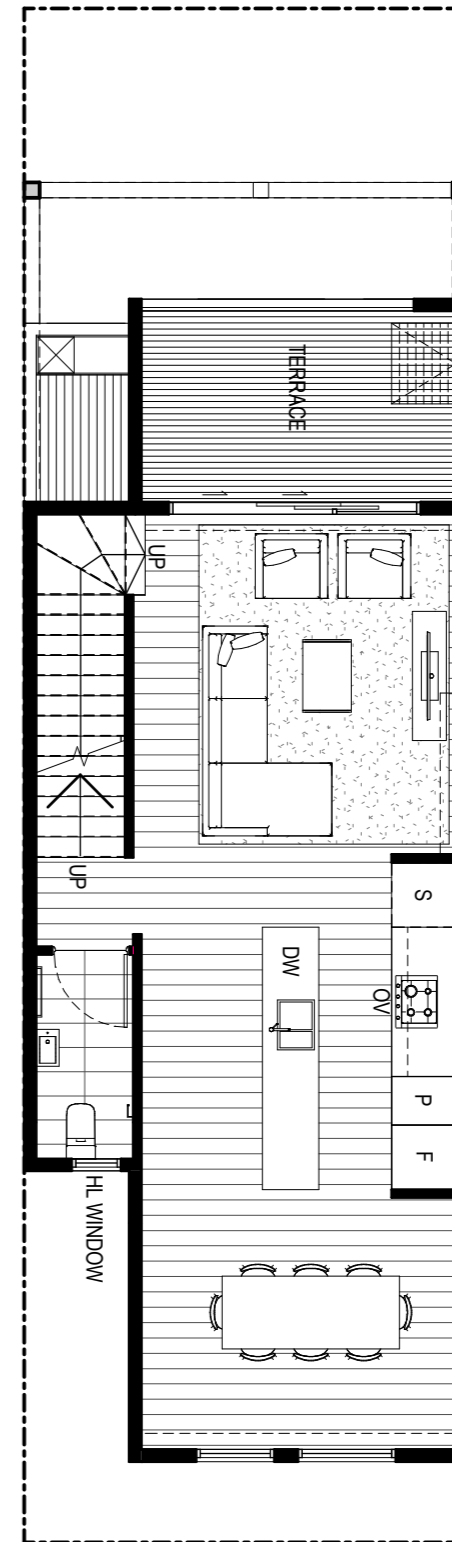
Set in a prominent position capturing northern light aspects and picturesque views, the TAYA features a generous master bedroom with an aspect that overlooks the existing landscape. The mid-level roof terrace is positioned at the back to maximise privacy.

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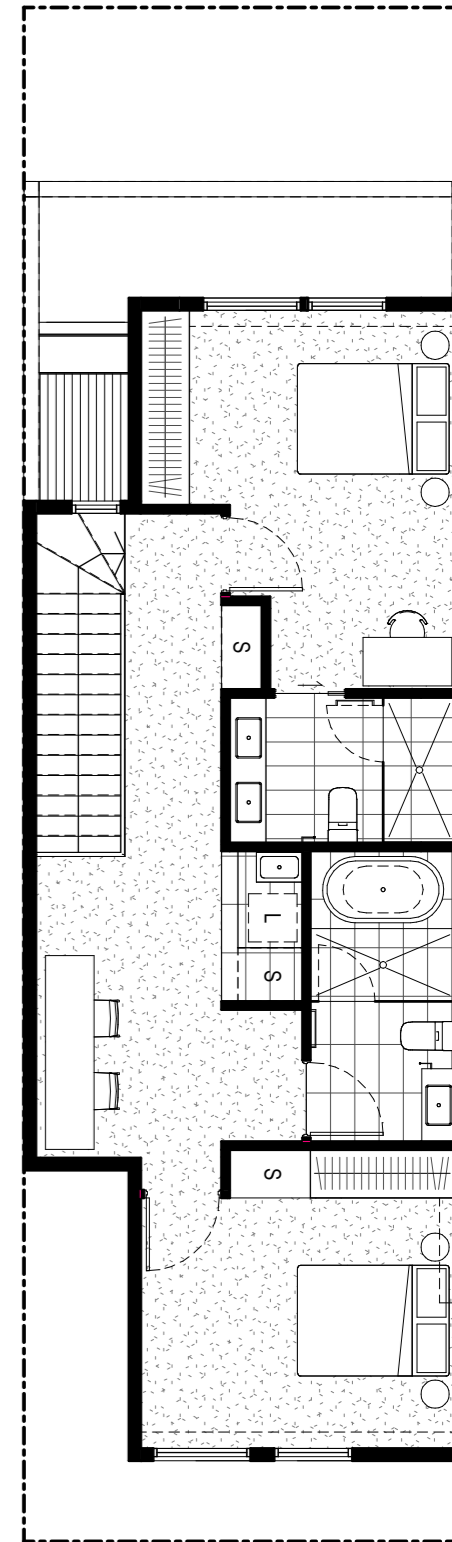
| | |
|---------------|---------------------------|
| Ground floor | 31.6m ² |
| Outdoor space | 30.4m ² |
| Garage | 42.6m ² |
| Level 1 | 60.7m ² |
| Terrace | 10.6m ² |
| Level 2 | 71.3m ² |
| TOTAL | 247.2m² |



GROUND



LEVEL 1



LEVEL 2

SCALE 1:100 AT A3



metres



POINT COOK

INCLUSIONS

STANDARD

General Floor Finishes

Engineered oak composite floorboards to living, dining, kitchen and high traffic corridors

100% wool carpet to bedrooms and low traffic corridors

Selected ceramic tile to wet areas

Kitchen

Selected laminate board to cupboard and drawer units

Selected colour 2-pack paint finish to overhead cupboards at 1600mm high

12mm thick reconstituted stone benchtop

Selected ceramic tile splashback

600mm wide electric fan forced oven

600mm wide gas cooktop

600mm wide ducted rangehood

600mm wide dishwasher

Stainless steel double bowl sink with chrome single lever mixer tap

Bathroom

Selected ceramic tile with grout to 2400mm high. Tiles to wet walls & skirting tile to remaining. Same tile to floor and wall

12mm thick reconstituted stone benchtop with selected laminate board to under-bench drawer unit

Single white ceramic basin to each bathroom and powder room

Wall mounted, mirror fronted shallow make-up cabinet with mirror doors

Glass shower screen with door

Adjustable chrome shower head and mixer to ensuite, wall fixed shower head to main bathroom

Soft close toilet

Non-heated towel rail, robe hooks, toilet roll holder

Laundry

Washing machine stop taps

Selected compact laundry trough unit with chrome tapware

Cupboard space provided for stacked washing machine and dryer

Externally venting exhaust fan

Internal walls & ceilings

2.7m high ceiling to living areas

Square set ceiling to living areas

Interior Colour Scheme

Choice of salt or earth colour scheme

General

Full height wardrobes with sliding doors, single rail hanging space and single overhead shelf. Built in drawer unit to master bedroom

Powder coated aluminium framed glazed windows with fixed flyscreens to all openable windows

Powder coated aluminium framed sliding doors with retractable flyscreens to outdoor living areas

Timber decking to terraces with painted render, timber or metal cladding or glass balustrades

Split-system air-conditioning to main Living/Dining area

Recessed LED downlights throughout. Ample provision of power points

1 x communication port allowing connection of telephone, fax or internet within Living area

1 x communication port allowing connection of telephone, fax or internet within Study area as applicable

1 x free to air TV point and provision for digital pay TV within Living area

Gas central hot water system

Smoke detectors within each home

Minimum 2000 litre rain water tank for all toilets

Fold down external linear clothes line

Letter box including house number

UPGRADE PACKAGES

Timber Flooring

Solid, natural coloured Oak floorboards in lieu of standard Engineered Oak flooring

Window Coverings

Single roller blinds to all windows

Kitchen Appliances

900mm wide electric fan forced oven

900mm wide gas cooktop

900mm wide ducted rangehood

Stone Splashback

Stone splashback to Kitchen in lieu of standard tiled splashback

Lighting

Pendant light fittings above Kitchen and Bathroom benchtops

Heating & Cooling

Additional split-system air conditioning unit to Master Bedroom

Inclusions are correct as at the time of printing, but may be subject to variation. Please check with your sales consultant to confirm Standard Inclusions at the time of inquiry.

May 2017