



SETTLER'S COVE
THE ESSENCE OF NOOSA STYLE

ILUKA - EMERALD FINISHES SCHEDULE Proposed Lot 5 Serenity Close, Noosa Heads

ALL APARTMENTS – Levels, 1, 2 & 3, i.e.

Iluka Apartments 101 to 106 inclusive; 201 to 206 inclusive; and 301 to 306 inclusive.

Emerald Apartments 101 to 104 inclusive; 201 to 204 inclusive; and 301 to 304 inclusive.

General

External walls	Rendered concrete block walls with selected paint finish
Internal walls	Painted flush plasterboard with selected paint finish
Living area floors	600 x 600 nom. selected stone tiles
Bedroom floors	Selected 48oz 100% wool carpet
Ceilings generally	Painted flush plasterboard
Internal doors	Selected timber veneer with painted rebated timber jambs
Windows & sliding doors	Aluminium framed with tinted glass
Door hardware	Stainless steel architectural door hardware
Tapware	Chrome mixers throughout
Bench tops	Selected reconstituted stone throughout

Kitchen & scullery

Cupboard faces	Custom cabinetry with selected 2-pac or timber veneer in satin finish
Splashbacks	Selected glass
Kitchen sink	Franke GAX 110-45 single bowl undermount stainless steel sink
Scullery ink	Franke AMX 621 stainless steel double bowl sink with drainer
Cook top	Miele KM 371G 5-burner gas cooktop
Oven	Miele H 4740BP 700mm stainless steel oven
Rangehood	Miele DA 429 900mm stainless steel ducted rangehood
Steamer oven	Miele DG 2661 stainless steel built-in steam cooker
Combi oven	Miele H 4020BM stainless steel combination microwave / oven
Dishwasher	Miele G 2220SCi semi-integrated dishwasher
Water filter	Under-sink twin system water purifier with chrome outlet
Waste disposal	Industrial standard waste disposal unit
Refrigerator / freezer	Semi-integrated fridge / freezer with water / ice dispenser
Wine cabinet	Vintec underbench 40SG2ESS glass door 40 bottle refrigerator

Ensuite, Bathrooms & Powder Room

Floors & walls	Selected stone tiles throughout
Vanity cabinets	Custom cabinetry with selected satin 2-pac finish
Shower screen	Frameless clear glass
Ensuite spa	6-aero jet hob-mounted heated spa bath
Vanity basins	Selected vitrified china basin (white)
WC pan & seat	Selected vitrified china suite (white)
Bathroom accessories	Selected chrome architectural accessories

Laundry

Cupboard faces	Custom cabinetry with selected 2-pack satin polyurethane finish
Splashback	Selected glass in matching colour to walls
Tub	Caroma Laboratory 475 undermount sink (white)
Washing machine	Miele W 1712 (6.5kg) washing machine
Dryer	Miele T7744C (6kg) tumble dryer
Ironing board	Hafele drawer mounted

Sales Display Office 5 Hastings Street, Noosa Heads Queensland 4567

PO Box 1923, Noosa Heads Queensland 4567 Telephone 1300 10 10 50 Facsimile 07 5448 0286 Email sales@settlerscove.com.au www.settlerscove.com.au



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Bedrooms & Robes

Walk-in robes Custom shelving, storage and hanging provisions
Built-in robes Custom cabinetry with 2-pac finish to robe doors

Balcony

Floor 600 x 600 nom. selected slip-resistant stone tiles
Ceiling Painted flush cement sheet lining
Privacy screens Adjustable powdercoated aluminium louvred sliding screens
Balustrade Semi-frameless glass balustrade in matching tint to windows
Barbeque cabinet Weather resistant "Celuka" pvc substrate with selected 2-pac paint finish
Barbeque Beefeater 4-burner stainless steel BBQ with roasting hood and cover
Wok burner Inset Beefeater stainless steel wok burner with lid
Rangehood Stainless steel outdoor grade recirculating canopy rangehood
Refrigerator Integrated underbench bar fridge
Sink Franke GAX 110-30 stainless steel undermount sink

Services

Air conditioning Fully-ducted multi-head reverse-cycle system to each apartment
Lift Otis 13-passenger 'Monospace' lift
Hot water service 2 x Stiebel Eltron DHE27 electric instantaneous to each apartment
Vacuum Ducted vacuum system to each apartment
Waste disposal Garbage and recycled waste disposal chutes to each lobby
Water harvesting Roof water harvesting capacity for non-potable water recycling

Home Automation

C-Bus or equivalent touch screen graphical interface for automated lighting control
Remote interface capability to control air-conditioning and security through automation system
Provision for automated blinds to all sliding doors
Structured cable & wiring system for telephone, TV & data points to all living areas and bedrooms
Pre-cabling for future audio installation
Provision for wireless networking

Security

Gated perimeter access with video intercom control & security camera to driveway entry
Security alarm system to each apartment with capability for external monitoring
Security cameras to Villas with CCTV link
6-digit push button floor safe with battery backup
Proximity card reader to all access areas & access control to each lift
Access to secure basement parking for two (2) vehicles, with lockable storage areas
Separate pedestrian and vehicle gate access to "Iluka" and "Emerald"

Communal Facilities

Exclusive "on-site" manager
Heated wet-edge lap pool with separate heated spa
Lagoon pool with separate spa
Fully equipped gymnasium and sauna
Entertaining area with BBQ
Sub-tropical landscape with auto irrigation

DISCLAIMER

This information represents the intended inclusions; however changes may result due to availability or suitability of certain materials, specifications or selected fixtures and fittings. Finishes Schedule subject to change.

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ALL VILLAS – Level 4 Emerald Villas 1 to 3 inclusive.

Provisions for these apartments are typically in accordance with those for Iluka & Emerald Penthouse Apartments, i.e.:

Roof terrace

Floor and stair Access 600 x 600 nom. slip-resistant selected stone tiles
Via private lift and stair

Living areas

Gas fire feature Stainless steel with reconstituted stone hearth

Kitchen

Sink Franke AMX120 double undermount stainless steel sink
Sink mixer Feature hi-tech chrome mixer
Cook top Miele KM 405 2-burner gas cooktop
Miele KM 406 gas wok burner
Miele 418 induction cooktop
Wall oven Miele H 4900 B 900mm stainless steel wall oven
Ranghood Miele DA 424V-AU 1200mm s/steel externally ducted ranghood
Refrigerator Miele K 855 ID-1 fully integrated refrigerator
Freezer Miele F 456 I-2 fully integrated freezer
Wine cabinet Miele KWT 4154 UG-1 under bench wine cooler
Coffee machine Miele 4060 CVA stainless steel coffee machine

Scullery

Steam oven Miele DG 4060 stainless steel built-in steam cooker
Combi oven Miele H 4060 BM stainless steel combination microwave / oven
Dishwasher Miele G 2830 SCi semi-integrated dishwasher
Plate warmer Miele EGW 4060 plate warmer drawer

Ensuite

Spa bath 16 combo-jet hob-mounted heated spa bath

Laundry

Washing machine Miele W 2653 WPS washing machine
Dryer Miele T 4653 C condenser dryer

Other

Private plunge pool to each villa at lower level
Access to secure basement parking for two (2) vehicles
Private access gates to each villa
Separate street access to villas
Private residential lift to each villa for access between all floors,
including roof terraces

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