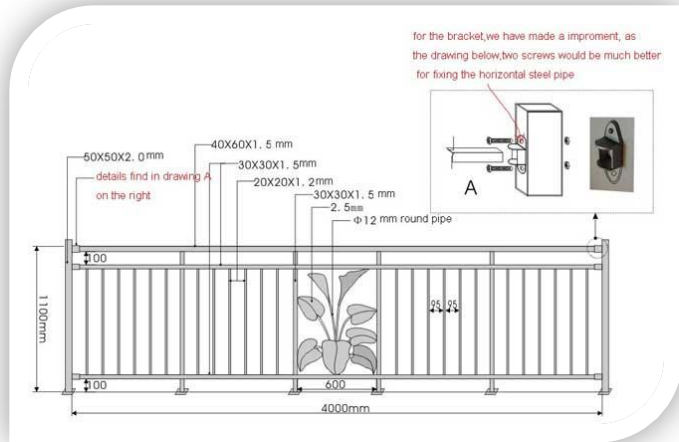


External Finishes

- ✓ Styled on the classical Kimberly homestead, each villa / duplex unit has a distinct colonial feel about it. With corrugated iron walls and cool polished porcelain tiles throughout the lower level, offset with the distinctive warm contrasting wooden bamboo flooring on the upper deck – and a private balcony that has an uninterrupted view of the King Sound.
- ✓ Designed to interpret traditional Derby architecture, the homes are constructed with prefabricated steel using the latest technology to provide an efficient the energy rating.
- ✓ The walls are clad with horizontal corrugated colourbond sheeting. A private balcony is cordoned off with an ornate pattern steel balustrade. This spacious balcony covers a wide 4 meter veranda below providing the ideal outdoor area for entertainment.
- ✓ Natural timber poles have been used as the corner posts to enhance the 'homestead' image.
- ✓ The aluminium windows and sliding doors are powder coated with locks and fly screens
- ✓ The living/family room has sliding doors opening onto the veranda
- ✓ Individual garages provide private parking for 2 vehicles
- ✓ Entry to the Close through security controlled sliding gates. The Close is surrounded by a 2.1 meter security fence.
- ✓ A large pool with expansive grass areas and pergolas in center of the Close provides a private meeting place for family and friends alike.
- ✓ Landscaping has been completed in keeping with the natural environment of the Kimberly. Native and tropical plants have been strategically placed to provide privacy and shade to the surround. Common areas are fully reticulated.



Energy Efficiency & Services

- ★ The houses and units are rated 5 stars for energy efficiency. The building orientation, design, window location and construction with R3.0 ceiling and insulation, sealed windows and individual insulated walls improve the natural comfort level in the house.
- ★ The houses are equipped with reverse cycle split air-conditioning systems to all rooms.
- ★ Ceiling fans installed in most of the rooms
- ★ The electrical system incorporates double power points throughout, telephone/communication outlets and television points in numerous locations.
- ★ The smoke detection – alarm system is wired to the electrical mains for continued safety.
- ★ The plumbing has individual 20mm water meters and supplies. The hot water system is an instant Gas system providing heating on demand.



Interior Finishes

General

- ✓ The ceiling height on the ground floor is 2.4m. The ceilings and walls are 10mm plasterboard. The upper floor ceiling is raked with mini orb finish.
- ✓ All bedrooms are fitted with double sided sliding cupboards with shelving units.
- ✓ The ground floor is tiled with superior quality porcelain tiles throughout. The upper floor has bamboo flooring, double sealed for added protection. Bathroom and toilet areas are tiled with the same porcelain tiles.
- ✓ Pre-primed MDF skirting and architraves throughout.
- ✓ The house is fitted with 12 volt stainless steel down lights and light fittings to enhance the interior decoration.
- ✓ The stair case is crafted from high grade stainless steel with solid wooden rails and steps.
- ✓ Walls are painted.



Kitchens

- ✓ The kitchen has been individually designed to provide a functional safe spacious area with well appointed cabinets.
- ✓ The countertop is constructed from high quality stone to give an attractive finish that will not mark easily and will withstand the toughest kitchen demands.
- ✓ The cupboards are fully lined and fitted with quality hinges and glides, pot drawers, bin cupboards etc.,
- ✓ The cabinets are double lacquered with solid bench tops. The Splash backs are tinted glass mosaic tiles.
- ✓ The Kitchen has quality stainless steel electric oven, 4 burner gas hot plate, canopy or slide out range hoods and dishwashers supplied and installed.
- ✓ The sink is a stainless steel 1 ½ bowl with matching mixer tap. A separate wooden cutting board shaped to go over the sink is also provided
- ✓ The Console is fitted with a stone top and a combination of drawers and cupboards.



Bathrooms and Laundry

- ✓ The bathrooms and laundry are tiles with high quality porcelain and ceramic tiles.
- ✓ The main ensuite in the Breezeway Villa has full height quality porcelain tiles and is equipped with a 2 person corner spa bath, a large vanity unit and shower.
- ✓ The duplex units have full height quality porcelain tiles with large vanity unit and shower
- ✓ The shower units are tempered glass with hinged doors. The accessories are stainless steel and include soap holders, hanging hooks, double towel rails, toilet roll holder and brush.
- ✓ The toilet cisterns are vitreous china dual flushing quality with matching rigid plastic seats in white.
- ✓ The laundry in the Breezeway Villa has full height porcelain tiles

