



CHARLTON PAVILIONS

AT CHARLTON HOUSE

by mirvac

INCLUSIONS AND FINISHES

INTRODUCING CHARLTON PAVILIONS



HARNESSING THE ELEMENTS

Charlton Pavilions are expansive residences which nurture togetherness and quiet intimacy. Situated at the top of the building, the Pavilions feature high ceilings and large balconies capturing sweeping panoramic views which amplify space even further.

Across two, three or four bedrooms, Charlton Pavilions are defined by a raw luxury expressed through natural tones, reconstituted stone and refined finishes. Outdoor spaces extend indoor living zones and bring the outside in.



Artist's impression. Architecture, services and finishes are indicative only and subject to change. Image shows upgraded finishes and fitting options. Furnishings and window treatments are not included in this apartment

BALCONY DETAILS	Walls Concrete with selected paint finish.
	Upstands Concrete with selected paint finish.
	Floors Concrete slab with selected tiles or pavers.
	Doors & Window Framing Powdercoated aluminium.
	Balcony Balustrade Generally glazed with powdercoated aluminium framing. Combination of glass, concrete and masonry walls to planters, render and paint finish located on selected apartment balconies.
	Screens Aluminium screens.
	External Glass Tinted or clear glass.
	Balcony Lighting Wall-mounted light.
BATHROOM	Gas & Water Point Located on selected apartment balconies.
	Soffit Awnings Concrete with selected paint finish.

Basin & WC Undermount basin.
Basin mixer Chrome basin mixer.
Vanity cabinets Timber-look laminate.
Vanity benchtop 20mm reconstituted stone.
Shower mixer Chrome shower mixer.
Shower head Chrome shower rail.
Shower screen Semi-frameless screen.
Bath Back-to-wall bath with chrome fixtures (to select apartments).
Mirror Overhead cabinet mirror with GPO.
Floor and wall tile Floor-to-ceiling tile.
Lighting LED downlights and under shaving cabinet LED strip lighting. Shower coffer and bath niche LED strip to ensuite only.

INTERNAL FEATURES	Air conditioning Ducted air conditioning.
	Ceiling fans To living areas and bedrooms.
	Ceiling Height 2,700mm high ceilings to living, dining & bedrooms. 2,400mm high ceilings to balance including bulkheads as required. 3,000mm high ceilings on level 13 only. 2,700mm high ceilings to balance including bulk heads as required on level 13 only.
	Wall and Ceiling Finishes Painted plasterboard.
	Skirting Painted skirting.
	Lighting LED downlights.
	Linen Cupboard/s Melamine finish with shelves and 2 pac polyurethane or laminate doors.
KITCHEN & LIVING	Sink Undermount sink
	Sink mixer Chrome sink mixer.
	Cooktop Miele 5 burner stainless steel gas cooktop.
	Ovens Two 600mm Miele ovens (wall mounted).
	Rangehood Miele undermount rangehood.
	Dishwasher Miele fully-integrated dishwasher.
	Microwave Miele microwave with integration trim kit.
	Splashback Porcelain panel.
BEDROOMS	Bench top 20mm Reconstituted stone.
	Joinery Timber-look laminate.
	Flooring 600x600mm tile.
	Lighting LED downlights and under rangehood shelf LED strip lighting.
LAUNDRY	Flooring Wool carpet.
	Wardrobe door fronts Mirrored sliding doors with timber-look laminate joinery.
	Wardrobe internals Hanging rail with joinery tower featuring shelving and drawers.

ELECTRICAL	
	Metering A separately metered electrical supply will be provided to each lot and to common (Body Corporate) areas.
	Electrical supplies to air conditioning units will be linked from the apartment distribution board and metered accordingly.
	Lighting Apartment lighting comprises:
	<ul style="list-style-type: none">Kitchen, living and dining areas: recessed downlights, LED lightingBedrooms: recessed downlightsBathroom/ensuite: recessed downlights, LED lighting to select areas
	Communications Each apartment will have a communications panel located in the linen/ storage cupboard/bedroom robe. This panel will serve as a central distribution system delivering:
	<ul style="list-style-type: none">Minimum 1x phone pointMinimum 1x NBN data pointMinimum 1x Free-to-air TV point
	Access Control Access Control will be provided to allow apartment owners to be contacted from ground floor lobby and permit visitor access to the lift lobby and to call a lift to the apartment floor.
	Residents access control is provided to lobbies, lifts and car park.
	Lift doors to basement car park are access controlled to prevent unauthorised access.

SERVICES	Gas Supply Gas is supplied to selected apartments for connection to the cooktop and balcony gas taps.
	Cold Water A separately metered cold water supply will be provided to each lot and to common property.
	Hot Water Hot water will be provided from central gas-fired heating units to each apartment. Individual apartment hot water usage is separately metered and billed accordingly by the Body Corporate or appointed agent.
	Garbage Collection/Disposal Garbage chutes and recycling chutes are provided on each apartment level for the disposal of household rubbish.
	Mail Delivery Mail will be delivered to the letterboxes located near the building entry. Parcel lockers will be provided.
UPGRADES OPTIONS	Flooring Upgrade Engineered timber flooring to living areas.
	Kitchen - Appliance Upgrade Miele Pyrolytic Oven. Miele Steam Oven replacing second oven. Miele Speed Oven replacing built-in microwave. Miele Integrated Fridge. Zip tap.
	Kitchen - Stone Upgrade Benches double bullnose. Rangehood clad in porcelain. Island recess clad in porcelain (not returns).
	Kitchen - Lighting Upgrade Recessed lighting. Island recess LED strip. Shelf up-lighting LED strips x4.
	Kitchen - Fixtures Upgrade Pull out kitchen tap. Brushed brass (light) and brushed nickel (dark).
	Bathroom - Stone Upgrade Vanity double bullnose.
	Ensuite - Lighting Upgrade Wall lights on shaving cabinet. Under vanity night light.
	Bathroom - Lighting Upgrade Under vanity night light.
	Bathroom - Fixtures Upgrade Chrome fixtures upgrade to brushed brass (light) and brushed nickel (dark) Rain shower and rail combination in brushed brass (light) and brushed nickel (dark).



KITCHEN LIGHT SCHEME



KITCHEN LIGHT SCHEME UPGRADE



KITCHEN DARK SCHEME



KITCHEN DARK SCHEME UPGRADE

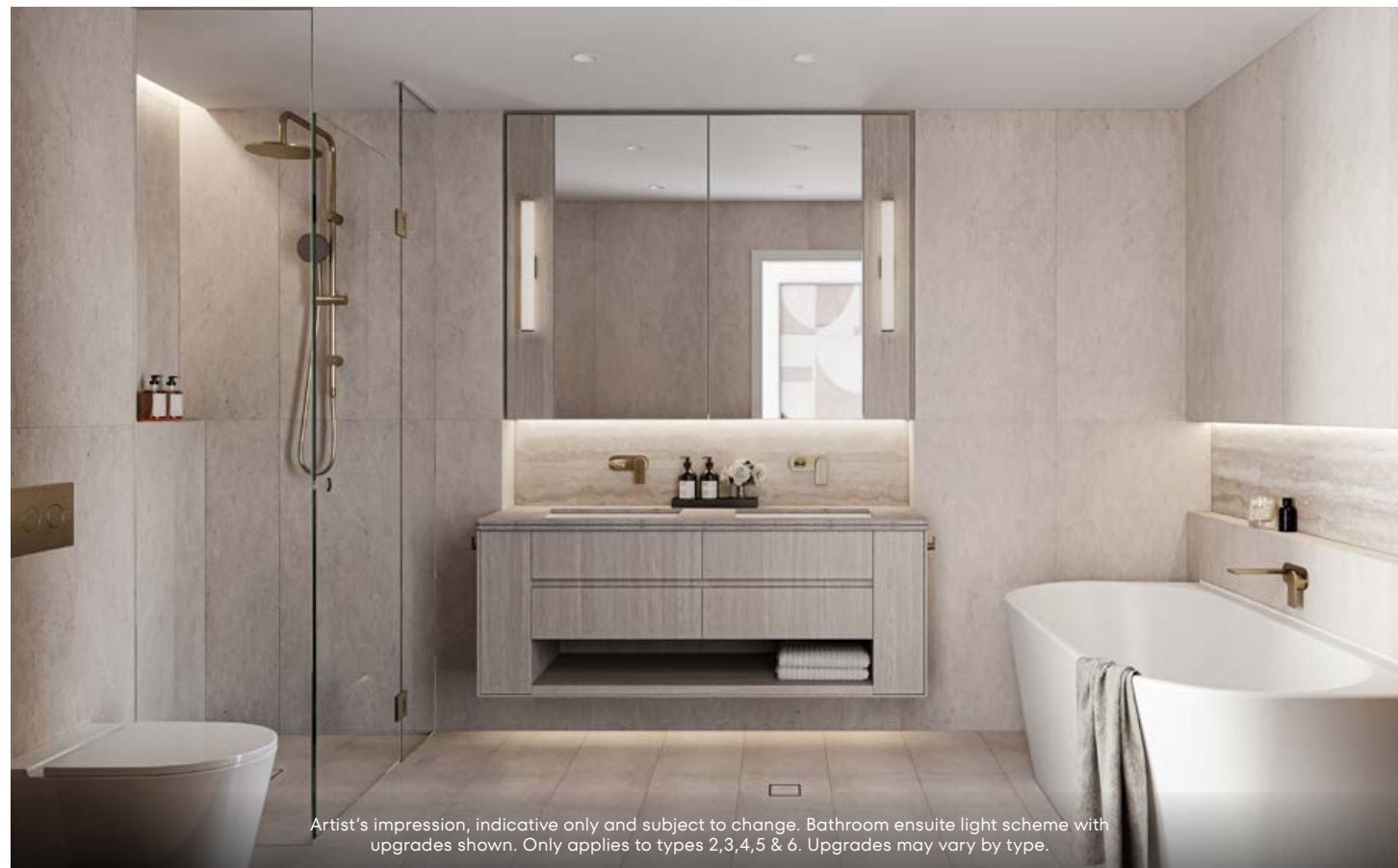


BATHROOM ENSUITE LIGHT SCHEME



Artist's impression, indicative only and subject to change. Bathroom ensuite light scheme. Only applies to types 2,3,4,5 & 6.

BATHROOM ENSUITE LIGHT SCHEME UPGRADE



Artist's impression, indicative only and subject to change. Bathroom ensuite light scheme with upgrades shown. Only applies to types 2,3,4,5 & 6. Upgrades may vary by type.

BATHROOM ENSUITE DARK SCHEME



Artist's impression, indicative only and subject to change. Bathroom ensuite dark scheme. Only applies to types 2,3,4,5 & 6.

BATHROOM ENSUITE DARK SCHEME UPGRADE



Artist's impression, indicative only and subject to change. Bathroom ensuite dark scheme with upgrades shown. Only applies to types 2,3,4,5 & 6. Upgrades may vary by type.



LOBBY, GYM & POOL

Heralding a breathtaking sense of arrival from the lobby, the Charlton House pool area is viewed through double height glazing which takes in the lush landscaping and oasis-like atmosphere setting the standard for highly refined living.

The pool has been designed to balance both visual allure and usability which will quickly cement it as a favourite place for meditative calm or a relaxing social catchup in one of the private seating areas.

Located on level 2 which is accessed via a feature spiral staircase, the gym is defined by minimalistic calm where space and innovation converge to support focus and wellbeing.



Artist's impression was produced prior to planning approval, statutory approval and commencement of construction and is subject to change. The information, image and artist's impression depicting exteriors are intended only as a guide and are not to be relied on as a representative of the final product. Design of the pool is an indicative design and its materials, colours, shape, size and design are not finalised and subject to change.



GROUND LEVEL

- 1 Entry From St Leger Way
- 2 Sun Lounges
- 3 Pool

- 4 Lounge Pods
- 5 Garden Walk
- 6 Seating Pods

- 7 Foyer Lounge / Meeting Area
- 8 Reception

LEVEL TWO

- 9 Stairs to Gymnasium
- 10 Gymnasium
- 11 Gymnasium Amenity

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THE ROOFTOP

Continuing the generous offering of resident amenity is a verdant and design-focused resident rooftop space. Permeable screens and lush landscaping temper the robustness of concrete architecture and allow a beautiful interplay of filtered light to fall upon lounge vignettes, a private dining space and a fireplace area.



- | | | | |
|------------------------------|--------------------------|----------------------|---------------|
| 1 Casual Outdoor Dining | 4 BBQ Areas | 7 Skylight | 10 Amenities |
| 2 Lounge Area With Fireplace | 5 Rooftop Garden Terrace | 8 Gourmet Kitchen | 11 Lift Lobby |
| 3 Lounge Pods | 6 Colonnade Walk | 9 Formal Dining Room | |

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REIMAGINING URBAN LIFE SINCE 1972



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BRISBANE
RACING CLUB

The Brisbane Racing Club and Mirvac have joined forces to bring Ascot Green to life. Ascot Green represents an opportunity to bring excellence in design, reliable delivery and passion to one of Brisbane's most prestigious suburbs.

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