



CHARLTON RESIDENCES

AT CHARLTON HOUSE

by mirvac

INCLUSIONS AND FINISHES

INTRODUCING CHARLTON RESIDENCES



NATURAL BY DESIGN

Inspired by Queensland's subtropical climate, Charlton Residences have been designed to pay respect to nature while nurturing all the lifestyle benefits of living in a warm environment. Residences are airy, light-filled sanctuaries where timeless neutral palettes are elevated by a layering of tactile materials.

Balconies bring shade into living zones which are distinguished by refined finishes and natural tones. With an emphasis on outdoor living, thoughtful planning orients every element outwards towards the sky and green open space and accentuates a gentle interplay between the striking allure of the landscape and the quiet haven of the interior.



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 screen.
	External Glass Tinted or clear glass.
	Balcony Lighting Wall-mounted light.
	Gas & Water Point Located on selected apartment balconies.
	Soffit Awnings Concrete with selected paint finish.

BATHROOM

Basin & WC Undermount basin.
Basin mixer Chrome basin mixer.
Vanity cabinets Timber-look laminate.
Joinery 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.

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.
	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 600mm Smeg stainless steel gas cooktop.
Oven 600mm Smeg stainless steel oven.
Rangehood Smeg undermount rangehood.
Dishwasher Smeg semi-integrated dishwasher.
Microwave Smeg microwave with integration trim kit.
Splashback Reconstituted stone.
Bench top 20mm Reconstituted stone.
Joinery Timber-look laminate.
Flooring Timber-look vinyl planks.
Lighting LED downlights and under rangehood cabinet LED strip lighting.

BEDROOMS

Flooring Wool carpet.
Wardrobe door fronts Mirrored sliding doors.
Wardrobe internals Hanging rail with joinery tower featuring shelving and drawers.

LAUNDRY

Tub Unit Stainless steel tub and cabinet.
Clothes Dryer Fisher & Paykel.

ELECTRICAL	Metering A separately metered electrical supply will be provided to each lot and 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 lighting• Bedrooms: recessed downlights• Bathroom/ensuite: recessed downlights.
	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 point• Minimum 1x NBN data point• Minimum 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 Tile flooring to living areas. Timber flooring to living areas (engineered).
	Kitchen - Appliance Upgrade Miele upgrade cooktop, oven, microwave, dishwasher. Miele Pyrolytic Oven. Fisher & Paykel Integrated Fridge.
	Kitchen - Stone Upgrade Benches double bullnose.
	Kitchen - Lighting Upgrade Recessed lighting. LED strip above rangehood joinery. LED strip below island bench.
	Kitchen - Fixtures Upgrade Pull out kitchen tap. Brushed brass (light) and brushed nickel (dark).
	Bathroom - Stone Upgrade Vanity bench double bullnose.
	Bathroom - Lighting Upgrade Under shaving cabinet LED strip. 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).
	Balcony Gas and water upgrades to select apartments.

KITCHEN LIGHT SCHEME



Artist's impression, indicative only and subject to change. Kitchen light scheme. Only applies to types 5,6,7,8 & 10. Appliance locations may vary per type.

KITCHEN LIGHT SCHEME UPGRADE



Artist's impression, indicative only and subject to change. Kitchen light scheme with upgrades shown. Only applies to types 5,6,7,8 & 10. Appliance locations may vary per type.

KITCHEN DARK SCHEME



Artist's impression, indicative only and subject to change. Kitchen dark scheme. Only applies to types 5,6,7,8 & 10. Appliance locations may vary per type.

KITCHEN DARK SCHEME UPGRADE



Artist's impression, indicative only and subject to change. Kitchen dark scheme with upgrades shown. Only applies to types 5,6,7,8 & 10. Appliance locations may vary per type.

BATHROOM ENSUITE LIGHT SCHEME



BATHROOM ENSUITE LIGHT SCHEME UPGRADE



BATHROOM ENSUITE DARK SCHEME



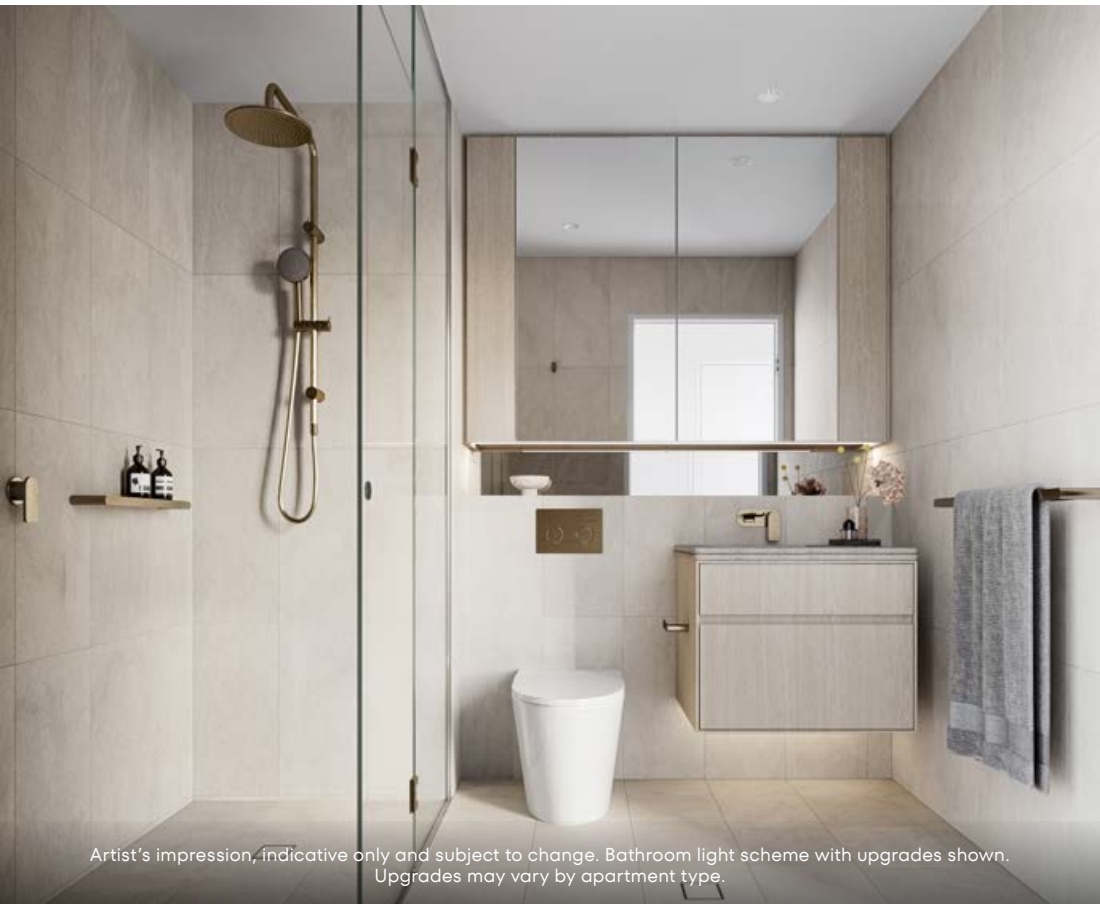
BATHROOM ENSUITE DARK SCHEME UPGRADE



BATHROOM LIGHT SCHEME



BATHROOM LIGHT SCHEME UPGRADE



BATHROOM DARK SCHEME



BATHROOM DARK SCHEME UPGRADE



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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It's in the detail.



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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