



# HARBOURSIDE

RESIDENCES

OPTIONS & UPGRADES  
3 & 4 BEDROOM RESIDENCES



# Flooring Upgrades

## BESPOKE TIMBER FLOORBOARDS UPGRADE

Bespoke format of timber floorboards to kitchen/living/dining/corridors in lieu of conventional format.

3 BEDROOM	4 BEDROOM
\$20,000	\$25,000



**Timber Floorboard Terms and Conditions**  
Engineered Timber Flooring has been included in your property. The following items must be considered.

- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or general objects will cause scratching or denting of the boards. Special care needs to be taken with entry, hallway and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture or other fixed and loose items;
- Engineered timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence alterations such as warping, shrinkage, expansion, twisting, etc will occur;
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring. For all maintenance and climatic control requirements, refer to the manufacturer's Warranty & Maintenance Guide, which will be included in your owner's manual at settlement. To seek to minimise shrinkage, expansion, delamination and fading of engineered timber flooring after settlement you should:
  - Immediately install window furnishings and take other steps necessary to maintain a consistent temperature inside your property post-settlement.
  - Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.
  - Avoid dragging items across the timber flooring, and or be very careful placing furniture and other fixed or moveable items on the flooring.

# Bedroom Flooring Upgrades

## CONVENTIONAL TIMBER FLOORBOARDS UPGRADE

Conventional format of timber floorboards to bedroom in lieu of carpet.

3 BEDROOM	4 BEDROOM
\$20,000	\$25,000

## BESPOKE TIMBER FLOORBOARDS UPGRADE

Bespoke format of timber floorboards to bedroom in lieu of carpet.

3 BEDROOM	4 BEDROOM
\$30,000	\$35,000



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# Kitchen Upgrades

## POP UP GPO

A hidden pop-up power outlet concealed within the kitchen island bench. Using an electric lift, press the top of the unit and it emerges ready for use.

\$5,000

## KITCHEN PENDANT LIGHT

Feature pendant light to kitchen bench, offered in lieu of LED downlights over kitchen bench.

\$9,000



# Butlers Pantry Upgrades

## DISHWASHER UPGRADE

2nd Dishwasher: Fully integrated dishwasher upgrade in lieu of joinery cupboard.

\$7,500

## ZIP TAP UPGRADE

Zip Hydro Tap providing easy access to filtered chilled & sparkling water, and unfiltered hot & ambient water.

\$17,500



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# Main Bathroom Upgrade

## SMART TOILET UPGRADE

Smart toilet in lieu of standard toilet to main ensuite.

\$15,000



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# Joinery Upgrade

## MAIN BEDROOM MAKE-UP VANITY

Main wardrobe make-up vanity: Built in make-up desk with stone counter top, drawer with leather insert and integrated mirror with LED lighting.

\$20,000



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# Window Furnishing Upgrade

## WINDOW FURNISHINGS

Manually operated blackout blinds and sheer curtains to bedrooms and sheer curtains to living/kitchen/dining.

3 BEDROOM  
\$32,000

4 BEDROOM  
\$36,000



# Technology Upgrades

## HOME AUTOMATION

Control system with touchscreen interface, enabling the resident to control HVAC integration, dimmable downlights and provision for residents to connect their audio system.  
Engraved keypads in lieu of standard light switches.

3 BEDROOM  
\$44,000

4 BEDROOM  
\$56,500

## HOME AUTOMATION + MOTORISATION OF WINDOW FURNISHINGS

Control system with touchscreen interface, enabling the resident to control HVAC integration, dimmable downlights and provision for residents to connect their audio system.  
Engraved keypads in lieu of standard light switches.

Motorised blackout blinds and sheer curtains to bedrooms and sheer curtains to living/ kitchen/dining.

(Only available if Window Furnishings Upgrade is selected)

3 BEDROOM  
\$46,500

4 BEDROOM  
\$63,500

**Technology Upgrades Terms and Conditions**  
By selecting technology upgrades above, the purchaser accepts the following:

- Installation of the technology upgrades may require accounts and agreements to be entered into by the purchaser with third party manufacturers of the technology upgrade for the correct operation.
- Operation of individual technology upgrade components may require the use/ operation via multiple cloud based apps.
- Connectivity between the apartments technology components and the user's accounts requires continued Wi-Fi connectivity for operation.
- Operation and commissioning of technology upgrades requires the purchaser to have a working internet account with a Wi-Fi modem within the apartment. The purchaser acknowledges that a Wi-Fi internet connection will be setup (by the purchaser) prior to attendance by Mirvac's technology expert for final commissioning and user training.
- Control4 will be providing one tablet for control. The technology upgrade will be interfaced via apps on the purchasers own personal smartphone/ tablet/ device (to be provided by purchaser). The purchaser will make available their own personal device to the Mirvac technology expert for final commissioning and user training.
- The technology upgrade components will have the capabilities to interface to a voice control device (to be provided by purchaser) via apps. The purchaser will need to undertake their own due diligence regarding suitability and compatibility of their chosen voice control device with the installed smart home.
- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware.
- Lighting control upgrade is provided to the living / dining areas and bedrooms only and excludes any feature lightings and laundry lights.

# Electric Vehicle Charging Upgrades

## ELECTRIC VEHICLE CHARGER

Smart charger and integrated charging cable to car space as nominated.

1 SPACE	2 SPACES
\$24,000	\$48,000



**Electric Vehicle Charging Upgrade Terms and Conditions**  
This upgrade is not available to all apartments, refer to sales plan for eligibility.

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated above on this form. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion.
- Each car space receiving the Upgrade will be provided with 1x smart EV charger with integrated charging.
- Each charger will require an annual subscription by the purchaser with a third party provider for charger management, reporting and user support. The subscription service will be provided by a third party provider selected by the Owners Corporation to manage the electric vehicle charging for the building and will be approx. \$150 per year per charger (but subject to fees determined by third party).
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.

