

# PORTMAN HOUSE

FEATURES & FINISHES



# ONE BEDROOM

## FEATURES & FINISHES

1 BEDROOM APARTMENTS

### PREMIUM A



Artist's Impression



Artist's Impression

### PREMIUM B



Artist's Impression



Artist's Impression

#### PLANNING

- Living areas orientated to maximise views and sunlight.
- Room relationships are carefully planned to maximise useable space, improve privacy and reduce sound transmission.
- Rooms are generously sized and designed to be easily furnished.
- All apartments feature a balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards. Some apartments have open shelving in living room for additional storage.
- Additional external storage is allocated for all apartments in the basement.
- Internal laundry included in all apartments.

#### AIR CONDITIONING

- Reverse cycle, day/night zoned air-conditioning, including a wall-mounted control panel to adjust temperature and zoning.

#### INTERIORS

- Generous ceiling heights (approximately 2.7m in living area and bedrooms).
- Vitrified floor tiles in all kitchens, bathrooms and laundries.
- Porcelain to the front of the kitchen island bench.
- Internal single roller blinds to living area and bedroom.
- Powder coated aluminium framed window glazing.
- Recessed LED downlights in living area, kitchen, hallways, bedroom and bathroom.
- Carpet to bedroom.
- Vitrified floor tiles to living area.

#### ACOUSTICS

- Acoustically designed inter-tenancy walls and floors.
- Acoustically designed window glass and seals.
- Where appropriate, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are acoustically designed to suit each condition.

#### KITCHENS

- Miele appliances including 60cm gas cooktop, 60cm dishwasher with cutlery basket, 60cm oven and microwave.
- 60cm concealed ducted Smeg rangehood in all apartments.
- Quality finishes featuring reconstituted stone benchtop, timber-look joinery and stainless steel sink.
- Feature porcelain splashback.
- Bronze or brass coloured tapware (dependent on colour scheme selection).

#### BATHROOMS/ENSUITES

- Vitrified floor and full height wall tiling.
- Feature porcelain panel.
- Mirrored joinery cupboard.
- Semi frameless glass shower screen.
- Concealed cistern toilets.
- Basins with bronze or brass coloured tapware (dependent on colour scheme selection).
- Bronze or brass coloured hand-held shower and overhead rose (dependent on colour scheme selection).
- Porcelain feature plinth (where applicable).
- Feature strip lighting to joinery.
- Feature wall sconce.

#### WARDROBES/BEDROOMS

- Hinged polyurethane doors.
- Single internal stack of white melamine drawers, open shelving and a hanging rail to bedroom robe.
- Carpet.

#### LAUNDRY

- Stainless steel laundry tub with chrome tapware.
- Wall mounted Fisher & Paykel clothes dryer.

#### SECURITY

- Electronic access control at main building lobbies, car park driveway entry and lifts.
- Lobby audio visual intercom for visitor access to apartments.
- Secure basement car park with air key.
- CCTV to selected common property areas and car park entry.

#### COMMUNICATIONS

- Free to air TV point in living room and bedroom.
- Provision for Pay-TV in living room and master bedroom.
- Provision for internet via the National Broadband Network.
- Data/phone outlet to living area and study/media (where applicable) to enable phone connection or home networking.

#### EXTERIORS

- Indoor living areas designed to flow onto outdoor balcony areas.
- Balconies have been planned to maximise outdoor space.
- Pavers to all balconies.

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at Portman House. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale V1. Correct as at 19/07/2022.

# TWO BEDROOM

## FEATURES & FINISHES

2 BEDROOM APARTMENTS

### PREMIUM A



Artist's Impression



Artist's Impression

### PREMIUM B



Artist's Impression



Artist's Impression

#### PLANNING

- Living areas orientated to maximise views and sunlight.
- Room relationships are carefully planned to maximise useable space, improve privacy and reduce sound transmission.
- Rooms are generously sized and designed to be easily furnished.
- All apartments feature a balcony.
- Internal storage includes built in wardrobes and linen/storage cupboards. Some apartments have open shelving in living room for additional storage.
- Additional external storage is allocated for all apartments in the basement.
- Internal laundry included in all apartments.

#### AIR CONDITIONING

- Reverse cycle, day/night zoned air-conditioning, including a wall-mounted control panel to adjust temperature and zoning.

#### INTERIORS

- Generous ceiling heights (approximately 2.7m in living area and bedrooms).
- Vitrified floor tiles in all kitchens, bathrooms and laundries.
- Porcelain to the front of the kitchen island bench.
- Internal single roller blinds to living area and bedrooms.
- Powder coated aluminium framed window glazing.
- Recessed LED downlights in living area, kitchen, hallways, bedrooms and bathrooms.
- Carpet to all bedrooms.
- Vitrified floor tile to living area.

#### ACOUSTICS

- Acoustically designed inter-tenancy walls and floors.
- Acoustically designed window glass and seals.
- Where appropriate, services such as plumbing pipes are wrapped in acoustic absorbing material and ceilings are acoustically designed to suit each condition.

#### KITCHENS

- Miele appliances including 60cm gas cooktop, 60cm dishwasher with cutlery basket, 60cm oven and microwave.
- 60cm concealed ducted Smeg rangehood in all apartments.
- Quality finishes featuring reconstituted stone benchtop, timber-look joinery and stainless steel sink.
- Feature porcelain splashback.
- Bronze or brass coloured tapware (dependent on colour scheme selection).
- Movable island bench on castor wheels available on selected 2 Bedroom apartments (refer to sales plans for eligibility).

#### BATHROOMS/ENSUITES

- Vitrified floor and full height wall tiling.
- Feature porcelain panel.
- Mirrored joinery cupboard.
- Semi frameless glass shower screen.
- Back to wall freestanding bathtub (in apartments where baths are provided).
- Concealed cistern toilets.
- Basins with bronze or brass coloured tapware (dependent on colour scheme selection).
- Bronze or brass coloured hand-held shower and overhead rose (dependent on colour scheme selection).
- Porcelain feature plinth (where applicable).
- Feature strip lighting to joinery.
- Feature wall sconce.

#### WARDROBES/BEDROOMS

- Hinged polyurethane doors.
- Single internal stack of white melamine drawers, open shelving and a hanging rail to all bedroom robes.
- Carpet.

#### LAUNDRY

- Stainless steel laundry tub with chrome tapware.
- Wall mounted Fisher & Paykel clothes dryer.

#### SECURITY

- Electronic access control at main building lobbies, car park driveway entry and lifts.
- Lobby audio visual intercom for visitor access to apartments.
- Secure basement car park with air key.
- CCTV to selected common property areas and car park entry.

#### COMMUNICATIONS

- Free to air TV point in living room and bedrooms.
- Provision for Pay-TV in living room and master bedroom.
- Provision for internet via the National Broadband Network.
- Data/phone outlet to living area and study/media (where applicable) to enable phone connection or home networking.

#### EXTERIORS

- Indoor living areas designed to flow onto outdoor balcony areas.
- Balconies have been planned to maximise outdoor space.
- Pavers to all balconies.

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at Portman House. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale V1. Correct as at 19/07/2022.



[greensquare.mirvac.com](https://greensquare.mirvac.com)

02 9080 8988

The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom layout and do not represent all kitchen and bathroom layouts at Portman House. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale V1. Artist's impression. Architecture, services and landscaping are indicative only and subject to change. Views depicted in this brochure are indicative only. \*Landcom is the NSW Government's land and property development organisation. Landcom has engaged Mirvac to develop the Green Square Town Centre. Any and all statements made are statements made by Mirvac solely. For the purpose of any sale contract, Landcom will be the named vendor under the sale contract however to the extent permissible by law, Landcom will not be liable for any loss or damage suffered by any person arising from statements, information or documents made or provided by Mirvac and under that sale contract. Correct as at 19/07/2022.