

LIGHTHOUSE



SCHEDULE OF FINISHES



Internal Living

Flooring
Porcelain tile**Air Conditioning**

Ducted air conditioning to living/dining/kitchen, bedrooms and MPR, where applicable
Condensers located within common property on rooftop for Apartments & Penthouses
Condensers located within courtyards for Garden Villas & Townhomes

Ceiling Fans

To living area and all bedrooms

Ceiling Height (excl. bulk heads and wet areas)

Generally, 2600 to living, dining and bedrooms on levels 1, 2, 3 & 4
Generally, 2800 to living, dining and bedrooms on levels 5 & 6

Wall Finish

Low sheen interior paint in white

Ceiling

Flat interior paint in white

Skirting, Architraves and Doors

To match interior paint

Lighting

Recessed LED ceiling downlights throughout

Linen Cupboard(s)

Laminate doors with melamine shelves

Kitchen

Feature Lighting

LED strip lighting to splashback

Joinery

Soft close drawers and doors in combination of timber-look and laminate finishes
Apartments & Penthouses include feature batten profile to island bench
Townhomes & Garden Villas include feature profile to island bench
White melamine finish internally
Feature handles where applicable

Benchtops

20mm engineered stone to island bench and back bench
Laminate benchtop to butler's pantry, where applicable

Splashback

Smokey mirror

Kitchen FF&E

Tapware

Villeroy & Boch pull-out kitchen mixer in chrome finish

Sink

Overmount double bowl sink in light finish

Connections

Water connection point in fridge cavity

Two-Bedroom
Apartments**Cooktop**

Miele 600mm surface mount induction cooktop

Rangehood

Miele undermount ducted rangehood

Oven

Miele 600mm integrated pyrolytic oven in black

Microwave

Miele built in microwave in black

Dishwasher

Miele fully integrated dishwasher

Three-Bedroom
Apartments**Cooktop**

Miele 800mm surface mount induction cooktop

Rangehood

Miele undermount ducted rangehood

Oven

Miele 600mm integrated pyrolytic oven in black

Microwave

Miele built in microwave in black

Dishwasher

Miele fully integrated dishwasher

Townhomes and
Garden Villas**Cooktop**

Bosch approx. 600mm surface mount induction cooktop in black

Rangehood

Bosch undermount ducted rangehood

Oven

Bosch 600mm integrated oven in black

Microwave

Bosch built in microwave

Dishwasher

Bosch fully integrated dishwasher

Penthouse Dry Bar
(if applicable)**Feature Lighting**

LED strip lighting

Joinery

Shelving in laminate finish
Cupboard doors in laminate finish, white melamine finish internally

Benchtop

20mm engineered stone

Splashback

Smokey mirror



Artist impression - Lighthouse Dune Type 3-E

Ensuite and Bathrooms

Flooring

Porcelain tile

Walls

Porcelain tile and painted plasterboard

Vanity

20mm engineered stone top
Cupboard doors in timber-look laminate finish
Wall mounted Villeroy & Boch basin mixer in chrome finish
Counter top white ceramic basin(s)
Timber look fixed shelf in ensuite bathrooms
Overhead mirrored cabinet with shelves
White melamine finish internally

Shower

Villeroy & Boch adjustable shower rail with handpiece and mixer in chrome finish
Glass shelf
Semi-frameless glass shower screen and door, where applicable

Bath (if applicable)

Back-to-wall bathtub with wall mounted mixer and spout in chrome finish, where applicable

Toilet Suite

WELS rated white ceramic pan, dual flush

Accessories

Towel rail(s), hand towel rail, toilet roll holder and robe hook (ensuite only) in chrome finish

Connections

GPO(s) concealed in mirror cabinet

Other

Ceiling exhaust fan



Master Bedroom

Flooring

Wool rich loop pile carpet with underlay

Joinery

Hanging rails, open shelving, and soft-close drawers in timber-look laminate finish

Feature Lighting

Recessed LED downlights

Bedrooms

Flooring

Wool rich carpet with underlay

Joinery

Hanging rails with shelving and soft-close drawers in white melamine finish
Mirrored sliding doors

Laundry

Flooring

Porcelain tile

Walls

Feature splashback wall tile above sink
Painted plasterboard

Joinery

Cupboard under sink in laminate finish with white melamine internally
Above bench cupboard in laminate finish with white melamine internally, where applicable
Laminate benchtops

Sink

Top mount stainless steel single sink

Tapware

Sink mixer in chrome finish

Dryer

4.5kg Fisher & Paykel tumble dryer wall mounted

Balcony

Floors

Porcelain tile

Walls

Concrete with paint finish

Privacy Screens

Powder coated aluminium batten screens or frosted glazed screens, where applicable

Upstands

Concrete with paint finish

Doors and Windows

Powder coated aluminium frames with tinted glass

Balcony Balustrade

Generally glazed with powder coated aluminium framing with top rail and stanchions

Balcony Lighting

Surface mounted LED can light(s)
Feature wall light, where applicable

Connections

External GPO
Hose tap

Soffit Awnings

Concrete with textured paint finish

Courtyards

Floors

Porcelain tile

Walls

Concrete with paint finish

Doors and Windows

Powder coated aluminium frames with tinted glass

Fencing/Gates

Feature batten fencing on masonry planter walls, where applicable
Private lockable gate entry to courtyards

Courtyard Lighting

Surface mounted wall lights to planter walls, where applicable
Feature wall light, where applicable

Connections

External GPO
Hose tap

Soffit Awnings

Concrete with textured paint finish

General

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

IT and Communications

Each apartment will have a communications panel located in a services cupboard. This panel will serve as a central distribution system

TV

Each apartment is connected with aerial access to high definition digital free-to-air and Pay TV. TV points are provided to the living room, master bedroom and MPR, where applicable

Data

Each apartment is connected to high-speed internet access.
Data cabling provides telephone and data services to the living room, where applicable



Services

Cold Water

A separately metered cold-water supply will be provided to each apartment and will be billed directly by the supplier

Hot Water

Instantaneous electric hot water units will be installed in the laundry in each apartment

Garbage Collection/Disposal

Waste chute is for general household waste on each level
Recycling must be taken down and disposed of in the appropriate bins located in the carpark bin enclosure. The building manager is responsible for the collection from a central point

Security

Access control will be provided to allow Apartment & Garden Villa owners to be contacted from ground floor lobby and permit visitor access to the lift lobby and to call a lift to your floor only
Residents access control is provided to lobbies, lifts and car park
Lift doors to the car park are access controlled to prevent unauthorised access
CCTV security cameras to common areas
Common area access via proximity reader

Carpark

Each apartment is allocated a car park(s) and storage facility within the secure residents only carpark
Each apartment is allocated either a storage cage, or lockable over bonnet storage

Mail Delivery

Mail will be delivered to the letterboxes located at the ground floor
Secure parcel lockers will be provided

Management and Maintenance

Body Corporate Management

The contact details for the Lighthouse Body Corporate will be provided in the Home Owner's Manual at settlement. The body corporate management will commence upon settlement and are responsible for all matters relating to the running of the body corporate including administration of budgets and common property

Building and Property Management

The contact details for the building and property manager will also be provided in the Home Owner's Manual. The building and property manager is responsible for the day-to-day management including maintenance and cleaning of common areas



Apartment and Penthouse Inclusions

Warmth and authenticity radiate from every corner, with a curated selection of materials and textures creating a sophisticated yet carefree coastal ambiance.

Designer kitchens feature engineered stone benchtops and quality European appliances. Soft-close drawers and doors, complemented by feature profile detailing and smoky mirror splashbacks, add a touch of contemporary elegance. Our inclusions offer exceptional value, with further upgrade opportunities available.

1. Miele appliances
2. Feature batten profile
3. LED strip lighting
4. Overhead cupboards
5. Butlers pantry with abundant storage
6. Smokey mirrored splashback
7. Ducted air conditioning
8. Villeroy & Boch tapware

Penthouses

Penthouses include a dry bar with feature LED strip lighting, laminate shelving and cupboard doors with a white melamine interior finish, a 20mm engineered stone benchtop, and a smoky mirror splashback.



Garden Villas and Townhomes

Coastal-inspired textures, tones, and materials are beautifully expressed through the meticulous interior design detail of Lighthouse's Garden Villas and Townhomes. Our inclusions offer exceptional value, with further upgrade opportunities available.

1. Bosch appliances
2. Feature panel profile
3. LED strip lighting
4. Overhead cupboards
5. Pantry
6. Smokey mirrored splashback
7. Ducted air conditioning
8. Villeroy & Bosch tapware



Optional Inclusions

Optional upgrades are available at an additional cost. Please refer to the Lighthouse Newport Finishes Selection form for final pricing. All optional upgrade selections must be made at the time of contract. No upgrade options will be available after exchange of contract and commencement of construction works.

Window Furnishings Upgrade

Supply and install sheer curtains and roller blinds to main living area sliding doors and windows, where applicable. Select narrower living area windows to have translucent roller blinds. Sheer curtains and roller blinds to the master bedroom. Roller blinds to all other bedrooms.

Additional Electrical Upgrades

Supply and install of additional GPO's, data/TV points or ceiling fans.

Engineered Timber Flooring

Change tiled flooring to living areas, kitchen/pantry and corridors to engineered timber flooring.





Amenities

Step into a lifestyle shaped by sunshine, serenity, and effortless style. Begin your day with a refreshing dip in the resort-style pool, then ease into the morning, surrounded by lush greenery.

Enjoy the tranquility of the tropical gardens and the convenience of a shared herb garden. When it's time to gather, indulge in a barbecue lunch with friends in the alfresco dining areas or unwind in the Residents' Lounge - a calm, communal space designed for shared moments and quiet retreats. As daylight fades, take a stroll along the marina boardwalk just steps from your front door.

Evenings unfold at the sunset lounges, where the Glass House Mountains rise in the distance. Here, golden hour becomes a daily custom.

Town Square Ground Level:

1. Marina Entrance
2. Porte Cochère
3. Residents' Lounge

Podium Level 3:

4. BBQ Area with Alfresco Dining
5. Swimming Pool
6. Sunset Lounge
7. Bathroom
8. Shower
9. Tropical Gardens
10. Herb Garden
11. Relaxation Lawn



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