

## Inclusion List

# NEXUS

BY RESICO

### 35-37 George Street, Rockdale

#### **COMMON AREA**

Lift	Included
Intercom	Audio and Visual system
Lighting	Emergency Lighting & flush ceiling lights
Television	Free to air
Garage Door	Remote operated security roller shutter
Ventilation	Mechanical exhaust system

#### **APARTMENT INTERIORS**

Dividing walls	Hebel/Concrete walls lined with Plasterboard
Internal walls	Metal stud frame and gyprock lining
Ceilings	Plasterboard
Entry Door	Fire door with closer
Internal Doors	Flush panel Door
Wardrobe	Sliding mirrors
Living Room floors	Floating Timber Veneer
Kitchen Floor	Floating Timber Veneer
Bedroom Floors	Floating Timber Veneer
Study Floors	Floating Timber Veneer
Light Fittings	LED downlights
TV, Foxtel point	included
Telephone	included
Smoke Alarms	included
Exhaust Fans	wet areas & kitchen
Air Conditioning	Ducted
Hot water	Gas Centralised Hot Water system
Blinds	Roller blinds

#### **BATHROOM & ENSUITE**

Walls	Rectified ceramic tile
Floor	Rectified ceramic tile
Shower screen	Included
WC	White vitreous with soft closing seat
Basin	White vitreous
Bath	White (where included on plan)
Taps	Flick Mixer Chrome
Shower Rose	Hand shower with Rail
Towel Rail	Chrome Finish
Toilet Paper Holder	Chrome Finish

#### **LAUNDRY**

Laundry Tub	Included
Taps & Spout	Chrome Finish
Clothes Dryer	Included
Machine Taps	Chrome Finish
Wall Finish	Rectified ceramic tile and gyprock
Floor Finish	Rectified ceramic tile

**KITCHEN**

Benchtop	20mm Square edge reconstituted stone
Dishwasher	Stainless steel European
Cooktop	Stainless steel European gas
Oven	Stainless steel European Electric under bench
Rangehood ducted	Stainless steel slide out with light
Sink	Stainless steel 1 and 1/2 bowl

**EXTERIOR**

Walls	Painted
Floor structure	Concrete
Roof	Concrete
Windows	Powder coated aluminium frames
Sliding doors	Powder coated aluminium frame with laminated glass
Solid Balustrades	Rendered and painted
Glass Balustrades	Powder coated aluminium with glass
Balcony Floor	Porcelain tile
Letter Box	Powdercoated aluminium
Landscaping	Low maintenance planting