

S P E C I F I C A T I O N S

Aurora seizes every opportunity to leave you swooning, with cleverly integrated appliances emanating sleek, aesthetically soothing sophistication.

Miele


Villeroy & Boch
1748

GAGGENAU

 **BOSCH**

TECHNOGYM

LIEBHERR

VINTEC

BUILDING FINISHES AND FEATURES

External Walls	Combination of painted precast walls and insulated steel framed external walls with texture coated cladding.
Windows & Sliding Doors	Powder coated aluminium framed windows, double glazed with green tinted glazing, plus flyscreens to all openable windows and sliding doors.
	1 bedroom apartments (Apartment Types A, B, C, D and E) have green tinted single glazing to external of Sun Rooms.
Carpark	Multi-level carpark with remote controlled security gates to separate vehicles from public parking and residential parking area.
	Individual carbays as shown on strata plan, with private lockable garages to all 3 bed apartments (Apartment Types G, G1, Sub-Penthouse Types K, L, M, N and Penthouses) from level 15 to 25.
Landscaping	Landscaped and reticulated gardens to the pool area, deck and external verges, including residents own edible garden.
Letterboxes & Deliveries	Powder coated aluminium letterbox with lock for each apartment.
	Parcel and refrigerated smart locker system for safe and convenient 24/7 delivery and pickup of parcels.
Storerooms	Lockable storeroom with 2.1m high prefabricated walls provided for each apartment.

FACILITIES

Entrance Lobby	Luxurious entrance lobby appointed with seating areas and contemporary artwork.
	Includes a concierge desk and access to Building Manager's office.
Swimming Pool	22m heated swimming pool with wet deck edge, surrounded by poolside furniture and sun lounges.
Cabana	Poolside cabana with casual seating, tables and chairs, and a fireplace, along with beverage fridge, BBQ and sink, all undercover.
BBQ	Gas BBQ with adjacent stainless steel sink to multiple separate garden areas for your use.
Jacaranda Lounge	Airconditioned and furnished residents lounge and games area. Furnished with lounges, casual seating, tables and chairs and artwork, alongside a pool and snooker table, residents library and games area. Includes a fireplace and TVs, plus bar area provided with sink and refrigerator.
Putting Green	Level 4 putting green, set amongst seating and garden areas.

Technogym Body Zone	Airconditioned gymnasium equipped with the latest Technogym strength training equipment, weights and dumbbells and multiple cardio machines such as cross trainer, spin bike and treadmills so you can always get a workout. Benches, fitballs, skipping ropes, steps, exercise mats and a TV are also provided. Connect to Technogym's Mywellness app for personalised training programs and guides.
Residents Workshop	Workshop kitted out with bench and power for you to escape to and complete odd jobs or new handyman projects.
Electric Vehicle Charging	A dedicated electric vehicle charging bay with EV charger installed.
Car Share	Car share vehicle provided in the building for use by residents and public, providing vehicle access for short or long term uses.
The Grand Room	Residents' private dining and entertaining room, with 14 seat dining table and settings and adjoining fully equipped kitchen, private bar and indoor and outdoor seating areas for private gatherings.
Silver Screen Theatre	Enjoy the latest movies, sports or big events in your own airconditioned theatre, with plush seating and the latest home entertainment system on your big screen, connected to TV and streaming services.
Board Room	Large boardroom table and work surface for you to access at any time.
Caretaker	Onsite caretaker's residence allows the Strata Company to have a full-time onsite service available to service all residents and assist to maintain Aurora to the highest standard.
Guest Apartment	A place to call home for your guests, providing a fully furnished and equipped studio apartment for short term use by guests to stay onsite but not in your own apartment.
Wellness Zone	Look after your mind and body in the Wellness Zone, whether taking advantage of the equipped massage room or needing to host your own medical or professional service providers, you can do it all without leaving Aurora.
Sauna	Timber lined sauna included.
Washdown Bay	Carwash bay provided for your use.
Security Camera Surveillance System	Surveillance cameras installed at all entries/exits and around common facilities within the development to monitor usage. Footage is stored on digital recorder and accessible by the Strata Company for security purposes.

Keyless Secure Access	Keyless electronic entry to Ground Floor Lobby and other entrances. Access devices built into carpark remotes meaning only one device needed to get in and around the development.
	Keyless electronic apartment entry door set also provided, in a standalone system for enhanced apartment security.
Fire Alarm System	Smoke alarms provided inside every apartment, connected to a centralised fire alarm system also monitoring common areas and carparks and connected to an automatic fire brigade alarm call system.
	Sprinkler system provided throughout the building.

APARTMENT FINISHES

Common Walls	Fire rated stud framed plasterboard walls between apartments and other apartments or corridors, insulated to achieve acoustic performance above the National Construction Code requirements.
Internal Walls	10mm flushed plasterboard over steel stud framing, lined with insulation, flushed and painted.
Ceilings	Ceilings to living and bedrooms are skim coat finish, and at 2.7m are generally higher than bathrooms and where bulkheads are required, which have dropped plasterboard ceilings.
Entry Doors	Each apartment fitted with a fire rated solid door with self-closer and electronic keyless entry lockset.
Internal Door Furniture	Designer chrome lever handle, easy to grip and use.
Floors	Engineered timber flooring throughout all Living, Kitchen and Dining areas to create seamless spaces, laid over an acoustic underlay, partially stuck.
	Quality wool loop pile carpets to bedrooms and robes.
Balconies and Sun Rooms	Slip resistant floor tiling with perimeter drains. Water hose cock provided to all main balconies.
	Balconies have 1.2m high clear semi-frameless safety glass balustrades. Apartments 603, 604 and 605 will have obscure glass balustrades.
	Apartment types H, H1, J and Sub-Penthouse Types L & M include 1.2m wide full height sliding louvre screens as shown on plans.
	Sun Rooms have full height clear glazing with half height sash windows where shown on plans.
	Apartment Type F, Sub-Penthouse Types K & N and Penthouses have full height fixed glazing to part of balcony, as shown on plans, to enhance outdoor living in selected areas.

KITCHEN

Cabinetry	Premium grade textured prefinished cabinetwork in 2 tones as selected by interior designer, with 20mm reconstituted stone extra depth bench tops. Includes handleless soft-closing drawers and doors, plus overhead cupboards with LED strip lighting, as shown on plans.
Built-in Dining Table	Apartment types H, H1 and J include a built-in dining table as per plans, finished in timber with pendant light above.
Splashback	Reconstituted stone to match benchtop, between benchtop and overhead cupboards.
Appliances	Miele appliances included throughout (unless otherwise shown).
Cooktop	574mm 4 zone induction cooktop to all 1 and 2 bedroom apartment types (excl Apartment Type F).
	800mm 4 zone induction cooktop, including one PowerFlex zone allowing use of either 2 separate zones or combined as one large zone, to 2 bedroom Apartment Type F, all 3 bedroom Apartment Types and Sub-Penthouse Types L & M.
Oven	600mm wide electric oven with pyrolytic self-cleaning function and digital display with touch controls from the Miele 7000 series Pureline range.
Combi Microwave	Built-in combi steam and microwave provided, allowing you to steam, cook and warm food in the one appliance, perfectly complementing the oven.
Rangehood	Undermount rangehood ducted to outside, not recirculating in the apartment.
Sink and Mixer	Undermount stainless steel sinks for stylish look and ease of use, with chrome mixer tap with pull out spout, mounted to benchtop supplied with filtered water.
	Single bowl to 1 bed apartments, double bowl to all 2 and 3 bedroom apartments.
Pantry	Pantry unit with slide out shelves (where applicable).
Fridge Recess	750mm wide fridge recess provided with power point and water supply to 1 bedroom apartments.
	930mm wide fridge recess provided with power point and water supply to 2 bedroom apartments (excluding Apartment Type F).
Integrated Fridge/ Freezer	Fisher & Paykel 900mm wide integrated fridge freezer provided to all 3 bedroom apartment types plus type F, built into cabinetry and finished in matching panel door with handles.
Dishwasher	600mm wide 14 place setting semi-integrated dishwasher provided to all 2 and 3 bedroom apartments, with door panel to match kitchen cabinetry.
	450mm wide semi-integrated dishwasher to all 1 bedroom apartments, providing plenty of cleaning space and maximising kitchen storage.

ENSUITES, BATHROOMS AND LAUNDRIES

Vanities and Basins	Reconstituted stone vanity tops and premium grade textured prefinished cabinetry underneath, including drawers and cupboard storage. Counter top Argent designer vitreous china basin with Villeroy & Boch wall mounted tapware.
	Double basin vanity standard for master ensuite in Apartment Types F, G & G1 and Sub-Penthouse Types L & M.
	Wall mounted cabinet and shelf included to all master ensuites, with mirrored doors to cabinet for full width of vanity incorporating built-in makeup lighting. Wall mounted mirror included to 2nd and 3rd bathrooms.
W.C.	Wall face Argent vitreous china pan and china dual flush cistern with soft-closing seats.
Shower	Selected Villeroy & Boch mixer tapware with double head shower incorporating showerhead on hose with rail system so can be adjusted upwards and downwards and removed for convenient use, along with rainhead showerhead above.
	Apartment Type F and Sub-Penthouse Type L include double showers to master ensuite.
	Showerscreens are a mix of fixed screen with opening or sliding or hinged frameless door and screens as shown on plans.
Laundry	Built-in stainless steel laundry trough in reconstituted stone benchtop and prefinished board cabinet with mixer. Washing machine taps provided alongside.
	Sub-Penthouse Types L & M include a Bosch washing machine and a dryer, installed side-by-side under benchtop.
Furniture	Selected designer range toilet roll holders and towel rails installed.
	Heated towel rails included to all master ensuites.
Tiling	Italian vitrified porcelain floor tiles, selected by interior designer to complement apartment scheme.
	Wall tiling full height to ceiling in all ensuites, bathrooms and laundries using large tile to complement scheme, as selected by interior designer.
Built-in Robes	Walk-in robes to Master Bedrooms of all 2 and 3 bedroom apartment types and some 1 bed apartment types (as shown on plans) include drawers, shelves and hanging rails, made from prefinished coloured laminate board. Wall mounted full length mirror included where design permits.
	Built-in robes elsewhere (as shown on plans) come with sliding doors finished in prefinished board, fitted out with drawers, shelves and hanging rails.
Linen and Broom Cupboards	Generous provision of storage provided throughout.

ELECTRICAL & COMFORT

Light Fittings	Recessed LED downlights for maximum energy efficiency and light quality provided throughout the apartment.
	Pendant lights over island kitchen bench and/or built-in dining table (where applicable) where shown on plans.
T.V. Point	Provided to the Living and all Bedrooms, connected to common roof mounted digital antenna for free to air TV.
Power Outlets	Double GPO's included at multiple locations in every room from Clipsal Iconic range.
Data and Telephone Outlets	Provided to Living Room and adjacent all TV points, cabled to communications cupboard inside the apartment for easy data or wifi distribution.
NBN	Fibre from the NBN network direct to the communications cupboard inside each individual apartment.
Exhaust Fans	Provided to Bathrooms, ducted to the outside.
Hot Water System	Central circulating hot water system provides hot water on demand without storage or heaters taking space inside your apartment.
Airconditioning	Ducted reverse cycle airconditioning provided to the Living area and all Bedrooms, with independent temperature controls and operations in each room.
	Able to be controlled remotely via smart app.
Energy Ratings	Apartments have been designed to achieve an average 8-Star Naters energy rating, and the building designed to achieve Greenstar "Australian Excellence" in sustainability.
Water Efficiency	All plumbing fixtures supplied are Watermark compliant and registered under the WELS scheme.
	All kitchen sink tapware supplied is WELS 5 star 6 lt/min.
	All vanity basin tapware is WELS 5 star 5 lt/min. All toilet suites are WELS 4 star 3.5 lt/flush. All showers are WELS 3 star 7.5 lt/min, except for penthouse shower handpiece supplier, which is WELS 4 star 7.5 lt/min.
	600mm dishwashers are WELS 5 star 11.3lt/cycle. 450mm dishwashers are WELS 4.5 star 6.5lt/cycle.
	Laundry mixer tap is WELS 5 star 6 lt/min. All Bosch washing machines (where installed) are WELS 5 star 57 lt/cycle.
Renewable Energy Supply	Roof mounted solar PV system connected to the building's common power consumption, to reduce the building's operating costs.
Common Area Lighting	Motion sensors provided to reduce energy consumption in common corridors and carpark

SUB-PENTHOUSE TYPES K & N AND PENTHOUSE TYPES P & Q INCLUSIONS

Interior Design	Unique interior colour schemes only available to Sub-Penthouses and Penthouses.
Ceilings	Higher 2.8m skim coat ceilings to Sub-Penthouses, increasing to 2.9m in Penthouses (except wet areas and where bulkheads required).
Internal Doors	Solid core doors provided in lieu of hollow core.
Kitchen Cabinetry	Timber veneer cabinetry combined with premium prefinished board, as selected by interior designer.
	Reconstituted stone benchtops in kitchen increased to 30mm edges from standard 20mm.
Appliances	Gaggenau appliances (except where otherwise listed) included. Gaggenau is what the professional chef comes home to, where tradition meets innovation.
Cooktop	Sub-Penthouse Types K & N include a 900mm wide 5 zone, including 2 flex zones, induction cooktop.
	Penthouses have a 1200mm cooktop incorporating induction, gas and grill.
Ovens	Two 600mm ovens, with 13 heating methods, touch display, pyrolytic self-cleaning and core temperature probe.
	Combi-microwave, providing 4 heating programs, a grill and 5 microwave levels.
	Combi-steam oven also provided, allowing either steam cooking or low temperature cooking. Individual programs/recipes can also be saved.
Warming Drawers	Two drawers provided.
Scullery	Penthouses include an oversized single bowl sink and mixer tap and a second dishwasher inside their Scullery.
Integrated Fridge/Freezer	Leibherr 1200mm wide fridge and freezer provided, integrated into cabinetry and finished with prefinished panel door and handles.
Wine Cellar	Penthouses have a Vintec dual wine cellar installed, as shown on plans.
Master Ensuites	Twin Villeroy & Boch oval vanity basins included.

Twin showers, both with double head shower incorporating showerhead on hose with rail system so can be adjusted upwards and downwards and removed for convenient use, along with rainhead showerhead above, to Sub-Penthouse Types K & N.

Penthouses include two separate large rainhead showers and two handheld showerpieces.

Bath included with wall mounted tapware.

A Throne electronic toilet/bidet installed in lieu of standard WC. The Throne provides hi tech functionality including auto flushing, seat sensor, cisternless Tornado flushing and 3 way washing using a 5 level nozzle.

Ensuite and Powder Rooms Upgraded to Villeroy & Boch vanity basins, showers and tapware throughout.

A Throne electronic toilet/bidet is also provided to the Powder Room in each apartment.

Villeroy & Boch wall facing toilet suites provided to 2nd and 3rd bedroom Ensuites of Sub-Penthouse Types K & N.

Villeroy & Boch in-wall cistern with wall hung suite provided to 2nd and 3rd bedroom Ensuites of Penthouses.

Laundry Bosch washing machine and dryer included, installed side-by-side under laundry bench.

Undermount laundry trough built into benchtop.

Built-in Robes Prefinished board cupboard doors to 2nd and 3rd bedroom robes, in place of sliding doors.

Power and Light Fittings Generous provision of double GPO's throughout, upgraded to Saturn Zen fittings throughout and identifying pictograms on switches where multiple light switches.

Penthouses include Clipsal C-Bus system with LCD fittings, for centralised connectivity of lighting, window treatments and other elements where required.

Windows Power provision and pelmets provided to all living and bedroom windows and sliding doors.

Balcony Penthouses provided with enhanced outdoor living and entertaining zones. Kintail Rd facing main balcony has a built-in BBQ, sink and bar fridge in outdoor cabinets. 2nd south facing balcony has a 3-person above deck outdoor spa bath, screened from the south side.