

1 Bedroom Suite

Furniture, Fixings and Equipment



One Bedroom Suite



Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 2 Table Lamp
- 1 Floor Lamp
- 2 Tubchair fabric (1 as desk chair)
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed
- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket
- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion



Electrical

- 1 Television (wall mounted LCD 32")
- 1 Wall Mount Kit
- 1 Refrigerator (Bar Fridge)
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons



Utensils

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Corkscrew

Cleaning Package

- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dustpan & Brush with cover
- 1 Ironing Board
- 1 Toilet Tidy - Stainless Steel



2 Bedroom Apartment

Furniture, Fittings and Equipment

Two Bedroom Apartment



Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater, Faux Leather
- 5 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

Dining

- 1 Dining Table - 6 Seater Upholstered faux leather



Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

Second Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Luggage rack



Linen and cushions

- 2 King Duvet Cover
- 2 King Duvet Insert
- 2 King Size Blanket
- 4 Single Duvet Cover
- 4 Single Duvet Insert
- 4 Single Size Mattress Protector
- 4 Single Size Blanket
- 8 Pillows

- 8 Pillow Protectors
- 2 King Bedend Runner
- 4 Single Bedend Runner
- 8 Throw Cushion

Outdoor

- 1 Outdoor Dining Table - 6 Seater (solid aluminum)
- 6 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner - gas)

Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 2 Clock Radio

Tableware

- 6 Dinnerware Service for 1 (5 Piece)
- 6 Cutlery Service for 1 (6 Piece)



- 6 Coffee Mug
- 6 Wine Glass
- 6 Champagne Glass
- 6 Beer Glass
- 6 Glass Tumbler
- 6 Coasters - Bamboo Woven
- 6 Placemats - Bamboo Woven

Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board
- 1 Frypan - Non Stick
- 1 Egg Lifter

- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 12 Pilfer Proof Wooden Coat Hangers



2 Bedroom Dual Key Apartment

Furniture, Fittings and Equipment

One Bedroom Apartment



Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater Faux Leather
- 4 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

Dining

- 1 Dining Table - 4 Seater
- 4 Dining Chair - Upholstered faux leather

Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

Linen and cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket

- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion

Outdoor

- 1 Outdoor Dining Table - 4 Seater (solid aluminum)
- 4 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner plate - gas)

Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



Tableware

- 4 Dinnerware Service for 1 (5 Piece)
- 4 Cutlery Service for 1 (6 Piece)
- 4 Coffee Mug
- 4 Wine Glass
- 4 Champagne Glass
- 4 Beer Glass
- 4 Glass Tumbler
- 4 Coasters - Bamboo Woven
- 4 Placemats - Bamboo Woven

Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board - 205x355mm
- 1 Frypan - Non Stick
- 1 Egg Lifter
- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 6 Pilfer Proof Wooden Coat Hangers



One Bedroom Suite

Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 2 Table Lamp
- 1 Floor Lamp
- 2 Tubchair fabric (1 as desk chair)
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed
- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
- 2 Single Size Mattress Protector
- 2 Single Size Blanket
- 4 Pillows
- 4 Pillow Protectors
- 1 King Bedend Runner
- 2 Single Bedend Runner
- 4 Throw Cushion

Electrical

- 1 Television (wall mounted LCD 32")
- 1 Wall Mount Kit
- 1 Refrigerator (Bar Fridge)
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio

Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons



Utensils

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Corkscrew

Cleaning Package

- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airer
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel



3 Bedroom Dual Key Apartment

Furniture, Fittings and Equipment

Two Bedroom Apartment



Lounge

- 2 Armchair Fabric
- 1 Sofa Bed - 2.5 Seater Faux Leather
- 5 Throw Cushion
- 1 Coffee Table
- 1 Floor Lamp
- 1 Rug
- 1 Desk Chair
- 1 Desk Lamp
- 1 Single Mattress Upholstered for Day Bed

Dining

- 1 Dining Table - 6 Seater
- 6 Dining Chair - Upholstered faux leather

Master Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Safe (laptop compatible)
- 1 Luggage rack

Second Bedroom

- 1 King Split Bed Ensemble Upholstered Base
- 1 Extended Bedhead
- 2 Bedside Table
- 1 Mirror Full Length
- 1 Tubchair
- 1 Luggage rack

Linen and cushions

- 2 King Duvet Cover
- 2 King Duvet Insert
- 2 King Size Blanket
- 4 Single Duvet Cover
- 4 Single Duvet Insert
- 4 Single Size Mattress Protector
- 4 Single Size Blanket
- 8 Pillows
- 8 Pillow Protectors
- 2 King Bedend Runner
- 4 Single Bedend Runner
- 8 Throw Cushion

Outdoor

- 1 Outdoor Dining Table - 6 Seater (solid aluminum)
- 6 Outdoor Chair (solid aluminum)
- 1 BBQ (Three Burner - gas)



Electrical

- 1 Television Wall Mounted LCD 32"
- 1 Wall Mount Kit
- 1 Refrigerator
- 1 Front Load Washing Machine
- 1 Dryer Wall Mounted
- 1 Convection Microwave
- 1 Mini Stereo (with iPod Dock)
- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 2 Clock Radio

Tableware

- 6 Dinnerware Service for 1 (5 Piece)
- 6 Cutlery Service for 1 (6 Piece)
- 6 Coffee Mug
- 6 Wine Glass
- 6 Champagne Glass
- 6 Beer Glass
- 6 Glass Tumbler
- 6 Coasters - Bamboo Woven
- 6 Placemats - Bamboo Woven

Utensils Package

- 1 Milk Jug
- 1 Sugar Bowl
- 1 Salt & Pepper Shakers
- 1 Tea Pot - 3 Cup
- 1 Coffee Plunger - 6 Cup
- 1 Water Jug - 2 Ltr
- 1 Can Opener - Stainless Steel
- 1 Colander - Stainless Steel
- 1 Corkscrew
- 1 Cutting Board
- 1 Frypan - Non Stick
- 1 Egg Lifter
- 1 Potato Masher
- 1 Knife Block - Set of 6 Knives
- 1 Set of 3 Microwave Dishes
- 1 Mixing Bowls - Set of 3
- 1 Saucepans - Set of 3
- 1 Tongs - Stainless Steel
- 1 Vegetable Peeler
- 1 Wooden Spoons - Set of 3

Cleaning

- 1 Waste Paper Bin - Open Black Mesh
- 1 Bathroom Tidy (S/S Pedal Bin)
- 1 Broom
- 1 Clothes Airing
- 1 Dish Drainer - Stainless Steel
- 1 Dustpan & Brush
- 1 Ironing Board with cover
- 1 Toilet Tidy - Stainless Steel
- 12 Pilfer Proof Wooden Coat Hangers

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- 1 Mirror Full Length
- 1 Safe (lap top compatible)
- 1 Luggage rack
- 6 Pilfer Proof Wooden Coat Hangers



Outdoor

- 1 Outdoor Side Table (solid aluminum)
- 2 Outdoor Chair (solid aluminum)



Linen and Cushions

- 1 King Duvet Cover
- 1 King Duvet Insert
- 1 King Size Blanket
- 2 Single Duvet Cover
- 2 Single Duvet Insert
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- 4 Pillows
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- 1 King Bedend Runner
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- 1 Kettle
- 1 Toaster - 2 Slice
- 1 Iron
- 1 Clock Radio



Tableware

- 2 Coffee Mug - White
- 2 Wine Glass
- 2 Champagne Glass
- 2 Beer Glass
- 2 Glass Tumbler
- 2 Coasters - Bamboo Woven
- 2 Tea Cup and saucer
- 2 Teaspoons

Utensils

- 1 Milk Jug
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Cleaning Package

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- 1 Toilet Tidy - Stainless Steel



Sky Lodge Finishes



Internal

| Area | Surface/Element | Substrate | Product/Finish |
|--|--|--|--|
| Bedroom | Floor | Concrete | Carpet + underlay |
| Living/Kitchen | Floor | Concrete | Recycled Timber Polyurethane finish + sound proof underlay |
| Ensuites / Laundry / decks / lobby & entry | Floor | Concrete | Slate tiles |
| Feature stone cladding internally & externally | Wall | Block Wall | Selected Porphyry Stone Veneer Finish |
| Lobby/ Entry | Wall | Block Wall | Render with paint finish |
| All block work internally (unless noted otherwise) | Wall | Block Wall | Plasterboard with Paint finish – low sheen acrylic |
| Ceiling | Ceiling | Plasterboard (unless noted otherwise) | Paint finish low sheen |
| Living/ Kitchen / Bedrooms | 100x13mm Timber Skirting | | Paint finish – enamel gloss |
| Living/ Kitchen / Bedrooms / Bathrooms | 50x16mm Timber architraves – square edge | | Paint finish – enamel gloss |
| Cornices shadow line detail | Ceiling / wall | | |
| Ensuite Internal Wall Area & Bathroom plinth Around Bath Tub | Wall | Blockwork/villa board and waterproofing | Tile Finish |
| Feature tile | Shower Walls | Block work /Timber Stud/ villa board & waterproofing | Mosaic tile Finish |

Joinery

| Area | Joinery Unit | Substrate | Element |
|-------------------------|--|----------------------|---------------------------|
| Bedroom | Wardrobe | MDF | Selected Laminated finish |
| | Internal carcass & adjustable shelving | | Melamine |
| | Day Bed | MDF | Selected Laminated |
| | Day bed seat pad | Foam | Fabric |
| Ensuites | Fire place panelling | MDF | Timber Veneer |
| | Vanity unit – bench top | Marine grade Plywood | Recon. Stone finish |
| | Shelf under vanity bench | | Selected Laminated |
| Living area | Bi fold doors to conceal washer & dryer | Marine grade Plywood | Selected Laminated |
| | Day Bed | MDF | Selected Laminated |
| | Day bed seat pad | Foam | Fabric |
| | Fire place panelling | MDF | Timber Veneer |
| Kitchen | Bench top | | Recon. Stone |
| | Splash back | | Recon. Stone |
| | Carcass and internal adjustable shelves | MDF | Melamine |
| | Overhead Cupboard doors | MDF | Selected Laminated |
| | Cupboards below counter top | MDF | Selected Laminated |
| Laundry doors | Bifold doors with routed out slots | MDF | Selected Laminated |
| Bar fridge joinery unit | Benchtop | | Recon. Stone |
| | Cupboard housing fridge & Overhead cupboards | MDF | Selected Laminated |

External

| Building Element | Substrate | Product/Finish |
|---|---|--|
| External cladding | Blockwork | Vertical Hardwood fire retardant timber/stain finish |
| Timber Posts | Fire Retardant Dressed Hardwood Posts | Timber: Fire resistant stain finish |
| Timber batten screens | Fire Retardant Dressed Hardwood | Timber: Fire resistant stain finish |
| Slate tiles - balconies | Concrete | Slate tiles |
| External stairs | Concrete | Natural - with anti-slip carborundum |
| Ballustrade to balconies | Fire retardant - Dressed hardwood top rail on recycled steel railings | Galvanized |
| Down Pipes/Roof Flashing | Metal | Colorbond |
| Metal Roof Sheeting & wall sheeting | Lysaght – 'trimdek' | Colorbond |
| Translucent Roof Sheeting | 16mm Danpalon Polycarbonate sheeting | |
| Barge Capping | metal | Colorbond |
| Eaves Gutters | 150mm Stramit GT03 half round gutter & fascia | Colorbond |
| Leaf Guard & metal eaves brackets | Perforated Metal Sheeting to be installed over all gutters in conjunction with soffit detail. | Colorbond |
| Down Pipes/Roof Flashing | Metal | Colorbond |
| Render (water proof) | Reinforced concrete Block | Acrylic Paint finish |
| Painted block work | Block work | Acrylic Paint finish |
| Stone wall | Block work | Selected Porphyry Stone |
| Soffits | FC Sheeting/Plywood | Paint – semi gloss or stain |
| Aluminum Window | Aluminum | Anodized Aluminum |
| Timber Louvers | Pre finished Timber Louvers – fire retardant | Clear finish |
| External Doors | Aluminum sliding Doors glazed (unless noted otherwise) | Anodized aluminum |
| Entry Doors | Select solid fire retardant Timber Doors | Stain or clear finish |
| Glazing | All Glazing | Pilkington Comfort Plus |
| Timber panels to glazing | FC sheet /plywood internally | Stain or acrylic paint finish |
| Copper cladding - Southside Bedroom Windows | FC sheet on timber /metal framing | Copper |

