

Selling agent:

THE AGENCY

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archdeacon terraces

3 ARCHDEACON STREET, NEDLANDS



our luxury residence suggestions for you



LUXURY RESIDENCE

www.luxuryresidence.com.au/archdeaconterraces

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PART OF



AUSTRALIAN
RESIDENTIAL
COLLECTIVE

ABN 72 623 873 067

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bespoke flexibility to stylise and finish your residence
to reflect your unique sense of style

Premium selections

Luxury Residence has established an exclusive relationship with European Ceramics and their sister company European Concepts for the selections of ceramic tiles, benchtops, kitchen cabinetry and dressing room wardrobes.

The European Ceramics' state-of-the-art Osborne Park showroom is where you will experience the complete range of personally curated and fully imported tiles, finishes, furniture and materials available for your selections.

Lift provision

A lift comes as standard in residences 3 and 4. A provision for a lift has been included in the design of residences 1 and 2. A lift can be installed in these two residences now or in the future. If you don't elect to install a lift now, you can use the space for storage.

Fully automated and future proof

All residences include fully automated App-based entry access, intercom and security controls, with the ability to add other features such as face recognition. Provision for a car charging station is included if required.



Archdeacon Terraces have been designed to exceed Gold Standard Livable Housing criteria

The Gold Standard Livable Housing criteria are design rules ensuring the changing needs of residents are met throughout their lifetime. Easy to enter. Easy to navigate in and around. Easy and cost effective adaption.

Click here to find out more about Livable Housing Australia guidelines.



According to Livable House Australia, the Livable Housing Gold Standard enhances the quality of homelife no matter your age, but importantly is 22 times more efficient than retrofitting if an unplanned need or age issue arises.



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Here are the minimum Livable Housing features required for each Gold Standard residence:

- A safe, continuous and step-free path of travel from the street entrance and / or parking area to a dwelling entrance that is level
- At least one, level (step-free) entrance into the dwelling
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces
- A toilet on the ground (or entry) level that provides easy access
- A bathroom that contains a hobless shower recess
- Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
- Stairways are designed to reduce the likelihood of injury and also enable future adaptation
- The kitchen and laundry spaces are designed to support ease of movement between fixed benches and to support easy adaptation
- There is space on the ground floor (or entry level) that can be used as a bedroom
- Light switches and powerpoints are located at heights that are easy to reach for all home occupants
- Home occupants are able to easily and independently open and close doors and safely use tap hardware





Italian craftsmanship and style – Pedini KO16 kitchen

The design and finish of your cabinetry is managed by European Concepts to ensure it is in keeping with the fully-imported Miele appliances specified for each residence.



Exterior

Wall finishes

- Rendered double clay brickwork – Dulux Lexicon PN2F1
- Austral Hawthorn Black feature brickwork – residences 3 and 4
- Feature stone cladding to front elevations – residences 1 and 2
- Axon cladding to selected external walls

Roof finishes

- Custom Orb to main roof areas – Shale Grey
- Colorbond Trimdek with 60mm anticon to flat roof areas – Shale Grey
- Colorbond downpipes, gutters and fascia
- Metal gutter guards to all gutters
- Roof access and fall prevention
- Western red cedar lined eaves

External floor finishes

- Urbanstone Elegance 600x400x40mm stone brick paving to driveway and alfresco areas

Windows and screens

- Lotus frameless sliding windows to balcony areas of residences 3 and 4
- Issey Flyloc screens
- Powder-coated aluminium frames – Monument





Interior

Wall finishes

- Float and set plaster walls with metal beads to trafficable areas
- Architectural door jambs throughout
- 67x18mm painted square skirting throughout (excludes wet areas)

Ceiling finishes

- Skim coat to underside of slabs (where required)
- Raked ceilings to top floor living area of residence 4
- Generous ceiling heights throughout bedrooms and living areas
- 10mm plasterboard ceilings with shadowline
- Ceiling and wall insulation to all residences – NatHERS seven-star energy rating



Light colour scheme selections for your consideration

- Wet area Floor Finishes – NEXTONE Gray Nat 300x600mm Rectified Porcelain
- Wet Area Wall Finishes – NEXTONE Gray Nat 300x600mm Rectified Porcelain
- Wet Area Feature Tile – LINE NEXT Gray 300x600mm Rectified Porcelain
- Wet Area Benchtops – FLORIMSTONE Eternal Gold Porcelain
- Wet Area Cabinet Finishes – Polytech Prime Oak and Prime Oak Matt
- Kitchen Stone Tops and Splashbacks - FLORIMSTONE Eternal Gold Porcelain
- Kitchen Cabinet Finishes – Pedini Lacquer Nero Ingo 0720 MS
- Timber Floor Finishes – Woodpecker Del Mar
- Carpet – TREVORS CARPETS Rosaline Abram 2504
- Alfresco/Balcony Tiles – NEXTONE Gray Nat 300x600mm Rectified Porcelain





Dark colour scheme selections for your consideration

- Wet Area Floor Finishes – LEA ANTHOLOGY 05 Dark Worn 600x300mm Rectified Porcelain
- Wet Area Wall Finishes – LEA ANTHOLOGY 05 Dark Worn 600x300mm Rectified Porcelain
- Wet Area Benchtops – FLORIMSTONE Eternal Gold Porcelain
- Wet Area Cabinet Finishes – Polytech Melamine Rojo Walnut Wood Matt
- Powder Room Benchtop – FLORIMSTONE Fatto Mano Top and Basin
- Kitchen Stone Tops and Splashbacks – FLORIMSTONE Burnished Porcelain
- Kitchen Cabinet Finishes – Pedini Lacquer Nero Ingo 0720 MS
- Timber Floor Finishes – Woodpecker Moondance
- Carpet – TREVORS CARPETS Rosaline Gregory 2506
- Alfresco/Balcony Tiles – NEXTONE Gray Nat 300x600mm Rectified Porcelain



Floor finishes and wet area wall finishes

- Full height tiling to ensuite, bathrooms and powder room using 600x300mm tiles in light or dark colour scheme
- Skirting tile to laundry
- 600mm laundry splashback
- Balcony/alfresco with skirting tile (600x300mm) in ether dark or light finish
- Living area floor finishes – European oak floorboards in light or dark finish
- Bedroom floor coverings – carpets in ether dark or light colour scheme

Doors and hardware

- Solid core timber large entry door
- Flush panel solid doors to garages
- Flush panel solid doors throughout internally
- Entry door handles – stainless steel 143 entrance handles with 600mm centres
- Lockwood Symphony door hardware throughout internally
- Linear secure multi-function lock
- Internal lever sets
- Privacy locks to all ensuite, bathrooms and powder rooms

Cabinetworks

- Italian manufactured Pedini Moka Matt lacquer cabinets to kitchens and sculleries
- Locally manufactured cabinets to wet areas





Robes and linen closets

- Mercantini Custom robe fitout to master bedroom
- 16mm white melamine shelving as per plans, one (1) shelf and chrome hanging rail to bedrooms
- 16mm white melamine shelving as per plans, four (4) shelves to linens
- White-kote sliding robe doors as per plans

Showerscreens, mirrors and sliding robe doors

- Frameless clear glass shower screens with pivot doors
- Micro framed mirrors to ensuite, bathrooms and powder rooms

Plumbing sanitary fixtures

- Handmade Arte 76D double bowl under mount stainless steel kitchen sink
- 45ltr stainless steel inset laundry trough to laundry
- Caroma Carboni II inset basins to ensuite, bathrooms and powder rooms
- Feanza back to wall Tornado toilet suites with soft-closing lids and nano glazing
- Inspire Zevio selected range of quality chrome flickmixer tapware throughout.
- Inspire Pavia twin shower on rail to all showers with master ensuite also include stainless steel overhead shower
- Inspire Vetto selected range of accessories to ensuite and bathrooms
- Stainless steel double towel rails
- Stainless steel toilet roll holders
- Linear tile inset floor wastes to bathroom, ensuite and remaining wet area





Appliances

- Miele 900mm oven H 2890 B
- Miele 900mm rangehood DA 2390
- Miele 900mm induction cooktop KM 7684 FL
- Miele Microwave M 7244 TC
- ASKO DF1666GXXLAU dishwasher
- Fridge recess with cold water supply for future connection
- BBQ rangehood – Artusi rangehood ACH1BBQB
- BBQ – Weber Outdoor Kitchen Summit 6-burner S-460
- Inalto 118L beverage fridge to alfresco IBP118
- Desiccant dehumidifier drying room for residence 2 – Ausclimate cool-seasons premium 10L desiccant dehumidifier
- Provisions for washing machine and dryer (by owner – residences 2, 3 and 4)
- Hot Water System – Midea 170L Heat Pump HP170
- Laundry – residence 1 – Miele washing machine WWG360
– Miele clothes dryer TWJ660WP



Electrical

- Provisions for future car charging station
- Generous allowance for GPOs throughout the house as per electrical plan
- Three phase power supply
- External and internal LED lighting as per electrical plans

Airconditioning

- Daikin VRV piped air-conditioning – designed by a mechanical engineer to ensure year-round comfort to living areas and bedrooms and can be individually controlled in every room

Intelligent Home Pack

- Automated intercom and entry door access with screen to kitchen/living and smart phone App control
- Security system
- Smart wiring
- Options for facial recognition, swing door operation, air con control and auto blind controls available

Miscellaneous

- Italian made Sovereign elevators featuring dual access
- Automatic sectional Colorbond garage doors – Monument
- Stainless steel rear opening, lockable letterboxes.
- Front brick fence with aluminium blade infill panels.
- Austral Slenderline clothesline to residences 3 and 4 (residence 2 has drying room and residence 1 has washing machine and dryer included)
- Landscaping, reticulation and timer as per architectural landscape design
- Concrete floors and suspended slabs to engineer's drawings
- Nautilus Balustrading – High Polish Marine Grade 316 Stainless Steel Balustrade (Height 1020mm with horizontal bar inserts to 50mm Handrail)
- NatHERS seven-star energy rating exceeding the current acoustic and energy standards
- Garage door opening heights of 2740mm for residences 1 and 2 and 2400mm for residences 3 and 4



Internal design changes can be made if you purchase off the plan. While images shown are indicative, they do reflect the expected finish of the development. All items are subject to availability. In the event that any items are not available, they will be replaced with items of equal quality and value.



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