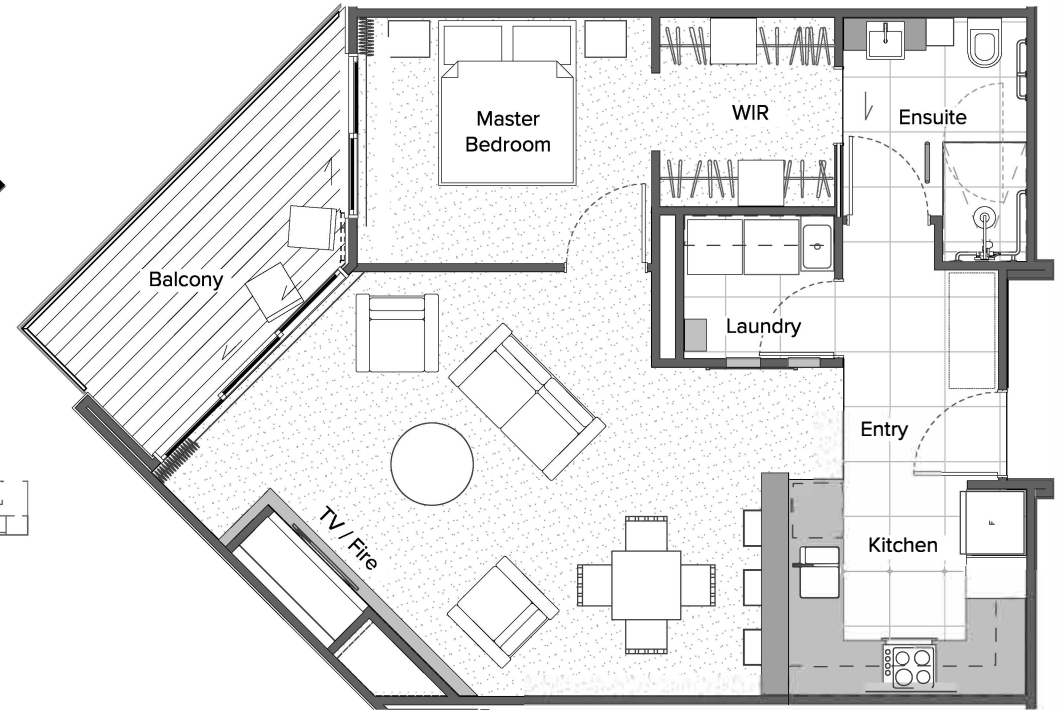
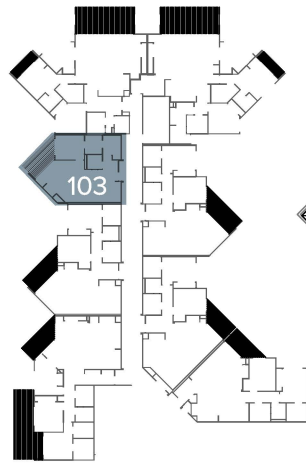


# Apartment First Floor 103



**Floor area:** 62 m<sup>2</sup>

This cosy one bedroom apartment is situated on the first floor on the west side of the Lifestyle Centre, with views of Roys Peak. All the modern conveniences are included, plus a spacious open plan living area, separate laundry, walk in robe and dual access ensuite.



		One Bedroom	Two Bedroom	Three Bedroom
<b>Kitchen</b>	Engineered stone bench top with timber veneer detail	●	●	●
	Melamine finish cabinetry	●	●	●
	Fisher and Paykel induction cook top and wall oven	●	●	●
	Panasonic microwave oven (inbuilt)	●	●	●
	Fisher and Paykel single dishdrawer	●	●	
	Fisher and Paykel double dishdrawer			●
	Fridge freezer with water and ice making functionality	●	●	●
	Filter for drinking water	●	●	●
<b>Bathrooms</b>	Private ensuite with full second bathroom		●	●
	Dual access ensuite	●		
	Fully tiled walls and floor (heated)	●	●	●
	Handrails to ensuite	●	●	●
	Double vanity with ceramic basins (ensuite only)			●
	Single vanity with ceramic basin	●	●	
	Heated mirror	●	●	●
	Large glass shower with channel drain	●	●	●
Overheight hush close toilets	●	●	●	
<b>Robes</b>	Walk in robe	●		●
	In built melamine robe joinery	●	●	●
<b>Ceiling</b>	Coved ceiling in lounge	●	●	●
<b>Glazing</b>	Double glazed aluminium doors & windows	●	●	●
<b>Flooring</b>	Wool carpet with 11mm underlay	●	●	●
	Tiled floor to kitchen, entry, bathroom and laundry	●	●	●

		One Bedroom	Two Bedroom	Three Bedroom
<b>Window Treatments</b>	Window treatments from supplied range	●	●	●
<b>Heating / Cooling / Climate control</b>	Glass fronted gas fireplace		●	●
	Heat pump - high wall unit in lounge	●	●	
	Ducted heat pump system to lounge, master, & bed 2			●
	Instant hot water heated by gas	●	●	●
<b>Laundry</b>	Separate laundry with tub	●	●	●
	<i>Note - Laundry whiteware not included</i>			
<b>Garaging</b>	Internal garage - one park allocated per apartment	●	●	●
<b>Additional storage</b>	Lockable storage space in garage	●	●	●
<b>Electrical</b>	LED ceiling lighting, with dimmers to lounge	●	●	●
	Feature pendant lights over bench	●	●	●
	Feature light to lounge ceiling	●	●	●
	Fibre telecommunications to each unit	●	●	●
	TV outlet to lounge area	●	●	●
	Data / phone outlets to lounge, dining, master bedroom	●	●	●
<b>Safety and security</b>	Monitored medical alarm	●	●	●
	Security card access system to apartment wing	●	●	●
	Fire safety via sprinkler / smoke / heat detectors	●	●	●
<b>Lounge</b>	Built in joinery (excludes bar unit)	●	●	●
<b>Entry</b>	Built in joinery			●

# Apartment Specifications