

featureslist

GENERAL

- Contemporary new 3 and 4 bedroom homes located within a Mirvac masterplanned estate
- Unrivalled Eastern Suburbs address conveniently located close to Sydney's most iconic beaches
- Adjacent to Latham Park
- Close proximity to public transport (buses) on Moverly Road
- Endeavour will have a landscaped central park of approximately 2400sqm providing a tranquil place to rest, play or visit
- Close to esteemed schools, University of New South Wales, golf courses, cafes, restaurants, local shops and major shopping centres

INTERIORS

- There are two internal finishes schemes
- Floor to ceiling heights are generally 2700mm downstairs and 2400mm upstairs. Some homes feature increased ceiling heights in family and/or living area up to 3000mm
- All homes have ensuite bathrooms to the master bedroom
- All homes have a powder room downstairs. Some homes have the provision to install showers in the downstairs powder rooms at the purchasers expense
- Homes are provided with reverse cycle ducted air conditioning (day/night) to all bedrooms and living areas
- Designer kitchens feature Miele 5 burner gas cook tops with a wok burner, 700mm electric oven, and semi-integrated dishwasher
- Finishes to kitchens include 40mm edged stone bench tops, glass splashbacks, polyurethane finishes to kitchen cabinetry and stainless steel double sinks with chrome tapware
- Over bench lighting in kitchens
- Externally ducted rangehoods
- Water points to fridge spaces
- Internal gas bayonets to family and living areas

- Vitrified floor tiles throughout the family and kitchen areas
- 40 oz carpet to formal living areas, upstairs bedrooms and hallways
- Bathrooms and ensuites feature full height glazed ceramic 300mm x 600mm wall tiles and 300mm x 600mm feature wall tiles
- Recessed low voltage downlights throughout downstairs living, dining, family and kitchen. Oyster fittings provided in wet areas and bedrooms
- Square set ceilings throughout downstairs, modern gypcove cornices to the upstairs bedrooms, hallways and stairs
- Frameless glass showerscreens in the bathroom and ensuite
- Mirrored built-in wardrobes to all bedrooms
- Most homes feature a media area

EXTERIORS

- Architecturally designed exteriors and elegant streetscapes
- Contemporary external finishes using painted brickwork and lightweight cladding. Some homes feature rendered elevations
- All homes feature lock up garages and parking within the driveway area in front of the garage. Some homes have double lock up garages
- Remote controlled garage doors with internal access
- Paved front driveways
- Double stacking sliding glass doors to external courtyards in most homes
- Gas bayonet connection for BBQ's in the courtyard
- Hose cock provided in front and rear yards
- Paved outdoor dining area
- Pergolas and/or sun shading devices provided in courtyards
- Homes feature extensively landscaped gardens, generous courtyards and gardens providing tranquil and useful open spaces for residents

COMMUNICATIONS AND SECURITY

- Telecommunications and entertainment services will be available to each home via a single optical fibre to the home network in conjunction with Telstra Velocity®*
- Homes have been specifically wired to enable delivery of the Telstra Velocity Network, providing Fibre to the Home connection†
- With Telstra Velocity®, home owners will have access to high speed cable broadband, multiple fixed line services, digital Free to Air TV services, without the need for an antenna, FOXTEL from Telstra without the need for a satellite dish, uncompromised access to Telstra's future broadband products and services as they become available‡
- IPTV capability through Telstra Velocity§ subject to resident connection
- Phone and/or data capability to all bedrooms
- Alarm security systems installed in all homes with back to base monitoring capability subject to resident connection

* Connection and subscription fees are payable by residents.

† Residents will be required to contact Telstra Velocity Smart Communities to activate this service.

‡ Mirvac will provide Fibre to the Home technology in conjunction with Telstra Velocity. To access high speed broadband internet, customers need to contact Telstra Smart Communities and pay connection and monthly account fees. Subscription fees for all services are payable to Telstra. ADSL services are not available at Endeavour 88.

§ Residents will need to connect to Telstra Velocity Bigpond and are to make their own enquiries regarding IPTV connections with Telstra including any download speed requirements to access IPTV. Any requirements for additional/amendments to house wiring and the purchase of any additional infrastructure, including set top boxes to access this service is the responsibility of the resident.

ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD) PRINCIPLES

All homes meet the BASIX requirements for Thermal Performance, Energy and Water which include:

- ESD principles incorporated into the individual house planning to increase cross ventilation of lower levels
- North facing homes and/or courtyards to increase solar access in winter and minimise in summer
- Strategically located sunhoods and shading systems
- Rainwater tanks supplied to toilet cisterns, cold water tap to the clothes washer outlet and outside tap
- Instantaneous gas hot water
- Internal natural gas bayonet connection for heating in winter
- External natural gas bayonet connection for BBQ's
- Energy efficient air conditioning systems with day/night zoning between living and bedrooms
- Outdoor clotheslines for natural drying
- Externally ducted kitchen rangehoods
- Natural ventilation in all living areas and bedrooms
- Gas cook tops
- Ceiling insulation
- Wall insulation
- Showerheads – 3 star rated
- Mixer tapware – 4 star rated
- WC – 4 star rated
- Planting will be indigenous or low water use species throughout

The content of this brochure was produced prior to completion of construction. The information herein is believed to be correct but is not guaranteed. Changes will undoubtedly be made during the development, and specifications and fittings may change without notice. The furniture and furnishings depicted in the floor plans are not included with any sale and prospective purchasers must refer to the contract for sale for the list of inclusions. Prospective purchasers must rely on their own enquiries. Mirvac Projects Pty Limited ACN 001 069 245. January 2010.



ground floor





upper floor

* highlight window



ground floor



upper floor

* highlight window



ground floor



upper floor