

Fixtures and Finishes



area	description	finish
External Finishes		
Window frames	Timber window frames	Natural finish
Window glazing	Double glazed	Clear
Entry doors	Solid Core	Natural stained timber finish
North & South wall	Rough sawn cypress	Charred black. Sawn face horizontal boards.
North feature shade frame	Recycled timber frame	Natural timber & steel
East & West wall	Modak board	Painted & sealed in natural earth tones
Roof & roof plumbing	Steel	Zincalume
Wicking beds	Water efficient garden beds made of FSC timber	Natural
Paving	Permeable paving	Recycled brick
Front garden walls	Steel & recycled timber trellis to support plantings	Natural finishes
Rear courtyard walls	Timber frame supporting green wall system	Natural finishes
Storage shed	Rough sawn cypress	Charred sawn face timber
Planter box	FSC sugar gum	Natural finish
Internal Finishes		
Party walls	Rammed earth	Guildford clay with matt zero VOC sealer
Partition walls	Compressed strawboard	Matt zero VOC paint
Ceilings	Plasterboard	Matt zero VOC paint
Internal doors	Solid core timber doors	
Door & window furniture	Brass	Natural finish
Skirting boards & architraves	KD Vic ash	Natural finish
Ground floor	Polished concrete	Low VOC clear sealer
First floor	Recycled T&G flooring	Low VOC clear sealer
Wet areas	Recycled tiles	TBC
Stairs	Vic ash (Alpine salvage)	Natural matt finish
Fixtures and Finishes		
Kitchens		
Cupboards	Recycled timber	Natural finish
Cupboard handles	Finger pulls	Natural finish
Bench top	Solid timber	Tung oil finish
Exposed shelves	Solid timber	Tung oil finish
Oven	Electrolux EPEE63CS	Stainless steel
Cooktop	Euromaid induction cooktop	Glass
Range hood	Fold away	Stainless steel
Sink	Double bowl	Stainless steel
Taps	WELS 3 star basin mixer	Unfinished brass
Bathroom & Laundry		
Tapware	Highest WELS rating	Unfinished brass
Vanity cupboard	FSC timber	Natural finish
Vanity basin	Recessed	White
Toilet suite	Closed coupled suite	White
Mirror	Inset mirror. 6mm glass	Frameless
Floor	Tiles	
Walls	Tiles	
Shower screen	Frameless glass	Clear
Electrics		
Air conditioning	7 Star. Low impact refrigerant gas	
Ceiling fans	To living spaces & bedrooms	
Double power points	Throughout	White
TV point	Two points	
Telephone points	Two points	
Data point	One	

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We endeavour to achieve net zero energy & water usage. However, due to the continual technological developments in alternative energy and water systems, we are unable to specify all systems at this stage. Please refer to our website for updates.