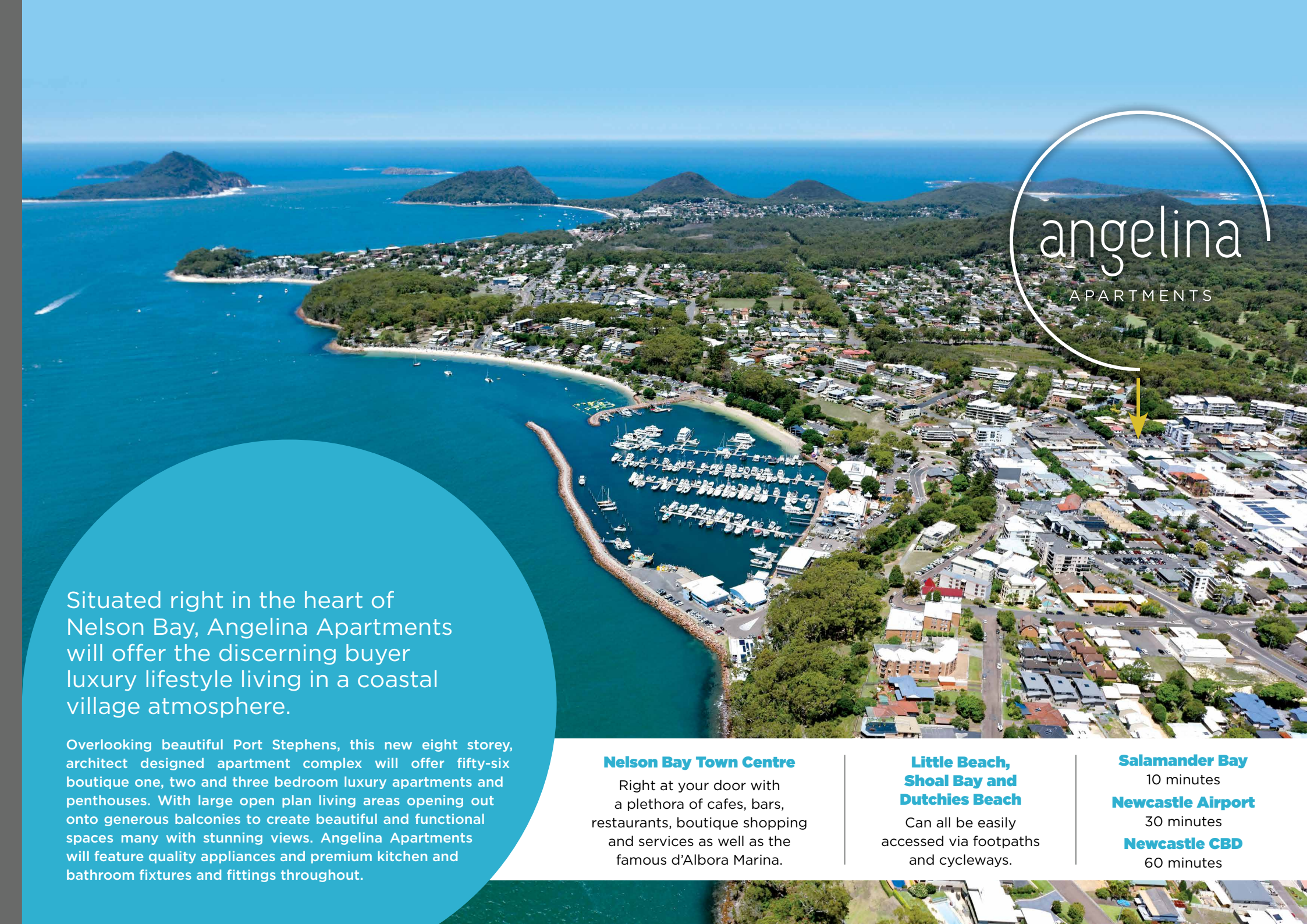


INFORMATION PACK

FIXTURES & FITTINGS

35-39 Donald Street and 1 Yacaaba Street, Nelson Bay





angelina

APARTMENTS

Situated right in the heart of Nelson Bay, Angelina Apartments will offer the discerning buyer luxury lifestyle living in a coastal village atmosphere.

Overlooking beautiful Port Stephens, this new eight storey, architect designed apartment complex will offer fifty-six boutique one, two and three bedroom luxury apartments and penthouses. With large open plan living areas opening out onto generous balconies to create beautiful and functional spaces many with stunning views. Angelina Apartments will feature quality appliances and premium kitchen and bathroom fixtures and fittings throughout.

Nelson Bay Town Centre

Right at your door with a plethora of cafes, bars, restaurants, boutique shopping and services as well as the famous d'Albora Marina.

Little Beach, Shoal Bay and Dutchies Beach

Can all be easily accessed via footpaths and cycleways.

Salamander Bay

10 minutes

Newcastle Airport

30 minutes

Newcastle CBD

60 minutes

PURCHASING OFF THE PLAN



For most of us the journey in buying an off-the-plan apartment is unknown and a totally new experience. It does not have to be that way! With a basic understanding of the process, buying off the plan can be a great way to secure your new property with less pressure and competition than buying an existing property, more time to save towards reducing your mortgage and more time to prepare for the move.

Once you have selected an off the plan apartment, an initial deposit of \$5,000 is required to reserve the apartment for 10 business days.

After liaising with your solicitor or conveyancer and financier, you're ready to secure your Angelina apartment.

You will be required to exchange contracts within 10 business days and pay the balance of the 10% deposit. Should your circumstances change within 10 business days of making the deposit, you will receive a full refund of the holding deposit without any deduction.

You can feel safe in the knowledge that your deposit is being invested in a controlled monies trust account with a bank. You will share the interest earned on the deposit with the vendor.

Angelina Apartments is expected to be completed by March 2024.

Our office will keep you advised of the progress of the development throughout the construction and the expected completion date. You will need to arrange finance approval to complete your purchase approximately 2-3 months prior to the expected completion date.

On completion of construction, we will invite you to conduct a pre-settlement inspection.

After completion, the building is covered by both a contractual warranty and statutory warranty. You can feel safe in the knowledge that Angelina Apartments is being built by a builder with years of experience.

On completion of your purchase, you will be at liberty to either move in or instruct your property manager to advertise the property for rent.



INTERIOR SELECTIONS GUIDE



INTERIOR SELECTIONS GUIDE

KITCHEN

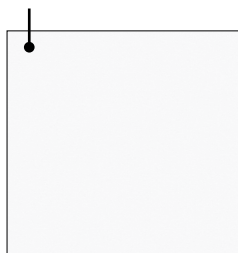


cool
COLOUR SCHEME

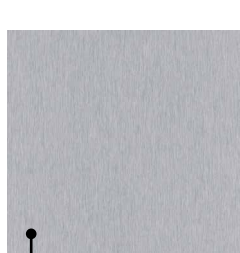
Benchtop
Caesarstone "Snow"
20mm or equivalent



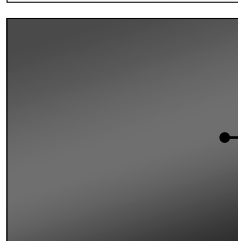
Kitchen Joinery
"Polar White" in natural finish or equivalent
and "Char Oak" or equivalent



Kickplate
Laminex "Brushed
Steel" or equivalent



Splashback
Mirrored glass or equivalent

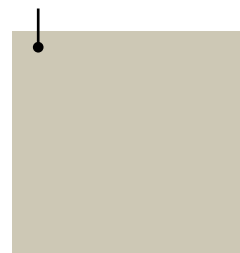


warm
COLOUR SCHEME

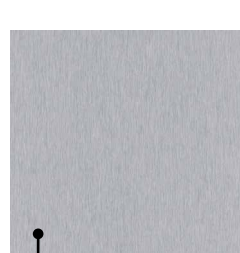
Benchtop
Caesarstone "Snow" or "Linen"
20mm or equivalent



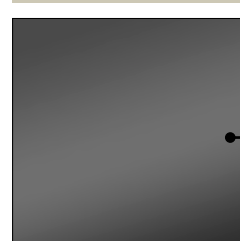
Kitchen Joinery
"Griege" natural finish or equivalent
and "Belgian Oak" or equivalent



Kickplate
Laminex "Brushed
Steel" or equivalent



Splashback
Mirrored glass or equivalent

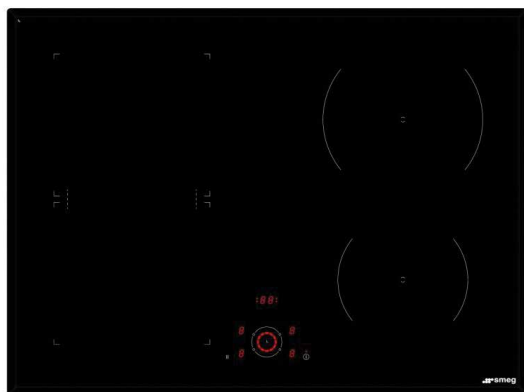


INTERIOR SELECTIONS GUIDE

KITCHEN



Rangehood
Smeg - model no.
SAH461SS telescopic
rangehood or equivalent



Cooktop
Smeg - model no.
SAI714B induction
cooktop or equivalent



Oven
Smeg - model no.
SFA561X electric oven
or equivalent

quality
APPLIANCES

Pendant Light
LED pendant or equivalent

LED Strip Lighting
Splashback and under island bench



Dishwasher
Bosch - model no. SMS46KI01A
or equivalent



Sink Mixer
Round standard
mixer 40mm chrome
or equivalent

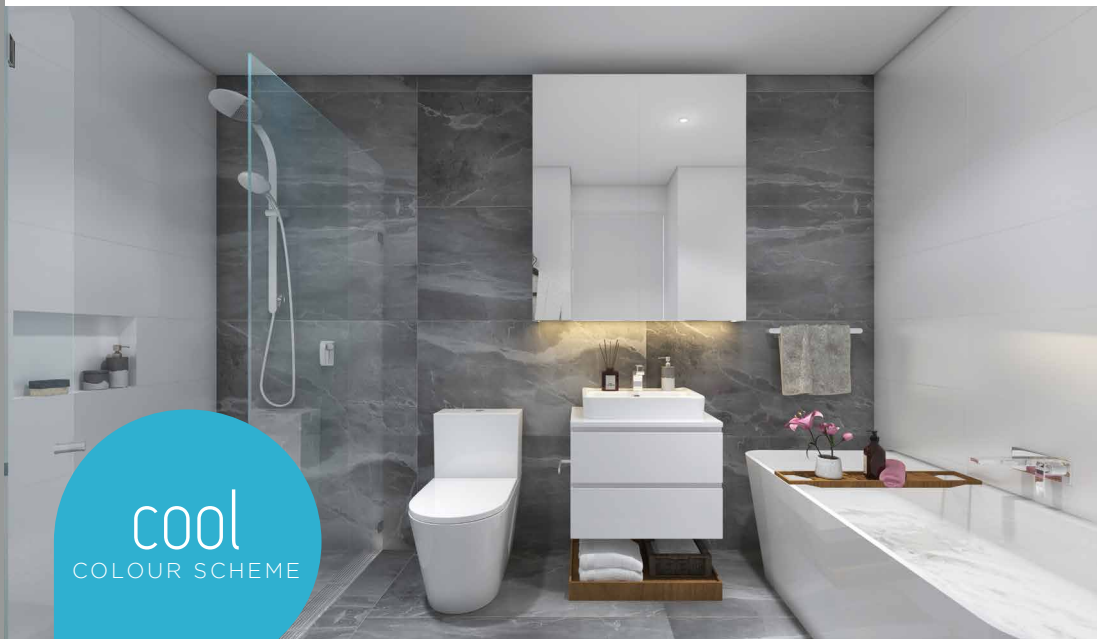


Sink
1080mm x 480mm 1.75 bowl single drainer
sink stainless steel or equivalent

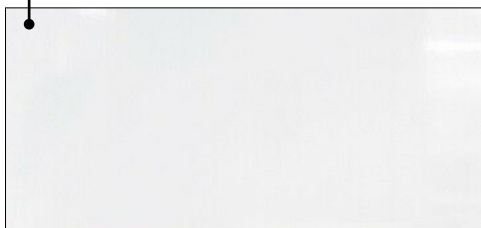


INTERIOR SELECTIONS GUIDE

BATHROOM



Wall Tiles
Gloss white 300mm x 600mm
ceramic tile full height or equivalent



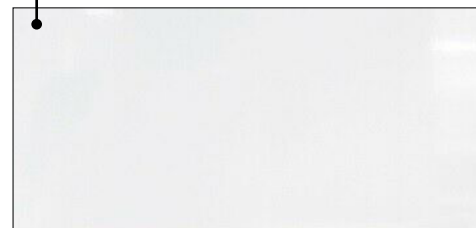
Floor Tiles
Grey marble look 300mm x 600mm
ceramic tiles or equivalent



Benchtop
Caesarstone "Snow" 20mm
or equivalent



Wall Tiles
Gloss white 300mm x 600mm
ceramic tile full height or equivalent



Floor Tiles
Tan marble look 300mm x 600mm
ceramic tiles or equivalent



Benchtop
Caesarstone "Snow" or "Linen"
20mm or equivalent

INTERIOR SELECTIONS GUIDE

BATHROOM



Mirror
Mirror door cabinet approximately
720mm high x 600mm wide or equivalent



Vanity Mixer
Standard basin mixer chrome
or equivalent



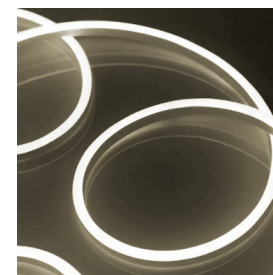
Vanity
600mm x 460mm wall hung vanity
white or equivalent

Vanity Joinery Finish
Two Pac poly gloss
Dulux "White on White" or equivalent
(with Caesarstone benchtop)

Toilet Suite
Round back to wall toilet suite
white or equivalent



LED Strip Lighting
Under mirror/cabinet lighting



Shower Screen
Semi frameless shower screens with clear
laminated safety glass or equivalent

Shower
Methven shower on rail chrome or equivalent

Shower Mixer
Standard wall mixer chrome or equivalent



Towel Rail
600mm single towel rail
chrome or equivalent



Hand Towel Rail
Hand towel rail chrome
or equivalent



Toilet Roll Holder
Round chrome toilet roll
holder or equivalent



Robe Hook
Chrome robe hook or
equivalent



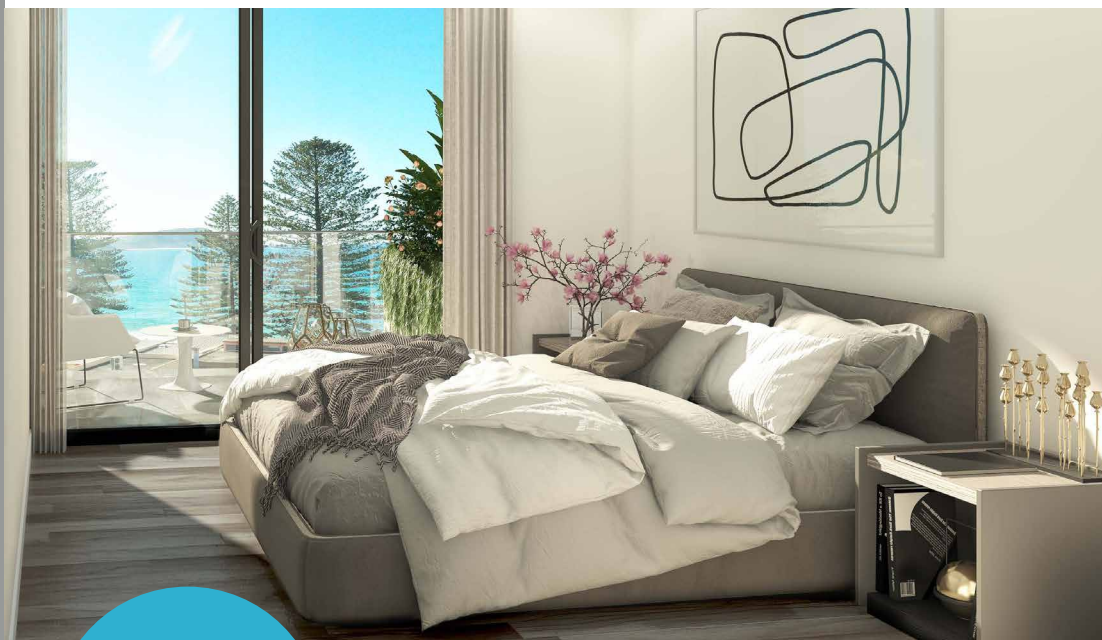
Bath Spout
Chrome outlet or equivalent



Bath
Lots 2, 5 only in Main Bathroom.
Lots 8, 15 and 22 in Ensuite only.
White free standing bath or
equivalent with pop up plug

INTERIOR SELECTIONS GUIDE

BEDROOM



Timber Floor
Natures Oak – French Grey colour or equivalent



Timber Floor
Natures Oak – Blanc colour or equivalent



INTERIOR SELECTIONS GUIDE

LAUNDRY

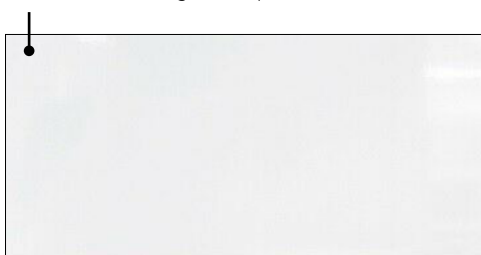


Laundry Sink Mixer
Round standard sink mixer
40mm chrome or equivalent

Laundry Tub and Cabinet
600w x 500mm cabinet with
45L stainless steel tub or equivalent

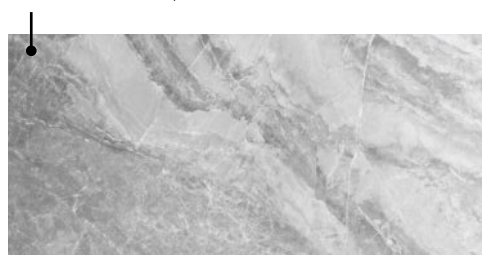


Wall Tiles
Gloss white 300mm x 600mm
ceramic tile full height or equivalent

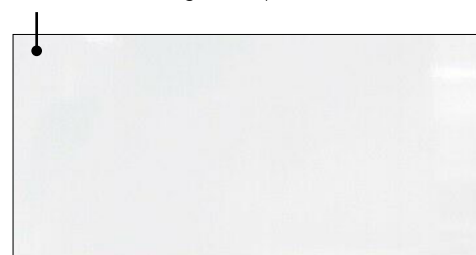


Benchtop
Caesarstone "Snow"
20mm or equivalent

Floor Tiles
Grey marble look 300mm x 600mm
ceramic tiles or equivalent



Wall Tiles
Gloss white 300mm x 600mm
ceramic tile full height or equivalent



Benchtop
Caesarstone "Linen"
20mm or equivalent

Floor Tiles
Tan marble look 300mm x 600mm
ceramic tiles or equivalent



INTERIOR SELECTIONS GUIDE

GENERAL



Air Conditioning
Multi-head system to the living room and all bedrooms.

Flush Internal Doors
Paint in Dulux "White on White" or equivalent

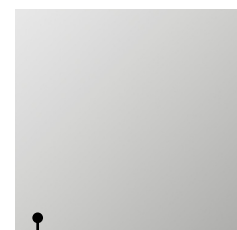
Door Furniture
Gainsborough G4 Series Bailey passage sets or equivalent
Gainsborough G4 Series Bailey privacy sets on bathroom doors or equivalent



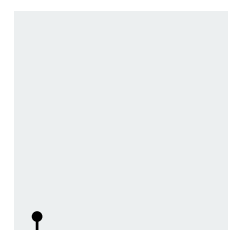
Bedrooms
Natures Oak - French Grey colour or equivalent



Living Areas, Dining and Hallway
Grey marble look 300mm x 600mm ceramic tiles or equivalent



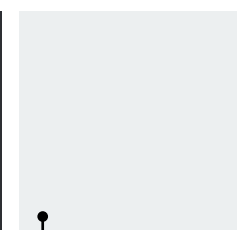
Fitting and Fixtures
Chrome finish



Paint Finish
Wall, ceiling and cornice paint in Dulux "White on White" or equivalent. Paint finish to all internal woodwork and metalwork



Windows and Door Frames
Powder coated aluminium windows and door frames Level 7 and Level 8 Colorbond "Monument" colour or equivalent



Door Frames and Louvres
Powder coated aluminium windows, door frames and louvres Ground Floor to Level 6 in white colour or equivalent



Glass Balustrade
Stainless steel or equivalent



Bedrooms
Natures Oak - Blanc colour or equivalent



Living Areas, Dining and Hallway
Tan marble look 300mm x 600mm ceramic tiles or equivalent



INTERIOR SELECTIONS GUIDE

FULL LISTING



cool

COLOUR SCHEME

warm

COLOUR SCHEME

KITCHEN		
Cooktop	Smeg - Model no. SA1714B induction cooktop or equivalent	< Same
Rangehood	Smeg - Model no. SAH461SS telescopic rangehood or equivalent	< Same
Oven	Smeg - Model no. SFA561X electric oven or equivalent	< Same
Dishwasher	Bosch - model no. SMS46KI01A or equivalent	< Same
Sink Mixer	Round standard mixer 40mm chrome or equivalent	< Same
Sink	1080mm x 480mm 1.75 bowl single drainer sink stainless steel or equivalent	< Same
Splashbacks	Mirrored glass or equivalent	< Same
Kickplate	Laminex "Brushed Steel" or equivalent	< Same
Benchtop	Caesarstone "Snow" 20mm or equivalent	Caesarstone "Snow" or "Linen" 20mm or equivalent
Kitchen Joinery	"Polar White" in natural finish and "Char Oak" or equivalent	"Griege" natural finish and "Belgian Oak" or equivalent
Lighting	Two pendant lights over island bench, LED strip lighting under the overhead kitchen cupboards and island benchtops	< Same
BATHROOM		
Toilet Suite	Round back to wall toilet suite white or equivalent	< Same
Shower Screen	Semi frameless shower screens with clear laminated safety glass or equivalent	< Same
Shower Rose	Methven shower on rail in chrome or equivalent	< Same
Shower Mixer	Standard wall mixer in chrome or equivalent	< Same
Vanity	600mm x 460mm vanity wall mounted or equivalent. Two Pac poly gloss Dulux "White on White" or equivalent	< Same
Vanity Benchtop	Caesarstone "Snow" 20mm or equivalent	Caesarstone "Snow" or "Linen" 20mm or equivalent
Mixer	Standard basin mixer in chrome or equivalent	< Same
Mirror	Mirror door cabinet approximately 720mm high x 600mm wide or equivalent	< Same
Bath	Lots 2, 5 only in main bathroom. Lots 8, 15 and 22 in ensuite only. Free standing white bath or equivalent with pop up plug	< Same
Bath Spout	Chrome outlet or equivalent	< Same
Towel Rail	600mm single towel rail in chrome or equivalent	< Same
Hand Towel Rail	Hand towel rail in chrome or equivalent	< Same
Toilet Roll Holder	Round toilet roll holder in chrome or equivalent	< Same
Robe Hook	Robe hook chrome or equivalent	< Same
Floor Tiles	Grey marble look 300mm x 600mm ceramic tiles or equivalent	Tan marble look 300mm x 600mm ceramic tiles or equivalent
Wall Tiles	Gloss white 300mm x 600mm ceramic tile to full height or equivalent	< Same
Lighting	LED strip lighting under mirror/cabinet lighting	< Same
BEDROOM		
Timber Floor	Natures Oak - French Grey colour or equivalent	Natures Oak - Blanc colour or equivalent



LAUNDRY		
Laundry Tub and Cabinet	600w x 500mm cabinet with 45L stainless steel tub or equivalent	< Same
Laundry Sink Mixer	Round standard sink mixer 40mm in chrome or equivalent	< Same
Hot Water	Centralised electric system or equivalent	< Same
Floor Tiles	Grey marble look 300mm x 600mm ceramic tiles or equivalent	Tan marble look 300mm x 600mm ceramic tiles or equivalent
Wall Tiles	Gloss white 300mm x 600mm ceramic tile full height or equivalent	< Same

FLOOR COVERINGS		
Bedrooms	Natures Oak – French Grey colour or equivalent	Natures Oak – Blanc colour or equivalent
Living Areas, Dining and Hallway	Grey marble look 300mm x 600mm ceramic tiles or equivalent	Tan marble look 300mm x 600mm ceramic tiles or equivalent

GENERAL		
Internal Doors	Flush internal doors, paint in Dulux “White on White” or equivalent	< Same
Door Furniture	Gainsborough G4 Series Bailey passage sets or equivalent. Gainsborough G4 Series Bailey privacy sets on bathroom doors or equivalent	< Same
Fittings and Fixtures	Chrome finish	< Same
Paint Finish	Wall, ceiling and cornice paint in Dulux “White on White” or equivalent. Paint finish to all internal woodwork and metalwork	< Same
Windows and Door Frames Level 7 and Level 8	Powder coated aluminium windows and door frames in Colorbond “Monument” colour or equivalent	< Same
Windows, Door Frames and Louvres Level 1 to Level 6	Powder coated aluminium windows, door frames and louvres in white colour or equivalent	< Same
Wardrobes	Built in robes with sliding mirrored doors	< Same

ELECTRICAL & APPLIANCES		
Air-conditioning	Air-conditioning unit – multi-head system to the living room and all bedrooms	< Same
General	Double power points, phone, Pay TV, broadband and internet points. Earth leakage electrical safety switch provide in single phase meter box.	< Same
Smoke Alarms	Smoke alarms with battery backup as per council requirement	< Same
Secure Entry	Card security system access with video intercom	< Same

EXTERNAL		
Windows and Doors	Quality aluminium windows with fly screens and locks to windows and sliding doors	< Same
Glass Balustrade	Stainless Steel or equivalent	< Same
Courtyard	Fully landscaped open courtyard (where applicable)	< Same
Balconies	Tiled balconies, with general purpose outlet (GPO)	< Same
Hose Tap	Hose tap in common areas and ground floor units only	< Same



This is an incredible opportunity to secure your part of the blue water paradise of Port Stephens. For further information contact:

Graeme Schmarr 0413 001 009
Jason Brennan 0419 691 377

angelinaapartments.com.au

LJ Hooker Nelson Bay

LJ Hooker Nelson Bay 4984 2400 / 31 Stockton Street, Nelson Bay 2315
projects.nelsonbay@ljhooker.com.au / nelsonbay.ljhooker.com.au

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