



# OPTIONS & UPGRADES

FEATURES & FINISHES

APARTMENTS





## FLOORING UPGRADE

### TIMBER FLOORING UPGRADE 1, 2 AND 3 BEDROOM APARTMENTS Premium A, B, C



Engineered timber floorboards  
to kitchen/living/dining/corridors  
in lieu of tiles.

#### Timber Floorboard Terms and Conditions

By selecting any of the timber floor boards upgrades, the purchaser accepts the following:

- Timber flooring is a floor covering and has a limited life span.
- Timber is a natural product that varies in colour and grain. It is not a hard surface and sharp or heavy objects will cause scratching or denting of the boards. Special care needs to be taken with entry and other high traffic areas that attract grit from the bottom of shoes as well as the placement of furniture.
- Timber flooring is a natural material and is therefore susceptible to warping and movement. Timber naturally absorbs and releases moisture, hence shrinkage or expansion will occur.
- Anything that alters temperature or moisture such as heaters, air-conditioners, clothes dryers, fireplaces and direct sunlight can increase the occurrence of shrinkage or expansion of timber flooring.

To minimise shrinkage, expansion, delamination and discolouration of timber flooring after settlement you should:

- Immediately draw your window furnishings and take other steps as necessary and keep a consistent temperature inside your property after settlement.
- Maintain and clean the floor in accordance with the manufacturer's maintenance instructions.

## KITCHEN UPGRADES

### APPLIANCE UPGRADES

#### COMBI MICROWAVE OVEN 1, 2 AND 3 BEDROOM APARTMENTS



60cm Miele built-in combination  
microwave and oven.  
In lieu of microwave.

#### STEAM OVEN 3 BEDROOM APARTMENTS



60cm Miele built-in steam oven.  
In lieu of secondary oven to 3 bedroom apartments.

#### FULLY INTEGRATED DISHWASHER 1 AND 2 BEDROOM APARTMENTS\*



60cm Miele fully integrated dishwasher.  
In lieu of semi-integrated dishwasher. Integration panel will  
match the specified kitchen joinery panel.

\*Included as standard in 3 bedroom apartments.

# KITCHEN UPGRADES

## EPICUREAN CHEF PACK INDUCTION COOKTOP AND RANGEHOOD UPGRADE

### 1 AND 2 BEDROOM

60cm Miele induction cooktop in lieu of gas cooktop and integrated Miele rangehood.



### 3 BEDROOM

90cm Miele induction cooktop in lieu of gas cooktop and integrated Miele rangehood.



# KITCHEN UPGRADES

## INTEGRATED FRIDGE/FREEZER UPGRADE 1, 2 AND 3 BEDROOM APARTMENTS

### 1 BEDROOM

Fisher & Paykel integrated fridge/freezer. Integration panel will match specified kitchen joinery.



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

### 2 BEDROOM

Fisher & Paykel integrated fridge/freezer. Integration panel will match specified kitchen joinery.



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

### 3 BEDROOM

Fisher & Paykel integrated fridge/freezer. Integration panel will match specified kitchen joinery.



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

# KITCHEN LIGHTING UPGRADE

## PENDANT LIGHT UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

Not available to all apartments, refer to sales plan for upgrade eligibility.

Feature pendant light above island bench



Artist's impression. Architecture and services are indicative only. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

# KITCHEN ISLAND BENCH DESIGN

## KITCHEN ISLAND BENCH DESIGN

1, 2 AND 3 BEDROOM APARTMENTS

Upgrade not available to all apartments, refer to sales plan for upgrade eligibility.

Waterfall design profile and integrated wine rack in lieu of standard island bench design.

Joinery, stone and finishes to match specifications from selected interior scheme.



Artist's impression. Architecture and services are indicative only. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

## MASTER BEDROOM UPGRADES

### BEDHEAD UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

Custom queen bed sized fabric bedhead and integrated feature lights to match specified interior scheme. Applicable to the master bedroom only. Can be made available to suit a king bed, refer to sales plan for eligibility.



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

### WARDROBE UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

Timber look internal shelving and drawers in lieu of melamine, addition of low height shelf, shoe drawers and LED lighting. Applicable to the master bedroom only. Joinery to match specifications of selected interior scheme.



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

## CURTAIN UPGRADE

### SHEER CURTAIN UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

Sheer curtains to all windows in addition to blackout blinds to all windows (blackout blinds provided as standard).



Artist's impression. Image shows upgraded finishes and fitting options. Furnishings included in this artist impression are not included in the apartment.

# LUXURY JOINERY UPGRADES

## ENTRY JOINERY STONE UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

20mm stone benchtop to entry joinery in lieu of timber look benchtop.

Not available to all apartments. Refer to sales plan for upgrade eligibility.  
Stone to match specifications from selected interior scheme.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

## NIGHTSTAND JOINERY STONE UPGRADE

3 BEDROOM APARTMENTS

20mm stone benchtop to nightstand joinery in lieu of coloured joinery benchtop.

Stone to match specifications from selected interior scheme.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

# LUXURY JOINERY UPGRADES

## TV JOINERY UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS

Timber look low height TV joinery.

Joinery to match specifications from selected interior scheme.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

## TV JOINERY UPGRADE WITH STONE

1, 2 AND 3 BEDROOM APARTMENTS

20mm stone benchtop to low height TV joinery in lieu of timber look benchtop.

Stone to match specifications from selected interior scheme.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

## MEDIA NOOK UPGRADES

### STORAGE FIT OUT

1, 2 AND 3 BEDROOM APARTMENTS

Full height timber look joinery with internal melamine shelving.  
Joinery to match specifications from selected interior scheme.  
Not available to all apartments, refer to sales plan for upgrade eligibility.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

### HOME OFFICE FIT OUT

1, 2 AND 3 BEDROOM APARTMENTS

Timber look floating desk and open shelving with feature metallic panel and pinboard.  
Joinery and finishes to match specifications from selected interior scheme.  
Not available to all apartments, refer to sales plan for upgrade eligibility.



Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

## BATHROOM UPGRADE

### HEATED TOWEL RAIL UPGRADE

1, 2 AND 3 BEDROOM APARTMENTS  
PREMIUM A, B, C

Heated towel rail to the main bathroom for 1 bedroom apartments and ensuite bathroom  
for 2 and 3 bedroom apartments. Finish to match tapware and fixtures.



Typical ensuite bathroom shown.  
Artist's impression. Image shows upgraded finishes and fitting options.  
Furnishings included in this artist impression are not included in the apartment.

# LAUNDRY UPGRADES

## CLOTHES WASHER AND DRYER 1, 2 AND 3 BEDROOM APARTMENTS



Miele front loading washing machine.



Miele heat pump dryer.

# BBQ UPGRADE

## BBQ UPGRADE 1, 2 AND 3 BEDROOM APARTMENTS

Artusi outdoor kitchen with feature porcelain benchtop, gas barbeque and lid available in small or large size<sup>^</sup> in 3 benchtop colour variations; Impera Black, Torano Statuario and Cosmopolita Grey.  
<sup>^</sup> Upgrade not available to all apartments, refer to your sales consultant for eligibility.



Artist's impression. Image of Small BBQ upgrade shown with flat lid and Cosmopolita Grey porcelain benchtop. Image is indicative only.

## BENCHTOP COLOUR VARIATIONS



Impera Black  
Artist's impression. Image is indicative only.



Torano Statuario  
Artist's impression. Image is indicative only.



Cosmopolita Grey  
Artist's impression. Image is indicative only.

# SMART TECHNOLOGY UPGRADES

## SMART TECHNOLOGY

### 1, 2 AND 3 BEDROOM APARTMENTS

#### Air Conditioner Control via App

Air conditioner unit will feature Wi-Fi connectivity which allows the user to control the A/C via the manufacturer's app.

#### Lighting Control

Dimming and scene setting control to living, kitchen areas and the bedroom/s. Lights will operate via smart switches and via the manufacturer's app.

#### Blind Control

Motorised Blind control via the manufacturer's app.

#### Lighting and Motorised Blind Combination Pack

Dimming and scene setting control to living, kitchen areas and the bedroom/s. Lights and motorised blinds will operate via smart switches and via the manufacturer's app.

#### Voice Control Capability

Voice control device to be provided by occupant.  
(Due to user preference to Apple, Google, Amazon etc).

## ELECTRIC VEHICLE CHARGING

Smart charger and integrated charging cable to car space as nominated.

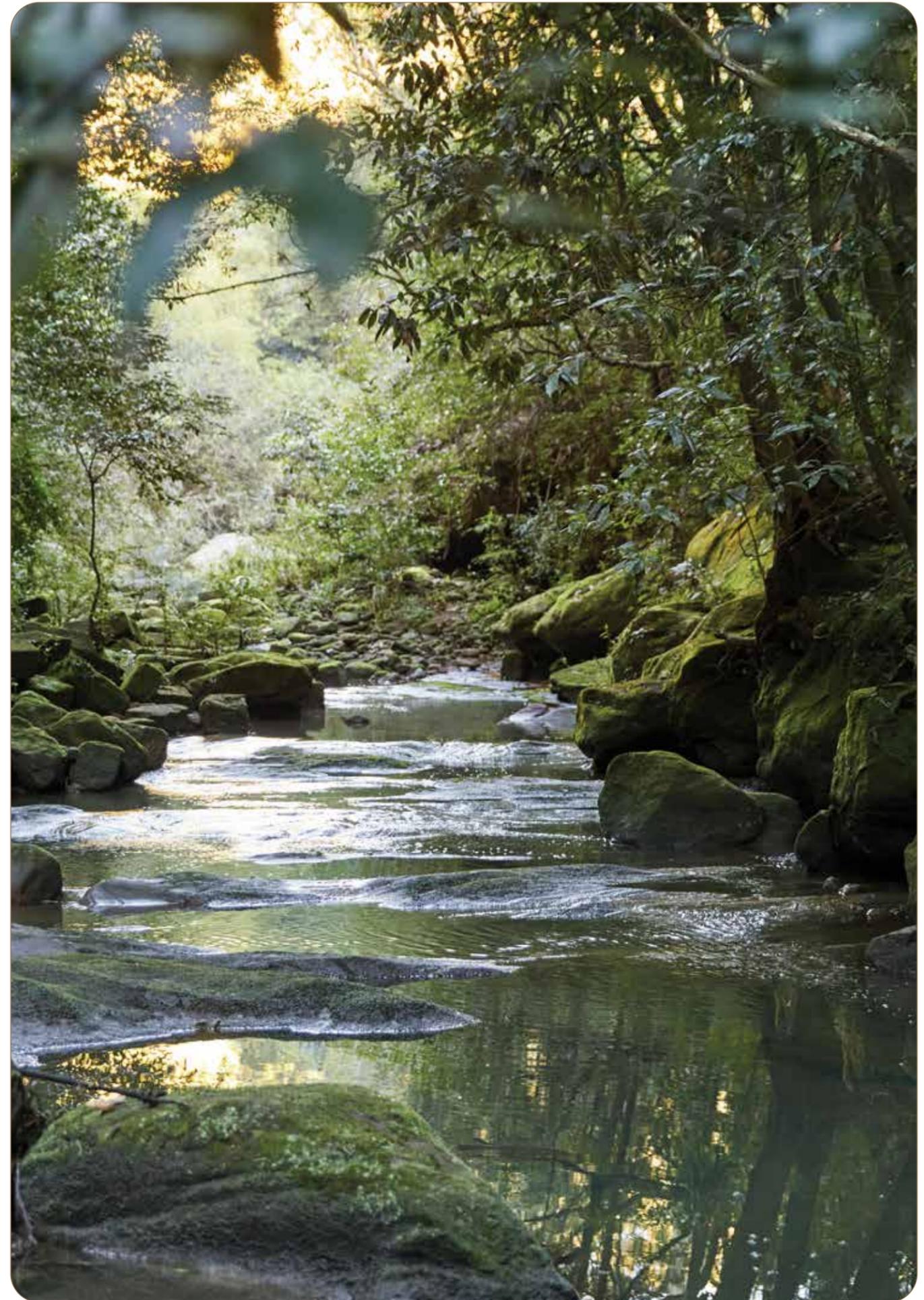
#### Technology Upgrades Terms and Conditions

By selecting technology upgrades above, the purchaser accepts the following:

- Installation of the technology upgrades may require accounts and agreements to be entered into by the purchaser with third party manufacturers of the technology upgrade for the correct operation.
- Operation of individual technology upgrade components may require the user/ operation via multiple cloud based apps.
- Connectivity between the apartment's technology components and the user's accounts requires continued Wi-Fi connectivity for operation.
- Operation and commissioning of technology upgrades requires the purchaser to have a working internet account with a Wi-Fi modem within the apartment. The purchaser acknowledges that a Wi-Fi internet connection will be setup (by the purchaser) prior to attendance by Mirvac's technology expert for final commissioning and user training.
- The technology upgrade will be interfaced via apps on the purchaser's own personal smartphone/ tablet/ device (to be provided by purchaser). The purchaser will make available their own personal device to the Mirvac technology expert for final commissioning and user training.
- The technology upgrade components will have the capabilities to interface to a voice control device (to be provided by purchaser) via apps. The purchaser will need to undertake their own due diligence regarding suitability and compatibility of their chosen voice control device with the installed smart home.
- LED lighting in association with the lighting control system may demonstrate flickering (most notably at low lighting levels) during various times of the day. This is caused by a ripple effect in the authority power supply resulting in short term interference and is not due to a fault of the light fittings or associated hardware.
- Lighting control upgrades excludes the laundry lights, feature bathroom wall light and kitchen ceiling feature light above island bench.

#### Electric Vehicle Charging Terms and Conditions

- The Electric Vehicle Charging Upgrade will be provided to the number of car spaces as indicated on the Customer Options Schedule. If the Property includes more than one car space and the upgrade has been selected for some but not all of the car spaces then Mirvac will select the car space(s) that receives the upgrade at Mirvac's discretion.
- Each car space receiving the Upgrade will be provided with 1x smart EV charger with integrated charging.
- Each charger will require an annual subscription by the purchaser with a third party provider for charger management, reporting and user support. The subscription service will be provided by a third party provider selected by the Owners Corporation to manage the electric vehicle charging for the building and will be approx. \$150 per year per charger (but subject to fees determined by third party).
- Electricity consumed by each car space will be connected to the power supply for the common property of the building, will be individually metered and will be charged to the purchaser on a user-pays basis. Refer to the strata by-laws for further details.



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The information contained in this brochure is believed to be correct but is not guaranteed. The finishes and fixtures list was prepared prior to commencement of construction. Renders are artist's impressions and are intended to represent a typical kitchen, bathroom, bedroom and living and do not represent all kitchen, bathroom, bedroom and living at NINE by Mirvac. Refer to the sales plans for your property for the proposed layout, which is subject to changes in accordance with the terms of the contract for sale. Prospective purchasers must refer to the contract for sale for the list of inclusions. Fittings, fixtures and appliances stated are as intended at the date of publication of this list and are subject to change or substitution in accordance with the contract for sale. Version 1: Correct as at 29/09/2021.