

A modern kitchen and dining area. In the foreground, a rustic wooden dining table is set with a small potted plant, a candle, and a bowl on a wooden slice. White modern chairs are tucked under the table. In the background, a kitchen with white cabinetry, a gas stove, and an oven is visible. Two framed artworks hang on the wall to the left. A black track with three spotlights is mounted on the ceiling.

SELECTIONS &
INCLUSIONS

PACK 1



HYDE PARK PLACE

LUXURY RESIDENCES

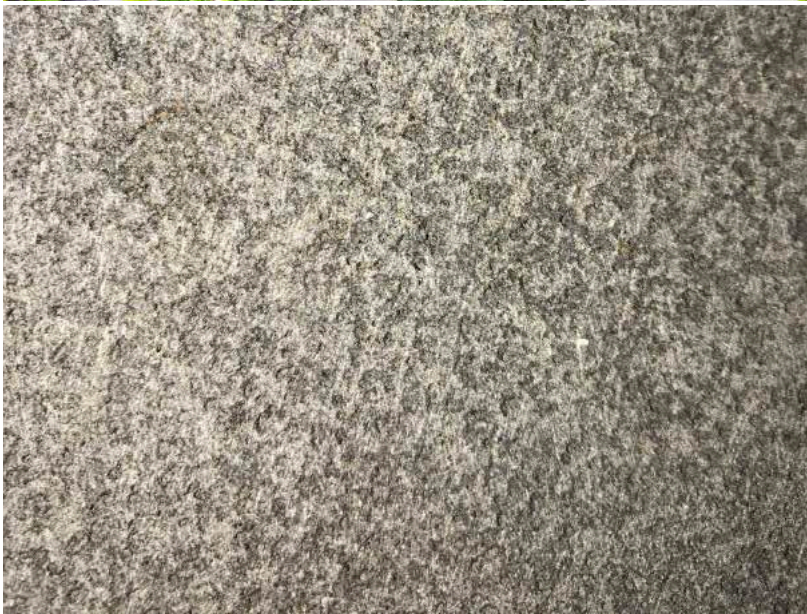


248 Unley Road, Hyde Park

South Australia 5061

www.hydeparkplace.com.au

GENERAL SPECIFICATIONS



SECURITY & CAR PARK FEATURES

CAR PARK	Security gates to underground car park
STORAGE	Lockable storage in each apartment's allocated parking space
BUILDING ACCESS	Intercom voice system, from lobby to each apartment

STAIRWELLS & LANDINGS

STAIRS	Concrete & steel
LIFT	Access from ground floor lobby to each level
LANDINGS	Tiled

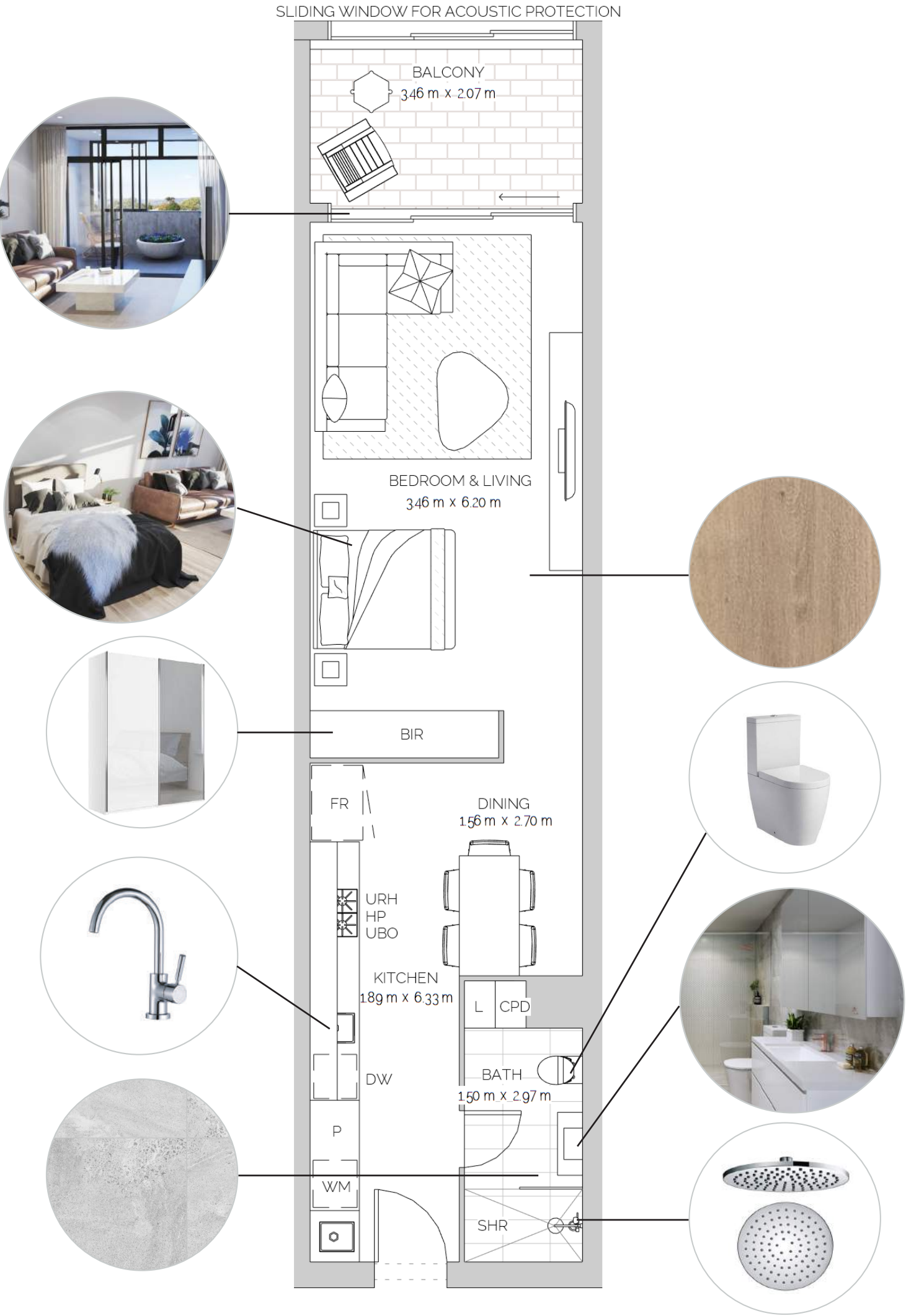
ELECTRICAL & COMMUNICATIONS

POWER OUTLETS	Included
TV POINTS	Included
DATA AND PHONE POINTS	Supplied to living area. NBN cable fitted for when available in the area
LIGHT FITTINGS	Minimal energy use LED lighting to apartments and communal areas
SMOKE ALARMS	Included in each apartment and communal areas
EXHAUST FANS	Ducts included to outside air for bathroom, en suites and rangehoods
HOT WATER SYSTEM	Gas hot water system

SOHO COLLECTION

STUDIO APARTMENTS

The Soho collection is available in studio and one bedroom apartments. Designed for modern lifestyles, selections are clean and simple, maximising space and lightness throughout.



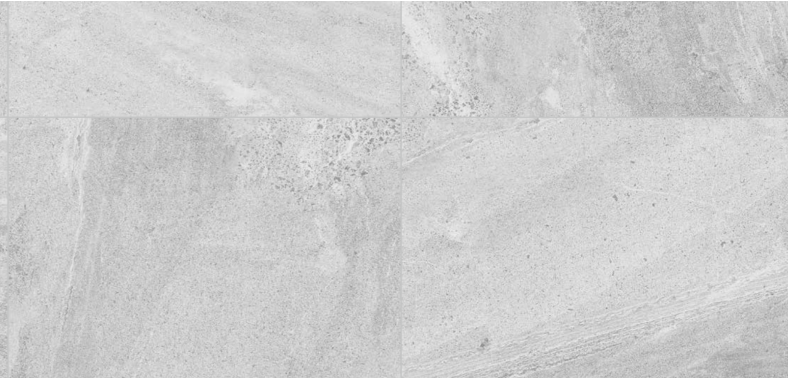
SPECIFICATIONS

GENERAL

WINDOWS	Double glazed. Frames in matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber with black satin door handles
BALCONIES & TERRACES	Cool grey tile. Glass balustrade. Sliding window on top of balustrade.
AIR CON.	Ducted reverse cycle

KITCHEN, LIVING & BEDROOM

SINK	Overmount
SINK MIXER	Chrome
SPLASH BACK	White tile
BENCH TOP	White quartz stone or grey quartz stone
JOINERY UNITS	2 PAC cabinets in white. Blum soft-close hinges & drawers
BUILT-IN-ROBES	Sliding doors - one mirror, one white
WALLS & CEILINGS	White painted plasterboard with square set ceiling
FLOORING	Timber laminate - Oak
LIGHTING	Downlights & feature black rail lights to kitchen



DUSK
Bathroom floor



GREY QUARTZ BENCH
Kitchen



WHITE QUARTZ
BENCH - Kitchen



DOOR HANDLE
Internal doors



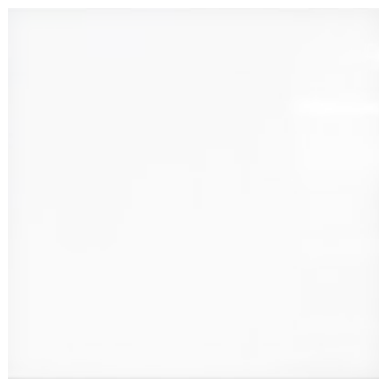
WHITE CABINET
Kitchen



COOL GREY TILE
Balcony & Terrace



TIMBER LAMINATE FLOORING - OAK
Kitchen, living & bed



WHITE GLOSS
Kitchen & bathroom



RAIL LIGHTING MATT BLACK
Kitchen

SPECIFICATIONS

BATHROOM	
BASIN	Moulded in vanity
BASIN MIXER	Vanity mounted - chrome
VANITY	Wall mounted with drawers
OVERHEAD CABINET	Mirror cabinet overhead
TOILET	Ceramic, back-to-wall suite
SHOWER HEAD	Wall mounted round rain - chrome
SHOWER SCREEN	Blade glass screen
FLOOR TILE	Dusk grey tile
WALL TILE	White gloss, full height
LIGHTING	Downlights
CEILINGS	Painted plasterboard
ADDITIONAL	Toilet roll holder, towel rail & shower shelf
LAUNDRY	
SINK	Single stainless steel
SINK MIXER	Chrome
WALL & SPLASH BACK	Painted plasterboard & white tile
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



SINK MIXER TAP
Kitchen



BASIN MIXER TAP
Bathroom



SHOWER MIXER
Bathroom



SHOWER ARM
Bathroom



SHOWER HEAD
Bathroom



TOWEL RAIL
Bathroom



IN WALL CISTERN
TOILET
Bathroom



OVERHEAD CABINET
Bathroom



VANITY
Bathroom



SHOWER SHELF
Bathroom

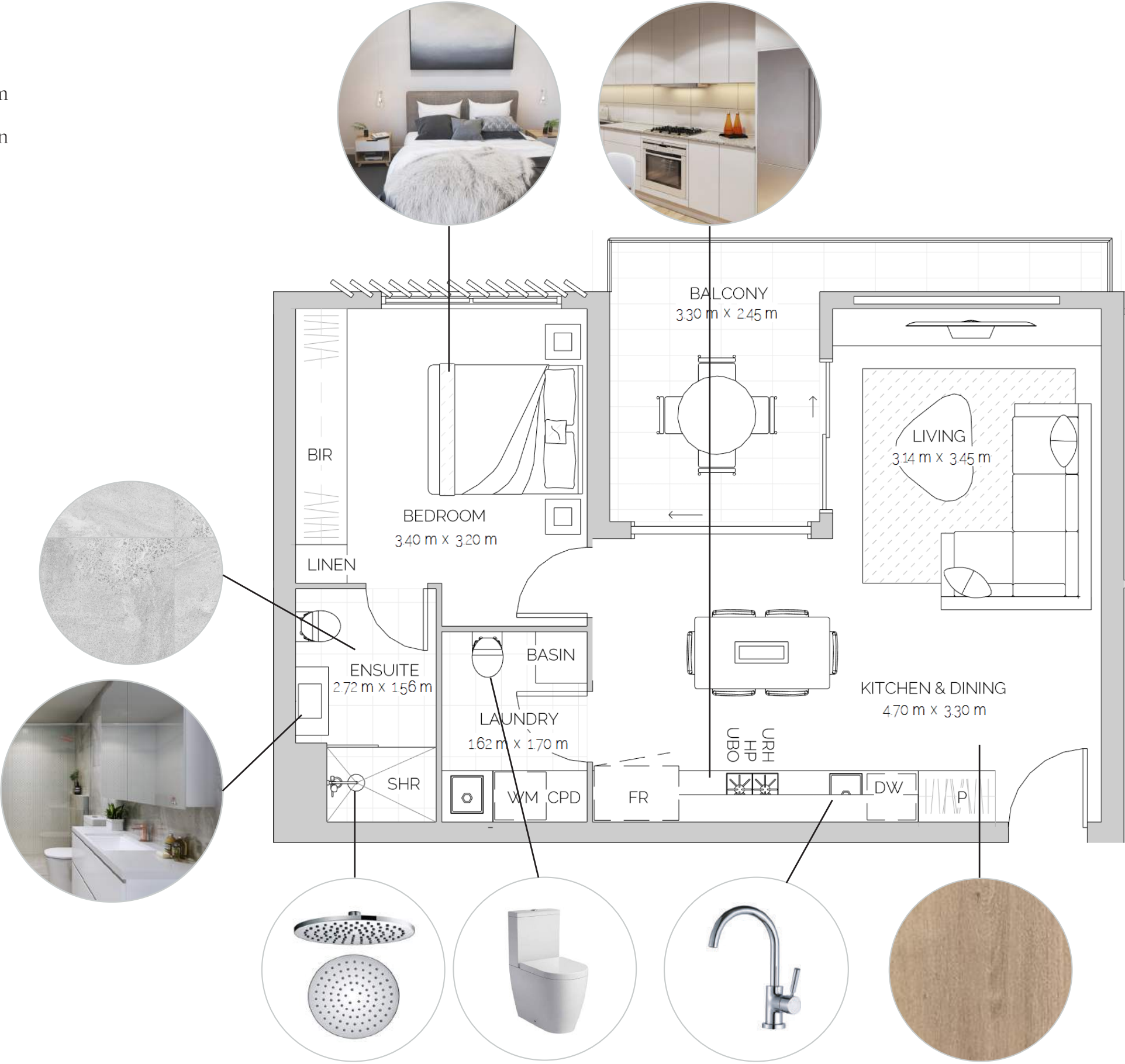
UPGRADE OPTION

Upgrade to matt black mixers, arms, shower heads, shelf and towel rail.

SOHO COLLECTION

ONE BEDROOM APARTMENTS

The Soho collection is available in studio and one bedroom apartments. Designed for modern lifestyles, selections are clean and simple, maximising space and lightness throughout.



SPECIFICATIONS

GENERAL

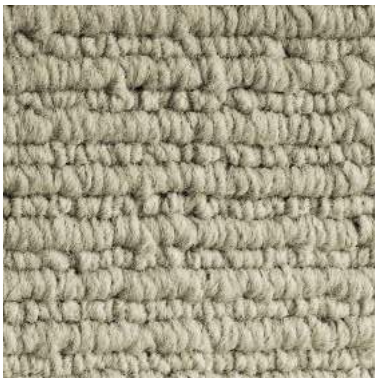
WINDOWS	Double glazed. Frames in matt black
DOORS	External sliding glass doors to balconies. Internal doors painted timber with black satin door handles
BALCONIES & TERRACES	Cool grey tile. Glass balustrade
AIR CON.	Ducted reverse cycle

KITCHEN, LIVING & BEDROOM

SINK	Overmount
SINK MIXER	Chrome
SPLASH BACK	White tile
BENCH TOP	White quartz stone or grey quartz stone
JOINERY UNITS	2 PAC cabinets in white. Blum soft close hinges & drawers
BUILT-IN-ROBES	Sliding doors - one mirror, one white
WALLS & CEILINGS	White painted plasterboard with square set ceiling
FLOORING	Carpet, light or dark
LIGHTING	Downlights & feature black rail lights to kitchen



DUSK
Bathroom floor



LIGHT CARPET
Bedroom



DARK CARPET
Bedroom



DOOR HANDLE
Internal doors



COOL GREY TILE
Balcony & Terrace



GREY QUARTZ
BENCH - Kitchen



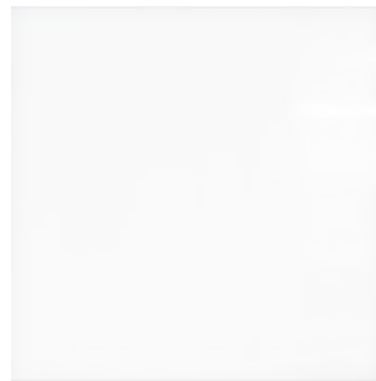
WHITE QUARTZ BENCH
Kitchen



WHITE CABINET
Kitchen



TIMBER LAMINATE FLOORING - OAK
Kitchen, living & dining



WHITE GLOSS
Kitchen & bathroom



RAIL LIGHTING MATT BLACK
Kitchen

ONE BEDROOM APARTMENTS

SPECIFICATIONS

BATHROOMS

BASIN	Moulded in vanity
BASIN MIXER	Vanity mounted - chrome
VANITY	Wall mounted with drawers
OVERHEAD CABINET	Mirror cabinet overhead
TOILET	Ceramic, back to wall cistern
SHOWER HEAD	Wall mounted round rain - chrome
SHOWER SCREEN	Blade glass screen
FLOOR TILE	Dusk grey tile
WALL TILE	White gloss, full height
LIGHTING	Downlights
CEILINGS	Painted plasterboard
ADDITIONAL	Toilet roll holder, towel rail & shower shelf

LAUNDRY

SINK	Single stainless steel
SINK MIXER	Chrome
WALL & SPLASH BACK	Painted plasterboard & white tile
BENCH TOP	White quartz stone
JOINERY UNITS	White 2 PAC cupboards



SINK MIXER TAP
Kitchen



BASIN MIXER TAP
Bathroom



SHOWER MIXER
Bathroom



SHOWER ARM
Bathroom



SHOWER HEAD
Bathroom



TOWEL RAIL
Bathroom



IN WALL CISTERN
TOILET
Bathroom



OVERHEAD CABINET
Bathroom



VANITY
Bathroom



SHOWER SHELF
Bathroom

UPGRADE OPTION

Upgrade to matt black mixers, arms, shower heads, shelf and towel rail.

ONE BEDROOM APARTMENTS

THE RIGHT APPLIANCE FOR YOU



OPTION 1 - INCLUDED

TECHNIKA 60CM

- 60cm gas cook top
VH64WSS
- 60cm undermount rangehood
TURS25
- 60cm oven
VO60SS
- 60cm stainless steel dishwasher
CSDW60SS



OPTION 2 - UPGRADE

SMEG 60CM

- 60cm gas cook top
CIR66XS3-C
- 60cm undermount rangehood
PUM601X-C
- 60cm oven
SFA561X-C
- 60cm stainless steel dishwasher
DWA6214X-S



OPTION 3 - UPGRADE

MIELE 60CM OPTION

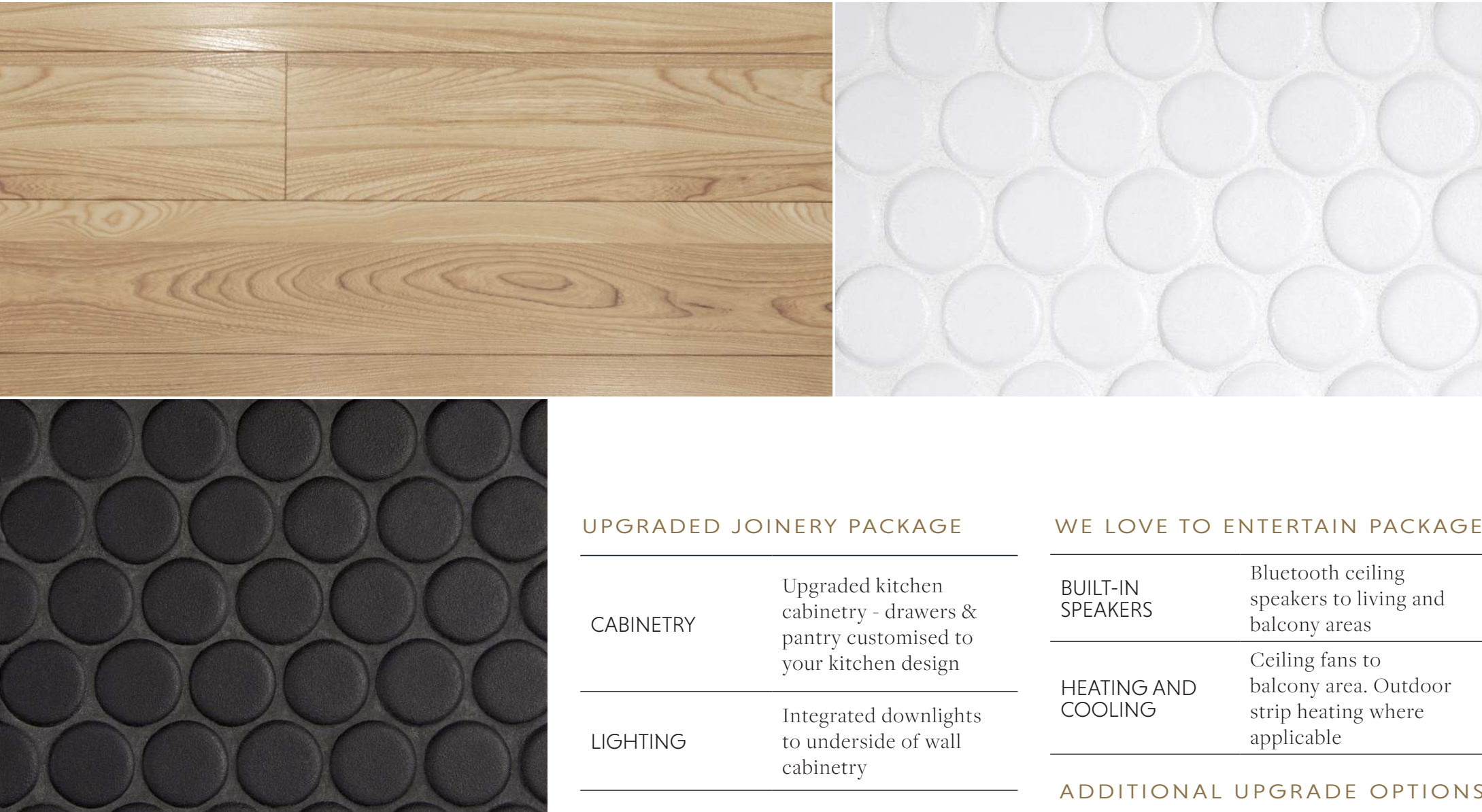
- 65cm gas cook top
KM2012G
- 60cm SMEG undermount rangehood
PUM601X-C
- 60cm oven
H2265B
- 60cm stainless steel dishwasher
G4203SC

NOTE: upgrade prices available upon request

APPLIANCES

UPGRADE OPTIONS

Create a space unique to your tastes and style with numerous upgrade options available for studio and one bedroom apartments.



UPGRADED JOINERY PACKAGE

CABINETRY	Upgraded kitchen cabinetry - drawers & pantry customised to your kitchen design
LIGHTING	Integrated downlights to underside of wall cabinetry
STORAGE	Built-in entertainment wall with cabinetry
ROBES	Upgraded BIR joinery - choice of two options, can include drawer unit, shelves & trouser rack

NOTE: Prices are specific to each apartment & available upon request

WE LOVE TO ENTERTAIN PACKAGE

BUILT-IN SPEAKERS	Bluetooth ceiling speakers to living and balcony areas
HEATING AND COOLING	Ceiling fans to balcony area. Outdoor strip heating where applicable

ADDITIONAL UPGRADE OPTIONS

FLOORING	Add real timber hardwood flooring
FLOORING	Real timber hardwood flooring laid in herringbone style
FLOORING	Wool carpet to bedroom *one bedroom apartments only
KITCHEN SPLASHBACK	White quartz stone, penny round tile (black or white) or marble mosaic tile
BATHROOM TILES	Feature wall in penny round
TOILET	In-wall cistern
TAPWARE	Matt black tapware and accessories to bathrooms
WINDOW FURNISHING	Blinds - selected range, blackout to bedroom & sheer to living

SOLAR POWER



CLEAN ENERGY



RELIABLE
TECHNOLOGY



REDUCES
ELECTRICITY COSTS



LONG TERM
FINANCIAL RETURNS



STRONG OUTPUT
YIELDS



INCREASES
PROPERTY VALUE

Rising electricity prices are leading more South Australians to utilise the clean energy of the sun through a solar power system for their home. High performance solar power will produce a reliable power source into the future, as well as long term financial rewards.

A limited number of units are available for purchase at Hyde Park Place. Register your interest and reserve one today to avoid disappointment and ensure your home is run on environmentally friendly energy.



HYDE PARK PLACE

LUXURY RESIDENCES

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