

STEP INSIDE NORTH  
FITZROY'S NEWEST  
RESIDENT "GRAPHITE"

FIXTURES AND  
FINISHES GUIDE.

} ON SHOW AT; *58 Queens Parade, North Fitzroy*



THE INTERIORS  
OF “GRAPHITE”  
DRAW INSPIRATION  
FROM THE LOCAL  
SURROUNDS.  
THE TEXTUAL  
DARKENED JOINERY  
AND CONTRASTING  
PALETTE DELIVER  
A CLASSIC SENSE  
OF DRAMA.

#### CONTENTS

---

4 *features*

---

7 *external*

---

8 *internal*

---

10 *fixtures and fittings*

---

14 *general*

---

# \*FEATURES



## OVEN

*item:* Smeg linear 60cm oven  
*location:* Kitchen  
*finish:* Black glass and satin  
finish stainless steel

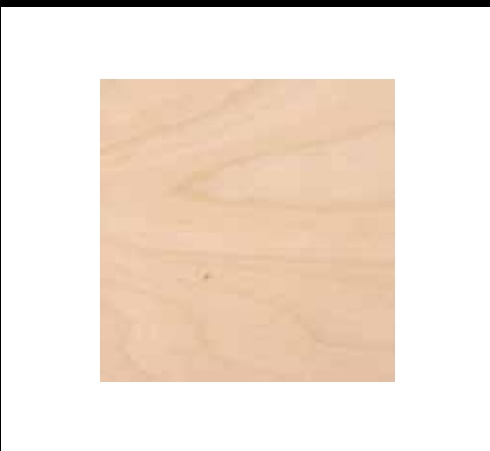
The black glass finish to this 70L capacity, 7 cooking function oven from Smeg, ensures it fits seamlessly into the custom designed dark timber laminate joinery. When combined with the feature matt black brick tile splashback and the concealed rangehood; this oven helps to create a cooker zone reminiscent of the traditional kitchens of the many period homes in Fitzroy North.



## BRASS HANDLES

*item:* Joinery pulls  
*location:* Kitchen  
*finish:* Blackened brass

Traditional blackened brass joinery pulls, with a patina-look finish and feel, provide an element of richness and warmth to the dark, moody palette of the kitchen.



## PLY SHELF

*item:* Ply shelf  
*location:* Kitchen  
*finish:* Birch plywood

Inspired by the many local cafés and boutiques; the birch plywood shelf with its exposed edge laminations adds another layer of texture to the kitchen, while creating an ideal area for display.



## TIMBER FLOORING

- item:* Harper & Sandilands royal oak timber flooring
- location:* Kitchen and living {optional}
- finish:* French grey
- The Royal Oak French Grey timber flooring, with its beautiful natural tonal variations, lends a softness to perfectly counterbalance the high contrast palette of the interior.



## FREESTANDING BASIN

- item:* Freestanding basin
- location:* Bathroom and ensuite
- finish:* 100% acrylic solid surface
- colour:* White
- Positioned below the custom designed mirror cabinet, the strong sculptural form of the white pedestal basin adds a moment of freshness to the warm concrete greys and matt black brick tiles of the bathroom.



## BATHROOM PENDANT

- item:* Feature light
- location:* Bathroom and ensuite
- finish:* Timber
- Drawing inspiration from the many artists and artisans who reside and create in the Fitzroy North area, these custom turned timber pendants provide a sense of warmth and texture to an otherwise sleek and monochromatic bathroom design. Handcrafted locally; no two pendants are identical.



**\*ARTIST'S IMPRESSION:** *58 Queens Parade, North Fitzroy*

# \*EXTERNAL

## GENERAL

*location:*

*sample:*

*detail:*

**ROOF**



Metal deck  
*colour:* Woodland grey

**CONCRETE WALLS –  
GENERAL**



Concrete  
*colour:* Light grey

**LOWER CONCRETE  
SURROUNDS**



Concrete  
*colour:* Grey

**UPPER LEVEL  
SURROUNDS / LOUVRES**



Metal cladding  
*colour:* Black / charcoal

**UPPER LEVEL  
FEATURE BATTENS**



Powdercoat steel  
*colour:* Black / charcoal

**PAVERS AND STEPS**



Concrete tile

**TERRACES**



Concrete tile

**ALUMINIUM / STEEL  
WINDOWS AND DOORS**



Powdercoat  
*colour:* Black

**GARAGE DOOR**



Colorbond  
*colour:* Black

**LOUVRES**



Powdercoat  
*colour:* Grey

**LATTICE / PRIVACY SCREEN**



Timber finish






**BALUSTRADES**



Framed glass  
*colour:* Black

# \*INTERNAL

## GENERAL

<i>location:</i>	<i>sample:</i>	<i>detail:</i>
<b>CEILING</b>		Painted plaster <i>colour:</i> Vivid white
<b>WALLS</b>		Painted plaster <i>colour:</i> Vivid white
<b>SKIRTING</b>		Painted plaster <i>colour:</i> Vivid white
<b>INTERNAL DOORS</b>		Painted plaster <i>colour:</i> White rhino
<b>ENTRY DOORS</b>		Painted plaster <i>colour:</i> White rhino



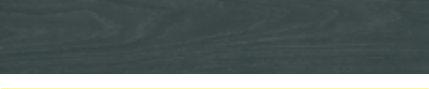

## ENTRY

<i>location:</i>	<i>sample:</i>	<i>detail:</i>
<b>FLOOR</b>		Timber <i>colour:</i> French grey

## LIVING

<i>location:</i>	<i>sample:</i>	<i>detail:</i>	
<b>FLOOR</b>		Carpet <i>colour:</i> Touchstone	Timber {optional} <i>colour:</i> French grey

## KITCHEN

<i>location:</i>	<i>sample:</i>	<i>detail:</i>	
<b>FLOOR</b>		Timber <i>colour:</i> French grey	
<b>BENCH TOP</b>		Reconstituted stone <i>colour:</i> Raven	
<b>SPLASHBACK</b>		Porcelain brick tiles <i>colour:</i> Black	Mirror
<b>CABINETRY</b>		Timber look laminate <i>colour:</i> Bianco	
<b>JOINERY PULLS</b>		Blackened brass	



## KITCHEN

*location:*

*sample:*

*detail:*

**SHELF**



Plywood  
*colour:* Natural finish

## LAUNDRY

*location:*

*sample:*

*detail:*

**FLOOR**



Porcelain tiles  
*colour:* Osaka

**BENCH TOP**



Laminate

**SPLASHBACK**



Porcelain tiles

**CABINETRY {INTERNALS}**



Melamine board  
*colour:* White

## ENSUITE / BATHROOM

*location:*

*sample:*

*detail:*

**FLOOR / SELECTED WALLS**



Porcelain tiles  
*colour:* Osaka

**LEDGE**



Porcelain tiles  
*colour:* Black

**SHAVING CABINET**



Timber look laminate | Mirror  
*colour:* Bianco

**SHOWER SCREEN**



Framed safety glass  
*colour:* Clear

## BEDROOMS

*location:*

*sample:*

*detail:*

**FLOOR**



Carpet  
*colour:* Touchstone

**ROBES {FRONT}**



Paint finish  
*colour:* White rhino

**ROBES {INTERNALS}**



Melamine board  
*colour:* White

# \*FIXTURES AND FITTINGS

## APPLIANCES

*location:*

*sample:*

*detail:*

OVEN



SMEG linear 60L oven

*finish:* Black

RANGEHOOD



Concealed undermount rangehood

*finish:* Satin stainless steel

COOKTOP



4 burner gas

*finish:* Stainless steel

DISHWASHER



Fully integrated dishwasher

*finish:* To match cabinetry

## SANITARY WARE

### KITCHEN

*location:*

*sample*

*detail:*

**UNDERMOUNTED SINK**



*finish:* Stainless steel

**SINK MIXER**



*finish:* Chrome

### LAUNDRY

*location:*

*sample:*

*detail:*

**SINK MIXER**



*finish:* Chrome

**DROP IN TROUGH**



*finish:* Stainless steel

### ENSUITE / BATHROOM

*location:*

*sample:*

*detail:*

**BASIN**



Freestanding 100% acrylic solid surface  
*colour:* White

## ENSUITE / BATHROOM

*location:*

*sample:*

*detail:*

### BASIN TAP



Basin  
*colour:* Chrome

### TOILET



Floor mount toilet suite  
*colour:* White ceramic pan

### TOILET ROLL HOLDER



*finish:* Chrome

### SHOWER



On wall  
*finish:* Chrome

### SHOWER MIXER



*finish:* Chrome

### BATH TOWEL RAIL



*finish:* Chrome

# LIGHTING

*location:*

*sample:*

*detail:*

**GENERAL**



Recessed downlights

**ENSUITE / BATHROOM**



Single pendant to each bathroom

**CORRIDOR LIGHTING**



Timber can light  
*colour:* Black powercoat

**KITCHEN**



Surface mounted can lights

**DINING**



Dome pendant {optional}

# \*GENERAL

## EXTERIOR

*location:*

**DRIVEWAY**

*detail:*

Exposed aggregate

## INTERIOR DETAILS

*location:*

**WALLS**

*detail:*

Painted plaster walls throughout

**CEILINGS**

Painted plaster throughout  
Square set cornice

**DOOR HARDWARE**

Level handles to internal doors  
*colour:* Chrome

**SLIDING DOORS  
AND WINDOWS**

Single glazed commercial aluminium

**KITCHEN**

Integrated refrigerator cavity provided only  
*optional:* Refrigerator supply

**ROBES**

Quality interior design fitout

## SERVICES

*location:*

**PARKING**

*detail:*

Secure basement, storage with the parking spaces and bike rack

**LIFT**

Access to all levels

**SECURITY**

Keyless entry to main building with video intercom  
Remote control access to basement garage

**HEATING AND COOLING**

Reverse cycle heating and cooling to living room  
Heating panels to all bedrooms

**ELECTRICAL**

*living room:* Television, telephone points and pay tv  
*master bedroom:* Telephone and television points

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**\*ARTIST'S IMPRESSION:** *Bathrooms are bright airy and softly framed with clever storage and shaped mirrors*

