



Providence Lifestyle

Resort Style Living
for Over 50s



AWARDS FOR
EXCELLENCE
2025
WINNER



HOUSING SPECIFICATIONS

HARMONY RANGE



Built-in microwave
600mm multifunction oven

KITCHEN



600mm ceramic cooktop

KITCHEN



Integrated rangehood

KITCHEN



Dishwasher integrated
in cabinetworks

KITCHEN



Sample only - colours and finishes will vary depending on home design

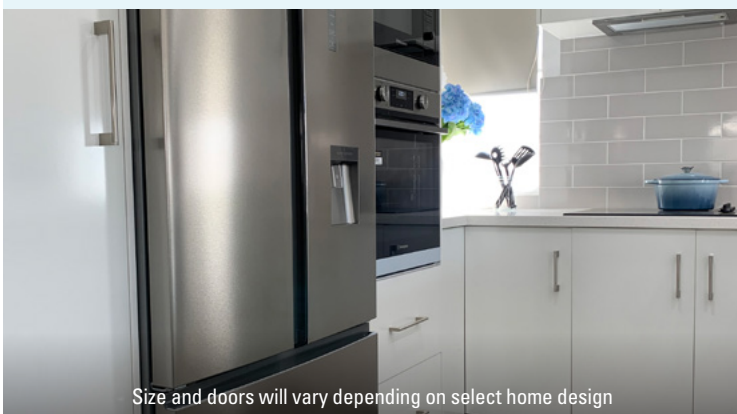
Quality chrome kitchen sink mixer
and stainless steel 1 1/4 kitchen sink

KITCHEN



French door refrigerator

KITCHEN



Size and doors will vary depending on select home design

Stylish 20mm stone benchtops throughout the kitchen

KITCHEN



Sample only - colours and finishes will vary depending on home design

WFA HiFlow inline water filter system

KITCHEN



Double bin drawer

KITCHEN



Basin type 1 & 2 - ceramic

BATHROOMS



Bathroom basin mixers
Type 1 & 2

BATHROOMS



Double chrome steel towel rails

BATHROOMS



Quality chrome single water rail shower
and flick mixer tap set and basket

BATHROOMS



Quality ceramic wall faced toilet suite

BATHROOMS



Laundry stainless steel trough and base sink mixer

LAUNDRY



Double exterior power points in the alfresco and garage areas

ELECTRIC



2 x aircon – large system to living plus smaller to master bedroom

ELECTRIC



Resort owned solar panels with individual battery storage

ELECTRIC



Battery and inverter connected to the Resort's embedded power microgrid

ELECTRIC



Gardens with automatic retic controllers

ELECTRIC



20-amp isolation switch to all carports/ garages suitable for electric vehicle charging

ELECTRIC



Wireless access point to provide commercial grade internet connection

ELECTRIC



125L electric water storage

ELECTRIC



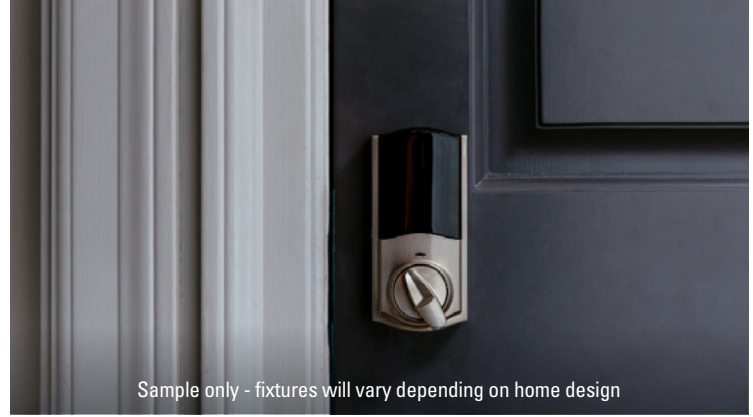
Audio and visual intercom to the Resort's entrance gates

ELECTRIC



Secure keyless entry to the home

ELECTRIC



Water meters with electronic monitoring

ELECTRIC



Exterior entry lights with sensors

ELECTRIC



USB ports on selected power points

ELECTRIC



Stylish LED downlights throughout

ELECTRIC



Feature door to main entry
on select homes

OTHER



Satin chrome & cavity sliders
where applicable

OTHER



High quality timber look vinyl planks and
painted skirting boards throughout

OTHER



Roller blinds –
block out

OTHER



Stone, tile or castellation NewTech cladding
to façade on select homes

EXTERIOR



Garage doors on
selected home sites

EXTERIOR



Quality 5m² imitation lawn
(ideal for pets)

EXTERIOR



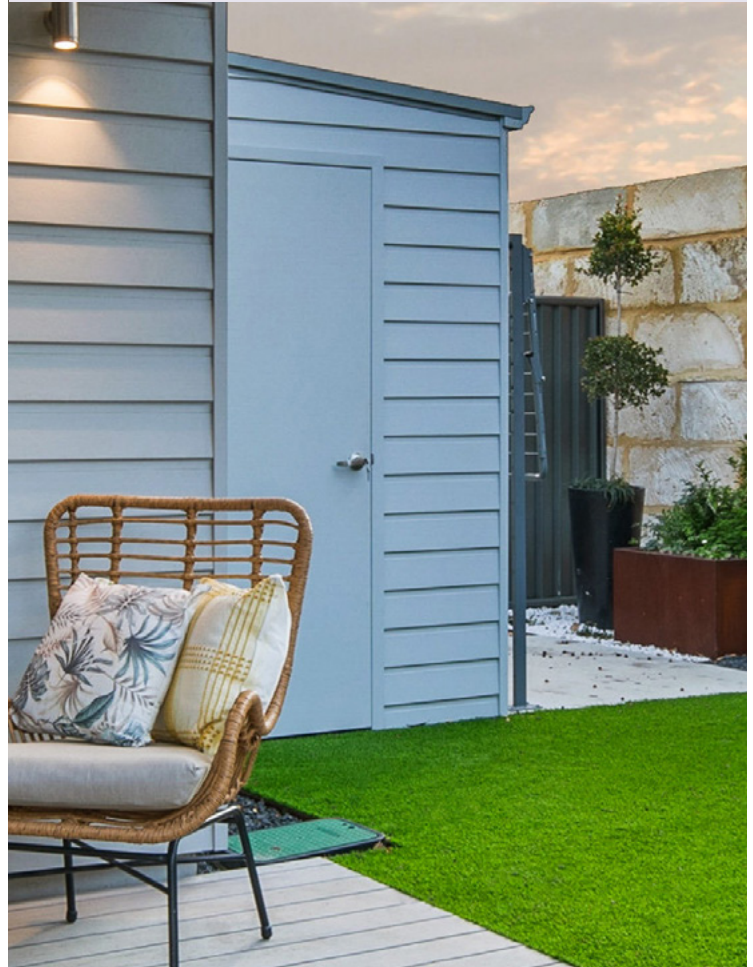
A combination of feature cladding to windows and exterior walls

EXTERIOR



Fibre cement cladded storerooms with GPO and light

EXTERIOR



Privacy metal screening where applicable

EXTERIOR



Generous covered alfresco(s) with low maintenance composite decking

EXTERIOR



Exposed aggregate to all concrete areas

EXTERIOR



Quality planting and a variety of stone mulch with quality steel boundary edging

EXTERIOR



Bollard street lighting

EXTERIOR



Fixtures & Fitting Schedule

KITCHEN

Benchtops: 20mm Stone bench tops with waterfall end to breakfast bar as per designers colour scheme boards.

Cupboards: Sheen finish Melamine cupboards & drawers (includes overheads) Soft close Doors & Drawers.

Splashback: Tiled splashbacks as per colour scheme boards.

Cooktop: Bosch Ceramic Electric Cooktop.

Oven: Bosch 600mm Stainless Steel.

Microwave: Bosch Stainless Steel.

Rangehood: Bosch integrated Stainless Steel.

Dishwasher: Dishwasher integrated in cabinetwork.

Sink & Mixer: Stainless Steel 1+3/4 bowl sink with chrome Gooseneck mixer.

Water Filter: WFA HiFlow Inline - Installed below sink, attached to mixer.

ENSUITES, BATHROOMS & LAUNDRIES

Vanities and Basins: white Ceramic basin - Sheen finish Melamine cupboards with 20mm Stone benchtops as per colour scheme boards.

Taps: Quality chrome flick mixer and Chrome pop-up plug and waste.

WC: Quality china pan and cistern with dual flush and soft close seat and lid.

Shower / Taps: Quality chrome mixer with adjustable height handheld shower head.

Laundry: Inset Stainless steel trough with chrome mixer tap (unless otherwise noted on plans).

Toilet Roll Holders: Chrome as per selected range.

Towel Rail: Chrome double towel rail.

Shower Basket: Chrome.

Shower Screens: Semi-frameless clear laminated glass Shower screens w/ pivot doors where applicable.

Mirrors: Framed mirrors to bathrooms/ensuites.

Floor Tiles: Ceramic floor tiles as per colour scheme boards.

Wall Tiles: Full height wall tiles as per colour scheme boards - refer to architectural drawings for extent.

GENERAL SPECIFICATIONS

Window and Sliding Doors: Powder coat Aluminium window frames.

Double Glazing: Including security screens to sliding doors.

Flyscreens: Provided to all openable windows and sliding doors.

Roofing: Colorbond roof sheeting with insulation. Colorbond gutters and downpipes.

Foundation / Slab: Concrete and Steel floor systems on concrete footings as per engineers details.

External Walls: Steel Stud wall frames, fully insulated w/ Acoustic Lining as per council requirements + CFC external Cladding as per plans.

Internal Walls: Steel Stud wall frames w/ plasterboard lining & 75mm cornice.

Ceilings: 2700mm high ceilings to main living and bedrooms - dropped ceilings or bulkhead where required.

Main Floors: Quality timber look vinyl planks to living & 100% Polyester plush carpets to bedrooms.

Garage Doors: Where applicable.

Internal door: Satin chrome fixtures, door profile TBC.

External door fixtures: Keyless entry.

Skirting: 67mm splayed MDF painted skirting throughout.

Built-in Robes: Sliding doors to built-in robes with shelf and hanging rail.

Air-conditioning: Split reverse cycle A/Cs to living area and master bedroom.

Hot Water System: Rheem electric storage system.

Clothesline: Floor mounted.

The fixtures, fittings and finishes for the home are subject to change. Any samples of the fixtures, fittings and finishes for the home shown or presented to the Buyer at any time (including but not limited to those in the Annexures) are indicative only and subject to change. The Seller reserves the right to substitute them with similar items. Substitutions by the Seller may be made for reasons including (but not limited to): certain materials or items being unavailable, design or supply considerations, changes in product standards, cost adjustments, legislative changes, or to enhance the amenity of the Home or Site.

Where the Seller makes a substitution, the Seller will:

- endeavour to ensure that the substitution causes minimal impact to the Home's appearance, functionality and completion date;
- inform the Buyer of the substitution as soon as reasonably practicable; and
- (other than where the substitution is as a result of a variation requested by the Buyer) absorb any additional costs as a result of the substitution.

Information correct as of December 2025



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