



THE BEDFORD

BY MOSAIC

Schedule of Finishes

2-Bedroom



THE BEDFORD

BY MOSAIC

Schedule of Finishes 2-Bedroom

Interior Planning

- Windows & Doors: Double glazed windows with aluminium frames.
- Flooring: Engineered timber, tiles, and carpet.
- Walls: Paint finish to plasterboard.
- Ceilings: Square set.
- Blinds: Blockout blinds (excluding wet areas).

Kitchen

- Benchtops: Feature benchtops.
- Splashback: Feature tiled splashback.
- Cabinetry: Custom kitchens finished in feature laminate, with finger pull detail, soft close drawers.
- Fixtures: Feature pull out mixer and undermount sink.
- Plumbing: Water point to fridge cavity.
- Appliances: Miele stainless steel 60cm gas cooktop, Miele stainless steel 60cm oven, Miele microwave, Miele integrated dishwasher & ducted rangehood.

Bedrooms and Wardrobes

- Walk-in robes: Custom Walk-in robes finished in timber look laminate (where shown on plan) including open shelving and hanging rails.
- Secondary Wardrobes: Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Floors: Quality carpet with underlay.

Bathroom and Ensuite

- Benchtops: Feature benchtops.
- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate with soft close hardware, and mirror cabinet.
- Fixtures: Mixers to vanity and shower, undermount sink to vanity, dual flush back to wall toilet suite.
- Shower screen: Semi-frameless shower screens.

- Floors: Tiled.

- Walls: Tiled.

Laundry

- Tub: Stainless steel laundry tub.
- Splashback: Tiled.
- Fixtures: Mixer to tub.
- Appliances: Front load Fisher & Paykel tumble dryer.
- Floors: Tiled
- Walls: Paint finish to plasterboard.

Balcony / Terrace

- Floors: Direct stick tile.
- Plumbing: Hose tap.
- Electrical: Waterproof external power point.

Electrical

- Air Conditioning: Single-zone ducted air conditioning
- Lighting: Down lights throughout.
- Fans: Ceiling fans to all bedrooms.
- Internet: High speed fibre to premises.
- Power points: Throughout apartment, including at least one USB charging point.
- TV/Data points: Free to air TV point to living room, PAY-TV provision to living room and data/phone outlet to living room.

Security / General

- Intercom: Video intercom system to each residence.
- Surveillance: CCTV security camera system in common areas.
- Access Control: Integrated security system with proximity card controlling access to building and all common areas
- Carpark: Secure swipe / remote access to car park.





THE BEDFORD

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Schedule of Finishes
Premium 2-Bedroom



THE BEDFORD

BY MOSAIC

Schedule of Finishes Premium 2-Bedroom

Interior Planning

- Windows & Doors: Double glazed windows with aluminium frames.
- Flooring: Engineered timber, tiles, & carpet.
- Walls: Paint finish to plasterboard.
- Ceilings: Square set.
- Blinds: Blockout blinds (excluding wet areas).

Kitchen

- Benchtops: Feature benchtops
- Splashback: Feature splashback with concealed LED lighting.
- Cabinetry: Custom kitchens finished in feature laminate with finger pull detail & soft close drawers and walk in pantry (where shown on plan) with open shelves.
- Fixtures: Feature pull out mixer and undermount sink.
- Plumbing: Water point to fridge cavity.
- Appliances: Miele stainless steel 60cm gas cooktop, Miele stainless steel 60cm oven, Miele microwave, Miele integrated dishwasher and ducted rangehood

Bedrooms and Wardrobes

- Walk-in robes: Custom Walk-in robes finished in timber look laminate (where shown on plan) including open shelving, drawers and hanging rails.
- Secondary Wardrobes: Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Floors: Quality carpet with underlay.

Bathroom and Ensuite

- Benchtops: Feature benchtops
- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate with soft close hardware, and mirror cabinet
- Fixtures: Mixers to vanity and shower, undermount sink to vanity and dual flush back to wall toilet suite.
- Shower screen: Semi-frameless shower screens.
- Floors: Tiled

- Walls: Tiled

Laundry

- Tub: Stainless steel laundry tub
- Splashback: Tiled
- Cabinetry: Overhead cupboards with hanging rail
- Fixtures: Mixer to tub
- Appliances: Front load Fisher & Paykel tumble dryer
- Floors: Tiled
- Walls: Paint finish to plasterboard

Balcony / Terrace

- Floors: Direct stick tile
- Plumbing: Hose Tap
- Electrical: Waterproof external power point

Electrical

- Air Conditioning: Ducted zone control to each bedroom with on/off control.
- Lighting: Down lights throughout.
- Fans: Ceiling fans to all bedrooms.
- Internet: High speed fibre to premises.
- Power points: Throughout apartment, including at least one USB charging point.
- TV/Data points: Free to air TV point to living room, MPR (where shown on plan) and main bedroom, PAY-TV provision to living room and MPR (where shown on plan) and data/phone outlet to living area and MPR (where shown on plan).

Security / General

- Intercom: Video intercom system to each residence.
- Surveillance: CCTV security camera system in common areas.
- Access Control: Integrated security system with proximity card controlling access to building and all common areas
- Carpark: Secure swipe / remote access to car park.





THE BEDFORD

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Schedule of Finishes

3-Bedroom



Interior Planning

- Windows & Doors: Double glazed windows with aluminium frames.
- Flooring: Engineered timber, tiles, & carpet.
- Walls: Paint finish to plasterboard.
- Ceilings: Square set.
- Blinds: Blockout blinds (excluding wet areas).

Kitchen

- Benchtops: Feature benchtops.
- Splashback: Feature splashback with concealed LED lighting.
- Cabinetry: Custom kitchens finished in feature laminate with finger pull detail & soft close drawers and walk in pantry in feature laminate (where shown on plan) with benchtop, overhead cupboards and open shelves.
- Fixtures: Feature pull out mixer and undermount sink
- Plumbing: Water point to fridge cavity
- Appliances: Miele stainless steel 60cm gas cooktop, Miele stainless steel 60cm oven, Miele integrated microwave, Miele integrated dishwasher and ducted rangehood.

Bedrooms and Wardrobes

- Walk-in robes: Custom Walk-in robes finished in timber look laminate (where shown on plan) including open shelving, drawers and hanging rails.
- Secondary Wardrobes: Built in robes (where shown on plan) generally with mirror sliding doors, open shelves and hanging rails.
- Floors: Quality carpet with underlay.

Bathroom and Ensuite

- Benchtops: Feature benchtops
- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate with soft close hardware, and mirror cabinet.
- Fixtures: Mixers to vanity and shower, undermount sink to vanity and dual flush concealed cistern toilets.
- Shower screen: Semi-frameless shower screens.
- Floors: Tiled.
- Walls: Tiled with feature tiles to select locations.

Powder Room (where shown on plan)

- Benchtops: Feature benchtops

- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate and mirror above
- Fixtures: Mixers to vanity, undermount sink to vanity and Concealed cistern toilet.
- Floors: Tiled.
- Walls: Tiled with feature tiles to select locations.

Laundry

- Benchtops: Feature benchtops.
- Splashback: Tiled
- Cabinetry: Overhead cupboards in feature laminate with hanging rail.
- Fixtures: Mixer and undermount sink.
- Appliances: Front load Fisher & Paykel tumble dryer.
- Floors: Tiled.
- Walls: Paint finish to plasterboard.

Balcony / Terrace

- Floors: Direct stick tile
- Plumbing: Hose Tap
- Electrical: Waterproof external power point

Electrical

- Air Conditioning: Ducted zone control for two zones with temperature control.
- Lighting: Down lights throughout.
- Fans: Ceiling fans to all bedrooms.
- Internet: High speed fibre to premises.
- Power points: Throughout apartment, including at least one USB charging point.
- TV/Data points: Free to air TV point to living room, MPR (where shown on plan) and main bedroom, PAY-TV provision to living room and MPR (where shown on plan) and data/phone outlet to living area and MPR (where shown on plan).

Security / General

- Intercom: Video intercom system to each residence.
- Surveillance: CCTV security camera system in common areas.
- Access Control: Integrated security system with proximity card controlling access to building and all common areas.
- Carpark: Secure swipe / remote access to car park.





THE BEDFORD

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Schedule of Finishes

Masterpiece Sky Homes



Interior Planning

- Windows & Doors: Double glazed windows with aluminium frames.
- Flooring: Engineered timber, Tiles, & Carpet.
- Walls: Paint finish to plasterboard.
- Ceilings: Square set.
- Blinds: Blockout blinds (excluding wet areas).

Kitchen & Butler's Pantry

- Benchtops: Select natural stone benchtops and feature island (natural stone subject to availability).
- Splashback: Select natural stone splashback (natural stone subject to availability) and concealed LED lighting to splashback.
- Cabinetry: Custom kitchens finished in timber look laminate, with finger pull detail, feature joinery handles, soft close drawers and butlers pantry finished in timber look laminate (where shown on plan) with, overhead cupboards and open shelving.
- Fixtures: Pull out mixer to Kitchen & Butlers Pantry, boiling/ chilled zip tap and stainless steel undermount sink to Kitchen & Butlers Pantry.
- Plumbing: Water point to fridge cavity.
- Appliances: Gaggenau 90cm gas cooktop, Gaggenau 60cm wall oven, Gaggenau combination microwave oven, Gaggenau integrated dishwasher, Fisher & Paykel integrated dish drawer, ducted rangehood provided, Liebherr integrated fridge and freezer and underbench wine fridge.

Bedrooms & Wardrobes

- Walk-in robes: Custom walk-in robes finished in timber look laminate (where shown on plan) including his/her drawers, hanging rails, open shelving and joinery doors.
- Secondary Wardrobes: Built in robes in timber look laminate (where shown on plan) generally with mirror sliding doors, shelves and hanging rails.
- Floors: Quality wool carpet with underlay.

Bathroom & Ensuite

- Benchtops: Select natural stone benchtops (natural stone subject to availability)
- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate with soft close hardware, and integrated mirror cabinet.
- Fixtures: Mixers to vanity, bath and shower, undermount sink to vanity, concealed cistern toilets and freestanding bath (where shown on plan) to master ensuite.
- Shower screen: Frameless shower screens.
- Floors: Tiled.
- Walls: Tiled with feature tiles to select locations.

Powder Room (where shown on plan)

- Benchtops: Select natural stone benchtops (natural stone subject to availability).
- Cabinetry: Custom vanity cabinetry with storage finished in timber look laminate and mirror above.
- Sanitaryware: Mixers to vanity, undermount sink to vanity and concealed cistern toilet.
- Floors: Tiled.
- Walls: Tiled with feature tiles to select locations.

Laundry

- Benchtops: Select natural stone benchtops (natural stone subject to availability).
- Splashback: Feature tile.
- Cabinetry: Overhead cupboards in timber look laminate finish with hanging rails.
- Fixtures: Mixer and undermount sink.
- Appliances: Front load Miele Washing Machine
Front load Miele Heat Pump Dryer.
- Floors: Tiled.
- Walls: Paint finish to plasterboard.

Balcony/Terrace

- Floors: Paver pod system
- Plumbing: Hose Tap
- Electrical: Waterproof external power point

Electrical

- Air Conditioning: Ducted zone control for three zones with temperature control.
- Lighting: Down lights throughout.
- Fans: Ceiling fans to all bedrooms.
- Internet: High speed fibre to premises.
- Power points: Throughout apartment, including at least one USB charging point.
- TV/Data points: Free to air TV point to living room, MPR (where shown on plan) and main bedroom, PAY-TV provision to living room and MPR (where shown on plan), data/phone outlet to living area and MPR (where shown on plan) and main bedroom.

Security / General

- Intercom: Video intercom system to each residence.
- Surveillance: CCTV security camera system in common areas.
- Access Control: Integrated security system with proximity card controlling access to building and all common areas
- Carpark: Secure swipe / remote access to car park



mosaic
the MASTERPIECE series



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Schedule of Finishes

Common Areas



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Common Areas

Services

- Refuse: Garbage chute provided
- Lifts: Two passenger lifts provided

Foyer and Common Areas

- Floors: Tiles, carpet, timber and selected floor coverings.
- Walls: Painted plasterboard
- Ceilings: Plasterboard and down lights

Resident Amenity

- Rooftop pool
- Spa
- Cold plunge
- Sauna
- Outdoor shower
- Private dining room, residents lounge and viewing deck
- Gymnasium - podium Level 1
- Barbecue and outdoor dining
- Sun lounging and seating areas
- Golf simulator
- Bike storage

