

HIGHFOREST

FINISHES &  
INCLUSIONS

APARTMENTS



# FINISHES & INCLUSIONS

## SUMMER KITCHEN



## SUMMER BATHROOM



## AUTUMN KITCHEN



## AUTUMN BATHROOM



### PLANNING

- Living areas orientated to maximise forest views where possible, natural ventilation and daylight
- Room relationships are carefully planned to maximise usable space and privacy and reduce noise transmission
- Rooms are generously sized and designed to be easily furnished
- All residences feature a balcony
- Internal storage includes built in wardrobes and linen/storage cupboards
- Additional storage cage is allocated for all residences in the basement
- Buildings are arranged to frame a series of deliberate views to the forest from public spaces

### AIR CONDITIONING

- Individually controlled ducted air conditioning system to each bedroom, and living room, including wall-mounted panel in each room to adjust temperature and zoning.

### INTERIORS

- Square-set ceilings
- LED downlights
- Sheer curtains to living/dining area

### Flooring – One Bedroom

- Wool cut pile carpet to living, dining, hallways, and bedrooms
- Porcelain floor tiles to kitchen, bathrooms, and laundry

### Flooring – Two Bedroom

- Wool cut pile carpet to bedrooms
- Porcelain floor tiles to bathrooms and laundry
- Porcelain floor tiles to kitchen, living, dining and hallways (select apartments)
- Engineered timber flooring to kitchen, living, dining, and hallways (select apartments)

### Flooring – Three and Four Bedroom

- Wool cut pile carpet to bedrooms
- Porcelain floor tiles to bathrooms and laundry
- Engineered timber flooring to kitchen, living, dining, and hallways

### ACOUSTICS

- Acoustically designed inter-tenancy walls and floor finishes
- Powdercoated aluminium framed windows

### KITCHEN

#### Appliances – One and Two Bedroom

- Smeg appliances including a 60cm induction cooktop, 60cm fully-integrated dishwasher, 60cm built-in electric oven, built-in microwave and concealed ducted rangehood

#### Appliances – Three and Four Bedroom

- Smeg appliances including a 90cm induction cooktop, 60cm fully integrated dishwasher, two 60cm built-in electric ovens, built-in microwave and concealed ducted rangehood
- Fisher & Paykel integrated fridge

- Quality finishes including joinery and overhead cupboards, porcelain benchtop, porcelain splashback, feature kitchen bench design and stainless-steel sink
- Feature LED strip lighting to the underneath of overhead cupboards
- Feature LED strip lighting to the island bench, and overhead shelves (Three and Four Bedroom residences only)
- Brushed nickel finish tapware
- Timber look and colour laminate doors with white melamine internals and soft close drawers
- Waste and recycling bins with lids, to suit 900mm wide cabinet below sink
- Walk in pantry (to select residences)
- Water point to fridge cavity

### BATHROOM / ENSUITE

- Porcelain floor tile and full height wall tiling
- Mirror finish joinery cabinet
- Shower shelf to select bathroom types
- Porcelain benchtop and joinery drawer to bathroom vanity
- Undermount basin with brushed nickel tapware
- Brushed nickel hand-held shower with overhead rose
- Semi frameless glass shower screen
- Back to wall toilet suite with soft close seat and concealed cistern
- Back to wall freestanding bathtub, in select bathroom types
- Feature LED strip lighting

### WARDROBES / BEDROOMS

- Hinged polyurethane doors
- Internal melamine drawers, open shelving and hanging rail
- Wool cut pile carpet to all bedrooms

### LAUNDRY

#### One and Two Bedroom

- Stainless steel laundry tub with chrome tapware
- Overhead shelf
- Wall mounted Fisher & Paykel vented clothes dryer

#### Three and Four Bedroom

- Laminate laundry benchtop and timber-look joinery
- Chrome tapware and stainless steel sink
- Overhead cupboard with internal shelving and hanging rail
- Wall mounted Fisher & Paykel vented clothes dryer

### SECURITY

- Electronic access control at main building lobbies, car park and lifts
- Residence intercom system
- Secure basement car park
- CCTV to selected common property areas and car park entries

### COMMUNICATIONS

- Free to air TV to living room and master bedroom
- Pay TV point to living room and master bedroom
- NBN connection with data points to living, master bedroom, and study (where applicable)

### EXTERIORS

- Power and water points to main balcony
- Indoor living areas designed to flow onto outdoor balcony areas
- Balconies have been planned to maximise outdoor space
- Pavers to all balconies
- Flyscreen track provision to all external sliding doors
- Flyscreens to all openable windows

### DISCLAIMER

The finishes described in this schedule are indicative only and are subject to change in accordance with the Contract. The finishes in this schedule do not apply in respect of any item for which an upgrade has been purchased. Further disclaimers terms and conditions apply to optional upgrades. Please refer to the Options and Upgrades brochure for more details. Renders are artist's impressions and are intended to represent a typical kitchen and bathroom and do not represent all kitchen and bathroom at Highforest by Mirvac.



HIGHFOREST.MIRVAC.COM



RECYCLED PAPER



CARBON NEUTRAL



100% BIODEGRADABLE

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 and bathroom layout and do not represent all kitchen and bathroom layouts at HIGHFOREST. 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 6: Correct as at 16/03/2026.