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TYDAL

WOODY POINT

SCHEDULE OF FINISHES

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Introducing Tydal Woody Point, a collection of beautifully crafted 2 and 3 bedroom apartments, many with breathtaking water views.

A hidden gem in one of the best positions in the Moreton Bay region, many locals have lived in Woody Point all their lives, and many who once left are coming home to their fondest memories. Tydal is becoming a pivotal landmark for Woody Point's rejuvenation, an iconic new address.



INTERNAL LIVING	Flooring Porcelain tile 600x600mm
	Air Conditioning Ducted air conditioning to living/dining/kitchen, bedrooms and MPR where applicable Condensers located within common property on roof
	Ceiling Fans To living area and all bedrooms
	Ceiling Height (excluding bulk heads and wet areas) Generally, 2600mm to living, dining and bedrooms on Levels 1–9 Generally, 3000mm to living, dining and bedrooms on Level 10
	Wall Finish Low sheen interior paint in white
	Ceiling Low sheen interior paint in white
	Skirting, Architraves and Doors To match interior paint
	Lighting Recessed LED ceiling downlights throughout
Linen Cupboard/s Matte laminate doors with melamine shelves	



KITCHEN	Feature Lighting Surface mounted LED feature can lights over island bench LED strip lighting to splashback
	Joinery Soft close drawers and doors in a combination of timber-look and matte laminate finishes Feature fluted profile to island bench White melamine finish internally Feature handles where applicable
KITCHEN FF&E	Benchtops 40mm engineered stone (0% crystalline silica) to island bench 20mm engineered stone (0% crystalline silica) to back bench 20mm engineered stone (0% crystalline silica) to butler's pantry where applicable
	Splashback Smokey mirror
Two Bedroom Apartments	Tapware Villeroy & Boch pull-out kitchen mixer in chrome finish
	Sink Overmount double bowl sink in white finish
	Connections Water connection point in fridge cavity
Three Bedroom Apartments	Cooktop Miele 600mm surface mount induction cooktop in black
	Rangehood Miele undermount ducted rangehood
	Oven Miele 600mm integrated oven in black
	Microwave Miele built in microwave in black
	Dishwasher Miele fully integrated dishwasher

ENSUITE & BATHROOMS	Flooring Porcelain tile 300x600mm
	Walls Full height porcelain tile 300x600mm Feature wall tile
	Vanity 20mm engineered stone (0% crystalline silica) top Soft close drawers in timber-look laminate finish Wall mounted Villeroy & Boch basin mixer in chrome finish Undermount white ceramic basin(s) Overhead mirrored cabinet in timber-look laminate finish with shelves LED strip lighting to underside of mirror cabinet White melamine finish internally
	Shower Villeroy & Boch adjustable shower rail with handpiece and mixer in chrome finish Glass, metal or tiled hob feature shelf Semi-frameless glass shower screen and door where applicable
	Bath Back-to-wall bathtub with wall mounted mixer in chrome finish where applicable
	Toilet Suite WELS rated white ceramic pan, dual flush
	Accessories Towel rail(s), hand towel rail, toilet roll holder and robe hook (ensuite only) in chrome finish
	Connections GPO(s) concealed in mirror cabinet
Other Ceiling exhaust fan	



Artist Impression, Type 09 Ensuite

MASTER BEDROOM	Flooring Loop pile wool blend carpet with underlay
	Joinery Hanging rails, open shelving, and soft-close drawers in timber-look laminate finish with white melamine internally
	Feature Lighting Recessed LED downlights
BEDROOMS	Flooring Loop pile wool blend carpet with underlay
	Joinery Hanging rail with shelving and soft-close drawers in white melamine finish Mirrored sliding doors
LAUNDRY	Flooring Porcelain tile 300x600mm
	Joinery Soft close doors with cupboards in laminate finish with white melamine internally Laminate benchtops
	Sink Top mount stainless steel single sink
	Tapware Sink mixer in chrome finish
	Dryer 4.5kg Fisher & Paykel dryer wall mounted
BALCONY	Walls Concrete with paint finish
	Screens Powder coated aluminium feature batten screens where applicable
	Upstands Concrete with paint finish
	Floors Porcelain tile 600x600mm
	Doors & Windows Powder coated aluminium frames with performance-rated glass
	Balcony Balustrade Generally glazed with powder coated aluminium framing Feature batten balustrade where applicable Masonry upstand with glass balustrade on levels 2 & 3 where applicable
	Balcony Lighting Surface mounted LED can light(s) Feature wall light where applicable
	Connections External GPO Hose tap
	Soffit Awnings Concrete with textured paint finish on Levels 1–9 Feature finish to Level 10 soffits

COURTYARD	Walls Concrete with paint finish
	Floors Porcelain tile 600x600mm
	Doors & Windows Powder coated aluminium frames with performance-rated glass
	Fencing/Gates Feature batten fencing on masonry planter walls where applicable Private lockable gate entry to courtyards Feature gatehouse structure (incl. doorbell) where applicable
	Courtyard Lighting Surface mounted LED can light(s) to soffit Surface mounted wall lights to planter walls where applicable Feature wall light where applicable
	Connections External GPO Hose tap
	Soffit Awnings Concrete with textured paint finish



GENERAL	Metering A separately metered electrical supply will be provided to each lot and common (Body Corporate) areas. Electrical supplies to air conditioning units will be linked from the apartment distribution board and metered accordingly.
	IT & Communications Each apartment will have a communications panel located in a cupboard. This panel will serve as a central distribution system.
SERVICES	TV Each apartment is connected with aerial access to high definition digital free-to-air and Pay TV. TV points are provided to the living room, master bedrooms and MPR where applicable.
	Data Each apartment is connected to high-speed internet access. Category 6 cabling provides telephone and data services to the living area, bedrooms and MPR where applicable.
MANAGEMENT & MAINTENANCE	Cold Water A separately metered cold-water supply will be provided to each apartment and will be billed directly by the supplier.
	Hot Water Instantaneous electric hot water units will be installed in the laundry of each apartment.
	Garbage Collection/Disposal Waste Chute for general household waste on each level. Recycling must be taken down and disposed of in the appropriate bins located in the carpark bin enclosure. The building manager is responsible for the collection from a central point.
	Security Access control will be provided to allow apartment owners to be contacted from ground floor lobby, permit visitor access to the lift lobby and to call a lift to your apartment floor only. Residents access control is provided to lobbies, lifts and car park. Lift doors to the car park are access controlled to prevent unauthorised access. CCTV security cameras to common areas. Common area access via swipe cards.
	Car Park Each apartment is allocated a car park(s) and storage facility within the secure residents only carpark. Each apartment is allocated either a storage cage, or lockable over bonnet storages.
	Mail Delivery Mail will be delivered to the letterboxes located at the ground floor entry. Secure parcel lockers will be provided.
	Body Corporate Management The contact details for the Tydal Body Corporate will be provided in the Home Owner's Manual at settlement. The body corporate management will commence upon settlement and are responsible for all matters relating to the running of the body corporate including administration of budgets and common property.
Building and Property Management The contact details for the building and property manager will also be provided in the Home Owner's Manual. The building and property manager is responsible for the day-to-day management including maintenance and cleaning of common areas.	

THOUGHTFUL SPACE, CURATED MOMENTS

At the heart of the home is a well-appointed entertainers kitchen. The soft curve forms of the feature overhead cupboards and kitchen bench design further echo Tydal's distinctive architecture.

The use of mirrored splashbacks, feature fluted joinery and premium European appliances deliver a sense of quality and refinement.

At Tydal, our standard inclusions go above and beyond, with further upgrade opportunities available.

- 1. Miele appliances
- 2. Feature fluted joinery
- 3. LED strip lighting
- 4. Feature curved overhead cupboards
- 5. Butlers pantry with additional storage
- 6. Smokey grey mirrored splashback
- 7. Ducted air conditioning
- 8. Abundant apartment storage
- 9. Villeroy & Boch tapware



Artist Impression, Kitchen

OPTIONAL UPGRADES

Optional upgrades are available at an additional cost. Please refer to the Tydal Finishes Selection form for final pricing.

All optional upgrade selections must be made at the time of contract. No upgrade options will be available after exchange of contract and commencement of construction works.

OPTIONAL UPGRADES	Window Furnishings upgrade
	Supply and install sheer curtains to main living area sliding doors and windows where applicable. Select narrower living area windows to have translucent roller blinds. Sheer curtains and non-translucent blinds to all bedrooms. Select narrower bedroom windows to have non-translucent blinds only.
	Additional Electrical Upgrades
	Supply and install of additional GPO's, GPO + USB chargers, data points, TV points or ceiling fans.
	Engineered Timber Flooring
	Change tiled flooring to living areas, kitchen/pantry and corridors to engineered timber flooring.



AMENITIES

Immerse yourself in resort-like amenities. Let your day melt away in the pool, or relax in the sunshine with a good book, surrounded by lush verdant gardens.

Tydal has been designed to create a real sense of community. The resident's lounge and communal areas offer beautiful spaces in which to meet with friends and neighbours, entertain guests, or enjoy a movie night.

Residents with pets will also appreciate a dog wash by the side entrance, perfect after a morning of walking along the sandy coast. Gather around the BBQ on a sunny day, enjoy alfresco dining, potter about in the herb garden, or meet up with other residents for a chat around the feature tree.

BUILDING FEATURES

1. BBQ Area with Alfresco Dining
2. Swimming Pool
3. Sun Lounges
4. Relaxation Lawn
5. Residents' Lounge
6. Herb Garden
7. Dog Wash
8. Feature Meeting Tree with Seating





Artist Impression, Residents Recreation Area

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Traders In Purple

IMPORTANT LEGAL DISCLAIMER. PLEASE READ CAREFULLY. This list is indicative only. The development is not completed and so this list is subject to change without notice. List is subject to availability of particular items. The seller makes no representation and gives no warranty as to dimensions, design features, capacity, performance or availability of particular items. The seller may make variations, changes, reductions, omissions, substitutions or additions. Interested persons should make and rely upon their own investigations (including enquiries to the supplier of particular items) and advice and should refer to the disclosure documents and contract. V101/05/24