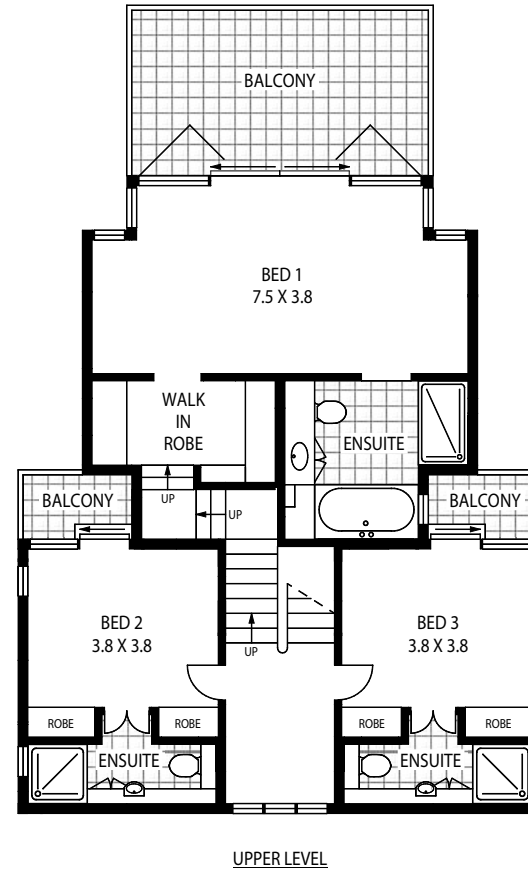
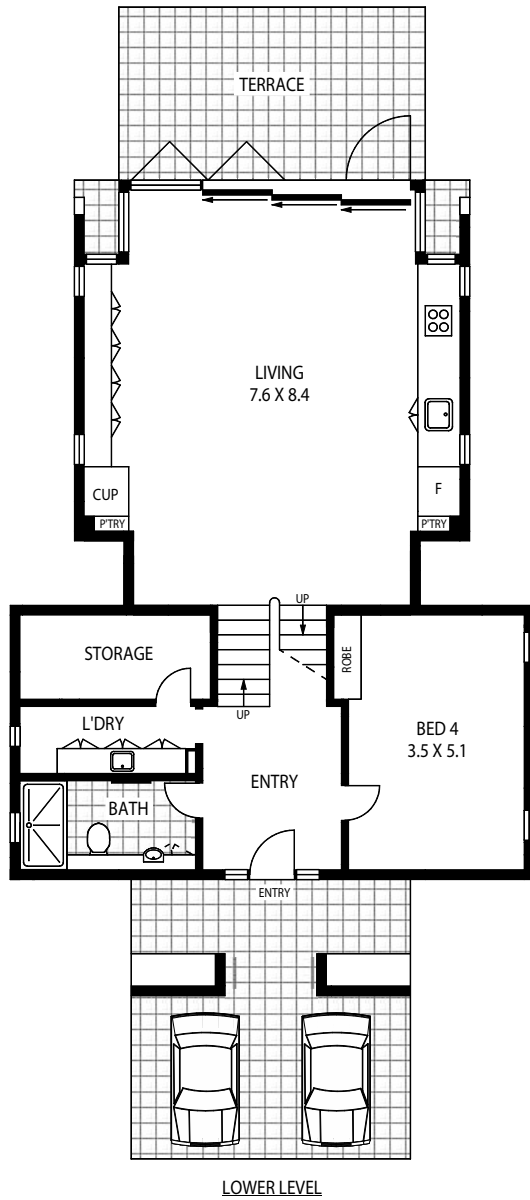


# THE LUXURY YACHT CLUB VILLAS



HAMILTON ISLAND  
YACHT CLUB VILLAS  
GREAT BARRIER REEF AUSTRALIA



## HAMILTON ISLAND YACHT CLUB VILLA 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 14

GROSS INTERNAL AREA: APPROX 214 SQM

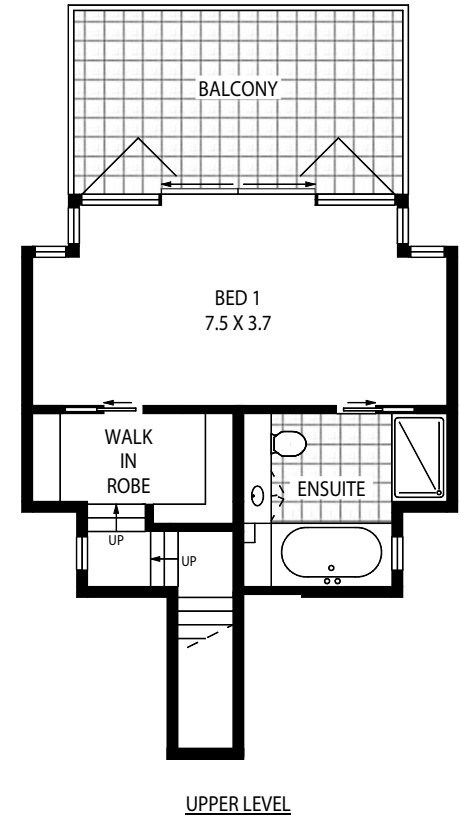
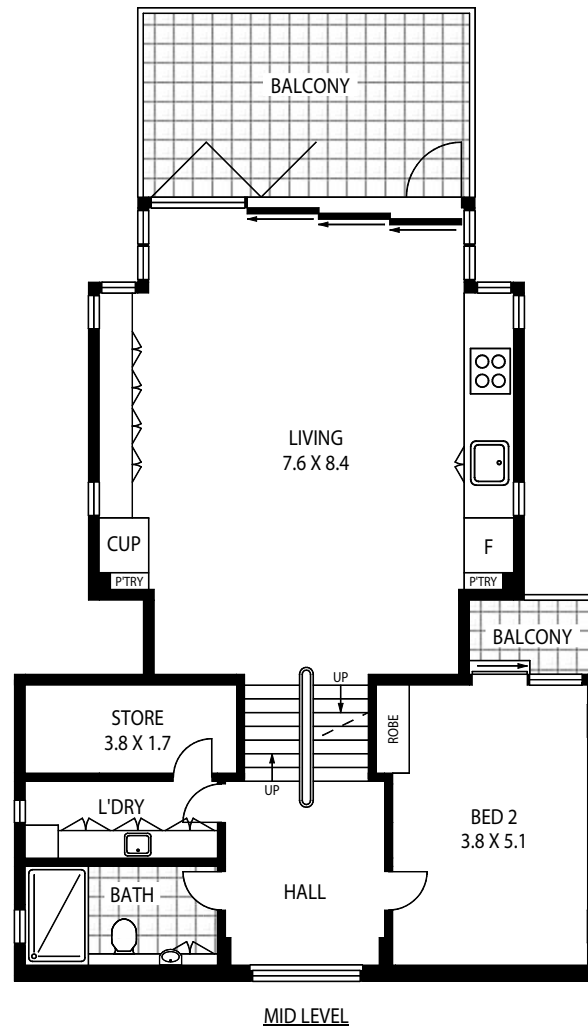
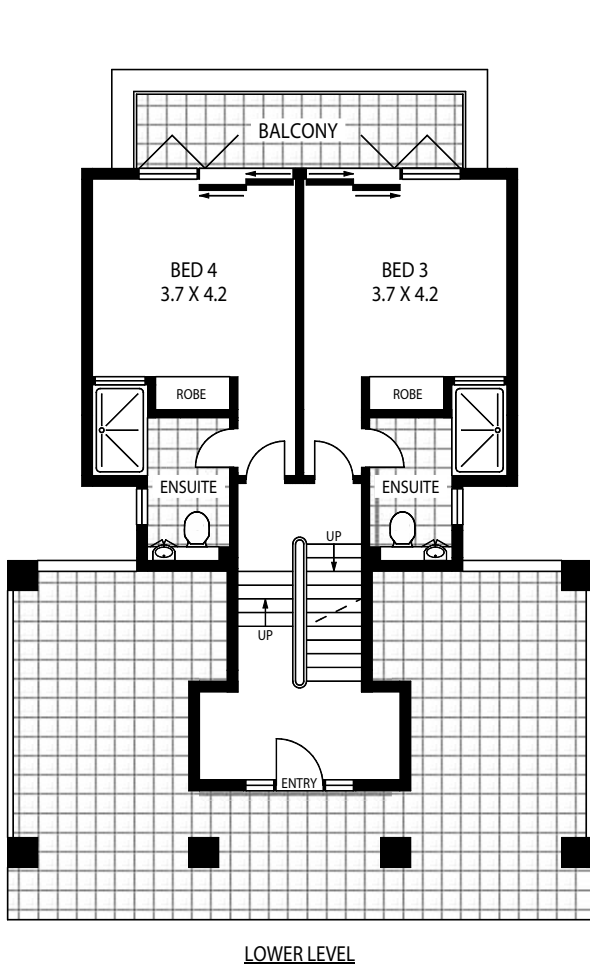
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# HAMILTON ISLAND YACHT CLUB VILLA 13 & 15

GROSS INTERNAL AREA: APPROX 329 SQM

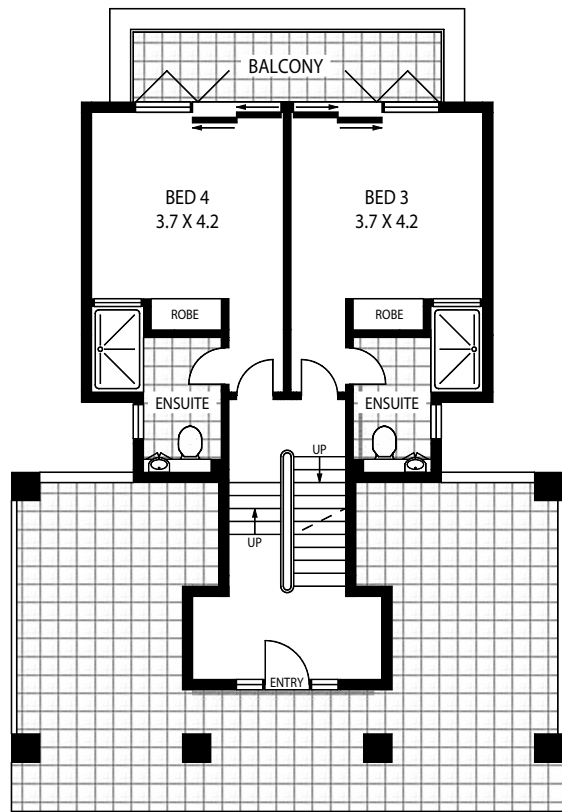
Disclaimer: Floor plans / site plans are intended as a guide only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own enquiries.



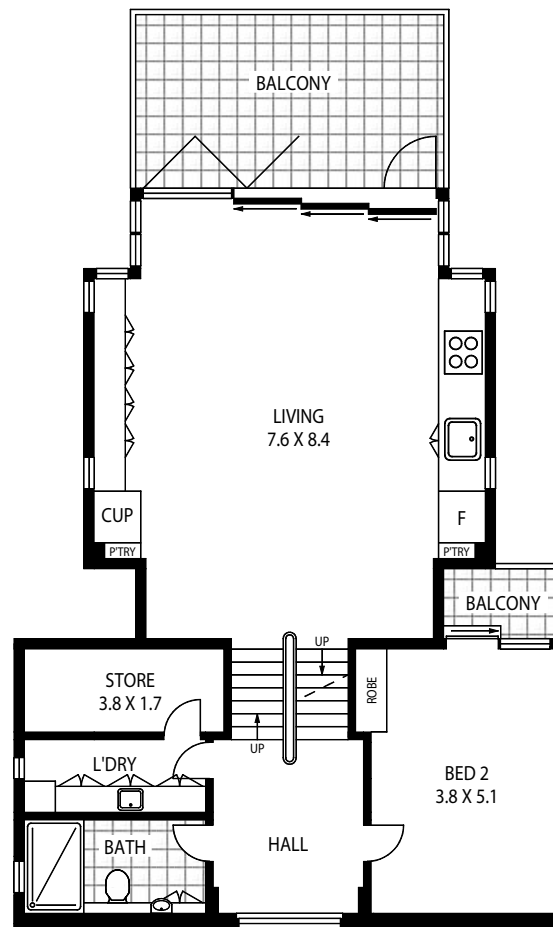
## HAMILTON ISLAND YACHT CLUB VILLA 16, 17, 18, 23, 24, 25, 26, 27, 29 & 30

GROSS INTERNAL AREA: APPROX 227 SQM

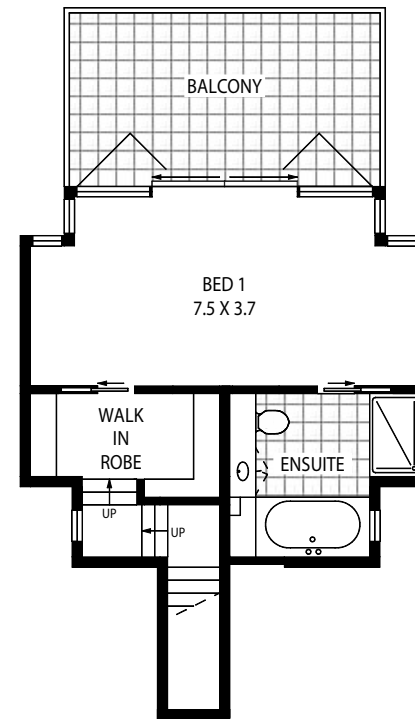
Disclaimer: Floor plans / site plans are intended as a guide only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should always rely on their own enquiries.



LOWER LEVEL



MID LEVEL

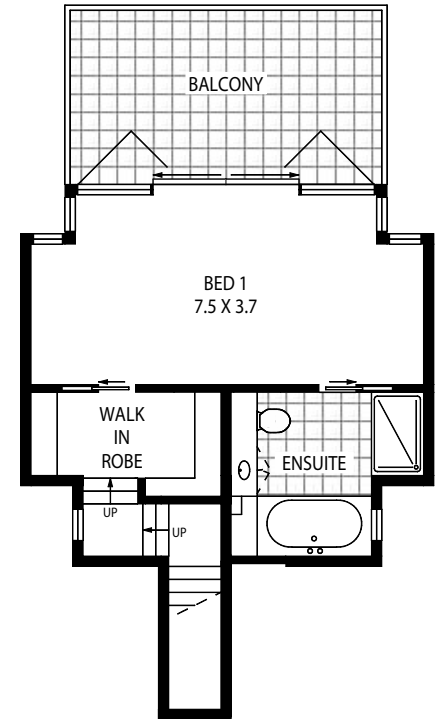
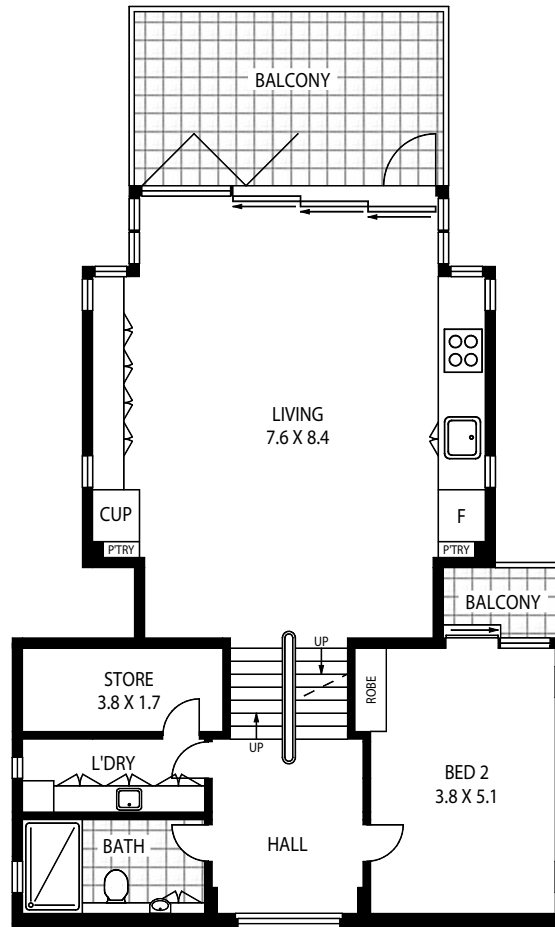
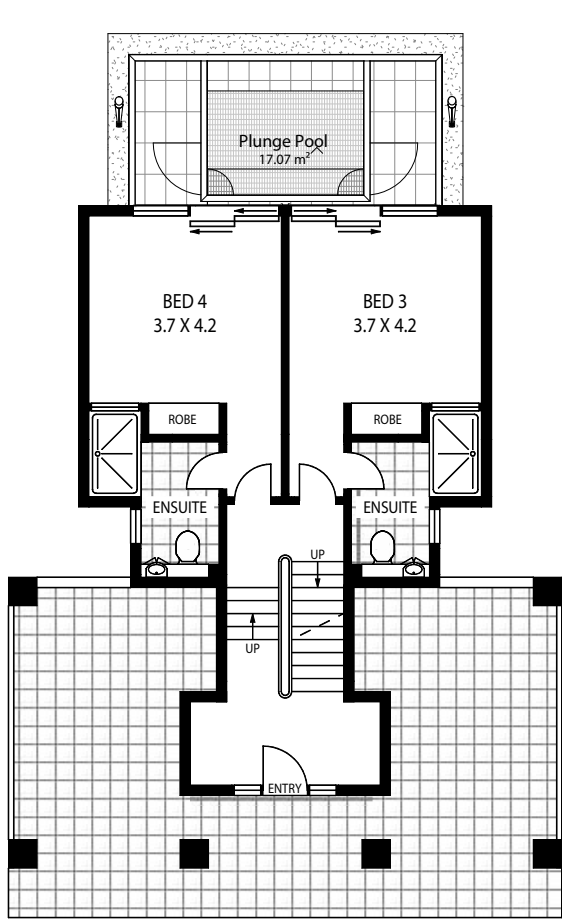


UPPER LEVEL

## HAMILTON ISLAND YACHT CLUB VILLA 31, 33, 34, 35

GROSS INTERNAL AREA: APPROX 227 SQM

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# HAMILTON ISLAND YACHT CLUB VILLA 32

GROSS INTERNAL AREA: APPROX 227 SQM

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THE  
LUXURY  
YACHT  
CLUB  
VILLAS

TYPICAL SCHEDULE OF FINISHES



## UPPER LEVEL

### MASTER BEDROOM (BED 1)

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	Ecoply	Shadowclad	Porters Wet Cement	Vertical Grooves
Ceiling lining	13mm plasterboard P50 cornice	Painted taubmans	Bears Foot half strgth	
Floor	Carpet	Godfrey Hirst Netcorp E	Poppyseed	Bridgestone gold underlay

### ENSUITE 1

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Drains	Stormtech	Linear Grated Drain	Stainless steel	65A 12 x 4
Floor Tiles	Rogerseller	TRACCE 510 X 510 BRUNITO	ITG145A	Epoxy grout to match
Skirting Tiles	Rogerseller	TRACCE180 X 510 BRUNITO cut tile	ITG145A	Epoxy grout to match
Wall Tiles - Texture 1 Ribbed	Rogerseller	320 X 640 MATERIA VERDE TRACCIA RECTIFIED	CAP005 top 2 rows	Epoxy grout to match
Wall Tiles - Texture 2 Smooth	Rogerseller	320 X 640 MATERIA VERDE TRACCIA RECTIFIED	CAP002D bottom row and cut tiles	Epoxy grout to match
Bench top	Caesarstone	Snow	2141	Mitred built up edge
Carcasses	Amerind	Laminate	Burma Teak	
Cabinet doors	Rosegum veneer	Solid timber edge strips	Stain dark oak	
Cabinet Hinges	Blum	180 degree	Stainless steel	
Cabinet handles	Splayed to detail	Rosegum	Dark oak stain, satin finish.	
Basin	Rogerseller	C390L - 213150	White	
Basin Tap mixer	Accent international	JADO-F1295AA	Pol chrome	
WC	Villeroy and Boch	Subway - Model 66070101CB	White	S-Trap
Bath	Caroma	Starlett 1745 x 798 Steel Bath	857540W	
Bath tap mier	Accent international	INT - CMXIH		
Bath surround and sides	Caesarstone	Snow	2141	Hob corners mitred
Bath Spout	Accent international	GEO - C077	pol crome	
Cistern	Caroma	Leda WaterWafer Mk3 Induct	Remote dual flush buttons	Acces panel from robe
Shower Set x2	Accent international	JADO SHO-CSR.1		



Shower Mixer x 2	Accent international	INT - CMX1		
Towel Rails	Hydrotherm heated	Polish chrome	TR1800CP	
Soap Baskets	Rogerseller	Architectural Range	Polished Chrome	428728
Robe hooks	Rogerseller	Architectural Range	Polished Chrome	428702
Toilet Roll Holder	Rogerseller	Architectural Range	Polished Chrome	428714
Toilet Brush	Rogerseller	Architectural Range	Polished Chrome	428722
Ceiling lining	13mmPlasterboard P50 cornices		Painted finish Taubmans	Bears Foot half strgth
Picture rail	Timber	fin 43x43 Rosegum	Dark oak stain, satin finish.	

#### ROBE

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Cupboard doors	Square edge (slight round)	Satin Polyurethane	Porters Wet Cement	Routed slots to detail
Carcasses	Amerind	Laminate	Burma Teak	
Floor	Carpet	Godfrey Hirst Netcorp E	Poppyseed	
Ceiling lining	13mmPlasterboard P50 cornices	Painted Taubmans	Bears Foot half strgth	
Handles	Timber	40mm dia Tas oak dowel	Dark oak stain, satin finish.	



## MID LEVEL

### LIVING ROOM

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Bench top	Silestone	N/A	Marron Jupiter	80mm built-up edge mitre
Carcasses	Amerind	Laminate	Burma Teak	
Draw runner mechs.	Blum	Self closing	Stainless steel	
Cabinet doors	Square edge (slight round)	Satin Polyurethane	Porters Wet Cement	Flush with benchtop
Cabinet Hinges	Blum	180 degree	Stainless steel	
Draw handles	Splayed timber to detail	Rosegum	Dark oak stain, satin finish.	
Wall lining	Ecopy	Shadowclad	Porters Wet Cement	Vertical Grooves
Ceiling lining	Rosegum or Western Red Cedar	ex.100 x 25 pencil round	Dark oak stain, satin finish.	
Floor	Timber	T&G Rosegum Ex150x25	Sinteko (tung oil based)	
Cabinet handles	Timber	40 mm dia tas oak dowel	Dark oak stain, satin finish.	
Picture rails	Timber	43mm x 43mm fin Rosegum	Dark oak stain, satin finish.	

### KITCHEN

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Bench top	Silestone	N/A	Marron Jupiter	80mm built-up edgemitre
Carcasses	Amerind	Laminate	Burma Teak	
Draw runner mechs.	Blum	Self closing	Stainless steel	
Cabinet doors	Square edge (slight round)	Satin Polyurethane	Porters Wet Cement	Flush with benchtop
Cabinet Hinges	Blum	180 degree	Stainless steel	
Sink	Franke	Under mount	Planar PPX 110-52	
Drawer handles	Splayed timber to detail	Rosegum	Dark oak stain, satin finish.	
Glass sliding doors to glassware unit	Customised to detail	S/blasted glass. Ball bearing/alumin channel runners		
Underbench lighting	To overhead cupboard	Round	Stainless steel	
Splash back Tiles	Rogerseller	320 X 640 MATERIA VERDE TRACCIA RECTIFIED	CAP005	Epoxy grout to match
Tap mixer	Accent international	JADO-F1291AA	pol chrome	



Pull-out pantry runners	Haefele system	Poly door panel 40mm tas oak dowel handle	Dark oak stain, satin finish.	
Stove	Miele	Stainless steel	KM 390 G	
Oven	Miele	Stainless Steel	H 4280 B KAT	
Dishwasher	Miele	Semi - integrated	G2220SCi	
Fridge	Fisher & Paycal	Model E442BRT Integrate kit F&P88790 40 dia dowel	White	Integrated poly doors
Range hood	Miele	DA3060	Stainless steel	
Range hood envelope	Arch. Roofing	Pre-patinated copper folded over casing to detail	Weatered copper panel	9482 4461 - Martin Kunz
Wall lining	Ecoply	Shadowclad	Porters Wet Cement	Vertical Grooves
Ceiling lining to bulkhead	Rosegum veneered ply	43x43 mm fin Rosegum corner mouldings	Dark oak stain, satin finish.	
Floor	Timber	T&G Rosegum Ex150x25	Sinteko (tung oil based)	
Microwave combi oven	Miele	Stainless steel	M 8260	

#### ENSUITES 2/3

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Drains	Stormtech	Linier Grated Drain	Stainless steel	65A 12 x 4
Floor Tiles	Rogerseller	TRACCE 510 X 510 BRUNITO	ITG145A	Epoxy grout to match
Skirting Tiles	Rogerseller	TRACCE 510 X 510 BRUNITO	ITG145A	Epoxy grout to match
Wall Tiles	Tile Solutions NSW	Ceramif glazed 45mm x 95mm		Epoxy grout to match
Picture rail	Timber	43mmx43mm fin Rosegum typical	Dark oak stain, satin finish.	Epoxy grout to match
Bench top	Ceasarstone	Snow	2141	
Carcasses	Amerind	Laminate on moisture resistant board	Burma Teak	
Cabinet doors	Square edge slight round	Satin poly on moisture resist board	Porters Wet Cement	
Cabinet Hinges	Blum	180 degree	Stainless steel	
Cabinet handles	Splayed to detail	Rosegum	Dark oak stain, satin finish.	
Basin	Rogerseller	PINO 45 semi recessed	White 219240 one tap hole	
Basin Tap mixer	Accent international	JADO-F1295AA		
WC	Villeroy and Boch	Subway - Model 66071001CB	White	P-Trap
Shower Set	Accent international	JADO	SHO-CSR.1	
Shower Mixer	Accent international	Intamix	INT - CMX1	



Towel Rails	Hydrotherm heated	Polish chrome	TR1800CP	
Soap Baskets	Rogerseller	Architectural Range	Polished Chrome	428728
Robe hooks	Rogerseller	Architectural Range	Polished Chrome	428702
Toilet Brush	Rogerseller	Architectural Range	Polished Chrome	428722
Toilet Roll Holder	Rogerseller	Architectural Range	Polished Chrome	428714
Ceiling lining	13mmPlasterboard moistureproof	P50 cornices	Painted finish Taubmans	Bears Foot half strgth
Cistern	Caroma	Mini-Uniset induct 6/3 dual flush	242011	

#### HALL / ENTRY

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	Ecoply	Shadowclad	Porters Wet Cement	Vertical Grooves
Ceiling lining	13mm Plasterboard P50 cornices	Painted taubmans	Bears Foot half strgth	
Floor Tiles	Roger Seller	Cosmo' 400 x 600	RPV 009E	colour match grout
Skirting, picturerail, corner mouldings	Timber	Rosegum refer typical details	Dark oak stain, satin finish.	

#### BEDROOM 2/3

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	13mm plasterboard P50 cornices	Typical 43x43mm Rosegum picture rail at 2100 uno	Porters Wet Cement	Vertical Grooves
Ceiling lining	13mm Plasterboard P50 cornices	Painted taubmans	Bears Foot half strgth /full strength down to pict rail	
Floor	Carpet	Godfrey Hirst Netcorp E on Bridgestone Gold underlay	Poppyseed	
Skirting ,picturerail, corner mouldings	Rosegum typical details	over regupol		

## LOWER LEVEL

### HALL / ENTRY

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	Ecoply	Shadowclad	Porters Wet Cement	Vertical Grooves
Ceiling lining	13mmPlasterboard P50 cornices	Painted taubmans	Bears Foot half strgth.Full strgth down to pict rail	
Floor Tiles	Roger Seller	Cosmo' 400 x 600	RPV 009E	colour match grout
Skirting,picture rail,corner mouldings	Rosegum typical details		Stained dark oak satin finish	

### BEDROOM 4

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	13mm plasterboard P50 cornices	Picture rail typical at 2400 uno	Porters Wet Cement	Vertical Grooves
Ceiling lining	13mm Plasterboard P50 cornices	Painted taubmans	Bears Foot half strgth.Full strgth down to picture rail	
Floor	Carpet	Godfrey Hirst Netcorp E on Brisgestone Gold underlay	Poppyseed	
Skirting,picture rail,corner mouldings	Timber	Typical details	Dark oak stain, satin finish.	

### BATHROOM

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Drains	Stormtech	Linear Grated Drain	Stainless steel	65A 12 x 4
Floor Tiles	Rogerseller	TRACCE 510 X 510 BRUNITO	ITG145A	Epoxy grout to match
Skirting Tiles	Rogerseller	TRACCE 510 X 100 BRUNITO cut tiles	ITG145A	Epoxy grout to match
Wall Tiles	Tile solutions NSW	Eramic glazed 45mmx95mm	T55257	Epoxy grout to match
Bench top	Ceasarstone	Snow	2141	
Carcasses	Amerind	Laminate on moisture resist board	Burma Teak	
Cabinet doors	Square edge slight round	Satin polyurethane	Porters Wet Cement	
Cabinet Hinges	Blum	180 degree	Stainless steel	
Cabinet handles	Splayed to detail	Rosegum	Dark oak stain, satin finish.	
Basin	Rogerseller	PINO 45 semi recessed	White 219240 singletaphole	

Basin Tap mixer	Accent interanational	JADO -F1295AA		
WC	Villeroy and Boch	Subway - Model 66070101CB	White	S-Trap
Shower Set	Accent international	JADO	SHO-CSR.1	
Shower Mixer	Accent international	Intamix	INT - CMX1	
Cistern	Caroma	Min-Uniset induct 6/3 litre dual flush		
Towel Rails	Hydrotherm heated	Polish chrome	TR1800CP	
Soap Baskets	Rogerseller	Architectural Range	Polished Chrome	428728
Robe hooks	Rogerseller	Architectural Range	Polished Chrome	428702
Toilet Brush	Rogerseller	Architectural Range	Polished Chrome	428722
Toilet Roll Holder	Rogerseller	Architectural Range	Polished Chrome	428714
Ceiling lining	13mmPlasterboard moistureproof	P50 cornices	Painted finish Taubmans	Bears Foot half strgth
Picture rail	Timber	43mmx43mm typical detail	Dark oak stain, satin finish.	

#### LAUNDRY / STOREROOM

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Wall lining	13mm Plasterboard moistureproof		Painted finish Taubmans	Bears Foot half strgth
Ceiling lining	13mmPlasterboard moistureproof	P50 cornices	Painted finish Taubmans	Bears Foot half strgth
Floor Tiles	Rogerseller	TRACCE 510 X 510 BRUNITO	ITG145A	Epoxy grout to match
Skirting Tiles	Rogerseller	TRACCE 510 X 100 BRUNITO cut tiles	ITG145A	Epoxy grout to match
Wall Tiles - Splashbacks	Tile Solutions NSW	Ceramic glazed 45mmx95mm	T55257	Epoxy grout to match
Benchtop	Caesarstone	Snow built up edge mitred	2141	
Carcasses	Amerind	Laminate on moisture resist board	Poly doors splayed timber handles typical	
Tub	Clark	Cascade 8400	No taphole	
Tap In-wall mixer	Accent international	INT-CMX1		
Laundry Spout	Accent international	Accent	GEO-C0783S	



## GENERAL

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Skirtings and door jambs	Rosegum kiln dried furnituregrade	ex 50x200mm fin 43 x 190 rebated for ecoply walls	Dark oak stain, satin finish.	
Picture Rails	Rosegum "	ex 50x50mm fin 43 x 43	Dark oak stain, satin finish.	2400 AFL
Architraves	Rosegum "	ex 50x200mm fin 43 x 190	Dark oak stain, satin finish.	
Corner moulds	Rosegum "	ex 50x50mm fin 43 x 43	Dark oak stain, satin finish.	
Light switches / GPO's	PDL	800 Series 'Modena'	Black / Gunmetal trim	

## TERRACES / BALCONIES

Item	Manufacturer	Material / Details	Colour / Type	Other Information
Floor Tiles	Roger Seller	Cosmo' 400 x 600	RPV 009E	colour match grout
Floor Tiles	Roger Seller	Cosmo' 400 x 600	RPV 009E	colour match grout