

The Fairway Club, Torquay

The surrounding landscape of The Sands Torquay forms a unique seaside location. Fostering a relationship with the views in and around the site was a significant driver for master planning the layout of the units. Residences are arranged in clusters, with landscaped openings between, allowing views out to the golf course and beyond. A centrally located green space offers exclusive amenity to all residents.

Individual units have been designed for a relaxed lifestyle with generous accommodation in a high-quality building. Level 1 living areas take advantage of significant views towards the golf course surrounds opening onto sheltered balconies for outdoor living. Kitchens incorporate a breakfast bar & island bench, conveniently located near balcony spaces. All units are designed for 6-star energy efficiency including hot water solar panels on the roof. Exterior materials are highly durable and easily maintained for long life. Interior fitments & stainless steel appliances are high quality, and all units come equipped with internet connectivity available through NBN Co. for super fast broadband.

Chris Thorne, Thorne Architects

Standard Inclusion

Kitchen

- Architecturally designed, ergonomically balanced innovative kitchen.
- Quality Smeg stainless steel kitchen appliances.
 - 600mm electric oven.
 - 600mm 4 Gas burner with wok-burner and auto ignition.
 - 600mm fully concealed ducted rangehood.
 - Stainless steel freestanding dishwasher.
- 40mm edged reconstituted stone bench tops.
- Double bowl stainless steel kitchen sink.
- Wine rack and under bench bin draw.
- Mixer tap in chrome finish.
- Double door pantry

Ensuite and Bathrooms

- Polished aluminium, modern semi framed shower screen with clear safety glass.
- 20mm reconstituted stone bench top.
- Chrome mixer taps.
- Modern designer towel rail, toilet roll holder and robe hook.

Laundry

- Built in joinery with 45 litre stainless steel insert trough.
- Mixer tap in chrome finish.

Interior Detailing

- Interior design by Peddle Thorp.
- 100% wool carpets.
- Porcelain floor tiles.
- Designer timber look vinyl floor planks.
- Premium square set cornice to living area, coved cornice to garage, bathroom, ensuite, corridors and bedroom.
- Architectural designer lever handle door furniture.
- Ceiling heights
 - Ground Floor 2.40m
 - First Floor 2.50m
 - Second Floor 2.85m

Heating and Cooling

- Gas log fire to living area.
- Split system air conditioning to living area and all bedrooms.

Exterior Detailing

- Colourbond roofing.
- Low maintenance powder coated aluminium single and double glazed windows.
- Aluminium frames flyscreens to operable windows.
- Individual party walls.

Landscaping and Fencing

- Architectural designed low maintenance landscaped front and rear yards.
- Reinforce exposed aggregate drive ways and rear porch.
- 1.80 metre high hardwood batten screening.
- Gas point for BBQ to external court yard.
- Feature corten steel planter box with established tree.

External Features

- Remote controlled section colourbond garage door.
- Architectural designer front entry door handle with digital keyless entry.
- Letter box.
- TV antenna including splitter.
- External light to front entrance and rear yard or main balcony.
- 7" Colour Intercom with Door Monitor.

Electrical and Safety

- Hard wired smoke detectors with battery back up.
- 1 Telephone point.
- 3 data points.
- 3 TV points.
- Pre wired for foxtel
- NBNco hub.

Quality Commitment

- 3 Month rectification warranty.
- 6 Year statutory builders warranty.

Environment sustainable Initiatives

- Solar gas boosted hotwater system.
- Led downlight and strip light throughout.
- Low VOC wall Paint.