

# SOMERSET

at BURSWOOD POINT

## SPECIFICATIONS

EAST & WEST



THREE CURATED COLOUR  
& FINISHING SCHEMES

DESIGNER HARDWARE

FLUTED TIMBER LAMINATE  
OVERHEAD CABINETS



ENGINEERED TIMBER  
FLOORBOARDS

WATERFALL EDGE TO  
ISLAND BENCH  
(WHERE APPLICABLE)

DESIGNER TAPWARE

NG TO OVERHEAD  
BOARDS

FULL SUITE OF EUROPEAN  
GAGGENAU APPLIANCES

UP TO 2.9m HIGH CEILINGS TO  
LIVING AREAS

FULL HEIGHT  
BUILT-IN STORAGE



RECONSTITUTED STONE  
BENCHTOPS & SPLASHBACKS

PORCELAIN TILING

Valley Scheme | 3 Bedroom kitchen with study nook upgrade



Coast Scheme | Walk-In wardrobes with built-in joinery upgrade

## The Golden Standard.

At Golden Sedayu, we believe that true luxury is found in the details. Somerset at Burswood Point has been designed and built to the highest architectural specification.

From the quality of materials selected by the award-winning DKO Architects team, to the craftsmanship honed by the experience of our in-house Golden Sedayu Construction professionals, each element reflects our unwavering commitment to excellence.

The Golden Standard is the measure that sets our residences apart: it's a promise of quality, integrity, and enduring value that we are proud to call our own.

Next time you walk through a home open, ask yourself — does it reflect The Golden Standard?



Designed for the  
moments that never get old.

FULL-HEIGHT PORCELAIN  
TILED SPLASHBACK

RECONSTITUTED STONE VANITY  
WITH DESIGNER BASIN & MIXER



FULL-HEIGHT PORCELAIN  
WALL TILES

FREE-STANDING BATHTUB  
TO MASTER  
(3 BED & ABOVE)

PORCELAIN TILES  
TO WET AREAS

TIMBER LAMINATE  
JOINERY

# The Golden Standard Inclusions

## APARTMENT EXTERIOR

|                       |                                                                                                                                             |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Boundary Walls        | Solid sides                                                                                                                                 |
| Window & Sliding Door | Full height and double glazed with powder-coated aluminium frames                                                                           |
| Entry Door            | Painted solid core fire-rated doors with designer handles                                                                                   |
| Balcony/ Courtyard    | Powder-coated metal screen and frameless glass balustrade<br>Non-slip porcelain tiles/ pavers<br>Weatherproof GPO provided with outdoor tap |

## GENERAL APARTMENT INTERIOR

|              |                                                                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walls        | Concrete and framed walls with acoustic treatment in line with the Building Code of Australia (BCA)                                                                      |
| Doors        | Painted hollow-core doors with high-quality door hardware                                                                                                                |
| Flooring     | Engineered timber floorboards to living areas<br>Carpet to bedrooms<br>Porcelain tiles to wet areas                                                                      |
| Skirting     | Painted skirting boards (excluding wet areas)                                                                                                                            |
| Ceilings     | Square set painted plasterboard<br>Between 2.7m to 2.9m ceiling heights                                                                                                  |
| Blind Recess | Provided to all living areas and bedrooms.                                                                                                                               |
| Wardrobe*    | Shelf and hanging rail to master walk-in robes<br>Sliding mirror doors complete with shelf and hanging rail to built-in robes<br>*Subject to apartment layout and design |

## ELECTRICAL & COMMUNICATION

|                  |                                                                        |
|------------------|------------------------------------------------------------------------|
| Light Fittings   | LED downlights throughout                                              |
| Strip Lighting   | To the underside of the kitchen overhead cupboards and bathroom vanity |
| Exhaust Fans     | Provided to kitchen and wet areas                                      |
| Air-conditioning | Reverse-cycle ducted (excluding wet areas)                             |
| Smoke Detector   | Hard-wired to BCA requirements                                         |
| TV Data Point    | Provided to living and master bedroom                                  |
| Internet         | Connected to NBN fibre network or equivalent                           |

## KITCHEN (2 BEDROOM)

|            |                                                     |
|------------|-----------------------------------------------------|
| Benchtop   | Reconstituted stone benchtop                        |
| Splashback | Reconstituted stone or selected porcelain tiles     |
| Oven       | Gaggenau Minimalistic Series 60cm oven              |
| Cooktop    | Gaggenau Minimalistic Series 60cm induction cooktop |

|                  |                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Rangehood        | Gaggenau Minimalistic Series 52cm integrated rangehood                                                                           |
| Dishwasher       | Gaggenau Minimalistic Series built-in dishwasher                                                                                 |
| Fridge Recess    | GPO and plumbed-in tap provided                                                                                                  |
| Microwave Recess | Included with GPO                                                                                                                |
| Joinery          | Timber laminate to soft-close underbench drawers and full-height cupboards<br>Fluted timber laminate doors to overhead cupboards |
| Sink             | Designer double sink and mixer                                                                                                   |

## KITCHEN (3 BEDROOM)

|            |                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------|
| Benchtop   | Reconstituted stone benchtop                                                                                                     |
| Splashback | Reconstituted stone or selected porcelain tiles                                                                                  |
| Combi-Oven | Gaggenau Minimalistic Series 60cm combi-microwave compact oven                                                                   |
| Oven       | Gaggenau Minimalistic Series 60cm oven                                                                                           |
| Cooktop    | Gaggenau Minimalistic Series 90cm induction cooktop                                                                              |
| Rangehood  | Gaggenau Minimalistic Series 86cm integrated rangehood                                                                           |
| Dishwasher | Gaggenau Minimalistic Series built-in dishwasher                                                                                 |
| Fridge     | Fisher & Paykel fully integrated fridge/freezer or equivalent                                                                    |
| Joinery    | Timber laminate to soft-close underbench drawers and full-height cupboards<br>Fluted timber laminate doors to overhead cupboards |
| Scullery   | Timber laminate to soft-close under bench drawers and full-height cupboards.<br>GPO included                                     |

## KITCHEN (PENTHOUSE)

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| Benchtop   | Reconstituted stone benchtop                                                 |
| Splashback | Reconstituted stone or selected porcelain tiles                              |
| Combi-Oven | Gaggenau Expressive Series 76cm combi-microwave oven with 4 heating methods  |
| Oven       | Gaggenau Expressive Series 76cm oven with 17 heating methods                 |
| Cooktop    | Gaggenau Expressive Series 90cm full surface induction cooktop               |
| Rangehood  | Gaggenau Minimalistic Series 86cm integrated rangehood                       |
| Dishwasher | Gaggenau Expressive Series built-in dishwasher                               |
| Fridge     | Fisher & Paykel fully integrated fridge/ freezer or equivalent               |
| Joinery    | Timber laminate to soft-close under bench drawers and full-height cupboards. |

## BATHROOM

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Vanity       | Reconstituted stone vanity benchtop<br>Designer basin top set and mixer      |
| Cabinets     | Custom mirrored cabinet with storage                                         |
| Shower       | Glass with metal frame to shower<br>Rainforest showerhead and designer mixer |
| Bathtub      | Free-standing bathtub<br>(3 bedrooms and penthouses only)                    |
| Towel Rail   | Designer towel rail                                                          |
| Water Closet | Designer toilet suite                                                        |
| Tiling       | Full-height porcelain wall tiling                                            |
| GPO          | Included                                                                     |

# General Building Finishes

## AMENITIES

|                        |                                                                                                                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ground Floor Lobbies   | On-site building manager<br>Glazed entry door<br>Tiled flooring<br>Feature lighting<br>Designer lounge furniture and artwork<br>Landscaped planter boxes                                                                                                                                                                     |
| Swimming Pool & Spa    | 20m heated infinity pool and spa                                                                                                                                                                                                                                                                                             |
| Pool Decking           | Reconstituted timber decking (or similar)<br>Designer sunlounges and pergolas                                                                                                                                                                                                                                                |
| Outdoor Shower         | Included                                                                                                                                                                                                                                                                                                                     |
| Private Kitchen/Dining | Fully equipped with Gaggenau appliances including oven, microwave, dishwasher, cooktop, rangehood and fridge/freezer<br>Temperature controlled wine fridge<br>Reconstituted stone benchtop<br>Porcelain tiled flooring throughout<br>Entertaining sized dining tables and chairs<br>Feature ceiling recess with LED lighting |

|                        |                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------|
| Gymnasium/ Yoga Studio | Frameless mirror to wall<br>Cardio and resistance training equipment                         |
| Sauna                  | Timber-lined sauna                                                                           |
| Podium Garden          | Designer landscaping with feature way-lighting                                               |
| Observation Deck       | Stainless steel electric barbecue<br>Outdoor lounge and pergolas<br>Casual tables and chairs |
| Lifts                  | Stainless steel lift doors<br>Tiled flooring                                                 |
| Water Closet           | Universally accessible male and female toilets                                               |

## LAUNDRY

|             |                                               |
|-------------|-----------------------------------------------|
| Trough/Taps | Designer range trough and tapware             |
| Benchtop    | Mineral stone benchtop                        |
| Splashback  | Mineral stone or porcelain tile splashback    |
| Dryer       | Fisher & Paykel non-condensing dryer included |
| GPO         | Included                                      |

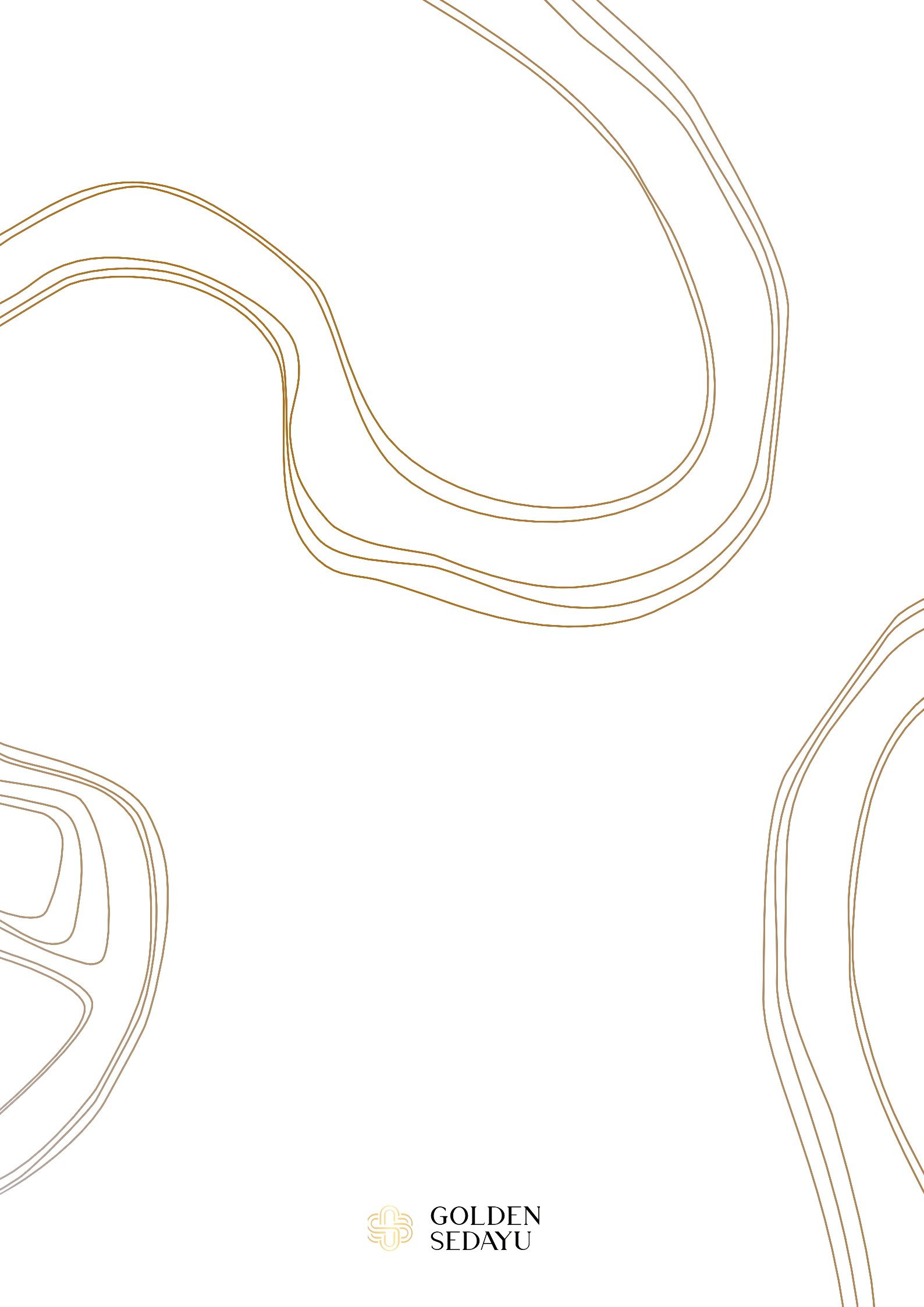
## EXTERIOR

|                          |                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------|
| Walls                    | Combination of concrete walls, metal panelling, textured and powder coated paint and glass                             |
| Floors/ Concrete Slabs   | Concrete to BCA engineering and acoustic specification<br>Non-slip porcelain floor tiles to walkways and covered areas |
| Driveway                 | Concrete                                                                                                               |
| Car Park                 | Concrete                                                                                                               |
| Roofing                  | Concrete                                                                                                               |
| Balconies and Courtyards | Non-slip porcelain floor tiles and outdoor tap                                                                         |
| External Windows         | Double-glazed powder-coated aluminium frames                                                                           |
| Letterboxes              | Powder-coated or similar lock-up letterboxes to mailroom securely located within the building                          |
| Landscaping              | Designer architectural landscaping and lighting                                                                        |

## SECURITY

|                     |                                                                                       |
|---------------------|---------------------------------------------------------------------------------------|
| Remote Garage Entry | Auto-remote controlled gates to car park areas                                        |
| Access              | Electronic fob to ground floor lobbies<br>Controlled lift access to individual floors |
| Intercom            | Colour audio visual intercom with access control to ground floor lobby                |
| Security Lighting   | Included                                                                              |
| CCTV                | CCTV to residential car park entries, lobby and podium level communal areas           |
| Store Room          | One fully secure store room provided for each apartment                               |

Disclaimer. All the finishes, electrical services and facilities listed are subject to availability and may vary. Variations in design can occur in order to comply with the dictates of good construction practice. Prospective purchasers must rely on their own enquiries and should refer to the Contract of Sale. 17.04.26



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SEDAYU