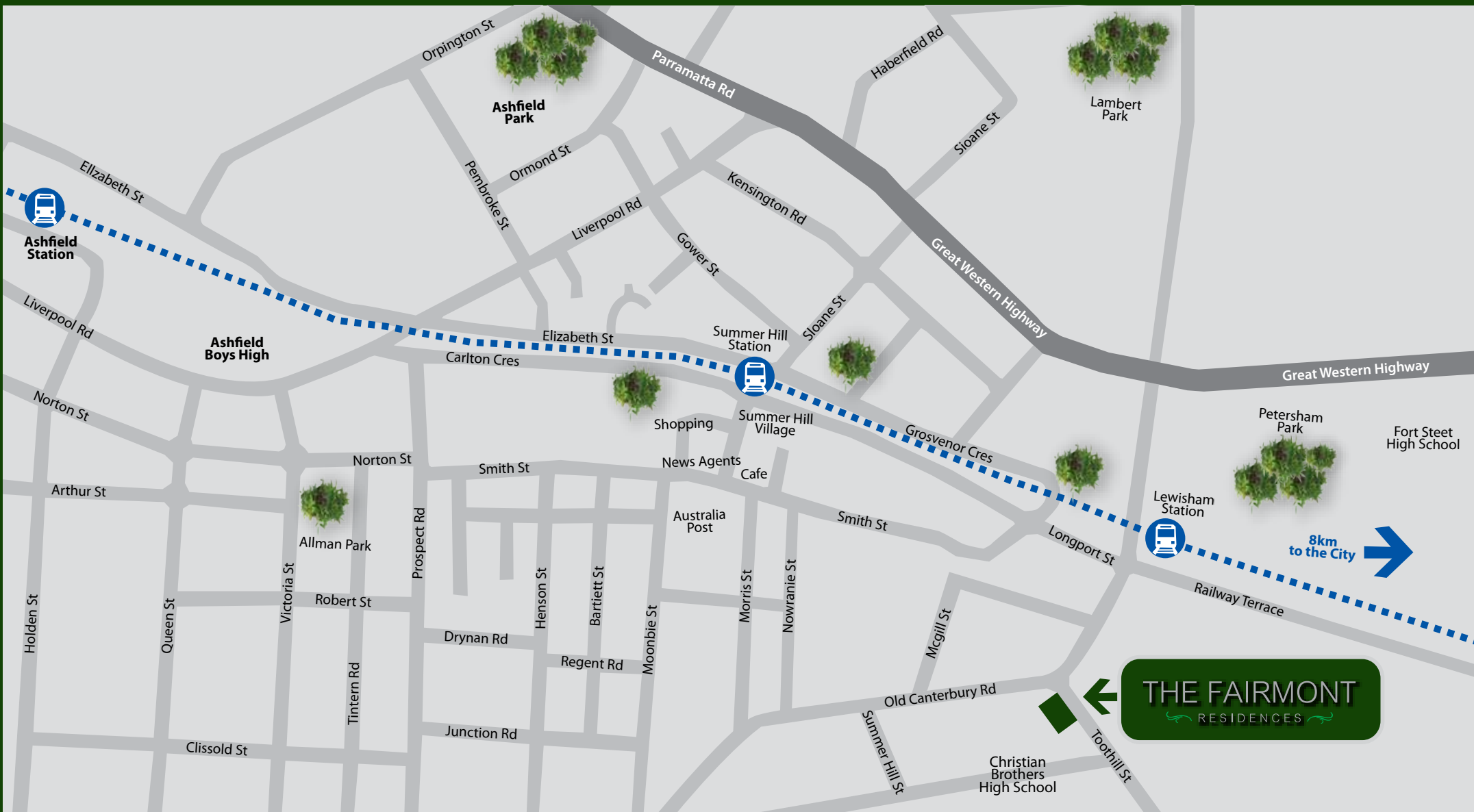




The Fairmont Residences

The Inner West's premier new boutique development, the Fairmont Residences will build upon a rich heritage to create a haven of style, sophistication and refinement. A landmark estate since 1882, the Fairmont Residences will offer eight impeccably designed contemporary apartments as well as two stunning luxury terraces, formed from within the original grand Victorian manor. With completion due in early 2014, now is your opportunity to secure a property of exceptional quality.



Location, Convenience And Lifestyle

Superbly situated, the Fairmont Residences stand just a brief stroll from the heart of Summer Hill, where a sensational selection of shops, cafes and restaurants await. Be part of a strong close-knit community, with quality schools and a vibrant village lifestyle. Under fifteen minutes from the CBD, you'll also enjoy ultra-convenient commuting, with bus stops, the train station and the new light rail extension all just moments away.



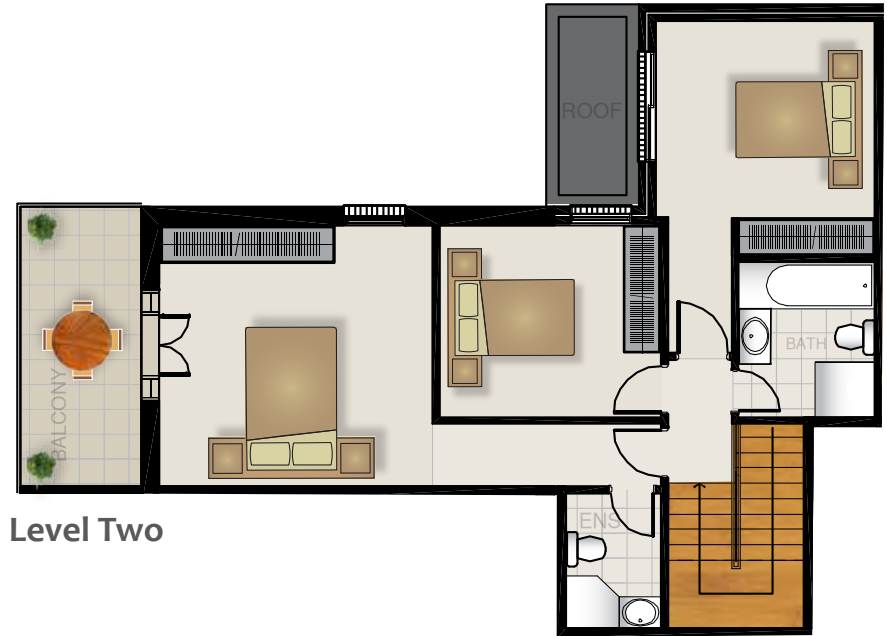
Luxury Terraces

Designed to deliver a new era of luxury, these two exceptional terraces unite Victorian grandeur with contemporary sophistication. Formed from within a stately 1882 manor, the two level terraces will each feature large three bedroom layouts, with splendid living areas, first-class finishes and superbly landscaped courtyard entertaining areas.

Terrace 1



Level One

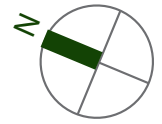
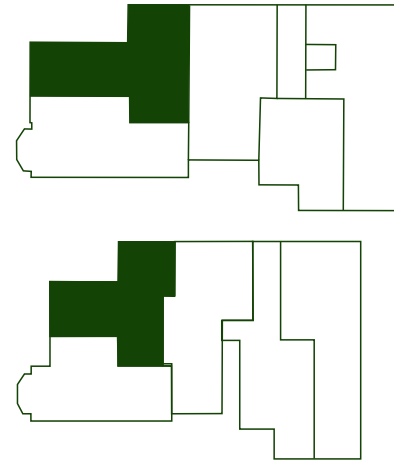


Level Two

- 3
- 2.5
- 1
- 1

Internal	Outdoor	Garage	Storage	Total
128m ²	75m ²	15m ²	2m ²	220m ²

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Terrace 2

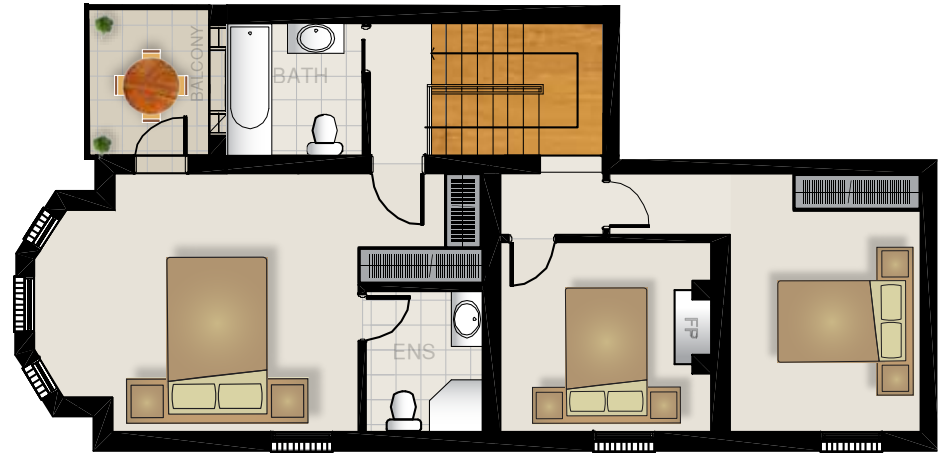


Level One

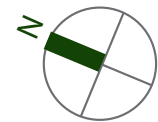
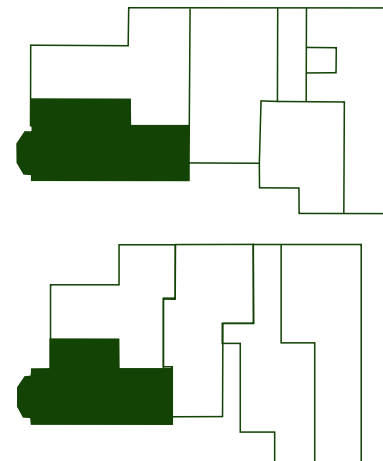
- 3
- 2.5
- 1
- 1

Internal	Outdoor	Garage	Storage	Total
146m ²	64m ²	15m ²	3m ²	228m ²

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Level Two





Designer Apartments

The epitome of contemporary style, the six designer apartments and two stunning penthouses have each been designed with a sleek minimalist aesthetic. Available in a selection of spacious one, two and three bedroom layouts, the apartments will inspire with first-class finishes, striking open plan interiors and exceptional outdoor entertaining spaces.

Ground Floor

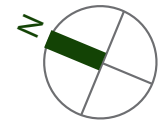
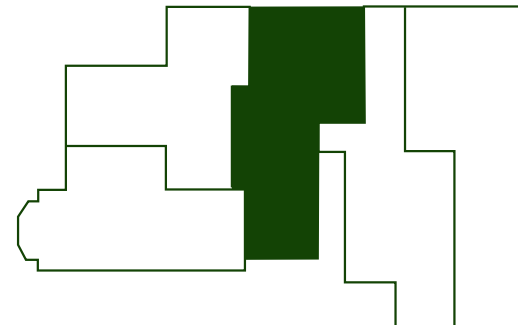
Apartment 3



- 2
- 1
- 1
- 1

Internal	Outdoor	Garage	Storage	Total
73m ²	9m ²	15m ²	2m ²	99sqm

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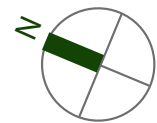
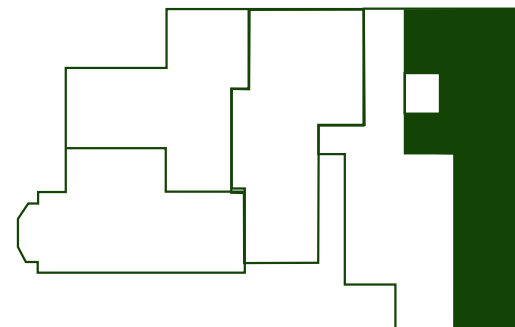
Apartment 4



- 2 
- 1 
- 1 
- 1 

Internal	Outdoor	Garage	Storage	Total
82m ²	60m ²	16m ²	2m ²	159m ²

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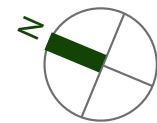
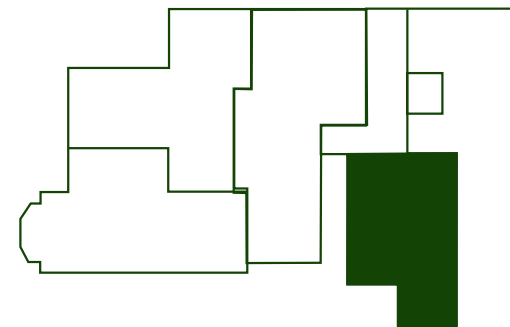
Apartment 5



- 1
- 1
- 1
- 1

Internal	Outdoor	Garage	Storage	Total
50m ²	7m ²	13m ²	1m ²	71m ²

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Level One

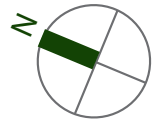
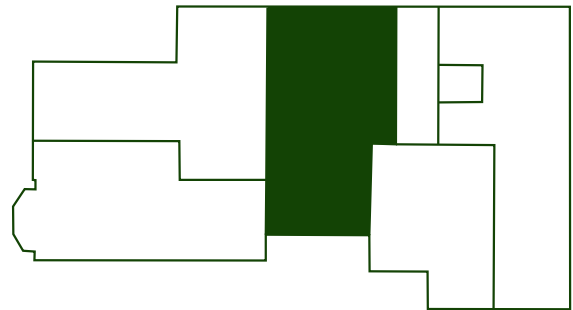
Apartment 6



- 2 
- 1 
- 1 
- 1 

Internal	Outdoor	Garage	Storage	Total
82m ²	12m ²	15m ²	2m ²	111m ²

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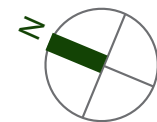
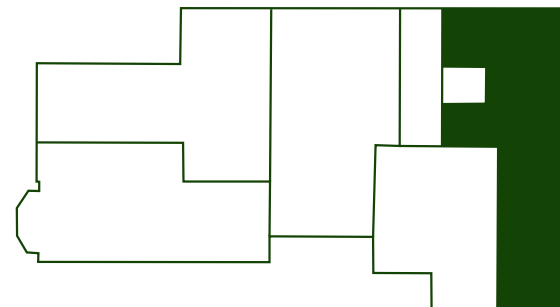
Apartment 7



- 2 
- 1 
- 1 
- 1 

Internal	Outdoor	Garage	Storage	Total
82m ²	8m ²	14m ²	3m ²	108m ²

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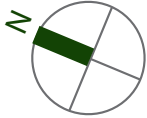
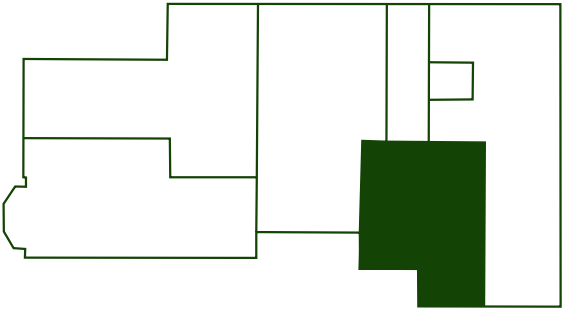
Apartment 8



- 1 
- 1 
- 1 
- 1 

Internal	Outdoor	Garage	Storage	Total
50m ²	7m ²	16m ²	1m ²	74m ²

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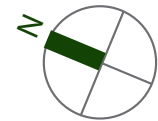
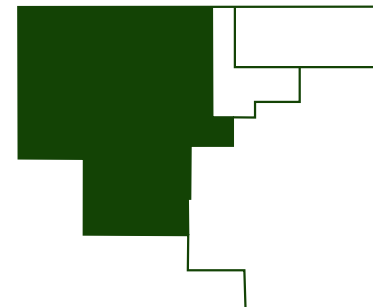
Level Two

Penthouse 9



Internal	Outdoor	Garage	Storage	Total
79m ²	41m ²	14m ²	3m ²	137m ²

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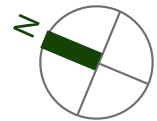
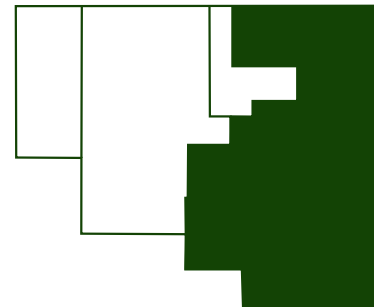
Penthouse 10



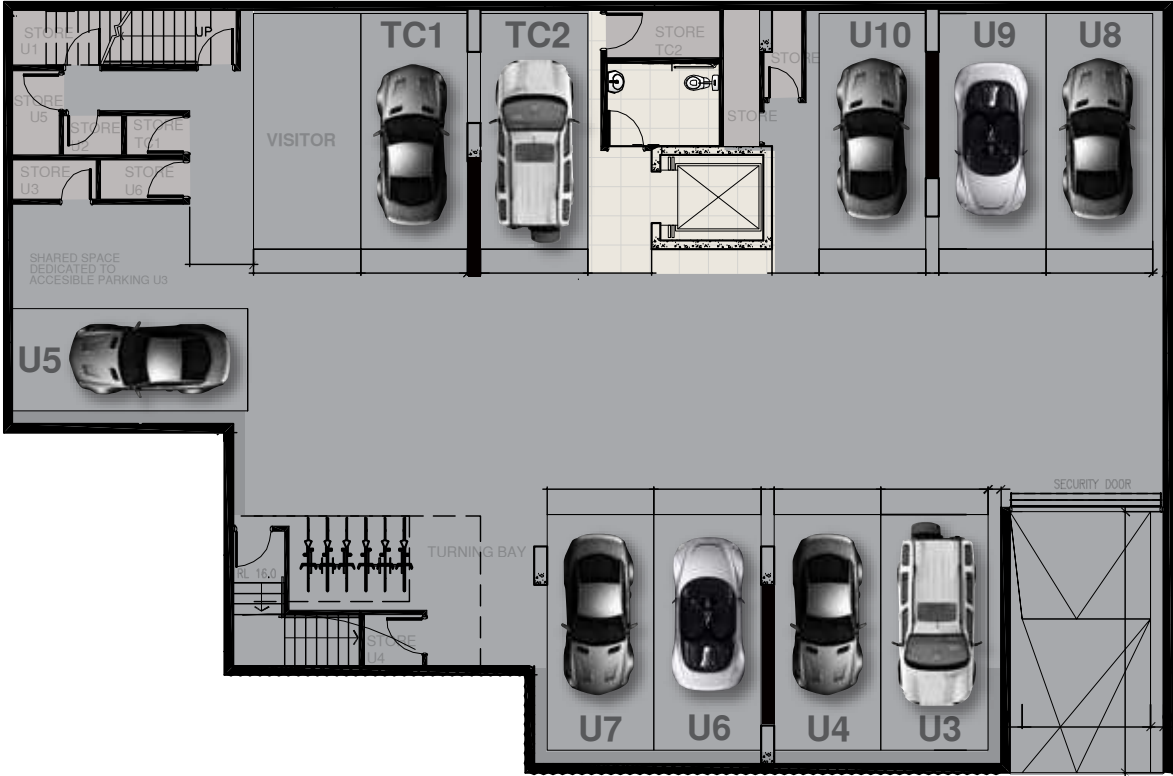
- 3 
- 2 
- 1 
- 1 

Internal	Outdoor	Garage	Storage	Total
112m ²	46m ²	14m ²	3m ²	182m ²

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Basement



Basement

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Finishes

External

Walls	Painted Render & Metal cladding
Facias & Gables	Painted
Roof	Metal
Gutters & Downpipes	Colorbond
Basement	Reinforced Concrete
Garbage Room	As Specified by Council & Plans
Common Area Pathways	Concrete
Letterboxes	Powder Coated Aluminum
Landscaping	As per approved landscape plans
Security	Video intercoms to building entry
Garages	Marked / One per dwelling

Common Foyers

Wall	Paint Finish
Entry	Tiled
Entry Door	Aluminum Powder Coated
Lighting	Fluorescent or Downlights
Lift	Single Security Lift

kitchens

Floor	Floating Timber Floors
Benchtops	Caesarstone or similar
Splashbacks	Glass colored
Cupboard Doors	Polyurethane Finish / Soft Close
Draws	Soft Close
Sinks	Stainless Steel – undermount
Tapware	Single Level Mixer Polished Chrome
Cooktop	Smeg Gas cooktop or similar
Oven	Smeg Electric oven or similar
Rangehood	Concealed European R/H
Dishwasher	European Semi integrated

Laundry

Laundry	
Wall	Tiled Splashback
Floor	Tiles
Ceiling	Paint Finish
Laundry Tub	Stainless steel Tub Single bawl
Clothes Dryer	Wall Hang Dryer Included
Tapware	Single Mixer
Water System	Instant hot water – GAS

Finishes

Living, Dining & Bedrooms

Walls within Apartments	Paint finish
Ceilings	Square set – Shadow Line Finish
Floors – Living area	Floating timber floors
Floors – Bedrooms	Heavy duty residential Carpet
Internal Doors	Paint finish with chrome handle
Apartment Entry Door	Solid core painted door Fire rated
Wardrobes	Built in wardrobes to bedrooms
Lighting	Downlights Energy Efficient
Blinds	Vertical blinds or similar
Windows	Aluminium Powder Coated
Heating / Cooling	Reverse cycle A/C

Data Communication

TV	Living room & Bedroom (1ea)
Pay TV	Provision for 2 points / Dwelling
Telephone	Provision for Living room & Bedroom
Internet / Data	ADSL available via Phone network

Bathrooms and Ensuites

Wall	Tiled from wall to ceiling
Floor	Tiled
Vanity	Polyurethane finish
Basin	White vitreous China basin
Shower Screen	Semi Frameless
Tapware	Architectural Mixers
Toilet	Floor mounted back to wall suite
Bathtub	Included
Accessories	Polished chrome accessories
Exhaust	Individual exhaust Fan

Electrical

Entry	1 x Double Power Point
Living	2 x Double Power Point 1 x TV Point 1 x Pay TV point 1 x Phone/Data Point
Dining Kitchen	1 x Double Power Point 2 x Double Power Point Plus Appliances Points Video Security Intercom 1 x Phone Point
Main Bedroom	1 x TV Point 1 x Phone Point 1 x Pay TV point 3 x Double Power point
Bedrooms	2 x Double Power Point
Bathrooms	1 x Double Power Point
Laundry	1 x Double Power Point

THE FAIRMONT
RESIDENCES

Marketed by



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