

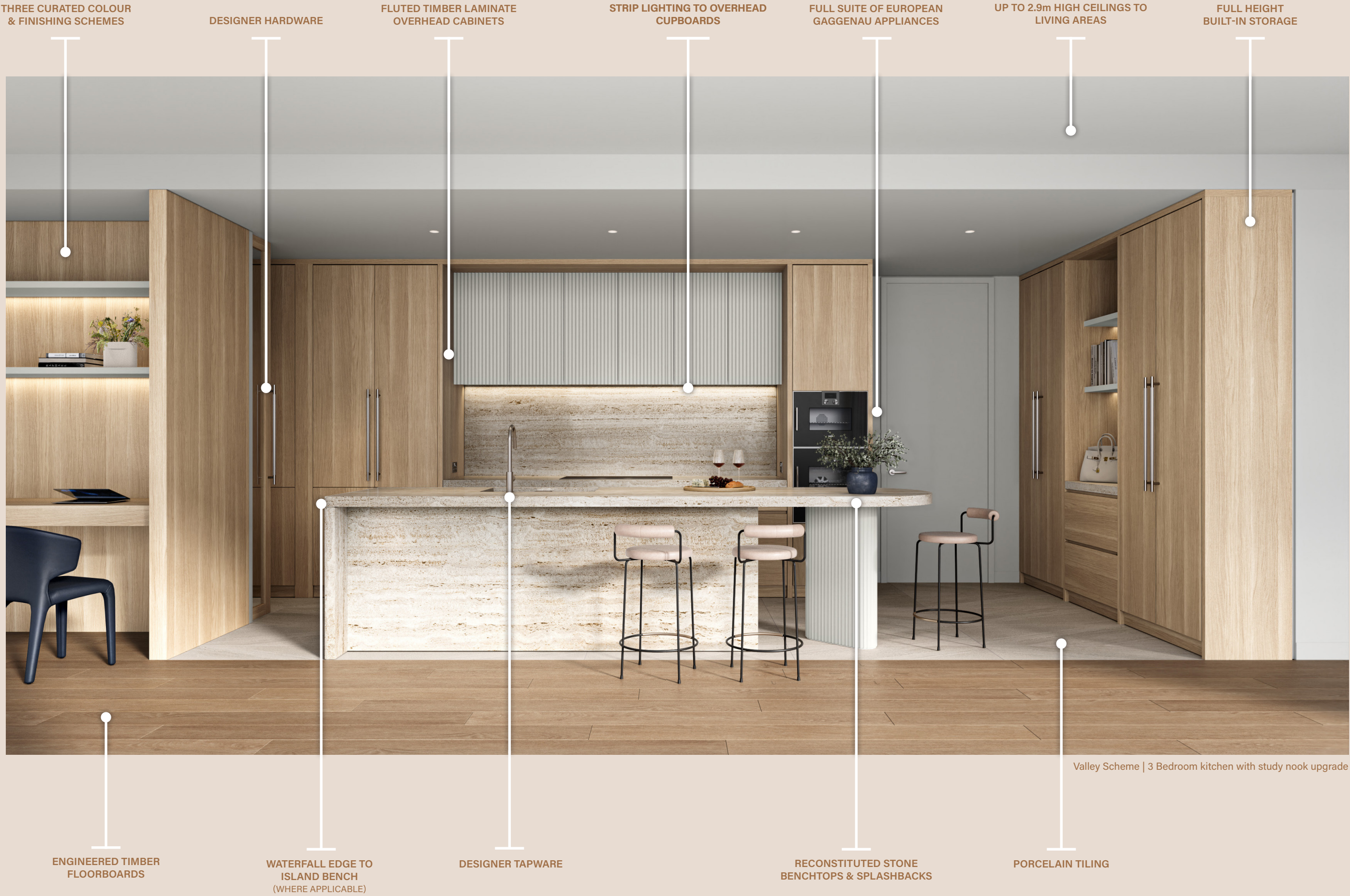
SOMERSET

at BURSWOOD POINT

SPECIFICATIONS

EAST & WEST





THREE CURATED COLOUR
& FINISHING SCHEMES

DESIGNER HARDWARE

FLUTED TIMBER LAMINATE
OVERHEAD CABINETS

STRIP LIGHTING TO OVERHEAD
CUPBOARDS

FULL SUITE OF EUROPEAN
GAGGENAU APPLIANCES

UP TO 2.9m HIGH CEILINGS TO
LIVING AREAS

FULL HEIGHT
BUILT-IN STORAGE

ENGINEERED TIMBER
FLOORBOARDS

WATERFALL EDGE TO
ISLAND BENCH
(WHERE APPLICABLE)

DESIGNER TAPWARE

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

Coast Scheme | Master Ensuite

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 Non-slip porcelain tiles/ pavers 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 Carpet to bedrooms Porcelain tiles to wet areas
Skirting	Painted skirting boards (excluding wet areas)
Ceilings	Square set painted plasterboard 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 Sliding mirror doors complete with shelf and hanging rail to built-in robes *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 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 Fluted timber laminate doors to overhead cupboards
Scullery	Timber laminate to soft-close under bench drawers and full-height cupboards. 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 Designer basin top set and mixer
Cabinets	Custom mirrored cabinet with storage
Shower	Glass with metal frame to shower Rainforest showerhead and designer mixer
Bathtub	Free-standing bathtub (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 Glazed entry door Tiled flooring Feature lighting Designer lounge furniture and artwork Landscaped planter boxes
Swimming Pool & Spa	20m heated infinity pool and spa
Pool Decking	Reconstituted timber decking (or similar) Designer sunlounges and pergolas
Outdoor Shower	Included
Private Kitchen/Dining	Fully equipped with Gaggenau appliances including oven, microwave, dishwasher, cooktop, rangehood and fridge/freezer Temperature controlled wine fridge Reconstituted stone benchtop Porcelain tiled flooring throughout Entertaining sized dining tables and chairs Feature ceiling recess with LED lighting

Gymnasium/ Yoga Studio	Frameless mirror to wall Cardio and resistance training equipment
Sauna	Timber-lined sauna
Podium Garden	Designer landscaping with feature way-lighting
Observation Deck	Stainless steel electric barbecue Outdoor lounge and pergolas Casual tables and chairs
Lifts	Stainless steel lift doors 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

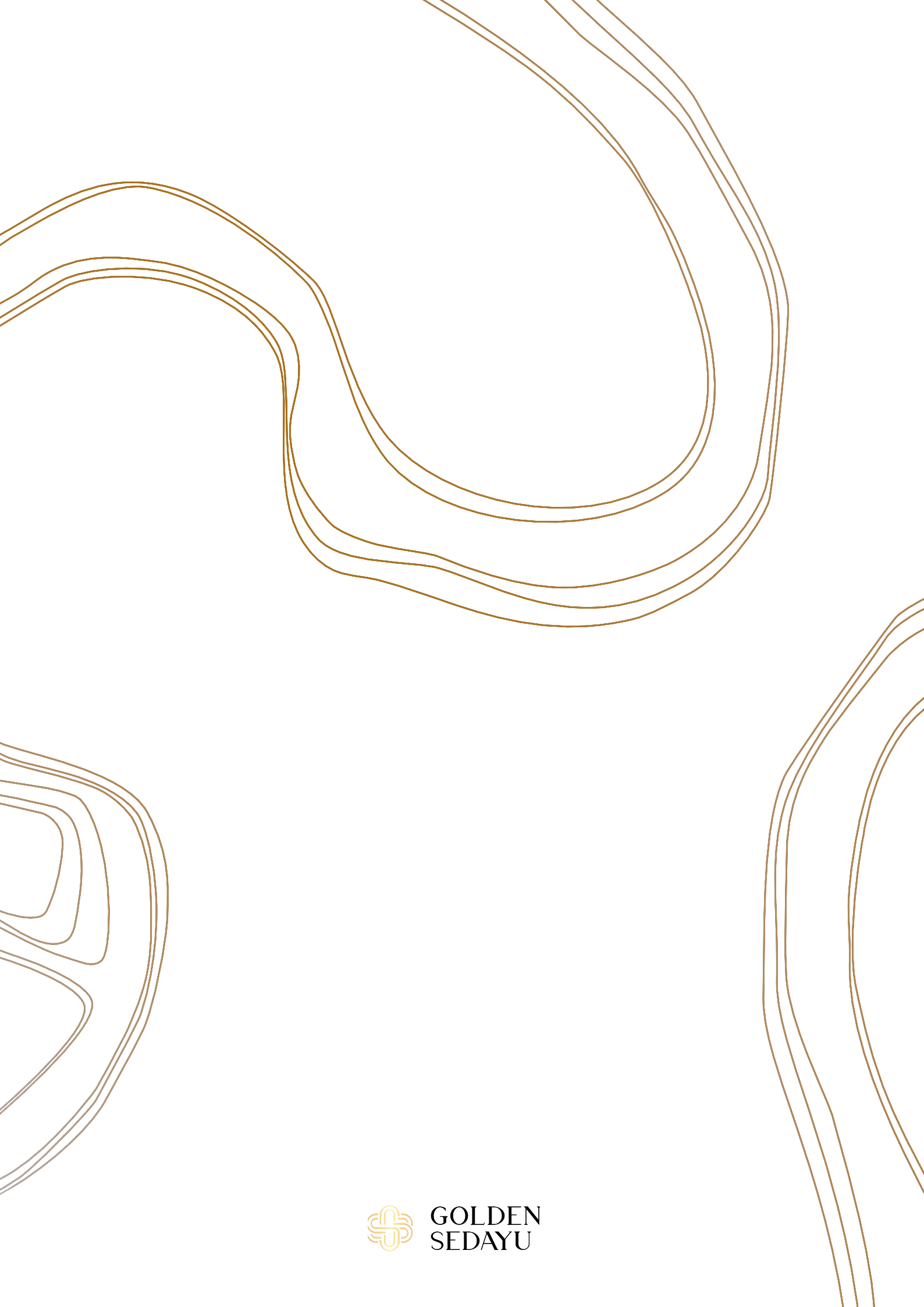
EXTERIOR

Walls	Combination of concrete walls, metal panelling, textured and powder coated paint and glass
Floors/ Concrete Slabs	Concrete to BCA engineering and acoustic specification 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 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



GOLDEN
SEDAYU