



WATERMARK
SOUTHQUAY

LAKE SIDE LUXURY

LIMBURG WAY, GREENWAY



IMMERSE YOURSELF IN LAKESIDE LUXURY AT WATERMARK

Situated on the shores of Lake Tuggeranong, Watermark is set to become the premier address within the highly anticipated Southquay Greenway precinct.

With unsurpassed views across the lake, access to a beautifully landscaped central park, a mix of spacious apartments (most with water views) and a limited selection of waterfront terrace homes all with premium finishes, Watermark has something for everyone.





WATERMARK

Step out your front door and take advantage of the scenic cycle and walking tracks that meander around the lakes shore, or relax in the beautifully landscaped green spaces, parks and waterfront promenades.

You're also just a short stroll from the established restaurants, cafes and retail shopping precinct of the Tuggeranong Town Centre. With so many amenities on your doorstep, Watermark redefines cosmopolitan living on the Southside.



LOCATION



DESIGN



Designed by leading architects and designers, Watermark's exclusive collection of 1, 2 and 3 bedroom apartments and 3 and 4 bedroom waterfront terrace homes offer a waterfront luxury lifestyle, in the heart of the Tuggeranong Town Centre.

Our waterfront terrace homes offer a spacious layout that spills onto a North East courtyard, then out to the water and parks beyond. Open plan kitchens are complemented by Ariston appliances, ample storage and encourage a sense of togetherness.

Contemporary in nature, multiple living spaces adorn each residence featuring your choice of thoughtfully crafted interiors, premium fittings and finishes and quality soft furnishings.

Our boutique apartment residences offer high amenity in a low rise setting. Spacious floor plans that are as individual as you. Enjoy that special occasion with friends or a lazy afternoon on the roof top entertaining terrace overlooking the stunning backdrop of the Lake, it's foreshore and the Brindabella Mountains.

INCLUSIONS

APARTMENTS 30–95

LIVING & DINING

Floor

- Godfrey Hirst cut pile twist carpet – 80% wool 20% synthetic as per colour scheme.

BEDROOMS

Floor

- Godfrey Hirst cut pile twist carpet – 80% wool 20% synthetic as per colour scheme.

Built-in Wardrobes

Master Bedroom

- Mirror finish doors or walk in robe (where applicable).
- White melamine interior shelving and chrome hanging rails.

Second, third and fourth bedrooms where applicable

- Vinyl faced doors.
- White melamine interior shelving and chrome hanging rails.

KITCHEN

Floor

- 400x400 ceramic tile to kitchen area as per colour scheme.

Cupboards

- Laminex finish as per colour scheme.
- White melamine interior shelving.
- Soft close drawers.

Benchtop

- Caesarstone reconstituted stone bench top with sit up breakfast bar.

Splashback

- Tile as per colour scheme.

Sink & Tapware

- Double bowl stainless steel flush mounted + project draining basket.
- Dorf polished chrome sink mixer.

Appliances

- 60cm Ariston ceramic cooktop. Frameless bevelled edge, black glass.
- Ariston 60cm multi-function electric oven with full inner glass and stainless steel finish.
- Microwave cavity with power point.
- Ariston 52cm undermount recirculating stainless steel rangehood.
- Ariston dishwasher.

BATHROOMS

Floor

- 300x300 Ceramic tiles as per colour scheme.

Walls

- 300x600 Full height ceramic tiles as per colour scheme.

Lighting

- IXL 3 in 1 heat lamp, light and extraction fan.

Vanity Unit

- Wallmount polymarble top and basin with full gloss polyurethane cabinet.
- Polished edge mirror with concealed fixings to wall.

Shower Recess

- Fixed semi-frameless glass shower enclosure with polished chrome shower fittings on rail.

Toilet

- Stylus white back to wall with soft close seat and dual flush.

Tapware

- Dorf polished chrome finish.

Accessories

- Dorf polished chrome towel rails, toilet roll holder and chrome shower shelf.

LAUNDRY

Floor

- 300x300 Ceramic tiles as per colour scheme.

Walls

- 300x600 Ceramic tile skirting and splashback to washing machine and tub.

Laundry Tub & Tapware

- Stainless steel laundry tub and cabinet.
- Polished chrome tapware and flick mixer.

Dryer

- Fisher & Paykel 4kg wall mounted dryer.

BALCONY

- 300x300 Ceramic external tile as per colour scheme.
- Wall or ceiling light(s).

GENERAL

Ceiling

- Square set ceilings throughout.

Doors

- Flush panel full gloss aquanamel paint finish.
- Polished chrome finish door furniture.

LIGHTING & POWER

- Recessed LED downlights to kitchen, living and hallway.
- Aluminium with satin diffuser oyster light to other areas.
- 2x double GPO to living, all bedrooms and kitchen.
- 1x double GPO to study, laundry and all appliances.

SECURITY

- Swipe card control to building lobby and carpark.
- Key access into apartment entry.
- Audio intercom.

COMMUNICATION

- TV data and free to air outlets to living and master bedroom.
- Internet data outlet.
- Telephone data outlet to kitchen.

HEATING & COOLING

- Reverse cycle split system heating and cooling with climate controller in living area only.

TWO LEVEL TERRACES 1–25

THREE LEVEL TERRACES 26–29

LIVING, DINING & KITCHEN

Floor

- Engineered Timber Veneer Flooring as per colour scheme.

BEDROOMS

Floor

- Godfrey Hirst cut pile twist carpet – 80% wool 20% synthetic as per colour scheme.

Built-in Wardrobes

Master Bedroom

- Mirror finish doors or walk in robe (where applicable).
- White melamine interior shelving and chrome hanging rails.

Second, third and fourth bedrooms where applicable

- Vinyl faced doors.

- White melamine interior shelving and chrome hanging rails.

KITCHEN

Cupboards

- Laminex finish as per colour scheme.
- White melamine interior shelving.
- Soft close drawers.

Benchtop

- Caesarstone reconstituted stone bench top with sit up breakfast bar.

Splashback

- Tile as per colour scheme.

Sink & Tapware

- Double bowl undermount stainless steel + project draining basket.
- Dorf polished chrome sink mixer.

Appliances

- 75cm Ariston stainless steel gas cooktop with wok and enamelled trivets.
- Ariston 60cm multi-function electric oven with full inner glass and stainless steel finish.
- Fully integrated 28L stainless steel microwave oven with trim kit.
- Ariston 75cm undermount rangehood stainless steel externally ducted to the atmosphere.
- Ariston fully integrated dishwasher.

BATHROOMS

Floor

- 300x300 Ceramic tiles as per colour scheme.

Walls

- 300x600 Full height ceramic tiles as per colour scheme.

Lighting

- IXL 3 in 1 heat lamp, light and extraction fan.

Vanity Unit

- Wallmount polymarble top and basin with full gloss polyurethane cabinet.
- Polished edge Mirror with concealed fix to wall.

Shower Recess

- Fixed semi-frameless glass shower enclosure with polished chrome shower fittings on rail.

Bath

- Decina white rectangular bath.

Toilet

- Stylus white back to wall with soft close seat and dual flush.

Tapware

- Dorf polished chrome finish.

Accessories

- Dorf polished chrome towel rails, toilet roll holder and chrome shower shelf.

LAUNDRY

Floor

- 300x300 Ceramic tiles as per colour scheme.

Walls

- 300x600 Ceramic tile skirting and splashback to washing machine and tub.

Laundry Tub & Tapware

- Stainless steel laundry tub and cabinet.
- Polished chrome tapware and flick mixer.

Dryer

- Fisher & Paykel 4kg wall mounted dryer.

BALCONY

- 300x300 Ceramic external tile as per colour scheme.
- Wall or ceiling light(s).

GENERAL

Glazing

- Double Glazed windows and sliding doors throughout.

Ceiling

- Square set ceilings throughout.

Doors

- Flush panel full gloss aquanamel paint finish.
- Polished chrome finish door furniture.

Garage & Security

- Double garage with 2 remote controllers.
- Single garage to 25 & 29 + additional secure carspace with remote.

LIGHTING & POWER

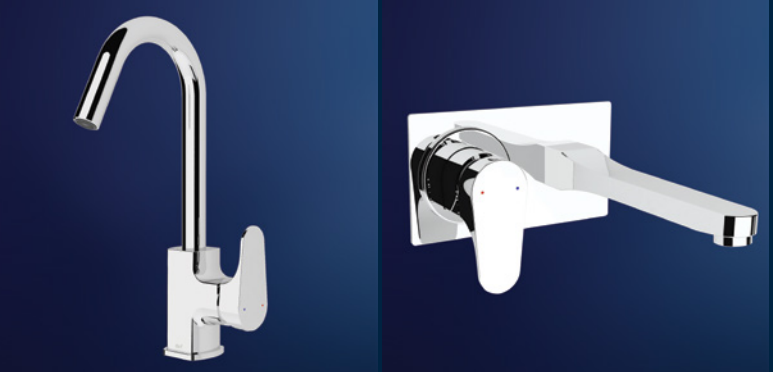
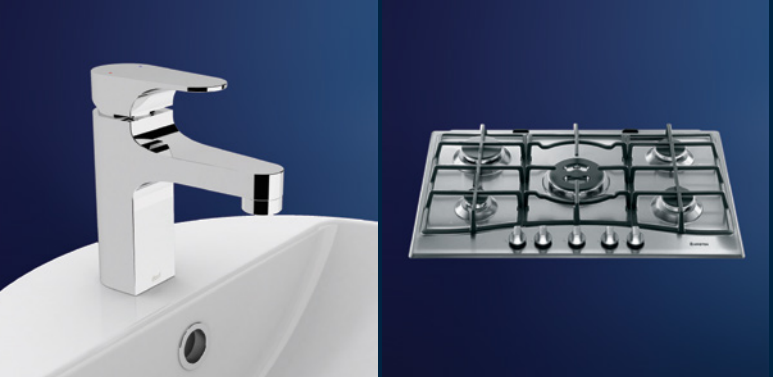
- Recessed LED downlights to kitchen, living and hallway.
- Aluminium with satin diffuser oyster light to other areas.
- 2x double GPO to living, all bedrooms and kitchen.
- 1x double GPO to study, laundry and all appliances .

COMMUNICATION

- TV data and free to air outlets to living and master bedroom.
- Internet data outlet.
- Telephone data outlet to kitchen.

HEATING & COOLING

- Reverse cycle ducted heating and cooling throughout with wall mounted climate control.
- Twin zoned to ground and upper floor.

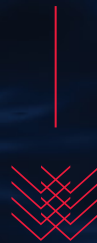




McGrath

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