



GOLD INCLUSIONS LIST

DUAL LIVING



EXTERNAL WORKS

- Landscaping - Turf and Garden beds
- Exposed Aggregate to Driveway and Paths
- Alfresco - Builders preference - may include Exposed Aggregate, Tiles or other depending on Slab design
- Fan in Alfresco area
- Fencing to all perimeters to be 1800mm high with returns and two side gates
- Full perimeter Termite treatment
- 2 x Clothes Line, 2 x Letterbox, 2 x Antenna

FRAMING AND EXTERNAL FEATURES

- Frames and Trusses to Engineers design
- Builders range of Face Bricks, Render or Cladding depending on chosen Facade
- Colorbond Roof
- Colorbond Fascia and Gutter
- Colorbond Panel lift Garage Doors with 3 remotes

WINDOWS

- All windows are powder coated Aluminium from Builders standard colours
- Roller Blinds to all Living areas and Bedrooms
- Security Screens to all Doors & Windows

ELECTRICAL

- 1 x 2.5HP Split System A/C to Living area in Dwelling A and Dwelling B
- 1 x 1HP Split System A/C to Main Bedroom in Dwelling A - N/A for Dwelling B
- 2 x TV and Phone points in Dwelling A and Dwelling B
- All power points to be doubled throughout
- Silver light fittings to be supplied and installed
- Smoke detectors wired to a 240v supply - to comply with Building regulations
- Safety switch to Meter Box - Separately metered electricity and water
- USB Plugs to Kitchen and Main Bedroom

INSULATION

- R2.5 Insulation batts to ceiling
- Sarking to Roof and all external walls
- Silver ceiling fans to all Living areas and Bedrooms
- Weather strips to external doors as required
- If required by Energy Efficiency - an additional ceiling fan will be installed to Alfresco area

FLOOR COVERINGS

- Builders range - Designer Tiles to all Wet, Entry, Kitchen and Dining areas - Living area as per plans
- Tiled splash backs to Kitchen and Laundry
- Builders range - Carpet to all Bedrooms & Lounge as per colour selection

DOORS AND ROBES

- Front Door - Humes XN5 - Glazed Clear
- Internal Doors - Redicote doors fitted with lever door furniture from Builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen robe has 4 shelves, Broom cupboard has 1 shelf, and all Bedroom robes have 1 shelf with chrome hanging rod

KITCHEN

- Technika or similar Stainless Steel Electric Cooktop in Dwelling A and Dwelling B
- Technika or similar Stainless Steel Electric Wall Oven in Dwelling A and Dwelling B
- Technika or similar Stainless Steel Dishwasher in Dwelling A - No Dishwasher in Dwelling B
- Technika or similar slide out Range Hood (built in) in Dwelling A and Dwelling B
- 1 1/2 bowl Stainless Steel sink in Dwelling A
- Single bowl Stainless Steel sink in Dwelling B
- Stone bench tops as per Builders colour selection
- Kitchen Bulkhead including 2x Down Lights

- Laminated doors and drawers with White Melamine shelving to all cupboards and pantry
- All overhead cupboards to be 2100mm high

BATHROOM, ENSUITE AND LAUNDRY

- All vanities have Stone tops and Laminated doors with semi recessed basins - Caroma or similar
- Clear glass shower screens
- Mirrors above vanities
- Close coupled toilet suites or similar
- 1525mm White acrylic bath (if specified on plans)
- 45 litre Laundry tub and cabinet in Dwelling A
- Size specific Laundry tub and cabinet in Dwelling B
- Exhaust fans to Bathroom and Ensuite
- 315 litre Rheem Electric Hot Water System in Dwelling A
- 250 litre Rheem Electric Hot Water System in Dwelling B

PAINT AND LININGS

- 10mm Gyprock to all ceilings and walls - 6mm Villa board to all wet areas
- 90mm Cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to Patio area
- 42mm x 12mm architraves with 68mm x 12mm skirtings
- Premium Dulux paints 3 coat system throughout
- 1 sealer coat and 2 coats low sheen premium on walls
- 1 sealer coat and 2 coats flat on ceilings
- 1 sealer coat and 2 coats enamel on all woodwork

FEES AND WARRANTIES

- All Council fees and charges - Soil test and Engineering
- Six month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

GOLD PACKAGE HIGHLIGHTS ★★★★★



- 20 Year Structural Guarantee
- Silver Light Fittings and Ceiling Fans
- Stone Bench Tops
- Complete Landscape Package
- 1 x A/C to Living Area
1 x A/C to Main Bedroom
**Main Bedroom A/C in Dwelling A only*
- Security Screens to all Doors & Windows

Call 07 5644 8644 or visit www.silkwoodhomes.com.au