



 **silkwood**
HOMES

GOLD
INCLUSIONS



We don't just build a house, we build a home.

Our team of designers have worked hard to create inclusions packages that turn a simple space into an elegant and luxurious sanctuary. Express your personality and give your home those stylish finishes with our **GOLD** Inclusions package.



GOLD

DOUBLE STOREY INCLUSIONS

★ PACKAGE HIGHLIGHTS QUEENSLAND

- 20 Year Structural Guarantee
- Fixed price, turn key
- 20mm stone benchtops throughout
- 600mm stainless steel kitchen appliances
- Complete landscape and fencing package
- 1 x A/C to main living area
- 1 x A/C to upstairs living area (design specific)
- 1 x A/C to main bedroom
- Light fittings and ceiling fans throughout including alfresco
- Roller blinds and barrier screens to windows and sliding glass doors

EXTERNAL WORKS

- Landscaping - turf and garden beds
- Exposed aggregate to driveway and paths
- Alfresco & porch - builders preference - may include exposed aggregate unless specified as per engineer
- Fan in alfresco area
- Butted paling fencing to side and rear boundaries (where there is no existing fence) including side return fencing and 1 x pedestrian side gate
- Full perimeter termite treatment and penetration collars to Australian Standard 3600.1 (2000)
- 1 x clothes line
- 1 x letterbox
- 1 x antenna (when required)

FRAMING & EXTERNAL FEATURES

- T2 Termite Treated Frames and trusses to engineers design
- Builders range of face brick/cladding combination depending on chosen front facade
- Powder coated Colorbond sheet metal roof
- Powder coated Colorbond sheet metal fascia and gutter
- Powder coated Colorbond sheet metal panel garage doors with remotes
- 2440mm ceiling height (upper/lower)

WINDOWS

- All windows are powder coated aluminium from builders standard colours
- Roller blinds to all living areas and bedrooms
- Barrier screens to all glass sliding doors & opening windows

ELECTRICAL

- 1 x 6.0kW split system A/C to lower living area
- 1 x 6.0kW split system A/C to upper living area (design specific)
- 1 x 2.5kW split system A/C to main bedroom
- 2 x TV and phone points
- All power points to be double throughout
- LED downlight fittings to be supplied and installed
- Smoke detectors wired to a 240v supply to comply with as NCC 3.72 and 3786-1993
- Safety switch to meter box
- USB plugs to kitchen (x1) and main bedroom (x2)
- NBN ready to both dwellings (basic provision where available)

INSULATION/ENERGY EFFICIENCY

- R2.5 Insulation batts to ceiling excl. alfresco & porch
- Sarking to roof and all external walls
- Ceiling fans to living area and bedrooms
- Weather strips to external doors as required

FLOOR COVERINGS

- Designer tiles to all wet, entry, kitchen, lounge and dining areas as per builders range
- Tiled splash backs to kitchen and laundry
- Carpet to all bedrooms & lounge/media as per builders range colour selection (design specific)
- Carpet grade closed tread stairs with 90mm x 90mm paint grade newel posts and 12mm x 12mm vertical wrought iron black balusters - includes 68mm x 42mm timber paint grade top rail (subject to design constraints)

DOORS & ROBES

- Front door - Hume XN5 paint grade with clear glazed glass inserts
- Internal doors - moulded/routed panel doors fitted with lever door furniture from builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen cupboard has 4 shelves, broom cupboard has 1 shelf, and all bedroom robes have 1 shelf with hanging rod

KITCHEN

- Westinghouse or similar electric ceramic cooktop (600mm)
- Westinghouse or similar electric under bench oven (600mm)
- Westinghouse or similar slide out recirculating rangehood with stainless steel trim (600mm) - built in to existing overhead cupboards
- Dishlex or similar stainless steel dishwasher
- 1 3/4 bowl stainless steel sink
- 20mm engineered stone benchtops as per builders colour selection
- Kitchen bulkhead to existing overhead cupboards including 2 x downlights
- Builders range laminated doors and 1 x bank of drawers with white melamine shelving to all cupboards and pantry

- Soft close clips to all cabinet doors
- Overhead cupboards above cooktop bench

BATHROOM & ENSUITE

- All vanities have 20mm engineered stone tops and laminated doors with semi recessed basins selected from builders range
- Clear glass framed shower screens
- Frameless mirrors above vanities
- Close coupled toilet suites or similar
- 1500mm nominal acrylic bath (If specified on plans)
- Exhaust fans to bathroom and ensuite (ducted to outside air)
- Energy efficient Chromagen 170L electric heat pump hot water system in both dwellings (produces up to 360L of hot water per day)
- Obscured glass to bath, ensuite and WC windows

LAUNDRY

- Free standing 45 litre laundry tub and cabinet

PAINT & LININGS

- 10mm plasterboard 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 and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (single bevelled)
- Premium Dulux paints 3 coat system throughout
- 1 Sealer coat and 2 coats low sheen premium on walls
- 1 Sealer coat and 1 coat flat finish on ceilings
- 1 Sealer coat and 2 coats semi gloss acrylic on all woodwork

FEES & WARRANTIES

- Standard building approval fees and charges - Soil test and Engineering
- Twelve month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

Our trusted suppliers have been carefully sourced to entrust that we deliver a final product that stands the test of time.



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Due to continuing industry trends and changes, Silkwood homes reserves the right to provide a product of equal or lesser value at our discretion. QBCC 1218048.

