



# GOLD

INCLUSIONS

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QLD Duplex Living



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## QLD Duplex Living Inclusions

### ★ PACKAGE HIGHLIGHTS

- 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 main bedroom Light fittings and ceiling fans throughout including alfresco
- Roller blinds and barrier screens to windows and sliding glass doors



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### 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)
- 2 x clothes line
- 2 x letterbox
- 2 x antenna (when required)

### FRAMING & EXTERNAL FEATURES

- T2 Termite Treated Frames and trusses to engineers design
- Builders range of face bricks/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

### 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 living area in both dwellings
- 1 x 2.5kW split system A/C to main bedroom in both dwellings
- 2 x TV and phone points in both dwellings
- 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)

## 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 chrome hanging rod

## KITCHEN

- Omega or similar electric ceramic cooktop (600mm) in both dwellings
- Omega or similar electric under bench oven (600mm) in both dwellings
- Omega or similar slide out recirculating rangehood with stainless steel trim (600mm) - built in to existing overhead cupboards in both dwellings
- Omega or similar stainless steel dishwasher in dwelling A
- 1 3/4 bowl stainless steel sink in dwelling A
- Single bowl stainless steel sink in dwelling B
- 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 in both dwellings

## PAINT & LININGS

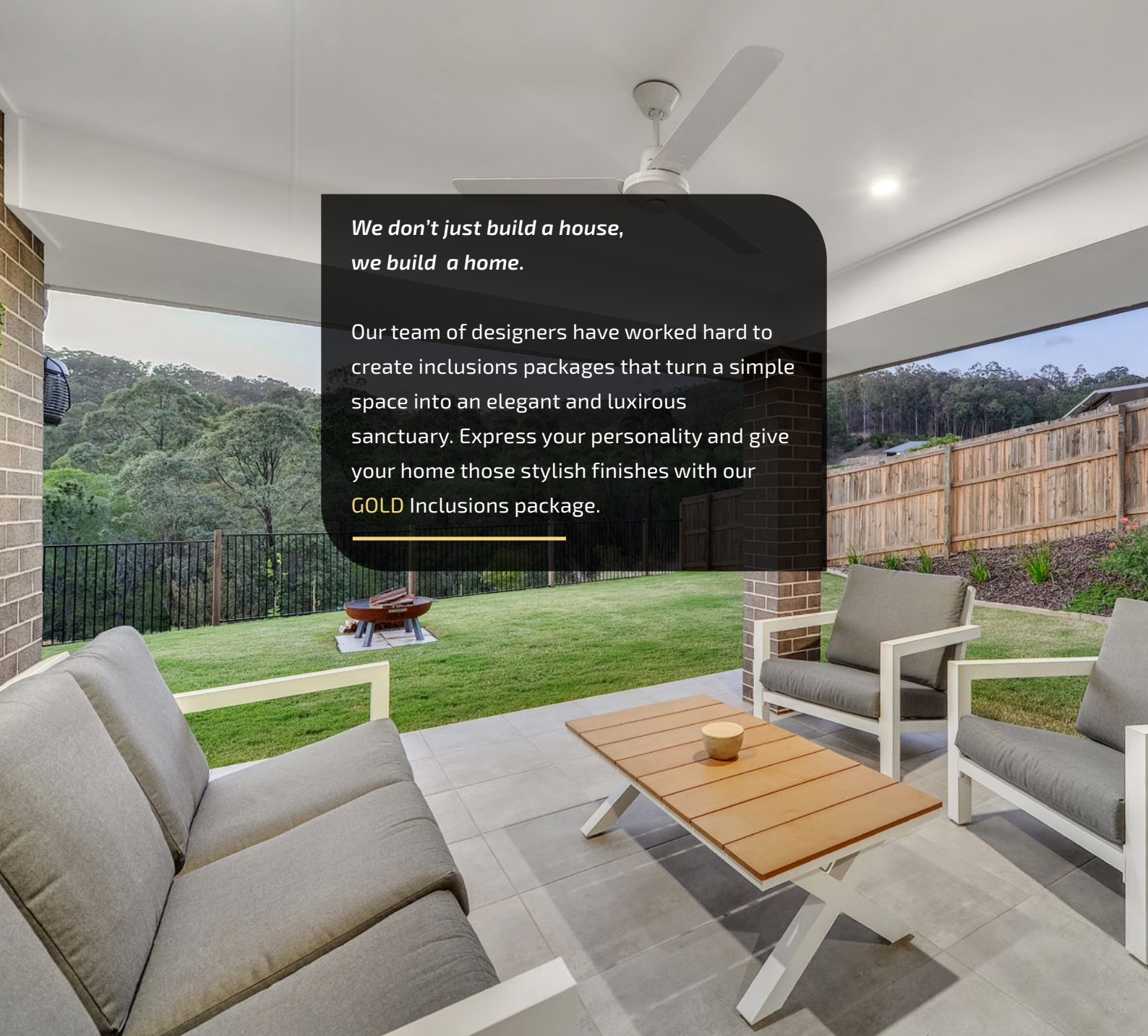
- 10mm plasterboard to all ceilings and walls - 10mm WR board to all wet areas
- 90mm cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (single bevelled)
- Premium Dulux paints 3 coat system throughout
- 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

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