



# goldinclusions

PREMIUM LIVING UPGRADES

Quality Products. Upfront Pricing.

## General

- Upfront Quotation
- Site cut up to 400mm site fall
- Construction, Public Liability & Home Owners Warranty insurances
- Building Permit fees
- Site assessment and soil testing
- Wind rating assessment & site level survey
- BAL rating assessment
- BAL "LOW" Compliant
- 6 Star Energy Rating report
- Engineer site inspection
- Engineer slab design and workings
- Preliminary design consultation
- Plans fully customisable
- Full working drawings
- Full specifications & contract preparation
- Construction to Australian Standards and Local Government requirements
- Professional colour consultation

## Services

- Connections to allotments up to 700m<sup>2</sup>
- 10lm Power Connection – single phase
- 10lm Water Connection and two outside garden taps
- Gas – connection to Natural Gas
- Sewerage – under slab & 5lm external connection
- Stormwater – around home and 10lm connection to legal point of discharge
- Telephone / NBN In readiness for connection if available in area
- NBN Hardware by your selected service provider

## Structural

- 6 ½ year Structural warranty
- Engineer designed roof trusses
- N2 Wind Rating compliant
- 90mm timber framing
- All timber is sustainably resourced

## Foundations

- 'H1' Class concrete slab
- Concrete pump

## External Features

- \$4,500 Front Façade starting allowance included
- External brick from builders range of PGH & Selkirk category 2 bricks
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch with 2 rotary vents
- Reflective foil (sarking) under roofing
- 450mm eaves with painted cement sheet lining
- 'Colorbond' fascia, gutter and downpipes
- Brick infills above all external doors, windows and garage doors
- Painted cement sheet lining to Porch
- Painted WR plasterboard ceiling to Outside Living
- Concrete paving to Outdoor Living & Entry Porch floors
- Concrete driveway including crossover
- Brick Piers to Outside Living
- Brick Letterbox with Street Numbers
- Wall-mounted fold down Clothesline

## Insulation & Internal Lining

- R2.0 Knauf Earthwool batts to all external walls
- R4.0 Cellulose ceiling insulation
- Sarking to external walls
- 10mm plasterboard to all walls and ceilings
- 10mm water resistant plasterboard to wet area walls
- Waterproofing to Australian Standards

## Windows

- Dowell Thermaline Double glazed powder coated aluminium sliding windows (design specific)
- Dowell Alfresco "Stacker" Double Glazed sliding door to Outside Living / Family (design specific)
- Flyscreens to windows & Fly doors to sliding doors
- Window key locks to all windows
- Draft seals to windows and external doors
- External sliding doors with 'Deadlock' function
- Obscure glass to Ensuite, Bathroom & WC

## Internal Features

- 2550mm ceiling height
- 75mm cove cornice
- 67mm skirtings and architraves
- 600mm x 600mm manhole as per plan

## Garage

- Floor – as part of 'H1' class Concrete slab
- Panel lift garage door with 2 remotes and 1 internal remote
- Plaster lined walls and ceiling
- External solid core access door (design specific) with Lockwood 'Symmetry' lever handle
- Internal flush panel access door with Lockwood lockable lever passage set

## Storage

- WIR with customised shelving, hanging and 2 drawer units
- Built in robes with shelving, hanging and 1 drawer unit
- Pantry - Laminate bench top & open cabinetry with adjustable shelving under bench top
- Boxed shelving above pantry bench top (where floor plan allows)
- Linen cupboards with four melamine shelves
- Broom cupboard with single melamine shelf
- Quality sliding or hinged doors to all as per plans
- 2340mm sliding doors to all Built in robes

## Floor Coverings

- Selection of quality carpets to bedrooms and additional living with quality underlay
- Selection of quality floor & skirting tiles to Ensuite and bathroom
- Gold selection of Ceramic tiles or vinyl plank flooring to entry, entry hallways, kitchen, meals, family & laundry

## Doors

- 1020x2340mm Pivot door to Entry with Hardware
- 2340mm internal Corinthian motive feature doors
- Flush panel door for external access from garage (design specific)
- Cushion door stops

## Door Hardware

- Lockwood 'Nexion' Entry set to front door with 'deadlock' feature
- Lockwood 'Velocity' lever handles to interior doors
- Lockwood 'Privacy' sets to Ensuite, Bathroom & W.C.
- Lockwood 'Velocity' dummy sets to linen, broom & storage cupboards
- Chrome hinges, latches and striker plates throughout



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## Kitchen

- Custom made cabinetry with soft close doors and drawers
- 1000mm wide 40mm Stone benchtops with Waterfall ends and 75mm rear edge
- Laminate benchtop & cabinetry to Pantry
- Overhead cupboards to kitchen as per plan and above fridge
- Boxed shelving to Pantry above bench top
- Microwave space and power point
- 6 pot drawers – 2 x sets of 3
- Set of four utility drawers with cutlery insert
- Slide out under bench double bin drawer
- Choice of Gold range door and drawer handles
- Squareline double bowl undermount stainless steel sink
- Select from "Gold" range quality tapware
- Feature tile splashback to Kitchen & Pantry

## Laundry

- "Gold" range wall tiles
- Laminate laundry bench as per plan with 45L inset trough (design specific)
- Soft close doors to Cabinetry
- Slide out Laundry Hamper to Cabinetry (design specific)
- Stylus Venecia Sink Mixer
- Washing machine stops in cupboard or wall mounted (your choice)

## Bathroom, Ensuite & WC

- Tiled shower base to ensuite & main bathroom
- Shower Niches to Bathroom and Ensuite
- Semi-frameless Aqua Deluxe shower screens
- 1675mm acrylic bath, white
- Frameless mirror above vanity 900mm high x vanity length
- Porcelain Dual flush toilets with soft closing seats
- 900mm double towel rails
- Toilet roll holders
- Laminate vanity cabinets with soft close doors and drawers
- Select from "Gold" range quality tapware
- Wall tiles from "Gold" range
- Double Vanity Basins to Ensuite
- Vanity Drawers to Ensuite

## Appliances

- 900mm SMEG Freestanding Cooker
- 900mm SMEG Glass Canopy Rangehood
- SMEG Dishwasher

## Window Furnishings

- Roller blinds to all Windows & Sliding doors (design specific)

## Hot Water Service and Rainwater Tanks

- HWS: Rinnai gas instantaneous with recess box for superior finish
- 2,000lt water tank with pressure pump, pump cover, Rainsaver water main diverter & concrete tank base (site specific)

## Heating & Cooling

- Braemar 4.7 star gas ducted heating with programmable thermostat & 10yr warranty
- Braemar ducted Evaporative cooling

## Painting

- Haymes 3 coat paint system
- Walls & Ceilings – low sheen finish
- Doors, skirting & architraves – gloss finish

## Electrical

- Detailed electrical plan
- 5kw Solar System – Battery Ready
- Clipsal Iconic switches & power points throughout
- External weatherproof power point for rainwater tank pressure pump
- 1 double weatherproof power point to exterior wall as per plan
- Feature lighting allowance of \$1,650.00
- Two double power points per bedroom, kitchen and living areas
- Double power points to bathroom, ensuite & laundry
- Smoke alarms interconnected and located as per Australian Standards
- 2 x TV points and digital antenna
- Additional TV point and double power point to Bed 1
- 1 x phone point as per plan
- Exhaust fans with draft stoppers
- Power points supplied for refrigerator, microwave & dishwasher
- Two way switches as per plan
- 11 x 11w LED downlights to Family, Meals, Kitchen, Porch, Outside Living, Entry and over Ensuite Vanity (design specific)
- 'Illume' lighting as required
- 1 double fluorescent light to Garage
- External lights to all external doors
- 1 hardwired door bell

## Completion

- Professional house clean prior to handover
- Thorough site clean-up and removal of all building waste and rubbish
- Spread excess soil on site and remove additional soil if required
- 3 month maintenance program

Our "Gold" Range Inclusions are available on all Twomey Homes designs and custom designs.

If you wish to alter the inclusions or floor plans provided by Twomey Homes our Sales Team would be happy to assist and support you in doing so.

Subject to availability these inclusions may change without notice. In such instances Twomey Homes will provide supplier products of equal or greater value and quality.



**twomeyhomes**

Opening the door to a *Better* home



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Dimensions, photographs and sketches are approximate only and may include optional features. Check with your builder for standard inclusions.

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