



# 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
- Energy Performance Report compliant to NCC 2022
- 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
- Liveable Housing Design (LHD) to NCC 2022

## 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

- \$6,000 Front Façade starting allowance included
- External brick from builders range of 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 fibre cement sheet lining
- 'Colorbond' fascia, gutter and downpipes
- Brick infills above all external doors, windows and garage doors
- Painted fibre cement sheet lining to Porch
- Painted WR plasterboard ceiling to Outdoor Living
- Concrete paving to Outdoor Living & Entry Porch floors
- Concrete driveway including 4.8m wide Crossover & Permit
- Brick piers or 140x140 Merbau post to Outdoor Living and Porch
- Brick Letterbox with Street Numbers
- Wall-mounted fold down Clothesline

## Insulation & Internal Lining

- R2.5 Knauf Earthwool batts to all external walls
- R6.0 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

- Stegbar Double glazed powder coated aluminium sliding windows (design specific)
- 2400mm High Stegbar "Stacker" Double Glazed door to Outdoor Living
- 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
- Square set cornice to Entry, Kitchen, Meals & Family
- 67mm skirtings and architraves
- 600mm x 600mm manhole as per plan

## Garage

- Floor – as part of 'H1' class Concrete slab
- 2400mm high 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' entrance lock
- Internal flush panel access door with Lockwood 'Symmetry' entrance lock

## Painting

- Haymes 3 coat paint system

## Storage

- WIR with customised shelving, hanging and 2 drawer units
- Built in robes with shelving, hanging and 1 drawer unit
- Linen cupboards with four melamine shelves
- Broom cupboard with single melamine shelf (design specific)
- Quality sliding or hinged doors as per plan
- 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
- Selection of Vinyl plank flooring to Entry, Kitchen, Meals & Family

## Doors

- 2340x1020mm Pivot Door to Entry with Hardware
- 2340mm internal Corinthian doors DECO 10S
- 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.
- Choice of 'Velocity' dummy sets or joinery handles to Linen, Broom & Storage cupboards
- Chrome hinges, latches and striker plates throughout



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## Kitchen + Pantry

- 1000mm deep Island bench 40mm stone benchtops with waterfall ends and 80mm rear edge
- Custom made cabinetry with soft close doors and drawers
- Overhead cupboards to Kitchen as per plan and above fridge
- Laminate benchtop & open cabinetry to Pantry
- Boxed shelving to Pantry above bench top
- Microwave space and power point to Island bench
- 2 x sets of 3 pot drawers
- Set of four utility drawers with cutlery insert
- Pull out double bin drawer
- Squareline double bowl undermount sink to Island
- Select from "Gold" range quality tapware
- Waterpoint to fridge space

## Laundry

- Selection of quality 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
- Frameless mirror above vanity
- Caroma Luna Toilets with soft closing seats
- 900mm double towel rails (Gold range)
- Toilet roll holders (Gold range)
- Laminate vanity cabinets with soft close doors and drawers
- Select from "Gold" range quality tapware
- Selection of quality Wall tiles
- Double Vanity to Ensuite
- 1 Set of drawers to Ensuite vanity

## Appliances

- 900mm TEKA Induction Ceramic Cooktop  
OR 900mm TEKA Underbench Oven
- 900mm InAlto Box Canopy Rangehood  
OR Undermount Rangehood
- TEKA Dishwasher

## Hot Water Service and Rainwater Tanks

- HWS 'Apricus' 260lt heat pump
- 3,000lt 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 2 zones & programmable thermostat & 10yr warranty
- Braemar ducted Evaporative cooling

## Electrical

- Detailed electrical plan
- Clipsal Iconic switches & power points throughout
- External weatherproof power point for rainwater tank pressure pump
- Feature lighting above Island bench, allowance \$600
- Two double power points per Bedroom, Kitchen and Living areas
- Double power points to Bathroom, Ensuite & Laundry
- 1 double weatherproof power point to exterior wall as per plan
- Smoke alarms interconnected and located as per Australian Standards
- 2 x TV points and digital antenna
- Additional TV point and double power point to Bedroom 1 at 1.5m from FFL
- 1 x phone/data point as per plan
- Exhaust fans with draft stoppers
- Power points supplied for refrigerator, microwave & dishwasher
- Two way switches as per plan
- LED downlights throughout
- 'Illume' lighting as required
- 1 double LED 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.



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Opening the door to a *Better* home



## Sales Enquiries

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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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