



# goldinclusions

PREMIUM LIVING UPGRADES

trusted. proven. local.

## General

- Upfront Quotation
- Site cut up to 400mm site fall
- Construction, Public Liability & Home Owners Warranty insurances
- Building Permit fees
- Site Survey and Soil Testing
- BAL rating assessment
- BAL "LOW" Compliant
- 6 Star Energy Rating report
- Engineer slab design and workings
- Preliminary design consultation
- Fully customisable plans
- 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 garden taps
- Gas – connection to Natural Gas
- Sewerage – under slab & 5lm external connection
- Stormwater – around home and 10lm connection to legal point of discharge
- NBN in readiness for connection if available

## Structural

- 6 ½ year Structural warranty
- Engineered roof trusses and wall frames
- N2 Wind Rating compliant
- All timber is sustainably resourced
- Deeper floor joists for Double Storey designs

## Foundations

- Engineered structural design to H1 Classification
- 100mm thick main concrete slab
- Deepened external beams to slab perimeter

## External Features

- Allowance towards Façade Upgrade
- External brick from Selkirk - "Gold" range
- Brick veneer to all external walls
- 'Colorbond' roofing at 22.5 degree pitch with 2 rotary vents. (Single Storey)
- 'Colorbond' roofing at 17 degree pitch with 2 rotary vents. (Double Storey)
- 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
- 100mm concrete paving to Outdoor Living & Porch
- 100mm concrete Driveway including 4.8m wide Crossover (Permit Included)
- Brick piers or 140x140 Merbau post to Outdoor Living and Porch
- Brick letterbox with numbers OR Contemporary Parcel Pillar
- Wall-mounted fold down Clothesline

## Insulation & Internal Lining

- R2.5 Knauf Earthwool batts to 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 windows and doors
- Stegbar 2400mm High Double Glazed "Alfresco Stacker" to Outdoor Living
- Flyscreens to all openable windows and doors
- 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

- 75mm cove cornice
- Square set cornice to Entry, Kitchen, Meals & Family
- 67mm skirtings and architraves
- 600mm x 600mm manhole as per plan

## Garage

- 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 lever passage set with deadbolt

## 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

- Pivot Entry Door (2340mm high x1020 mm wide)
- 2340mm high internal Corinthian doors - DECO 10S
- Flush panel door for external access from garage (design specific)
- Cushion door stops

## Door Hardware

- Lockwood Paradigm 600mm Pull Handle with Deadbolt to Entry Door
- 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

- 40mm stone to Kitchen and Island Benchtop with 80mm rear edge
- 1200mm wide Island Benchtop
- Stone waterfall ends to Island Benchtop
- Soft Close doors and drawers custom made
- Overhead cupboards to Kitchen 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 splashback tiles
- Laminate Laundry bench as per plan with 45L inset trough (design specific)
- Soft close doors to Cabinetry
- Slide out Laundry Hamper
- 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 BTW Toilets with soft close
- 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 Underbench Oven
- 900mm Teka Induction Cooktop
- InAlto Box Canopy Rangehood
- Teka Dishwasher

## Hot Water Service and Rainwater Tanks

- HWS: Rinnai gas instantaneous with recess box for superior finish
- 3,000lt water tank with pressure pump, pump cover, Rainsaver water main diverter & concrete tank base (site specific)
- External weatherproof power point for rainwater tank pressure pump

## Heating & Cooling

- Braemar 6 star gas ducted heating with 2 zones & programmable thermostat & 10yr warranty
- Braemar ducted Evaporative cooling

## Electrical

- LED downlights throughout
- Detailed electrical plan
- Clipsal Iconic switches & power points throughout
- 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
- 3 x TV points and digital antenna
- Data point as per plan
- Exhaust fans with draft stoppers
- Power points for refrigerator, microwave, dishwasher & garage door
- Two way switches as per plan
- 'Illume' skylights 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
- 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.



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Opening the door to a *Better* home

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