

Silk Terraces, Schofields - Turnkey Specs & Inclusions



Design	Main Dwelling: Lightweight construction with a combination of Autoclaved aerated concrete pannels with render coat applied finish and Painted Cladding boards Detached Garages: Solid Brick construction with render coat applied finish Studio Dwellings: Solid Brick construction to bases with render coat applied finish and light weight construction with Painted Cladding boards to first floor areas Termite protection to Australian Standards
Energy Rating	Insulation Batts too all external Walls and ceilings to each dwelling
Heating/Cooling	Multi-room split system air-conditioning to ground floor Living Area and main Bedroom (Bed 1) to first floor
Windows	Aluminium powder-coated windows and sliding doors.
Front Entry Door	Selected Solid Core Hinged entry door with painted finish.
External Doors	Selected Solid Core Hinged entry door with painted finish.
Hot Water Unit	Continuous flow instantaneous gas hot water system
Rainwater Tank	Colorbond rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap.
Ceiling Height	2700mm to ground floor living areas and 2400mm to first floor.
Interior Finishes	
Walls/Ceilings	Plasterboard with Taubmans 3 coat paint system and Taubmans Gloss finish to woodwork.
Internal Doors	Paint finish flush doors with chrome hinges and latches.
Door Furniture	External Round Pull Handle with Double Cylinder Deadbolt to front entry doors. Entrance leverset (CP) to all other hinged external doors. Internal leversets to all internal doors inclusive privacy adaptor to bathroom, ensuite and powder room (where applicable to home design).
Floor Coverings	Porcelain floor tiles throughout ground floor areas and porcelain floor tiles to all first floor wet areas as shown on plans. Selected quality solution dyed polyester with premium Dunlop underlay to all Bedrooms, stairs and upstairs hallway.
Kitchen	
Cabinets	Selected Polytec cabinetry and doors with white melamine lining to interiors, soft close doors and bulkheads to overhead cupboards. Fingerpull doors to overhead cabinetry and stainless steel pull handles to all other doors.
Drawers	Selected Polytec drawers with white melamine lining to interiors, soft close drawers and stainless steel pull handles to all drawers .
Benchtops	20mm Reconstituted stone with pencil round edge profile
Splashback	Ceramic Tiled
Sink	Double bowl undermount stainless steel sink
Tapware	Pull down sink mixer
Appliances	600mm stainless steel gas cooktop 600mm electric built-in oven 520mm Concealed undermount rangehood 600mm stainless steel door dishwasher
Laundry	
Tapware	Sink Mixer
Vanity / Trough	Selected Polytec vanity with white melamine lining to interiors and 45L laundry tub OR: 45L laundry trough and cabinet (house type dependant)
Benchtop	20mm Reconstituted stone with pencil round edge profile with Polytec vanity only, not included for Base 45L laundry trough and cabinet
Splashback	Ceramic Tiled
Other	Towel ring
Bathroom / Ensuite	
Vanity	20mm Reconstituted stone with pencil round edge profile and Selected Polytec vanity with white melamine lining to interiors, soft close doors & drawers, stainless steel pull handles where required and semi inset basin.
Mirror	Polished edge frameless mirrors with concealed fixings.
Shower Screen	Contour Semi-Frameless Showerscreens with bright silver frame
Toilet Suite	Close coupled toilet suite with soft close seat
Bath	White acrylic bathtub to main bathroom
Tapware	Basin mixer Shower mixers Shower on rail with hand held adjustable shower rose on rail with integrated soap dish. Wall Bath Mixer Set to main bathroom

Walls	Ceramic tiles to top of showerscreen height inside shower areas and 1200mm high ceramic tiles to all other walls
Other	double towel rail toilet roll holder

Powder Room

Vanity	Mini wall hung basin
Toilet Suite	Close coupled toilet suite with soft close seat
Mirror	Polished edge frameless mirrors with concealed fixings
Tapware	Basin mixer
Tiling	Ceramic Tiled skirting to all walls and tiled splashback above wall hung basin
Other	Towel ring Toilet roll holder

Bedroom 1

Walk-in Robe	Included where shown on plan with one white melamine shelf and hanging rail
Robe Doors	Powdercoat aluminium framed mirror sliding doors

Bed 2 and 3

Robe	Included where shown on plan with one white melamine shelf and hanging rail
Robe Doors	Powdercoat aluminium framed mirror sliding doors

Electrical

Double Power Points	Double GPOS's in white finish to Study, kitchen, dining, living and all bedrooms & wet areas.
Single Power Points	Single GPO's in white finish to all appliances and garage door opener as required.
Smoke Alarm	Hard-wired smoke alarms with battery back-up
Telephone	1 x Kitchen 1 x Bed 1
Data	1 x Living 1x Kitchen 1x Bed 1
TV Outlet	1 x Living 1x Bed 1
NBN	NBN connection with data points living, kitchen and Bed 1 (where applicable to home design).
Exhaust Fans	Exhaust fans to laundry, powder room, main bathroom and ensuite.
Light Fittings	LED Down lights to ground floor, oyster ceiling lights to all bedrooms, stairwell wall light, external bunker Lights, flood light with motion detector to rear and ceiling mounted Fluro batters to all garages as required.

Stairwell

Stairs	Carpet to treads and risers and painted closed stringers.
Balustrade	12mm x 12mm square stainless steel ballusters with painted handrail and posts

Garage

Garage Door	Sectional slimline overhead Colorbond garage door with automatic door opener inclusive two hand held and one wall mounted transmitter
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External

Garden Taps	Two (2) potable garden taps (one for detached garage and one to front dwelling) and one (1) rainwater garden tap to rear yard unless otherwise stated on architectural plans
TV Antenna	Not Included, provisional wiring included only.
Front Porch	Porcelain floor tiles
Alfresco Area	Porcelain floor tiles
Driveway	Concrete driveway applicable to each home design.
Clothes Line	External folding frame clothes line
Letterbox / Bin Enclosure	Letterbox with street number and Bin enclosure
Fencing	Combination of 1.8m Treated pine lapped and capped Fencing and 1.8m High Painted timber fences and gates with vertical palings
Landscaping	All lots fully landscaped

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