



IP: Investment Inclusions

Hudson Homes understands residential property investment and offers fixed-price home and land packages that are delivered as complete turn-key solutions ... with just the right amount of inclusions to offer the perfect balance between quality, value and durability.

IP SINGLE STOREY UPGRADES

- ✓ Hudson Homes Fixed Price Guarantee
- ✓ Hudson Homes Time Frame Guarantee
- ✓ Façade Upgrade
- ✓ Automatic panel lift Colorbond® garage door with two remotes
- ✓ Hume decorative glass panel front entry door with painted finish, single lock system and weather seal
- ✓ Fiberglass mesh barrier screen door to front and laundry
- ✓ Tiles to entry, family, kitchen and meals areas
- ✓ Carpet to all other internal areas
- ✓ 20mm stone benchtops to kitchen
- ✓ Stainless steel dishwasher
- ✓ Split system, reverse cycle air conditioner in main living
- ✓ Roof mounted TV antennae
- ✓ Oyster light fittings with fluroscnt tubes to kitchen, living and alfresco areas
- ✓ Combined fan, light and heater unit to bathroom and ensuite

- ✓ Ceiling fans with light in all bedrooms
- ✓ Bunker light fittings to external entry and laundry
- ✓ Twin-tube fluorescent light fitting to garage
- ✓ Fiberglass mesh fly screens to all opening windows and rear sliding door
- ✓ TAUBMANS® Pure Performance Prep Coat with Endure matte finish
- ✓ Roller blinds to all windows (excluding garage and obscure glass)
- ✓ Depreciation Schedule by Quantity Surveyor

LP LP: Landscape Package

- Concrete driveway and exposed aggregate path
- Turf to front and back yards with top soil to 50mm deep
- Front garden bed with Australian native shrubs and edging
- Fencing with side gate to covenant requirements
- Simple fold clothesline
- Colorbond® letterbox including house number/s

KITCHEN

- ☒ Fully lined white melamine kitchen cabinets with square edge laminated coloured door fronts
- ☒ Fully lined white melamine overhead cupboards with square edge laminated coloured door fronts
- ☒ Bank of 4 fully lined white melamine cutlery drawers on metal drawer runners with square edge laminated coloured drawer fronts
- ☒ Standard fridge opening with fully lined white melamine overhead cupboard with square edge laminated coloured door fronts
- ☒ Handles to cabinet doors and drawers
- IP ☒ 20mm stone benchtops to kitchen**
- ☒ Tiled splashback to underside of overhead cupboards
- ☒ Cutlery tray to top drawer
- ☒ Stainless steel sink with 1 $\frac{3}{4}$ bowl with two chrome basket wastes
- ☒ Chrome sink mixer
- ☒ Dishwasher provision with single power point and plumbing connection
- ☒ Four white melamine shelves to pantry cupboard

Appliances

- IP ☒ Stainless steel dishwasher**
- ☒ Stainless steel 600mm electric cooktop
- ☒ Stainless steel 600mm electric underbench oven
- ☒ Stainless steel 600mm recirculating pull-out range hood

BATHROOM AND ENSUITE

- ☒ Modern vanity unit with drawers and basin
- ☒ Chrome sink mixer tap to basin
- ☒ Chrome wall mixers for shower and bath
- ☒ Chrome bathroom accessories including toilet roll holder and single towel rail
- ☒ Shower rail with soap dish and fixed bath spout
- ☒ Powder coated aluminium framed, pivot door shower screen with clear laminated glass
- ☒ 4mm arised edge mirror over vanity unit
- ☒ Close couple white toilet suite with water conserving dual flush cistern
- ☒ 1500mm acrylic white bath tub
- ☒ Waterproofing to all wet areas
- ☒ Ceramic floor tiling to bathroom, ensuite and water closet
- ☒ Ceramic wall tiles to shower area to 2100mm high
- ☒ Ceramic tiles to vanity splash back to 200mm high
- ☒ Ceramic tiles to bath hob and riser to 500mm high with chrome edge trim to junction
- ☒ Ceramic tiles to bath splash back to 400mm high
- ☒ Ceramic tiles to skirting to 300mm high with 150mm high to water closet
- IP ☒ Combined fan, light and heater unit to bathroom and ensuite**

Customer _____

Customer _____

Builder _____

Date _____

Hudson Homes may amend the IP Investment Inclusions Package without notice and reserves the right to supply alternative items of equal quality. Items listed above are included within the Base Price for a standard, cleared residential block with up to 1m fall across the building platform, M class slab classification and selections from the builder's corresponding product range. No allowance has been made for additional requirements or covenants that may be applicable to individual lots or housing estates. Photographs and other images used within marketing material may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs or when selected as additional upgrades.

LAUNDRY

- ☒ Stainless steel 45L tub with white metal cabinet
- ☒ Laundry sink mixer tap
- ☒ Concealed under-tub washing machine taps
- ☒ Hume clear glass panelled solid core door with keyed lock and deadbolt
- ☒ Ceramic tiling to laundry floor
- ☒ Ceramic tiles to splash back to 300mm high
- ☒ Ceramic tiles to skirting to 300mm high
- ☒ Chrome floor waste

INTERIORS

Internal Floors

- IP** ☒ Tiles to entry hallway, family kitchen and meal areas
- IP** ☒ Carpet to all other internal areas

Internal Walls

- ☒ Engineered 70mm pine stud walls
- ☒ Plasterboard lining to all dry walls including internal garage walls
- ☒ Fibre cement board to bathroom and ensuite walls
- IP** ☒ **TAUBMANS® Pure Performance Prep Coat with Endure matte finish**
- ☒ 67 x 19mm skirting and architraves with TAUBMANS® painted semi-gloss finish
- ☒ White melamine shelf with chrome hanging rail to wardrobes and walk-in-robe
- ☒ Four white melamine shelves to linen cupboard
- IP** ☒ **Roller blinds to all windows (excluding garage and obscure glass)**

Internal Ceilings

- ☒ 2400mm ceiling height
- ☒ Plasterboard to all ceiling lining
- ☒ 90mm coved cornice
- ☒ 2 coats of TAUBMANS® Endure matte finish
- ☒ Glasswool Insulation Batts to ceiling (including garage)

Internal Doors

- ☒ Flush panel 2040mm high doors with TAUBMANS® painted semi-gloss finish
- ☒ Pine timber door frames to all doors with TAUBMANS® painted semi-gloss finish
- ☒ 2 chrome finish hinges to each door with Lift Off Hinges where required
- ☒ Lever door hardware with privacy locks to bathroom, water closet and master bedroom
- ☒ Doorstops to all internal doors
- ☒ 2100mm high mirrored sliding doors to wardrobes
- ☒ Flush panel hinged doors to linen cupboard
- ☒ Weather strip to garage door

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INTERIORS

Electrical

- ☒ White wall mounted light switches
- ☒ Double power points throughout with singles to dishwasher and microwave
- ☒ Hardwired and interconnected smoke detectors with back-up battery for each bedroom
- IP** ☒ **Oyster light fittings with fluorescent tubes to kitchen, living and alfresco areas**
- IP** ☒ **Ceiling fans with light in all bedrooms**
- IP** ☒ **Bunker light fittings to external entry and laundry**
- IP** ☒ **Twin-tube fluorescent light fitting to garage**
 - ☒ 2 TV outlet points as per working drawings
 - ☒ 1 telephone and 1 data point
 - ☒ NBN / Telstra provision (subject to availability)
 - ☒ RCD safety switch and circuit breakers to meter box
- IP** ☒ **Split system, reverse cycle air conditioner to main living**
- IP** ☒ **Roof mounted TV antennae**

EXTERIOR

Features

- IP** ☒ **Façade Upgrade**
 - ☒ Alfresco area under the main roof and finished with plasterboard ceiling
- IP** ☒ **Automatic panel lift garage door Colorbond® in with two remotes**
 - ☒ Colorbond® fascia and gutters
 - ☒ Painted UPVC downpipes
 - ☒ Face brick from builders standard range, finished with ironed mortar joints
- IP** ☒ **Hume decorative glass panel feature front entry door with painted finish, single lock system and weather seal**
- IP** ☒ **Fiberglass mesh barrier screen door to front and laundry**
 - ☒ 2 external garden taps (one to front, one to rear)
 - ☒ Electric heat pump hot water system

Roof

- ☒ Engineered pine timber truss roof frames
- ☒ Colorbond® roof with reflective foil insulation (sarking) to underside of roof sheeting
- ☒ Two rotary roof ventilators
- ☒ Four eave snap vents
- ☒ Fibre cement 450mm wide eaves lining

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EXTERIOR

External Wall

- ☒ Brick veneer wall system
- ☒ Engineered 70mm pine wall frames
- ☒ Sisalation wrap to external walls
- ☒ 500mm pebbles against external brick walls

Windows

- ☒ Aluminium windows with powdercoat finish
- ☒ Sliding door to family room
- ☒ Obscure glass to bathroom, ensuite and watercloset
- ☒ Matching keyed locks to all windows
- IP** ☒ Fiberglass mesh fly screens to all opening windows and rear sliding door

LP: LANDSCAPE INCLUDED



- LP** ☒ Concrete driveway and path
- LP** ☒ Turf to front and back yards with top soil to 50mm deep
- LP** ☒ Front garden bed with Australian native shrubs and edging
- LP** ☒ Fencing with side gate to covenant requirements
- LP** ☒ Simple fold clothesline
- LP** ☒ Colorbond® letterbox including house number/s



Included



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