# Inclusions Packages





# Live Boldly

#### **INCLUSION PACKAGES**

We care about space, we care about lifestyle and design. Our passion is to make your house a home, with a complete design philosophy that leaves lasting new impressions of prestige, convenience, and peace. These homes range from modern, contemporary, and heritage designs with customization options that result in a luxury lifestyle which are complemented by top-quality materials while ensuring the best value for money.

Choose from a comprehensive range of inclusions for more freedom, more customization, and more value.



Photography in this brochure should be used as a guide only and may show furniture and decorative finishes not offered by Wisdom. Additional cost fixtures and fittings may also be shown and not be of the Essentials Package. Bluesky reserves the right to change or substitute the make range, model &/or type of any product. See your Sales Consultant for full list of standard inclusions.

#### KITCHEN INCLUSIONS

Decorative glass/tiles splashback to kitchen.

High standard kitchen cupboards and vanity door handle.

20mm stone benchtop with premium finish.

Laminated overhead Kitchen cupboards to both sides of rangehood

Stainless steel one & half/double bowl sink with drainer.

Deluxe sink mixer tap in chrome finish.

Classy Laminated kitchen with soft close door.

Laminated overhead cupboard above fridge space.

600mm freestanding stainless steel cooktop.

Convenient Microwave space and dishwasher connection

#### **APPLIANCES INCLUSIONS**

Chic stainless steel freestanding cooker.

Superior stainless steel rangehood.

High quality stainless steel dishwasher.

#### **ELECTRICAL INCLUSIONS**

Security alarm system including LCD code pad.

2 X Television points to your preferred location.

2 X Telephone points to your preferred location.

1x CAT 5 Data point.

Slimline Clipsal double power point & switch's throughout.

10 down lights.

2 X double power points to each bedroom.

Standard power point in family and kitchen.

Air Conditioner Ducting with 3 zones, 1 controller - Samsung.

#### **SAFETY & SECURITY INCLUSIONS**

Internal alarm system for utmost security.

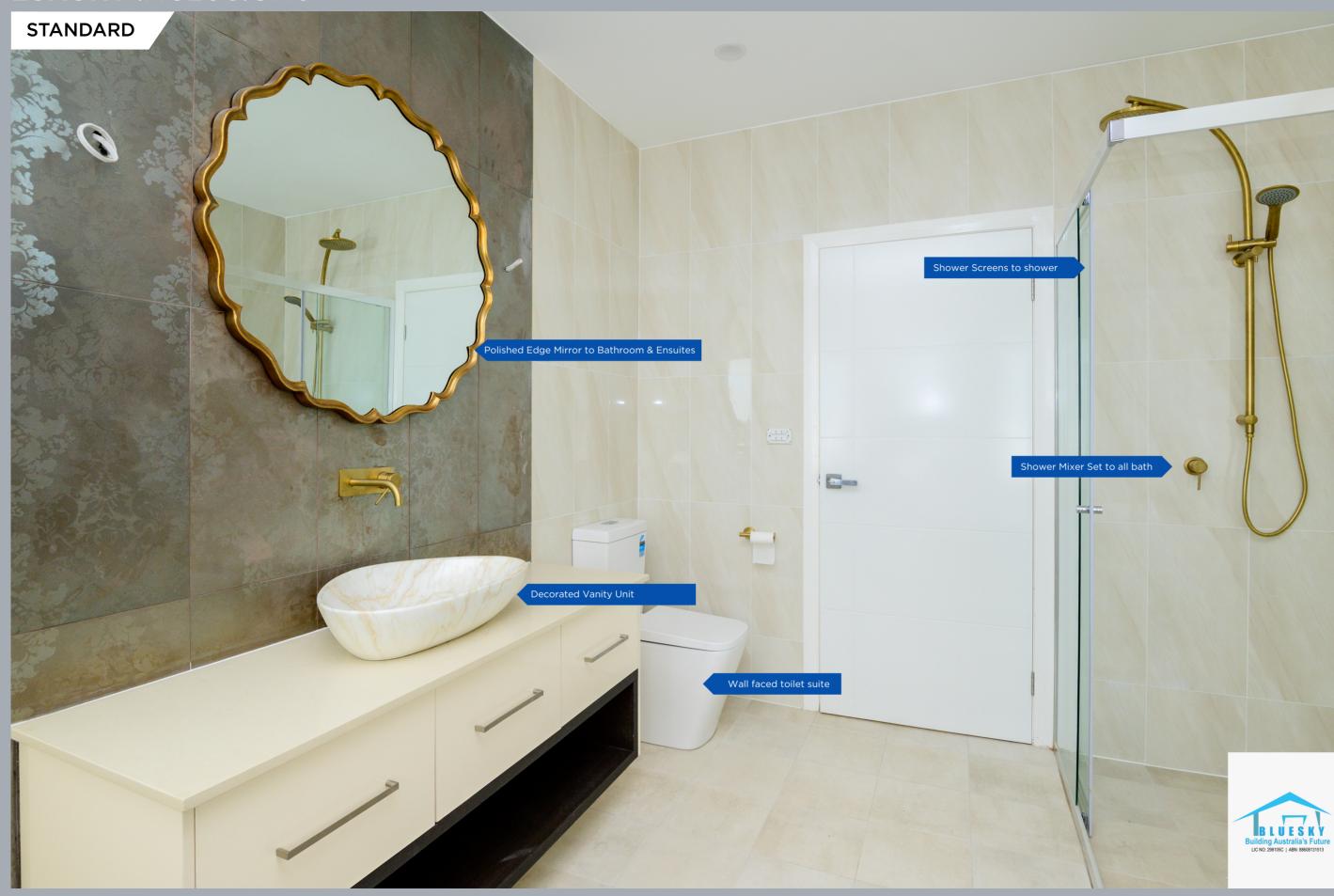
Construction risk insurance for peace of mind.

6 years structural guarantee.

90 days maintenance period for your convenience.

Smoke detectors for enhanced protection.

Hard-wired smoke detectors with back up battery.



#### **BATHROOM** INCLUSIONS

Moulded top vanity with bevel edged mirror.

Also polished edge mirrors to Bathroom and Ensuites.

Premium aluminium framed shower screen with safety glass.

Designer/Decorated floating vanity units.

Beautiful semi inset vanity basin.

Exclusive free standing bathtub.

Standard range tapware in chrome finish.

Wall faced soft close toilet suites with white ceramic.

Fashionable ceramic wall and floor tiles in a range of colours.

Chrome 900mm wide double towel rails in bathroom and ensuite.

Hand held dual function shower head & rail to all showers.

Wall tiling to 2.0m in shower, 400mm over bath and one row of skirting tiles remainder.

1x Designer niche in the shower area.

Exhaust fans in bath room and ensuite.

Chrome floor wastes to wet areas.

#### **LAUNDRY** INCLUSIONS

Waterproofing in bathroom and ensuites.

-45 litre stainless steel miser laundry tub with metal cabinet.

Top quality chrome flick mixer and washing machine taps.

One row of Skirting tiles and two rows of splashback tiles over the laundry tub.

Waterproofing to laundry.

24 litre instantaneous gas hot water system.







#### **INTERNAL** INCLUSIONS

75 mm architraves and skirtings.

Premium internal door lever handles.

Elegant bar handles to Kitchen Pantry.

90mm cove cornices.

Ceiling height as per design with utmost sophistication.

Privacy locks to ensuite, bathroom and master bedroom.

Glass door built-ins wardrobes to the bedrooms.

Gas package including cook top, hot water and gas heating point.

#### **PAINT INCLUSIONS**

Residential grade Taubmans or Dulux three coat paint to walls throughout.

2 X Feature wall paint.

#### **STAIR INCLUSIONS**

Trendy Stainless steel/wooden bar and squared handrail.

50/50 elegant carpet over treads and risers.

#### FLOOR COVERING

High standard ceramic Tiles to Entry, Foyer, Kitchen, Dining and Leisure Rooms.

Luxury carpet in bed rooms, study/media (if applicable).

Ceramic floor tiles to all wet areas.

600mm X 600mm chic porcelain tiles to balance of the floor area.

#### **ALFRESCO** INCLUSIONS

Concrete to the Outdoor Leisure Area incorporated with main house slab.

Outdoor Leisure Areas to selected designs under the main roof with lined ceiling. Set joints and cornices.

#### **GARAGE INCLUSIONS**

Plasterboard lined interior to Garage.

Auto garage door opener, transmitter unit and wall switch.

Sectional overhead colourboand garage door.



#### **EXTERNAL** INCLUSIONS

Tiled concrete entry porch with slip resistance tiles.

Trend stacker door to Outdoor Leisure area (Subject to design).

Top grade termite resistant timber frames.

1st floor: approved cladding on side and back only, full brick at front side.

Ground floor: Brick from Austral or Boral everyday range.

CSR Elabana range concrete tiles roofing.

Brickwork above Garage door.

Roof pitch (subject to design).

Bristile/EME flat profile 'Standard' range roof tiles.

Reticulated termite treatment system to the perimeter of the home.

Brick ACID cleaning.

Colourbond guttering, fascia and round PVC downpipes.

ROUGH in all hot and cold water lines. ALL water/Gas lines of PVC.

Remote control steel line panel door for garage.

Top-notch aluminium frame windows/sliding doors with key locks and powdercoat finish.

Flyscreen in all Windows.

Front and rear garden tap.

Timber frame including timber beams and Steel beams.

Hume Builder's range entry and internal doors.

1500 litter slimline Rainwater Tank

Coloured concrete driveway.

Extensive "PGH" brick range.

#### **SITE COST & PRELIMINARIES**

Demolition of existing house and sheds.

Architectural and Engineering plans as per supplied plans.

DA approval by council.

Sewer and stormwater connection to an existing junction.

We provide water connection to near side.

We provide concrete pump for slab pour.

Excavation and levelling the site on SLAB area only.

Cut/fill upto 1 meter.

Waffle pod H1 slab, piering upto 25 lin m included

Single phase underground power.

Provide telstra underground cabling.

Termite treatment around pipes.

Internal drainage, sedimentary fence.

We provide temporary toilet and fencing for construction work.



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