



THE POINT

RESIDENCES

WATERFRONT
& FAIRWAYS

PRESTIGE LIVING AT SILVERWOODS

INCLUSIONS



INCLUSIONS

GUARANTEE

- 10 year structural guarantee
- Public liability insurance
- 3 Month Service warranty
- Fixed price site costs
- Builders insurance
- Connection to all services
- Termite protection

KITCHEN

- 40mm category 1 Caesarstone to all benchtops within kitchen
- Laminate cabinetry and doors
- Laminate overhead cupboards including bulkhead above
- Overhead cupboard to fridge space
- Cabinetry handles – builders range
- Pot drawers – 2 banks of 3 laminate pot drawers (evenly spaced)
- Reece 1^{1/3} stainless steel, left or right orientation
- Vivid side lever kitchen sink mixer tap
- Tiled ceramic splashback to kitchen with your choice of colour from the builders standard category one wall tile range

SMEG APPLIANCES

- Quality Stainless Steel cooking appliances from the SMEG range
- 900MM dual fuel freestanding cooker
- 900mm canopy rangehood with 2 halogen lights
- 600mm freestanding dishwasher

BATHROOM AND ENSUITE

- Showers have aluminium and glass semi-frameless shower screens with clear laminated glass, chrome hinges and knob
- Pivot style doors up to 2000mm in height
- Tiled shower walls and bases for all bathrooms and ensuites* (Double storey designs have poly-marble shower base to upper levels)
- Quality sanitary grade acrylic free standing bath, incorporating steel reinforcement support in the rim of the bath
- Ceramic wall tiles 400mm above bathtub
- Vivid wall set mixer tap in chrome to bath and shower
- Carboni II inset vanity basin with chrome flick mixers
- Bathrooms and Ensuites have wall mounted mirrors above vanity cabinets
- Mirrors are 1000mm high x length of vanity cabinet and will sit on 200mm high tiles above vanity top edge
- 20mm category 1 Caesarstone to all benchtops within Bathroom, Ensuite and Powder Room
- Vivid double hanging rail 76cm in chrome

FLOORING

- Carpet to all bedrooms and upstairs (excluding wet areas) - Category One and Two ranges
- Timber laminate flooring downstairs (excluding wet areas and bedrooms) – Builders standard Category One range
- Ceramic tiles to wet areas, including Bathroom, Ensuite, WC and Powder Room, and Laundry

CEILINGS

- 2550mm high ground floor ceilings on all designs
- 2550mm high ceilings to first level of double storeys
- 75mm cove cornices throughout entire home

BRICKWORK AND EXTERNAL CLADDING

- Selected from the PGH Lifestyle Brick range
- Brick infills above all downstairs windows including facade
- Brickwork above garage facade
- Choice of colour render finish to precoated polystyrene panels to first floor

FOUNDATION

- Engineered H1 Class 25mpa concrete slab, with SL82 steel reinforcement

FRAMING

- Stabilised machine graded pine (MGP10) or treated pine wall frames with laminated lintels and beams
- 450mm stud wall spacing throughout entire frame, including load and non-load bearing walls
- Engineered designed roof trusses, pitch dependent on design

FACADE

- Architecturally designed facades
- Facade includes either full or part render as noted in approved architectural drawings

INCLUSIONS

GARAGE

- Double garage with colourbond door under the main roof line, with natural trowel finished concrete floor and plaster lined ceiling
- Includes B&D Panelift sectional garage door with motor and two remote controls
- Brickwork above front garage door supported by steel lintel beam
- Double power point to garage
- Double LED tube lighting to garage
- 2040mm x 820mm Internal Access door

SECURITY

- Keyed locks to all windows

ELECTRICAL

- Low voltage Sealed LED downlights to Entry, Bed 1 and Main Living areas
- Glass oyster fittings to remaining Bedrooms, Bathrooms, Ensuite and Laundry
- External lights are rectangular bunker lights with frosted glass cover
- Exhaust fan to Main Bathroom
- Exhaust fan to Ensuite
- When a wet area has no external window, an exhaust fan is added on separate switch
- Two Double Power points to master bedroom
- One Double power point to each room
- One Telephone point
- Minimum two up to four TV points
- Direct hard-wired smoke detectors
- One Rear flood light Safety switches - residual current devices
- Provision for future NBN connection, this includes service to garage and conduit

LAUNDRY

- Laminated cabinet with laminate benchtop and inset stainless steel trough, including quality fixtures with Chrome finish
- Washing machine taps (located outside cabinetry)

TOILETS

- Posh Dominique vitreous china close coupled toilet suite with soft close seat
- Chrome toilet roll holders

DOORS AND FINISHES

- Front Entry Door: A 2040mm high solid core doors with clear infill glazing and Lockwood Vicinity level set, painted to suit your colour selection
- Internal Doors: 2040mm high flush panel doors with Lockwood 63mm Vicinity lever set and Lockwood Symmetry 7106 Single Cylinder Deadbolt
- Air cushioned door stops to all internal doors
- External Laundry Door: aluminium glass sliding door (size floor plan specific)
- Chrome cylinder knob to linen cupboards
- Vinyl sliding door for standard built in robes (size floor plan specific)

SKIRTING AND ARCHITRAVES

- 100mm high tiled skirting to Laundry, Bathroom, Ensuite and Toilet 67mm x 18mm Primed MDF skirting boards to remainder of home
- 67mm x 18mm Primed MDF architraves around doors and windows

SHELVING

- Bedroom built in robes include a single top shelf, hanging rail and one bank of 4 jumper shelves
- Two 450mm deep shelf to all walk in and built in robes

- Chrome hanging rails to all walk in and built in robe
- Two bottom shelves (450mm deep) and two top shelves (300mm deep) to walk in pantry or pantry
- Three shelves (450mm deep) to all linen cupboards

HEATING & COOLING

- Bonaire gas ducted heating with thermostat, number of points and unit size are floor plan specific
- Brivis evaporative cooler
- Ceiling fans to bedrooms

BALCONIES - FLOOR PLAN SPECIFIC

- Refer to working drawings for balcony detail

HOT WATER SYSTEM

- Rinnai gas boosted solar hot water unit, 5 star rated with never ending flow of hot water

PAINT

Internal

- Quality Dulux three coat paint system - throughout painted to suit your colour selection
- One wall colour - Dulux Washable Low Sheen Acrylic Paint
- One ceiling colour - Dulux Flat Acrylic Paint
- One architrave/door colour- Dulux High Gloss Acrylic Paint

External

- One colour to eaves and external ceilings, Two additional trim colours
- Front entry door one base colour with highlights to external face - two coats
- Exterior woodwork - two coats of Weathershield

ARTIST IMPRESSION





INCLUSIONS

STAIRS

- Enclosed staircase with open tread
- Painted MDF handrail

WINDOWS

- Standard aluminium powder coated windows and sliding door frames from the Dowell Windows colour range
- Aluminium awning windows to front façade
- All windows are sliding as standard with insect screens, key locks and clear glazing (obscure glazing to bathroom, ensuite and W.C windows - plan specific)
- All glazing meets Australian Safety Standards
- Blinds to all windows and sliding doors except in wet areas

ALFRESCO - FLOOR PLAN SPECIFIC

- Alfresco and Porticos under main roofline, will have plaster lined ceiling, 75mm cornice and 100mm thick reinforced natural concrete floor
- Flat Acrylic paint to complete plasterlined ceiling
- Concrete paving

ROOF

- Colourbond corrugated metal roof complete with sarking to the underside of the roofline
- Zinc flat deck metal roofing to certain double storey designs

ROOF PLUMBING

- Colorbond fascia
- Colorbond gutters
- Colorbond downpipes
- Colorbond capping's

INSULATION

- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 insulation wool to ceiling cavity to all habitable rooms

PRELIMINARIES

- Soil test by a geotechnical engineer
- Site survey by a certified land surveyor
- Required council documents and building permits
- Personalised one on one colour selection at Showroom

CONNECTIONS

- Connections to stormwater, sewer, mains gas, mains water and underground power connections based on a maximum 5m home set back on an allotment up to 612m² (excludes consumer connection fees and utility account opening fees)
- 2 Garden taps provided - 1 inside the front boundary and 1 attached to the rear of the home

OUTSIDE

- Letterbox
- Wall Mountable Supafold longline
- Front and Rear Landscaping
- Fencing - Rear/Sides/Boundary
- Outdoor courtyards to be timber deck as per plan

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