

# INCLUSIONS & COLOUR PALETTES



Artist's impression of Gosling Townhomes exterior

## GOSLING TOWNHOMES

 Mernda Rise

Current as of April 2022



# QUALITY INCLUSIONS ALL THE WAY

Every townhome at Mernda Rise is ready to go. All the inclusions and specifications have been carefully selected to achieve that rare balance of contemporary appeal, low maintenance and overall quality.

## INTERNAL

### KITCHEN

- 20mm reconstituted stone benchtops
- Fully-lined modular cabinets
- Laminate overhead cupboards with plaster bulkheads above
- Pantry with 4 white melamine shelves
- Laminate panel draws and doors
- Tiled splashback
- Designer chrome cabinet handles

### TAPWARE & SINK

- Chrome single lever mixer tap
- 1  $\frac{3}{4}$  double bowl top-mount stainless steel sink

### APPLIANCES

- 900mm wide Technika stainless steel dual-fuel upright cooker
- 900mm wide Technika stainless steel canopy rangehood vented through to roof space on single storey homes and external all on double storey homes
- 600mm Technika stainless steel dishwasher

### LIVING

- 2740mm nominal ceiling height to ground floor, 2440mm to upper level
- 67mm x 12mm square-edged skirtings and architraves
- 75mm cove cornice to house and garage

# INCLUSIONS CONT.

## PAINT

- 3 coats of Taubmans matte paint to all internal walls (one colour)
- 2 coats of Taubmans flat paint to ceilings (one colour)
- 2 coats of Taubmans gloss paint to all interior timberwork (one colour)
- 2 coats of Taubmans low sheen paint to all exterior works (one colour)

## INTERNAL DOORS

- 2040mm high flush panel internal doors
- Designer lever handles to passage doors
- Chrome hinges, latches and striker plates to all doors
- Plastic white door stops to hinged doors
- Privacy locks to bathroom and WC

## FLOOR COVERINGS

- 450mm x 450mm ceramic floor tiles to laundry, ensuite, WC bathroom and powder room
- Timber look laminate floor boards to entry, living, meals and kitchen
- Carpet on foam underlay to remainder of home
- 100mm tiled skirtings to wet areas

## ROBE & LINEN

- White melamine shelf with chrome hanging rail to robes and tower unit with adjustable shelves
- 2100mm high framed vinyl robe sliding doors to robes (excluding WIRs)
- 4 white melamine shelves to linen cupboards (house specific)
- Chrome handles to linen cupboards

## HEATING & COOLING

- Reverse cycle split-system to main living area and master bedroom
- Panel heaters to the remainder of the habitable rooms

## STAIRS

- Staircase with carpet finish and painted wall rail (as required)

## ELECTRICAL

- LED downlights throughout house
- Spot lighting to front and rear entry areas
- Double powerpoints throughout home (refer to drawings)
- Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to drawings)
- Wall-mounted light switches throughout home
- Exhaust fans above all showers and where required
- Hard-wired interlink smoke detectors with battery back-up
- 2 TV points with free-to-air TV antenna
- 2 telephone points
- Double weatherproof GPO on balcony (house specific)
- Double external powerpoint to hot water service unit
- Double waterproof GPO to alfresco (house specific)
- Fluorescent light unit to garage
- NBN setup and hub

# INCLUSIONS CONT.

## BATHROOM & ENSUITE

- 20mm reconstituted stone benchtops
- Designer laminate vanity unit with laminate square-edged benchtop and kicker
- Chrome cabinet handles
- Upgraded KADO Arc inset basins
- Semi-framed shower screen with pivot door and clear safety glass
- White shower base with matching waste
- Silver-backed polished-edge mirror to width of vanity unit
- Designer white acrylic bath with chrome waste to bathroom
- White vitreous China close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat and chrome mini cistern stop tap

## POWDER ROOM (house specific)

- Designer laminate vanity unit with laminate square-edge powder stone benchtop and kicker
- Silver backed, polished-edge mirror to width of vanity unit
- Chrome cabinet handles
- Upgraded KADO Arc inset basin

## TILING

- Ceramic wall tiles to bathroom, ensuite and powder room
- 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder room

## TAPWARE

- Chrome bath wall mixer with wall outlet
- Chrome basin mixer tap
- Chrome shower mixer with all directional shower head to bathroom
- Chrome shower mixer with slide rail to ensuite

## LAUNDRY

- Tiled splashback
- Laminate base cupboard and benchtop with drop-in trough
- Chrome mixer tap to laundry trough
- Chrome wall-mounted washing machine connections concealed in laundry cabinet

# INCLUSIONS CONT.

## EXTERNAL



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### **BRICKWORK & CLADDING** (design specific)

- Clay bricks
- Natural rolled mortar joints
- Various alternative wall cladding systems are used on a house and facade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to drawings)
- Part-render finish to selected facade projections (facade specific)

### **BALCONY** (design specific)

- 450mm x 450mm tiled finish (non-slip)

### **GARAGE**

- Painted plasterboard walls and ceiling
- Sectional overhead door to front of garage
- Step down concrete slab flooring

### **WINDOWS**

- Fly screen to openable windows
- Designer aluminum powdercoat finish feature windows to facade (house specific)
- Aluminum powdercoat finish windows to remainder of house (house specific)
- Roller Blinds

# INCLUSIONS CONT.

## ROOFING

- Pitched roof: profiled concrete rooftiles or Colorbond corrugated sheet roof cladding
- Low pitch roof: Zinalume metal deck roof design specific]
- Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters

## DOORS

- Solid 2040mm x 820mm front entry door with standard locks, knob and deadbolt
- 2040mm high flush panel solid core external garage access door with lockable entrance set
- Plastic white door stops to hinged doors

## ENERGY EFFICIENCY

- Chromagen 175-litre tank, solar-assisted hot water service with assisted gas boosted continuous flow
- House insulation: Glasswool batts to suit energy rating requirements
- Foil weather wrap to external walls
- Weather seals to all external doors and windows
- Self-sealing exhaust fans

## TAPWARE & PLUMBING

- 2 garden taps
- Concealed plumbing waste pipes
- Overflow to stormwater point

## FRAMING

- 90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

## SITE

- Fixed site costs, connections and specifications to all house and land packages. Connection to standard stormwater and sewer connection points are provided within the building allotment. Engineer designed concrete waffle raft slab. Communications trench and conduit. Applicable council requirements. Includes termite treatment (where required). Excludes connections account opening fees.
- 100mm stormwater drains
- All council and developer requirements

## FENCING & LANDSCAPING

- Fencing included to all lot boundaries
- Landscaping provided to front and rear including turf, clothesline, letterbox, raingarden, trees and shrubs
- Refer to landscaping plans for specific details

# COLOUR PALETTES

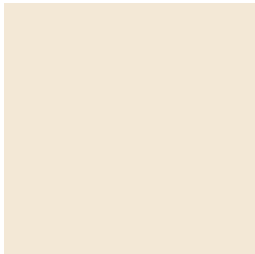
Developed in conjunction with our premium trade partners, the colour palettes – High Street and Graphix - are modern, durable and refreshingly neutral. Complementing the overall design aesthetic, they provide the perfect backdrop for contemporary family living.



Artist's impression of bathroom from Gosling Townhomes

# COLOUR PALETTES

## GRAPHIX PALETTE



### WALL PAINT

Taubmans  
Almond Milk



### STONE BENCHTOPS

Cæsarstone  
Linen



### JOINERY

Formica  
Habitat Velour Finish



### SPLASHBACK TILE

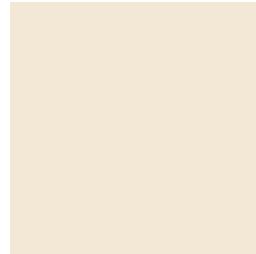
Beaumont Tiles  
Gloss Mocha



### FLOOR TILE

Beaumont Tiles  
Infinite Greige

## HIGH STREET PALETTE



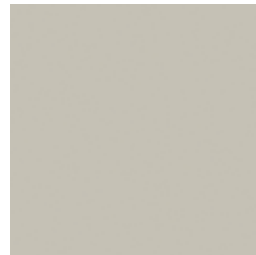
### WALL PAINT

Taubmans  
Almond Milk



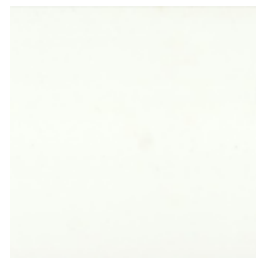
### STONE BENCHTOPS

Cæsarstone  
Ice Snow



### JOINERY

Formica  
Mulga Velour Finish



### SPLASHBACK TILE

Beaumont Tiles  
United White Gloss



### FLOOR TILE

Beaumont Tiles  
Valencia White



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Ⓜ Mernda Rise



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