



Image depicts items not supplied by Metricon namely landscaping and fencing. Image for colour purposes only.

ESSENTIAL

INTERIOR COLOUR OPTIONS & INCLUSIONS

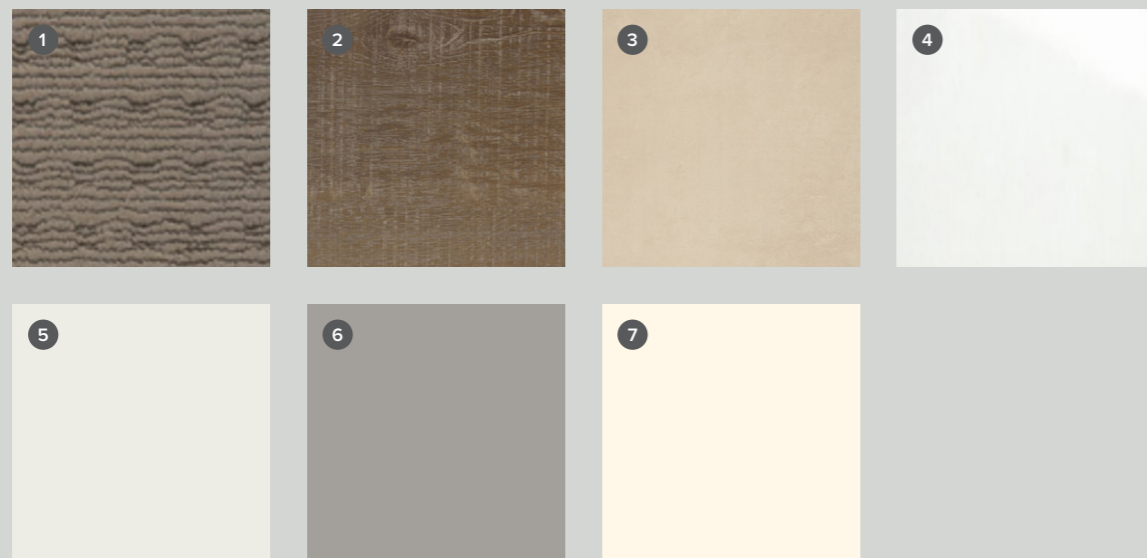
BELLBIRD
EDENHOPE
LORIKEET
STRATEN

SILVERWELL
SILVERWELL

SCHEME 1: STONE



Images for colour illustration purposes only.



FLOORING

- 1 CARPET: AGED LEATHER
- 2 TIMBER FLOORING: CLASSICA FLORENCE
- 3 FLOOR TILES: EUPHORIA LATTE GLOSS TEXTURED

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: NATURAL WHITE
- 5 WALL PAINT: NATURAL WHITE

KITCHEN

- 6 KITCHEN BENCHTOP: STONE GREY
- 7 KITCHEN CUPBOARDS MAIN COLOUR: ALABASTER
- 6 KITCHEN CUPBOARDS FEATURE COLOUR: STONE GREY
- 7 KITCHEN KICKER: ALABASTER
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

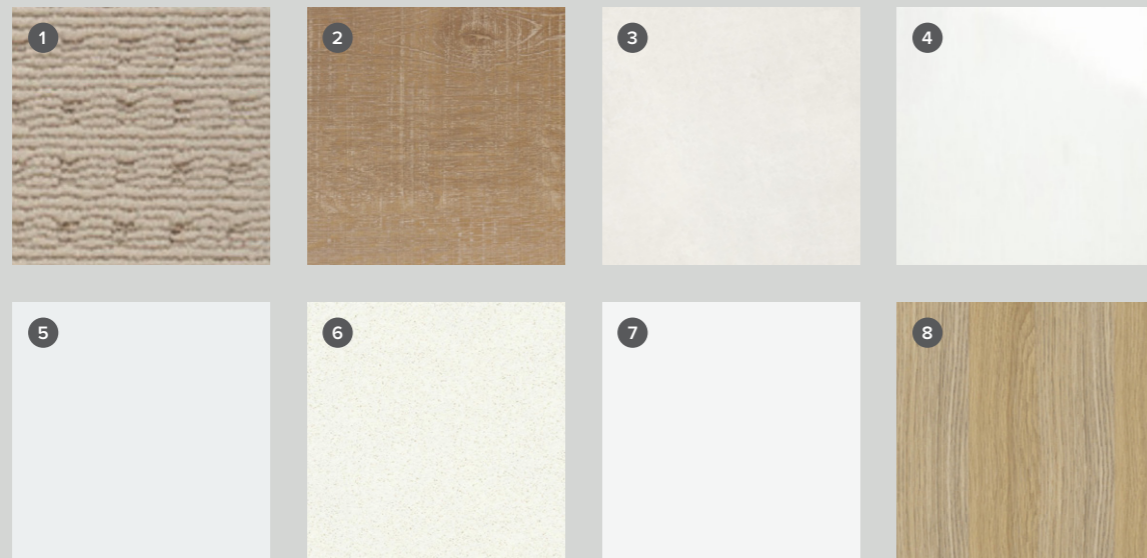
BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: STONE GREY
- 7 BATHROOM / ENSUITE CUPBOARDS: ALABASTER
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA LATTE GLOSS TEXTURED

SCHEME 2: LATTE



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FLOORING

- 1 CARPET: VINTAGE
- 2 TIMBER FLOORING: CLASSICA BRIANZA
- 3 FLOOR TILES: EUPHORIA WHITE GLOSS TEXTURE

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: WHITE ON WHITE
- 5 WALL PAINT: WHITE ON WHITE

KITCHEN

- 6 KITCHEN BENCHTOP: SNOW FABRINI
- 7 KITCHEN CUPBOARDS MAIN COLOUR: POLAR WHITE
- 8 KITCHEN CUPBOARDS FEATURE COLOUR: NATURAL OAK
- 7 KITCHEN KICKER: POLAR WHITE
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

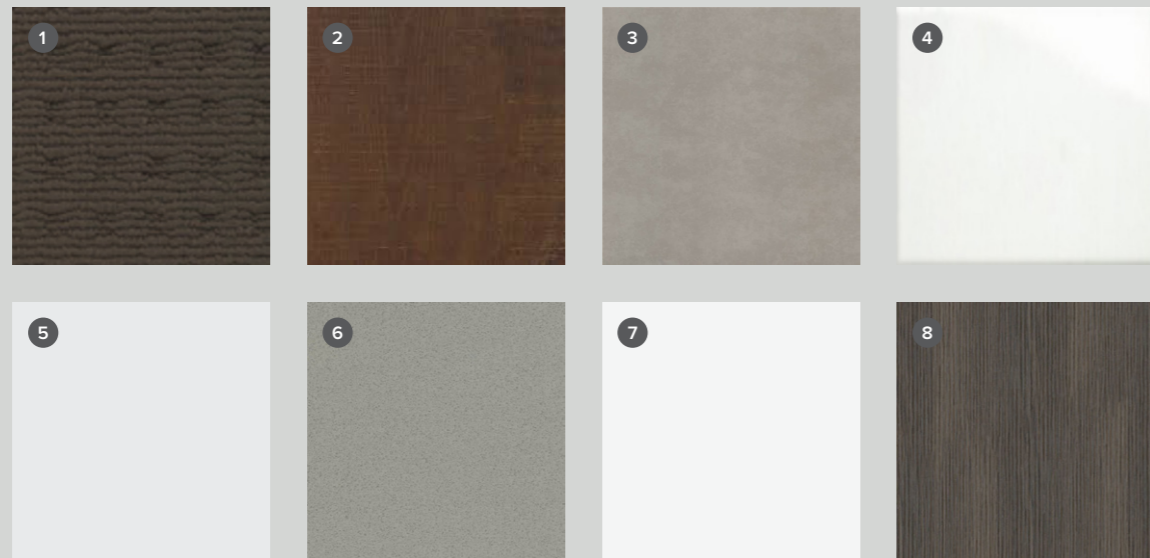
BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: SNOW FABRINI
- 7 BATHROOM / ENSUITE CUPBOARDS: POLAR WHITE
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA WHITE GLOSS TEXTURED

SCHEME 3: LICORICE



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FLOORING

- 1 CARPET: SOOT
- 2 TIMBER FLOORING: CLASSICA VERANO
- 3 FLOOR TILES: EUPHORIA CEMENT GLOSS TEXTURED

CEILING & WALLS

- 4 WALL TILES: GLOSS WHITE
- 5 CEILING PAINT: LEXICON
- 5 WALL PAINT: LEXICON

KITCHEN

- 6 KITCHEN BENCHTOP: CONCRETE FABRINI
- 7 KITCHEN CUPBOARDS MAIN COLOUR: POLAR WHITE
- 8 KITCHEN CUPBOARDS FEATURE COLOUR: BELGIAN OAK
- 7 KITCHEN KICKER: POLAR WHITE
- 4 KITCHEN SPLASHBACK: GLOSS WHITE

BATHROOM

- 6 BATHROOM / ENSUITE BENCHTOP: CONCRETE FABRINI
- 8 BATHROOM / ENSUITE CUPBOARDS: BELGIAN OAK
- 3 BATHROOM / ENSUITE KICKER & BATH HOB: EUPHORIA CEMENT GLOSS TEXTURED

INCLUSIONS

FEATURES:	Entry Door:	Front: Hume Newington Range 'XN1' 2040mm high x 820 or 820mm wide (product specific refer working drawings)
	Door Furniture:	Front Door: Key-in-knob entry set with deadbolt satin chrome finish
	Blinds:	Provide Holland Roller Sheer screen blinds to Living rooms and Blockout to Bedrooms. (Note: Front façade to be consistent if Blinds are present)
INTERNAL FEATURES:	Ceiling Height:	Single Storey: 2400mm throughout Straten: 2400mm ceiling height to ground floor and first floor
	Room Doors:	Flush panel 2040mm high
	Room Door Furniture:	Lever Handles: Lever set, (Refer Internal Colour Scheme for finish) Note: Privacy lever set to Powder room & Bathroom
	Door Stop:	75mm cushion, white
	Mouldings:	Architraves: 42x12 Double Pencil round (MDF) Skirtings: 67x12 Double Pencil round (MDF)
	Cornice	75mm Cove cornice throughout
HEATING/ COOLING:	Split System:	Multi head Split system air conditioning wall unit including single external condenser Split system Head unit location: 1No. x Living room 1No. x Master bedroom (refer working drawings)
	Wall Heaters:	1No. x Wall Panel Electric Heater to Bedroom 2, 3 & 4 (where applicable)
KITCHEN:	Sink:	1160mm double bowl stainless steel with one tap hole
	Tap:	Single lever mixer chrome finish
APPLIANCES:	SMEG Oven:	Electric fan forced 600mm wide stainless steel
	SMEG Hot Plate:	Gas with electronic ignition 600mm wide stainless steel
	SMEG Rangehood:	3 speed fan, 600mm wide stainless steel Canopy or Slide Out ducted to external (Product specific, refer to working drawings)
BATHROOM/ ENSUITE/ POWDER:	Shower Bases:	Polymarble shower base
	Shower Screens:	Semi frameless with pivot door and clear glass & silver trim
LAUNDRY:	Trough:	32 or 42 litre trough and metal cabinet with by-pass (Product Specific, refer working drawings)
CERAMIC TILING:	Wall Tiles:	2100mm high over shower, 400mm high over bath, 300mm high over trough. (Refer Internal Colour Scheme for finish)
	Floor Tiles:	To laundry, bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish)
FLOOR COVERING:	Carpet:	Generally to the bedrooms & adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
	Timber Floating Floor:	Generally to the entry, adjacent passage, living, meals & kitchen. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings)
GARAGE	General:	Colourbond sectional panelift to garage with 3 transmitter units, plaster ceiling, concrete floor (product specific refer working drawings)
LANDSCAPING:	General:	Landscaping, fencing & Coloured concrete paving as per Town Planning conditions. Letter box Fold-down clothes line.

FOR A COMPLETE LIST OF INCLUSIONS SEE YOUR SALES CONSULTANT.

Reasonable steps have been taken to ensure that all material depicted in this brochure (including, but not limited to; colour schemes, artist's impressions & product inclusions) are representative of the dwellings offered for sale. Silverwell reserves the right to substitute items at its absolute discretion, with equivalent item/s, when necessary (for example in situations of lack of available supply).