

Waratah
Estate Agents

SILK
TERRACES

SCHOFIELDS



02 9131 2030
waratahprojects.com



LUXURY HOMES
AT AN AFFORDABLE
PRICE



Offering a perfect trifecta of style,
value and convenience, Silk Terraces
encompasses a boutique selection
of house and land lots, with a
masterplan comprising 40 outstanding
townhomes delivered by renowned
builder.



Ultimate Convenience



CONVENIENCE IS KEY AT SILK TERRACES, WHICH LIES A 600M WALK TO SCHOFIELDS TRAIN STATION, WOOLWORTHS AND LOCAL CAFES.

It's also just a six minute drive to Tallawong station along the forthcoming Sydney Metro high-frequency railway, which features 1000 commuter car parking spaces and from where a trip to the city will take 57 minutes when it opens in 2019. Schofields Public School is close by, as is the Nirimba Education precinct where you'll find TAFE, the University of Western Sydney, Terra Sancta College and Wyndham College. For some serious shopping and plenty of dining options, take a 10 minute drive to thriving Rouse Hill Town Centre.



Designer Boutique Residences



SET AMID BEAUTIFULLY LANDSCAPED SURROUNDS, THE TERRACES COME IN GENEROUS TWO, THREE AND FOUR-BEDROOM CONFIGURATIONS.

Providing the ideal option for a range of lifestyle choices, from first homebuyers to investors, executives, downsizers and families. With a sophisticated street presence and chic interiors, they present stylish, low-maintenance living at its best, complete with private courtyard gardens for alfresco entertaining along with double garaging with internal access.

Schedule of Finishes



GENERAL	DESIGN	Main Dwelling: Lightweight construction with a combination of Autoclaved aerated concrete pannels with render coat applied finish and Painted Cladding boards Detached Garages: Solid Brick construction with render coat applied finish Studio Dwellings: Solid Brick construction to bases with render coat applied finish and light weight construction with Painted Cladding boards to first floor areas Termite protection to Australian Standards
	ENERGY RATING	Insulation Batts too all external Walls and ceilings to each dwelling
	HEATING/COOLING	Multi-room split system air-conditioning to ground floor Living Area and main Bedroom (Bed 1) to first floor
	WINDOWS	Aluminium powder-coated windows and sliding doors.
	FRONT ENTRY DOOR	Selected Solid Core Hinged entry door with painted finish.
	EXTERNAL DOORS	Selected Solid Core Hinged entry door with painted finish.
	HOT WATER UNIT	Continuous flow instantaneous gas hot water system
	RAINWATER TANK	Colorbond rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap.
INTERIOR FINISHES	CEILING HEIGHT	2700mm to ground floor living areas and 2400mm to first floor.
	WALLS/CEILINGS	Plasterboard with Taubmans 3 coat paint system and Taubmans Gloss finish to woodwork.
	INTERNAL DOORS	Paint finish flush doors with chrome hinges and latches.
	DOOR FURNITURE	External – Round Pull Handle with Double Cylinder Deadbolt to front entry doors. Entrance leverset (CP) to all other hinged external doors. Internal – leversets to all internal doors inclusive privacy adaptor to bathroom, ensuite and powder room (where applicable to home design).
	FLOOR COVERINGS	Porcelain floor tiles throughout ground floor areas and porcelain floor tiles to all first floor wet areas as shown on plans. Selected quality solution dyed polyester with premium Dunlop underlay to all Bedrooms, stairs and upstairs hallway.
KITCHEN	CABINETS	Selected Polytec cabinetry and doors with white melamine lining to interiors, soft close doors and bulkheads to overhead cupboards. Fingerpull doors to overhead cabinetry and stainless steel pull handles to all other doors.
	DRAWERS	Selected Polytec drawers with white melamine lining to interiors, soft close drawers and stainless steel pull handles to all drawers
	BENCHTOPS	20mm Reconstituted stone with pencil round edge profile
	SPLASHBACK	Ceramic Tiled
	SINK	Double bowl undermount stainless steel sink
	TAPWARE	Pull down sink mixer
	APPLIANCES	600mm stainless steel gas cooktop 600mm electric built-in oven 520mm Concealed undermount rangehood 600mm stainless steel door dishwasher
LAUNDRY	TAPWARE	Sink Mixer
	VANITY / TROUGH	Selected Polytec vanity with white melamine lining to interiors and 45L laundry tub OR: 45L laundry trough and cabinet (house type dependant)
	BENCHTOP	20mm Reconstituted stone with pencil round edge profile with Polytec vanity only, not included for Base 45L laundry trough and cabinet
	SPLASHBACK	Ceramic Tiled
	OTHER	Towel ring

BATHROOM / ENSUITE	VANITY	20mm Reconstituted stone with pencil round edge profile and Selected Polytec vanity with white melamine lining to interiors, soft close doors & drawers, stainless steel pull handles where required and semi inset basin.
	MIRROR	Polished edge frameless mirrors with concealed fixings.
	SHOWER SCREEN	Contour Semi-Frameless Showerscreens with bright silver frame
	TOILET SUITE	Close coupled toilet suite with soft close seat
	BATH	White acrylic bathtub to main bathroom
	TAPWARE	Basin mixer Shower mixers Shower on rail with hand held adjustable shower rose on rail with integrated soap dish. Wall Bath Mixer Set to main bathroom
	WALLS	Ceramic tiles to top of showercreen height inside shower areas and 1200mm high ceramic tiles to all other walls
	OTHER	ouble towel rail toilet roll holder
POWDER ROOM	VANITY	Mini wall hung basin
	TOILET SUITE	Close coupled toilet suite with soft close seat
	MIRROR	Polished edge frameless mirrors with concealed fixings
	TAPWARE	Basin mixer
	TILING	Ceramic Tiled skirting to all walls and tiled splashback above wall hung basin
BED 1	OTHER	Towel ring Toilet roll holder
	WALK-IN ROBE	Included where shown on plan with one white melamine shelf and hanging rail
	ROBE DOORS	Powdercoat aluminium framed mirror sliding doors
BED 2 & 3	ROBE	Included where shown on plan with one white melamine shelf and hanging rail
	ROBE DOORS	Powdercoat aluminium framed mirror sliding doors
ELECTRICAL	DOUBLE POWER POINTS	Double GPOS's in white finish to Study, kitchen, dining, living and all bedrooms & wet areas.
	SINGLE POWER POINTS	Single GPO's in white finish to all appliances and garage door opener as required.
	SMOKE ALARM	Hard-wired smoke alarms with battery back-up
	TELEPHONE	1 x Kitchen 1 x Bed 1
	DATA	1 x Living 1x Kitchen 1x Bed 1
	TV OUTLET	1 x Living 1x Bed 1
	NBN	NBN connection with data points living, kitchen and Bed 1 (where applicable to home design).
	EXHAUST FANS	Exhaust fans to laundry, powder room, main bathroom and ensuite.
STAIR WELL	LIGHT FITTINGS	LED Down lights to ground floor, oyster ceiling lights to all bedrooms, stairwell wall light, external bunker Lights, flood light with motion detector to rear and ceiling mounted Fluro battens to all garages as required.
	STAIRS	Carpet to treads and risers and painted closed stringers.
	BALUSTRADE	12mm x 12mm square stainless steel ballusters with painted handrail and posts
	GARAGE DOOR	Sectional slimline overhead Colorbond garage door with automatic door opener inclusive two hand held and one wall mounted transmitter
EXTERNAL	GARDEN TAPS	Two (2) potable garden taps (one for detached garage and one to front dwelling) and one (1) rainwater garden tap to rear yard unless otherwise stated on architectural plans
	TV ANTENNA	Not Included, provisional wiring included only.
	FRONT PORCH	Porcelain floor tiles
	ALFRESCO AREA	Porcelain floor tiles
	DRIVEWAY	Concrete driveway applicable to each home design.
	CLOTHES LINE	External folding frame clothes line
	LETTERBOX / BIN ENCLOSURE	Letterbox with street number and Bin enclosure
	FENCING	Combination of 1.8m Treated pine lapped and capped Fencing and 1.8m High Painted timber fences and gates with vertical palings
	LANDSCAPING	All lots fully landscaped

Disclaimer: Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C.





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