

ADVANTAGE

PACKAGE INCLUSIONS

BERRELL



BERRELL

Advantage Package

Berrell Homes Advantage package gives you an edge over the rest with our astutely selected range of inclusions.

When you build with Berrell Homes you will work with an experienced team that will guide you through the building process, helping you every step of the way.

Build with Berrell.



ADVANTAGE KITCHEN INCLUSIONS

- Laminated soft close cupboard doors and end panels with white Melamine lined interior base cabinetry
- Two overhead cupboards either side of your canopy rangehood with a matching backboard and a two-door cabinet over the fridge space
- Bulkheads to upper cabinetry with gyprock finish and paint
- One bank of four soft close drawers and microwave provision
- Tiled splashback

Benchtop

20mm Advantage range Smartstone benchtop



Phoenix Pina sink mixer



Clark Punch 1¾ bowl stainless steel sink

Advantage Appliances



Smeg canopy rangehood



Smeg dishwasher



Smeg cooktop



Smeg underbench oven

Advantage Kitchen Handles

Advantage range handles to all cabinets and drawers



ADVANTAGE BATHROOM AND ENSUITE INCLUSIONS

- Advantage Range – 2 door laminated custom cabinetry vanity with soft close doors and standard 20mm Smartstone benchtop
- Polished edge mirror to vanity
- Choice between square or round inset basin to your vanity
- Freestanding bath to main bathroom
- Chrome floor grates to wet areas floors

Bathroom Tapware



Phoenix Pina shower on rail



Phoenix Pina shower and bath mixer



Phoenix Pina 180mm bath spout



Phoenix Pina basin mixer

Bathroom Fixtures



Clark square inset basin



Clark round inset basin



Forme Vancouver freestanding bath



Clark round back to wall toilet suite

Accessories



Phoenix Rarii toilet roll holder



Phoenix Rarii hand towel holder



Phoenix Rarii double towel rail



ADVANTAGE LAUNDRY INCLUSIONS

- Custom laminated 900mm unit with two soft close doors and standard 20mm Smartstone benchtop
- Tiled splashback to laundry unit

Accessories



Caroma Acqua mixer tap



Clark 45L drop in tub



ADVANTAGE INTERNAL INCLUSIONS

- Custom aluminium mirrored wardrobes in bright chrome, white or satin framing with architrave surround finish. Bedroom wardrobes include melamine white fixed shelves
- 2600mm high ceilings to ground floor, 2600mm high ceilings to first floor
- Hume Accent 2040 high internal feature doors throughout
- Taubmans Endure Colour 3 coat paint system
- Advantage selection floor tiles to entry main floors and hallways

Internal Doors and Accessories

Hume Accent 2040 high feature doors throughout the home

Custom aluminium mirrored wardrobes up to 2100mm high in bright chrome, satin or white frame with architrave surround finish

Gainsborough G4 chrome lever handles

Privacy adapters to main bathroom and master suite

Chrome door stops to hinged doors



Internal Timber Finish Details

90mm Cove cornice detail throughout entire home

Selection of 92mm half splayed skirting boards throughout entire home

Selection of 66mm half splayed architrave throughout entire home

Storage Details

Wardrobes include white Melamine fixed shelving and hanging rail

Linen and pantry include four white Melamine fixed shelves

Paint Details

Taubmans Endure Colour 3 coat paint system throughout home

Tile Floor Details

Advantage range tile selection to main living areas including home entry, main floors and hallways

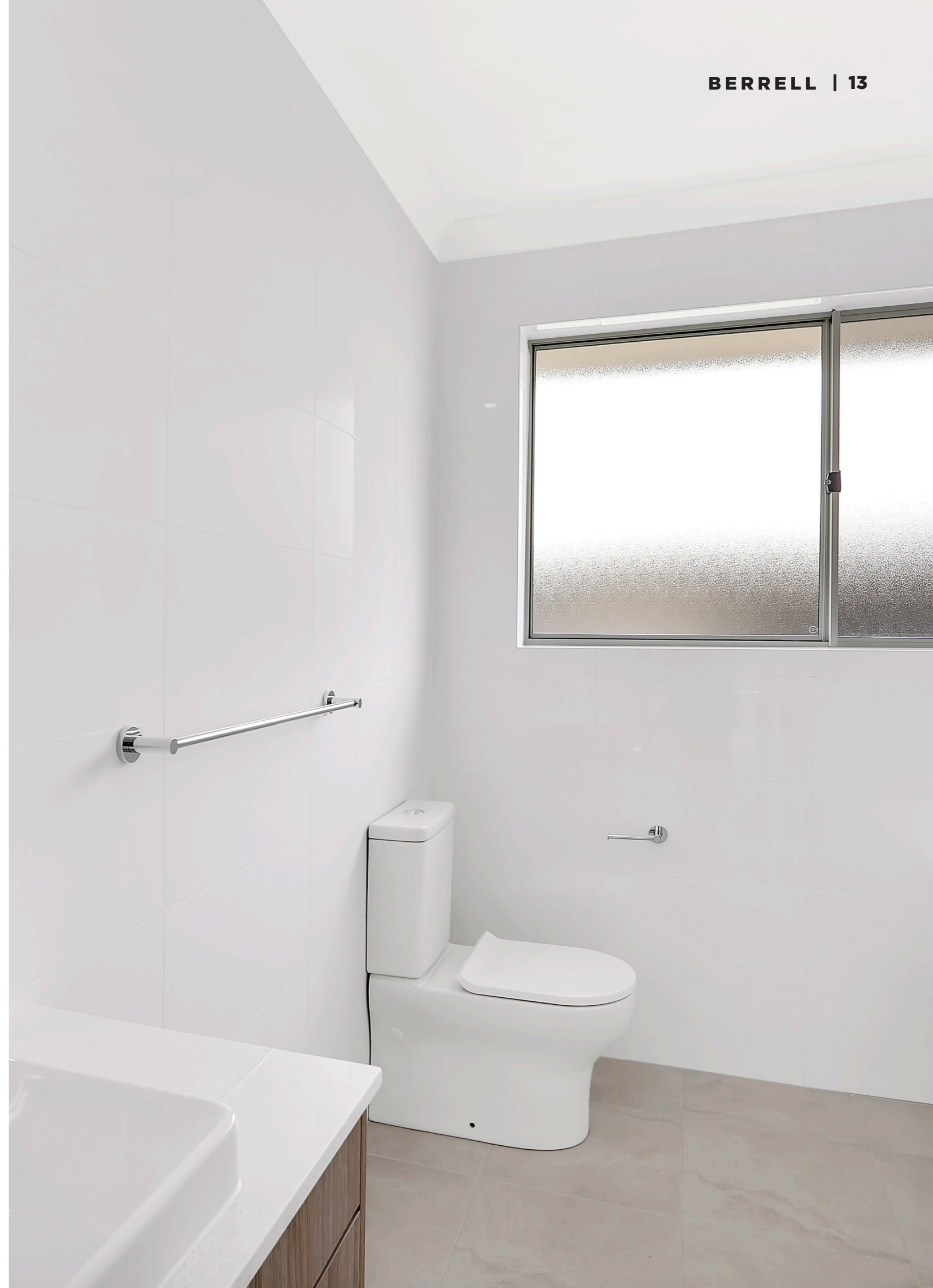
Advantage range tile selection to porch and alfresco*

Floor to ceiling tiling to main bathroom and ensuite inclusive of niche to shower recess finished with a chrome edge

Skirting tile height finish to laundry and water closet*

Carpet Floor Details

Advantage range carpet selection to all bedrooms and theatre including standard carpet underlay



* Where Applicable



ADVANTAGE ELECTRICAL INCLUSIONS

- Downlight allowance for every Berrell built home. We let you select which internal and external living areas you would like your downlights placed
- TV, data and phone points included
- Double power points
- Fully ducted air conditioning system included

Electrical Points

- 2 Clipsal C2000 TV points
- 2 Clipsal C2000 phone points
- 1 Clipsal C2000 double power point per bedroom
- 2 Clipsal C2000 double power points to living & kitchen
- 2 Clipsal C2000 data points



Lighting

- 10 LED downlights to your selected internal living area (bayonet fitting to remainder)
- IXL heat/fan/2 light combo to showers with 1 LED down light over vanity
- 10 LED downlights to your selected external area inclusive of porch, alfresco and garage eave

Fan

- Fan exhaust provided to any landlocked room

Climate

- Fully ducted air conditioning system inclusive of 2 zones

Security

- Standard alarm system

ADVANTAGE EXTERNAL INCLUSIONS

- Standard site costs and Basix
- T2 Frame and Trithor physical termite barrier
- Aluminium sliding windows with lockable sashes to entire home including front façade
- Double lock up garage with remote control panelift door
- Colour concrete driveway including cove finish

Brickwork

Berrell Advantage selected face brick to entire home

Roofing

Monier Atura concrete roof tiles with caulked butt ridge finish in selected colour

Structure

H1 Class Slab - inclusive of the porch / alfresco poured with main house slab and tiled over
Timber frame construction to AS1684

Driveway

Colour concrete driveway including cove finish to suit house plan

Garage

Double lock up with remote control garage panelift door inclusive of Colorbond colours

Front Door Details

Hume Savoy door with clear glazing to front entry
Gainsborough Designer Omni back to back pull handle to front entry door



Laundry Door Details

Hume JSTI 2040 high door with clear glazing to external laundry door
Gainsborough Trevi entrance set and deadbolt to laundry entry



Window Details

Aluminium sliding windows with lockable sashes to entire home including front façade
Flyscreens to all openable windows



GAS AND PLUMBING

- Natural Gas provision to kitchen cooktop
- Natural Gas Instantaneous Hot Water System – Rheem
- 1 External bayonet installed to alfresco
- 2 External rainwater garden taps
- 1 External potable water tap

BUILD INCLUSIONS

- BASIX Certificate
- Standard site costs
- Certifier and Council Application Fees
- Site Survey and Inspections
- Home Owners Warranty

