

**BERRELL**

**PACKAGE INCLUSIONS**

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# BERRELL

## Berrell Package

Berrell Homes, Berrell package is our signature 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.**



## BERRELL KITCHEN INCLUSIONS

- Laminated silk or ravine soft close cupboard doors and end panels with white melamine lined interior base cabinetry
- Two overhead cupboards either side of rangehood and concealed undermount rangehood cupboard
- Shark edge finish to all base cabinetry with overhang to upper kitchen cabinetry
- One bank of four soft close drawers and one bank of two soft close pot drawers
- Microwave provision inclusive of microwave
- Glass kitchen splashback

### Benchtop

20mm Smartstone/Silestone benchtop



Phoenix Teva sink mixer



Clark Polar double bowl undermount stainless steel sink

### Berrell Appliances



Smeg undermount rangehood



Smeg semi-integrated dishwasher



Smeg flushline cooktop



Smeg underbench oven



Smeg microwave trim kit included



## BERRELL BATHROOM AND ENSUITE INCLUSIONS

- 2 door laminated silk or ravine custom vanity with soft close doors inclusive of two drawers with standard 20mm Smartstone/Silestone benchtop
- Polished edge mirror to vanity
- Freestanding bath to main bathroom
- Tile insert floor waste to wet areas floors

### Bathroom Tapware



Phoenix Teva shower on rail



Phoenix Teva shower and bath mixer



Phoenix Teva 200mm bath spout



Phoenix Teva basin mixer

### Bathroom Fixtures



Caroma Luna inset basin



Luna wall faced toilet suite



Forme Soul oval freestanding bath

### Accessories



Phoenix Gloss toilet roll holder



Phoenix Gloss hand towel holder



Phoenix Gloss double towel rail



### BERRELL LAUNDRY INCLUSIONS

- 2 door laminated silk or ravine custom 900mm two door unit with soft close doors inclusive of 450mm broom cabinet featuring 20mm Smartstone benchtop and drop in tub
- Tiled splashback to laundry unit

#### Accessories



Phoenix Ivy mixer tap with pull out spray



Clark 45L drop in tub



## BERRELL 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 Strata 2040 high internal feature doors
- Taubmans Endure Colour 3 coat paint system
- Berrell range selected floor tiles to entry, main floors and hallways

### Internal Doors and Accessories

Hume Strata 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 all wet areas\*

Chrome door stops to hinged doors



### Internal Timber Finish Details

Linear cornice detail throughout entire home including porch and alfresco

Selection of 92mm single bevel skirting boards throughout entire home

Selection of 92mm single bevel architrave throughout entire home

### Storage Details

Linen and pantry include four white Melamine fixed shelves

Four drawer, four shelf tower to each build in robe including Melamine fixed shelf and hanging rail

### Paint Details

Taubmans Endure Colour 3 coat paint system throughout home

\* Excluding laundry and master suite

**Tile Floor Details**

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

Berrell 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 finish

Skirting tile height finish to laundry and water closet\*

**Carpet Floor Details**

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



\* Where Applicable

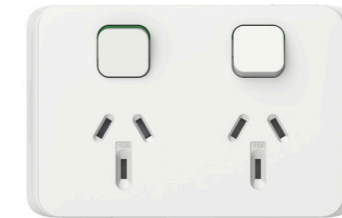


## BERRELL ELECTRICAL INCLUSIONS

- 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

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



### Lighting

- 15 LED downlights throughout internal living areas and 4 per bedroom
- 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
- One exterior flood light
- Florescent light to garage – one per car space

### Fan

- Fan exhaust provided to any landlocked room and laundry

### Climate

- Fully ducted air conditioning system inclusive of 2 zones

### Security

- Standard alarm system





## **BERRELL EXTERNAL INCLUSIONS**

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

### **Brickwork**

Berrell Homes Berrell selected face brick to entire home

### **Roofing**

Monier Atura/Traditional concrete roof tiles with caulked butt ridge finish in selected colour or Colorbond with 50mm Anticon blanket

### **Structure**

H1 Class Slab - inclusive of the porch/alfresco poured with main house slab and tile 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 Caoba and Classic Cedar

**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 awning windows with lockable sashes to front façade and sliding windows to remainder  
Flyscreens to all openable windows and sliding doors





## BUILD INCLUSIONS

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



