

CONCEPT

PACKAGE INCLUSIONS

BERRELL



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Concept Package

Berrell Homes Concept package is an innovative range of inclusions where your vision will come to life. We have carefully crafted this home package with quality inclusions that will make it feel like a luxury modern build.

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.



CONCEPT KITCHEN INCLUSIONS

- Polyurethane 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 including microwave
- Glass kitchen splashback

Benchtop

40mm Deluxe Smartstone/Silestone benchtop



Phoenix Blix pull out spray mixer



Clark Prism large single bowl stainless steel sink

Concept Appliances



Smeg undermount rangehood



Smeg integrated dishwasher



Smeg black glass cooktop



2 Smeg Pyrolytic wall ovens



Smeg microwave with grill



CONCEPT BATHROOM AND ENSUITE INCLUSIONS

- Polyurethane custom cabinetry vanity with two soft close doors. Inclusive of a bank of two drawers with deluxe 40mm Smartstone/Silestone benchtop
- Polished edge mirror to vanity
- Freestanding bath to main bathroom
- Smart tile fit in floor waste to all wet areas
- Matte black tapware and accessory finishes

Bathroom Tapware



Phoenix Vivid twin shower and rail



Phoenix Vivid shower and bath mixer



Phoenix Vivid 180mm bath spout and wall mixer



Phoenix Vivid wall basin mixer

Bathroom Fixtures



Caroma Luna inset basin



Luna clean flush Invisi II toilet suite



Forme Horizon freestanding bath

Accessories



Phoenix Vivid toilet roll holder



Phoenix Vivid hand towel holder



Phoenix Vivid double towel rail



CONCEPT LAUNDRY INCLUSIONS

- Custom 1500mm polyurethane two door unit with soft close doors. Featuring a concealed under bench laundry basket, broom cabinet and overhead cabinetry. Finished off nicely a with 20mm Smartstone benchtop and drop in tub
- Glass splashback to laundry unit

Accessories



Phoenix Blix mixer tap with pull out spray



Clark 45L square drop in tub



CONCEPT INTERNAL INCLUSIONS

- Custom 2 door slimline black glass/aqua white glass robe doors
- 2700mm high ceilings to ground floor, 2700mm high ceilings to first floor
- Hume Linear 2340mm high internal feature doors throughout
- Taubmans Endure Colour 3 coat paint system
- Berrell Concept selection of floor tiles to entry, main floors and hallways

Internal Doors and Accessories

Hume Linear 2340mm high feature doors throughout the home

Custom aluminium mirrored wardrobes up to 2400mm high in bright chrome, satin or white frame with architrave surround finish

Gainsborough Angular black lever handles

Privacy adapters to all wet areas and master suite*

Black door stops to hinged doors



Internal Timber Finish Details

Your choice of square set or shadow line finish to ceiling

Selection of 140mm single bevel skirting boards to entire home

Selection of 90mm single bevel architrave to all internal & external hinged doors

Storage Details

Wardrobes include white Melamine fixed shelving and hanging rail

Four drawer, four shelf tower to each built in robe

Linen and pantry include four white Melamine fixed shelves

Paint Details

Taubmans Endure Colour 3 coat paint system throughout home including second paint colour to woodwork and doors

* Excluding laundry

Tile Floor Details

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

Concept range tile selection to porch and alfresco*

Floor to ceiling tiling to main bathroom and ensuite inclusive of niche to shower recess finished with black angle edging

Full height tiling finish to laundry and WC*

Smart tile fit in floor waste to all wet areas

Carpet Floor Details

Concept range carpet selection to all bedrooms and theatre including 10mm gold carpet underlay



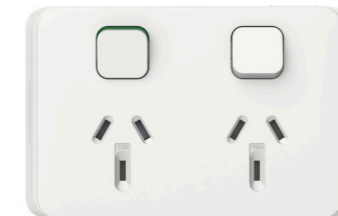


CONCEPT ELECTRICAL INCLUSIONS

- 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
- 4 Clipsal Iconic data points



Lighting

- 15 LED downlights throughout the inside of home
- IXL heat/fan/2 light combo to showers with 1 LED down light over vanity
- 10 LED downlights to any 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



Brickwork

Berrell Homes Concept selected face brick to entire home

Roofing

Monier Horizon 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 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 Caoba and Classic Cedar

CONCEPT EXTERNAL INCLUSIONS

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

Front Door Details

Hume XIL Illusion doors with clear glazing to front entry
Gainsborough Designer Omni back to back black pull handle to front entry door



Laundry Door Details

Hume JSTI 2340mm high door with clear glazing to external laundry door
Gainsborough designer Trilock 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

Square set window and external sliding door reveals





BUILD INCLUSIONS

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

