






THE WATERFRONT, SHELLCOVE HOUSE PACKAGE

Suitable for Lots 8311, 8219, and 8249

 5  3.5  2

LAND SIZE

Minimum 14.5m x 32m

HOUSE SIZE

408m²

BUILD PRICE

\$1,579,680



FINALIST 2024
HIA NSW Region
Custom Built Home
\$1 million to \$1.2 million

CONTEMPORARY MEDITERRANEAN CUSTOM TWO-STOREY RESIDENCE

This exquisite two-storey residence is meticulously designed to and provide an unparalleled resort-style living experience.

ARCHITECTURAL ELEGANCE

The residence's façade exudes sophistication with curves and arches, premium exterior finishes, including Organic Stone Wall cladding, rendered Masonry, Austral Bricks Hamptons Whitehaven Face Brick, James Hardie Oblique weatherboard, and Colorbond Klip-Lok roofing.

The custom panel lift garage door is clad in durable Aluminium Timber Look Battens, while the bespoke balustrade on the first floor balcony perfectly frames the picturesque views.

CONTACT BERRELL HOMES FOR THE FULL LIST OF INCLUSIONS

1300 565 155

info@berrellhomes.com.au

berrellhomes.com.au

SPACIOUS AND LIGHT-FILLED

- Ground Floor – 3000mm ceiling height.
- First Floor – 2700mm ceiling height.
- A stunning double-height void with a skylight graces the beautifully curved staircase.

GOURMET KITCHEN

The state-of-the-art kitchen is equipped with Smeg appliances, curved Caesarstone benchtops, and custom Polytec Ravine joinery. A concealed butler's pantry discreetly tucked away behind tall joinery doors, adds a touch of sophistication.

CUSTOM JOINERY

Polytec Ravine joinery is a consistent and elegant feature throughout the home, present in the bathrooms, laundry, and mudroom. Each area is complemented by Caesarstone benchtops and soft-close hinges for a seamless, high-end finish.

CLIMATE CONTROL

Enjoy year round comfort with a built in-gas fireplace and the Actron Air fully ducted air conditioning system, ensuring the perfect indoor climate in every season.

LUXURIOUS BATHROOMS

The bathrooms are outfitted with Phoenix Vivid Slimline tapware in Brushed Nickel, full-height tiling, frameless shower screens, and recessed floors for a flush transition.

CUSTOM WALK-IN ROBE

The master suite boasts a custom walk-in robe with double and single hanging rails and a drawer/shelf tower. Secondary bedrooms are equally well-appointed with sleek white drawer/shelf towers.

ELEGANT STAIRCASE DESIGN

A beautifully designed curved staircase with closed risers, enhanced by a double-height void and skylight, creates a striking architectural feature that is both functional and visually stunning.

PREMIUM FLOORING

Luxurious EC Carpets Andes Peak, paired with a 10mm underlay, offers comfort and elegance. Maxi Hybrid flooring is installed on the stairs and throughout the main living areas and halls on both floors, combining style with durability.

ELECTRICAL AND LIGHTING

Bespoke lighting design features downlights throughout the home, two exterior flood lights, and LED batten lights in each car space. The electrical system includes Clipsal Iconic range power points and switches, a standard alarm system, and a TV antenna.

REFINED FINISHING TOUCHES

Square set cornices are featured throughout the home, while a quad finish is applied to the porch and alfresco areas. Additional details include 90mm single bevel skirting, flyscreens, and roller blinds for windows and sliding doors (excluding wet areas).

LANDSCAPE PACKAGE

The residence is completed with a comprehensive landscape package, including an exposed aggregate driveway, fencing, clothesline, letterbox, and turf, ensuring a polished and welcoming exterior.

SITE COSTS

The package includes site costs for 1m of fall over the block with equal cut and fill. Site classification to be confirmed on receipt of engineering.

Note* Excludes retaining walls, drop edge beams, and splits/garage step downs if required.

This custom residence embodies luxury, functionality, and timeless design, making it the ideal retreat for those seeking the ultimate oceanfront lifestyle.

GROUND FLOOR



FIRST FLOOR



FINALIST 2024
HIA NSW Region
Custom Built Home
\$1 million to \$1.2 million

Berrell Homes House and Land Packages Terms & Conditions: Fixed price house and land packages are subject to developer design review, receipt of outstanding documents, (e.g. working drawings, development application, BASIX requirements, engineer's details, bushfire attack level, and acoustics). Price and availability are subject to change without further notice. The package is based on Berrell Homes preliminary/preferred siting and preliminary developer land information currently available. Façade and floorplan are used for illustrative purposes and to be considered as a guide only.

BUILD WITH BERRELL

1300 565 155

info@berrellhomes.com.au

berrellhomes.com.au