

BHSTUDIO

Classic MAG





live in style with **BROLEN HOMES**

The home is the foundation of countless Australian families and building your own is still one of life's most important moments.

At Brolen Homes, we know that the process of building a home can be stressful; so our mission has been to truly understand the needs of our customers to ensure each moment in the journey is as seamless as possible.

Brolen Homes has created this MAG to show you the trusted and quality products that are included in your new home.

✓ We require you to make several selections. When you see this checkmark in the Selections Section of the MAG you have several options available.

Please refer to your Tender and Plans for inclusions.

If you have any questions please feel free to contact us.

We care about the little things. Details are what makes a home and we always keep this in mind.

All images including landscaping are for illustrative/inspirational purposes only & should be used as a guide only. Purchasers are advised to refer to their Building Contract and Tender for detailed inclusions.



FINALIST 2017
HIA NSW Region
Bathroom in a
Display Home



FINALIST 2018
HIA NSW Region
Custom Built Home
up to \$600,000

What's Inside



06 GET TO KNOW YOUR HOME



08 INCLUSIONS | No changes



32 SELECTIONS TO BE MADE



Get to Know Your Home



External



A EXTERNAL LAUNDRY DOOR
Hume laundry door design XF1
Standard size: 2040mm high x 820mm wide
Translucent glazing (as shown in A)
Paint finish
(Subject to design).

B HOT WATER SYSTEM
Rheem Metro Max 26 Continuous Flow 50°C Water Heater
876T26NF. Suitable for 2 - 5 people, natural gas, 6 star hot
water entergy rating, 26Ltr flow rate @ 25°C, digital displays.

C RAINWATER TANK
TYPE???
NOTE: Slimline Colorbond rainwater tank shown this is an
OPTIONAL UPGRADE.

D GARAGE DOOR
TYPE???

LETTERBOX
TYPE???

CLOTHESLINE
TYPE???



Entry Door Furniture

At the forefront of style and innovation, Gainsborough's range provides a blend of contemporary and chic.

A



A FRONT ENTRY

Gainsborough Tradepro Series Tristan Entrance Lockset keyed. 1440PROTRISCK
Gainsborough Tradepro Series Dexton Deadbolt. 1445PRODEXSCK . Satin Chrome finish only.

B



B LAUNDRY (OTHER EXTERNAL DOORS)

Gainsborough Tradepro Series Colton Entrance Lockset keyed. 1440PROCOLSSK
Stainless Steel finish only???



Gainsborough
ENTER WITH STYLE



Internal

14	KITCHEN
16	INTERNAL DOORS & FURNITURE
18	SKIRTING, ARCHITRAVES & CORNICES
20	STAIRCASE
22	BATHROOM, ENSUITE & POWDER ROOM
28	LAUNDRY
30	ELECTRICAL

Kitchen

Your kitchen features Westinghouse appliances. Westinghouse has developed an even wider range of perfectly practical cooking solutions designed to ensure meal time runs as smoothly as possible.

- A

COOKTOP

600mm Westinghouse Gas Stainless Steel Cooktop WHG643SA.
- B

OVEN

600mm Westinghouse Electric Stainless Steel Oven WVE613S.
- C

RANGEHOOD

600mm Westinghouse Electric Stainless Steel Rangehood (slide out) WRH608IS.
Note: No external ducting.
- D

DISHWASHER

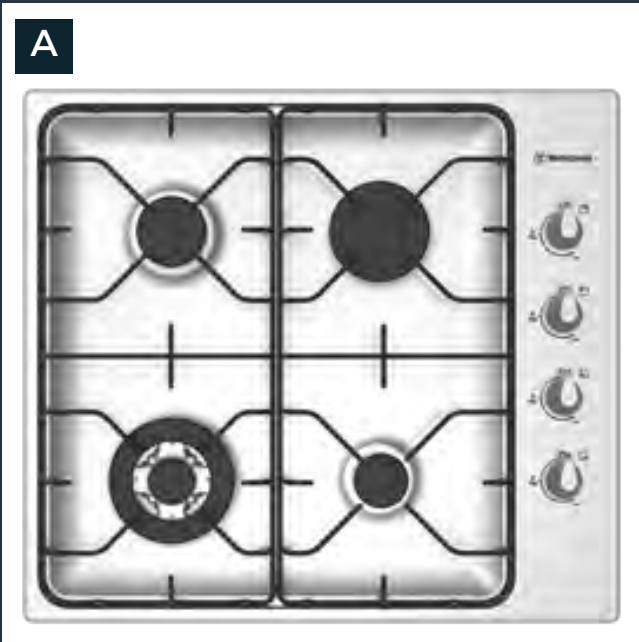
600mm Dishlex Stainless Steel Freestanding Dishwasher DSF6106X.
- E

KITCHEN SINK

Clark Punch 1100mm RH 1&3⁄4 stainless steel flushline sink with 1 taphole. Large bowl 21L capacity, small bowl 11L capacity. PU12071R.
- F

KITCHEN TAPWARE

Alder Classico Sink Mixer stainless steel 51093.



Internal Doors & Furniture

The internal contemporary lever designs is available in privacy, passage and dummy functions to create a uniform look throughout the home.

A INTERNAL DOOR FURNITURE
Gainsborough Lever Handle 'TRISTAN'
Bathroom, Ensuite, WC and Powder Room
1400PROTRISC. Satin Chrome (only)

B INTERNAL DOORS
Flush panel 2040mm high x 820mm wide with white PVC doorstop. Paint finish (as per standard plan)

PRIVACY ADAPTERS
To a communal areas
eg: Bathroom, Ensuite, WC and Powder Room
1410PROTRISC

ROBES
Flush panel 2040mm high doors
Paint finish (as per standard plan)
Gainsborough Lever handles 'TRISTAN'
1405PROTRISC. Satin Chrome (only)

Includes 1 x white melamine shelf with single hanging rail (as per standard plan)



Gainsborough
ENTER WITH STYLE



Skirtings, Architraves & Cornices

Hume Pinetrim primed mouldings is a natural product and is manufactured from sustainable plantation grown Pine. Hume Pinetrim uses a manufacturing process that removes all knots and visible Imperfections and is fingerjointed for increased stability.

A ARCHITRAVES

Half splay 42mm x 18mm solid timber half splay profile architrave in paint finish (no MDF).

B SKIRTING

Half splay 66mm x 18mm solid timber half splay profile skirting in paint finish (no MDF).

The simple curved design of Gyprock Cove has made it the standard for Australian builders. This functional profile is available in a range of sizes and creates a gentle transition between the wall and ceiling without making a major statement.

C CORNICE

75mm cove cornice



GYPROCKTM



Half Splay



Half Splay



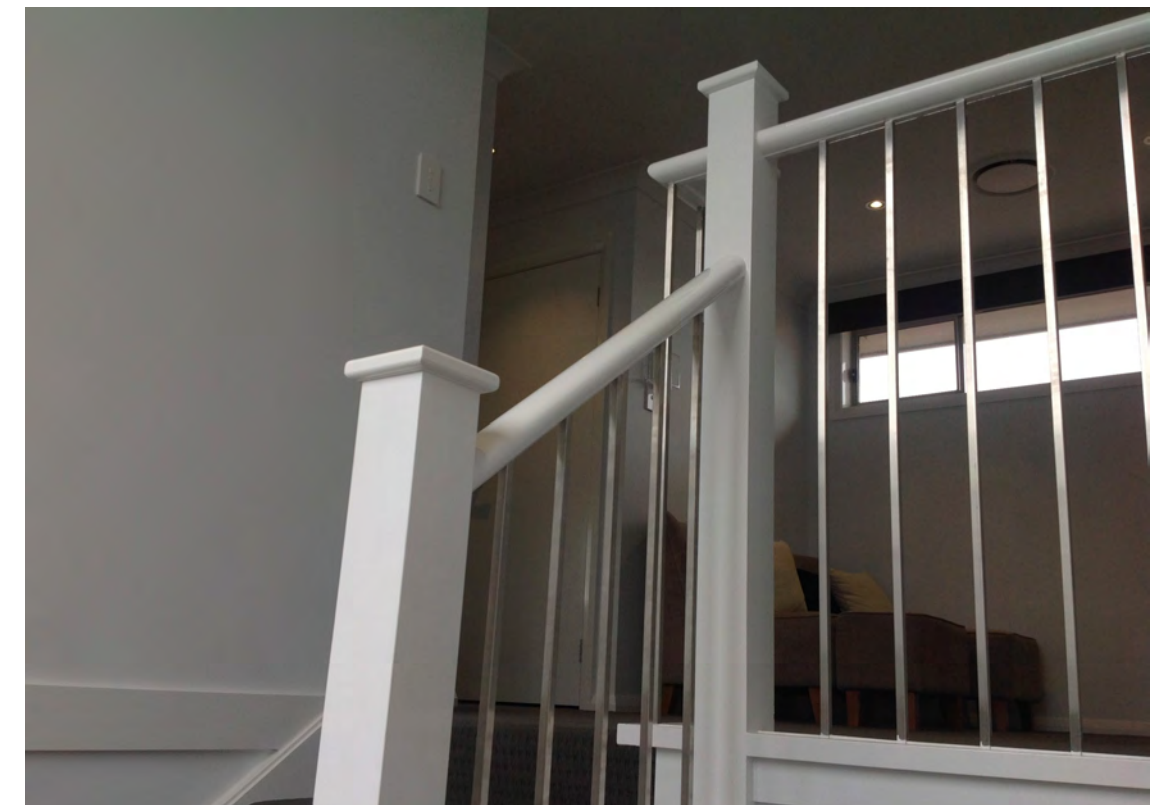
Cove



Staircase

Modern Standard Inclusions staircase for double storey designs only.

- A PAINTED HANDRAIL & POSTS**
One colour throughout home, selection from Taubmans Paint colour range with gloss enamel finish
FJ Pine 65mm x 45mm handrails (oval profile).
- B STAINLESS STEEL BALLUSTRADE**
12mm x 12mm stainless steel streak square balusters.
- C CARPET TREAD & RISER**
25mm HMR MDF Treads and 18mm risers.
Style closed rise - closed string.
Floor finish at top and bottom stair MDF.



Shower & Bath

MODERN

SHOWER SCREEN???

Fully-framed showerscreen with clear glazing and pivot door.



B SHOWER SCREEN???

6mm semi framed shower screen throughout



C BATH

Decina Matilda 1510mm Rectangular Bath (white) 106 litre capacity MT1510BW



D MIRROR

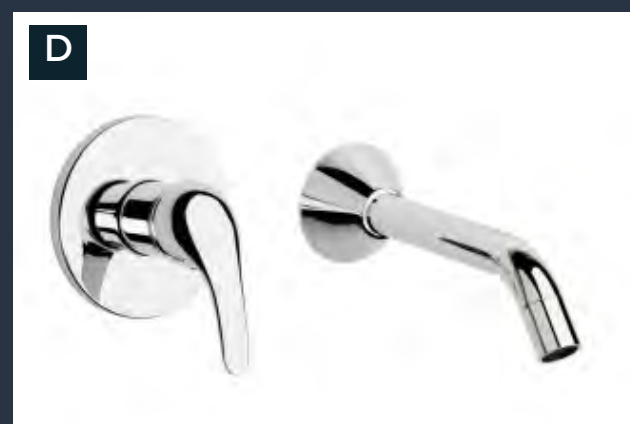
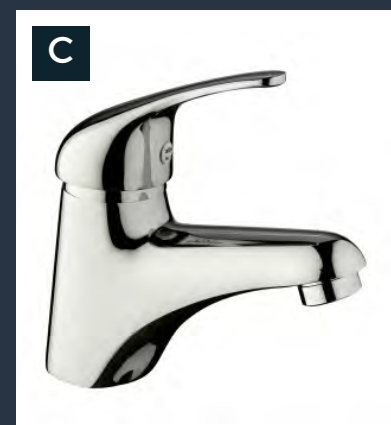
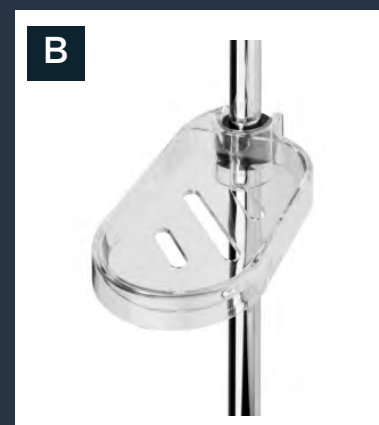
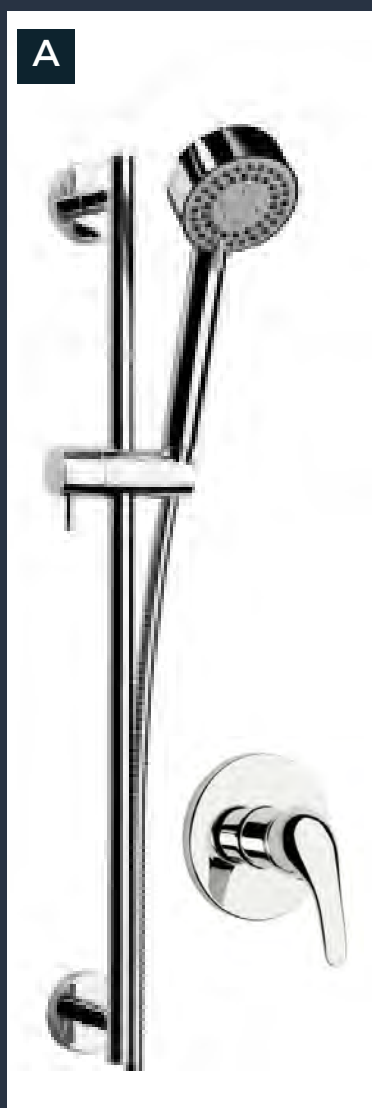
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Tapware

Alder Tapware leads in shower and tapware engineering and innovation, which offers an opulent and sublime solution to any contemporary bathroom.

Alder Tapware focus on the design and innovation of its showerheads and spray patterns to allow gentle yet powerful and opulent shower delivery whilst still complying with all Australian Watermark and WELS (Water Efficiency Labelling Scheme) regulations.



A SHOWER SET
Alder Classico Shower Set Moda Rail HS205

B RAIL SOAP DISH
Alder Moda Rail Soap Dish Clear 00387

C BASIN MIXER
Alder Classico Basin Mixer 50093

D BATH SET
Alder Classico Bath Set Niseko 170 | 58094

alder tapware

Accessories

Alder Tapware Accessories Collection is designed and styled to complement any bathroom style offering quality, durability and functionality. The seamless metal construction for durability with an ultra-bright, durable polished chrome finish for extra longevity makes a stylish addition to any modern or traditional bathroom space. This collection is further enhanced by its design to complement any Alder Tapware taps and mixer tap ranges.

- A BATHROOM ACCESSORIES**
Star Accessories including, single towel rail, robe hook, toilet roll holder and towel ring.

- B TOILET SUITE**
Forme Bathroom Collection Lillie Close Coupled Toilet Suite with soft close lid (white) TTLILLIE



Vanities



- A ENSUITE / POWDER ROOM VANITY**
Forme Bathroom Collection Piccolo 400mm Vanity Wall Hung Vanity with soft close door. VAT400WH

- B BATHROOM VANITY**
Sorrento Bathware Renata 900*460mm Vanity Wall Hung with soft closing doors and drawers.



alder tapware
Harvey Norman
COMMERCIAL DIVISION





Laundry

-
- A LAUNDRY TUB**
Everhard Industries Project 45L Laundry Tub and Cabinet with stainless steel bowl and galvanised steel white powder coated cabinet. 71C4510
-
- B TAPWARE**
Alder Mini Washing Machine Stops 1320
-
- C BASIN SINK MIXER**
Alder Classico Sink Mixer 51093
-



alder tapware

Electrical

You will be required to attend an electrical appointment with one of our professional inhouse consultants.?????

Modern Standard Electrical Inclusions are:

LIGHTING

Standard bayonet fitting to each room throughout.

EXTERNAL LIGHTING

Standard bayonet fitting to porch, alfresco and balcony (subject to design).

POWER POINT

1 x double power point to each room throughout
2 x double power points to kitchen
Single power points to appliances, fridge space, microwave and dishwasher provisions only (subject to design).

NBN (provision only)

NBN Conduit (provision only) location at the discretion of electrician, including 1 x double power point.

TELEVISION

2 x TV points.

DATA COMMUNICATIONS

1 x telephone point and
1 x datapoint

SMOKE DETECTORS

Hard wired detectors with battery backup (subject to design).

Colour Selections



Please SELECT ONE Internal Colour from Option 1 or 2

34 OPTION 1 - SURF

36 OPTION 2 - OYSTER GREY



Internal Colours – Option 1

Surf

INTERNAL COLOUR SCHEME | SURF

Please tick the box if you would like this colour scheme.

☐

☒



- A

SPLASHBACK
Kitchen & Laundry Tile
Size??? Code Brand for all tiles
- B

KITCHEN BECHTOPS
Caesarstone - Ocean Foam
20mm
- C

KITCHEN CABINETRY
Laminex - Surf Natural Finish
- D

TILING
Main Floor
Size???
- E

TILING
Wet Areas Wall Tile
- E

TILING
Wet Areas Wall Tile
- F

TILING
Wet Areas Floor Tile
- G

TILING
External Floor Tile
- H

CARPET
Godfrey Hurst - Zest - Driftwood - 4m - 7300
- I

WALL PAINT
Taubmans - White Spirit

Internal Colours – Option 2

INTERNAL COLOUR SCHEME | OYSTER GREY

Please tick the box if you would like this colour scheme.

☐

☒



Oyster Grey

- A

SPLASHBACK
Kitchen & Laundry Tile
Size???
- B

KITCHEN BECHTOPS
Caesarstone - Ocean Foam
20mm
- C

KITCHEN CABINETRY
Laminex - Oyster Grey
- D

TILING
Main Floor
Size???
- E

TILING
Wet Areas Wall Tile
- E

TILING
Wet Areas Wall Tile
- F

TILING
Wet Areas Floor Tile
- G

TILING
External Floor Tile
- H

CARPET
Godfrey Hurst - Zest - Dynamo - 4m - 7600
- I

WALL PAINT
Taubmans - White Spirit

External Selections



Please SELECT one Front Entry Door
Please SELECT one External Colour Selection from
Options 1,2 or 3

40 FRONT ENTRY DOOR

42 OPTION 1 - LEISURE

44 OPTION 2 - ENGAGE

46 OPTION 3 - FREEDOM



Front Entry Door

A



XV1



XV4



XV5



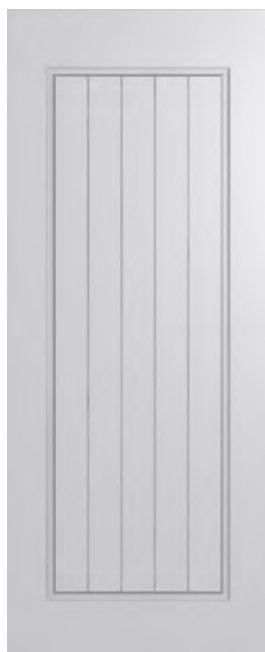
XV9



XV10



XV14



XV18



XV20

The Vaucluse is of the highest quality and has been produced in a variety of styles to match any architectural frontage. Detailed carved patterns to the external faces and smooth internal faces make for simplicity in design.

A

SELECT ONE

Hume front entry door from 'Vaucluse' range
(2040mm high x 820mm wide & 40mm thick)
Paint finish.
(Subject to design and Tender Inclusions).



Selection XV

Enter #



External Colours – Option 1

INTERNAL COLOUR SELECTION | LEISURE

Please tick the box if you would like this colour scheme.

☐

A **BRICKWORK**
Austral - Everyday Life - Leisure

B **ROOF TILE**
Monier - Elabana -Barrumundi

C **MOROKA**
Colorbond - Wallaby

D **GARAGE DOOR**
Colorbond Steel - Surfmist

E **FASCIA, GUTTER & DOWNPIPES**
Colorbond - Wallaby

F **WINDOW FRAMES**
Colorbond - Surfmist

G **FRONT DOOR**
Colorbond - Surfmist

H **DRIVEWAY**
????

Leisure



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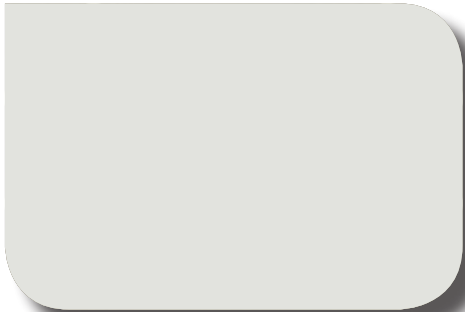
Brick - Austral
Everyday Life - Leisure



Roof Tile - Monier
Elabana - Barrumundi



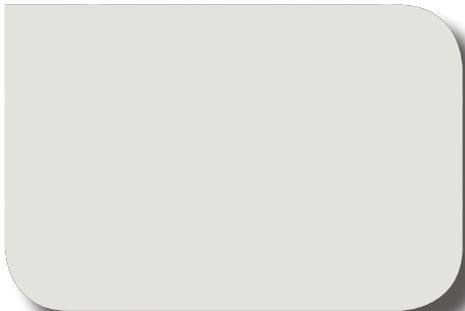
Moroka - Taubmans
Wallaby



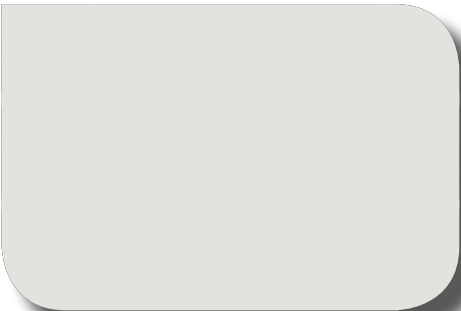
Garage Door
Colorbond Steel - Surfmist



Fascia, Gutter, Downpipes
Colorbond - Wallaby



Window Frames
Colorbond - Surfmist



Front Door - Taubmans
Colorbond - Surfmist

Design is how it
all works together



External Colours - Option 2

EXTERNAL COLOUR SELECTION | ENGAGE

Please tick the box if you would like this colour scheme.

☐

- A

BRICKWORK
Austral - Everyday Life - Engage
- B

ROOF TILE
Monier - Elabana -Barrumundi
- C

MOROKA
Colorbond - Surfmist
- D

GARAGE DOOR
Colorbond Steel - Dune
- E

FASCIA, GUTTER & DOWNPIPES
Colorbond - Monument
- F

WINDOW FRAMES
Colorbond - Dune
- G

FRONT DOOR
Taubmans - Colorbond - Surfmist

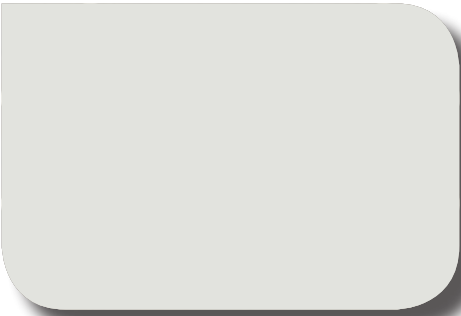
Engage



Brick - Austral
Everyday Life - Engage



Roof Tile - Monier
Elabana - Barrumundi



Moroka - Taubmans
Colorbond - Surfmist



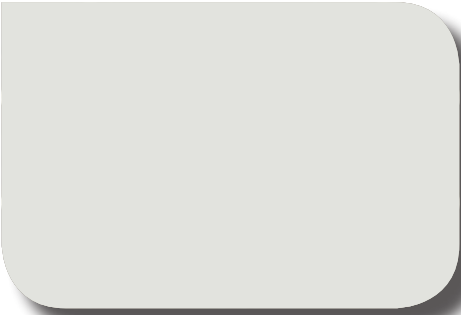
Garage Door
Colorbond Steel - Dune



Fascia, Gutter, Downpipes
Colorbond - Monument



Window Frames
Colorbond - Dune



Front Door - Taubmans
Colorbond - Surfmist

It all begins with an idea



External Colours - Option 3

EXTERNAL COLOUR SELECTION | FREEDOM

Please tick the box if you would like this colour scheme.

☐

- A

BRICKWORK
Austral - Everyday Life - Freedom
- B

ROOF TILE
Monier - Elabana -Barrumundi
- C

MOROKA
Colorbond - Gully
- D

GARAGE DOOR
Colorbond Steel - Surfmist
- E

FASCIA, GUTTER & DOWNPIPES
Colorbond - Woodland Grey
- F

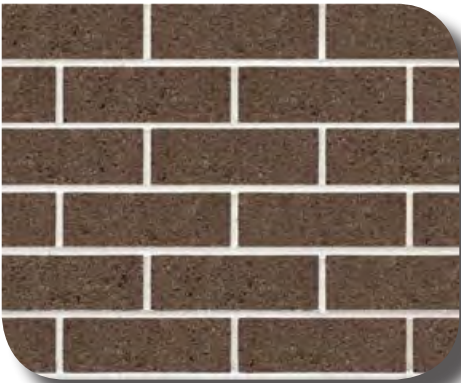
WINDOW FRAMES
Colorbond - Woodland Grey
- G

FRONT DOOR
Taubmans - Colorbond - Surfmist

Freedom



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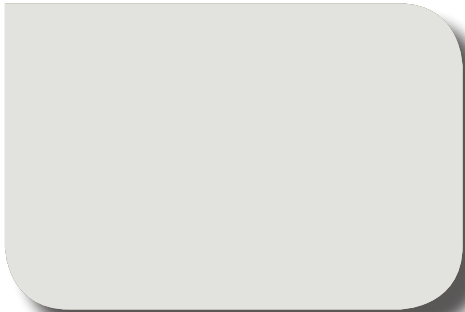
Brick - Austral
Everyday Life - Freedom



Roof Tile - Monier
Elabana - Barramundi



Moroka
Colorbond - Gully



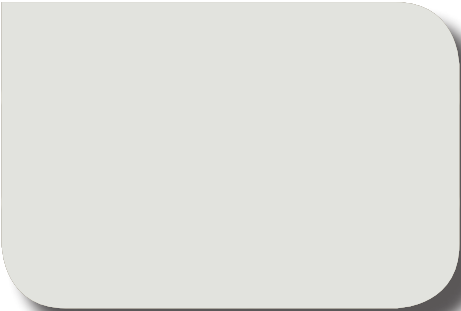
Garage Door
Colorbond Steel - Surfmist



Fascia, Gutter, Downpipes
Colorbond - Woodland Grey



Window Frames
Colorbond - Woodland Grey



Front Door - Taubmans
Colorbond - Surfmist

There is beauty in simplicity





Head Office

Oran Park

Suite 7, Level 2, 351 Oran Park Drive
E: admin@brolenhomes.com.au

Display Home

Oran Park

19 Webber Loop
View Thursday to Monday
10am to 5pm



Brolen Homes

PH 8776 8000 | www.brolenhomes.com.au



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