



BERWICK BLOSSOM



SIMPLE ELEGANCE

Exemplary in design and flawless in luxurious standards, Makray Homes are proud to offer you Berwick Blossom, the choice of 6 exquisite, contemporary townhomes, set in the lap of luxury at a most fashionable address. By blending contemporary design with luscious greenery, Berwick Blossom exudes a sense of modern living.

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Develop and build by
Makray Homes Pty Ltd



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137 Brisbane Street is a collection of 6 individual double storey townhouses designed set in the lap of luxury at a most fashionable address. Retire in splendour into this exceptionally well thought out, classy development, laced behind a secure gated complex in the tree-lined Brisbane Street. Attractively priced these trendy state-of-the-art residences offer a variety of floorplans with a comprehensive list of premium quality designer finishes. Imagine a luxury retreat in the heart of Berwick lock up and leave or for those who live a busy life, there is little maintenance to worry about. Elite schools and educational facilities as well as Freeway access within minutes' drive. All the hard work has been done, with an expected completion date in early 2020. Buy off the plan now and save.

SIMPLE ELEGANCE

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A Home For Everyone

Berwick is a hidden gem filled with stunning parklands and picturesque streets. Amidst the huge parkland areas lies a myriad of modern facilities, striking a fine balance between nature and sophistication.

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**LIFE
STYLE**



**Close to the
most prestigious
Schools and
Universities
in the area**

- ☑ Haileybury College
- ☑ St. Michael's Primary School
- ☑ St. Margarets School
- ☑ Nossal High School
- ☑ Berwick College
- ☑ Monash University- Berwick Campus
- ☑ Berwick Kindergarten
- ☑ Beaconsfield College
- ☑ Mansfield Street
- ☑ Kindergarten

A Stone's Throw Away



Berwick Village

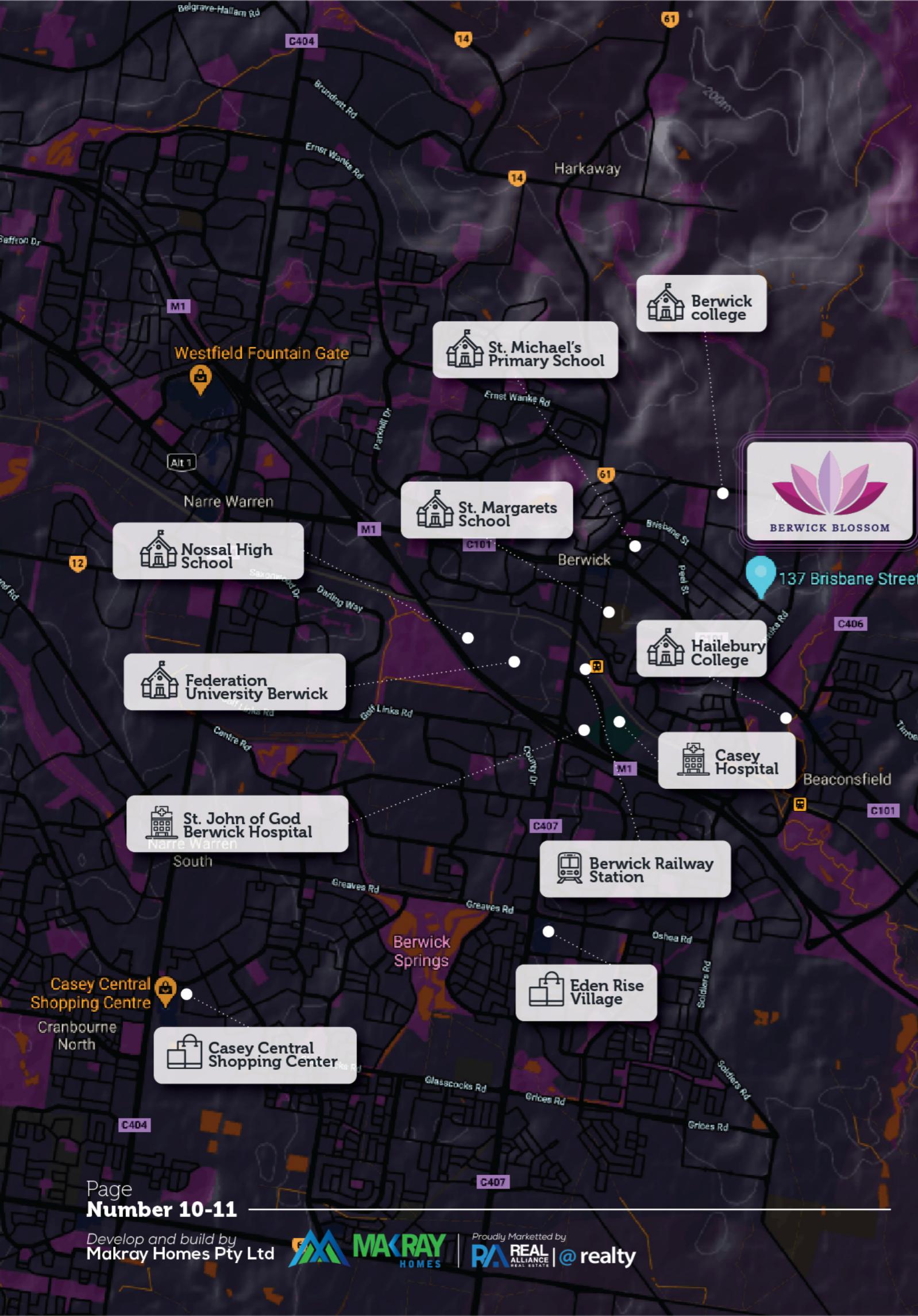


Beaconsfield Shopping Centre



St Margarets School





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Each Home is individual in design. The layout of each floor are carefully arranged, to maximize functionality creating flexible homes for families of all ages and sizes.

EXCLUSIVE SPACE

Timeless Design

Designed by Makray Designs, 137 Brisbane St, the buildings are designed to seamlessly fade into the background whilst providing an attractive backdrop for the greenery and existing houses which surround the development.



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Internal Finishes

Living Room

- Timber floors for living and dining areas with 20 Year Domestic Limited Surface Warranty and lifetime structural warranty.

- LED downlights

Bedroom & Bathroom

- Sliding robe doors with internal shelving and hanging rails to the bedrooms
- High quality Carpets to the bedrooms
- Wall to ceiling tiles in Shower area only
- Modern Vanity
- Tiled Shower Base
- LED downlights

Kitchen

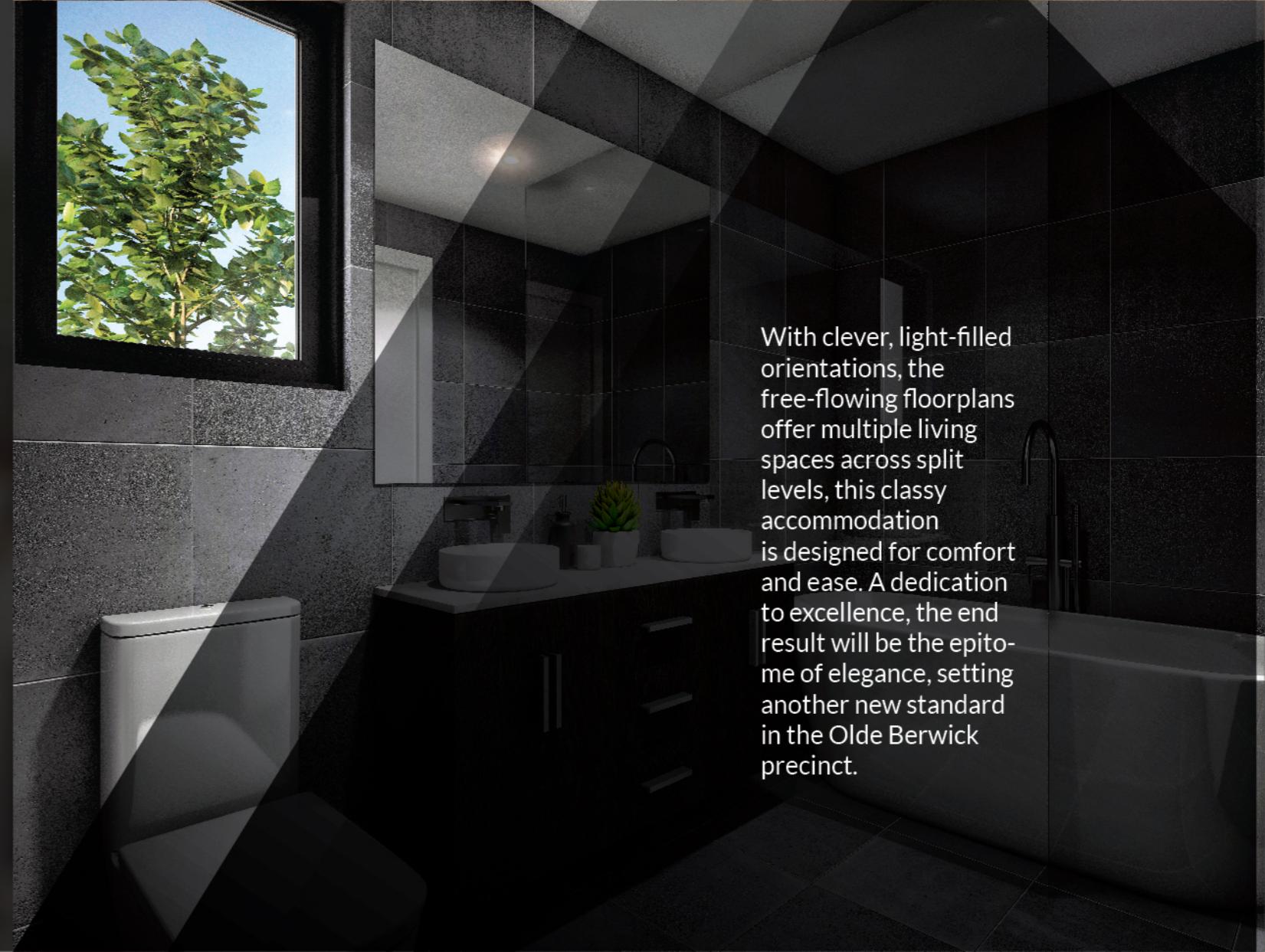
- Timber Flooring
- LED down lights
- LED strip lighting
- Miele or similar European Appliances
- Cupboard finishes with high end createc gloss laminate
- Soft close drawers
- 40mm Stone with square edged detail to the top



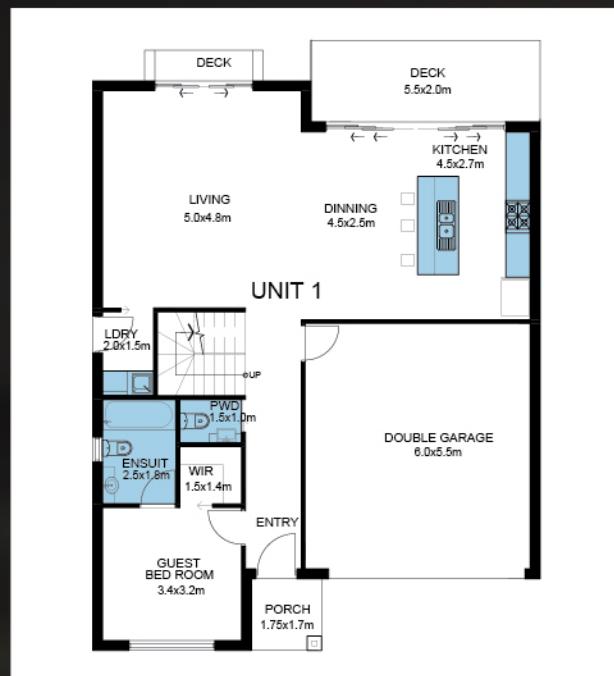
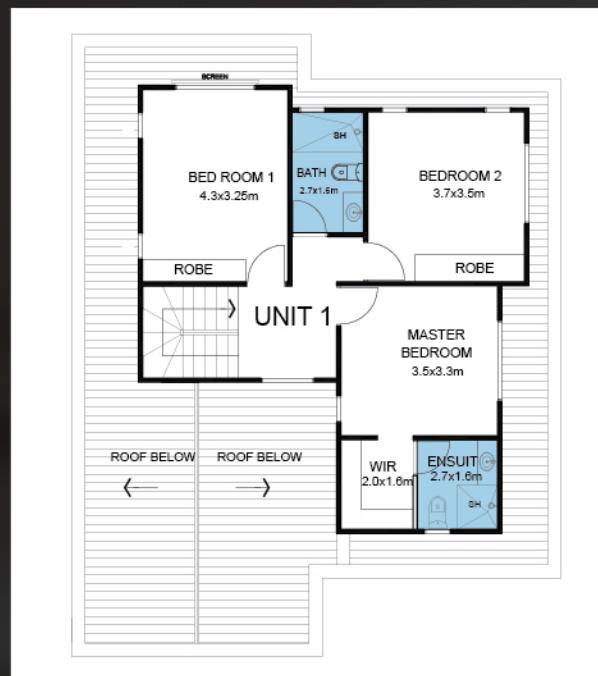
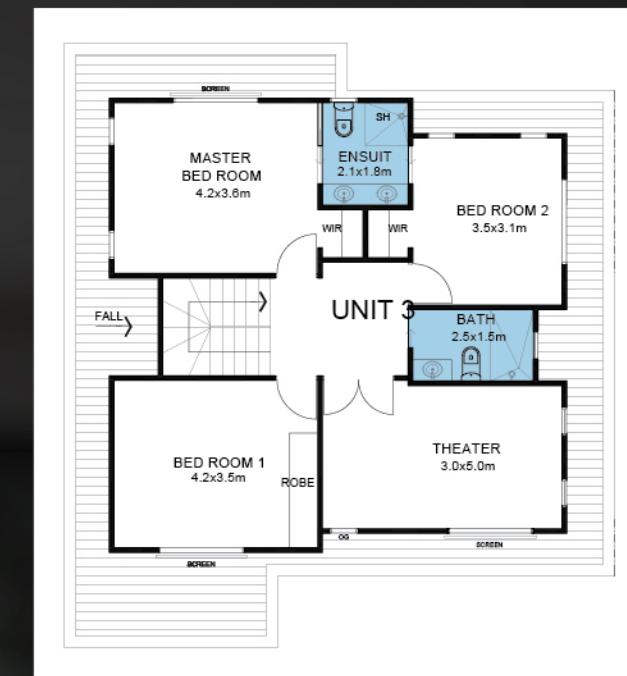
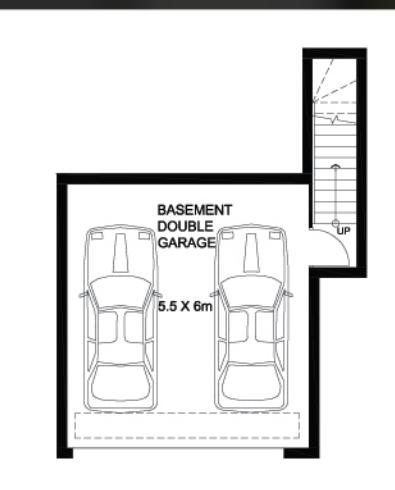
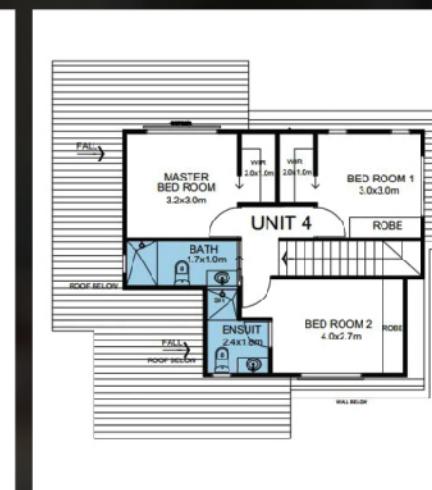
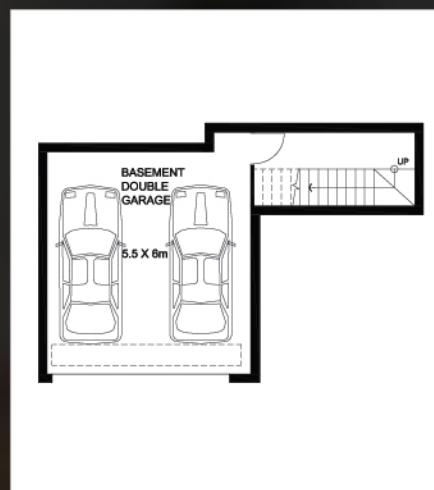
Other Finishes

- Refrigerated Heating and Cooling System
- Alarm and Ducted Vacuum system
- 75mm Square Edge Cornice
- 2000L water tank
- Ground floor 2.7m and upper floor 2.5m ceiling height as per the plans.
- Landscaping
- Exterior Facade as per the plans
- Coloured Concrete driveway
- Clothes line
- Letter Box

THE BUILDER RESERVES THE RIGHT TO CHANGE OR MODIFY MODELS WITHOUT NOTICE DUE TO STOCK AVAILABILITY OR OTHER UNFORESEEN REASONS.

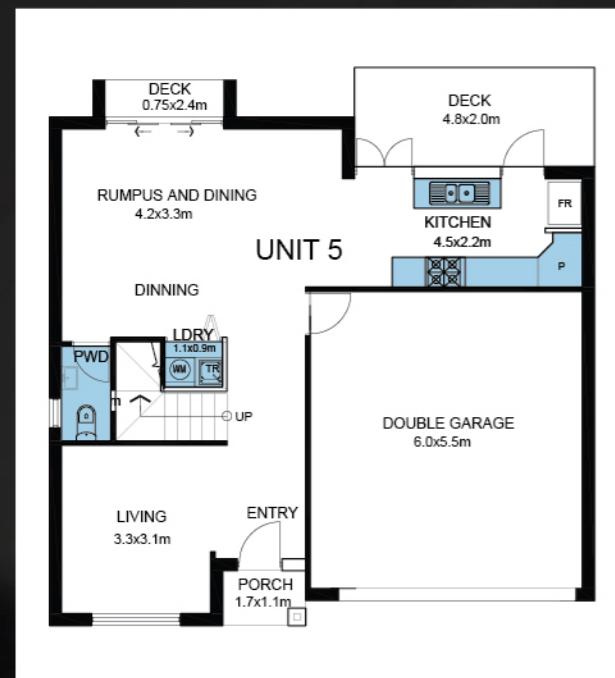


With clever, light-filled orientations, the free-flowing floorplans offer multiple living spaces across split levels, this classy accommodation is designed for comfort and ease. A dedication to excellence, the end result will be the epitome of elegance, setting another new standard in the Olde Berwick precinct.

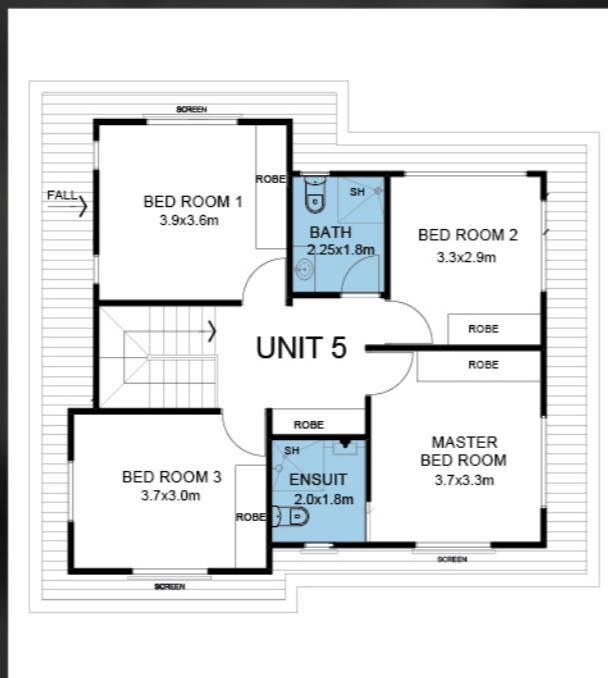
**Unit 1 - Ground Floor****Unit 1 - Upper Floor****Unit 3 - Upper Floor****Unit 3 - Upper Floor****Unit 2 - Ground Floor****Unit 2 - Upper Floor****BASEMENT GARAGE****Unit 4 - Ground Floor****Unit 4 - Upper Floor****BASEMENT GARAGE**



Unit 5 - Upper Floor



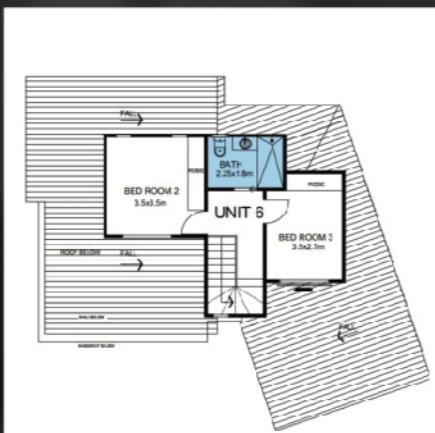
Unit 5 - Upper Floor



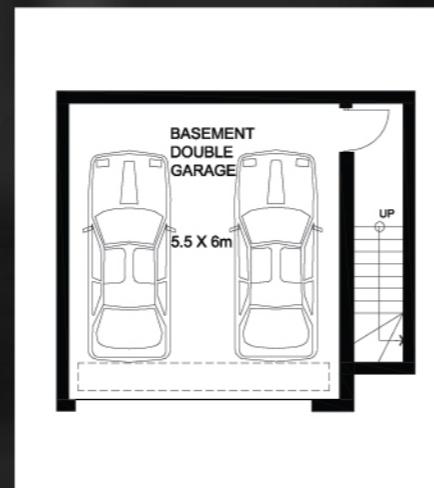
Unit 6 - Ground Floor



Unit 6 - Upper Floor



BASEMENT GARAGE



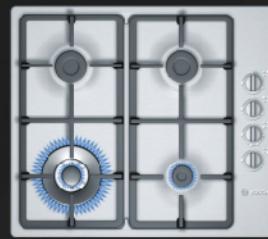
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Premium Inclusions

PREMIUM APPLIANCES

BOSCH COOKTOP



- ⦿ Wok burner: powerful cooking at up to 13 MJ/h.
- ⦿ Continuous steel pan support: for maximum stability.
- ⦿ Surface colour: elegant stainless-steel design.

BOSCH OVEN



- ⦿ Oven with 4 heating methods: Grill-large area, Hot air grilling, Defrost, 3D Hotair
- ⦿ EcoClean self cleaning system in rear wall, Triple glazed door, Child lock function, Cooling fan
- ⦿ Electronic clock/timer with end time programming

DYSON V8™ ANIMAL EXTRA VACUUM OR SIMILAR



- ⦿ Powerful suction for versatile cleaning
- ⦿ Whole-machine filtration. Hygienic bin emptying.

PREMIUM PLUMBING FIT OFF

BASIN

- ⦿ Above Counter Basin



BASIN MIXER

- ⦿ Chrome finish



KITCHEN SINK

- ⦿ No tap holes
- ⦿ Undermount installation



KITCHEN SINK MIXER

- ⦿ Chrome Finish



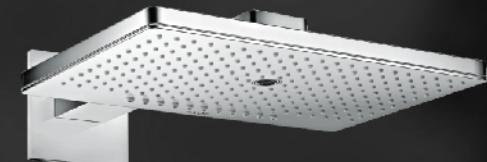
SHOWER MIXER

- ⦿ Chrome finish
- ⦿ 35 mm ceramic cartridge
- ⦿ Square handle



SHOWER - BATHROOMS

- ⦿ Chrome finish



BATH SPOUT

- ⦿ Chrome finish



TWIN SHOWERS MASTER ENSUITE ONLY



TWIN SHOWERS MASTER ENSUITE ONLY

- ⦿ 4-sided tile flange
- ⦿ Suitable for inbuilt installation
- ⦿ Self-supporting (mortar bed not required)
- ⦿ Sanitary grade acrylic



TOILET SUITE

- ⦿ Watermark Certified (Standards AS 1172.1 & AS 1172.2)
- ⦿ 4-star WELS Rating
- ⦿ 4.5 Litre Full Flush/ 3L Half Flush Dual Flush
- ⦿ P-trap & S-trap drainage patterns
- ⦿ UF ft closing seat cover



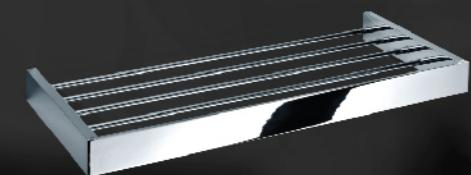
TOILET ROLL HOLDER

- ⦿ Stainless Steel Construction
- ⦿ Mirror Polish



TOWEL RAIL

- ⦿ Stainless Steel Construction
- ⦿ Mirror Polish



LAUNDRY TROUGH

- ⦿ Manufactured from genuine and hygienic "304" (18/8) grade stainless steel in 0.8 gauge



TRough MIXER

- ⦿ Chrome finish



WASHING MACHINE STOP

- ⦿ Chrome finish



SECURITY SYSTEM

MAIN GATE INTERCOM SYSTEM

BRAND : DAHUA



Dahua 7 inch monitor with chrome camera



ALARM SYSTEM

3 Sensor Alarms : BOSCH solution 3000 kit



CCTV CAMERA

2 Dahua 6 MP cameras with 1 TB hard drive

Remote access to Bosch Alarm system supported through Bosch app
Remote access to Dahua CCTV cameras and intercom to be supported by the Dahua app

HEATING AND COOLING SYSTEM



SPLIT SYSTEM :

Samsung Inverter reverse cycle multi head condensers and split system

INTERNAL FINISHES



Engineered or Hardwood Timber Flooring for kitchen, living, dining areas



YDL Culcutta stone with 40 mm square edged detail to the kitchen benchtop and 20 mm YDL Culcutta stone for bathroom benchtops



High quality carpets in the bedrooms



Floor to ceiling tiles in bathrooms

OTHER INTERNAL INCLUSIONS

- ⌚ CABINETS WITH GLOSS FINISH IN KITCHEN
- ⌚ VANITY WITH GLOSS FINISH IN BATHROOMS
- ⌚ SOFT CLOSE DRAWERS THROUGHOUT THE HOUSE
- ⌚ MODERN VANITIES
- ⌚ SLIDING ROBE DOORS WITH INTERNAL SHELVING AND HANGING RAILS
- ⌚ TIMBER STAIRCASE WITH TIMBER HANDRAIL AND METAL BALUSTRADE
- ⌚ PROVISION FOR MICROWAVE
- ⌚ 75 MM SQUARE EDGED CORNICE AND SQUARE SETS
- ⌚ NBN PROVISION TO THE HOUSES
- ⌚ DOOR LOCKS AND HANDLES – LANE SERIES

OTHER EXTERNAL INCLUSIONS

- ⌚ INDUSTRIAL CHARCOAL COLOR FACE-BRICKS (MANUFACTURER – AUSTRAL BRICKS)
- ⌚ QUALITY ALUMINUM WINDOWS
- ⌚ SINGLE SKIN SECTIONAL GARAGE DOOR WITH 2 HANDSETS
- ⌚ ENTRANCE DOOR WITH LANE TRILOCK SYSTEM
- ⌚ FREESTANDING BANKED LETTER BOX
- ⌚ GARDEN SHEDS

- ⌚ INFINITY 26I CONTINUOUS FLOW HOT WATER SYSTEM
- ⌚ COLORED CONCRETE DRIVEWAY
- ⌚ EXTERIOR FAÇADE AS PER THE PLANS
- ⌚ LANDSCAPING AND RETAINING WALL
- ⌚ SLIMLINE 2000L WATER TANK
- ⌚ DULUX 3 COAT PAINT FINISH
- ⌚ TV ANTENNA

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A property development and construction company aiming to forge a new direction in the development market for design-focused, yet attainable homes. Bringing together more than 10 years of combined experience, MakrayHomes share a wealth of knowledge and expertise in both the construction and development industries.



Our passion is to deliver outstanding customer-focused results to give you the best through a trusted relationship. In the important decision of selling, purchasing or managing a property, the personalised cohesive touch provided by a family-owned business who truly cares about you is crucial.

Your alliance in real estate success!

Don't miss this golden opportunity !
Contact us today for an extensive list of inclusions, floorplans and contracts. Secure your dream townhouse today !!



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