



ARTIST IMPRESSION



MASTER PLAN AND HOME DESIGNS



ARTIST
IMPRESSION

SELLING AGENT
THE AGENCY
LISA LOKE
0481 380 380

PROUDLY DEVELOPED BY
YARAN

**BERRIGAN
GROVE**
SOUTH LAKE

ESTATE VIEW

YARAN 0426 | V15



SELLING AGENT
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0481 380 380

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**BERRIGAN
GROVE**
SOUTH LAKE

MASTER PLAN

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BERRIGAN GROVE
SOUTH LAKE

STREET VIEW

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BERRIGAN GROVE
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MASTER PLAN

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**BERRIGAN
GROVE**
SOUTH LAKE

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**BERRIGAN
GROVE**
SOUTH LAKE

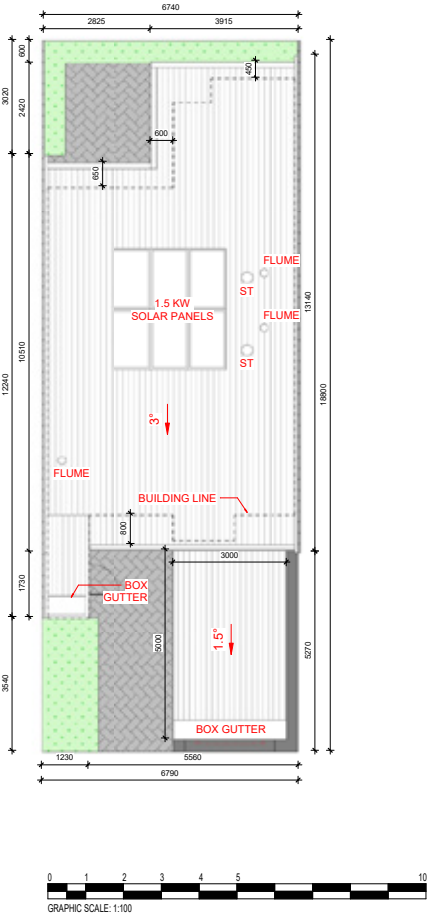
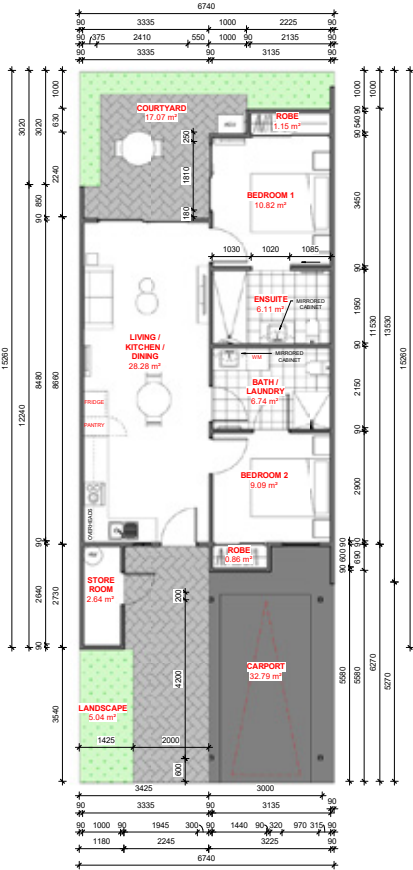
FLOOR PLANS

FLOORPLAN
TYPE A



ARTIST IMPRESSION

FLOOR PLAN AREA TABLE	
Name	Area
ROBE	0.86 m²
STORE ROOM	2.64 m²
ROBE	1.15 m²
BEDROOM 2	9.09 m²
BATH / LAUNDRY	6.74 m²
ENSUITE	6.11 m²
BEDROOM 1	10.82 m²
LIVING / KITCHEN / DINING	28.28 m²
COURTYARD	17.07 m²
CARPORT	32.79 m²
LANDSCAPE	5.04 m²



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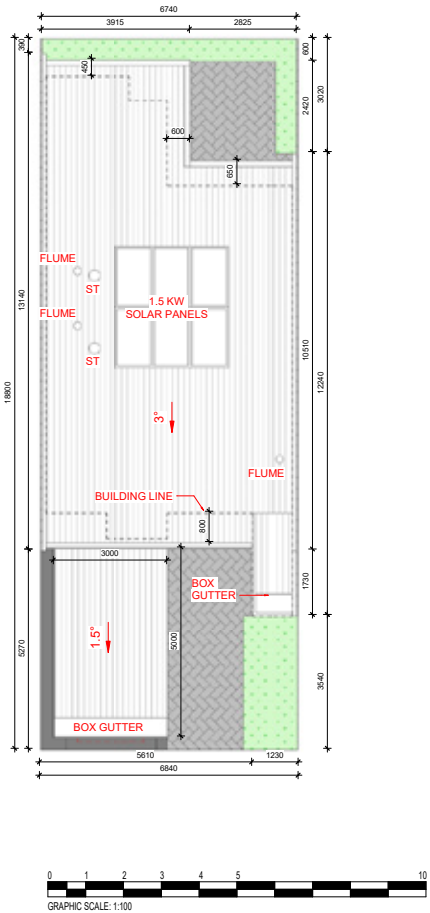
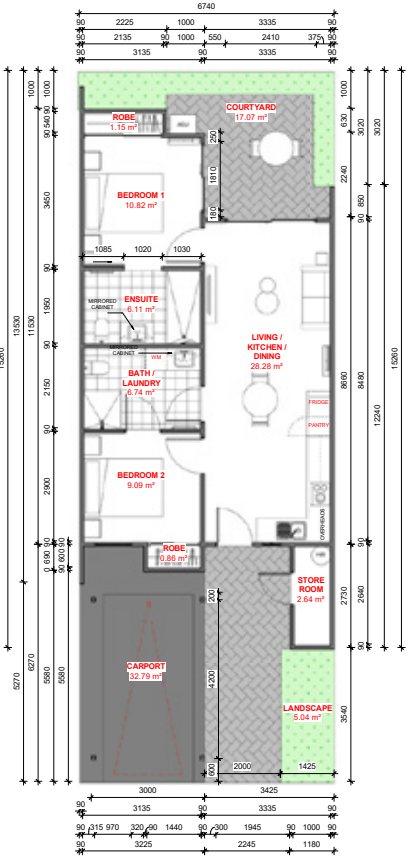
FLOOR PLAN A
YARAN Q426 | V15

FLOORPLAN
TYPE B



ARTIST IMPRESSION

FLOOR PLAN AREA TABLE	
Name	Area
ROBE	0.86 m²
STORE ROOM	2.64 m²
ROBE	1.15 m²
BEDROOM 2	9.09 m²
BATH / LAUNDRY	6.74 m²
ENSUITE	6.11 m²
BEDROOM 1	10.82 m²
LIVING / KITCHEN / DINING	28.28 m²
COURTYARD	17.07 m²
CARPORT	32.79 m²
LANDSCAPE	5.04 m²



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FLOOR PLAN B
YARAN Q426 | V15

ARTIST IMPRESSION

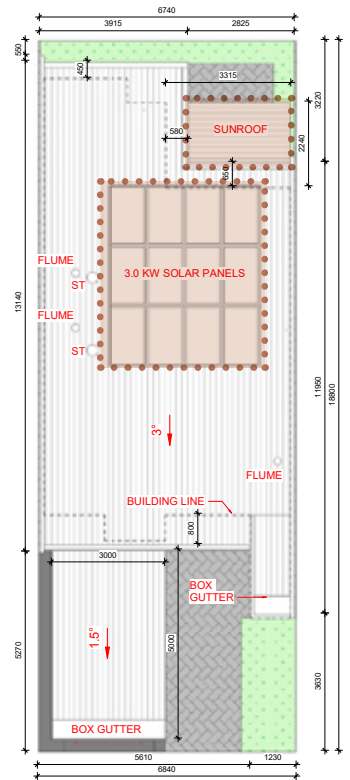
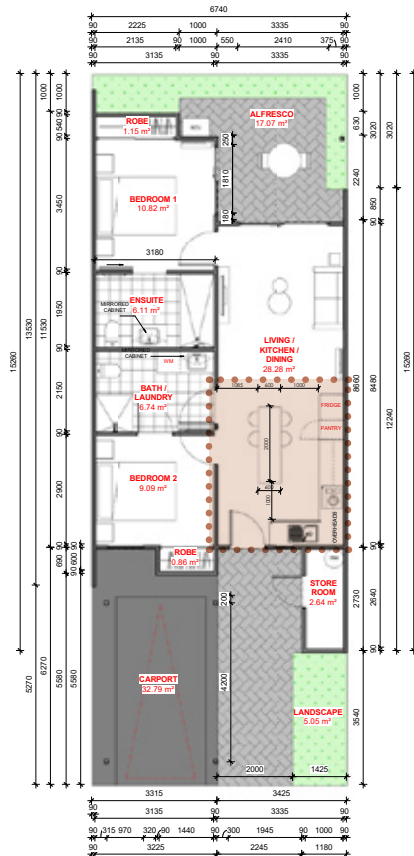


OPTIONAL UPGRADES

OPTIONAL UPGRADES



ARTIST IMPRESSION





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BERRIGAN
GROVE
SOUTH LAKE

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ARTIST IMPRESSION

BERRIGAN
GROVE
SOUTH LAKE

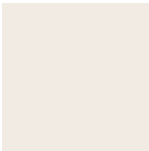
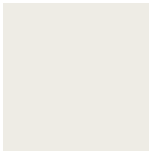
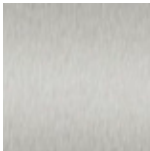
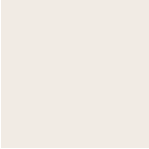
COLOUR SCHEDULE

DRIFTWOOD

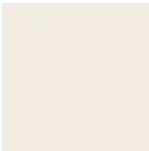


ARTIST IMPRESSION

GENERAL AREAS & KITCHEN

FLOORING	WALLS, ARCHITRAVES & DOORS	CEILING & CORNICE	KICKBOARD & BASEBOARD
			
Pearl Oak	White Exchange Half	Vivid White	Pewter Brush Metallic
OVERHEAD CUPBOARDS	UNDER BENCH AND TALL CUPBOARDS	BENCHTOP	SPLASHBACK
			
Aries	Calm Oak	Quartz Stone	Sticks white

UPGRADE OPTIONS

KITCHEN ISLAND BENCHTOP	KITCHEN ISLAND UNDER BENCH CUPBOARDS	KICKBOARD & BASEBOARD
		
Natural Marble Stone	Aries	Arie Pewter Brush Metallic

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INTERIOR SCHEME
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DRIFTWOOD VISUALS



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INTERIOR SCHEME
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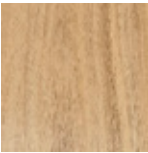
RIVERSAND



ARTIST IMPRESSION

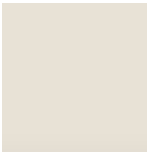
GENERAL AREAS & KITCHEN

FLOORING



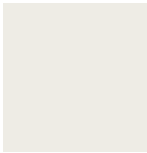
Classic Blackbutt

WALLS, ARCHITRAVES & DOORS



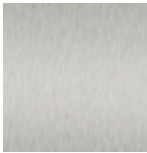
White Beach Quarter

CEILING & CORNICE



Vivid White

KICKBOARD & BASEBOARD



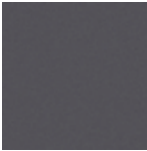
Pewter Brush Metallic

OVERHEAD CUPBOARDS & TALL CUPBOARDS



Refined Walnut

UNDER BENCH CUPBOARDS



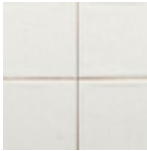
Stormcloud

BENCHTOP



Natural Marble Stone

SPLASHBACK



Noa White

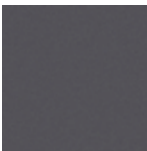
UPGRADE OPTIONS

KITCHEN ISLAND BENCHTOP



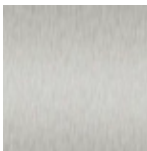
Natural Marble Stone

KITCHEN ISLAND UNDER BENCH CUPBOARDS



Stormcloud

KICKBOARD & BASEBOARD



Arie Pewter Brush Metallic

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INTERIOR SCHEME

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RIVERSAND VISUALS



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SCHEME 1
COASTAL DUNE



A soft, sun-washed palette reminiscent of WA's coastal dunes. Fresh, neutral, and breezy.

SCHEME 2
BANKSIA SHADOW



A contemporary scheme drawing from the shaded tones of native banksia trees. Modern, earthy, and elegant.

SCHEME 3
LAKESIDE MIST



Evokes early morning fog lifting over nearby lakes. Clean, calming, and timeless.

SCHEME 4
WOODLAND SANDSTONE



Inspired by the textures of native woodlands and local soils. Warm, grounding, and organic.

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EXTERIOR SCHEMES

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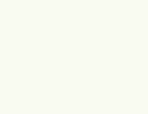
COASTAL DUNE



ARTIST IMPRESSION

ROOF & GUTTERS

MAIN ROOF, CARPORT
ROOF AND GUTTER



Dover White

CARPORT SUPPORTS



Monument

WINDOWS & DOORS

WINDOW FRAMES AND
SLIDING DOOR FRAMES



Anodic Silver Grey

MAIN ENTRY DOOR
STORE ROOM DOOR



Terrace White

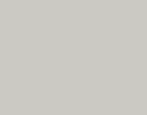
EXTERNAL PAINT/CLADDING

FRONT FEATURE
CLADDING



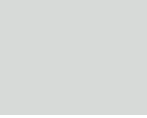
Blonde Oak

STORE ROOM
WALL CLADDING



Dieskau

FRONT WALL
CLADDING



Terrace White

OPTIONAL EXTRAS

LOUVRED ALFRESCO
SUNROOF



Desert

EXTERNAL PAVING AND TILES

COURTYARD PAVING



Geo Dew

CARBAY PAVING



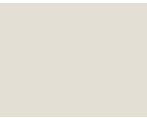
Granite Arctic

LETTERBOX



Auburn Letterbox

LETTERBOX NUMBERS



Beige Royal Quarter



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EXTERIOR SCHEME

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BANKSIA SHADOW



ARTIST IMPRESSION

ROOF & GUTTERS

MAIN ROOF, CARPORT
ROOF AND GUTTER



Shale Grey

CARPORT SUPPORTS



Monument

WINDOWS & DOORS

WINDOW FRAMES AND
SLIDING DOOR FRAMES



Storm Front

MAIN ENTRY DOOR
STORE ROOM DOOR



Endless Dusk

EXTERNAL PAINT/CLADDING

FRONT FEATURE
CLADDING



Carbon

STORE ROOM
WALL CLADDING



Endless Dusk

FRONT WALL
CLADDING



Dieskau

OPTIONAL EXTRAS

LOUVRED ALFRESCO
SUNROOF



Deep Space

EXTERNAL PAVING AND TILES

COURTYARD PAVING



Sea Mist

CARBAY PAVING



Granite Storm Cloud

LETTERBOX



Vermont Letterbox

LETTERBOX NUMBERS



Silkwort



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EXTERIOR SCHEME

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LAKE SIDE MIST



ARTIST IMPRESSION

ROOF & GUTTERS

MAIN ROOF, CARPORT
ROOF AND GUTTER



Shale Grey

CARPORT SUPPORTS



Monument

WINDOWS & DOORS

WINDOW FRAMES AND
SLIDING DOOR FRAMES



Anodic Silver Grey

MAIN ENTRY DOOR
STORE ROOM DOOR



Silkwoot

EXTERNAL PAINT/CLADDING

FRONT FEATURE
CLADDING



Copper

STORE ROOM
WALL CLADDING



Leadman

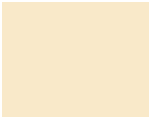
FRONT WALL
CLADDING



Silkwoot

OPTIONAL EXTRAS

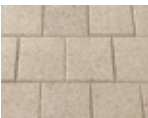
LOUVRED ALFRESCO
SUNROOF



Sand Dune

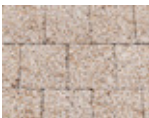
EXTERNAL PAVING AND TILES

COURTYARD PAVING



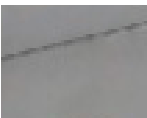
Granite Arctic

CARBAY PAVING



Geo Kao

LETTERBOX



Metro Letterbox

LETTERBOX NUMBERS



Terrace White

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EXTERIOR SCHEME

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WOODLAND SANDSTONE



ARTIST IMPRESSION

ROOF & GUTTERS

MAIN ROOF, CARPORT
ROOF AND GUTTER



Dover White

CARPORT SUPPORTS



Monument

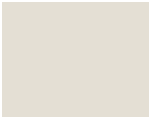
WINDOWS & DOORS

WINDOW FRAMES AND
SLIDING DOOR FRAMES



Anodic Silver Grey

MAIN ENTRY DOOR
STORE ROOM DOOR



Beige Royal Quarter

EXTERNAL PAINT/CLADDING

FRONT FEATURE
CLADDING



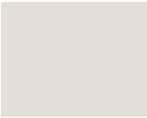
Guinness

STORE ROOM
WALL CLADDING



Sandalwood

FRONT WALL
CLADDING



Beige Royal Quarter

OPTIONAL EXTRAS

LOUVRED ALFRESCO
SUNROOF



Earth

EXTERNAL PAVING AND TILES

COURTYARD PAVING



Tundra

CARBAY PAVING



Geo Sky

LETTERBOX



Ascot Letterbox

LETTERBOX NUMBERS



Terrace White

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EXTERIOR SCHEME

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CONTACT

LISA LOKE

THE AGENCY

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BERRIGANGROVE.COM.AU



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SELLING AGENT

THE AGENCY

The colours, finishes, and materials shown in this schedule are indicative only and subject to availability, supplier changes, and construction tolerances. The builder/developer reserves the right to substitute materials, colours, and finishes of equal quality without notice. Variations may also occur between sample boards, printed material, and the completed home due to manufacturing processes and printing limitations. Purchasers should rely on their contract documentation for final specifications.

