

Selections guide
for interiors and exteriors

Introduction

Our design flexibility and your choices 4

Kitchen, bathroom and laundry

Benchtops
Caesarstone® 8

Showerscreens, mirrors and splashbacks
PremiumOz 10

Sinks
Franke 12

Vanity basins and toilet suites
Ceramic Exchange 14

Tapware
Phoenix 16

Cabinets
Polytec 18

Baths and spas
Decina 20

Drawers
Häfele 22

Appliances

Kitchen appliances
Fisher and Paykel 26

Heating and cooling

Heating
Rinnai 30
Brivis 31

Cooling
Actron Air 32
PACT 33

Internal living

Timber floors
Perfect Timber Floors 36

Carpets
FlooringXtra 38

Internal and external doors
Corinthian Doors 40

Interior and exterior paint
Dulux & Dulux Acratex 42

Tiles
Beaumont Tiles 44

Plaster and cornices
Gyprock 46

Door hardware
Gainsborough 48

Electrical and lighting
Clipsal & Ecoglow 50

Stairs and balustrades
Stairmaster 52

Staircase selection guide 54

External features

Brickwork
Austral Bricks 58

Walls and facade
James Hardie Scyon 60
Cemintel 62
Hebel 64

Roof, gutter, fascia and downpipes
Monier 66
COLORBOND® steel 68

Insulation
Bradford™ 70

Solar
Bradford™ Energy 72

Windows and glass doors
A&L Windows and Doors 74

Garage doors
Dynamic Doors 76

Move solutions
The Furniture Broker 78

Notes

Your selections
Pre-selection checklist 80

Contact Us 82

Our *design flexibility*, your choices

At Arden, we've carefully selected the brands we use to build and decorate your homes. But we understand that style is personal – it's your home after all. So we work with you to ensure your style is reflected throughout.

In this guide, we introduce our suppliers and the products they provide for your home. We point you in the right direction to learn more and outline what's included as standard.

We also suggest some of the options and upgrades available in each category should you wish to explore further.

It's important that you prepare for your appointment with our interior designers so that we can help you style your home to suit your budget now, and your lifestyle in the years ahead.

Your Design Lab consultation will be an all-day appointment with four to five hours for colour selection and two hours for your electrical consult.

It's the choices you make, that make your home unique.

*Kitchen, bathroom
and laundry* selections

BENCHTOPS

CAESARSTONE®

We use this leading Australian brand of benchtops as a standard inclusion in all our homes.



We offer a selection of colours from the Caesarstone® standard range and further ranges can be selected as an upgrade.



We insist on genuine Caesarstone® because it has all the properties we consider essential to the appearance and durability of your home.

Style and substance

The key to Caesarstone®'s strength and style is natural quartz (one of nature's hardest minerals) combined with organic pigments and polymer resin to create a range of contemporary and classic Italian designs. Thanks to its advanced technology, it is relatively maintenance free and carries a 10 year warranty.

Caesarstone® is a standard inclusion in every Arden home with a selection of colours from the Caesarstone® standard (PC) collection and further options can be selected as an upgrade.

Benefits include:

- Scratch and stain resistant
- Waterproof – never requires sealing
- Heat resistant
- Mould and mildew resistant
- Resistant to most household chemicals, acids and oils
- 10 year limited warranty

For more information visit www.caesarstone.com.au

MAIN IMAGE: Statuario Maximus

TOP: Statuario Maximus

BOTTOM: Frosty Carrina



 caesarstone®

SHOWER SCREENS, MIRRORS AND SPLASHBACKS

PREMIUMOZ

Your builder's choice.



Beautiful, functional, stylish and affordable.



Premium Showers and Robes was established in 1998. They design, manufacture and supply an extensive range of shower screens, glass splashbacks, mirrors and robe fitouts. Premium designs and manufactures over 500,000 products every year. Being an Australian owned and operated company and, with over 250 employees, they have become the trusted choice in Melbourne for quality craftsmanship as well as customer service.

Premium complies with Work Safety in every aspect of their business. Safety is paramount to all their staff and their business partners. They are environmentally responsible through effective recycling of waste in accordance with Australian Industry Standards. Premium always maintains the highest quality standards and attention to detail in the design and manufacturing process so you receive a beautiful and timeless product that is built to last.

Arden includes glass splash backs with low iron starfire glass in over 40 colours as standard as well as semi frameless shower screens in chrome or matt black as standard.

For more information visit www.premiumoz.com.au

MAIN IMAGE: Luxe – Keysborough Display

SMALLER IMAGE: Bellini – Botanic Ridge Display (closed)



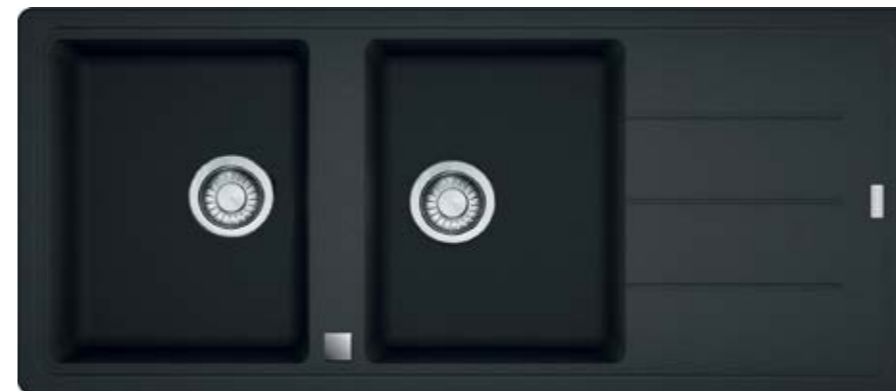
SINKS

FRANKE

The Franke double bowl undermount kitchen sink sets the standard in your Arden kitchen.



Upgrade your Franke sink by choosing from a range of designer sinks with feature colours and materials.



Franke Kitchen Systems is the world's leading provider of intelligent systems for domestic kitchens – trusted by more users worldwide than any other manufacturer. The company is known for its Swiss precision engineering.

At Arden we believe that our kitchens must be both highly functional and exhibit the best in design, fittings and features.

It means that only a Franke sink as standard would meet our criteria. The double bowl undermount stainless steel sink made from premium quality chrome nickel steel not only works well with Caesarstone® benches, but is highly resistant to staining, rust and corrosion – and it won't chip, flake or break.

Just take a look at www.franke.com where you will also find flushmount and inset as well as undermount and a range of accessories including drainer baskets, straining bowls and chopping boards.

MAIN IMAGE: Standard for Aspire and Luxe Double Bowl Plaza undermount.

TOP: Upgrade Kubus. Double undermount sink shown in white.

MIDDLE: Upgrade Basis. Double flushmount sink with right hand drainer shown in Onyx.

BOTTOM: Standard Luxe single undermount sink and Lumina Standard Ondaline double bowl with drainer.

FRANKE

VANITIES, BASINS AND TOILET SUITES

CERAMIC EXCHANGE

Simply excellent.



While the Surrey undermount basin is a standard inclusion in Aspire homes, you can select from a range of different styles and types.



Bathroom design focuses on key elements such as vanity basins. They can be both decorative and functional, undermount, above counter, semi-recessed or wall hung. Play with all the bathroom fixtures and fittings to see how they can create a distinct look whether it's a bold contemporary spa style or a more understated and timeless feel.

Our vanity basins and toilet suites are supplied by Ceramic Exchange, a company with more than 30 years experience around the world in promoting innovative design. All Ceramic Exchange products are made using superior quality materials and craftsmanship to the highest standard. It means peace of mind and the assurance of Ceramic Exchange quality, reliability and performance. There is a large range of undermount, semi inset, semi recessed, and above counter basins to select from as standard.

To find out more visit www.ceramicexchange.com.au

MAIN IMAGE: Standard Aspire and Luxe Surrey undermount
TOP: K404 above counter basin

CE CERAMIC EXCHANGE
SIMPLY EXCELLENT

TAPWARE

PHOENIX

The Phoenix Tapware Gloss collection combines functionality with a contemporary design aesthetic.



Talk to our interior design consultants about how tapware can bring character and a distinctive style to your new home.



The design team at Arden Homes take great care with details when putting together our standard interior inclusions. It's not just how a piece of tapware looks on its own, but what it adds to the look and feel of the whole room.

The Phoenix Tapware Gloss collection is both modern and stylish featuring carefully blended solid, flat surfaces with softer, more understated curves. It is pleasing to the touch and to the eye. The collection was designed to complement modern interiors with its singular design style.

For Aspire and Luxe there are nine ranges of chrome and matte black Phoenix Tapware as standard including wallmount, basin mount and vessel mixers. For Lumina inclusions, we offer chrome and matte black basin mount mixers. Also there are a range of designer finishes as upgrades.

Expanding your choice

Arden tapware selections give you the opportunity to mix and match designer elements in kitchens and bathrooms. The Phoenix Rush collection embodies both style and elegance with a soft yet refined design. It is ideal for sleek, designer inspired spaces.

The Phoenix Vivid collection embodies a rounder sleeker design to extend its versatility. It will feel at home in any kitchen or bathroom design – from modern to traditional.

Talk to our interior design consultants about the way Phoenix Tapware can be used to bring character and a distinctive style to your new home.

For more information visit www.phoenixtapware.com.au

MAIN IMAGE: Gloss Wall Basin Mixer Set Standard



CABINETS

POLYTEC

Polytec cabinets in all kitchens, bathrooms and laundries offer durability and a wide choice of finishes.



Upgrade and explore your individual style and taste by infusing your kitchen or bathroom with a fresher palette to create different looks.



The cabinets in your home need to be robust in construction, materials and finishes to stand up to the relentless pressure of daily life – year after year. They also occupy dominant spaces in kitchens and bathrooms and need to be integrated into the overall design. They have to be a pleasure to be around.

Polytec cabinets in kitchens, bathrooms and laundries in a classic matt finish are an Arden standard inclusion, with over 100 colours to choose from as standard.

They are made from high quality, durable laminate in a vast range of colours to a standard profile. You can easily upgrade to a range of surfaces including full gloss or a durable textured finish. Our interior design consultants will work with you to make your vision a reality.

Be daring, innovative or classic

You can upgrade your cabinetry for an additional cost and choose from a larger selection of finishes, thicknesses and profiles across the Polytec range.

It's an opportunity to style your kitchen or bathroom by blending unique textures, tones and finishes to achieve a unique look.

For more information visit www.polytec.com.au

MAIN IMAGE: Black Wenge – Ravine Finish
TOP: Cabinetry feature is Polytec Natural Oak – Matte Finish
BOTTOM: Crisp White – Legato Finish



polytec

BATHS AND SPAS

DECINA

European design trends in baths and spa baths, attuned to the Australian lifestyle.



A bath or spa bath is one of life's little luxuries.



Decina bathroomware is an Australian company with a distinctive European and global outlook. Its guiding philosophy is that baths and bathrooms should be places of harmony, relaxation, cleansing and escapism. This means their baths are innovative in both design and functionality.

All Decina baths are manufactured using 100% sanitary grade acrylic and feature steel rod reinforced rims. This ensures colour-fastness and resistance to chemicals, scratching, cracking and crazing.

We use the Novara white bath in all our main bathrooms – but you may prefer any one of a diverse range of design and size options to suit any bathroom style.

If you're looking for wow factor, consider Decina's range of freestanding baths and spa baths – designed for maximum impact. There are shapes and sizes to suit any space with a focus on sophisticated design and high quality.

To see the full range of Decina products, visit www.decina.com.au



OPPOSITE PAGE: Kolora freestanding bath (upgrade item)
TOP: Novara (standard item)
BOTTOM: Cool freestanding bath (upgrade item)

DECINA
DISCOVER INDULGENCE

DRAWERS

HÄFELE

Form, function and feel all come together in Häfele drawer systems. German engineering at its precise best.



Take the time now to consider your kitchen equipment and the way you like to work.



The *Grass Nova Pro* drawer system from German manufacturer Häfele is standard in all Luxe and Aspire homes.

It is designed from the inside out to work in harmony with fine cabinetry, combining functionality with aesthetics.

At its heart is a double-walled steel drawer system that conceals a full extension slide that glides with precision while providing a high load capacity. A rack-and-pinion mechanism synchronises the telescoping provides for smooth extension and reduced side play. The *Nova Pro* includes the airmatic shock absorber which slows down the momentum of a closing door to a soft and gentle stop.



The system includes a variety of accessories to create the complete organisation of your kitchen. Side railings create deeper drawers for pots and pans while the drawer dividers can separate each drawer into different compartments. It's the smart and stylish way to store everything from large pots to dried goods.

Your choices

The Aspire range comes standard with four pot drawers.

All drawers and cupboard doors come with soft close mechanism in all Luxe and Aspire homes.

For more information visit www.hafele.com.au

MAIN IMAGE: Torquay Display



HÄFELE

Appliances for
your new home

KITCHEN APPLIANCES

FISHER & PAYKEL

Set your kitchen apart with stylish, functional and trusted appliances.



Kitchen perfection. Where each appliance fits perfectly into your kitchen and your lifestyle.



Fisher & Paykel luxury appliances are standard within our Luxe, Aspire and Lumina home ranges.

Our Luxe and Aspire ranges feature the Integrated French Door Refrigerator that will fit seamlessly in your cabinetry as well as an integrated dishwasher and rangehood.

Both of the Lumina and Aspire ranges feature a cook's dream with 900mm Freestanding cookers.

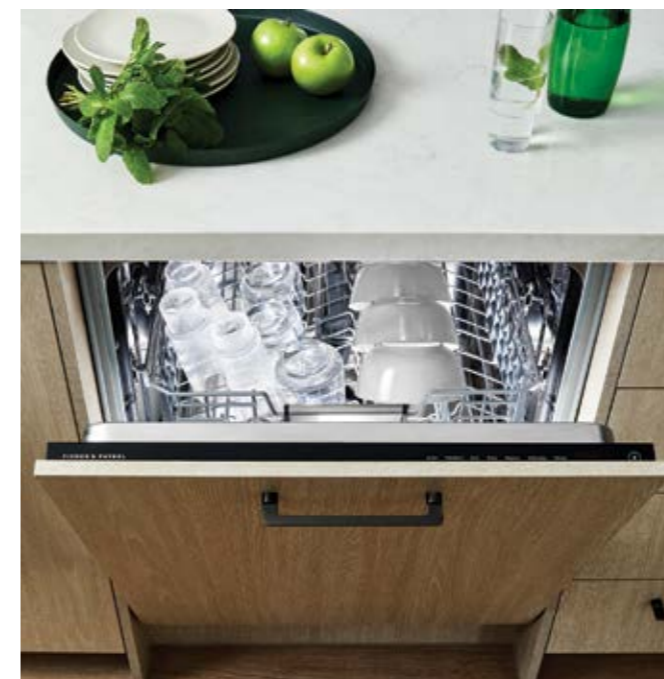
In our Lumina range, we have the stainless-steel dishwasher and the 900mm canopy rangehood.

Our Luxe range also includes two stylish pyrolytic ovens and an induction cooktop.

Step up to an exclusive range of premium kitchen suite appliances today.

For more information visit www.fisherpaykel.com/au

MAIN IMAGE: R90A1 Integrated French Door Refrigerator (standard to all ranges)
TOP: Freestanding Dual Fuel Cooker 90cm (aspire standard) 90SCG2X1
BELOW: Integrated Dishwasher with 15 place settings DW604211



FISHER & PAYKEL

Heating and cooling
for your new home

HEATING AND COOLING

RINNAI

A gas log fire can be a warm focal point and act as a centrepiece to your home.



Rinnai Sunmaster hot water systems

Save money, energy and the environment with a Rinnai Sunmaster solar system.

We are committed to building energy efficient and environmentally friendly homes. So it's only natural that we chose the Rinnai Sunmaster solar hot water system. It not only helps to reduce your carbon footprint but saves on energy bills.

Rinnai solar systems use roof mounted collectors to absorb the sun's energy to heat water which is then transferred to a storage cylinder ready for use. And for those overcast days, there's a gas booster as part of the system.

Gas log flame fires

Arden offers a range of Rinnai gas log fires as an upgrade.

A gas log fire can be a warm focal point and act as a centrepiece to your home. Like all Rinnai products, the fires are meticulously engineered, innovative and built to be energy efficient.

For more information visit www.rinnai.com.au

TOP: 1250 Gasfire

Rinnai

BRIVIS

An upgrade you will appreciate for many summers to come.



Brivis evaporative cooling

Keep your home warm in Winter with the standard ducted heating unit and keep your home cool in Summer by upgrading to a Brivis evaporative cooler.

A Brivis Promina evaporative cooler sized to match your house volume is an upgrade you will appreciate for many Summers to come.

You can also upgrade to the Contour system which features AquaSave technology that can save up to 45 per cent on water consumption compared to conventional systems.

The Brivis DualComfort™ whole of home Ducted Gas Heating and refrigerative cooling solution allows you

to create that perfect feeling of comfort throughout your home. DualComfort™ provides both refreshing, refrigerated cooling, or comfy gas heating. This is providing a superior climate control solution at an affordable rate.

Visit www.brivis.com.au to learn more about the Brivis Promina and its exclusive AutoRefresh water management system which controls the amount of fresh water added to the system.

TOP: Beaumont – Roxburgh Park Display (closed)

brivis

by Rinnai

HEATING AND COOLING

ACTRONAIR

Proudly Australian company recognised for making world-class air conditioners.

That's better. That's Actron.



We know that everybody is different, and so is every home. So ActronAir developed a wide range of home air conditioners that can be tailored to suit every lifestyle, from those looking for single room comfort right through to whole of home solutions.

One popular choice to add to your Arden home is the ActronAir ESP (Energy Smart Performance) Plus system. Keeping you cool in Summer and cosy in Winter, the reverse cycle inverter provides ducted heating and cooling throughout your home featuring two zones, two thermostats and wifi connectivity.

Take comfort to a new level in your new Arden home with ActronAir.

To discover the extensive list of products to suit your home visit www.actronair.com.au/home-air-conditioning

MAIN IMAGE: Toulouse – Point Cook Display (closed)
TOP: Toulouse – Point Cook Display (closed)



 **ActronAir**

is proudly installed by


PACT
Heating and Cooling (Aust) Pty Ltd

Internal living
selections

TIMBER FLOORS

PERFECT TIMBER FLOORS

Choose from a range of beautiful, durable flooring options or upgrade to natural timber.



An Australian family-owned timber flooring company, and have been passionate about timber floors for over 60 years.



Timber flooring can enhance the crisp clean look and feel of contemporary architecture.

Timber can reflect light to create interest and provide contrast to walls, windows and furnishings. It is also a great solution for hard-wearing flooring that cleans easily and keeps its appearance for many years to come.

Perfect Timber Floors is one of Australia's most innovative timber flooring specialists focused on high levels of customer care. We believe their warranty and installation program will provide peace of mind in the years to come.

Timber selections

Your standard inclusion option is a timber look laminate in a range of 11 colours. You can choose to replace the tiles in your entry and living areas with this or you can upgrade to engineered timber, or parquetry.

Ask at your colour selection appointment about upgrading to something that suits your style.

Perfect Timber Floors also offer a range of water resistant laminates or 100% waterproof vinyl flooring as upgrades.

There are many upgrade choices and we suggest you explore these at www.ptf.com.au

MAIN IMAGE: Chevron Parquetry – Oak (upgrade)

TOP: Oak Classic – Sevilla Oak (upgrade)

BOTTOM: Chevron Parquetry – Oak (upgrade)



PerfectTimberFloors

CARPETS

FLOORING XTRA

Choose from a range of hardwearing carpets to bring colour and comfort to your home.



Australia's fastest growing supplier of high quality coverings including carpets.



Carpet will always play a key part in the ambience and livability of your home. You step out of bed onto the warmth and comfort of carpet, you play with your kids on the floor and watch your baby start to explore the world, safely cushioned on carpet.

We offer up to 30 hard wearing carpets in a range of styles to suit bedrooms and high traffic areas like staircases. It is very resistant to stains, retains its colourfastness and has good anti-static characteristics – it's also resistant to moisture and water damage.

You can upgrade to wool, wool blend or nylon carpets in loop pile, plush pile and twisted loop pile. Cut pile fibres can hold their twist and continue to look impressive for years to come.

You'll find lots of choice at www.flooringxtra.com.au

MAIN IMAGE: Mantra – Nordica (upgrade)
TOP: Supre-Stardust (upgrade)
BOTTOM: Carousel – Rocky Quartz (upgrade)



FLOORING XTRA
COMMERCIAL

INTERNAL AND EXTERNAL DOORS

CORINTHIAN DOORS

From a functional necessity to a design and style statement.

Our products will inspire you to create your personal paradise at home.



Corinthian takes doors from just being a functional necessity, to a design and style statement.

At Arden we use Premium Flush Panel internal doors, offering a modern look with clean lines that suit the design and layout of our homes. Corinthian's range of door designs is unmatched and has something for every style.

If you choose timber for your external doors, Corinthian offer a range of entry doors that will give your home an exceptional first impression – setting the tone and character for the rest of the home. Whether grand and imposing, or sleek and sophisticated their range of doors are sure to impress and make a grand statement in style.

Speak with our interior designers about the choices on offer to you.

You can also view a full range at www.corinthian.com.au

MAIN IMAGE: Belmont Royale, Roxburgh Park display (closed) PMAD104

TOP: Flush Prime Pivot Door, Keysborough display

BOTTOM: Genoa, Point Cook display (closed) PMAD104

CORINTHIAN DOORS
A JELB-WEN Company

INTERIOR AND EXTERIOR PAINT

DULUX & DULUX ACRATEX

Create your own unique colour scheme and protect your home inside and out.



Colour your life and define your style.



Dulux constantly innovates to create interior paints that set new standards in performance for stain resistance, hiding power and toughness. AcraTex is Dulux's exterior high build coating range and Australia's largest supplier of Facade Projection Systems covering both Commercial and Residential construction.

Inside, you can choose from the entire colour range of Dulux Professional Series paints. Inside we use a three coat application. Outside, a two coat option – base coat and coloured texture comes as standard. We also use Aquanamel for all gloss work.

Use colour to create spaces, define architectural detail and create a distinctive look and feel. Consider how the colours of your facade can add style to the exterior appearance of your home.

At Arden, we specify Dulux inside and out because we believe that the house we build today should look just as good in the years to come.

For more inspiration and information visit www.dulux.com.au

MAIN IMAGE: Render colours – Lexicon Quarter PN2D1, Mole Grey P13A4, Oolong PG2G88
TOP: Bushland Grey P13A5
BOTTOM: Natural White SW1F4

New Dulux Codes:
• Lexicon Quarter SW1E1
• Mole Grey S13A4
• Oolong SG6D8
• Bushland Grey S13A5
• Natural White SW1F4



TILES

BEAUMONT TILES

Synonymous with high quality and the best range of floor and wall tiles around.



We pass on Beaumont Tiles' expertise and passion for creating beautiful rooms.



We insist on Beaumont Tiles because they offer high quality tiles that complement our homes and are passionate about bringing the latest styles and designs to market first.

All homes in the Aspire range include over 100 selections of beautiful and durable porcelain or ceramic floor tiles to the entry, kitchen, pantry, laundry, living, dining, bathrooms and ensuite plus wall tiles where appropriate.

Our interior designers have made their selections from Beaumont's inspiring range to make it easy for you but we also make it easy to upgrade to something that suits your personal style and colours.

Wall tiles can also be used in the kitchen as splashbacks. Please talk to one of our interior designers about all the options available to you.

For further information visit www.beaumont-tiles.com.au or visit www.tile.com.au to find out your personal style and get some immediate recommendations.

MAIN IMAGE: #1006598 Horizon Light Grey Lappato Rect. 298x600
SMALLER IMAGE: Floor tiles – #19950 Avana Grigio 300x600,
Wall tiles – Infinity 'Mason' C819-04 'Feather' 300x600

BEAUMONT TILES
Looking good!

PLASTER AND CORNICES

GYPROCK

Cornices create harmony and definition by defining the line where wall and ceiling meet.



The Cove is an excellent choice because its elegant proportions and uncomplicated lines do not distract the eye.



Even the smallest details can make a difference to the aesthetic harmony of a room. Gyprock cornices are the perfect finishing touch to help you create the style you are looking for, especially when balanced with other interior design features.

The Gyprock Cove 75mm is the standard inclusion in our Aspire and Lumina homes. It has a functional profile (also available in a range of upgrade sizing) that creates a gentle transition between the wall and ceiling without making a major statement. In practical terms it is easier to keep clean than some other styles as it is not as likely to collect cobwebs.

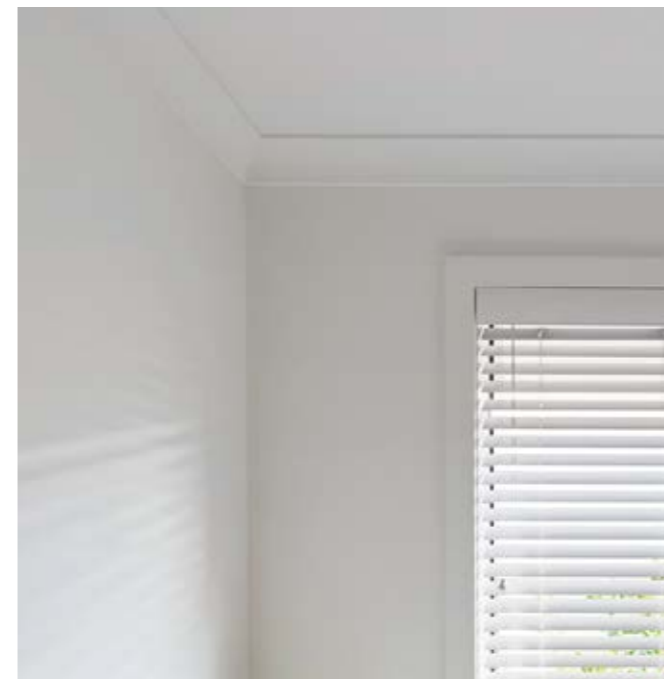
Gyprock *Square-set* is also a popular upgrade option available that suits modern style homes and is a standard in our Luxe range. Cornice styles range from classical, elegant and detailed such as the *Concerto*, *Symphony*, *Aria* and *Alto* and the definitive triple-stepped *Trio*.

Gyprock has been the leading brand of plasterboard, cornice and plastering accessories for Australian homes since 1947.

We use only Gyprock plasterboard in all our homes. If unwanted noise and improved durability is needed, we can upgrade your rooms to Gyprock Supercheck™. Or if someone has allergies or asthma, then ask us about Gyprock Sensitive – the first and only residential plasterboard to be approved by the National Asthma Council Australia's Sensitive Choice program.

View the full range of Gyprock cornices and plasterboard at www.gyprock.com.au

ALL IMAGES: Gyprock 75mm Cove Cornice



boardpro

GYPROCK®

DOOR HARDWARE

GAINSBOROUGH

Make a design statement with stylish and functional door hardware.



Your choice of door hardware can help define the style of your home.



Standard Trilock Contemporary Angular Leverset Satin Chrome



Upgrade Trilock Urban Aurora Leverset Brushed Satin Chrome



Upgrade Matt Black Angular Round Passage Set



Upgrade Aurora Passage Set Brushed Satin Chrome



Standard Angular Round Passage Set Bright Chrome



Standard Angular Square Passage Set Satin Chrome



Upgrade (Standard Luxe) External Trilock Omni Entry Set Polished Stainless Steel

The Gainsborough style starts right at your front door and continues throughout the house with a range of designer door handles. It is an opportunity to stamp a distinctive look on your home with door hardware that is both stylish and functional – and feels right in the hand.

There is a Gainsborough shape and style to match the architectural look of your new Arden home. We offer four profiles for the entry and four profiles for internal doors in both bright chrome and satin chrome as standard for the front door and continued the theme inside with either the Angular round back or Angular square back.

But there is an extensive range of other handles available as upgrades in bright chrome, satin chrome, matt black and stainless steel.

Gainsborough is an Australian company known throughout the world for its innovative products and high levels of design excellence, functionality and durability.

For more information visit www.gainsboroughhardware.com.au

MAIN IMAGE: Gainsborough 8905ALL Omni Allure Bar Handle with hidden Lever handle combo Double Cylinder

Gainsborough
ENTER WITH STYLE™

ELECTRICAL AND LIGHTING

CLIPSAL

Lighting and technology solutions for your entire home.



Clipsal creates technology that brings your home to life.



Standard iconic switch



Ecoglow tricolour LED panel downlight

Clipsal by Schneider Electric is Australia's leading brand of electrical equipment and accessories. Since 1920 Clipsal by Schneider Electric has created ingenious electrical technology and solutions to power Australian homes and transform an empty places to a home owner's favourite space. At Clipsal, we call the "life is on".

For more information on how your home could work for you, visit www.clipsal.com/home-owner

MAIN IMAGE: Saturn Pure White

CLIPSAL
by Schneider Electric

ECOGLOW
Energy efficient Lighting

STAIRS AND BALUSTRADES

STAIRMASTER

Stairs and balustrades connect the floors in your home and make a major design statement.



Arden Homes trust Stairmaster to be their stair and balustrading partners as they are always a step ahead.



We trust Stairmaster with the stairs and balustrading throughout our homes. A key structural element, stairs provide utility, transition and connections and make a statement in design.

The staircase is often positioned where it makes a visual impact – either at the entry to your home or positioned centrally. A physical and visual connection between floors, it needs to be beautiful, durable and safe.

Carpeted staircases are standard for Lumina and Aspire ranges. For an additional cost you can upgrade to hardwood and a number of other options (see overleaf) Luxe standard is the option 6 open tread hardwood staircase with glass balustrade.

Balustrades are available in a variety of styles and materials including aluminium, glass, stainless steel and hardwood.

Stairmaster balances its depth of experience with a fresh approach to design, style and techniques. Beautiful natural textures are merged with modern materials in designs that are both classic and contemporary.

We recommend that you discuss the range of balustrades with our design consultants so you can understand how they will fit with the overall style and colours of your new home and any additional costs associated with upgrades.

For more information visit www.stairmaster.com.au

MAIN IMAGE: Luxe Standard (option 6)

TOP: Upgrade (option 5)

BOTTOM: Lumina and Aspire Standard (option 2)



STAIRMASTER
ALWAYS A STEP AHEAD

STAIRCASE

STAIRCASE SELECTION GUIDE

Offering a range to suit any budget, home design and lifestyle.



OPTION 1 (Lumina and Aspire standard)

Style: Closed tread and riser with rake and frame underneath

Treads: Cover grade MDF

Risers: Cover grade MDF

Closed wall stringers: Painted pine

Balustrading: 1000mm high painted plaster lined dwarf wall

Handrails: Painted pine capping to dwarf wall

Newel Posts: None



OPTION 2 (Lumina and Aspire standard)

Style: Closed tread and riser with rake and frame underneath

Treads: Cover grade MDF

Risers: Cover grade MDF

Closed wall stringers: Painted pine

Balustrading: 16mm round stainless steel or black aluminium

Handrails: 68mm x 42mm painted pine Victorian profile

Newel Posts: Painted pine square profile



OPTION 3

Style: Closed tread and riser with rake and frame underneath

Treads: Stained hardwood to first two, remainder cover grade MDF

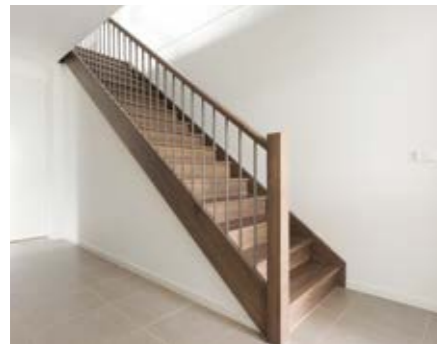
Risers: Stained hardwood to first two, remainder cover grade MDF

Closed wall stringers: Painted pine

Balustrading: 16mm round stainless steel or black aluminium

Handrails: 68mm x 42mm painted pine with Victorian profile

Newel posts: Painted pine square profile



OPTION 4

Style: Closed tread and riser with rake and frame underneath

Treads: Stained hardwood

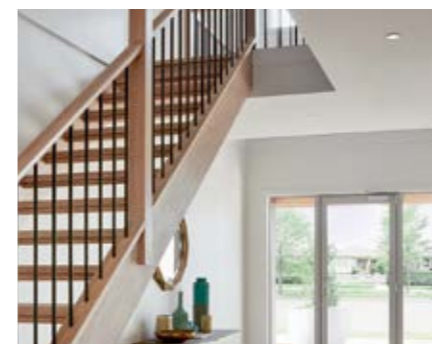
Risers: Stained hardwood

Closed wall stringers: Painted or stained hardwood

Balustrading: 16mm round stainless steel or black aluminium

Handrails: 68mm x 42mm painted or stained hardwood Victorian profile

Newel posts: Painted or stained hardwood square profile



OPTION 5

Style: Open style (rake and frame underneath omitted)

Treads: Stained hardwood

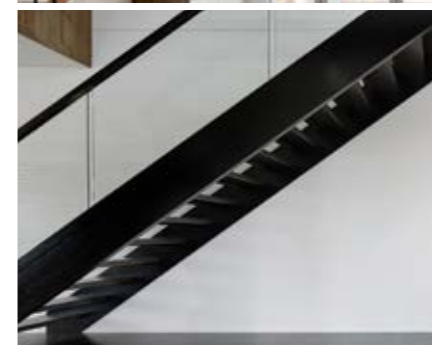
Risers: None

Closed wall stringers: Painted or stained hardwood

Balustrading: 16mm round stainless steel or black aluminium

Handrails: 68mm x 42mm painted or stained hardwood Victorian profile

Newel posts: Painted or stained hardwood square profile



OPTION 6 (Luxe standard)

Style: Open style (rake and frame underneath omitted)

Treads: Stained hardwood

Risers: None

Closed wall stringers: Painted or stained hardwood

Balustrading: 12mm clear glass rebated to stringers

Handrails: Stained hardwood balustrade capping square profile

Newel posts: None

NOTE: Painted or stained hardwood base hob is to be added separately.



OPTION 7 (Hampton style)

Style: Closed tread and riser with rake and frame underneath

Treads: Stained hardwood

Risers: Paint grade MDF

Closed wall stringers: Painted pine

Balustrading: Square pine painted

Handrails: Square painted hardwood

Newel Posts: Feature Hamptons style

External features
selections

BRICKWORK

AUSTRAL BRICKS

Create a home that stands out from any angle.



We make beautiful, stylish products that last forever.



Austral Bricks is an Australian company with 100 years of experience building in Australian conditions. They are also leaders in innovation and designer trends.

We build with a selection of up to seven different bricks from Austral in our standard range. We change the colours and styles to stay ahead of design trends and new product ranges. Brick styles range from traditional to modern – and you can include feature brickwork in the facade.

Bricks are a natural insulator. Fire resistant, they require virtually no maintenance, can withstand extreme weather events and will look beautiful for the life of your home.

Our interior designers can help by showing how your home will look with Austral's online visualiser where colours and textures can be changed easily.

As the time approaches for your initial colour consultation, we recommend you visit our display homes and check out an Austral Bricks display centre to consider colour variations and the appearance of the bricks in natural light.

For ideas and inspiration, visit www.australbricks.com.au

MAIN IMAGE: Industrial – Steel (Genoa, Display Closed)

TOP: Industrial – Iron (Belmont, Display Closed)

BOTTOM: Austral – Biscotti (Banyan, Wollert Display)

 australbricks®

WALLS AND FACADE

JAMES HARDIE SCYON

A beautiful, durable, low maintenance alternative from James Hardie.



A contemporary, external cladding system.



James Hardie® building products provide a complete solution for creating well-designed homes. They are available in numerous profiles and finishes for a range of interior and exterior building applications.

The cladding range offers deep shadow lines and cosmetic joints which facilitate beautiful modern and contemporary or Hamptons style construction. Bring drama and detail to your walls with durable vertical lined sheet cladding, using Axon™ by James Hardie. The grooves complement classic and modern building designs to create standout facades.

From city to country, sleek to classic, external cladding comes in many textures and looks to add depth and individuality to your home's design. The cladding products also look great in combination with many traditional building materials such as stone, wood and brick making design potential boundless!

James Hardie™ fibre cement cladding is low maintenance and resistant to rotting, fire, impact, moisture damage and termites when installed and maintained correctly.

For more information visit www.jameshardie.com.au

MAIN IMAGE: Matrix Panels (Balcony) – Votivo, Display Closed
SMALLER IMAGE: Axon Panels (First Floor) – Bargello, Display Closed

James Hardie 

WALLS AND FACADE

CEMINTEL

Prefinished lightweight panels that look great and perform even better



Through innovation and intelligence with cement panels.



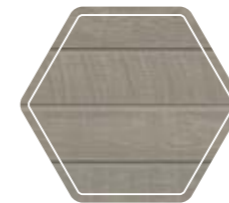
Teak



Smoked



Limed



Whitewash



Ebony

Territory Woodlands is a prefinished lightweight panel that mimics timber in the closest possible way, creating the warmth and comfort desired from nature's own building material. However, unlike real timber, they don't require painting, or regular maintenance. Something essential in a time poor world.

Lightweight, durable and sustainable Territory Woodlands is sophisticated and will enhance the look of any home. Use it for entire façades, or as feature walls, or highlights, in a composite design.

There are two Woodlands colours on offer:

TEAK – natural tones of a warm timber that creates an inviting and friendly atmosphere.

SMOKED – a more dramatic, dark timber with earthy hues for added interest and a sophisticated look.

Territory Woodlands from Cemintel does more than just look good. It protects you and your loved ones, providing better performance and greater comfort.

- Prefinished panels do not need painting
- Minimal ongoing maintenance required
- Territory system provides a ventilated cavity to keep your home dry
- NichiGuard® stain resistant and self-cleaning coating
- Platinum coating technology protects against UV damage and colour fade
- Non-combustible

For more information, go to www.cemintel.com.au

MAN IMAGE: Territory Woodlands Whitewash

CEMINTEL®

WALLS AND FACADE

HEBEL

An energy efficient and beautiful alternative.



A home built with Hebel will provide the strong, solid feel, comfort and peace of mind you deserve.



A home built with Hebel really is a beautiful way to live and a better way to build.

You'll love the rendered finish, clean architectural lines and design flexibility and the benefits don't stop there.

Strong and solid, your Hebel home will also be quiet to live in. Hebel has excellent acoustic properties, helping to significantly reduce outside noise such as traffic.

Hebel's excellent thermal efficiency creates a comfortable home that is warm in winter and cool in summer. There is less reliance on heaters or air conditioners – helping you save money and be kinder to the environment. Hebel is the cleaner, greener choice.

Hebel is non-combustible and renowned for its highly fire resistant properties.

Arden offers Hebel as a no charge upgrade on all ranges.

To find out more visit www.hebel.com.au

MAIN IMAGE: Paint applied to hebel in colours Vivid White and Charcoal Light S13A6

SMALLER IMAGE: Paint applied to hebel in colours Vivid White SW1G1 and Ticking SG6G7

hebel
The better way to build

ROOF TILES

MONIER

Monier roof tiles literally protect your investment and complete the look of your home.



*Genuinely made for the Australian conditions
and proven to stand the test of time.*



Cambridge tile – Soho Night



Elabana tile – Aniseed



Georgian tile – Soho Night



Horizon tile – Chai



Madison tile – Soho Night



Atura tile – Barramundi



Tudor tile – Saffron

Monier concrete roof tiles bring uncompromising strength, long-lasting colour and high performance.

They also have an extensive choice of styles to enhance the look of any home design.

Elabana tiles, in a range of fashionable colours, come as standard – including ridge capping and guard rail to the perimeter of the house. But you can upgrade to other styles to really set the character of your home.

From sleek, contemporary and flat, to more traditional and classic, Monier's fresh, modern colours and finishes range from light neutrals to sophisticated dark tones, and matte through to glazed finishes.

View the range of Monier roof tiles at www.monier.com.au

MAIN IMAGE: Horizon – Caper
SMALLER IMAGE: Elabana – Barramundi



ROOF, WALL, GUTTER, FASCIA AND DOWNPIPES

COLORBOND® STEEL

Strong, secure and energy smart, COLORBOND® steel is tried and tested in Australian conditions to deliver outstanding, long life performance.



We can work with you to find the best choice to combine with walls, facades, guttering, doors and trim.



COLORBOND® steel is far more than just 'paint on steel'. It has a strong base with an industry-leading metallic coating incorporating Activate® technology¹ for resistance and a durable exterior grade, baked-on top coat that resists chipping, flaking and blistering. COLORBOND® steel ensures your roof, fascia, gutters and downpipes stay looking newer for longer. All Arden homes are built with gutter, fascia and downpipes made from COLORBOND® steel with the option to upgrade to a full roof made from COLORBOND® steel.

You can choose from any of the 22 colours in the COLORBOND® steel's classic and contemporary colour range – opting for ones that match or contrast depending on the overall style of the home.

There is even the choice of COLORBOND® steel's new Matt finish offering a softer look in neutral tones, allowing you to make a sophisticated and personal design statement.

Our designers can help you with the colour decisions, taking into account bricks, render and garage colours – leaving you with a beautifully designed facade that you can be proud of.

Bring an inspiring new look to your home. Visit www.colorbond.com



LEFT: COLORBOND® steel is the ideal choice for all the elements that make up your homes exterior façade. It co-ordinates brilliantly with a wide range of building materials.

MAIN IMAGE: COLORBOND® steel – Monument®
TOP: COLORBOND® steel – Monument®
BOTTOM: COLORBOND® steel – Dune®

COLORBOND®, BlueScope and ® colour names are registered trade marks of BlueScope Steel Limited. © 2019 BlueScope Steel Limited ABN 16 000 011 058. All rights reserved. 1. *Activate® technology is not available for COLORBOND® Stainless steel, COLORBOND® Permagard® steel, and COLORBOND® steel products with a galvanised steel substrate.

Colorbond®

INSULATION

BRADFORD™

Total home comfort all year round.



Consider Bradford™ Soundscreen between floors of double storey homes and theatre walls.



Bradford™ offers a comprehensive range of products to help you build a more comfortable home with lasting benefits. A well-insulated home helps to reduce the overall energy costs of a home, while keeping it naturally cooler in summer and warmer in winter.

All Bradford™ products are backed by a comprehensive warranty, with a 70-year lifetime cover on product performance. Have confidence that the products selected in an Arden Home are supplied by the most trusted name in insulation and energy efficiency.

All Arden Homes include 6-star energy rating*. We utilise R2.0 thermal batts in the walls and R3.5 thermal batts in the roof as standard, offering an extremely energy efficient home. You can install Bradford™ High Performance Gold wall and ceiling batts for increased thermal performance.

Nothing beats peace and quiet. Consider upgrading to Bradford™ Soundscreen acoustic insulation to reduce unwanted noise transfer through walls and between floors.

To see the entire range of options, visit www.bradfordinsulation.com.au



**Custom designed homes and alterations to the standard design of our homes may affect the 6-star energy rating.*

MAIN IMAGE: Banyan Clyde North
TOP: Luxe 296 Torquay
BOTTOM: Beaumont Clyde North



SOLAR

BRADFORD™ ENERGY

Smart homes save with solar.



By switching on Bradford solar in your new home, you can be confident you have one of the best energy sources under the sun.



Take control of your power with Bradford Energy

Before solar battery storage options, extra energy from the sun was sent straight back through the grid or wasted altogether. Adding a home battery to your solar system is an intelligent way for you to take control of your energy. The innovative Bradford ChargePack, which includes Tesla Powerwall, allows you to catch the sun's energy with your solar panels during the day, and be reliably stored for when you need it...at night.

Choose optimised solar:

The SolarEdge power optimiser is a DC (Direct Current) converter which is connected to each solar panel, turning them into smart panels. SolarEdge power optimisers increase energy output from your PV system by constantly delivering the maximum power of each panel individually, allowing for enhanced cost-effective panel-level energy output. You can have peace of mind knowing that each panel acts independently and is not impacted by other panels.

Contact Bradford Energy Concierge on 1800 332 332 or visit www.bradfordenergy.com.au

MAIN IMAGE: Tesla Powerwall 2 featured in our Keysborough Display for the Luxe 437

SMALLER IMAGE: Bradford solar panels

\$ Electricity Savings: Calculate your solar savings at bradfordsolar.com.au/#calculator

% Self Sufficiency: Reduce your daily dependence on the grid.

CO₂ Carbon Savings: Significantly reduce your carbon emissions.

Battery Ready: Add a market leading battery.



WINDOWS AND GLASS DOORS

A&L WINDOWS AND DOORS

Clean and simple design aesthetic with proven performance.



With over 35 years of industry experience, we draw on rich, proven history and an exciting focus on the future.



A&L aluminium windows and doors are an important design feature in our architect designed homes. They outline spaces, frame views and seamlessly connect interiors with the outside. They are also extremely low maintenance, requiring minimal attention throughout the life of your home.

The A&L range offers great versatility, appealing to a broad range of styles and needs. We choose, as standard, from the Boutique Series and Standard Suite of windows and doors. While the Standard Series provides a clean and simple aesthetic, the Boutique Series provides style and functionality with a semi-commercial look. All have quality frames, smooth operation and infinite design possibilities.

When you are looking at doors and windows, consider how you will be using the spaces and where you will require airflow and natural light. Our interior designers will use their extensive knowledge to guide you in these decisions. We also include A&L flyscreens as standard in all ranges.

Some upgrades worth considering are bi-fold or cavity sliding doors to connect your indoor and outdoor living. You may also prefer the sleek look of sashless windows for an uninterrupted view.

To see the entire range of options, visit www.alwindows.com.au

MAIN IMAGE: Black

TOP: Black

BOTTOM: Boutique Aluminum Cavity Sliding Door – Dune



A&L
WINDOWS | DOORS
A JELD-WEN Company

GARAGE DOORS

DYNAMIC DOORS

Make a bold statement with a weather-resistant garage door that complements the style of your home.



Mix and match or contrast from the entire COLORBOND® range to create a distinctive style for your home.



Secure your home and protect the contents of your garage with a sectional overhead steel garage door complete with remote control, two transmitters and one cradle mount.

You can choose as standard from the Slimline, Flatline and Heritage range of doors by Dynamic Door Service or upgrade to timber look and metal effects. They offer smooth and quiet operation with nylon hinges and exceptional weather-resistant qualities including PVC weather seals and heavy duty aluminium bottom rails.

In addition, you can colour match from the full range of COLORBOND® colours, or upgrade to metal and timber effect doors and custom colour matching to suit your home's facade.

Dynamic Door Service offer a great range of garage doors as upgrades, all with different profiles, features and benefits.

For more information visit

www.dynamicdoorservice.com.au

MAIN IMAGE: Slimline Profile – Surfmist

TOP: Flatline Profile – Basalt

BOTTOM: Slimline Profile – Surfmist



Dynamic
DOOR SERVICE

MOVE SOLUTIONS

THE FURNITURE BROKER

Let us source the furniture you want,
at wholesale prices.

Your direct link to wholesalers and their pricing.



The Furniture Broker can help coordinate the look of your space. As simple as one or two items, through to an entire home. They offer an in-house consultation to coordinate your style, from existing homes to new spaces – ensuring scale and theming of new furniture.

As a valued Arden Homes Customer, you will have exclusive access to the home styling and furnishing services offered by The Furniture Broker.

The Furniture Broker enables you to find the perfect furnishing additions to complete your new home, and get them delivered directly to you at wholesale prices. Interior design has never been so effortless!

The Furniture Broker team will be delighted to arrange a meeting, discuss your needs and style your home to your own specific requirements.

To find out more information, go to **TheFurnitureBroker.com.au**



Head office

4 Langmore Lane
Berwick, Victoria 3806
Telephone: 03 8787 1300

Head Office Hours
8.30am – 4.30pm

Design Lab

4 Langmore Lane
Berwick, Victoria 3806
Telephone: 03 8787 1300
www.ardenhomes.com.au

Display locations

SOMERFIELD ESTATE
Corner Westwood Boulevard &
Alberry Road (Off Perry Road)
Keysborough, Victoria
Telephone: 03 8787 1322
Open 7 days, 11am-5pm

BERWICK WATERS ESTATE
Corner Tallrush Street &
Littleshore Crescent
Clyde North, Victoria
Telephone: 03 8787 1321
Open 7 days, 11am-5pm

LYNDARUM ESTATE
Corner Bloom Crescent &
Dundee Road
Wollert, Victoria
Telephone: 03 8787 1387
Open 7 days, 11am-5pm

ACACIA ESTATE
6-8 Gumleaf Place
Botanic Ridge, Victoria
Telephone: 03 8787 1377
Open Monday – Wednesday and
Saturday – Sunday, 11am-5pm

QUAY 2 ESTATE
4 Rosser Boulevard
Torquay, Victoria
Telephone: 03 8787 1350
Open 7 days, 11am-5pm

MARRIOTT WATERS ESTATE
15-17 Seachange Parade
Lyndhurst, Victoria
Telephone: 03 8787 1388
Open 7 days, 11am-5pm

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