

ALMEDA 25

🏠 4 🛏 2.5 🚗 2

Total squares 25.4sq



Minimum Lot Width
12.5m

Minimum Lot Length
21.0m



Design Dimensions
10,550mm(W) x 14,150mm(L).

Facade Choices
Fullerton, Huntington, Moorpark,
Oakwood, Palisades, Redlands, Riverside.
Details based on Riverside façade floorplan (Illustrated)

DESIGN DIMENSIONS

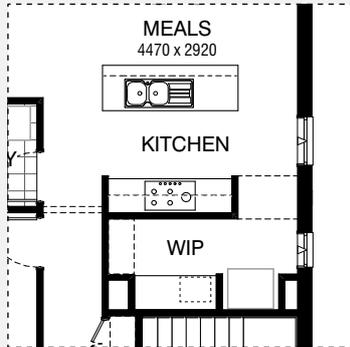
Residence	195.6m ²	21.1sq
Garage	36.4m ²	3.9sq
Porch	4.0m ²	0.4sq
Total	236.0m²	25.4sq



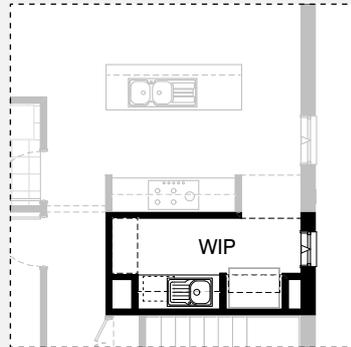
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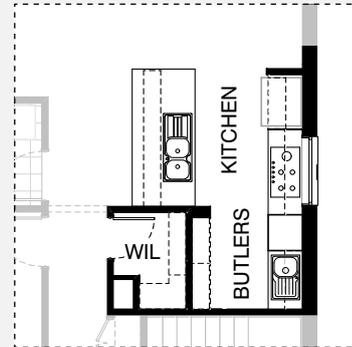
KITCHEN OPTIONS



Master Kitchen Design

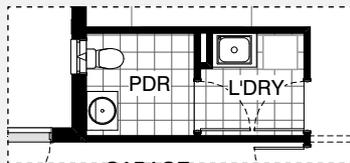


K01

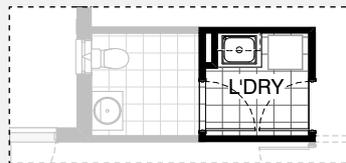


K02

LAUNDRY OPTIONS

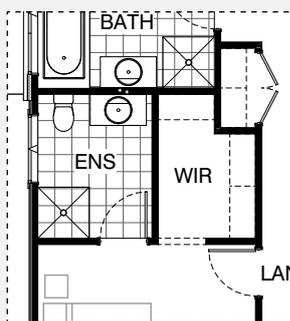


Master Laundry Design

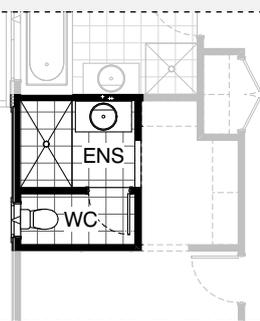


LD01

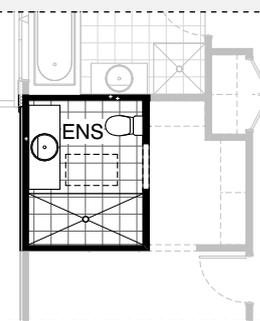
ENSUITE OPTIONS



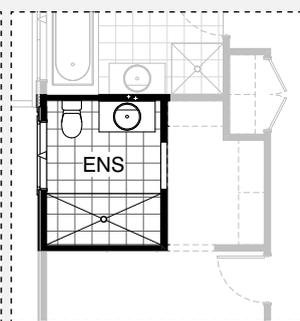
Master Ensuite Design



EN01

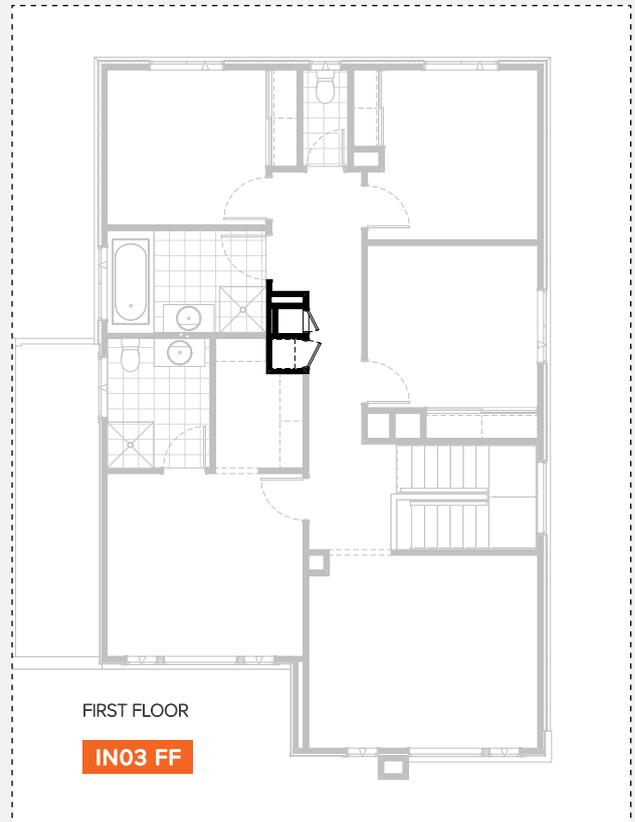
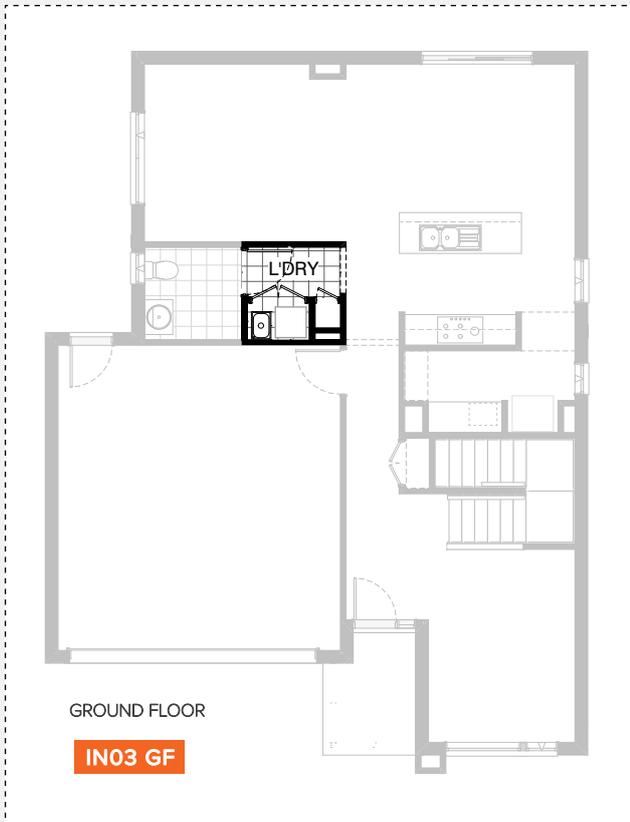


EN02



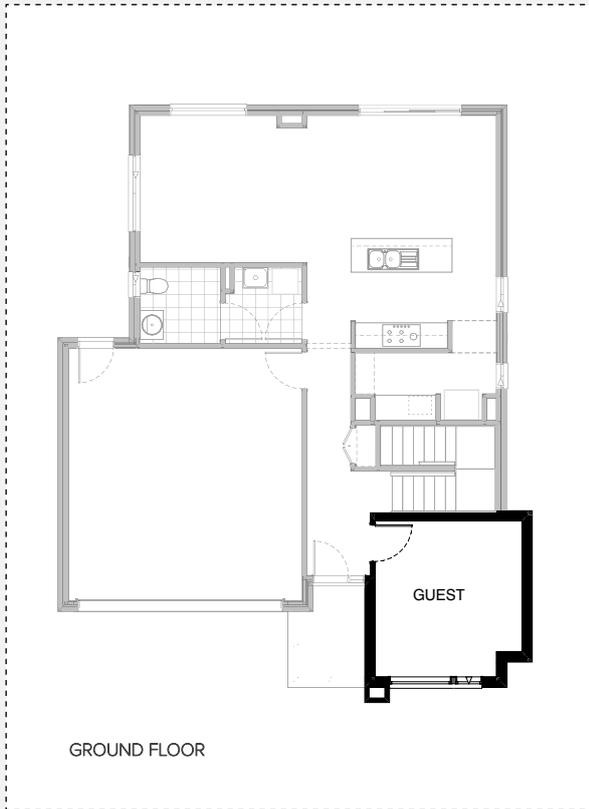
EN03

INTERNAL OPTIONS





INTERNAL OPTIONS



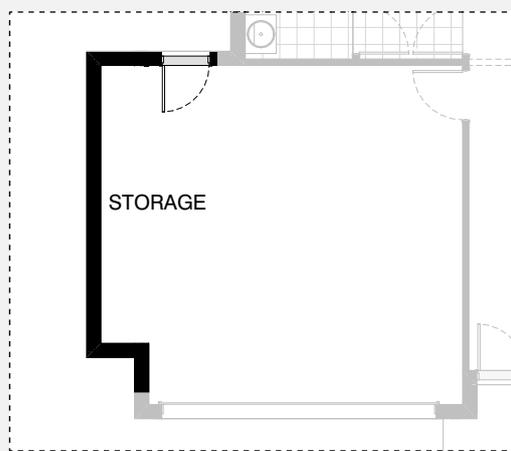
IN04

EXTERNAL OPTIONS

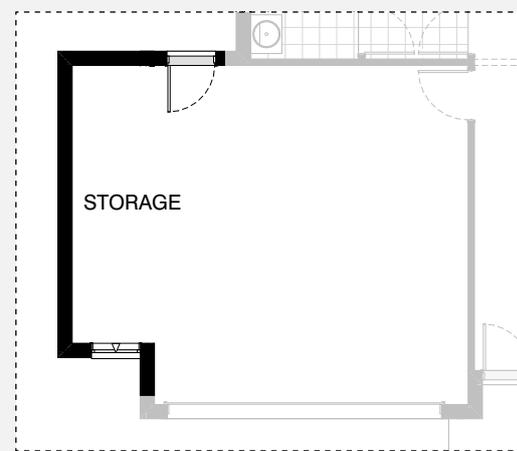


EX01

GARAGE OPTIONS



G01



G02

ALMEDA 25

OPTION DESCRIPTIONS

Kitchen Option 01

Provide Walk-in Pantry Option with
1No. 900mm laminated open shelf above refrigerator space,
1No. 700mm base cabinet,
1No. laminated MW. provision with pot draw below,
1No. 700mm overhead cabinet, 1No. 600mm overhead cabinet,
1No. single bowl sink with drainer and additional tiled splashback and benchtop to suit.

Kitchen Option 02

Provide Kitchen/Butlers Option with plaster lined W.I.L with 1No. 720mm flush panel hinged door, 4No. 450mm deep shelves and 4No. 300mm deep shelves to suit. Provide 1100mm wide island bench in lieu of standard, 2No. 450mm base cabinets, 1No. 350mm base cabinet, 1No. 900mm base cabinet, 1No. laminated DW. provision, 1No. 450mm drawers, 1No. 900mm laminated open shelf above refrigerator space, 1No. 600mm base cabinet, 1No. laminated WO. / MW. tower with 2No. pot drawers below and 1No. 600mm cabinet above, 1No. 900mm retractable rangehood with 900mm gas cooktop, 1No. 700mm base cabinet, 1No. 300mm base cabinet, 3No. 300mm overhead cabinets, 1No. 700mm overhead cabinet. Provide 1No. 514mm x 1210mm aluminium fixed window with no bottom reveal to Kitchen in lieu of standard, additional plaster bulkheads to Kitchen / Butlers and additional tiled splashback and benchtop to suit.

Laundry Option 01

Provide Laundry Option with additional 700mm overhead cabinet.

Internal Option 01

Provide Study option by extending Study wall width by 600mm with brick parapet flat roof above.
Increases area by 2.15m².
Increases width by 600mm.

Internal Option 02

Provide Real Flame Inspire 900 gas fireplace 400mm off floor level in a 1400mm x 500mm boxed out plaster wall with a 4 sided black fascia to Family room side wall with capped gas point and provide 2No. 2057mm x 850mm aluminium awning windows in lieu of standard.

Internal Option 03

Provide Laundry Chute and European Laundry downstairs with 2No. 520mm flush panel hinged doors and reduce Linen to First floor with 1No. 520mm flush panel hinged door in lieu of standard.

Internal Option 04

Provide Guest option by extending Study wall width by 600mm with brick parapet flat roof above.
Replace 90mm Stud wall to stair with 180mm Stud wall,
Provide 90mm wall with 870mm wide door to entry.
Increases area by 2.15m².
Increases width by 600mm.

External Option 01

Provide Alfresco to rear of Meals with tiled hip roof, structural concrete floor, light point and 2No. 470mm x 470mm brick piers.
Increases area by 13.29m².
Increase length by 3000mm.
NOTE: Requires a minimum 23m long block size

Ensuite Option 01

Provide Ensuite Option with site built plaster lined enclosed WC with additional 1No. 720mm flush panel hinged door, provide 1No. 1029mm x 610mm aluminium awning window in lieu of standard window, wall to wall 1530mm x 900mm tiled shower base in lieu of standard and 1No. 850mm wide opening with bulkhead over in lieu of standard 1No. 820mm door.

Ensuite Option 02

Provide Ensuite Option with wall to wall 2000mm x 900mm tiled shower base in lieu of standard, 1No. 1482mm wide vanity basin unit, 1No. 820mm wide opening with bulkhead over in lieu of standard 1No. 820mm flush panel hinged door, 1No. skylight in lieu of standard window and relocate WC to suit.

Ensuite Option 03

Provide Ensuite Option with wall to wall 2000mm x 900mm tiled shower base in lieu of standard and 1No. 800mm wide opening with bulkhead over in lieu of flush panel hinged door to suit.

Garage Option 01

Provide extension to Garage to create additional Storage area.
Increases area by 4.54m².
Increases width by 840mm.

Garage Option 02

Provide extension to Garage to create Storage area including 2057mm x 850mm aluminium awning feature window.
Increases area by 7.78m².
Increases width by 1440mm.

