

Facades available:

Coastal, Delta, Kingston, Nouveau Scarborough, Traditional, York
Overall home width 10.91m
Overall home length 22.68m

Residence	167.5m ²	18.0sq
Garage	37.9m ²	4.1sq
Porch	2.1m ²	0.2sq
Alfresco	11.3m ²	1.2sq
Total	218.8m²	23.5sq

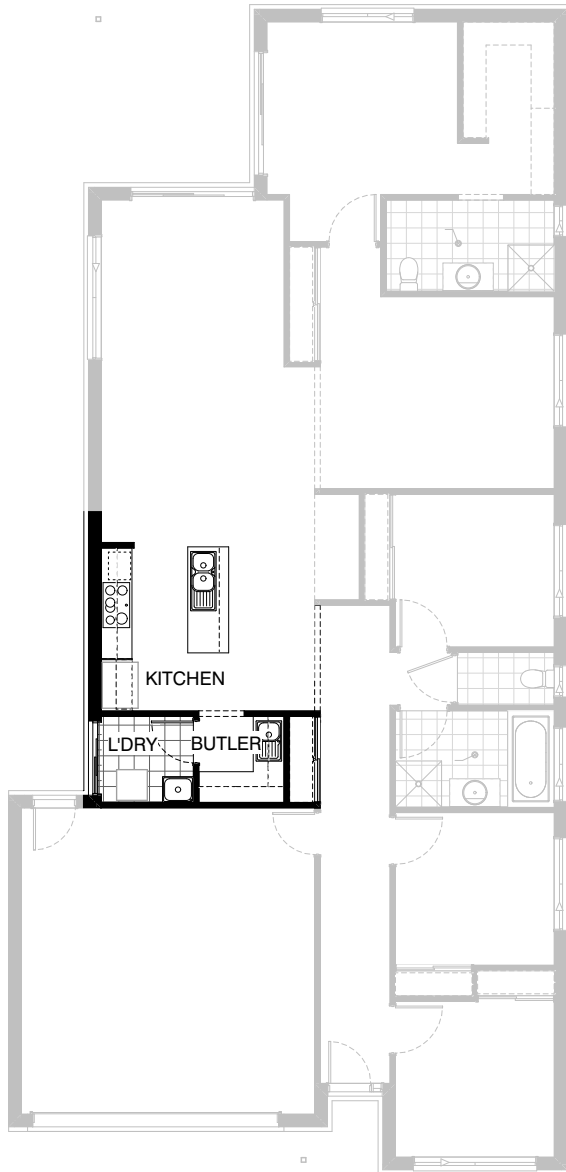
FLOORPLAN OPTIONS

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Listed details based on Traditional facade floorplan (illustrated)

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Option Kitchen01

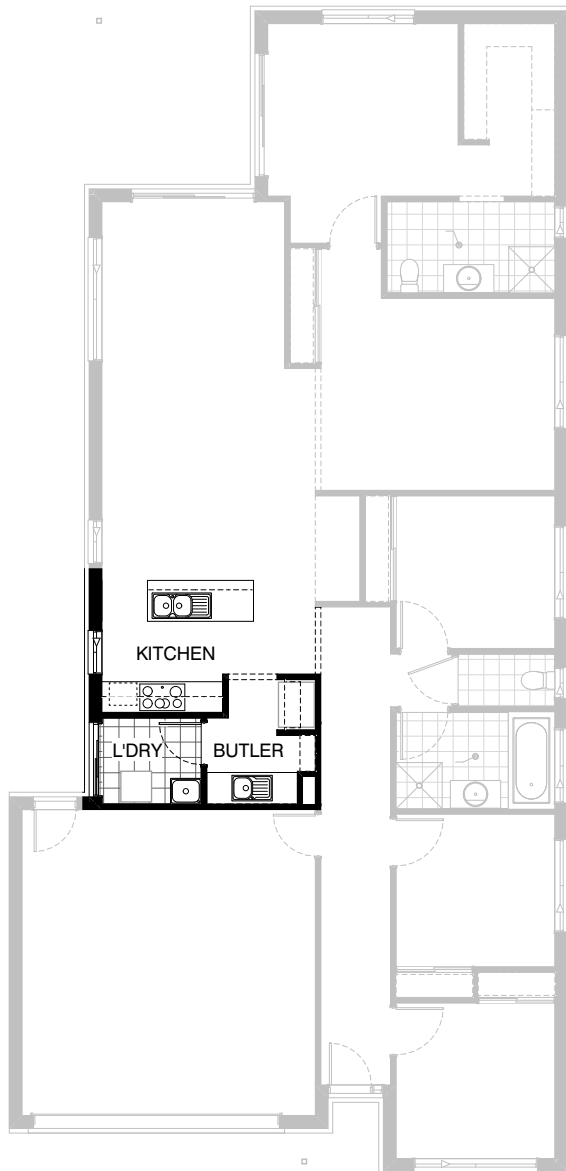
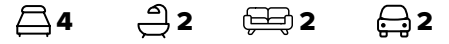
Provide Kitchen upgrade option which moves location of Refrigerator space and kitchen cupboards to the external wall and includes Butler's Pantry in lieu of Walk-in Pantry. Provide additional 380mm to kitchen from meals area. Laundry is reduced by 370mm and Linen size increased by 110mm.

Kitchen:

- 1No. 900mm base cupboard, dishwasher provision,
- 1No. 450mm bank of drawers, and Double bowl sink,
- 1No. 900mm retractable rangehood,
- 2No. 600mm overhead cupboards,
- 1No. 600mm base cupboard,
- 1No. under bench oven,
- 1No. MW provision,
- 1No. 932mm(w) Open shelf to refrigerator space with, 900mm appliances,
- Additional benchtop, tiled splash back.

Butler's Pantry:

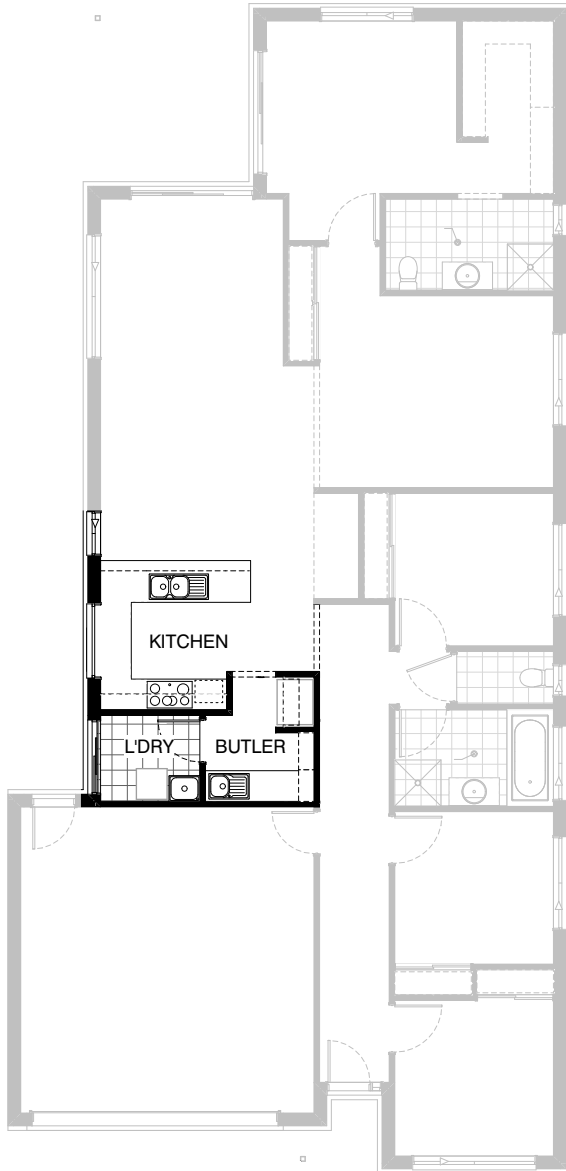
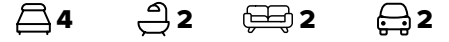
- 2No. 350mm overhead cupboard,
- 2No. 600mm overhead cupboard,
- 1No. 600mm blind overhead cupboard,
- 1No. 450mm base cupboard,
- 1No. 600mm base cupboard,
- 1No. 700mm base cupboard,
- 1No. 350mm blind base cupboard,
- Additional benchtop, tiled splash back and Single bowl sink.



Option Kitchen02

Provide Kitchen upgrade option which rotating Refrigerator space and includes Butler's Pantry in lieu of Walk-in Pantry. Laundry is reduced by 230mm. Linen to be removed.

- Kitchen:**
- 1No. 900mm base cupboard,
 - dishwasher provision,
 - 1No. 450mm bank of drawers,
 - and Double bowl sink,
 - 2No. 700mm overhead cupboards,
 - 1No. 900mm retractabel rangehood.
 - 1No. 700mm base cupboard,
 - 1No. 900mm under bench oven,
 - 1No. MW provision,
 - 900mm appliances with additional benchtop and tiled splash back.
- Butler's Pantry:**
- 2No. 400mm base cupboards,
 - 1No. 900mm base cupboard,
 - 4No. fixed shelving
 - Ref space with 900mm open shelf over,
 - Additional benchtop, tiled splash back and single bowl sink.



Option Kitchen03

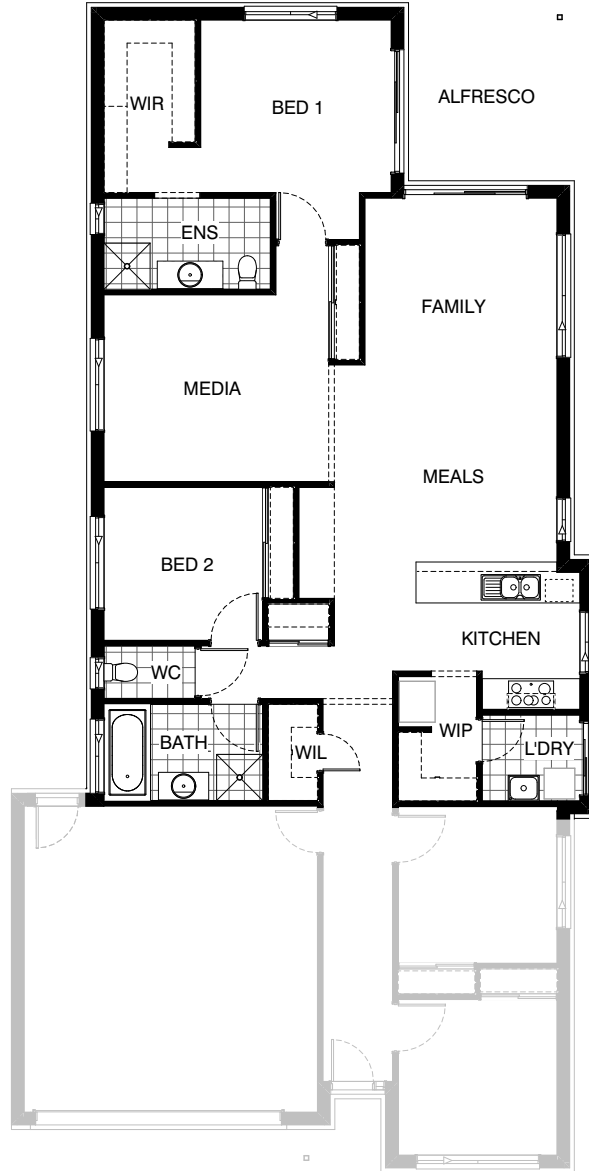
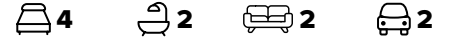
Provide Kitchen 'U' shape redesign by rotating Refrigerator space and includes Butler's Pantry in lieu of Walk-in Pantry. Provide additional 300mm to kitchen from meals area. Laundry is reduced by 230mm and Linen to be removed.

Kitchen:

- 1No. 600mm overhead cupboards,
- 1No. 900mm retractable rangehood,
- 1No. 800mm overhead cupboard,
- 1No. MW provision,
- 2No. 900mm base cupboard,
- 1No. 900mm under bench oven,
- 2No. 900mm corner base cupboard,
- 1No. 450mm bank of drawers,
- 1No. double bowl sink,
- 900mm appliances with additional benchtop,
- tiled splash back,
- dishwasher provision,
- 1No. AFW1215 fixed window in lieu of standard.

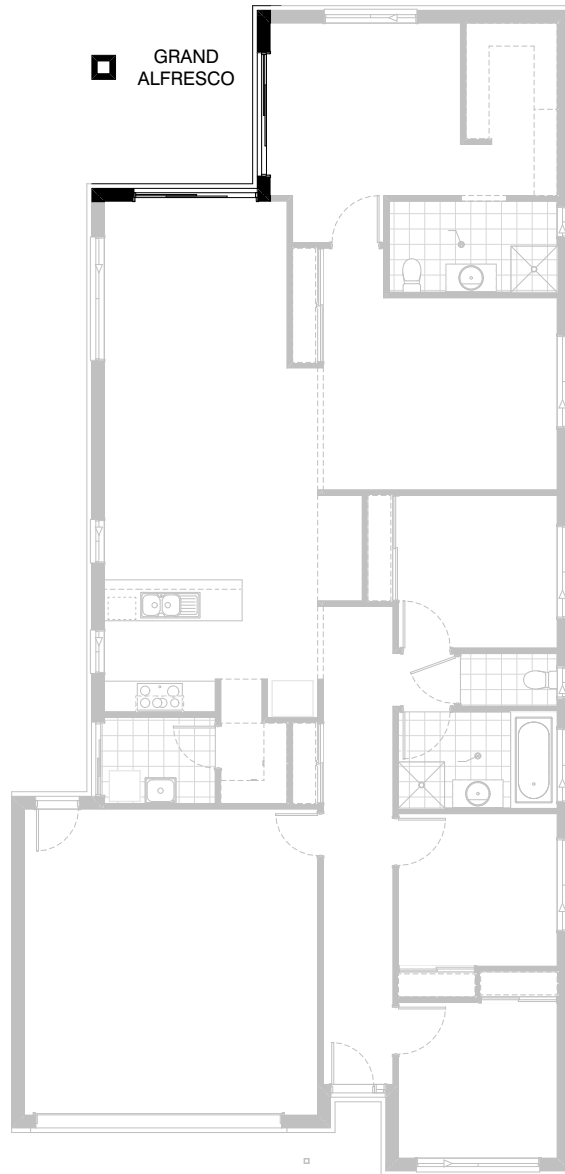
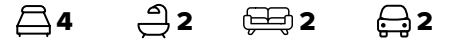
Butler's Pantry:

- 2No. 900mm base cupboard,
- 1800(h) adj. laminated shelving,
- Ref space with 900mm open shelf over,
- Additional benchtop, tiled splash back and single bowl sink.



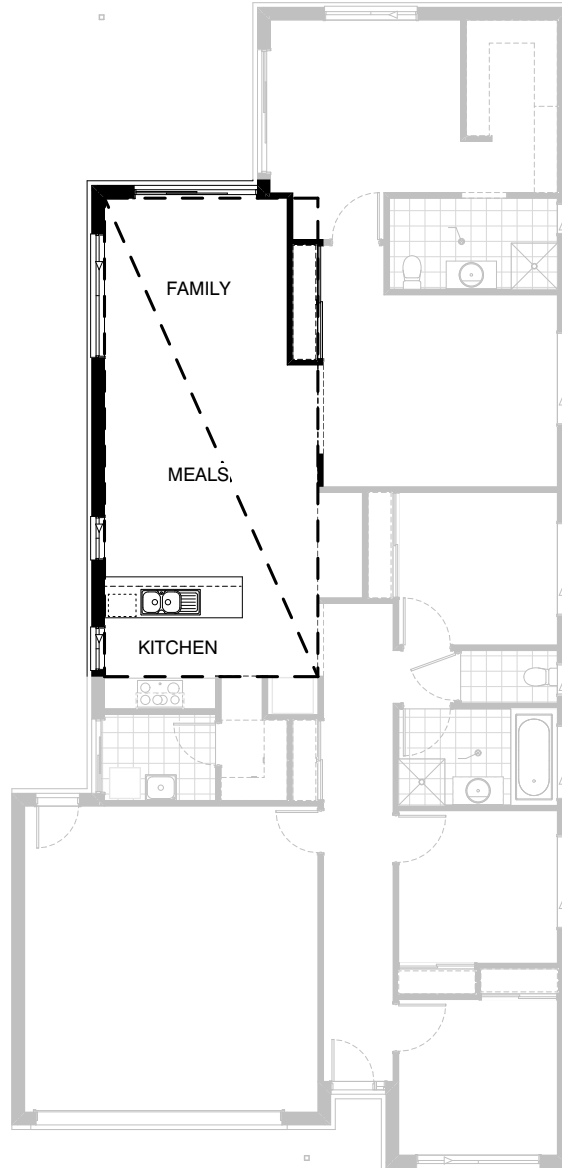
Option External01

Provide alternative floor plan option which provides alfresco to the other side of the house. Kitchen and l'dry projecting towards outside by 440mm. Provide additional Wip and Closet areas.
Reduce laundry 260mm.
Extend WIP depth 240mm.
Increase Family & meals 180mm by reducing Study depth 180mm.
Increase Study and Robe width by 110mm.



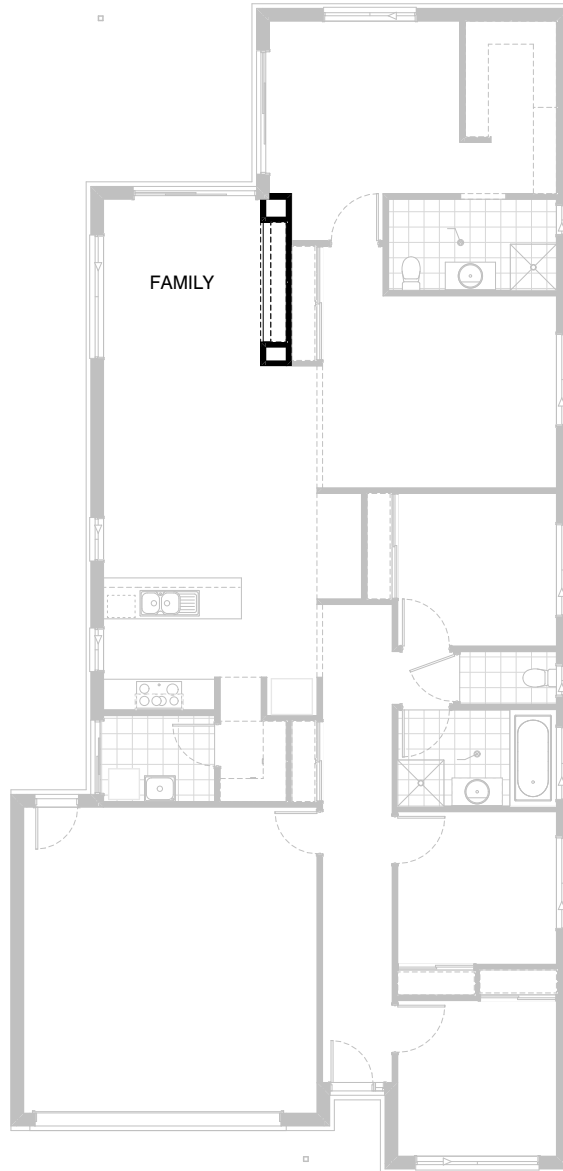
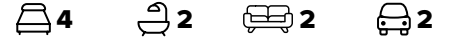
Option External02

Provide Grand Alfresco option including tiled roof over and additional 3No. 470x470mm brick piers. Adds 1500mm of length to the building footprint.



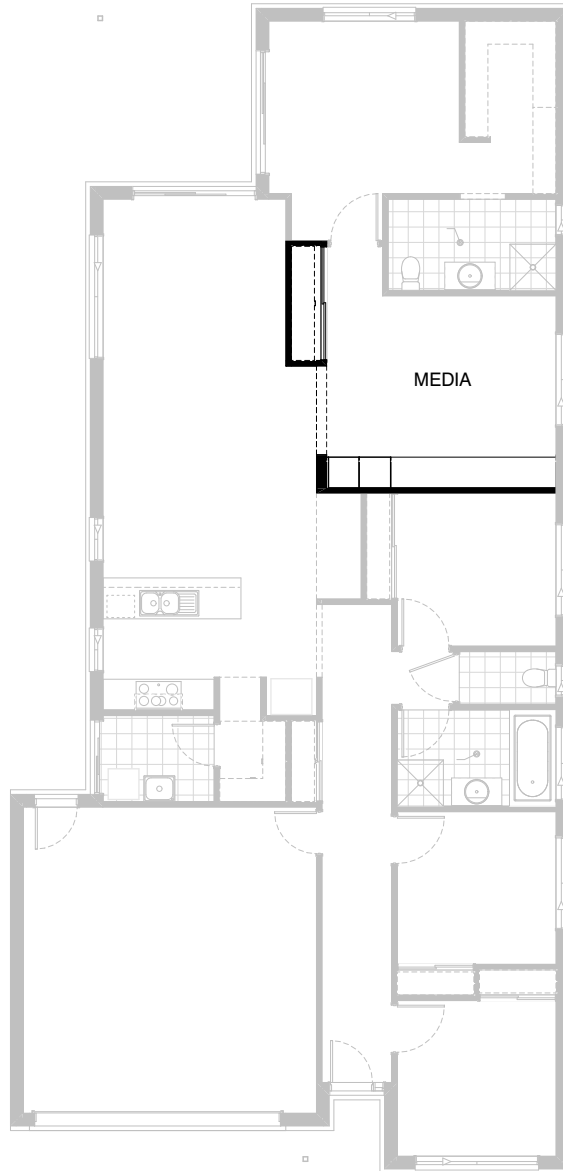
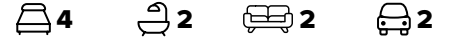
Option Internal01

Provide raked ceiling to family, meals and kitchen area.



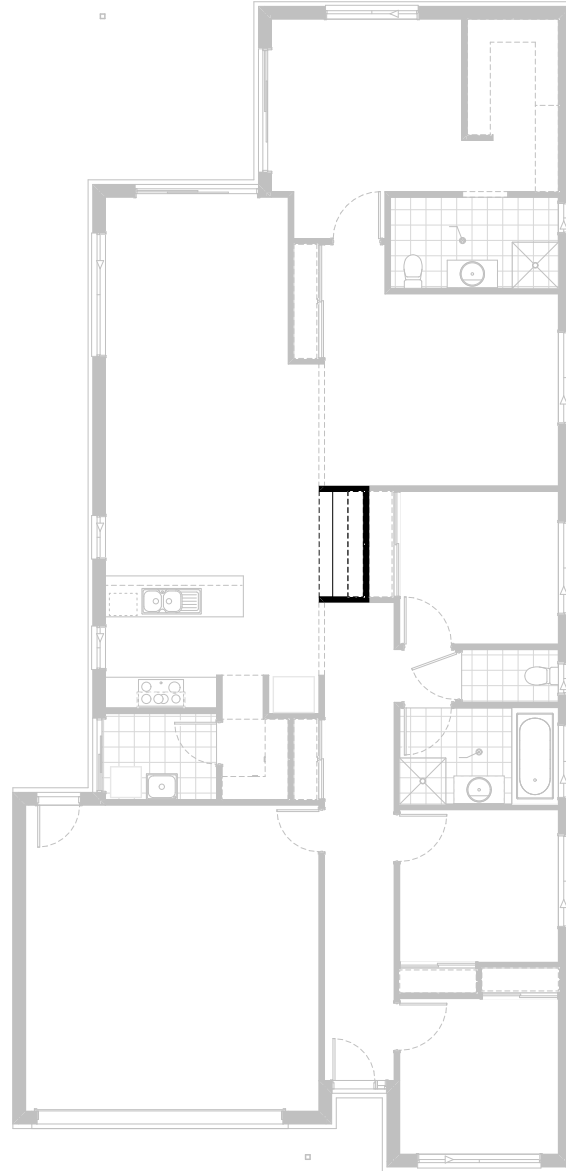
Option Internal02

Provide built-in joinery option to Family room including
450mm benchtop with
2No. 700mm tv cabinet cupboards and
1No. 900mm tv cabinet cupboard and
2No. 300mm deep and 60mm thick open shelves above.



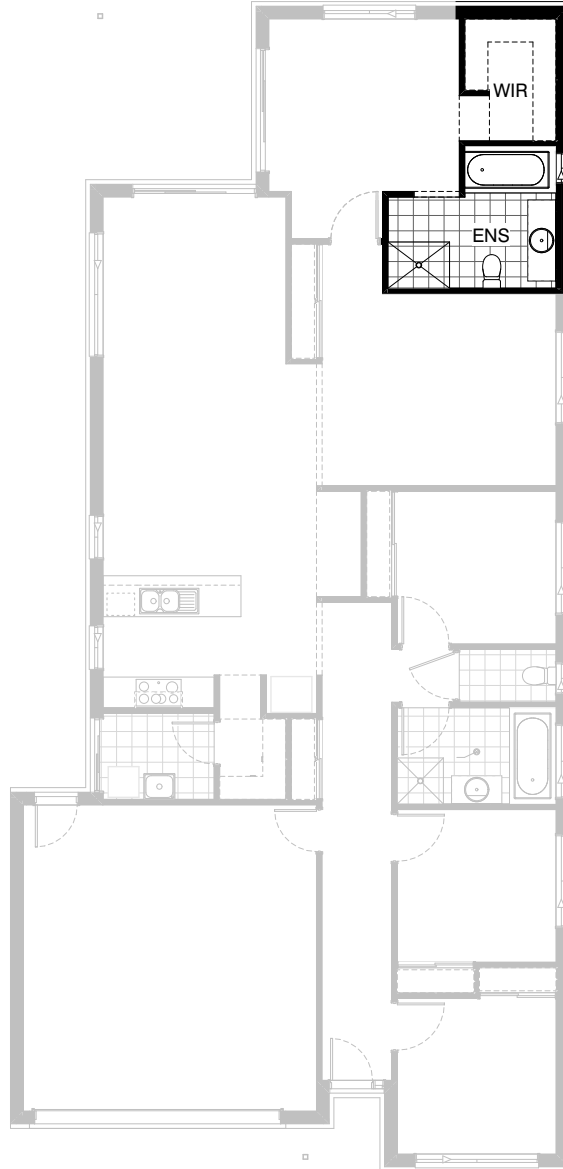
Option Internal03

Provide built-in joinery option to Media room including 450mm benchtop with:
4No. 800mm tv cabinet cupboards,
2No. 600mm cabinet full height units,



Option Internal04

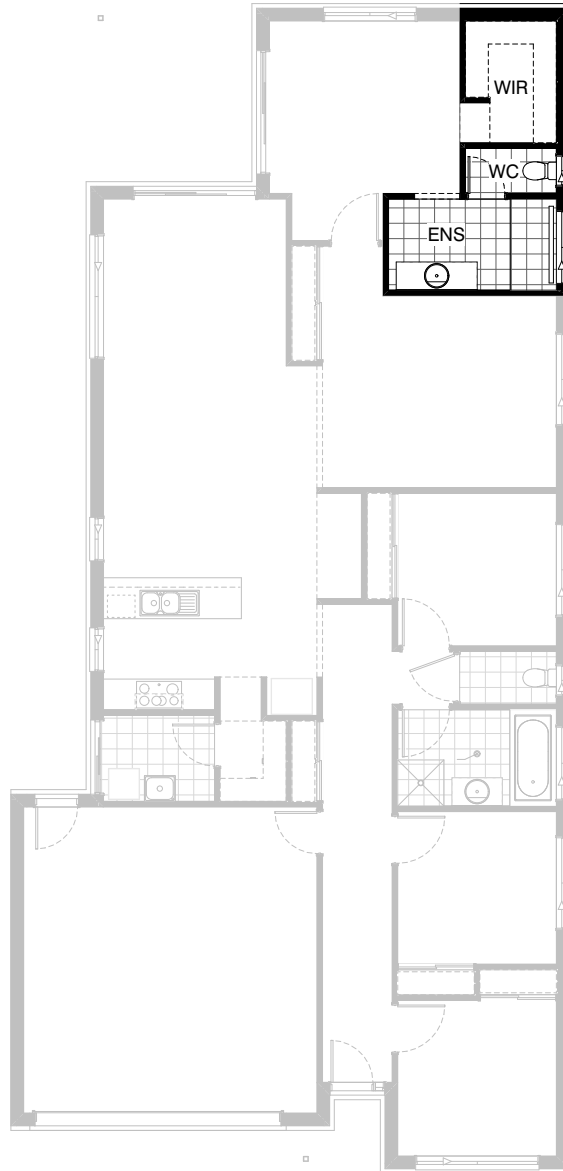
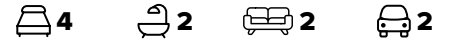
Provide built-in joinery upgrade option to Study with 600mm deep 32mm laminate benchtop. 2No. 300mm deep 60mm thick open shelves over.



Option Ensuite01

Ensuite: Upgrade with additional Ens projection by 1890mm x 990mm towards Wir to accommodate bath tub,
1200mm x 900mm tiled shower base in lieu of 900mm x 900mm,
1582mm wide vanity in lieu of standard 982mm wide vanity,
Relocate Ensuite window 960mm towards WIR,
Increase ensuite by 180mm to 3570mm(w) in lieu of 3390mm.

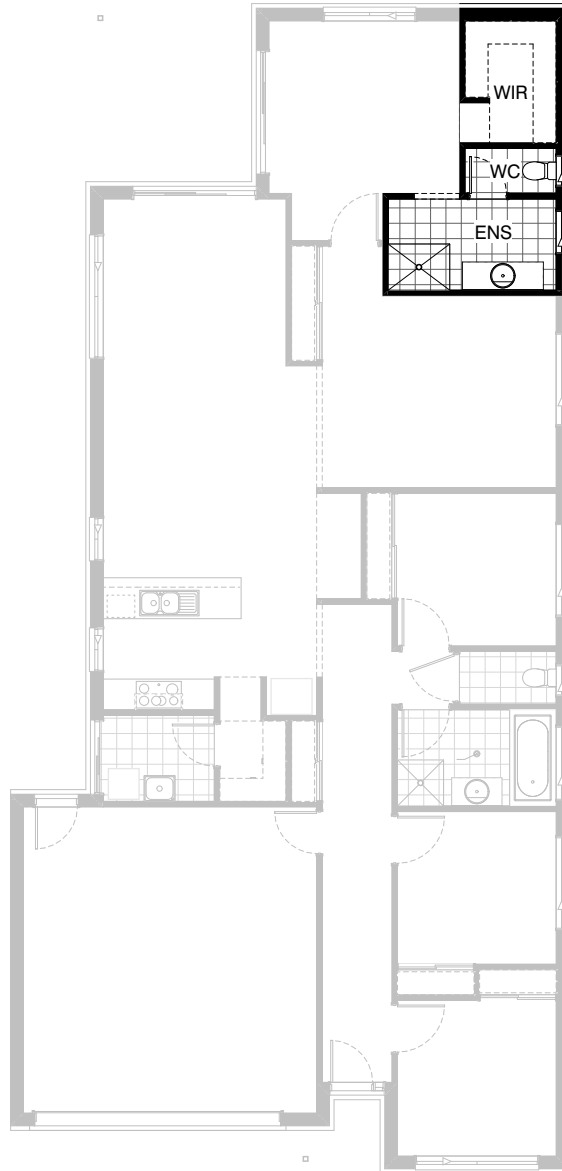
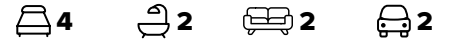
WIR 1: Decrease existing WIR and provide
2400mm x 1800mm WIR with 900mm opening.
Shelving configuration changes to suit.



Option Ensuite02

Ensuite: Upgrade with additional Ens projection by 1890mm x 990mm towards Wir to accommodate enclosed Wc,
1No. Hinged door to Wc,
1800mm x 900mm wall to wall tiled shower base in lieu of 900mm x 900mm to be relocated to the external wall,
1582mm wide vanity in lieu of standard 982mm wide vanity,
Remove existing window and provide
1027mm x 610mm sliding window to Wc and
1450mm x 300mm sliding window to shower/bath area.

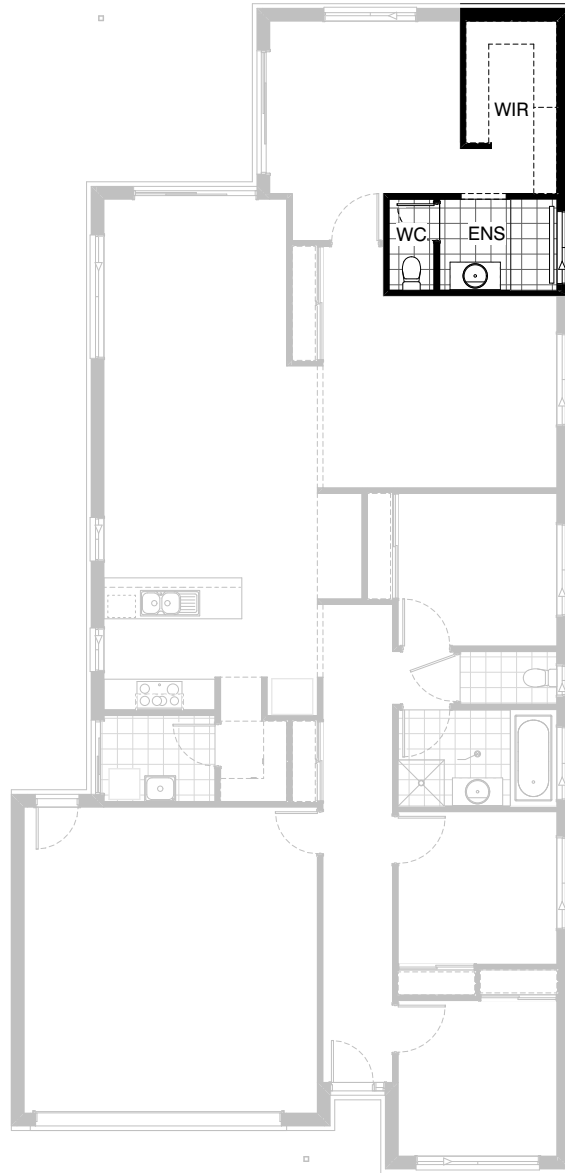
WIR 1: Decrease existing WIR and provide 2400mm x 1800mm WIR with 800mm opening. Shelving configuration changes to suit.



Option Ensuite03

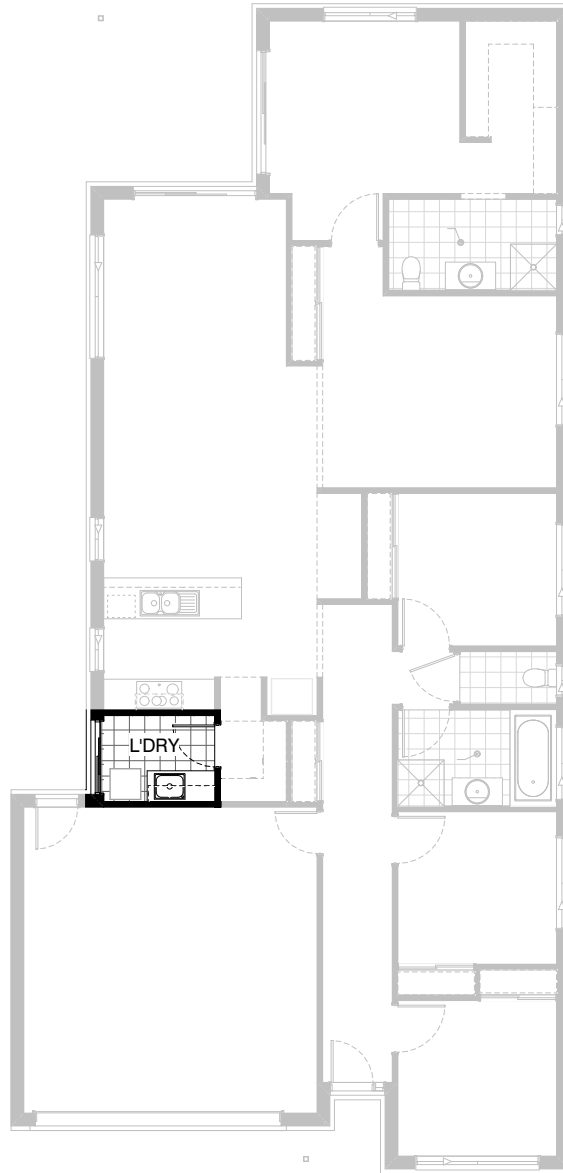
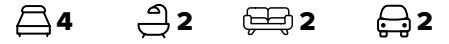
Ensuite: Upgrade with additional Ens projection by 1890mm x 990mm towards Wir to accommodate enclosed Wc,
1No. Hinged door to Wc,
1200mm x 900mm tiled shower base in lieu of 900mm x 900mm,
1582mm wide vanity in lieu of standard 982mm wide vanity,
Provide additional 1027mm x 610mm sliding window to Wc

WIR 1: Decrease existing WIR and provide 2400mm x 1800mm WIR with 800mm opening.
Shelving configuration changes to suit.



Option Ensuite04

Ensuite: Upgrade with enclosed Wc,
1No. Hinged door to Wc and additional timber stud wall with plaster,
1800mm x 900mm tiled shower base in lieu of 900mm x 900mm,
Provide 510mm x 1450mm sliding window in lieu of 1800mm x 610mm.



Option Laundry01

Provide Laundry upgrade option including laminate cupboards and stainless steel inset trough including
1No. 800mm base cupboard,
1No. 450mm base cupboard,
1No. 800mm overhead cupboards,
1No. 450mm overhead cupboards,
additional benchtop and tiled splashback to suit.