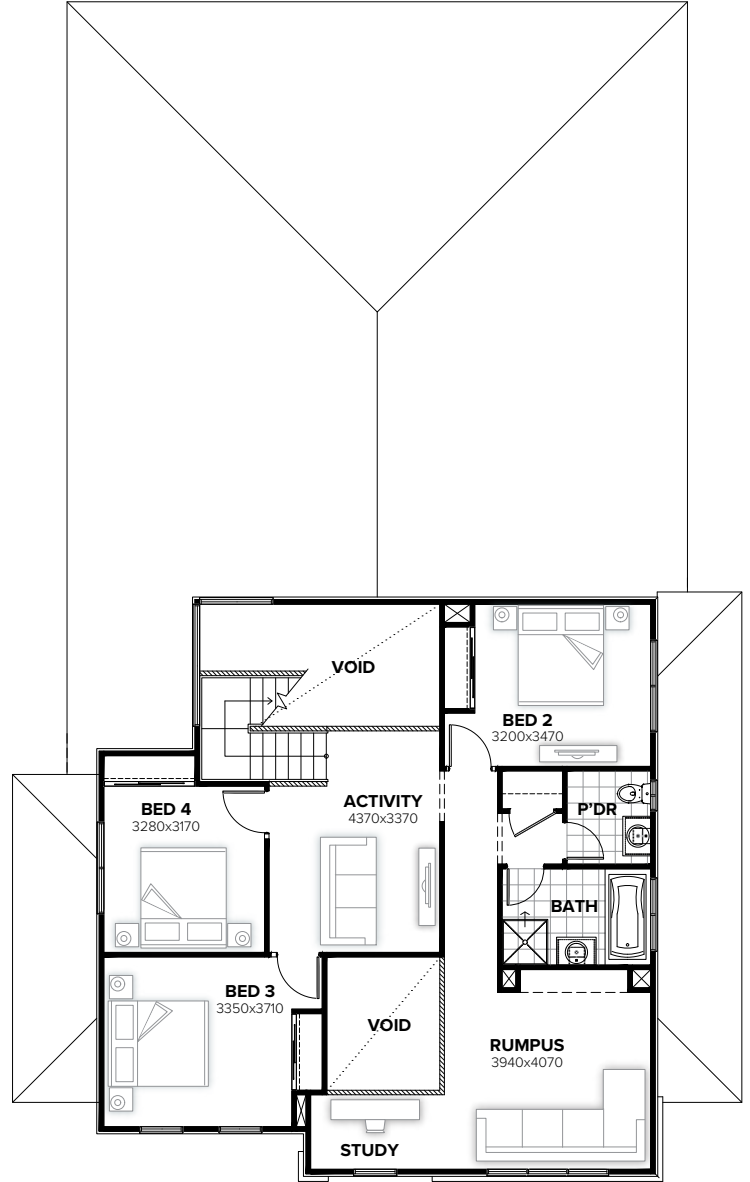


GROUND FLOOR



FIRST FLOOR

Facades available:

Byron, Norton, Colton, Gladstone
Winchester, Langdon, Bircher
Stratford

Overall home width 14.39m
Overall home length 22.79m

Residence	334.7m ²	36.0sq
Garage	38.5m ²	4.1sq
Porch	4.1m ²	0.4sq
Alfresco	14.2m ²	1.5sq
Total	391.5m²	42.1sq

FLOORPLAN OPTIONS

We personalise our floorplans. Talk to us about our huge range of ready-to-go design options.

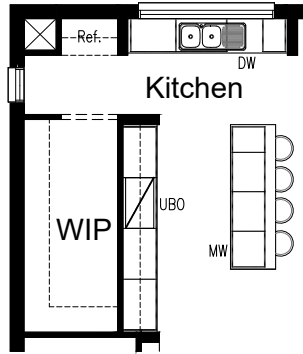
Listed details based on Byron facade floorplan (illustrated)

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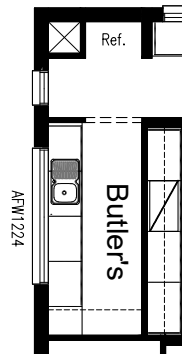
OPTION K1

Provide Kitchen upgrade option including:
open shelf over refrigerator space,
1No. microwave provision with pot drawer
and 2No. 700mm base cupboards in lieu of
2No. 800mm base cupboards and
1No. 400mm base cupboard to island bench.
Kitchen cabinetry to cooker and sink
benches remains unchanged.



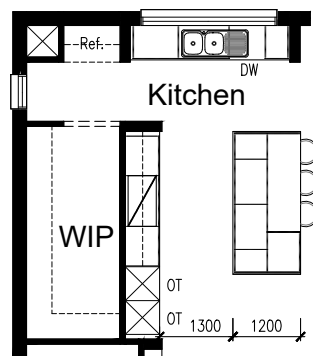
OPTION K2

Provide Butler's Pantry in lieu of Walk-
in Pantry including:
4No. 800mm base cupboards,
1800mm high 450mm deep
adjustable open shelving unit,
additional AFW1224 fixed window,
single bowl sink with additional bench
top and tiled splashback to suit.



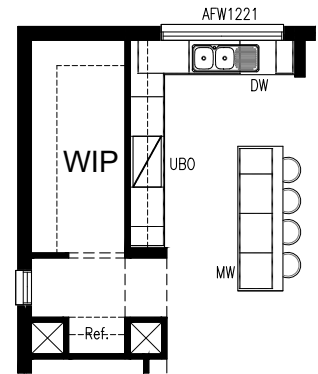
OPTION K3

Provide Kitchen upgrade option including:
1200mm deep island bench with
1No. 700mm base cupboard with open shelf facing away
from the Kitchen,
900mm retractable rangehood,
900mm cooktop,
1No. 900mm base cupboard,
2No. 700mm base cupboards,
1No. 900mm overhead cupboard,
2No. 700mm overhead cupboards,
2No. oven towers with 600mm ovens and microwave
provisions,
open shelf over refrigerator space,
Kitchen cabinetry to island bench
and sink bench remains
unchanged.



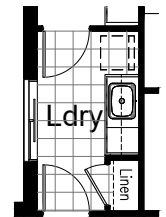
OPTION K4

Provide L-shaped Kitchen upgrade option including:
900mm retractable rangehood,
900mm electric cooktop,
450mm drawer unit,
dishwasher provision,
1No. 900mm base cupboard,
1No. 900mm blind corner base cupboard with 450mm door,
4No. 700mm base cupboards,
2No. 350mm base cupboards,
1No. 300mm base cupboard,
2No. 700mm overhead cupboards,
2No. 350mm overhead cupboards,
1No. 600mm overhead open shelf unit,
1No. open shelf over refrigerator space,
additional bench top and tiled splashback to suit.
Provide AFW1221 fixed window in lieu of standard.
Note: Option K-2 still available in conjunction with this option.



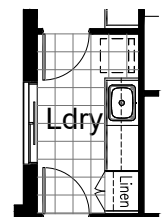
OPTION LD-1

Provide Laundry upgrade including laminate base cupboards
and stainless steel inset trough including:
1No. 900mm base cupboard,
1No. 450mm base cupboard,
1No. 900mm overhead cupboard,
1No. 450mm overhead cupboard,
additional bench top and tiled splashback to suit.



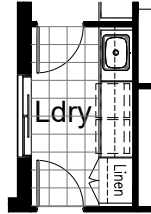
OPTION LD-2

Provide Laundry upgrade including laminate base and
overhead cupboards and stainless steel inset trough
including
2No. 800mm base cupboards,
2No. 800mm overhead cupboards,
1No. 700mm full height laminate Linen cupboard,
additional bench top and tiled splashback to suit.



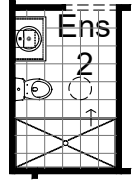
OPTION LD-3

Provide Laundry upgrade including laminate base and overhead cupboards including:
 1No. 900mm base cupboards,
 2No. 900mm overhead cupboards,
 1No. 450mm overhead cupboard,
 1No. 800mm full height laminate Linen cupboard,
 Option also provides open space under bench for washer and dryer side-by-side and raises the bench height to 950mm from FFL (kicker height raises)



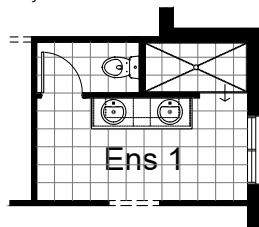
OPTION ENS-4

Provide Ensuite upgrade option to Guest Bedroom including 1810x900mm wall-to-wall tiled shower base in lieu of standard. Option also provides additional 300mm dia. suntube skylight.



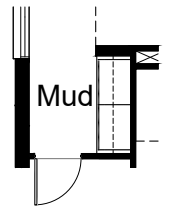
OPTION ENS-1

Provide Ensuite upgrade option to Bedroom 1 including enclosed WC with 720mm hinged door, 1830x900mm wall-to-wall tiled shower base and 1782mm vanity with double basins



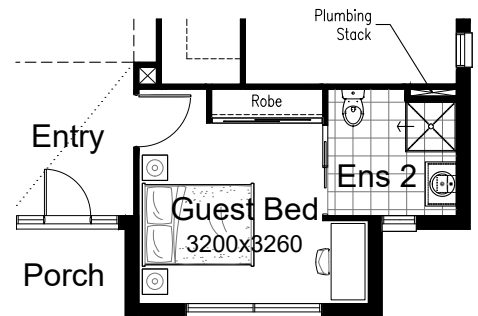
OPTION IP1-1

Provide Mud room upgrade including:
 20mm stone bench top in lieu of standard,
 additional 2No. 800mm overhead cupboards.



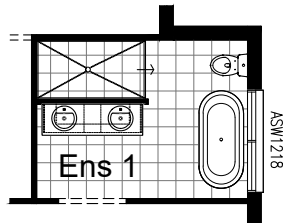
OPTION IP1-2

Provide Guest Bedroom to the front of the home in lieu of Living and WIR1a.
 Provide stud and plaster wall with 920mm hinged door in lieu of bulkhead opening.
 Provide Ensuite with 900x900mm tiled shower base, 782mm vanity with single basin, WC and 720mm cavity sliding door.
 Provide built-in Robe with sliding doors and 450mm shelf with hanging rail.



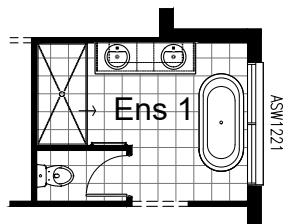
OPTION ENS-2

Provide Ensuite upgrade option to Bedroom 1 including rearranged layout with 1930x900mm tiled shower base, 1782mm vanity with double basins, freestanding bath and relocated WC.
 Provide ASW1218 window in lieu of standard.



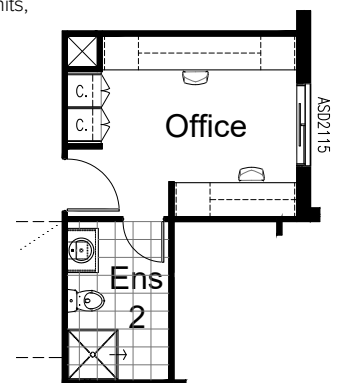
OPTION ENS-3

Provide Ensuite upgrade option to Bedroom 1 including rearranged layout with 1820x900mm wall-to-wall tiled shower base, 1782mm vanity with double basins, freestanding bath and enclosed WC with 720mm hinged door.
 Provide ASW1221 window in lieu of standard.



OPTION IP1-3

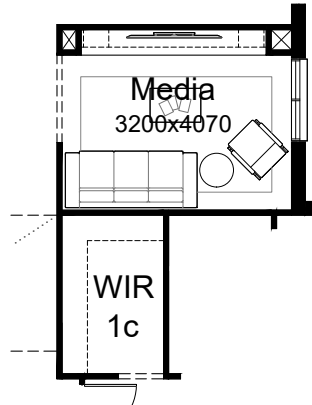
Provide Home Office option in lieu of Guest Bedroom.
 Provide built-in joinery including:
 2No. 600mm deep 32mm thick laminate desks,
 3No. 600mm drawer unit below desks,
 3No. 600mm overhead open shelf units,
 4No. 300mm deep, 60mm thick open shelves,
 2No. 600mm full height laminate Store cupboards.
 Provide 720mm hinged door to Ensuite 2 in lieu of bulkhead opening.
 Provide ASD2115 sliding door in lieu of standard window.



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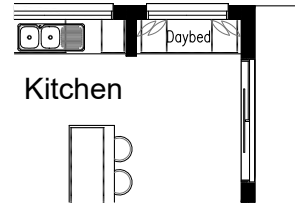
OPTION IP1-4

Provide Home Office option in lieu of Guest Bedroom.
Provide Media room option in lieu of Guest Bedroom and Ensuite 2.
Provide built-in joinery including:
450mm deep 32mm thick laminate bench top with
4No. 800mm tv unit base cupboards,
2No. 450mm overhead open shelf units.
2No. 450x450mm voids.
Provide bulkhead opening in lieu of standard and provide additional WIR1c with 450mm shelf and hanging rail to Bedroom 1 in lieu of Ensuite 2.
Provide ASW1815 sliding window to Media in lieu of standard.



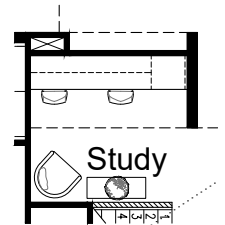
OPTION IP1-8

Provide Daybed to Kitchen option including:
600mm deep 32mm thick laminate benchtop,
1No. 800mm TV cabinet,
2No. 450mm TV cabinets.



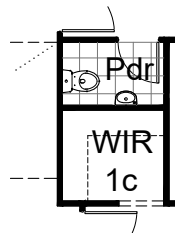
OPTION IP1-9

Provide built-in joinery to Study including:
600mm deep 32mm thick laminate desk,
1No. 600mm drawer unit below desks,
1No. 600mm overhead open shelf units,
2No. 300mm deep, 60mm thick open shelves.



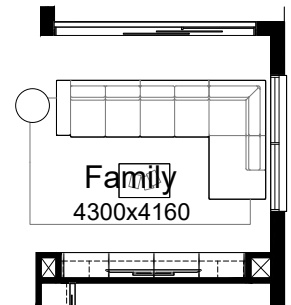
OPTION IP1-5

Provide Powder room and WIR 1c in lieu of Ensuite 2.
Provide WC and wall hung vanity with 720mm hinged door in lieu of bulkhead opening.
Provide 450mm shelving with hanging rail to new WIR with bulkhead opening to Bedroom 1.
Note: option recommended in conjunction with option IP1-3



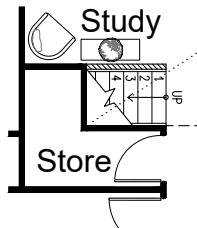
OPTION IP1-10

Provide built-in joinery to Family including:
450mm deep 32mm thick laminate bench top with
4No. 800mm tv unit base cupboards,
2No. 450mm overhead open shelf units.
2No. 450x450mm voids.



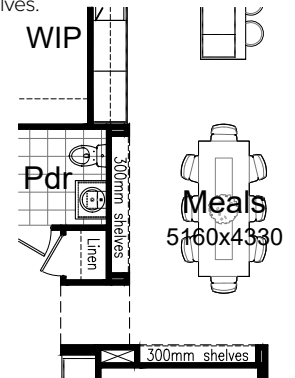
OPTION IP1-6

Provide under-stair Store room with 820mm hinged door and
1No. light switch and wall-light fitting.



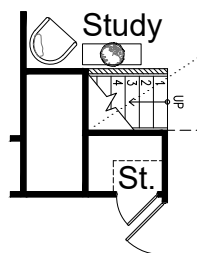
OPTION IP1-11

Provide built-in shelving to 2No. Alcoves in Meals area, including:
8No. 300mm deep 60mm thick open shelves.



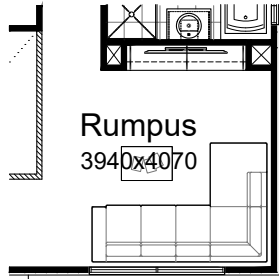
OPTION IP1-7

Provide under-stair Store room accessed from Garage with 720mm hinged door and 4No. 450mm shelves.



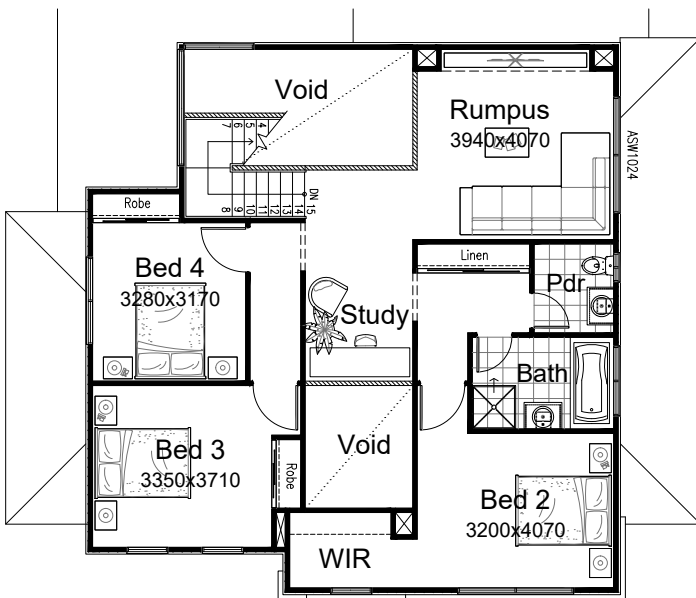
OPTION IP1-12

Provide built-in joinery upgrade option to first floor Rumpus including:
450mm deep 32mm thick laminate bench top with
2No. 1000mm tv unit base cupboards,
2No. 300mm deep 60mm thick open shelves over.



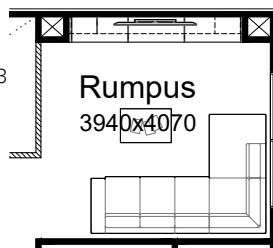
OPTION IP1-13

Provide option which swaps the location of Rumpus and Bed 2 moving the Rumpus to the rear of the first floor at the top of the stair void as shown.
Provide ASW1024 sliding window to new Rumpus in lieu of standard.



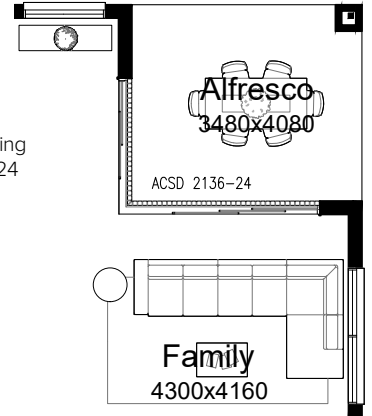
OPTION IP1-14

Provide built-in joinery upgrade option to first floor Rumpus including:
450mm deep 32mm thick laminate bench top with
3No. 1000mm tv unit base cupboards,
2No. 300mm deep 60mm thick open shelves over.
Note: option only available in conjunction with IP1-13



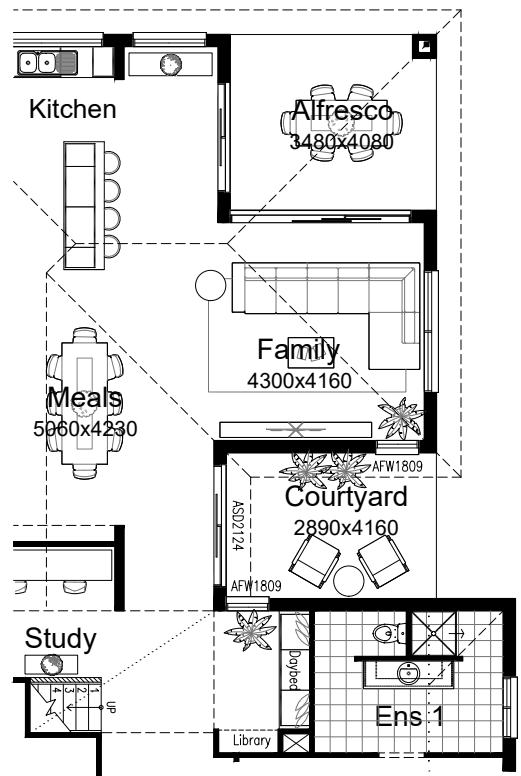
OPTION EP1-1

Provide corner sliding door option to Family, Activity and Alfresco.
Remove ASDS2136 stacker sliding door and ASD2124 sliding door and provide ACSD2136-24 corner stacker sliding door.



OPTION EP1-2

Provide Courtyard and Library with Daybed option in lieu of Guest Bedroom and Ensuite 2.
Provide additional external brickwork to create Courtyard and structural concrete slab (same level as Alfresco). Courtyard is unroofed so reduce tiled roof and provide 450mm eaves as shown.
Daybed includes:
600mm deep 32mm thick laminate benchtop,
1No. 800mm TV cabinet,
2No. 700mm TV cabinets,
1No. 450mm deep 60mm thick open shelf.
Library includes:
4No. 450mm deep 60mm thick open shelves.
Option removes ASW1218 sliding window.
Provide ASD2124 sliding door and 2No. AFW2009 fixed windows.

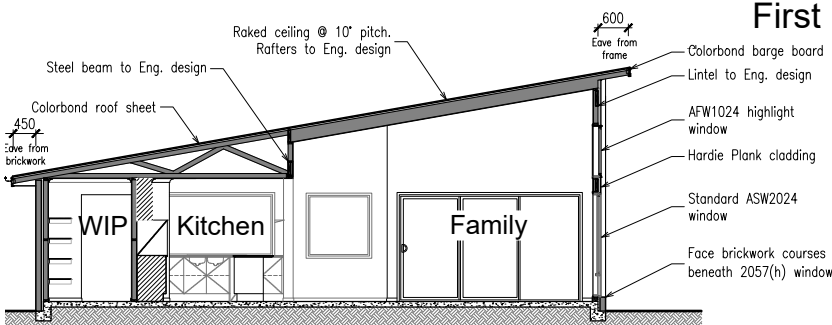
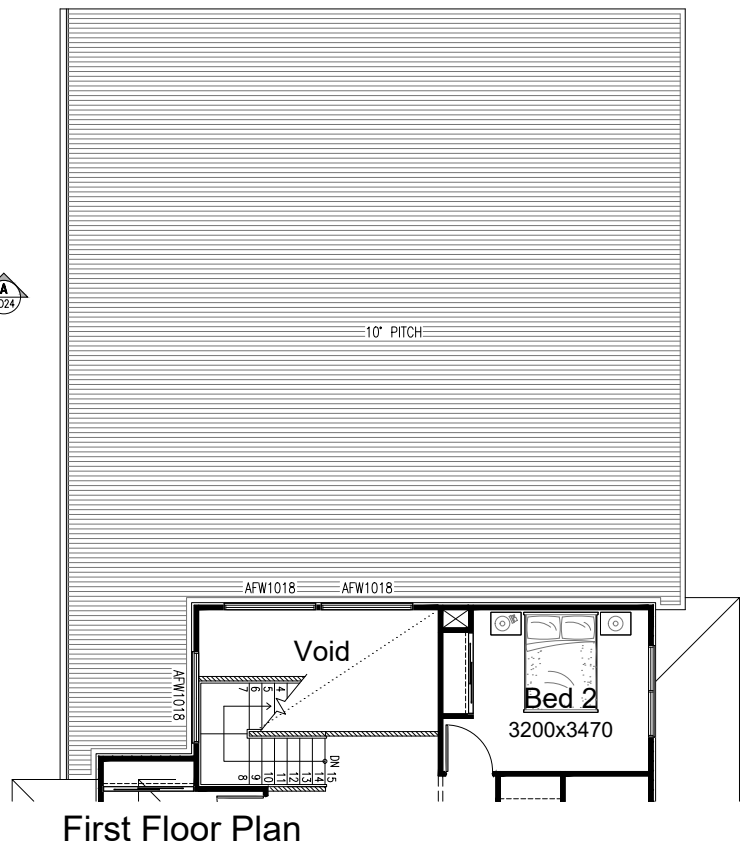
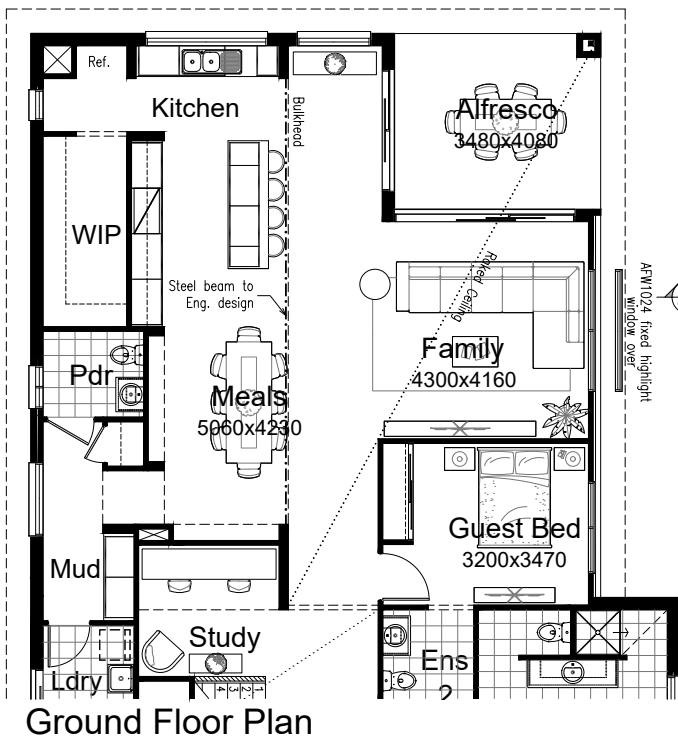


OPTION IP1-12

Provide raked ceiling option to Family and Alfresco with 1No. AFW1024 fixed highlight windows over standard window to the Northern elevation of Family. Option includes skillion roof at 10 degree pitch over rear section of the home with rafters to engineers design with ceiling lining fixed to underside and Colorbond roof sheet over in lieu of tiled roof. Flat ceiling with bulkhead over Meals, Kitchen, Guest Bed, etc. See section for details.

Provide Hardie Plank cladding to the rear section of the Northern elevation of the home in lieu of brickwork.

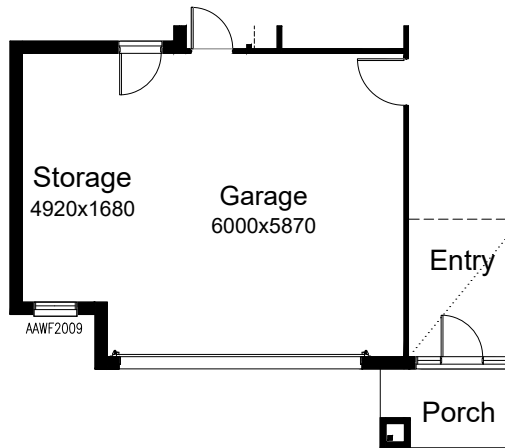
Provide steel beam to Eng. design to support span over Kitchen and Meals. Option also changes windows to Stair Void, provide 3No. AFW1018 fixed windows in lieu of standard.



Section - Raked Ceiling

OPTION G-1

Provide extension to Garage to create additional Storage area including additional AAWF2009 awning window.
Increases width of the home by 1680mm.
Increases area of the home by 9.06m²

**OPTION G-2**

Provide extension to Garage to create Triple Car Garage including additional 2100x2410 garage door as per colour selection.
Increases width of the home by 3600mm.
Increases area of the home by 23.81m²

