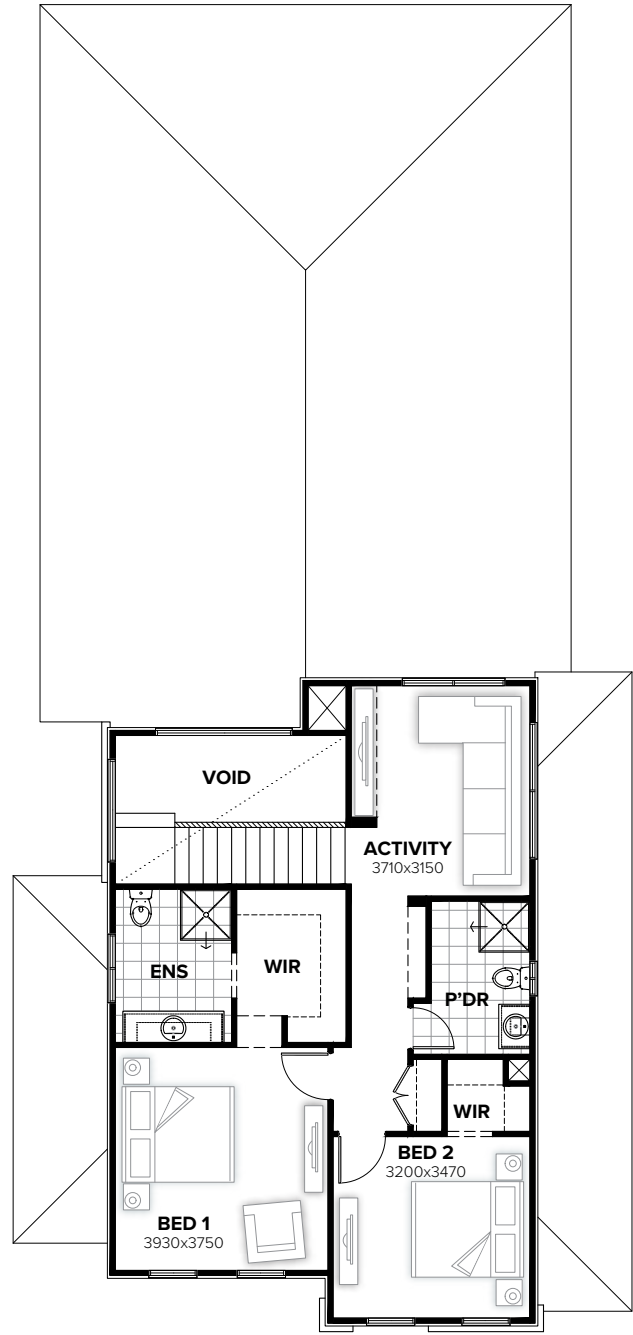


GROUND FLOOR



FIRST FLOOR

FLOORPLAN OPTIONS

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

Facades available:

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

Overall home width	10.91m
Overall home length	22.91m

Residence	231.8m ²	25.0sq
Garage	37.0m ²	4.0sq
Porch	3.0m ²	0.3sq
Alfresco	13.7m ²	1.5sq
Total	285.5m²	30.7sq

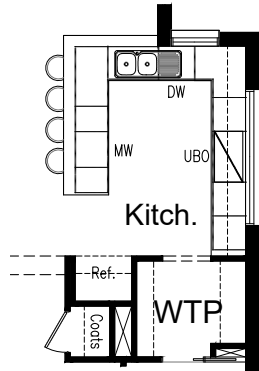
Listed details based on Byron facade floorplan (illustrated)

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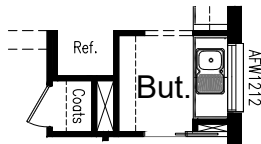
OPTION K1

Provide Kitchen upgrade option including:
900mm open shelf over refrigerator space,
1No. microwave provision and
1No. 450mm base cupboard in lieu of
1No. 900mm base cupboard
Bench top increases by 182mm to
accommodate.



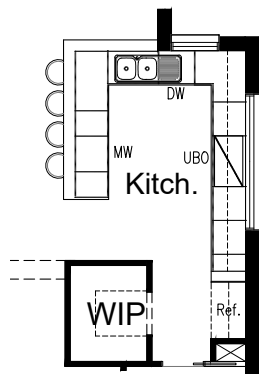
OPTION K2

Provide Butler's Pantry in lieu of Walk-in Pantry including:
2No. 700mm base cupboards,
300mm deep shelves,
single bowl sink with additional bench
top and tiled splashback to suit.
Provide additional AFW1212 fixed
window behind sink.



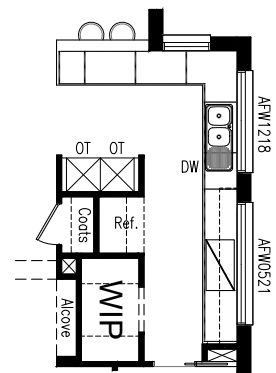
OPTION K3

Provide Kitchen upgrade option including:
Relocated refrigerator space with 900mm
open shelf over,
900mm under bench oven,
900mm electric cooktop,
900mm retractable rangehood,
450mm drawer unit,
dishwasher provision,
microwave provision with pot drawer,
1No. 900mm base cupboard,
1No. 900mm blind corner cupboard with
450mm door,
1No. 900mm corner base cupboard
with bi-fold doors,
3No. 600mm base cupboards,
1No. 450mm base cupboard,
1No. 300mm base cupboard,
1No. 600mm overhead cupboard,
1No. 900mm overhead open shelf unit,
1No. 800mm overhead open shelf unit,
1No. 180mm wide full height wine rack.
Plumbing stack is increased to suit.
Coats closet to Passage removed and Walk-in Pantry
provided with additional 4No. 450mm shelving.



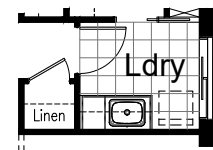
OPTION K4

Provide L-shaped Kitchen upgrade option including:
Relocated refrigerator space with 900mm open shelf over,
900mm electric cooktop,
900mm retractable rangehood,
2No. oven towers with 600mm ovens and microwave
provisions,
450mm drawer unit,
dishwasher provision,
6No. 900mm base cupboards,
1No. 900mm corner base cupboard with bi-fold doors,
2No. 900mm overhead cupboards,
Remove AFW0524 fixed window and provide AFW1218 and
AFW0521 fixed windows.
Coats closet moves as shown and 350mm deep Alcove is
added to Passage.



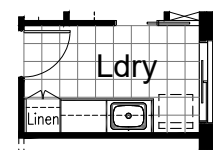
OPTION LD-1

Provide Laundry upgrade including laminate base and
overhead cupboards and stainless steel inset trough
including:
1No. 800mm base cupboard,
1No. 400mm base cupboard
1No. 800mm overhead cupboard,
1No. 400mm overhead cupboard,
additional bench top and tiled splashback to suit.



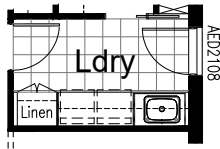
OPTION LD-2

Provide Laundry upgrade including laminate base and
overhead cupboards and stainless steel inset trough
including:
2No. 800mm base cupboards,
2No. 800mm overhead cupboards,
1No. 600mm full height laminate Linen cupboard with
5No. 450mm shelves,
additional bench top and tiled splashback to suit.
Option also removes Linen closet to Passage.



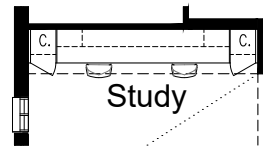
OPTION LD-3

Provide Laundry upgrade including laminate base and overhead cupboards and stainless steel inset trough including
 1No. 900mm base cupboard,
 2No. 900mm overhead cupboards,
 1No. 450mm overhead cupboard,
 1No. 700mm full height laminate Linen cupboard with
 5No. 450mm sheves,
 additional bench top and tiled splashback to suit.
 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 also provides AED2108 entry door in lieu of sliding door.



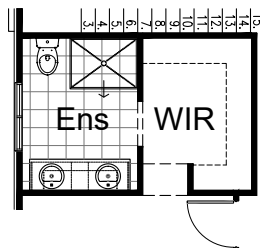
OPTION IP1-2

Provide built-in joinery option to Study including:
 1No. 600mm deep 32mm thick laminate desk,
 2No. 450mm drawer units below desk,
 2No. 450mm open shelf units,
 2No. 300mm deep 60mm thick open shelves over desk,
 2No. 450mm full height laminate storage cupboards with 5No. 450mm shelves.



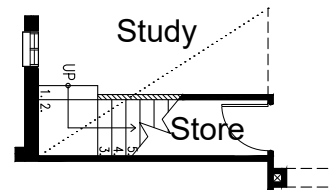
OPTION ENS-1

Provide Ensuite option to Bedroom 1 including 1200x900mm tiled shower base and 1782mm vanity with double basins.



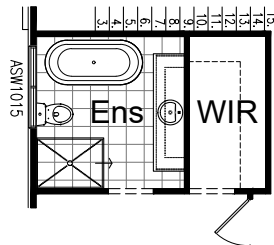
OPTION IP1-3

Provide under-Stair Store room option including 820mm hinged door and wall-mounted light point and switch.



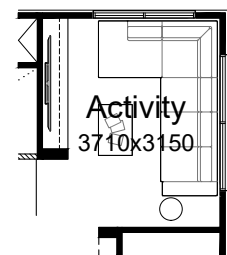
OPTION ENS-2

Provide Ensuite option to Bedroom 1 including rearranged layout with 1200x900mm tiled shower base, freestanding bath, relocated WC and 2082mm vanity with single basin. Remove ASW1012 sliding window and provide ASW1015 sliding window.
 Option takes 580mm from WIR to accommodate.



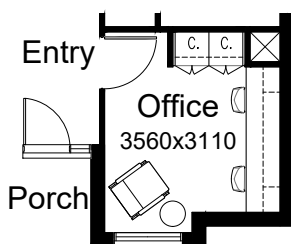
OPTION IP1-4

Provide built-in joinery upgrade option to first floor Activity including:
 1No. 450mm deep 32mm thick laminate bench top,
 1No. 800mm TV cabinet cupboard,
 2No. 700mm T.V cabinet cupboards,
 2No. 300mm deep 60mm thick open shelves over,



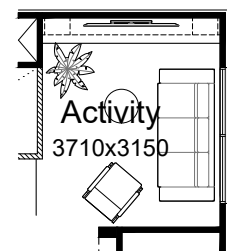
OPTION IP1-1

Provide Home Office option in lieu of Living to the front of the home.
 Provide built-in joinery including:
 600mm deep 32mm thick laminate desk,
 1No. 450mm drawer unit below desk,
 2No. 450mm open shelf units,
 2No. 60mm thick, 300mm deep open shelves,
 2No. 600mm full height laminate Storage cupboard with 5No. 450mm shelves,
 1No. 620x620mm void to corner.
 Option also provides stud and plaster wall with 920mm hinged door in lieu of bulkhead opening.



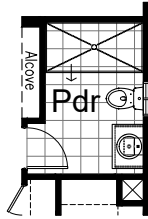
OPTION IP1-5

Provide built-in joinery upgrade option to first floor Activity including:
 1No. 450mm deep 32mm thick laminate bench top,
 3No. 1000mm TV cabinet cupboards,
 2No. 450mm open shelf units,
 2No. 300mm deep 60mm thick open shelves over.
 Option also removes Alcove and provides continuation of dwarf wall balustrade.



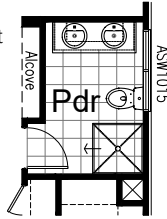
OPTION IP1-6

Provide upgrade Powder option including 1740x900mm wall-to-wall tiled shower base in lieu of standard.



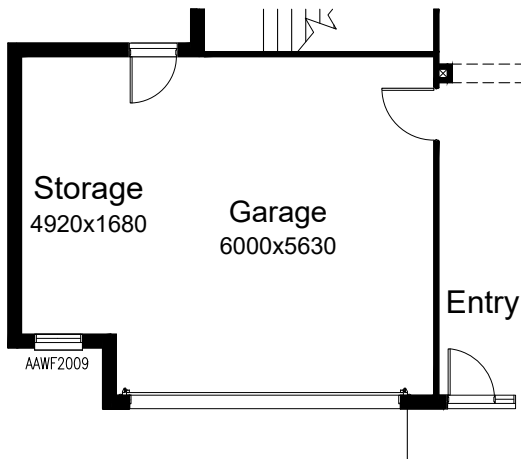
OPTION IP1-7

Provide upgrade Powder option including rearranged layout and 1482mm vanity with double basins in lieu of standard. Provide ASW1015 sliding window in lieu of standard.



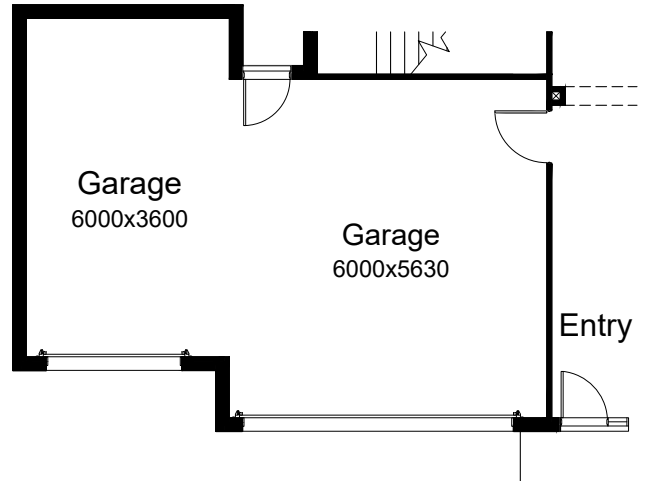
OPTION G-1

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



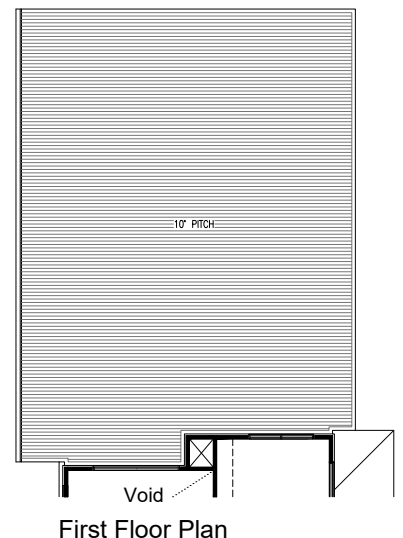
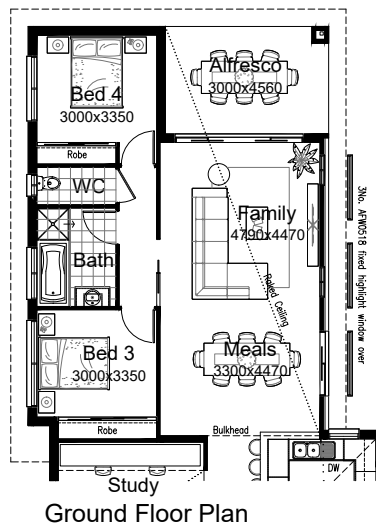
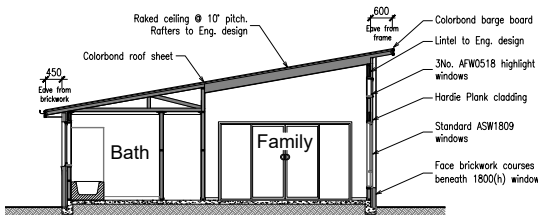
OPTION G-2

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



OPTION EP1-1

Provide raked ceiling option to Meals, Family and Alfresco with 3No. AFW0518 fixed highlight windows over standard windows and sliding door to the Northern elevation. 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 Kitchen and Beds 3 and 4, Bathroom, WC, Passage etc. See section for details. Provide Hardie Plank cladding to the rear section of the Northern elevation of the home in lieu of brickwork.



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