

# ALMEDA 292

🏠 4 🛏 2.5 🚗 2

Total squares 31.5sq



Minimum Lot Width  
**12.5m**

Minimum Lot Length  
**25.0m**



**Design Dimensions**  
10,550mm(W) x 17,150mm(L),

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

**DESIGN DIMENSIONS**

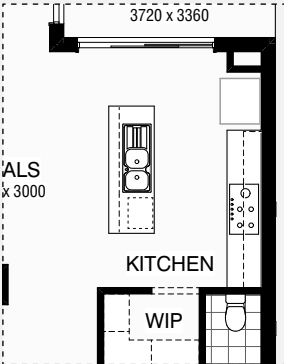
Residence	239.7m <sup>2</sup>	25.8sq
Garage	36.6m <sup>2</sup>	3.9sq
Porch	4.0m <sup>2</sup>	0.4sq
Alfresco	12.5m <sup>2</sup>	1.3sq
<b>Total</b>	<b>292.8m<sup>2</sup></b>	<b>31.5sq</b>



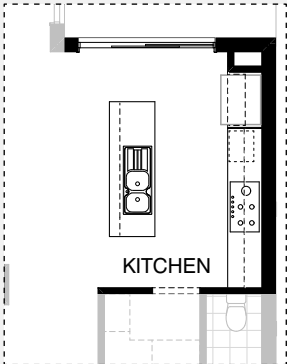
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KITCHEN OPTIONS

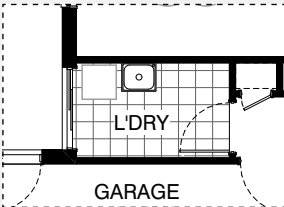


Master Kitchen Design

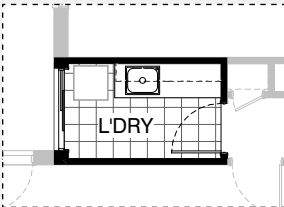


K1

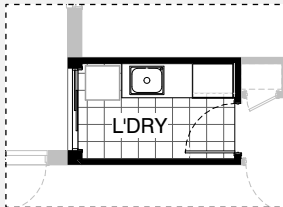
LAUNDRY OPTIONS



Master Laundry Design

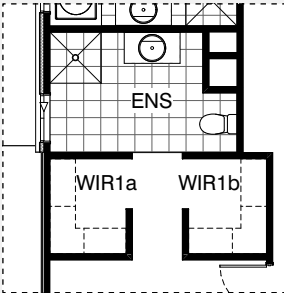


LD1

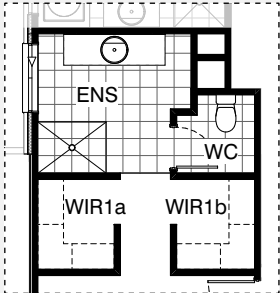


LD2

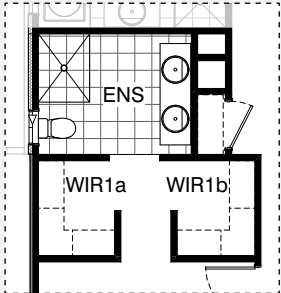
ENSUITE OPTIONS



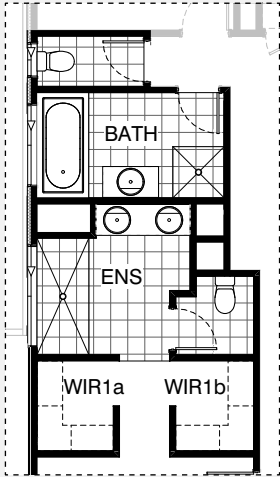
Master Ensuite Design



EN1

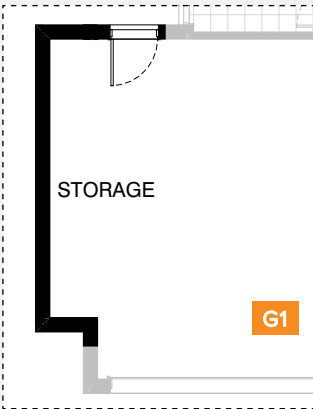


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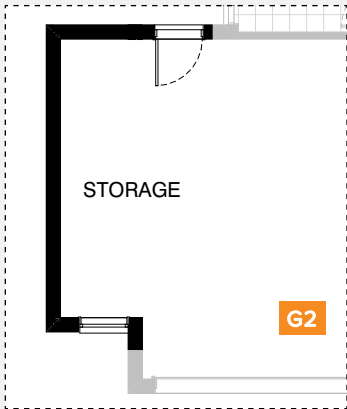


EN3

GARAGE OPTIONS

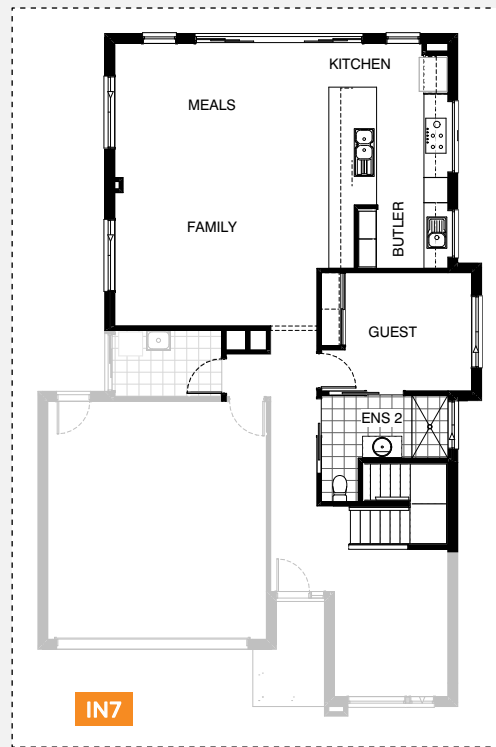
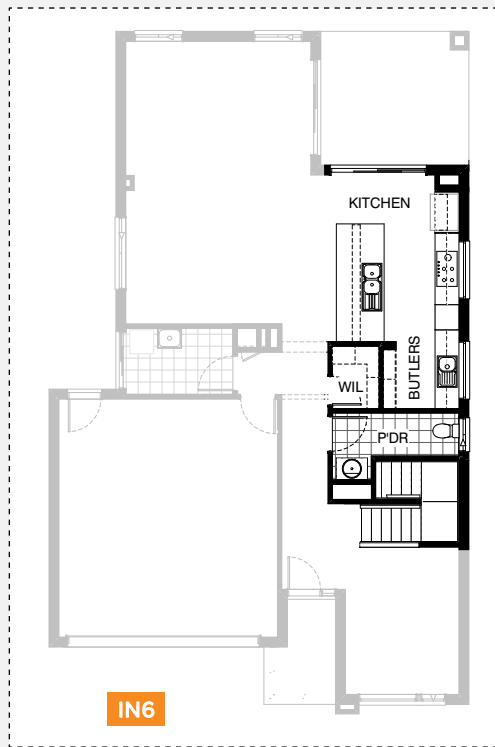
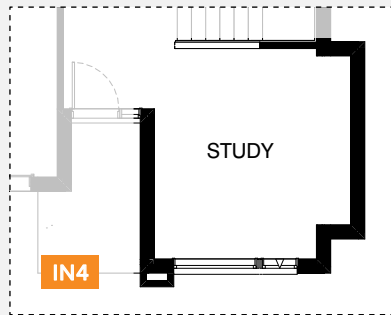
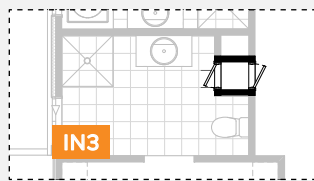
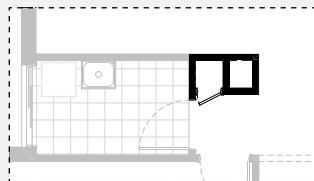
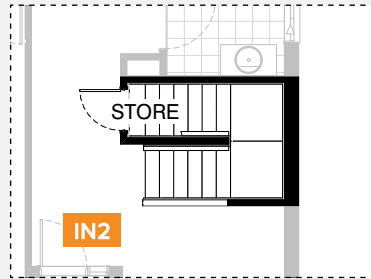
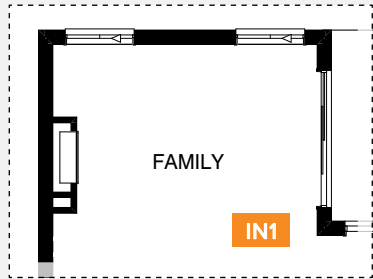


G1

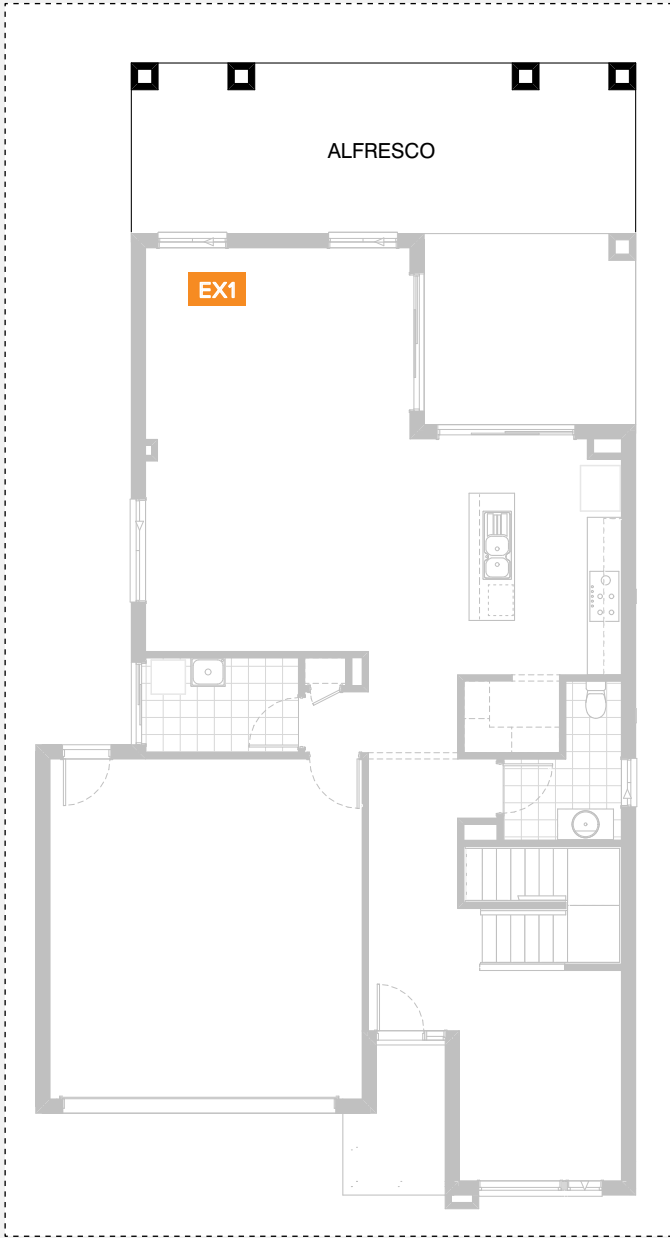


G2

## INTERNAL OPTIONS



INTERNAL OPTIONS



# ALMEDA 292

## OPTION DESCRIPTIONS

### Kitchen Option 01

Provide Kitchen Upgrade with laminated open shelf above refrigerator space, 1no. laminated MW. provision, 2no. 300mm base cabinets, 1no. 600mm pot drawers, 2no. 900mm overhead cabinets, 1no. 450mm drawers, 1no. laminated DW. provision, 1no. 900mm base cabinet and 1no. 300mm base cabinet with additional tiled splashback and bench top to suit. Provide 1no. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above.

### Laundry Option 01

Provide Laundry Option with additional s.s. inset trough, 2no. 900mm base cabinets, 2no. 900mm overhead cabinets and additional tiled splashback and bench top to suit.

NOTE: This Option not to be used with Option Garage03

### Laundry Option 02

Provide Laundry upgrade including:

1 No. insert trough within 800mm base cabinet, 1 No. 800mm overhead cabinet, 1 No. 400mm base cabinet, 1 No. 400mm overhead cabinet, 1 No. 700mm linen joinery unit, Additional benchtop and tiled splashback to suit.

NOTE: This Option not to be used with Option Garage03

### Internal Option 01

Provide Real Flame Inspire 900 gas fireplace 400mm off floor level in a 1400mm x 420mm boxed out plaster all with a 4 sided black fascia to Family room side wall.

### Internal Option 02

Provide Store room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice including additional light point.

NOTE: Not available with Options Internal06, and flooring not included

### Internal Option 03

Provide Laundry Chute and delete Linen downstairs with 1no. 520mm flush panel hinged door.

### Internal Option 04

Provide Powder upgrade with additional 900mm x 900mm recessed shower base, relocate hinged door, toilet and vanity basin to suit and increase WIP by 80mm and angle stud wall to suit.

### Internal Option 05

Provide Study Option by extending Study wall width by 600mm with brick parapet flat roof above. Increases area by 2.08m<sup>2</sup>. Increases width by 600mm.

### Internal Option 06

Provide Kitchen upgrade including relocate RA to current Linen location, Powder room and W.I.P redesign and provide WIL. Provide 720mm flush panel door to W.I.L in lieu of 520mm to Linen and additional 4no. 300mm deep shelving and 4no. 450mm deep shelving to suit, provide Alcove beneath stair for new vanity location and provide 782mm vanity unit in lieu of 982mm and 1027mm x 850mm aluminium sliding window in lieu of 1800mm x 850mm to Powder room. Provide 1no. 300mm deep bulkhead to Butlers and 2x additional 514mm x 1450mm aluminium fixed windows to splashback. Provide 3No. 450mm base cabinets, 1no. 600mm base cabinet, 4no. 900mm base cabinets, 1no. 450mm drawer unit, 1No. DW. provision, 1No. open shelf above fridge space with 16mm laminated end panel, 1no. wall oven tower with pot drawers below and MW. provision and cabinets above, 1no. 600mm wall oven, 900mm gas cooktop with retractable rangehood above, 1200mm deep benchtop to island bench, 3No. 450mm overhead cabinet, 1no. 600mm overhead cabinet and 1no. 900mm overhead cabinets. Provide additional single bowl sink to Butlers Pantry including additional tiled splashback and bench top to suit, add 240mm wide bulkhead to passage and relocate R/A provision to Linen cupboard space.

NOTE: Not available with Options Internal02, & Internal03

### Internal Option 07

Provide Guest Bedroom and Kitchen upgrade option including: Remove Alfresco to the rear of the home Provide Ensuite in lieu of Powder including 1580mm tiled shower base, Additional ASW 300mmx1210mm in lieu of standard Relocate R/A to current Linen location, Provide Guest bedroom with 600mmx3470mm ground floor extension which increases area by 2.08m<sup>2</sup>, Inbuilt robe with hanging rail and 450mm shelf including sliding doors and additional bedroom door, Additional ASW 1800mmx1800mm to Guest Bedroom, Kitchen upgrade with 3No. 900mm base cabinets, 2No. 600mm base cabinets, 2No. 600mm overhead cabinets, 2No. 400mm base cabinets, 1No. 800mm base cabinet, 2No. 800mm overhead cabinets, 1No. 600mm wall oven tower with open shelf 1No. 600mm wall oven, Relocate dishwasher space and cutlery drawer, 900mm slide out rangehood within overhead cabinet, 900mm cooktop, Additional single bowl sink to Butlers, 2No. 700mm laminated pantry units Extend Kitchen benchtop behind Butlers to create desk space with 300mm overhang Swap Family and Meals locations and provide ASDS 2110x4217mm, Provide 2No. AFW 2057x850mm

NOTE: Not available with Options Internal02, & Internal03

### Ensuite Option 01

Provide Ensuite upgrade with additional site built plaster lined walls to WC with 1no. 720mm flush panel hinged door, 1200mm x 900mm tiled shower base, 1782mm wide vanity unit in lieu of standard and provide ASW1212 window ilo ASW 1209. Decrease Bed 1 by 240mm to 4000mm x 3830mm, decrease W.I.R 1a/b by 90mm and increase Ensuite / WC by 330mm to suit.

### Ensuite Option 02

Provide Ensuite option with 1no. 1200mm x 900mm tiled shower base in lieu of standard, 1no. 1782mm wide vanity with 2no. basins in lieu of standard and 1no. 1027mm x 610mm aluminium sliding window in lieu of standard. Provide additional 1no. Linen cupboard with 1no. 820mm flush panel hinged door to suit and relocate Ensuite opening and adjust W.I.R 1a/b to suit.

### Ensuite Option 03

Provide Ensuite upgrade with additional site built plaster lined walls to WC with 1No. 720mm flush panel hinged door, 2050mm x 910mm tiled shower base, 1No. 1582mm vanity with double basins including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns in lieu of standard and 1No. 300mm x 1810mm aluminium sliding window in lieu of standard. Decrease Bed 1 by 240mm to 4000mm x 3830mm, Bathroom by 150mm to 1870mm x 3310mm, WC by 50mm to 900mm x 1900mm, decrease W.I.R 1a/b by 90mm and increase Ensuite / WC / HS by 200mm to suit.

### Garage Option 01

Provide extension to Garage to create additional Storage area. Increases area by 4.52m<sup>2</sup>. Increases width by 840mm.

### Garage Option 02

Provide extension to Garage to create Storage area including 2057mm x 850mm aluminium feature awning window. Increases area by 7.76m<sup>2</sup>. Increases width by 1440mm.

### External Option 01

Provide Grand Alfresco option including: Structural concrete slab with tiled roof over, 4No. 470x470mm brick piers Extends ground floor by 3.0m and increases area by 26.61m<sup>2</sup>

