

IDEAL LOT WIDTH

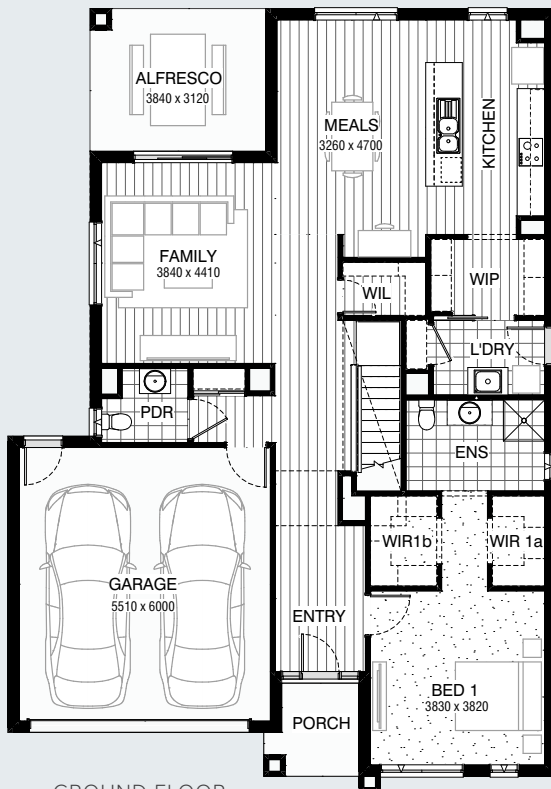
14m

IDEAL LOT LENGTH

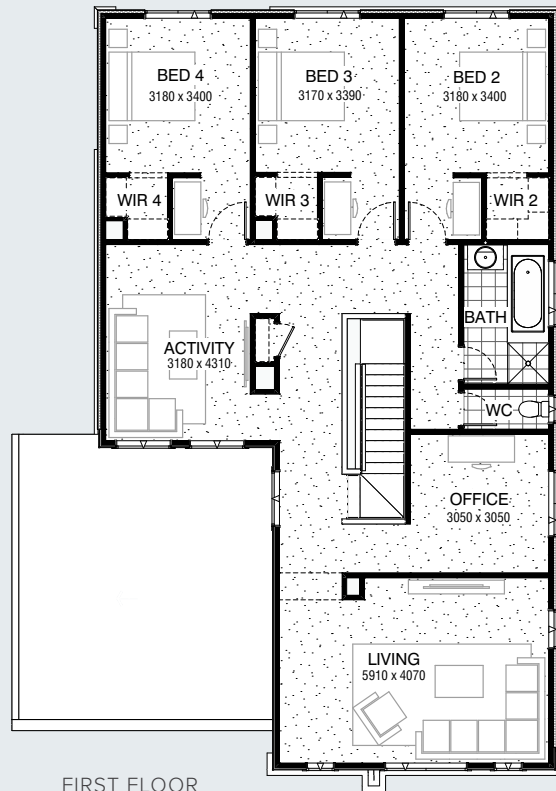
25m



SERIES



GROUND FLOOR



FIRST FLOOR

**Facades Available:**

Acacia (illustrated), Avondale,  
Esplanade, Belleview, Brookwater

**House Dimensions**

Total Width 11,990mm  
Total Length 17,150mm

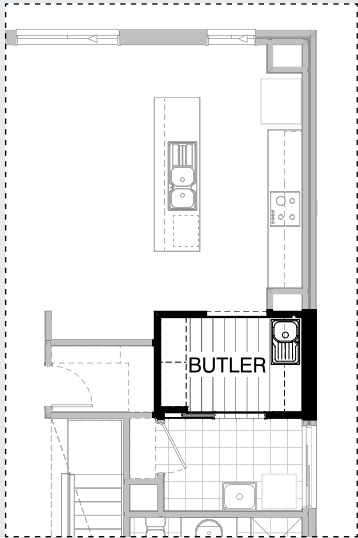
**Design Dimensions**

Ground Floor	126.9m <sup>2</sup>	13.7sq
First Floor	136.3m <sup>2</sup>	14.7sq
Garage	36.6m <sup>2</sup>	3.9sq
Porch	3.8m <sup>2</sup>	0.4sq
Alfresco	12.0m <sup>2</sup>	1.3sq
<b>Total</b>	<b>315.6m<sup>2</sup></b>	<b>34sq</b>

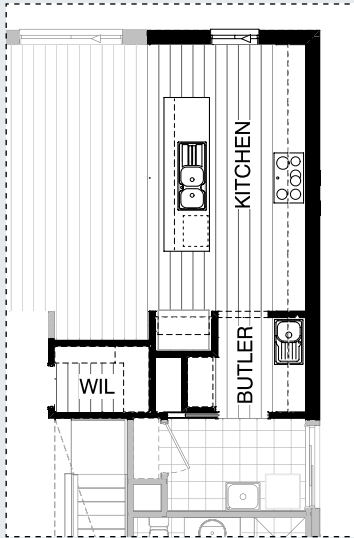
FLOORPLAN OPTIONS



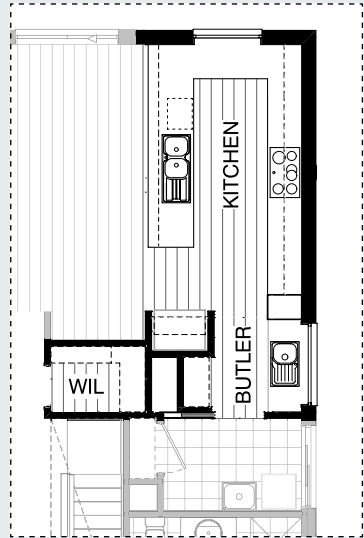
KITCHEN OPTIONS



K01

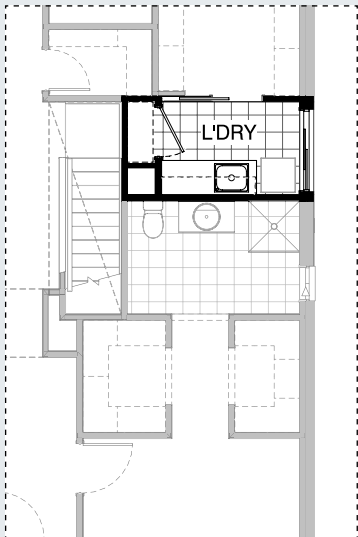


K02



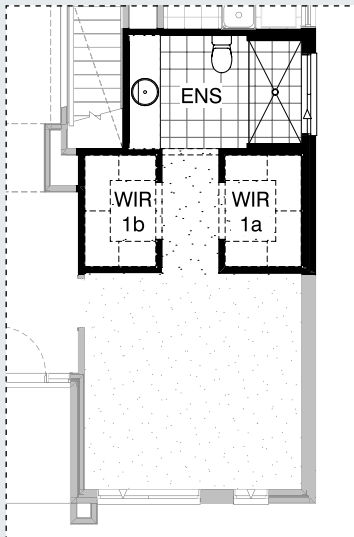
K03

LAUNDRY OPTION



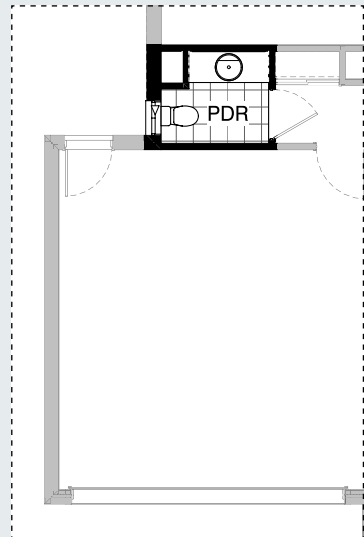
L01

ENSUITE OPTION



EN01

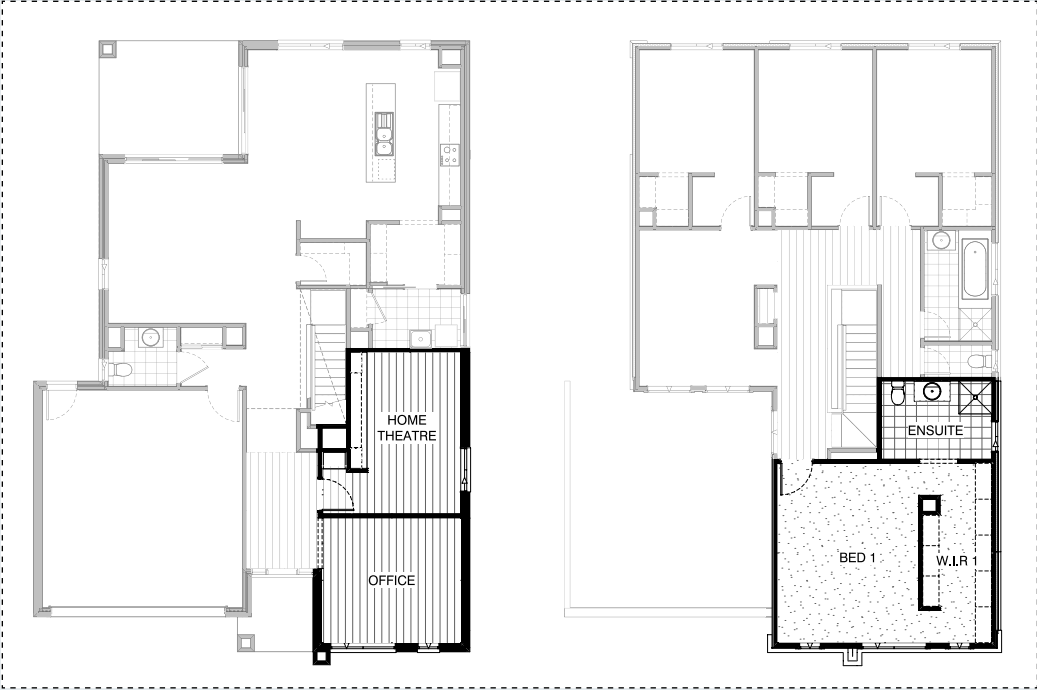
INTERNAL OPTION



IN01

FLOORPLAN OPTIONS

INTERNAL OPTIONS



IN02

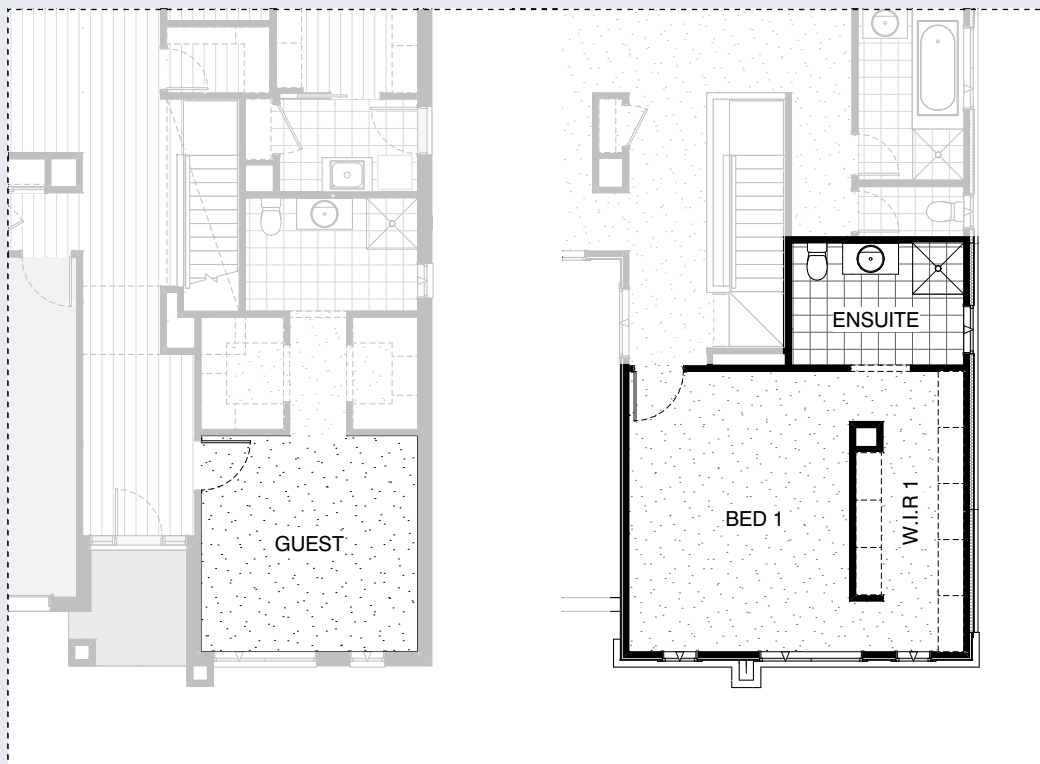


IN03

IN04

FLOORPLAN OPTIONS

INTERNAL OPTIONS



IN05

## OPTION DESCRIPTIONS

### KITCHEN OPTIONS

#### Kitchen Option 01

Provide Butler's Pantry in lieu of Walk-in Pantry, including:  
32mm laminate benchtop,  
additional single bowl sink to Butler's,  
2No. 800mm base cupboards,  
2No. 800mm overhead cupboard,  
Additional tiled splashback to suit.  
Kitchen cupboards remain the same.

#### Kitchen Option 02

Provide upgrade Kitchen option, including:  
Kitchen:  
4No. 900mm base cupboards,  
4No. 900mm overhead cupboards,  
1No. 900mm retractable rangehood,  
1No. open shelf over relocated Ref space,  
32mm laminate benchtop and tiled splashback to suit.  
Island:  
1No. 900mm base cupboard,  
1No. 450mm drawer unit,  
D/W provision,  
Microwave provision with pot drawer,  
Double bowl sink.  
32mm laminate benchtop.  
Butlers:  
2No. 800mm base cupboards,  
2No. 800mm overhead cupboards,  
32mm laminate benchtop and tiled splashback to suit,  
Single bowl sink,  
4No. 450mm wide shelving.

#### Kitchen Option 03

Provide "U" shape Kitchen upgrade option, including:  
Kitchen:  
3No. 900mm base cupboards,  
1No. 800mm base cupboard,  
1No. 700mm base cupboard,  
2No. 900mm corner base cupboards,  
2No. 900mm overhead cupboards,  
1No. 800mm overhead cupboard,  
1No. 900mm retractable rangehood,  
1No. 800mm overhead open shelving unit,  
1No. open shelf over Ref space,  
microwave provision with pot drawer.  
D/W provision,  
Double bowl sink,  
32mm laminate benchtop and tiled splashback to suit,  
Ref. space relocated.  
Butlers:  
1No. 800mm base cupboard,  
2No. 400mm base cupboards,  
1No. 400mm full height laminated cupboard,  
32mm laminate benchtop and tiled splashback to suit,  
single bowl sink,  
4No. 450mm wide shelving.  
1200mm x 1450mm aluminium fixed window with no bottom reveal and  
1200mm x 1210mm aluminium fixed window with no bottom reveal  
in lieu of standard.

### LAUNDRY OPTION

#### Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including:  
2No. 800mm base cupboards,  
2No. 800mm overhead cupboards,  
Built-in linen with 1No. 870mm hinged door and  
4No. 450mm wide shelves,  
32mm laminate benchtop and tiled splashback to suit.

### ENSUITE OPTIONS

#### Ensuite Option 01

Provide Ensuite upgrade option, including:  
350mm x 1450mm aluminium fixed window in lieu of standard,  
1810mm x 920mm tiled shower base with Nib walls each side and  
1782mm vanity with single basin including 1 row tiling beneath  
mirror to suit wall-to-wall benchtop in lieu of standard.  
Adjust WIR's walls to accommodate.

### INTERNAL OPTIONS

#### Internal Option 01

Provide Powder upgrade option, including:  
1282mm vanity with single basin including 1 row tiling beneath mirror to suit  
wall-to-wall benchtop in lieu of standard. Increase void to suit.

#### Internal Option 02

Provide Bed 1 with Ensuite and WIR to first floor in lieu of Living area.  
Theatre and Office to ground floor in lieu of Bed 1, including:  
Theatre room  
3No. 1000mm TV units,  
2No. 300mm deep 60mm thick open shelves over,  
2No. 450mm open shelf units, 450mm deep 32mm thick laminate  
benchtop,  
1No. 600mm full height cupboard and  
1No. 2057mm x 1210 aluminium awning window in lieu of standard.  
1No. 820mm hinged door.  
Ensuite  
900mm x 900mm tiled shower base,  
1No. 982mm vanity with single basin and toilet.  
1800mm x 850mm aluminium awning window in lieu of standard.  
WIR  
Provide 2No. 450mm shelving and hanging rail below.

#### Internal Option 03

Provide Bed 5 option with additional 820mm hinged door to the  
rear passage and WIR with 1No. 450mm shelf and hanging rail.  
514mm x 2410mm aluminium awning window in lieu of standard.  
Notes: -Not available in conjunction with options Internal02 & Internal04.

#### Internal Option 04

Provide Ensuite upgrade option, including  
Enclosed WC with 1No. 720mm hinged door,  
2060mm x 900mm tiled shower base with nib walls each side,  
and 1782mm vanity in lieu of standard,  
1No. 350mm x 1450mm aluminium fixed window in lieu of standard.  
Relocate Wc and mirror Bathroom layout.  
Notes: Option only available in conjunction with Option internal02.

#### Internal Option 05

Provide Bed 1 with Ensuite and WIR to first floor in lieu of  
Living area and rename ground floor Bed 1 to Guest, including:  
Ensuite  
900mm x 900mm tiled shower base,  
1No. 982mm vanity with single basin and toilet.  
1800mm x 850mm aluminium sliding window in lieu of standard.  
WIR  
Provide 2No. 450mm shelving and hanging rail below.