

ALMEDA 32

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Total squares 31.5sq

B
SERIES

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

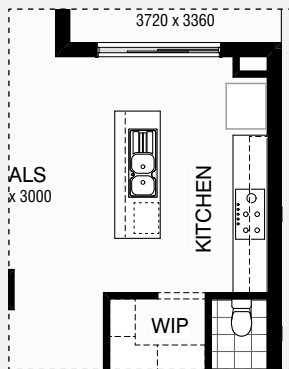
Residence	239.7m ²	25.8sq
Garage	36.6m ²	3.9sq
Porch	4.0m ²	0.4sq
Alfresco	12.5m ²	1.3sq
Total	292.8m²	31.5sq



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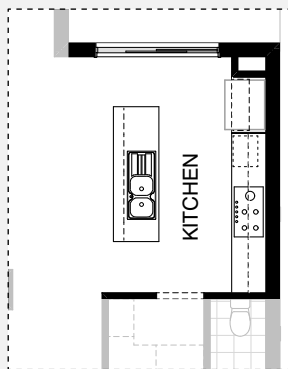


KITCHEN OPTIONS

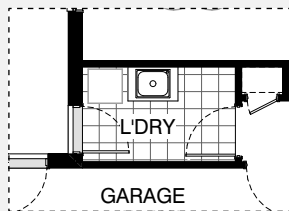


Master Kitchen Design

K1

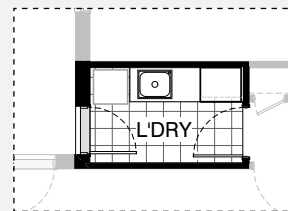
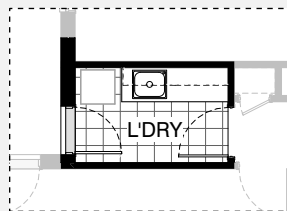


LAUNDRY OPTIONS



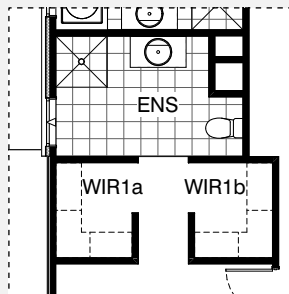
Master Laundry Design

LD1



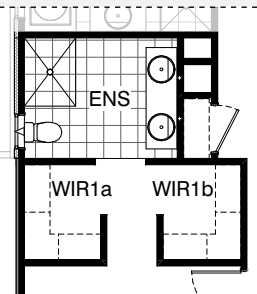
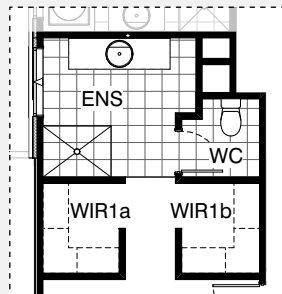
LD2

ENSUITE OPTIONS

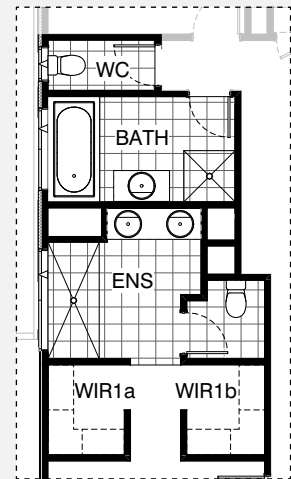


Master Ensuite Design

EN1

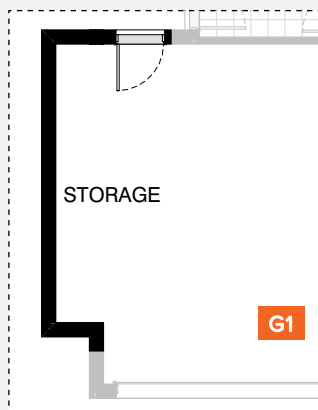


EN2

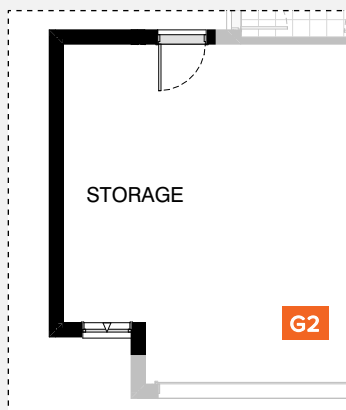


EN3

GARAGE OPTIONS

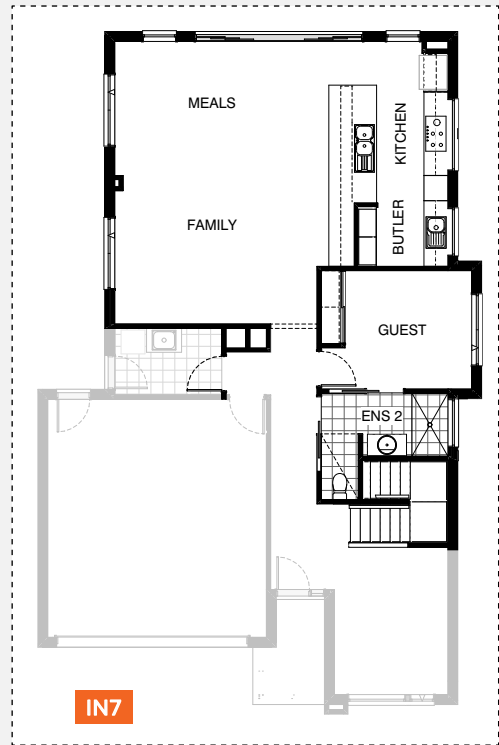
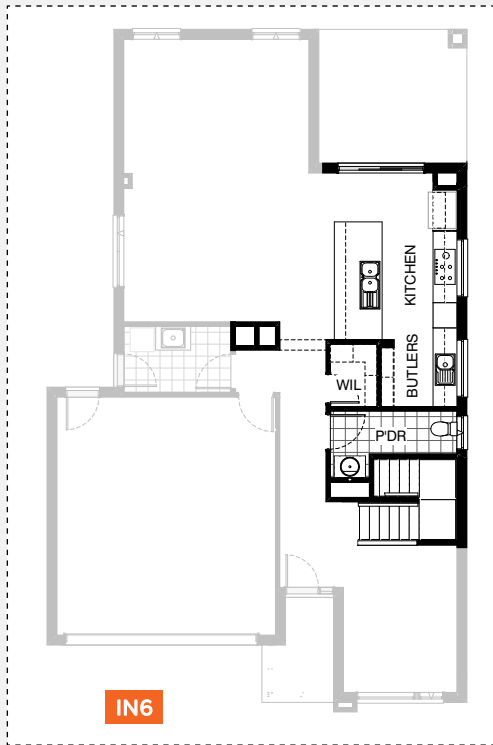
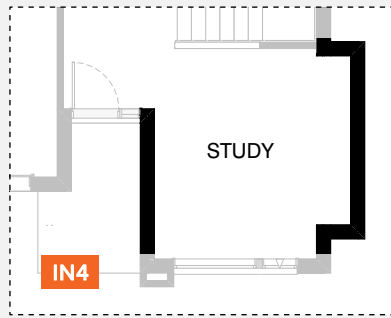
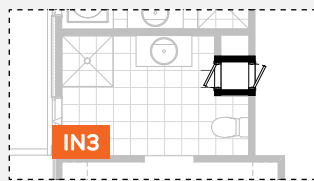
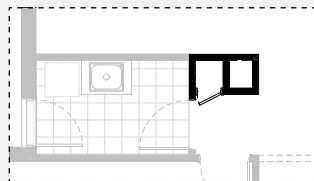
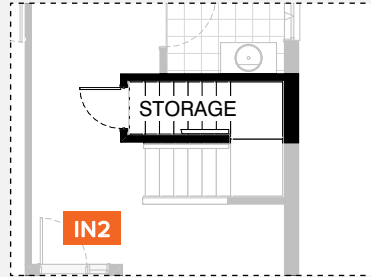
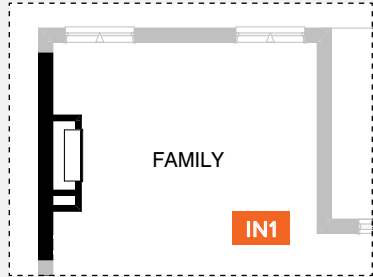


G1

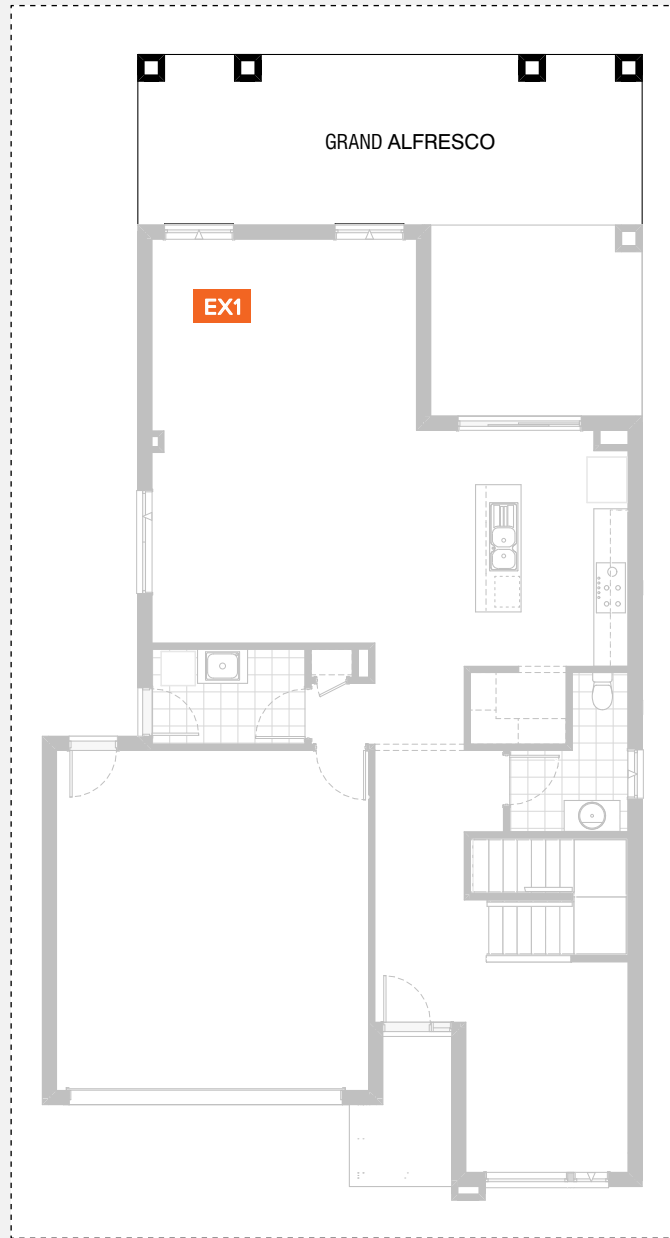


G2

INTERNAL OPTIONS



INTERNAL OPTIONS



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OPTION DESCRIPTIONS

Kitchen Option 01

Provide Kitchen upgrade with 900mm 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 benchtop to suit. Provide 1No. 900mm underbench oven with 900mm gas cooktop & retractable rangehood above.

Laundry Option 01

Provide Laundry option with inset trough, 2No. 900mm base cabinets, 2No. 900mm overhead cabinets and additional tiled splashback and benchtop to suit.

Laundry Option 02

Provide Laundry upgrade including:
1No. inset trough within 800mm base cabinet,
1No. 800mm overhead cabinet,
1No. 400mm base cabinet,
1No. 400mm overhead cabinet,
1No. 700mm linen joinery unit,
additional benchtop and tiled splashback to suit.

Internal Option 01

Provide Real Flame Inspire 900 Gas fireplace 400mm off floor level in a 1400mm x 500mm boxed out plaster all with a 4 sided black fascia to Family room side wall with capped gas point.

Internal Option 02

Provide Storage room below stair including 720mm flush panel hinged door, plaster lined walls and raked plaster ceiling on battens with square set cornice.
Note: Not available with Internal06

Internal Option 03

Provide Laundry Chute with
2No. 920mm x 420mm flush panel hinged doors to First floor and delete Ground floor Linen and provide 2040mm x 420mm hinged door

Internal Option 04

Provide Powder upgrade with additional 900mm x 900mm recessed tiled 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 2.08m². Increases width by 600mm.

Internal Option 06

Provide Kitchen upgrade including 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 1029mm x 850mm aluminium awning window in lieu of standard window to Powder room. Provide 1No. 300mm deep bulkhead to Butlers and 2x additional 514mm x 1450mm aluminium fixed windows with no bottom reveal to splashback. Provide 3No. 450mm base cabinets, 1No. 600mm base cabinet, 4No. 900mm base cabinets, 1No. 450mm drawer unit, 1No. DW. provision, 1No. 900mm open shelf above refrigerator 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. 450mm overhead cabinet and 1No. 900mm overhead cabinet. Provide additional single bowl sink to Butlers Pantry including additional tiled splashback and benchtop to suit, add 240mm wide bulkhead to passage.
Note: Not available with 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 x 900mm recessed tiled shower base,
400mm deep bulkhead over WC,
1No. 350mm x 1210mm aluminium fixed window in lieu of standard
Provide Guest bedroom with 600mm x 3470mm ground floor extension which increases area by 2.08m²,
Inbuilt robe with hanging rail and 450mm shelf including sliding doors and additional bedroom door,
Additional 1800mm x 1810mm aluminium awning window 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 2095mm x 4217mm aluminium sliding door,
Provide 2No. 2057mm x 850mm aluminium fixed windows in lieu of standard and
additional 1No. 2057mm x 1810mm aluminium awning window to Family.
Note: Not available with 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 1200mm x 1210mm aluminium awning window in lieu of standard. Decrease Bed 1 by 240mm, decrease W.I.R 1a/b by 90mm and increase Ensuite / WC by 330mm to suit.

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OPTION DESCRIPTIONS

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. 1029mm x 610mm aluminium awning window in lieu of standard window.

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 900mm 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. 350mm x 1810mm aluminium fixed window in lieu of standard.
Decrease Bed 1 by 240mm, Bathroom by 150mm, WC by 50mm, 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 4.54m².
Increases width by 840mm.

Garage Option 02

Provide extension to Garage to create Storage area including
2057mm x 850mm aluminium awning feature window.
Increases area by 7.78m².
Increases width by 1440mm.

External Option 01

Provide Grand Alfresco option including:
Structural concrete slab with tiled roof over,
4No. 470mm x 470mm brick piers
extends ground floor by 3.0m and increases area by 26.61m²

