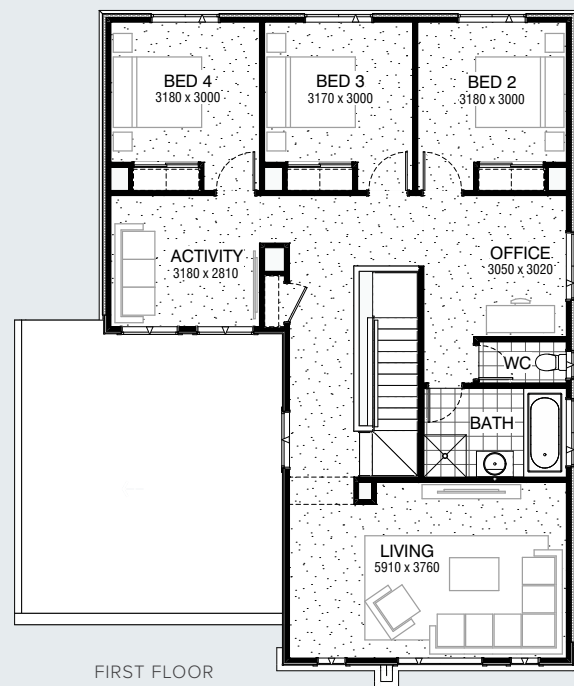
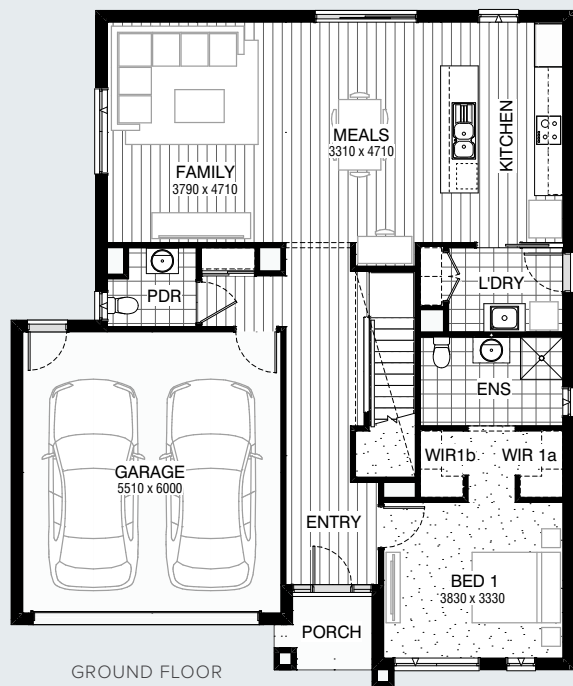


IDEAL LOT WIDTH
14m

IDEAL LOT LENGTH
21m



Facades Available:

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

House Dimensions

Total Width	11,990mm
Total Length	14,390mm

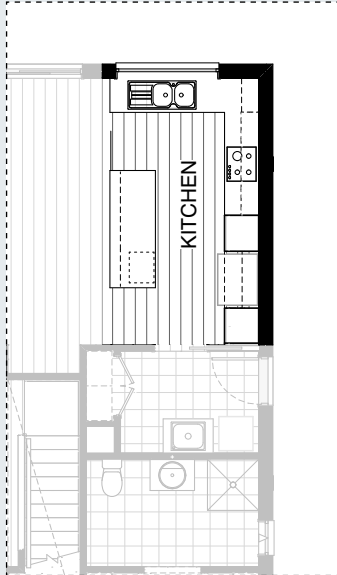
Design Dimensions

Ground Floor	111.7m ²	12.0sq
First Floor	109.0m ²	11.7sq
Garage	36.5m ²	3.9sq
Porch	3.0m ²	0.3sq
Total	260.2m²	28.0sq

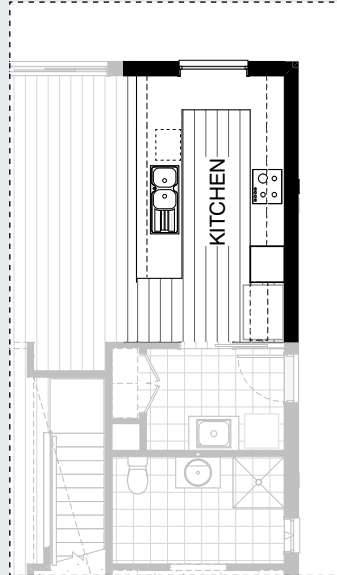
FLOORPLAN OPTIONS



KITCHEN OPTIONS

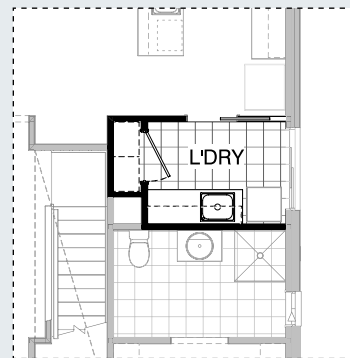


K01



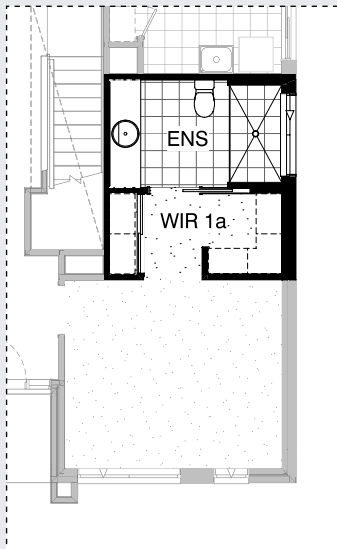
K02

LAUNDRY OPTION



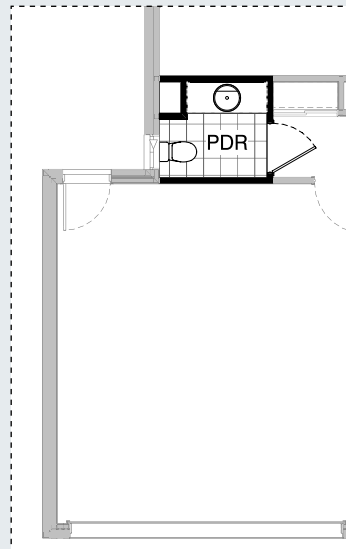
L01

ENSUITE OPTION

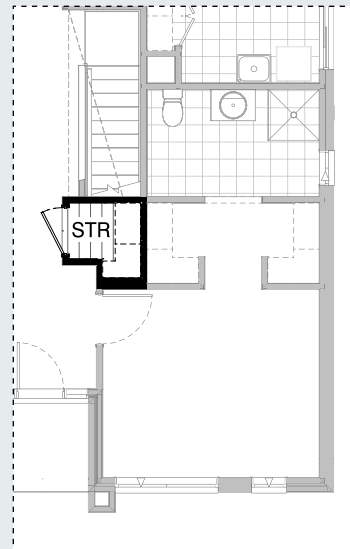


EN01

INTERNAL OPTIONS



IN01

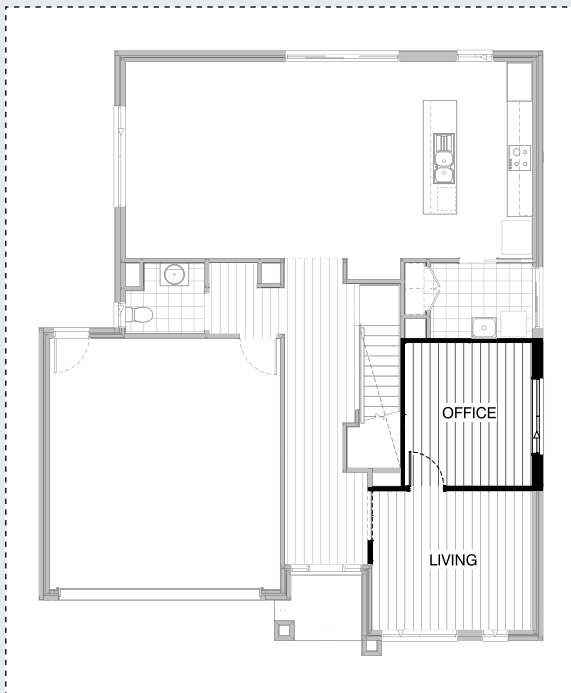


IN02

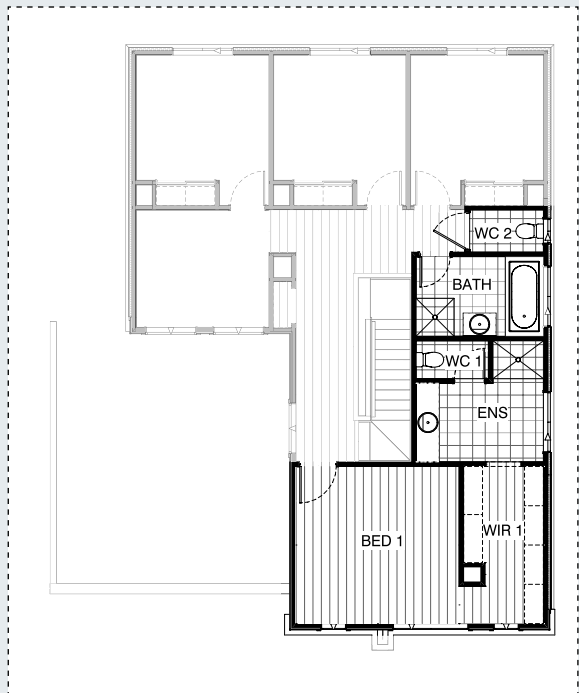
FLOORPLAN OPTIONS



INTERNAL OPTIONS



IN03 GF

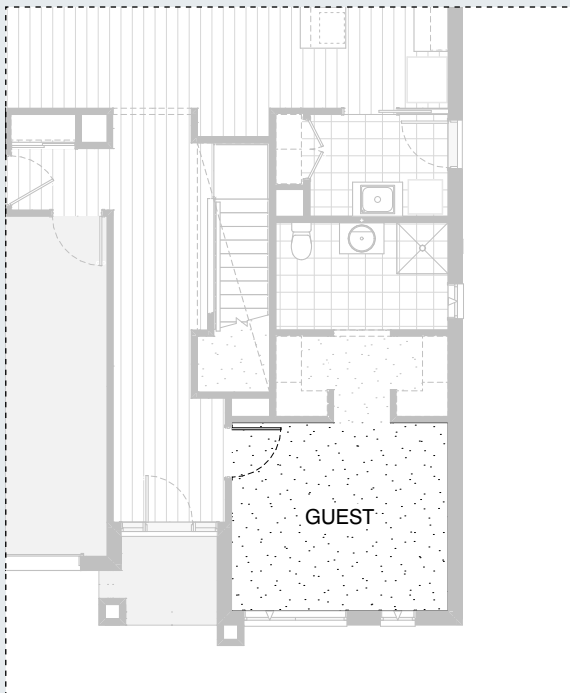


IN03 FF

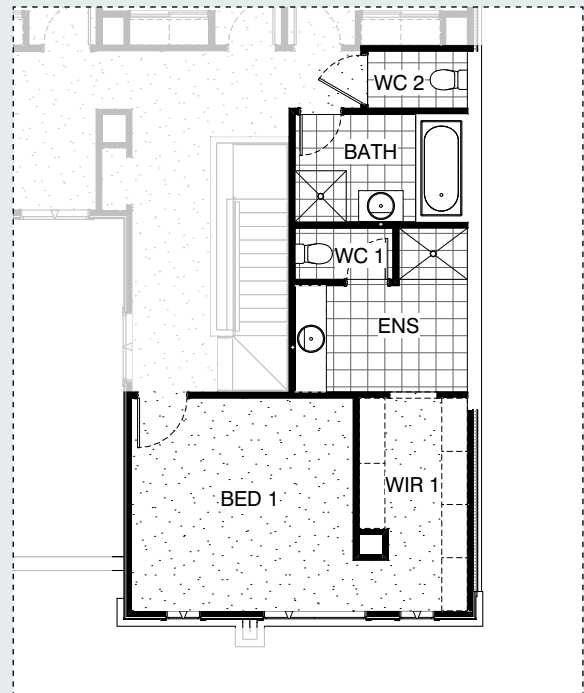
FLOORPLAN OPTIONS



INTERNAL OPTIONS



IN04 GF



IN04 FF

OPTION DESCRIPTIONS

KITCHEN OPTIONS

Kitchen Option 01

Provide "L" shape Kitchen upgrade option, including: Kitchen.

- 1No. 900mm base cupboard,
- 1No. 900mm blind base cupboard with 450mm door,
- 2No. 450mm base cupboards,
- 2No. 150mm base cupboards,
- 2No. 450mm overhead cupboards,
- 1No. 900mm retractable rangehood,
- 2No. 600mm full height cupboards,
- 2No. 300mm laminate shelving,
- 1No. 600mm under-bench oven and cooktop,
- 1No. open shelf over Ref space,
- D/W provision,
- Double bowl sink.
- 1No. 1200mm x 1810mm Aluminium fixed window with no bottom reveal in lieu of standard.
- Island.
- 1No. 900mm base cupboard,
- 1No. 450mm set of drawers, microwave provision with pot drawer.

Kitchen Option 02

Provide "U" shape Kitchen upgrade option, including: Kitchen

- 1No. 900mm base cupboard,
- 3No. 600mm base cupboards,
- 1No. 600mm under-bench oven and cooktop,
- 2No. 150mm base cupboards,
- 2No. 450mm corner base cupboards,
- 1No. 450mm drawer unit,
- 2No. 600mm overhead cupboards,
- 1No. 900mm retractable rangehood,
- 1No. 800mm laminate shelving unit,
- 1No. 600mm full height cupboard,
- 1No. open shelf over Ref space,
- microwave provision with pot drawer,
- D/W provision,
- Double bowl sink.
- 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. 870 hinged door and
- 4No. 450mm wide shelvings,
- 32mm laminate benchtop and tiled splashback to suit.

ENSUITE OPTIONS

Ensuite Option 01

Provide Ensuite upgrade option, including:

- 1No. 920mm cavity sliding door and
- 350mm x 1450mm Aluminium fixed window in-lieu of standard, wall to wall tiled shower with Nib walls each side, and 1782mm vanity with single basin including 1 row tiling beneath mirror to suite wall-to-wall benchtop including returns.
- Revert WIR1b to robe with sliding doors and increase WIR1a.

INTERNAL OPTIONS

Internal Option 01

Provide Powder upgrade option, including:

- 1No. 1282mm vanity with single basin including
- 1 row tiling beneath mirror to suite wall-to-wall benchtop including returns. Increase void to suit.

Internal Option 02

Provide Storage area under the staircase with

- 1No. 820mm hinged door and
- 4No. 450mm wide shelving.
- Note: additional walls required to accommodate.

Internal Option 03 GF

Provide Bed 1, ensuite and WIR to first floor, including: Ensuite

- Enclosed WC with 1No. 720mm hinged door,
- 1782mm vanity with single basin including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns and 1200mm x 900mm wall to wall shower.
- Bed 1
- Additional stud wall with 1No. 870mm hinged door.
- WIR 1
- 2No. 450mm shelving with hanging rail below,
- Heating stack relocated.

Note:

- Relocate office and Living to ground floor.
- Bathroom and WC relocated closer to the bedrooms.
- Additional balustrade required.

Internal Option 04

Provide Bed 1, ensuite and WIR to first floor and rename ground floor Bed 1 to Guest, including:

- Ensuite
- Enclosed WC with 1No. 720mm hinged door,
- 1782mm vanity with single basin including 1 row tiling beneath mirror to suit wall-to-wall benchtop including returns and 1200mm x 900mm wall to wall shower.
- Bed 1
- Additional stud wall with 1No. 870mm hinged door.
- WIR 1
- 2No. 450mm shelving with hanging rail below,
- Heating stack relocated.

Notes

- Relocate office and Living to ground floor.
- Bathroom and WC relocated closer to the bedrooms.
- Additional balustrade required.