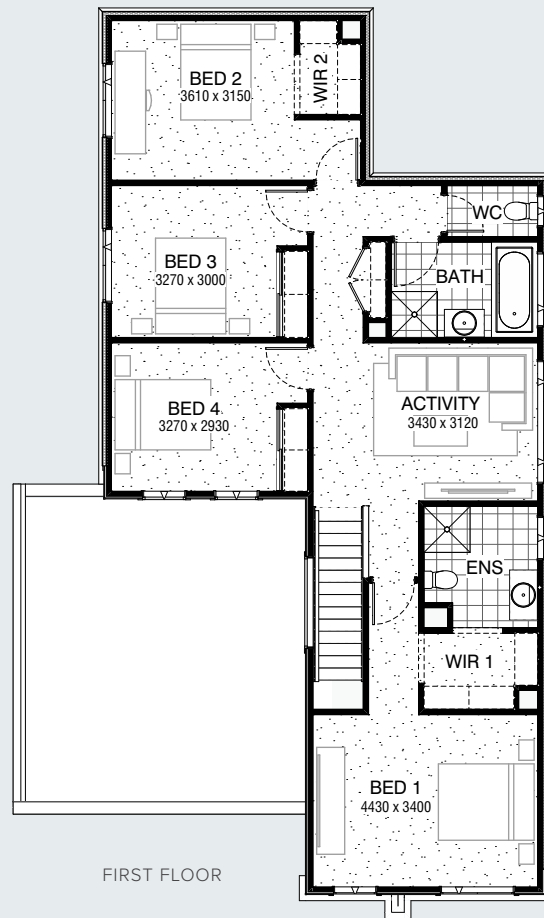
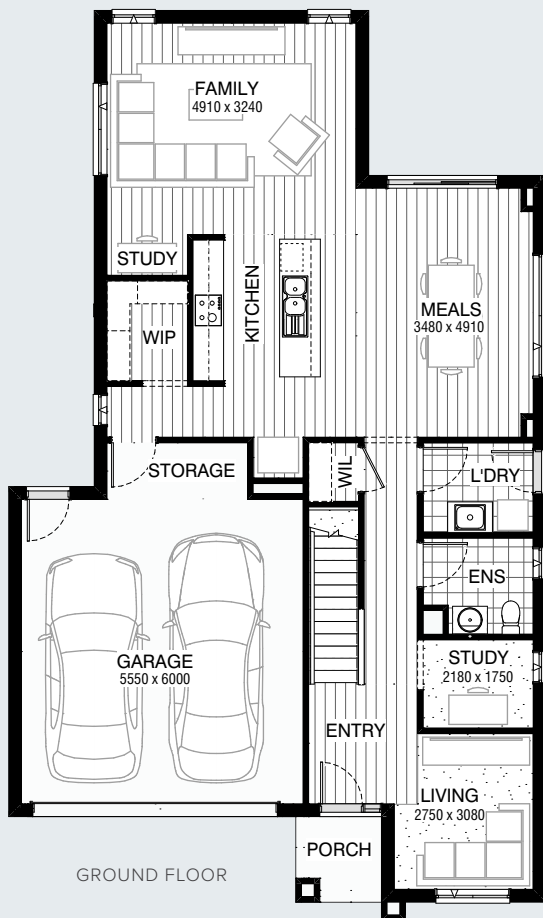


IDEAL LOT WIDTH
12.5m

IDEAL LOT LENGTH
25m



SERIES



Facades Available:

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

House Dimensions

Total Width 10,550mm
Total Length 17,870mm

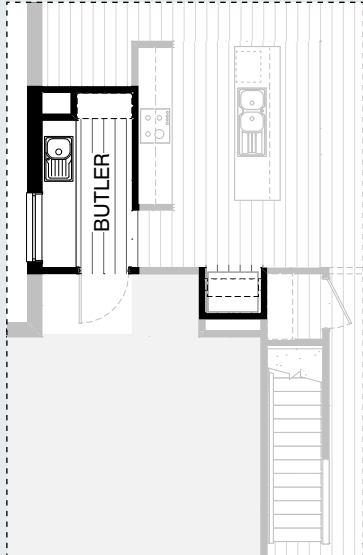
Design Dimensions

Ground Floor	105.7m ²	11.4sq
First Floor	105.4m ²	11.3sq
Garage	39.9m ²	4.3sq
Porch	2.8m ²	0.3sq
Total	253.8m²	27.3sq

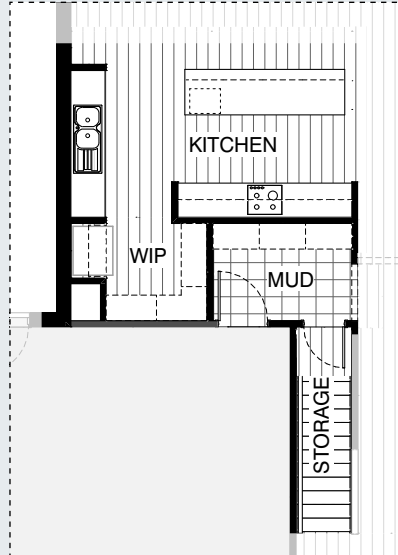
FLOORPLAN OPTIONS



KITCHEN OPTIONS

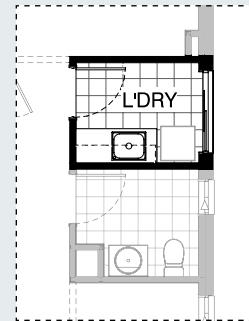


K01



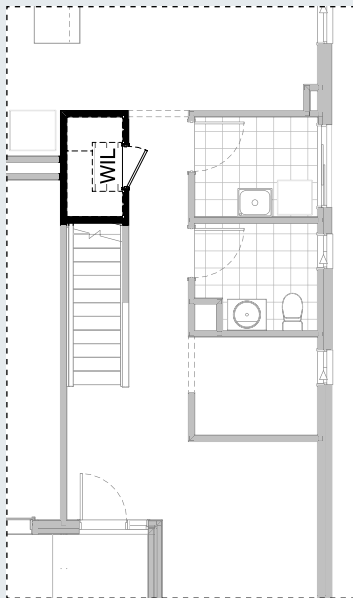
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LAUNDRY OPTION

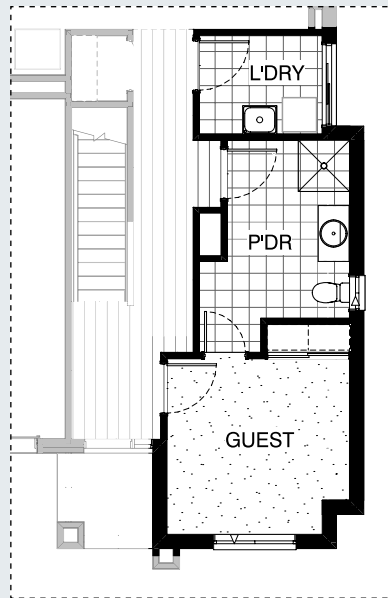


L01

INTERNAL OPTIONS



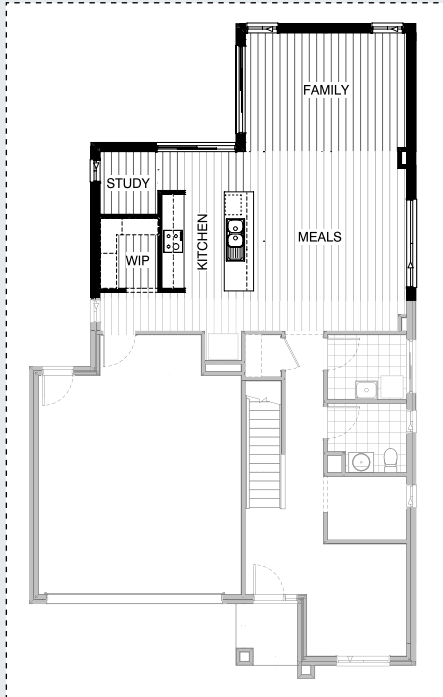
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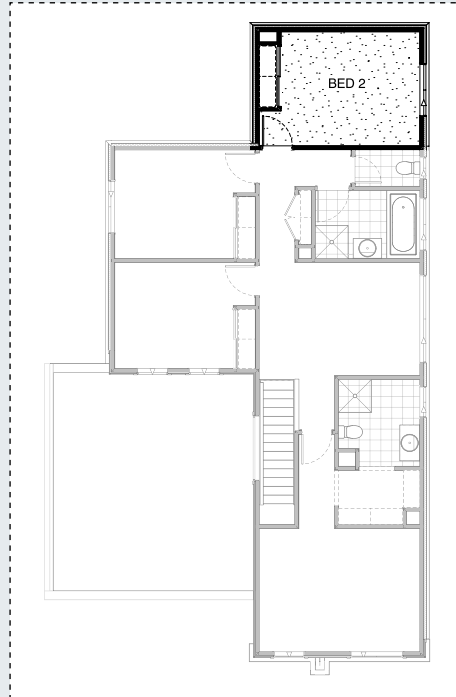
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FLOORPLAN OPTIONS

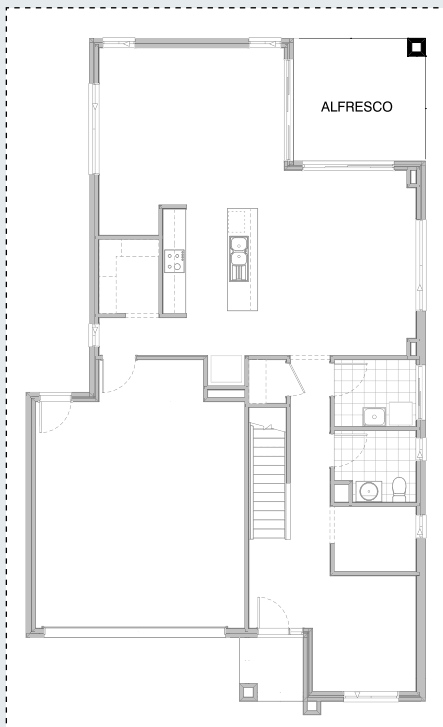
INTERNAL OPTIONS



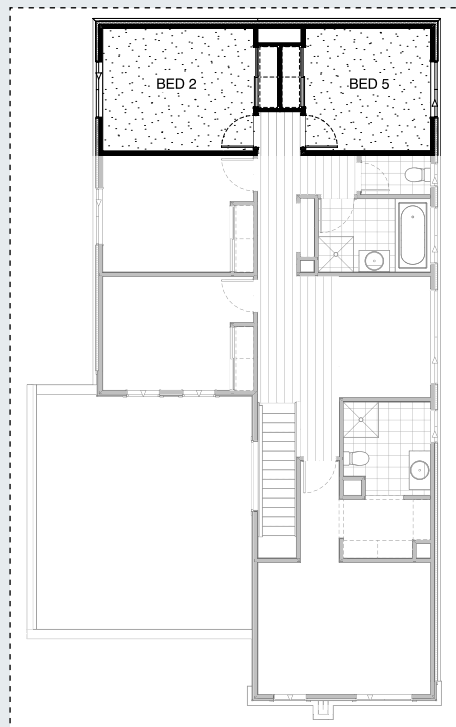
IN03 GF



IN03 FF



IN04 GF



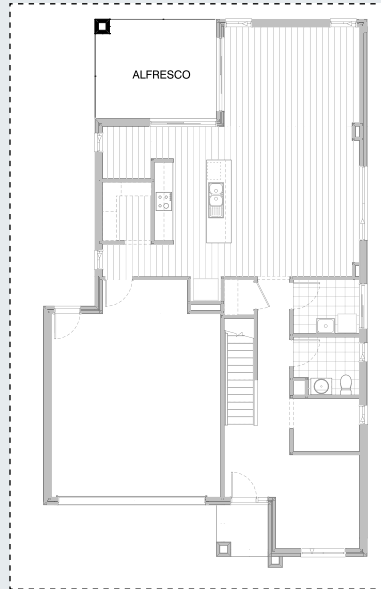
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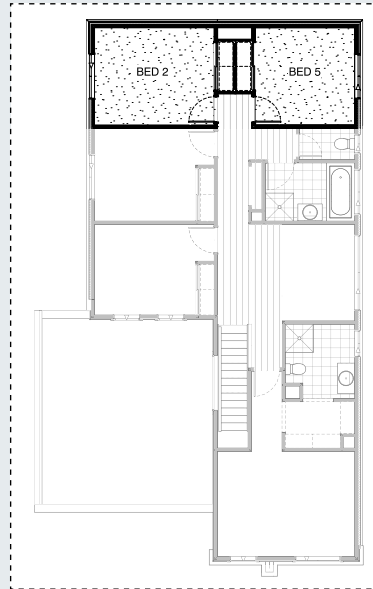
FLOORPLAN OPTIONS



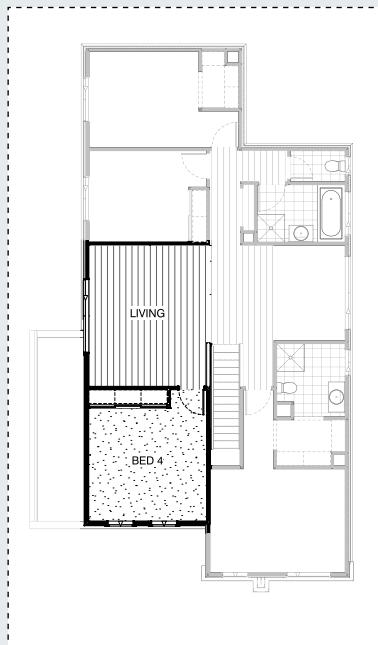
INTERNAL OPTIONS



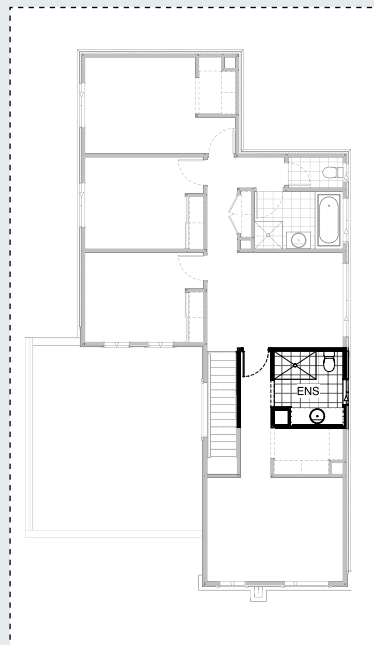
IN05 GF



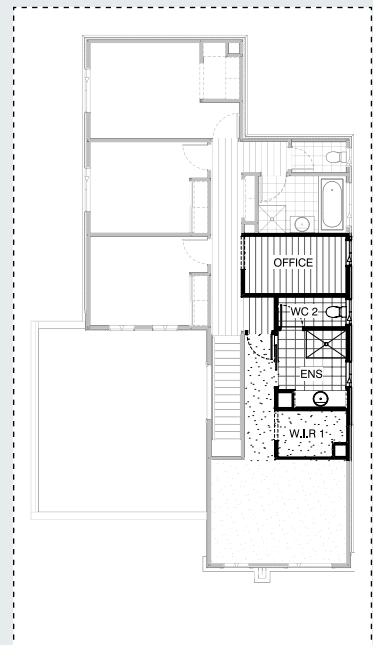
IN05 FF



IN06



EN01



EN02

FLOORPLAN OPTIONS



EXTERNAL OPTION



EX01

EX02

OPTION DESCRIPTIONS

KITCHEN OPTIONS

Kitchen Option 01

Provide Butler's Pantry in lieu of Walk-in Pantry, including:
32mm laminate benchtop,
single bowl sink,
1No. 900mm base cupboard,
2No. 800mm base cupboards,
1No. 1200mm x 1210mm aluminium fixed window
with no bottom reveal in lieu of standard,
1No. openshelf over Ref space,
additional plaster-lined void.
Relocate hinged door to Garage as shown.

Kitchen Option 02

Provide Kitchen upgrade option with 3-way benchtop, clear island bench and relocated sink, in lieu of Storage area to Garage, including:
1No. 600mm under-bench oven and 600mm cooktop,
1No. 900mm retractable rangehood,
1No. 450mm drawer unit,
1No. dishwasher provision,
1No. microwave provision with pot drawer,
1No. 900mm base cupboard,
5No. 700mm base cupboards,
1No. 450mm base cupboard,
2No. 350mm base cupboards,
2No. 150mm base cupboards,
2No. 700mm overhead cupboards,
2No. 350mm overhead cupboards,
1No. open shelf over Ref space with laminate end panel,
32mm laminate benchtop and tiled splashback to suit.
4 No. 450mm shelving to WIP
Mud room:
4 No. 450mm shelving, bulkhead opening to Passage & 720mm hinged door from Mud to provide Storage under stair.

LAUNDRY OPTION

Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including:
1No. 900mm base cupboard,
1No. 450mm base cupboard,
1No. 900mm overhead cupboard,
1No. 450mm overhead cupboard,
32mm laminate benchtop and tiled splashback to suit.

INTERNAL OPTIONS

Internal Option 01

Provide upgraded Walk-in Linen cupboard beneath stair, including:
additional 4No. 450mm shelving, 720mm hinged door in lieu of standard.

Internal Option 02

Provide Guest Bedroom option in lieu of Living and Study, including:
Built-in Robe with sliding doors and 450mm shelf with hanging rail,
additional 870mm and 720mm hinged doors to Guest bedroom,
additional 900mm x 900mm tiled shower base, 982mm vanity and 1029mm x 610mm Aluminium awning window to new Powder room.
Option pushes ground floor exterior wall out by 480mm with tiled roof over.
Laundry decreases by 30mm to accommodate
Option adds 3.28m² to total floor area.

Internal Option 03

Provide mirrored Family room on the ground floor and Bed 2 to the first floor of the home.
Kitchen adjusts to accommodate, including 2No. 800mm base and overhead cupboards either side of the cooktop in lieu of standard.
Additional 1800mm x 610mm aluminium sliding window to Study.
Provide 2095mm x 2170mm aluminium sliding door in lieu of standard.
Provide 2095mm x 2410mm aluminium sliding door in lieu of standard.
Remove 1200mm x 2410mm aluminium awning window.

Internal Option 04

Provide Alfresco to ground floor and 5th Bedroom to first floor, including:
additional structural concrete slab and brick pier to new Alfresco,
adds 11.28m² to ground floor area.
additional built-in Robe with sliding doors, 450mm shelf and hanging rail,
870mm hinged door and 1200mm x1450mm aluminium awning window to Bedroom 5.
Option adds 22.56m² to total floor area of the home.

Internal Option 05

Provide Alfresco to ground floor and 5th Bedroom to first floor, including:
additional structural concrete slab and brick pier to new Alfresco,
adds 12.83m² to ground floor area.
additional built-in Robe with sliding doors, 450mm shelf and hanging rail,
870mm hinged door and 1200mm x 1450mm aluminium awning window to Bedroom 5.
Option adds 23.38m² to total floor area of the home.
Note: Only available with Option Internal03

Internal Option 06

Provide additional Living area to first floor by building over the Garage, including:
1No. 1200mm x 2410mm aluminium sliding window in lieu of standard to Living.
2No. 1547mm x 850mm aluminium awning windows to Bedroom 4.
Provide 1020mm(h) plaster-lined dwarf wall balustrade.
Adds 24.12m² to total floor area of the home.

ENSUITE OPTIONS

Ensuite Option 01

Provide Ensuite upgrade option with re-arranged layout, including:
1No. 1582mm vanity with single basin including 1 row tiling beneath mirror to suit wall-to-wall benchtop, 1350mm x 900mm tiled shower base,
1No. 1027mm x 850mm aluminium awning window in lieu of standard,
Relocated WC. Ensuite bulkhead opening is relocated from WIR 1 to Bedroom 1 Passage as shown.

Ensuite Option 02

Provide Ensuite upgrade option, including:
Reduce Activity by 1230mm and convert to Office, provide Enclosed WC 2,
1No. 1582mm vanity with single basin including 1 row tiling beneath mirror to suit wall-to-wall benchtop, 1300mm x 900mm tiled shower base,
Provide additional 1No. 1029mm x 850mm aluminium awning window to WC 2.
1No. 1800mm x 850mm aluminium awning window in lieu of standard to Office.
Ensuite bulkhead opening is removed from WIR 1 and provide 820mm cavity sliding door at Bedroom 1 Passage.

EXTERNAL OPTIONS

External Option 01

Provide Alfresco to ground floor, including:
additional structural concrete slab, brick pier and tiled roof over to Alfresco.

External Option 02

Provide Alfresco to ground floor, including:
additional structural concrete slab, brick pier and tiled roof over to Alfresco,
Note:
Option only available with Internal03.

