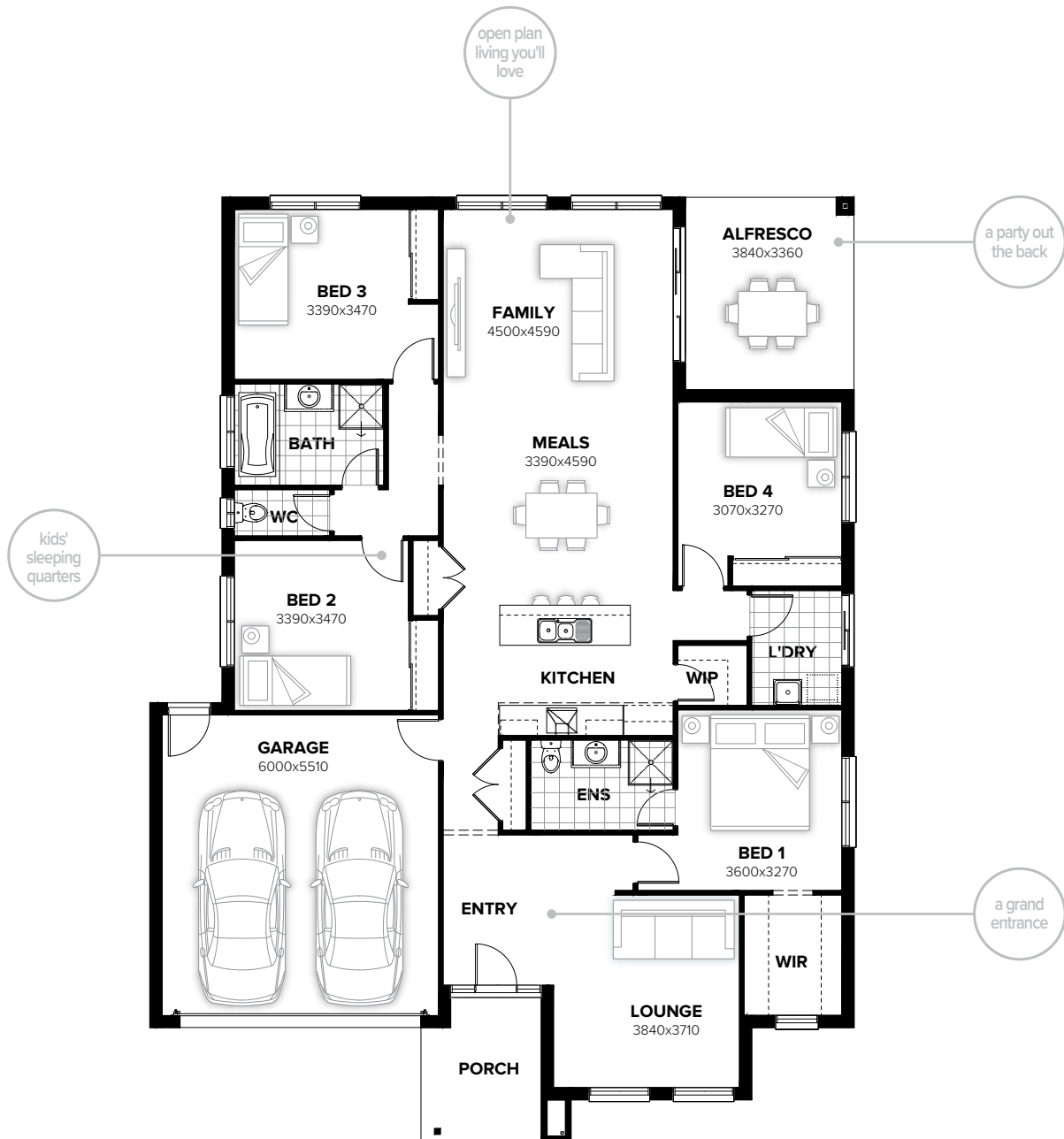


# BROOKLYN



# BROOKLYN 230

4 2 1 2



## FLOORPLAN OPTIONS

Want to put a personal touch on your home? Speak to your New Home Consultant about the exciting range of ready-to-go design options for this floorplan.

Popular design options include:

- Kitchen option
- Laundry upgrades
- Ensuite upgrades
- Grand alfresco option
- Storage to garage option
- Alternative bed 1 layout

min lot width	15.0m
min lot depth	27.0m
home width	14.03m
home length	18.83m

residence	173.41sqm	18.67sq
alfresco	12.90sqm	1.39sq
porch	6.78sqm	0.73sq
garage	36.31sqm	3.91sq
<b>total</b>	<b>229.40sqm</b>	<b>24.69sq</b>

Listed details based on Sheffield façade floorplan (illustrated)

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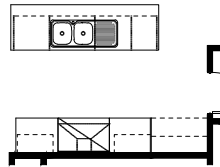
# FLOORPLAN OPTIONS

# BROOKLYN 230



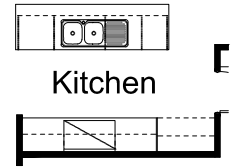
## OPTION K1

Provide Kitchen upgrade with 2no. 700mm base cupboards, 2no. 600mm overhead cupboards, 1no. 900mm upright oven with canopy range hood above, 1no. laminated cupboard above refrigerator space, 1no. laminated MW provision with pot drawer below, 1no. laminated DW provision and 1no. 450mm wide drawers. Tiled splash back and bench top to suit.



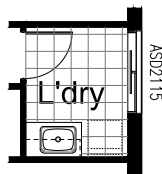
## OPTION K1D

Provide Kitchen upgrade with 1no. 900mm base cupboard ILO 800mm to Island bench, 2no. 700mm base cupboards ILO 900mm, 900(w) under bench oven & integrated rangehood ILO 600(w). Provide 1no. 900mm(w) overhead cupboard & 2no. 700mm (w) overhead cupboards. Double undermount sink. 40mm stone benchtop with wrap down ends to island bench. Provide 90mm nib wall to kitchen end.



## OPTION LD1

Provide Laundry upgrade with additional laminated insert trough, 1no. 800mm base cupboard, 1no. 300mm base cupboard, 1no. 800mm overhead cupboard and 1no. 300mm overhead cupboard with additional tiled splash back and bench top to suit.

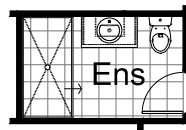


Reposition niche to passage if opt IP4 is also selected

As Displayed at Lot 96 Redwood ave, Blakeview SA

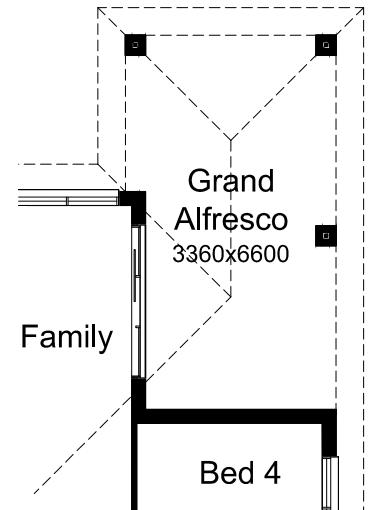
## OPTION ENS1

Provide Ensuite upgrade with 1800mm wall to wall tiled shower base in lieu of standard.



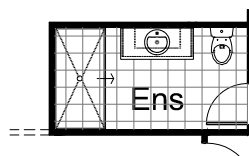
## OPTION EP1

Provide Grand Alfresco Option to rear of Family including 2no. additional brick piers and earth floor. Increase area by 11.85mm<sup>2</sup>. Increase length by 3000mm.



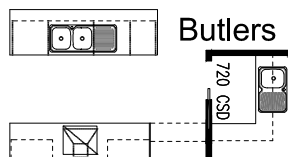
## OPTION ENS2

Provide Ensuite upgrade by deleting Linen cupboard with 2no. 720mm flush panel hinged doors, and 300mm deep shelves and extend Ensuite width by 600mm. Provide 1800mm wall to wall tiled shower base in lieu of 900mm x 900mm tiled shower base and 1no. 1482mm wide vanity basin in lieu of standard.



## OPTION IP5

Provide Butlers Pantry ILO standard Walk In Pantry, including 820mm cavity sliding door ILO 700mm hinged door, single bowl sink. Provide shelving overheads. Provide tiled splashback to suit. 800mm blind base cupboard with 350 door. 1no. 700mm & 800mm base cupboard



Only available with OPTION IP3 & IP4

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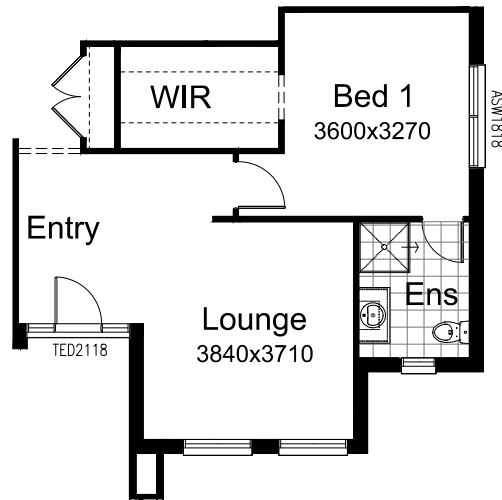
# FLOORPLAN OPTIONS

# BROOKLYN 230



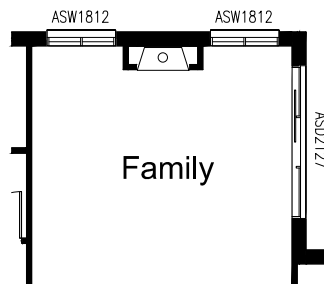
## OPTION IP1

Relocate Ensuite with WIR and provide 500mm long feature nib wall with 230mm wide x 1200mm high opening based 900mm above floor.



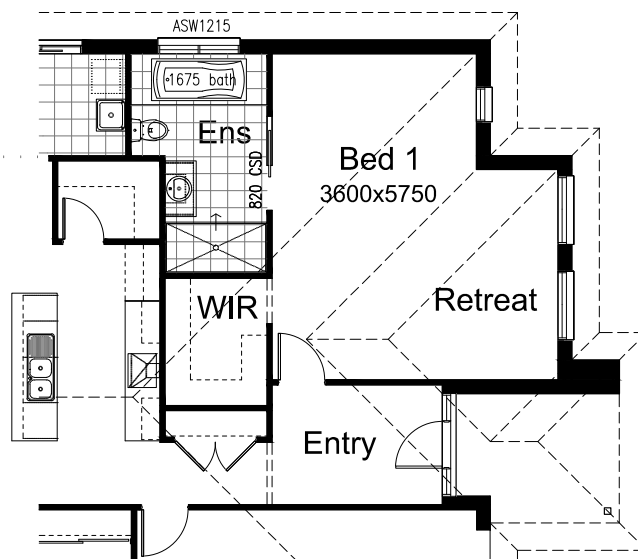
## OPTION IP2

Provide Jetmaster SL-350 gas fireplace, 400mm off floor level in a 1400mm x 420mm boxed out plaster wall with a 4 sided black fascia to Family room rear wall including additional 2no. 1800mm x 1450mm aluminium sliding windows in lieu of standard 2no. 1800mm x 1810mm windows.



## OPTION IP3

Delete Lounge and relocate Bed 1, WIR and Ensuite. Increase WIP by 600mm with 450mm(w) shelves to 2 sides, wall to line up with wall of kitchen. Provide 1no. 820mm cavity sliding door to Ensuite and delete 720mm hinged door. Relocate 820mm hinged door to bedroom 1. Provide 1675mm bath and 1800x900 tiled shower to Ensuite. Provide ASW 1215 window to ensuite ILO ASW 1818.



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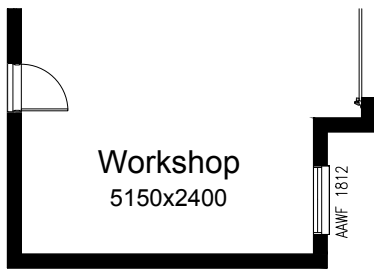
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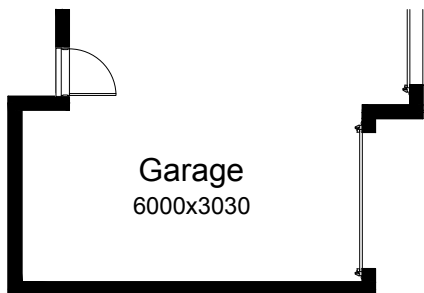
### OPTION G1

Provide extension to Garage to create additional Storage area. Increases area by 4.58m<sup>2</sup>. Increases width by 850mm.



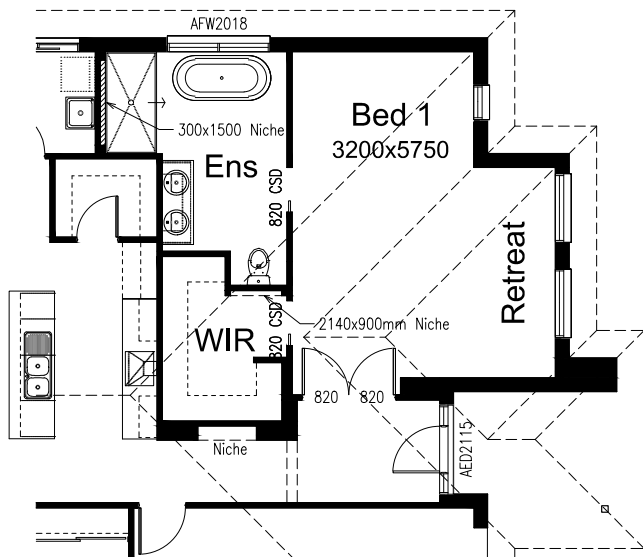
### OPTION G2

Provide extension to Garage to create Workshop area including additional window to suit. Increases width by 2400mm. Increases area by 13.51m<sup>2</sup>.



### OPTION G3

Provide triple car Garage including additional roller door to front. Increases area by 20.51m<sup>2</sup>. Increases width by 3120mm.



### OPTION ENS1

Delete Lounge and relocate Bed 1, WIR and Ensuite. Delete Linen in entry passage and provide niche with 340mm wall. Increase WIP by 600mm with 300mm(w) shelves to 3 sides, wall to line up with wall of kitchen. Decrease Laundry by 490mm to wall behind trough to allow room for a 1800x900 shower to ensuite. Provide 2140(h)x900(w) niche in WIR. Provide 2no's 820mm cavity sliding doors. Delete 720mm hinged door and relocate 820mm hinged door to bedroom 1 entry to provide double 820mm doors. Provide freestanding bath, 300mm x 1500mm niche to shower. Reduce front entry door to be 1570 ILO 1810mm(w). Provide 1482 double bowl vanity ILO 982(w). Provide AFW 2018 window to ensuite ILO ASW 1818