

EMBLETON

Barrine façade



Corella façade

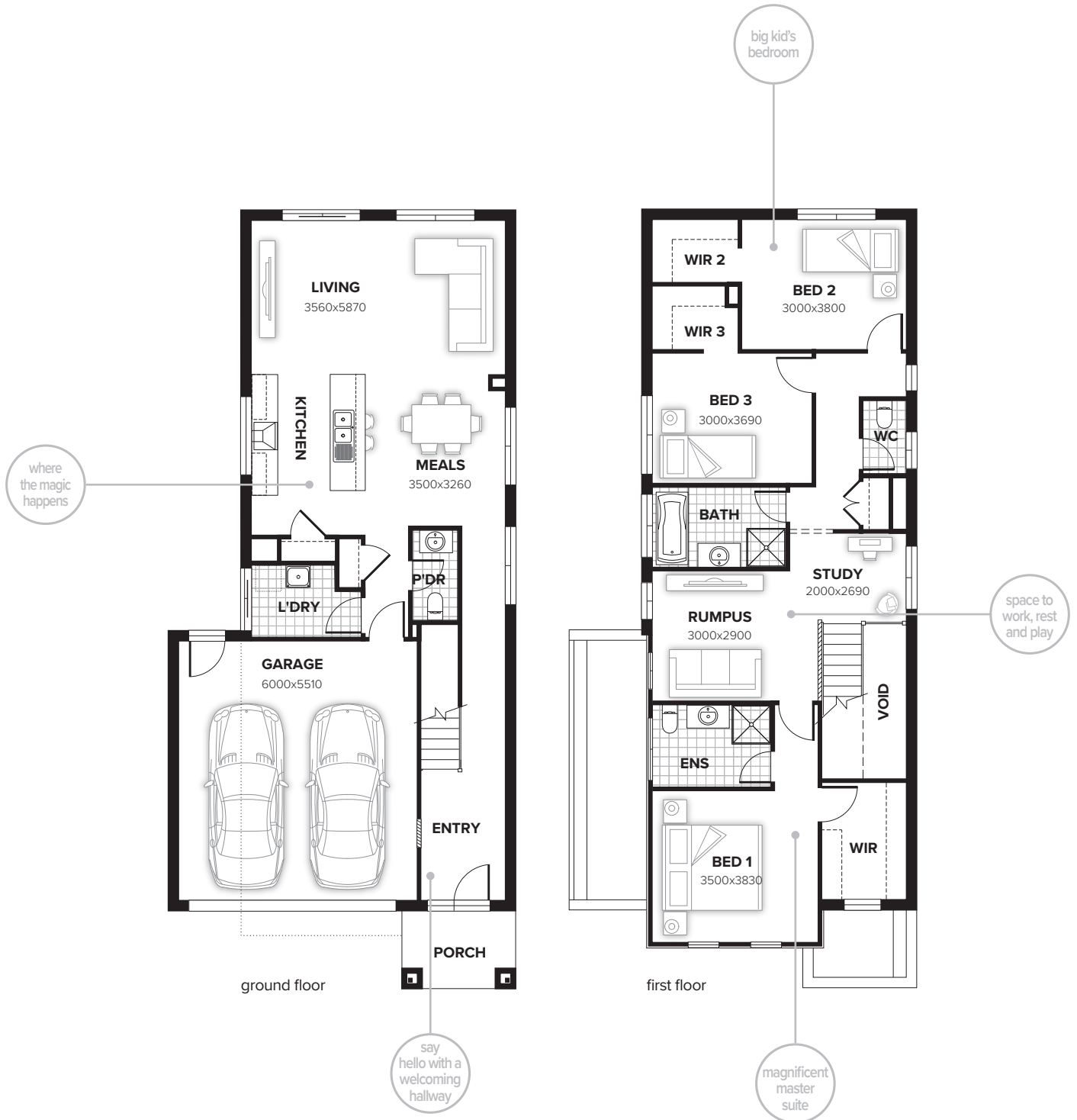


Mackay façade



EMBLETON 224

3 2.5 0 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
- Gas log fireplace in living
- Ensuite upgrade
- Master suite retreat option
- Storage under stairs
- Alfresco option

residence	182.67sqm	19.66sq
porch	4.73sqm	0.51sq
garage	36.22sqm	3.90sq
total	223.62sqm	24.07sq

Listed details based on Streeton façade floorplan (illustrated)

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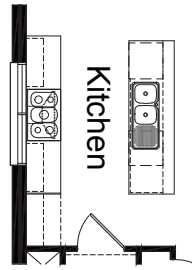
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OPTION K1

Provide 16mm laminated full height end panel to bench and refrigerator space with laminated open shelf above. Upgrade 600mm under-bench oven and hot plate to 900mm upright oven and canopy rangehood. Add 800mm overhead cupboards and MDF bulheads to either side of rangehood. Add 32mm to island bench to accommodate microwave space and pot drawer to replace 600mm cupboard.



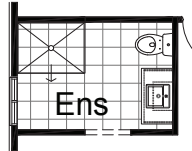
OPTION IP1

Provide boxed out site built plaster lined fire place with bulkhead over and 2no. 500mm (h) shelves. Heat & Glo SL 550 balanced flue Gas log fire.



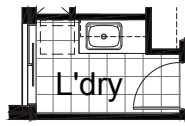
OPTION ENS1

Provide Ensuite upgrade by relocating the opening and providing 800mm wide opening with bulkhead above in lieu of 720mm flush panel hinged door. Provide 1200mm x 900mm tiled shower base in lieu of 900mm x 900mm tiled shower base, 1027mm x 850mm window in lieu of 1027mm x 1450mm window and relocated toilet.



OPTION LD1

Provide Laundry upgrade including prefabricated insert laundry trough, 1no. 800mm overhead cupboard, 1no. 300mm overhead cupboard, 1no. 800mm base cupboard and 1no. 300mm base cupboard with additional tiled splash back and bench top to suit. Move up 66,000

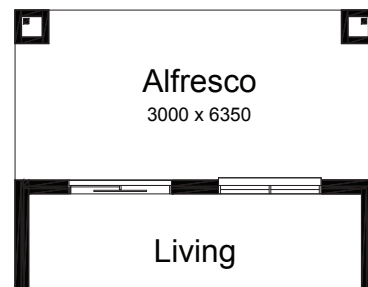
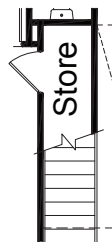


OPTION EP1

Provide Alfresco under dwelling roof line including additional structural concrete floor and 2no. brick piers to rear Living room. Increases area by 19.05m². Increases width by 3000mm.

OPTION IP2

Create Store room with plaster lined walls beneath staircase including 2040mm x 720mm flush panel hinged door and additional light point to suit.



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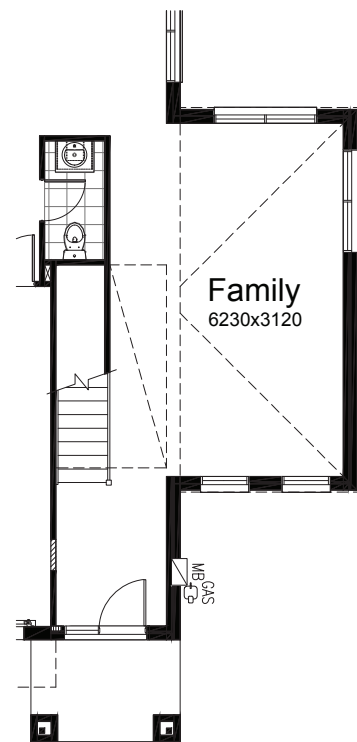
OPTION G1

Provide extension to Garage to create additional Storage area.
Increases area by 4.58m².
Increases width by 850mm.



OPTION IP3

Provide Family under dwelling roof line including additional structural concrete floor and brick veneer walls to side of Passage/Entrance. Relocate 1no. 2057mm x 1810mm aluminium window to Family in lieu of Passage and provide 1no. additional 2057mm x 1810mm aluminium window and 2no. 2057mm x 850mm aluminium windows to Family.
Increases area by 20.93m².
Increases width by 3120mm.
Increases lot width to 12.5m in lieu of 10m.



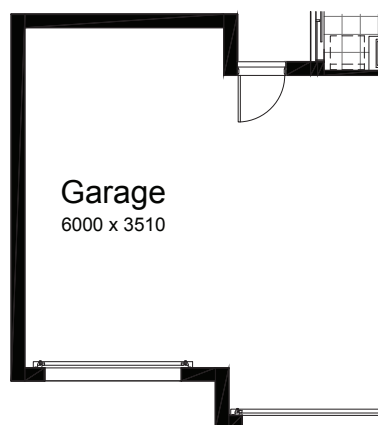
OPTION G2

Provide extension to Garage to create Workshop area including additional window to suit. Rear garage gable, fascia & barge to be replaced with fascia & gutter with pitched roof re-design to suit so as not to interfere with ensuite window and enable pitched roof construction.
Increases area by 13.51m².
Increases width by 2400mm.



OPTION G3

Provide triple car Garage including additional roller door to front. Rear garage gable, fascia & barge to be replaced with fascia & gutter with pitched roof re-design to suit roof over rear garage door alcove so as not to interfere with ensuite window & rumpus window and enable pitched roof construction.
Increases area by 23.61m².
Increases width by 3600mm.



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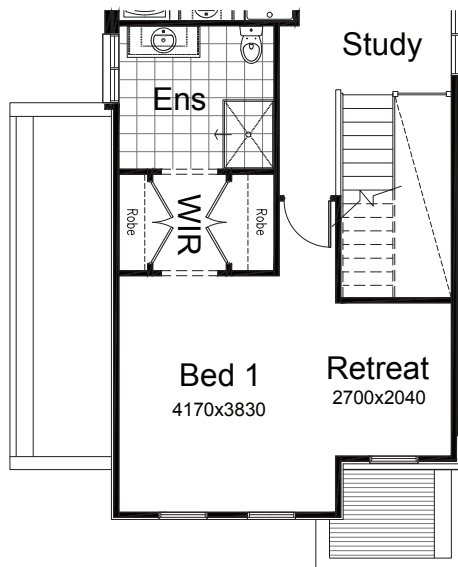
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OPTION IP3

Provide Master suite/ Retreat option. Extend Bed 1 by 670mm to 4170mm in lieu of 3500mm. Relocate and extend Ensuite by deleting Rumpus room and 1no. 1027mm x 1450mm aluminium window to Ensuite. Increase vanity to 1282mm in lieu of standard 982mm, 1220mm tiled shower base in lieu of standard 900mm x 900mm tiled shower base and delete 820mm flush panel hinged door to Ensuite. Relocate WIR and provide 4no. 720mm flush panel hinged doors, delete standard 1no. 820mm flush panel hinged door, site built plaster lined stud walls to create Retreat area and provide additional 2no. 1000mm openings to WIR/Ensuite.



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