

Facades available:

Lachlan, Barrington, Flinders	
Cooper, Nepean	
Overall home width	12.11m
Overall home length	23.39m

Residence	228.8m ²	24.6sq
Garage	35.7m ²	3.8sq
Porch	5.2m ²	0.6sq
Total	269.7m²	29.0sq

FLOORPLAN OPTIONS

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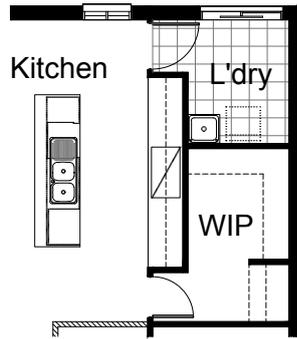
Listed details based on Lachlan facade floorplan (illustrated)

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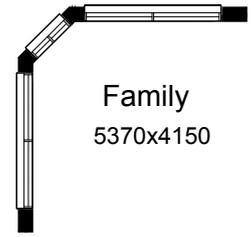
OPTION K1

Provide Kitchen upgrade with 1no. 900mm wide under bench oven, hotplate and retractable range hood, 2no. 800mm base cupboards, 2no. 400mm base cupboards, 2no. 800mm overhead cupboards, 2no. 400mm overhead cupboards, 1no. laminated open shelf above refrigerator space, 1no. 450mm drawers, 1no. laminated dishwasher provision, 1no. 900mm base cupboard and 1no. laminated Microwave provision with pot drawer below. Decrease Walk in pantry door width by 60mm and decrease pantry door to 1no. 720mm flush panel hinged door in lieu of 820mm wide door and provide additional tiled splash back and bench top to suit.



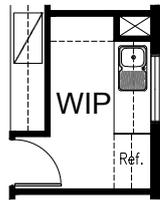
OPTION IP1

Provide splayed wall to Family room including removal of 1No. 2057x850mm aluminium sliding window and provide additional 2No. 2057x2410 aluminium sliding windows in lieu of standard. Reduced dwelling area by 0.39m².



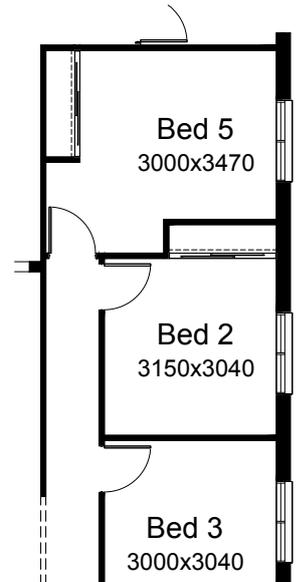
OPTION K2

Provide Butlers Pantry option including additional corner void area, 2No. 800mm base cabinets, 2No. 800mm overhead cabinets, additional single bowl sink, 16mm laminated end panel, 900mm open shelf above ref. space including additional bench top. Provide 514x1210mm fixed aluminium window with no bottom reveal to splash back including tiles to suit. Reduce Pantry shelving to suit.



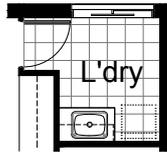
OPTION IP2

Provide Bed 5 option by removing Kids Retreat and provide additional full height walls to enclose Bed 5. Continue passage through Bed 2 and relocate robe to suit. Provide robe to Bed 5 including shelf and hanging rail and center window within room.



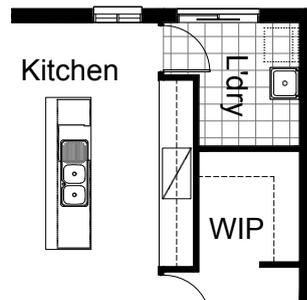
OPTION LD1

Provide Laundry upgrade with 1no. 900mm base cupboard, 1no. 900mm overhead cupboard with laminated insert trough and additional tiled splash and bench top to suit.



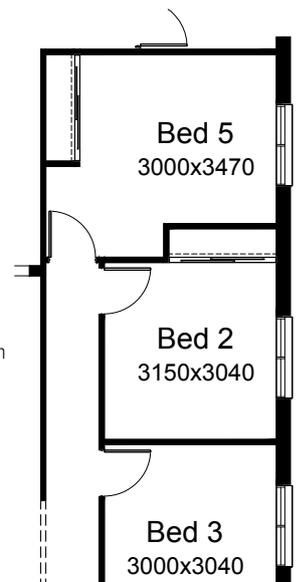
OPTION LD2

Provide Laundry Option by relocating washing machine and laundry trough location, relocate sliding door by 600mm and change flush panel hinged door swing to suit.



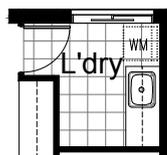
OPTION IP3

Provide Study/Bath Option in lieu of Bedroom 4 including robe and Linen cupboard. Provide additional 1no. 1000mm wide opening with plaster bulkhead over to Study. Increase Bathroom length by 500mm and provide additional 1no. 1582mm wide vanity unit in lieu of standard, 1no. 2057mm x 850mm aluminum sliding window in lieu of standard and Extend house length by 240mm to suit.



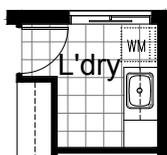
OPTION LD3

Provide Laundry upgrade including 1No. 450mm base cabinet, 1No. 900mm base cabinet, 1No. 450mm overhead cabinet, 1No. 900mm overhead cabinet, 32mm laminate bench top and additional tiled splash back to suit



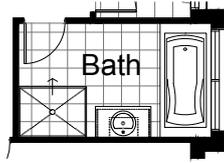
OPTION LD4

Provide Laundry upgrade including 1No. 450mm broom cabinet, 1No. 900mm base cabinet, 1No. 900mm overhead cabinet, 32mm laminate bench top and additional tiled splash back to suit



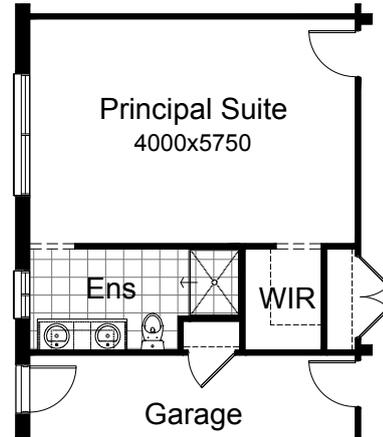
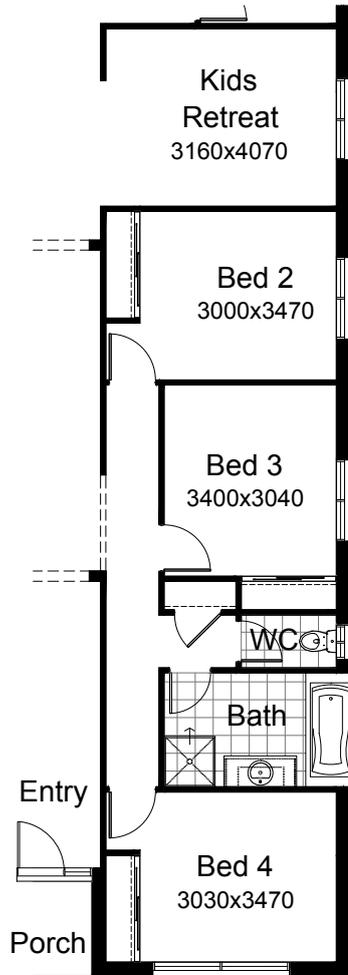
OPTION IP5

Provide Bath option with 1no. 900mm x 1200mm tiled shower base in lieu of standard.
Note: This Option to be used with Option IP4.



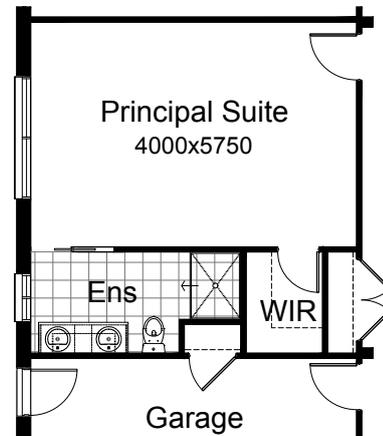
OPTION IP4

Provide Internal changes by increasing Bedroom 3 length by 400mm, increase Bedroom 4 length by 30mm and decrease Kids retreat by 600mm. Increase Bathroom length by 170mm and extend bathroom width by 360mm and provide additional 1no. 1282mm wide vanity unit to suit. Increases area by 0.90m². Increase width by 360mm.



OPTION ENS2

Provide Ensuite upgrade with 1no. 1582mm wide vanity unit and 1no. 2057mm x 850mm aluminum sliding window in lieu of standard. Provide Storage cupboard to Garage with 1no. 820mm flush panel hinged door and 4no. 450mm deep shelves and reduce shower to 900mm x 1200mm in lieu of 900mm x 1800mm to suit. Reduce walk in robe width by 450mm relocate opening with bulkhead over to Ensuite and relocate Principle Suite flush panel hinged door to suit.

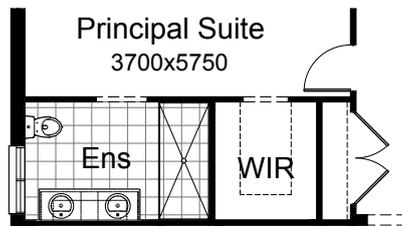


OPTION ENS3

Provide 1no. 720mm flush panel hinged door to walk in robe in lieu of standard opening and 1no. 720mm cavity sliding door to Ensuit in lie of opening
Note: This Option to be used with ENS2.

OPTION ENS1

Provide Ensuite upgrade including reduce Bed 1 by 300mm and increase WIR, Ensuite, & Cloak by 300mm . Provide additional shelving to Cloak and WIR and double 820mm doors to Cloak in lieu of standard. Provide 2100mm tiled shower base to Ensuite, 1782mm vanity unit with double bowls and 1027x1210mm aluminium sliding window in lieu of standard. Relocate WC to suit.



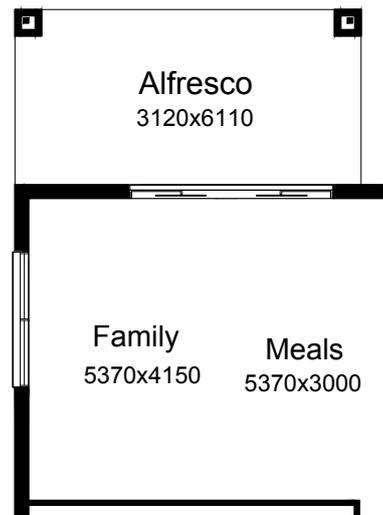
OPTION G1

Provide extension to Garage to create additional Storage area. Increases area by 6.55m². Increases width by 1200mm.



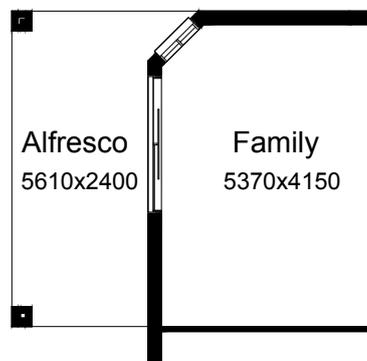
OPTION EP1

Provide Alfresco to rear of Family/Meals with tiled hip roof, structural concrete floor, light point and 2no. 470mm x 470mm brick piers, 1no. 2100mm x 3575mm bi-parting door in lieu of 2no. 2057mm x 850 sliding window and 1no. 2100mm x 2410mm aluminium sliding door to suit. Increases area by 19.06m². Increase length by 3120mm.



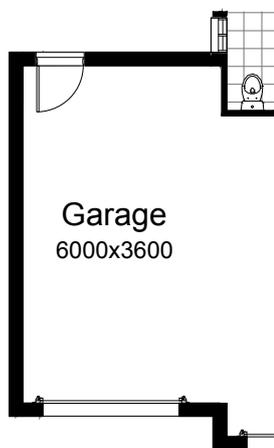
OPTION G2

Provide extension to Garage to create Workshop area including additional window to suit. Increases length by 2400mm. Increases are by 12.81m².



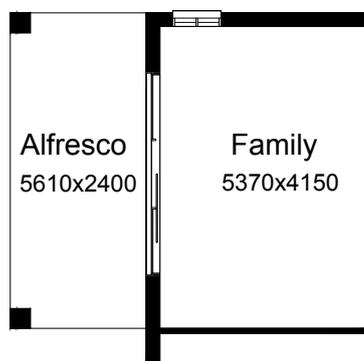
OPTION G3

Provide triple car Garage including additional Garage door as per colour selection. Increases area by 23.29m². Increases width by 3600mm.



OPTION EP2

Provide Alfresco under roof line option to Family including 2No. 350mm brickwork piers and structural concrete slab. Provide splayed wall to Family and relocate window to suit, remove 1No. 2057x850mm aluminium sliding window and provide 2100x2400mm aluminium sliding door. Increases dwelling area by 13.86m² and width by 2400mm

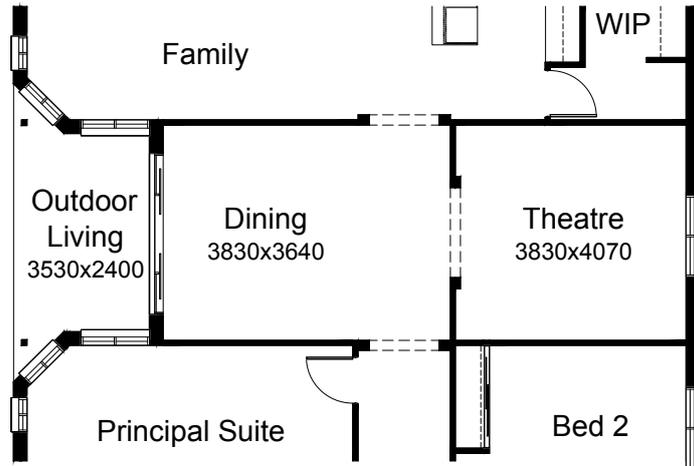


OPTION EP3

Provide Alfresco under roof line option to Family including 2No. 350mm brickwork piers and structural concrete slab. Remove 1No. 2057x850mm aluminium sliding window and provide 2100x3600mm aluminium sliding door. Increases dwelling area by 13.86m² and width by 2400mm

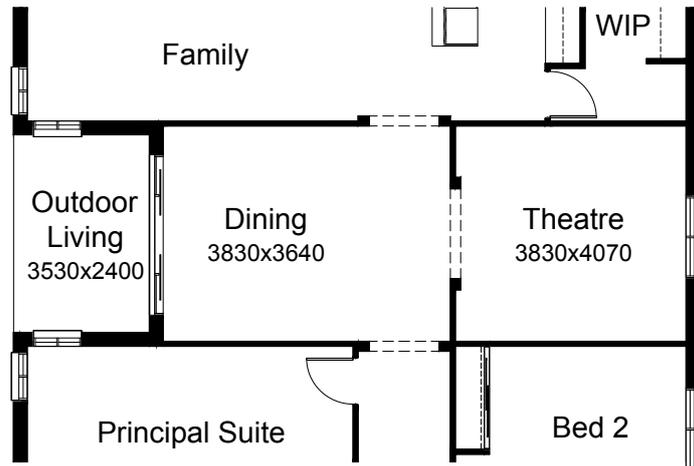
OPTION EP4

Provide Theatre/Dining and Outdoor Living area in lieu of standard Kids Retreat and Rumpus. Provide 3no. Openings/Bulkheads over to Theatre and Dining. Provide 1no. 2100mm x 2855mm aluminium Bi-fold door to Dining in lieu of standard. Provide splayed wall to Family and Principle suite and 2no. timber posts to Outdoor Living. Provide additional 2no. 2057mm x 610mm sliding windows, 1no. 2057mm x 850mm sliding window and 1no. 2057mm x 1210mm sliding window to Family in lieu of standard. Provide additional 1no. 2057mm x 610mm sliding window. 1no. 2057mm x 850mm sliding window and 1no. 2057mm x 1210mm sliding window to Principle Suite in lieu of standard sliding window.



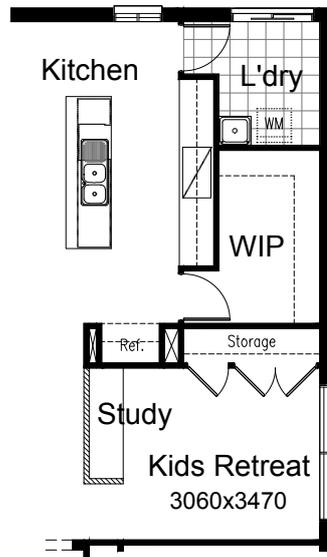
OPTION EP5

Square off Outdoor Living/Splayed walls to Family and Principle Suite to suit and provide 2no. 2057mm x 850mm aluminium sliding windows to Family in lieu of standard and 2no. 2057mm x 850mm aluminium sliding windows to Principle Suite in lieu of standard.
Note: Option to be used with EP3.



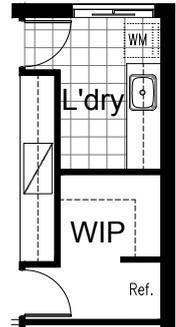
OPTION K3

Provide Kitchen layout option relocation refrigerator space from Walk-in Pantry to adjacent to island bench. Extend WIP shelving to suit. Take 100mm from Kids Retreat to create depth for Ref space with open shelf above. Kids Retreat becomes 3060mm long. Provide Storage cupboard with 4No. 450mm shelves and 3No. 720mm flush panel doors. Provide 32mm laminate Study bench and 1200mm high dwarf wall and 1543x2410mm aluminium sliding window in lieu of standard



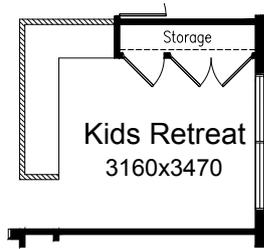
OPTION LD5

Provide Laundry upgrade including 2No. 900mm base cabinet, 2No. 900mm overhead cabinet, 32mm laminate bench top and additional tiled splash back to suit. Option adds 500mm of width to Laundry taken from Walk-in Pantry.



OPTION IP6

Provide Kids Retreat upgrade including Storage cupboard with 4No. 450mm shelves and 3No. 720mm flush panel doors. Provide Study Nook including 32mm laminate Study bench, 1200mm high dwarf wall and 1543x2410mm aluminium sliding window in lieu of standard.



OPTION EP6

Provide floor plan option where 120mm is taken from the length of the home through the Rumpus/Dining and Kids Retreat. Rumpus/Dining becomes 3640mm long and Retreat becomes 3040mm long. Allows plan to fit on 30m long Lot. Decreases dwelling area by 1.46m².

