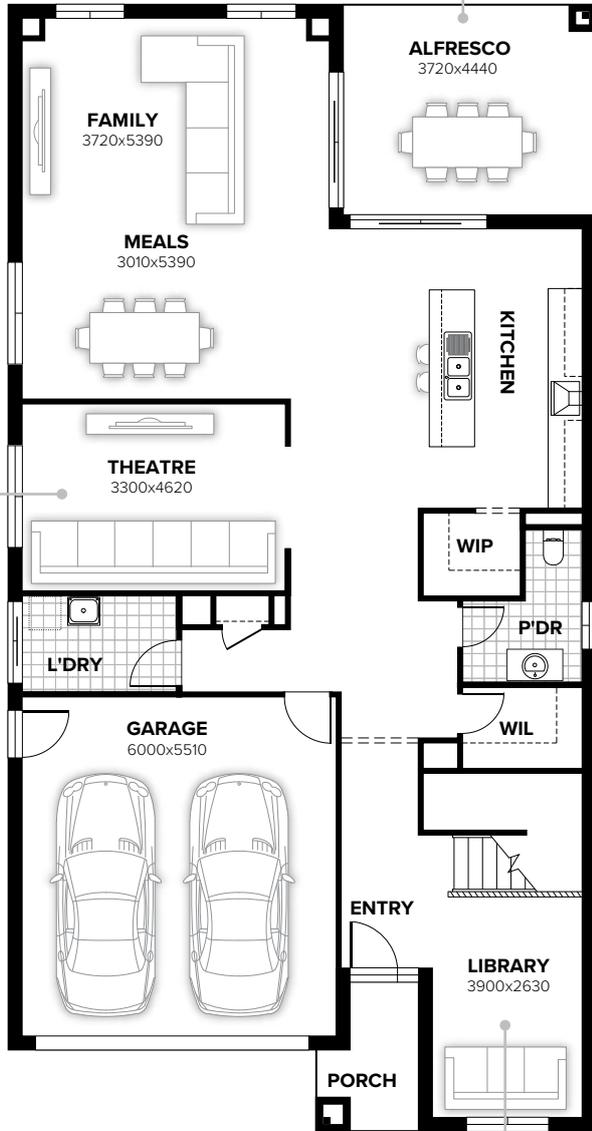


# HARLECH



# HARLECH 395

4 2.5 1 2



ground floor



first floor

## 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 chute option             |
| • Ensuite upgrade          | • Balcony option on master bedroom |
| • Larger shower in ensuite | • Gas fireplace in family room     |

residence	338.22sqm	36.41sq
alfresco	16.51sqm	1.78sq
porch	4.04sqm	0.43sq
garage	36.11sqm	3.89sq
<b>total</b>	<b>394.88sqm</b>	<b>42.51sq</b>

Listed details based on Barrine façade floorplan (illustrated)

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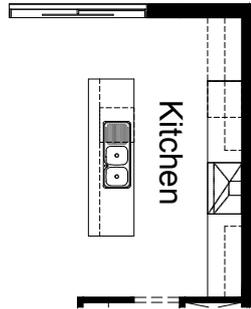
# FLOORPLAN OPTIONS

# HARLECH 395

4 2.5 1 2

## OPTION K1

Provide Kitchen upgrade with laminated open shelf above refrigerator space, 1no. laminated MW provision with pot drawer below, 2no. 800mm base cupboards, 1no. 600mm pot drawers, 2no. 800mm overhead cupboards, 2no. 400mm overhead cupboards. Island bench remains unchanged. Provide additional tiled splash back and bench top to suit. Provide 900mm upright cooker and rangehood in lieu of standard.



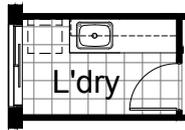
## OPTION G1

Provide extension to Garage to create additional Storage area. Provide pitched roof and lightweight cladding (Scyon Stria) above. Increases area by 4.52m<sup>2</sup>. Increases width by 840mm.



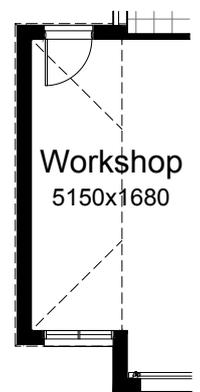
## OPTION LD1

Provide Laundry Option with additional inset laminated trough, 2no. 900mm base cupboards, 2no. 900mm overhead cupboards and additional tiled splash back and bench top to suit. NOTE: This Option not to be used with Option G-3



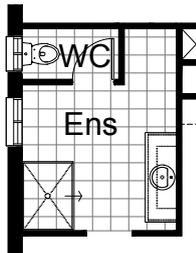
## OPTION G2

Provide extension to Garage to create Workshop area including additional window to suit. Provide pitched roof and lightweight cladding (Scyon Stria) above. Increases area by 9.45m<sup>2</sup>. Increases width by 1680mm.



## OPTION ENS1

Provide Ensuite upgrade with additional site built plaster lined walls to WC with 1no. 720mm flush panel hinged door, 1no. 1027mm x 610mm aluminium sliding window, 1200mm x 900mm tiled shower base, 1582mm wide vanity unit and 1no. 1800mm x 850mm aluminium sliding window in lieu of standard.

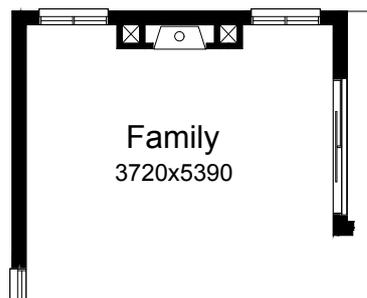


## OPTION G3

Provide triple car Garage with pitched roof and lightweight cladding (Scyon Stria) above, additional Garage door as per colour selection and additional 1no. 2105mm x 850mm external hinged door in lieu of standard 2110mm x 1450mm aluminium sliding door to Laundry. Increases width by 3600mm. Increases area by 23.29m<sup>2</sup>. NOTE: This Option not to be used with Option LD-1

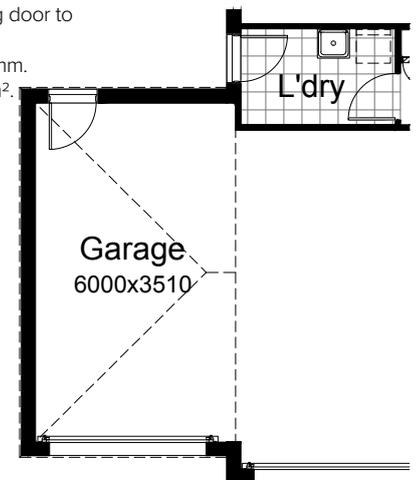
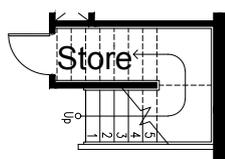
## OPTION IP1

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. Relocate Plumbing stack, void and 2no. Family windows to suit.



## OPTION IP2

Provide Store to under side of staircase with additional 1no. 720mm flush panel hinged door.



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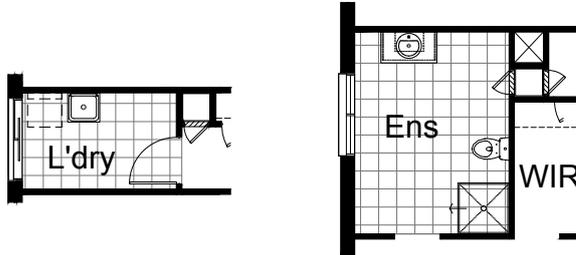
# FLOORPLAN OPTIONS

# HARLECH 395

4 2.5 1 2

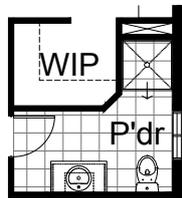
## OPTION IP3

Provide Laundry Chute.



## OPTION IP4

Provide Powder upgrade with additional 900mm x 900mm tiled shower base, relocate hinged door, toilet and vanity basin to suit and increase WIP by 100mm and angle stud wall to suit.



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