

**Facades available:**

Lachlan, Barrington, Flinders  
Cooper, Nepean

**Overall home width 11.15m**

**Overall home length 23.15m**

Residence	171.1m <sup>2</sup>	18.4sq
Garage	36.4m <sup>2</sup>	3.9sq
Porch	5.8m <sup>2</sup>	0.6sq
Alfresco	10.9m <sup>2</sup>	1.2sq
<b>Total</b>	<b>224.2m<sup>2</sup></b>	<b>24.1sq</b>

Listed details based on Lachlan facade floorplan (illustrated)

**FLOORPLAN OPTIONS**

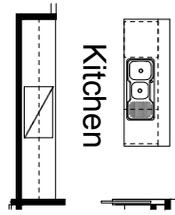
We personalise our floorplans. Talk to us about our huge range of ready-to-go design options.

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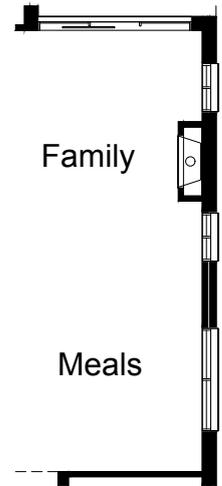
**OPTION K1**

Provide Kitchen upgrade with 1no. laminated MW provision and 1no. 900mm base cupboard in lieu of standard 2no. 350mm base cupboards and 1no. 800mm base cupboard.



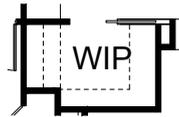
**OPTION IP2**

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 side wall including additional 2no. 1800mm x 850mm aluminium sliding windows in lieu of standard 1no. 510mm x 1810mm window.



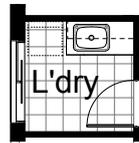
**OPTION K3**

Provide Kitchen upgrade with laminated open shelf to above refrigerator space.



**OPTION LD1**

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



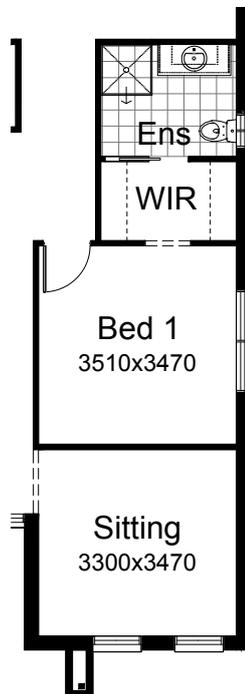
**OPTION G1**

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



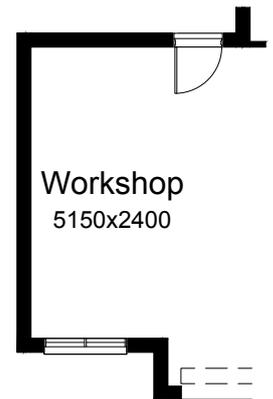
**OPTION IP1**

Provide Sitting area and relocate Bedroom 1, WIR and Ensuite in lieu of Living and delete 1no. 1800mm x 850mm sliding window to Ensuite and provide 1no. 1027mm x 610mm sliding window to suit.



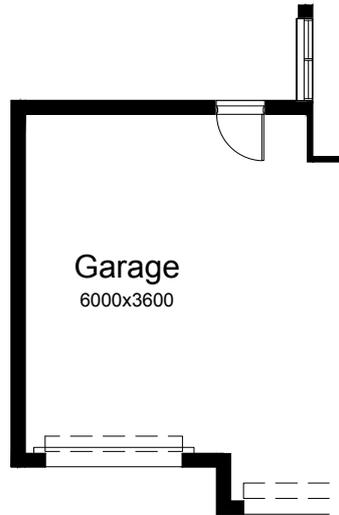
**OPTION G2**

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



**OPTION G3**

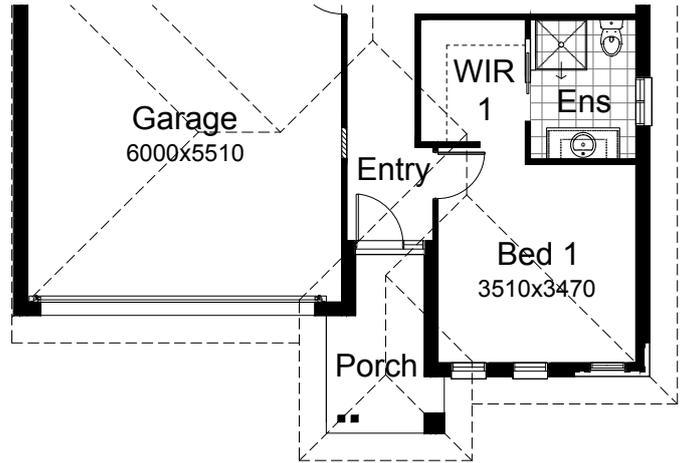
Provide triple car Garage including additional Sectional door to front. Increases area by 24.50m<sup>2</sup>. Increases width by 3600mm.



**OPTION EP2 - DISPLAY**

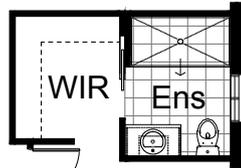
Provide Modified Barrington Facade in accordance with display at Calderwood Valley by increasing Porch depth by 1000mm and providing additional 350x350mm contrast brick pier, raised Porch roof and rendered brickwork to part Bed 1. Window AAW1006 replaced with AAW1506.

Note: Increase Porch area to 5.23m<sup>2</sup> in lieu of standard 3.25m<sup>2</sup>.  
Note: Option as per Display at Lot 1175 Popple Way, Calderwood Valley.



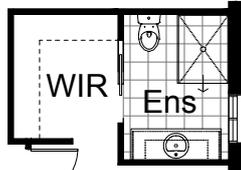
**OPTION ENS1**

Provide Ensuite Option with wall to wall tiled shower base in lieu of 1no. 900mm x 900mm tiled shower base and 1no. 982mm vanity unit in lieu of standard 1no. 1282mm wide vanity unit.



**OPTION ENS2**

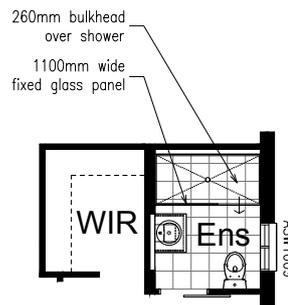
Provide Ensuite Option with 1no. 1200mm x 900mm tiled shower base in lieu of standard 1no. 900mm x 900mm tiled shower base and 1no. 1582mm wide vanity unit in lieu of standard 1no. 1282mm width unit and decrease Bed 1 length by 70mm and Living length by 30mm to suit.



**OPTION ENS3 - DISPLAY**

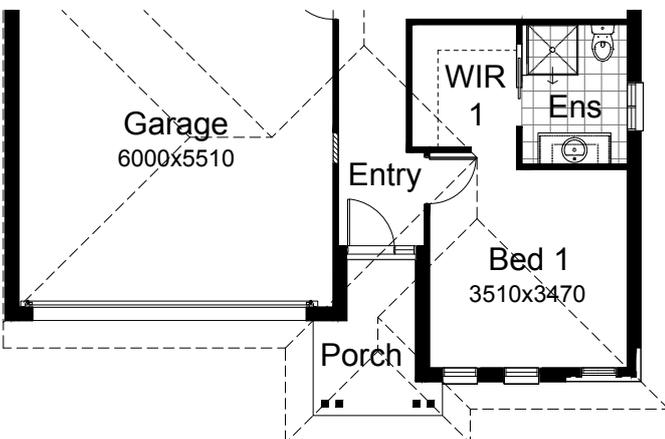
Provide Ensuite Option with 1no. 1850x900mm tiled shower base with 1100mm wide fixed glass panel and 260mm bulkhead over in lieu of standard and 1no. 682mm wide vanity unit in lieu of standard. Provide 1850mm wide niche behind shower and 1000mm wide niche behind vanity. Replace 720mm cavity sliding door with 820mm face sliding door. WIR reduces in width 90mm to 1750mm to suit.

Note: Option as per Display at Lot 1175 Popple Way, Calderwood Valley.



**OPTION EP1**

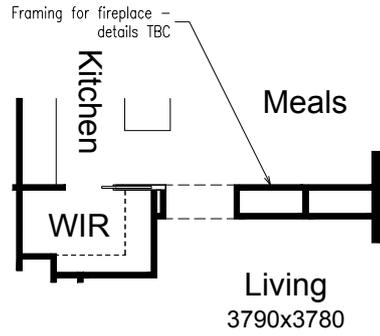
Provide Modified Porch to Barrington Facade by increasing Porch depth by 600mm and providing additional 2no. painted timber posts to suit. Note: Increase Porch area to 4.61m<sup>2</sup> in lieu of standard 3.25m<sup>2</sup>.



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**OPTION IP3**

Provide 2-way fire place.  
 Note: Option as per Display at Lot 1175  
 Popple Way, Calderwood Valley.



**OPTION IP4**

Provide raked ceiling to Family and  
 Meals with 10° pitch.  
 Note: Option as per Display at Lot 1175  
 Popple Way, Calderwood Valley.

