

# PEMBRIDGE

Avoca façade



Buchanan façade



Carey façade

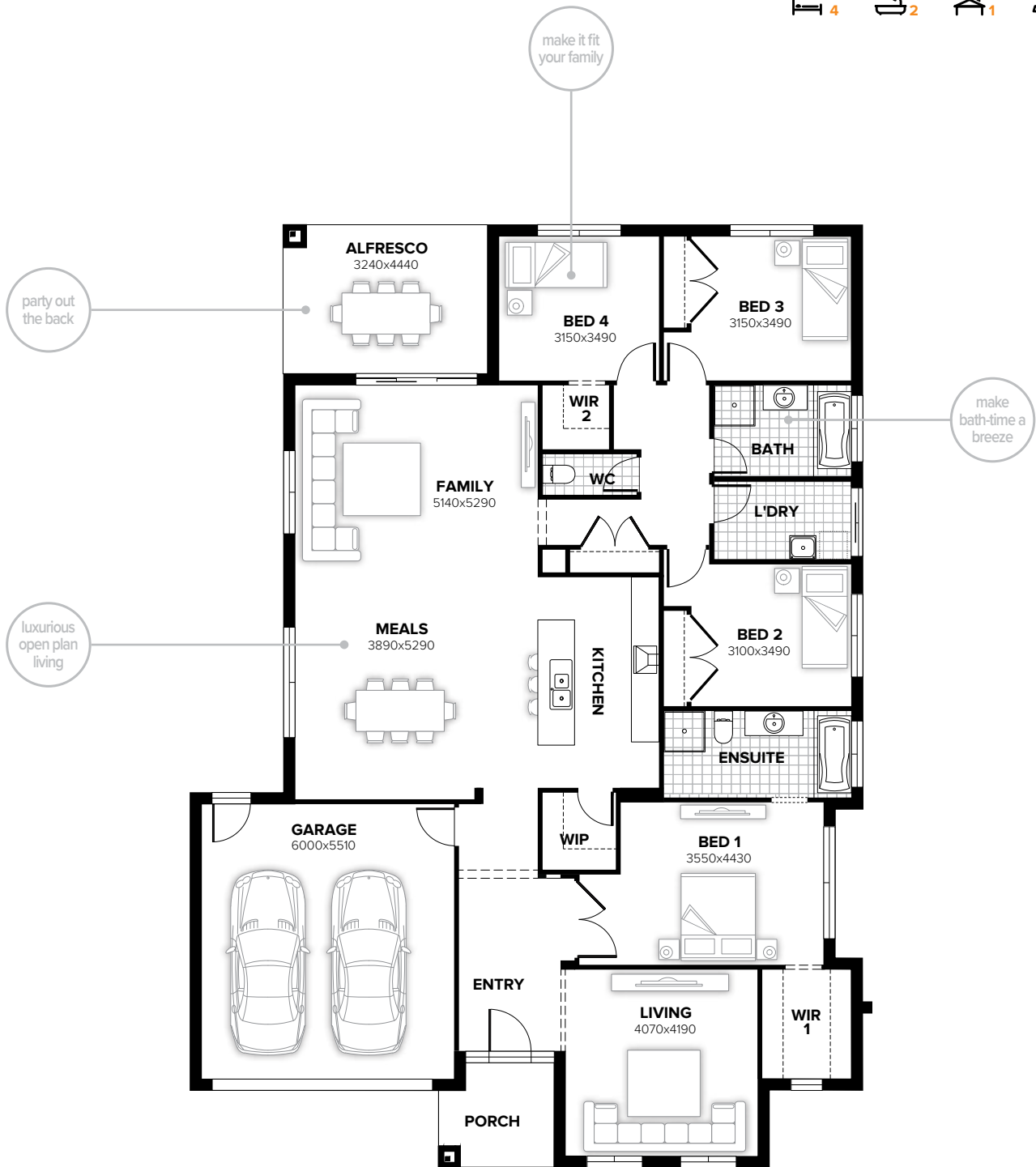


Waterhouse façade



# PEMBRIDGE 260

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 options              | • 5th bedroom in lieu of living room |
| • Laundry upgrade              | • Storage and workshop options       |
| • Gas fireplace in family room | • Triple car garage option           |

residence	204.16sqm	21.98sq
alfresco	14.38sqm	1.55sq
porch	5.39sqm	0.58sq
garage	36.45sqm	3.92sq
<b>total</b>	<b>260.38sqm</b>	<b>28.03sq</b>

Listed details based on Avoca façade floorplan (illustrated)

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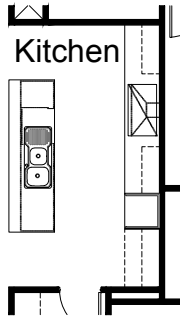
# FLOORPLAN OPTIONS

# PEMBRIDGE 260



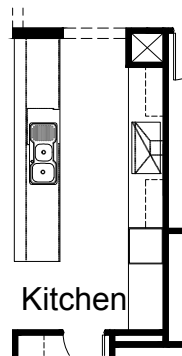
## OPTION K1

Provide Kitchen upgrade with 1no. 900mm under bench oven and 1no. 900mm canopy range hood above, 2no. 800mm overhead cupboards, 1no. laminated MW tower, 1no. laminated open shelf above refrigerator space, 2no. 600mm base cupboards, 2no. 400mm base cupboards, 1no. bank of 600mm wide pot drawers, 1no. 900mm base cupboard, 1no. DW provision and 1no. 450mm wide drawers with tiled splashback and bench top to suit.



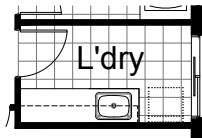
## OPTION K2

Provide Kitchen Option by deleting Linen cupboard and provide 180mm nib wall. Increase refrigerator space and provide laminated open shelf above. Provide additional 2no. 800mm overhead cupboards, 1no. 900mm under bench oven with 1no. 900mm canopy range hood over, 1no. laminated MW tower and 2no. 900mm pot drawers. Extend island bench and provide 1no. 450mm drawers, 1no. 700mm base cupboards, 1no. 900mm base cupboards, 1no. DW provision, 2no. 600mm wide pot drawers with additional tiled splashback and bench top to suit.



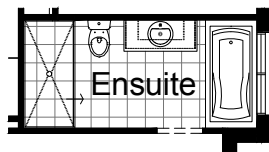
## OPTION LD1

Provide prefabricated laminated laundry trough cabinet with insert trough including additional benchtop, 2no. 800mm and 1no. 400mm overhead cupboards, 2no. 800mm and 1no. 400mm base cupboards with additional tiled splashback between.



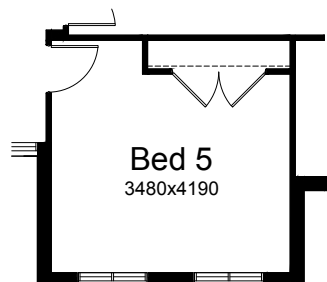
## OPTION ENS1

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



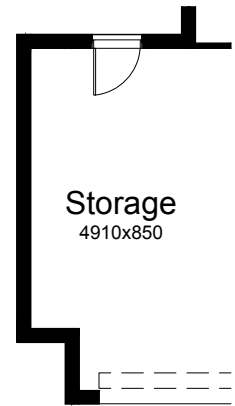
## OPTION IP2

Provide Bed 5 in lieu of Living room with 3no. 820mm flush panel hinged doors and site built plaster lined robe with 1no. hanging rail and shelf.



## OPTION G1

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



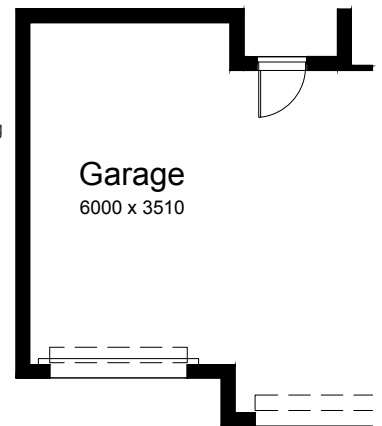
## OPTION G2

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>.



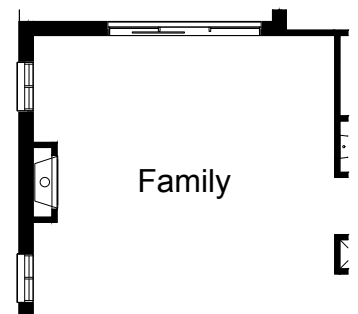
## OPTION G3

Provide triple car Garage including additional roller door to front. Increases area by 23.61m<sup>2</sup>. Increases width by 3600mm.



## OPTION IP3

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 with 2no. 1800mm x 850mm aluminium sliding window in lieu of standard 1no. 1800mm x 1810mm window.



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