

# PEMBRIDGE

Avoca façade



Buchanan façade



Carey façade

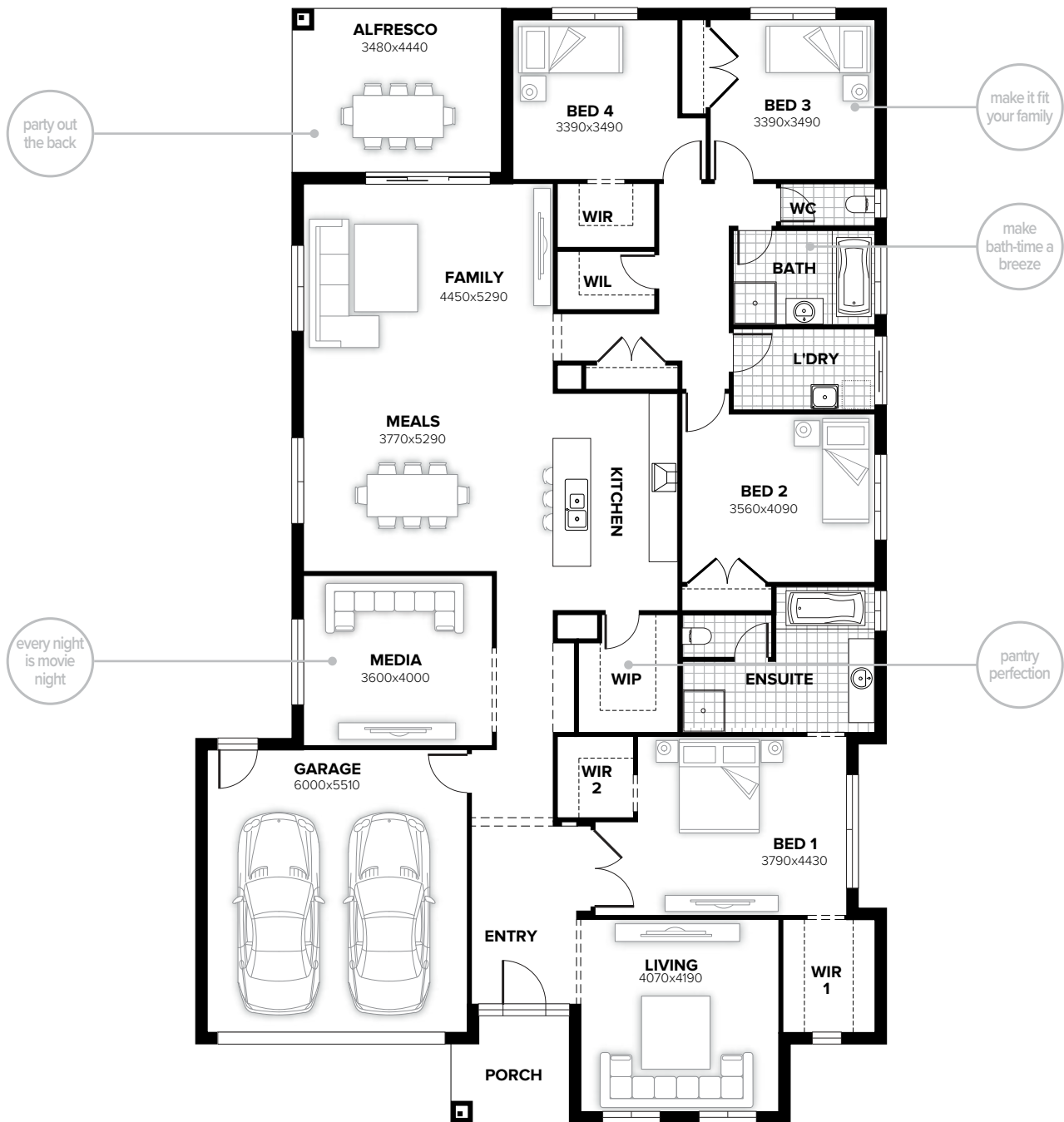


Waterhouse façade



# PEMBRIDGE 300

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 and butler's pantry options
- 5th bedroom in lieu of living room
- Media room options
- Storage and workshop options
- Gas fireplace in family room
- Triple car garage option

home width	14.63m
home length	23.63m

residence	242.23sqm	26.07sq
alfresco	15.45sqm	1.66sq
porch	5.39sqm	0.58sq
garage	36.45sqm	3.92sq
<b>total</b>	<b>299.52sqm</b>	<b>32.24sq</b>

Listed details based on Avoca façade floorplan (illustrated)

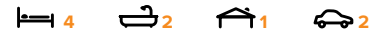
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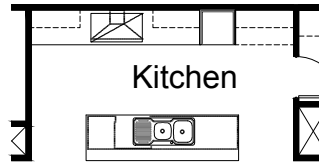
# FLOORPLAN OPTIONS

# PEMBRIDGE 300



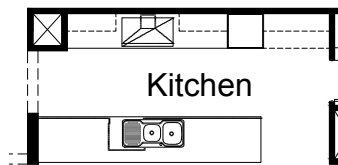
## OPTION K1

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.



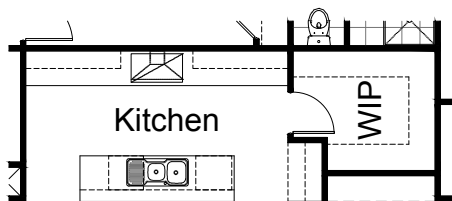
## OPTION K2

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 cupboard, 1no. 900mm base cupboard, 1no. DW provision, 2no. 600mm wide pot drawers with additional tiled splashback and bench top to suit.



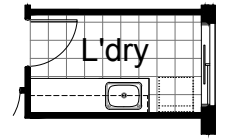
## OPTION K3

Provide Kitchen upgrade by relocating refrigerator space and provide additional 5no. 900mm base cupboard, 1no. 900mm underbench oven with canopy range hood over, 4no. 800mm overhead cupboards, 1no. laminated open shelf above refrigerator space, 1no. 450mm drawers, 1no. dishwasher provision and 1no. laminated MW provision with additional tiled splash back and bench top to suit.



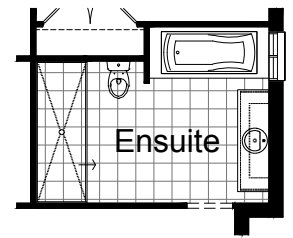
## OPTION LD1

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.



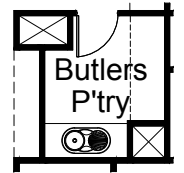
## OPTION ENS1

Provide wall to wall tiled shower base in lieu of 900mmx900mm tiled shower base and relocate toilet to suit.



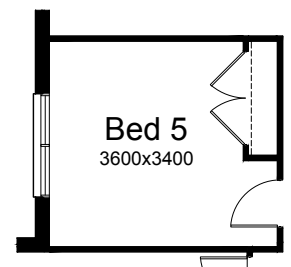
## OPTION IP1

Provide Butlers Pantry in lieu of standard Pantry by deleting 4no. 450mm shelves. Provide 2no. 900mm base cupboards, 1no. 800mm base cupboard and 1no. 600mm pot drawers. Provide additional bench top with glass splash back and 3no. 300mm shelves above bench top with additional single bowl sink with drainer.



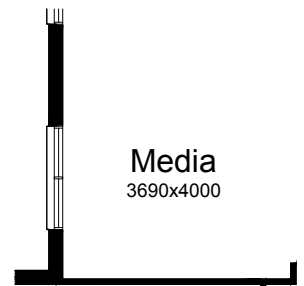
## OPTION IP2

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



## OPTION IP3

Provide open-plan living area by deleting site built plaster lined stud walls and 1800mm wide opening to Media room and increase length by 90mm to 3690mm x 4000mm in lieu of standard 3600mm x 4000mm.



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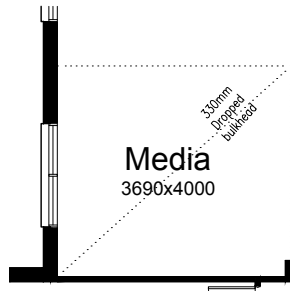
# FLOORPLAN OPTIONS

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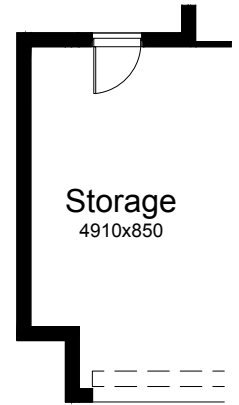
## OPTION IP4

Provide additional 330mm plaster lined dropped ceiling bulkhead to Media room.  
 Note: This Option can only be used with IP7 and in conjunction with a 2740mm ceiling height (Carey and Buchanan facade).



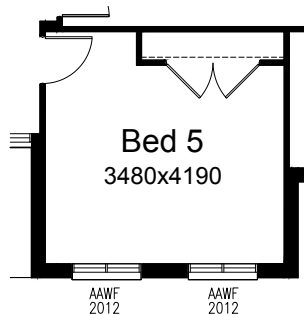
## OPTION G1

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



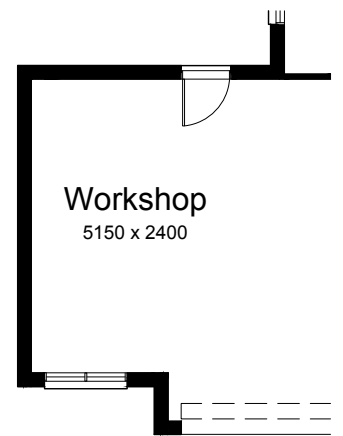
## OPTION IP5

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.



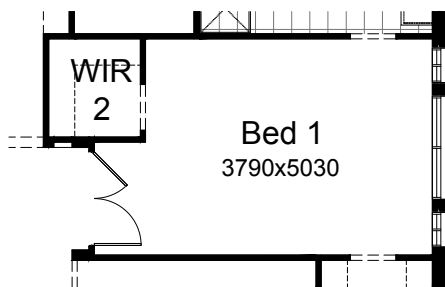
## OPTION G2

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>.



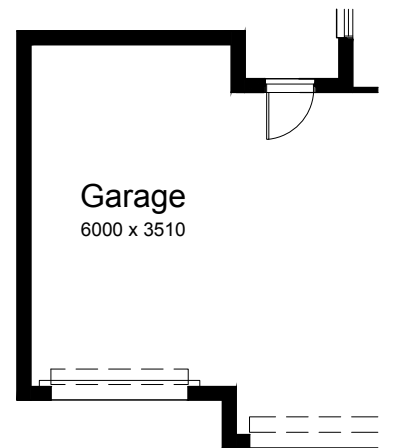
## OPTION IP6

Increase Bed 1 external wall by 600mm and provide 2no. 1500mm x 610mm aluminium sliding windows and 1no. 514mm x 1810mm sliding window in lieu of standard.



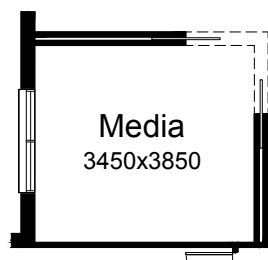
## OPTION G3

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



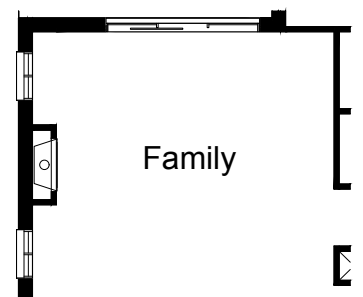
## OPTION IP7

Provide 1200mm corner cavity sliding doors to Media and delete plaster bulkhead to Media.



## OPTION IP8

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



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