

GROUND FLOOR



FIRST FLOOR

**FLOORPLAN OPTIONS**

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

**Facades available:**

Kingston, Metro, Nouveau	
Traditional, Urban	
<b>Overall home width</b>	<b>10.97m</b>
<b>Overall home length</b>	<b>21.47m</b>

Residence	338.9m <sup>2</sup>	36.5sq
Garage	37.2m <sup>2</sup>	4.0sq
Porch	4.7m <sup>2</sup>	0.5sq
Alfresco	12.9m <sup>2</sup>	1.4sq
<b>Total</b>	<b>393.9m<sup>2</sup></b>	<b>42.4sq</b>

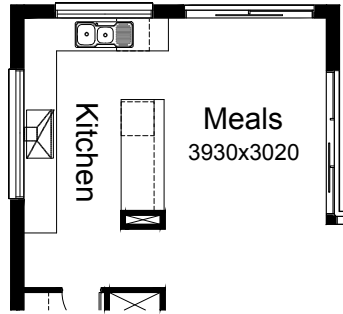
Listed details based on Traditional facade floorplan (illustrated)

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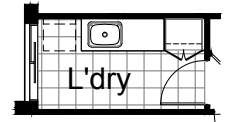
**OPTION K1**

Provide 'L' shaped Kitchen Option with additional 1no. 450mm base cupboard, 2no. 900mm base cupboards, 2no. 800mm base cupboards, 1no. 900x900 corner base cupboard, 1no. 900mm under bench oven with 900mm hotplate and canopy range hood over, 1no. laminated DW provision, 1no. 300mm base cupboard, 1no. laminated MW provision with pot drawer below, 1no. 450mm drawers, 1no. 514x1810 aluminium fixed windows. Relocate existing 514mm x 2410mm fixed window to Kitchen by 120mm to suit and provide additional 1no. 2110mm x 2410mm aluminium sliding door to Meals in lieu of standard 2110mm x 3575mm aluminium bi-parting sliding door with additional tiled splash back and bench top to suit.



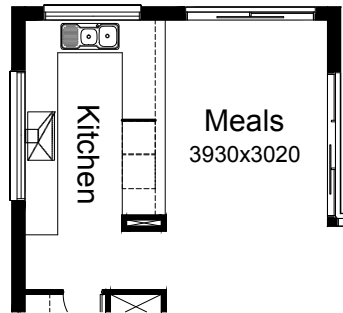
**OPTION LD1**

Provide Laundry Option by deleting site built plaster lined Linen cupboard with 1no. 820mm hinged door and extend Laundry width by relocating Laundry flush panel hinged door and provide additional 1no. 700mm laminated Linen cupboard with 2no. 350mm doors, 1no. 700mm base cupboard and 1no. 800mm base cupboard with additional tiled splash back and bench top to suit.



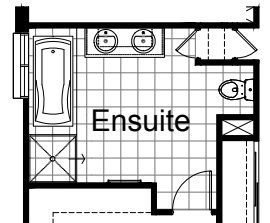
**OPTION K2**

Provide 'U' shaped Kitchen with additional 1no. 514x1810 aluminium fixed window, 1no. 450mm drawers, 1no. laminated MW provision with pot drawer below, 1no. laminated DW provision, 1no. 800mm blind base carcass with 1no. 350mm door, 3no. 900mm base cupboards, 1no. 900mm x 900mm corner base carcass, 1no. 800mm base cupboard, 1no. 450mm base cupboard, 1no. 900mm canopy rangehood with 1no. 900mm hotplate and 1no. 900mm underbench oven below with additional tiled splashback and benchtop to suit.



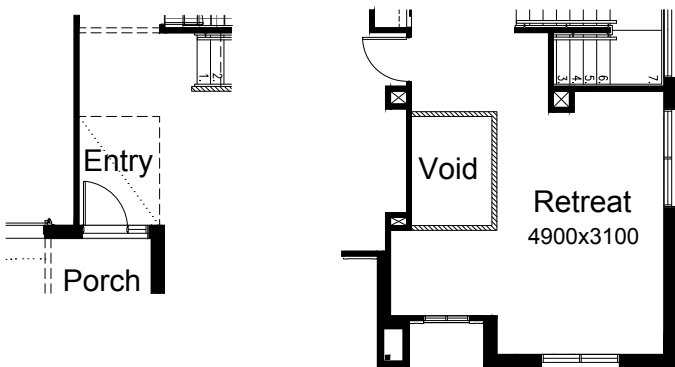
**OPTION ENS1**

Provide Ensuite Option with additional double basin to vanity unit, 1no. 1675mm bath with tiled hob and 1no. 900mm x 900mm tiled shower base in lieu of standard 1200mm x 900 tiled shower base to suit and 1no. 1200mm x 1200mm aluminium sliding window in lieu of standard.



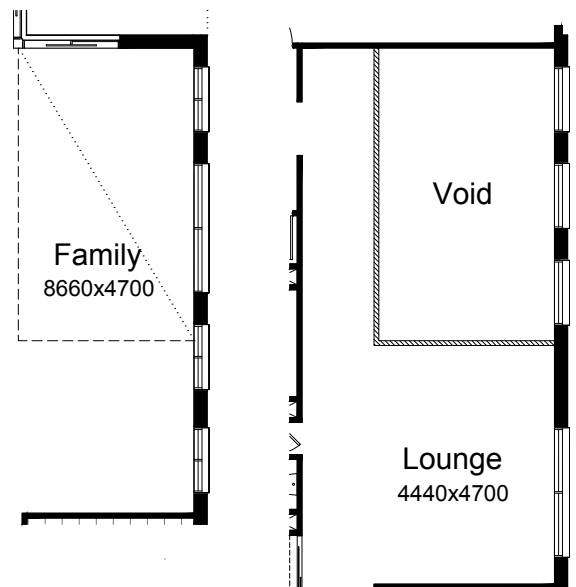
**OPTION IP1**

Provide Void area above Entry including 1020(h) plaster wall balustrade to Retreat.



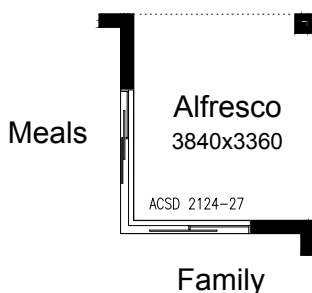
**OPTION IP2**

Provide Void area above Family including 1020(h) plaster wall balustrade to Lounge, 3no. 2057mm x 1210mm aluminium fixed windows to Void in lieu of standard.



**OPTION IP1**

Provide corner sliding door to Alfresco.



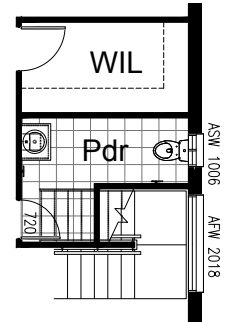
**OPTION IP3**

Provide Guest Bedroom Option in lieu of standard Theatre with relocation of WIL and void and reducing Family length by 1780mm to suit. Provide additional 1no. 820mm flush panel hinged door to Guest Bedroom, 1no. 1027mm x 2410mm aluminium sliding window in lieu of standard, additional WIR with 1no. hanging rail and shelf, additional Ensuite with 1no. 720mm flush panel hinged door, 1no. wall to wall tiled shower base, 1no. WC, 1no. toilet roll holder and 1no. towel rail to suit.



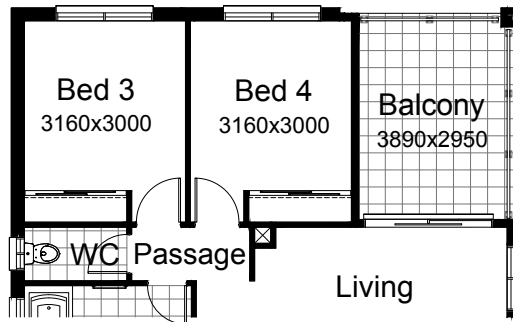
**OPTION IP12**

Provide Walk-in-Linen Option with additional stud and plaster walls, 1no. 820 hinged door and 3no. 450mm shelves. Remove existing 1200x1210 aluminium window.



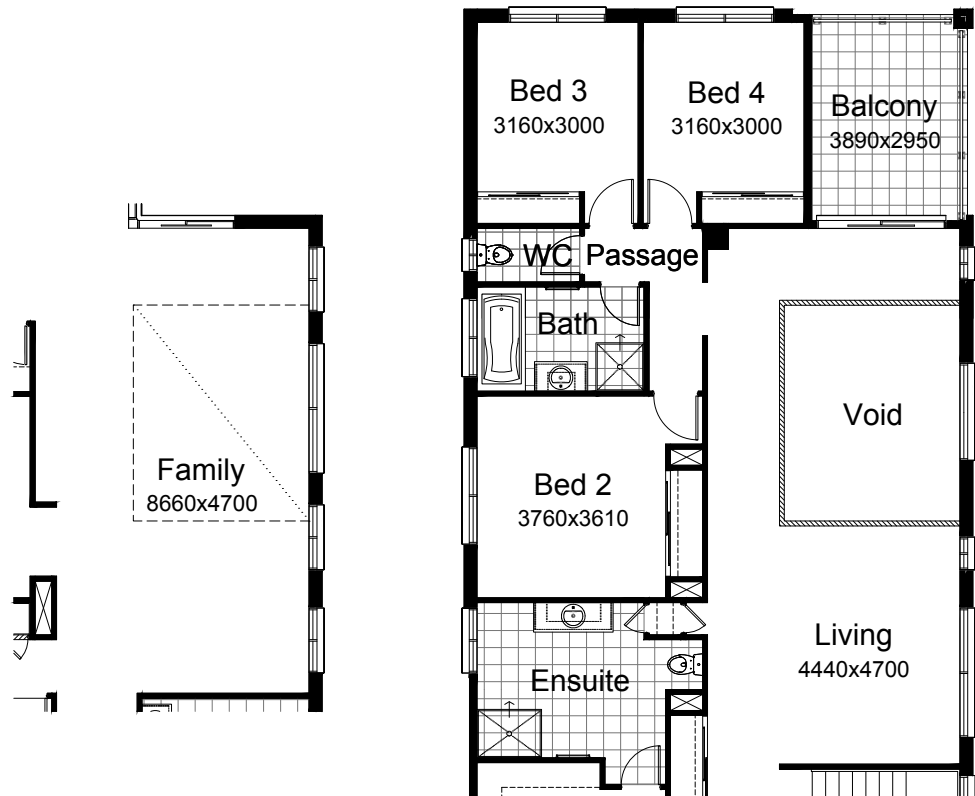
**OPTION IP4**

Provide alternative layout to accommodate rear Balcony Option.



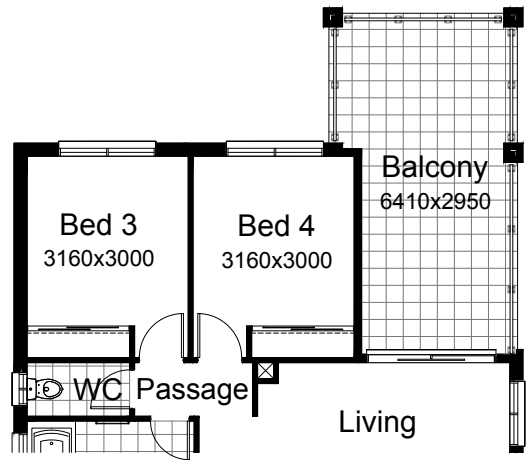
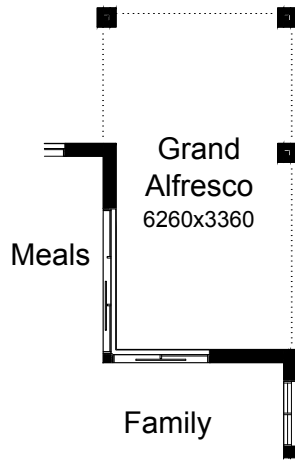
**OPTION IP5**

Provide Laundry Chute in lieu of respective Linen Cupboards.



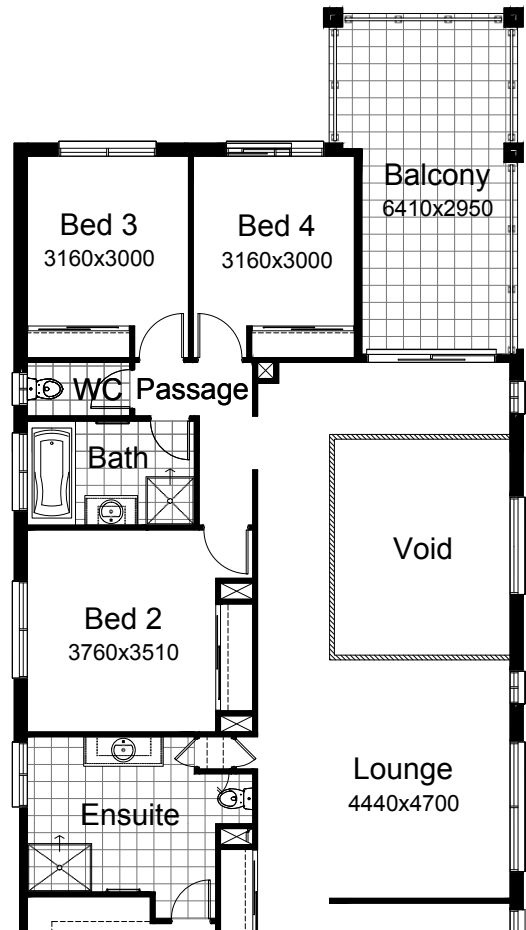
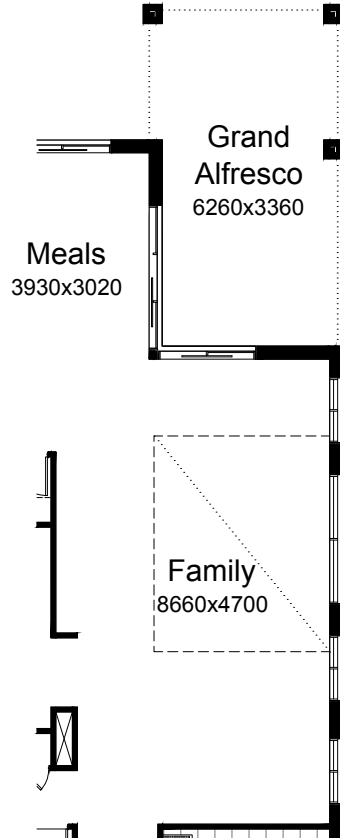
**OPTION IP6**

Provide alternative layout to accommodate rear Balcony and Grand Alfresco Option.



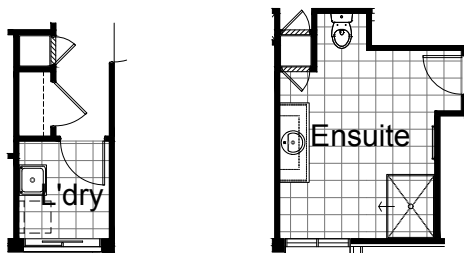
**OPTION IP7**

Provide alternative layout to accommodate rear Balcony, Void and Grand Alfresco Option.



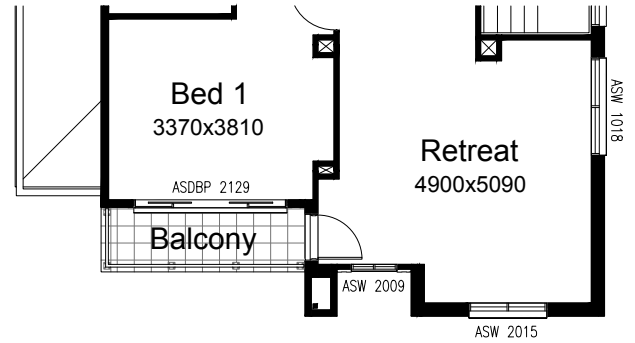
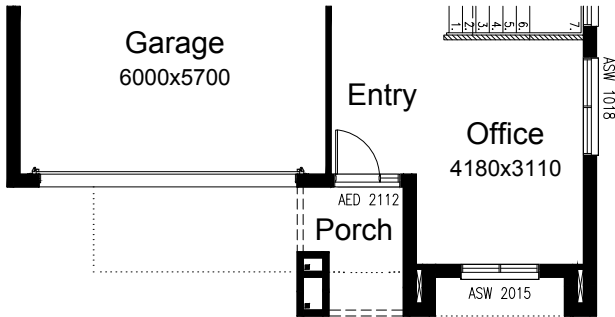
**OPTION IP8**

Provide Laundry Chute in lieu of respective Linen Cupboards.



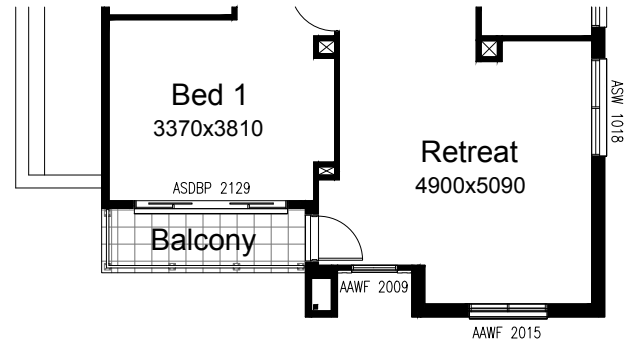
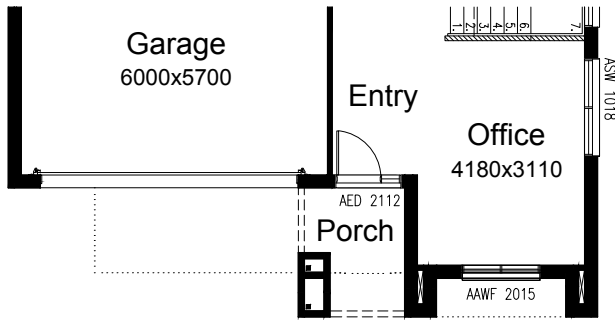
**OPTION EP1**

Provide Balcony Option to Bed 1 and Retreat. Traditional facade.



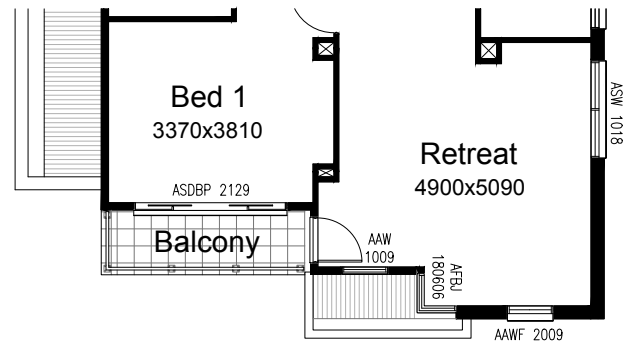
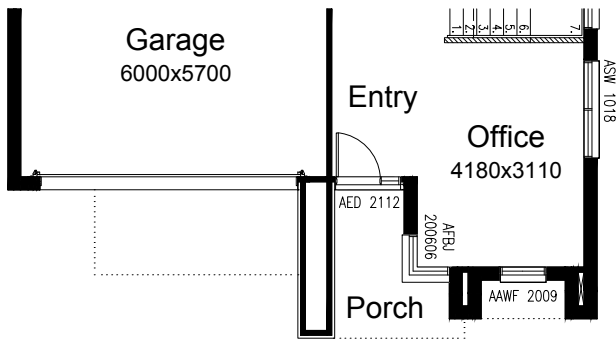
**OPTION EP2**

Provide Balcony Option to Bed 1 and Retreat. Nouveau facade.



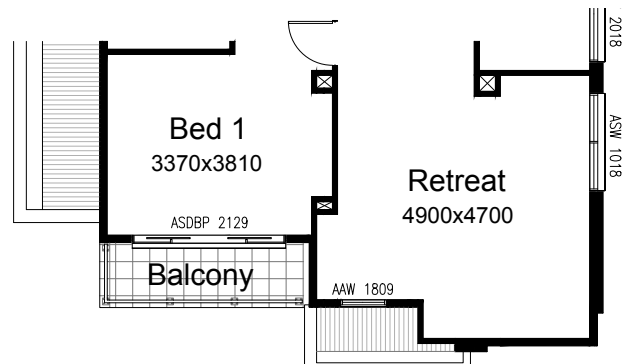
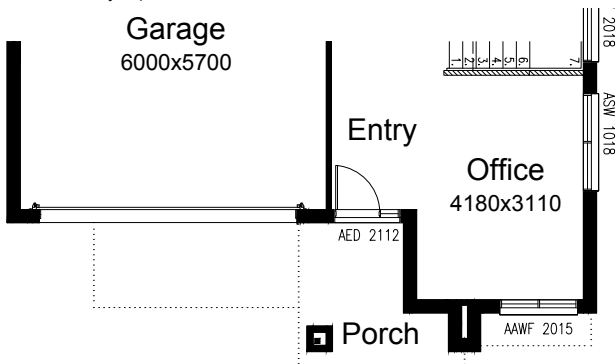
**OPTION EP3**

Provide Balcony Option to Bed 1 and Retreat. Urban facade.



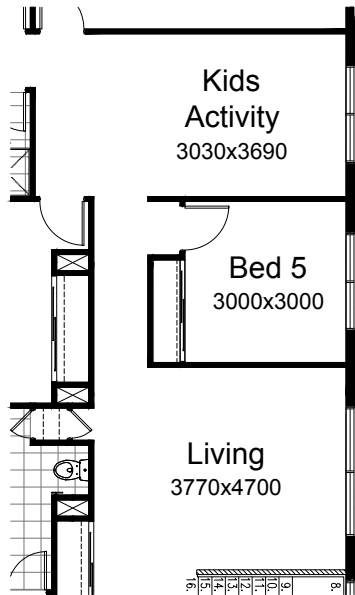
**OPTION EP4**

Provide Balcony Option to Bed 1 and Retreat. Metro facade.



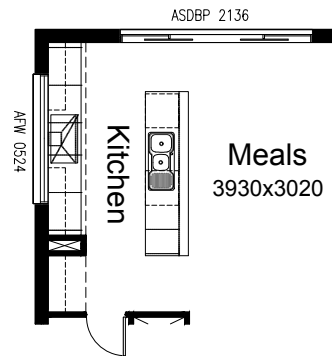
**OPTION IP9**

Provide 5th Bedroom and Kids Activity Option by reducing Living length by 6210mm to 3770mm x 4700mm in lieu of standard. Provide additional 1no. 820mm flush panel hinged door to Bed 5, 1no. site built plaster lined robe with 1no. hanging rail/shelf, 2no. vinyl sliders to underside of plaster ceiling. Delete 2no. 1200mm x 1200mm aluminium sliding windows and 1no. 1200mm x 2400mm aluminium sliding window to Living and provide 1no. 1200mm x 1800mm aluminium sliding window to Bed 5 and 1no. 1200mm x 1800mm aluminium sliding window to Kids Activity.



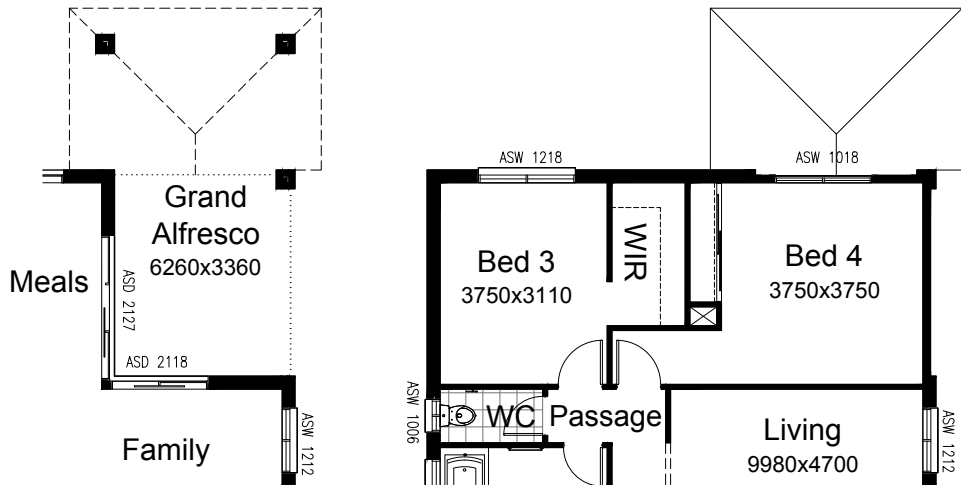
**OPTION K3**

Provide Kitchen Option with island bench including 1no. 450mm base cupboard, 4no. 700mm base cupboards, 1no. 600mm under bench oven with 600mm hotplate and 900mm canopy range hood over, 1no. laminated DW provision, 1no. laminated MW provision with pot drawer below, 1no. 450mm drawers, 1no. 900mm overhead cupboard above ref. space, 1no. 514x2410 fixed window. Relocate existing plumbing stack void to exterior wall and provide plaster bulkhead.



**OPTION IP10**

Provide alternative layout to accommodate Grand Alfresco Option with standard roof over.



**OPTION K4**

Provide Kitchen Option with island bench and Butler's Pantry including 1no. 450mm base cupboard, 4no. 700mm base cupboards, 1no. 600mm under bench oven with 600mm hotplate and 900mm canopy range hood over, 1no. laminated DW provision, 1no. laminated MW provision with pot drawer below, 1no. 450mm drawers, 1no. 900mm overhead cupboard above ref. space, 1no. 514x2410 fixed window and additional 1no. 514x1450 aluminium fixed window to Butler's. Relocate existing plumbing stack void to exterior wall and provide plaster bulkhead. Rearrange layout to WIP and remove existing Linen cupboard. Reduces Theatre by 260mm and relocate ASW 1524 window 120mm.

