

# HARCOURT | 253

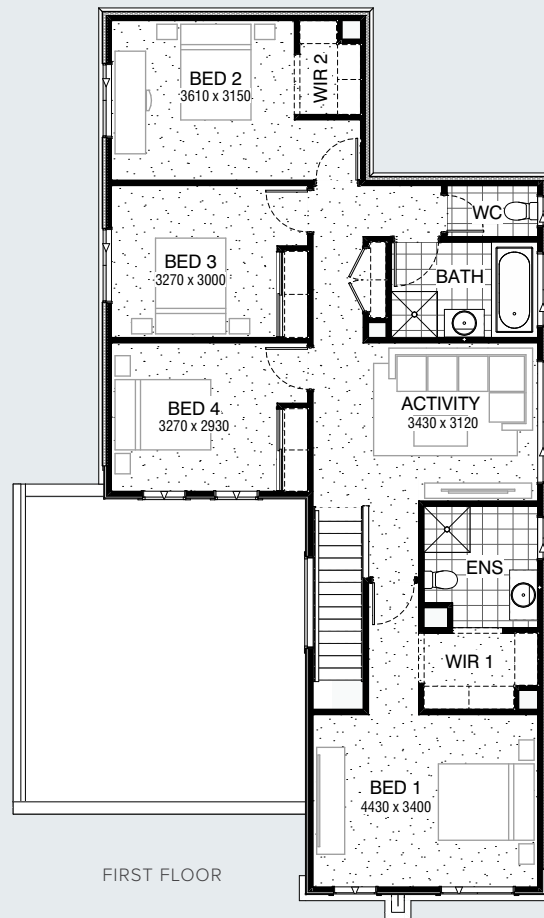
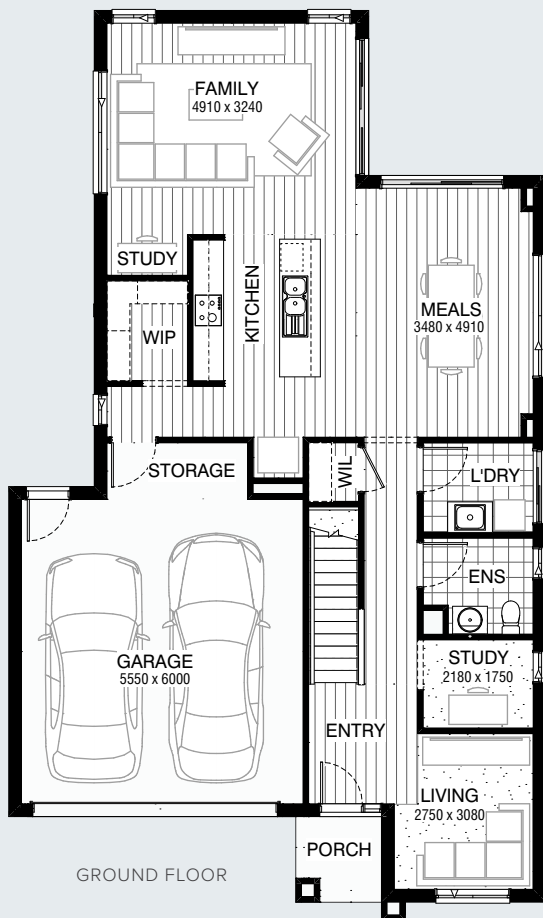
4 2.5 2

IDEAL LOT WIDTH  
12.5m

IDEAL LOT LENGTH  
25m



SERIES



#### Facades Available:

Acacia (illustrated), Avondale,  
Esplanade, Belleview, Brookwater

#### House Dimensions

Total Width 10,550mm  
Total Length 17,870mm

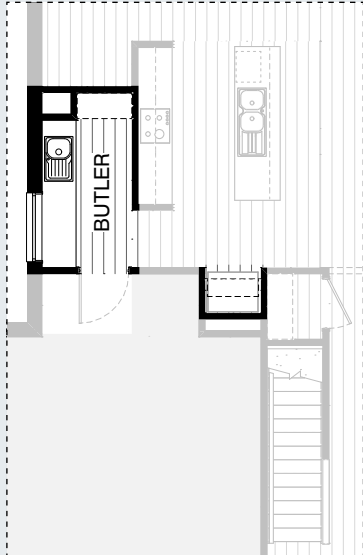
#### Design Dimensions

Ground Floor	105.7m <sup>2</sup>	11.4sq
First Floor	105.4m <sup>2</sup>	11.3sq
Garage	39.9m <sup>2</sup>	4.3sq
Porch	2.8m <sup>2</sup>	0.3sq
<b>Total</b>	<b>253.8m<sup>2</sup></b>	<b>27.3sq</b>

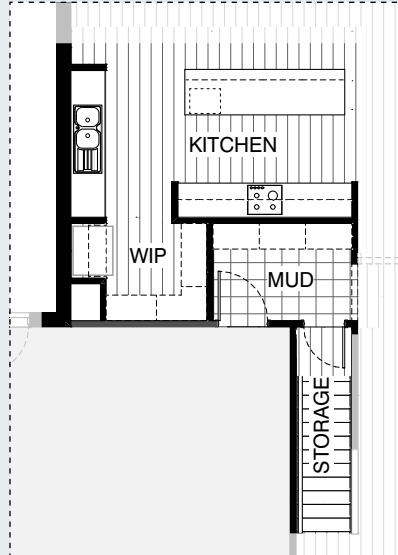
## FLOORPLAN OPTIONS



### KITCHEN OPTIONS

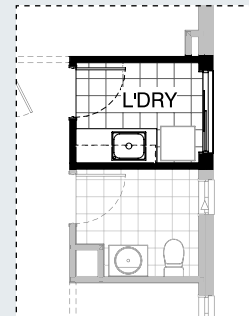


K01



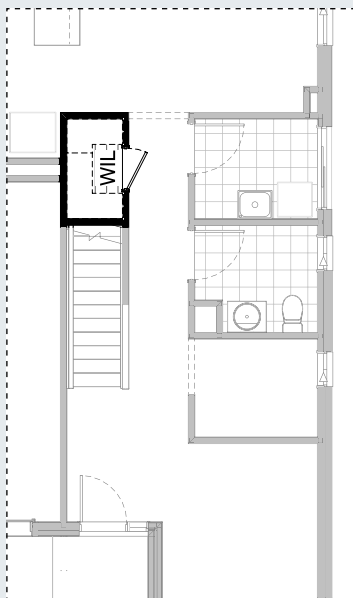
K02

### LAUNDRY OPTION

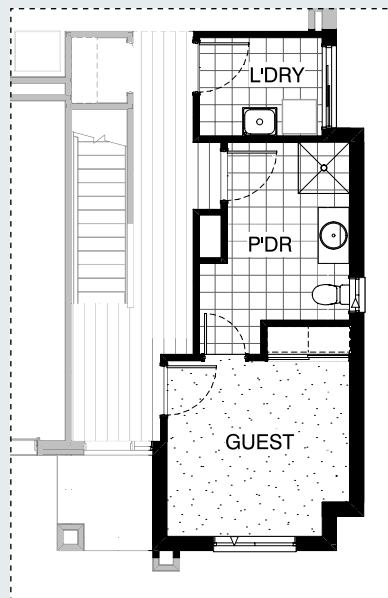


L01

### INTERNAL OPTIONS



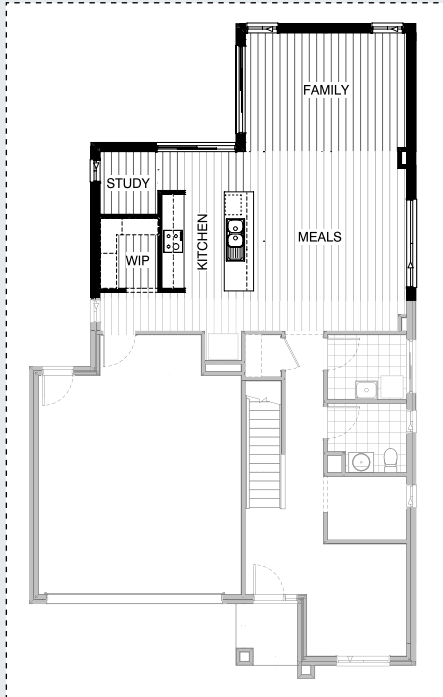
IN01



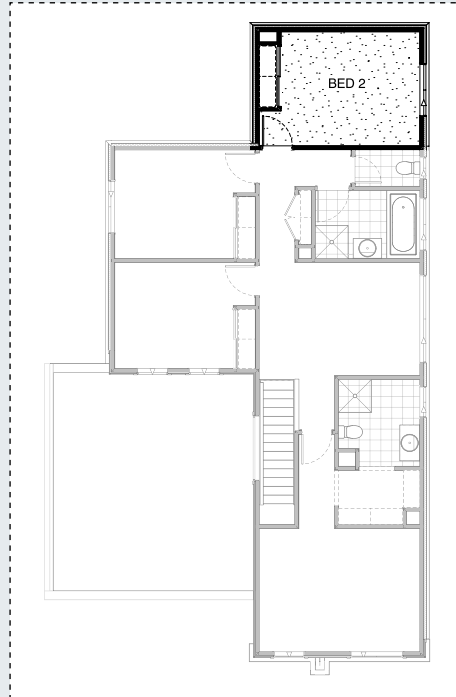
IN02

## FLOORPLAN OPTIONS

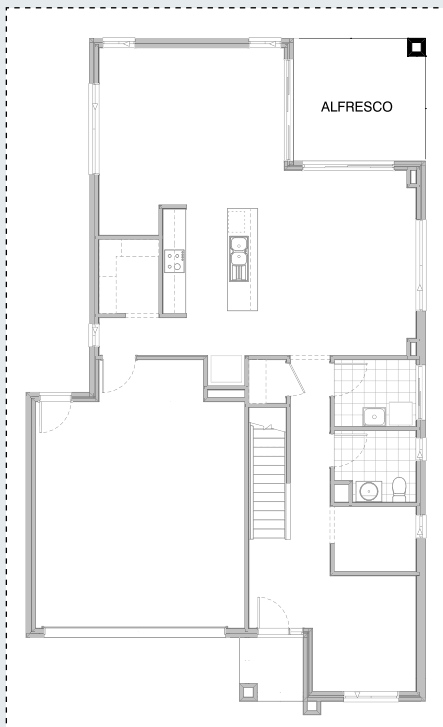
### INTERNAL OPTIONS



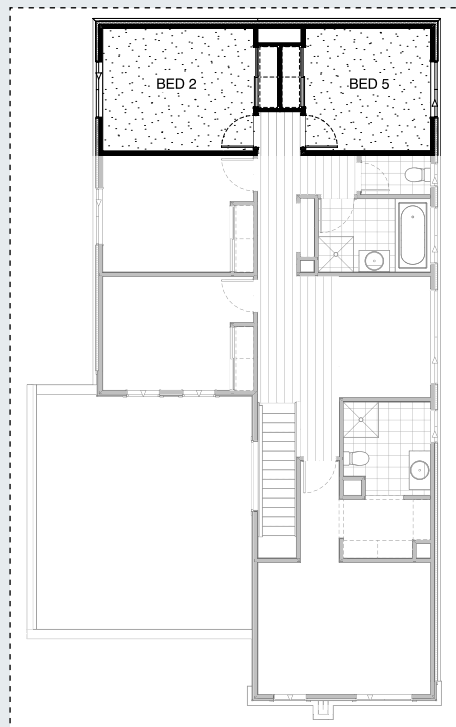
IN03 GF



IN03 FF



IN04 GF



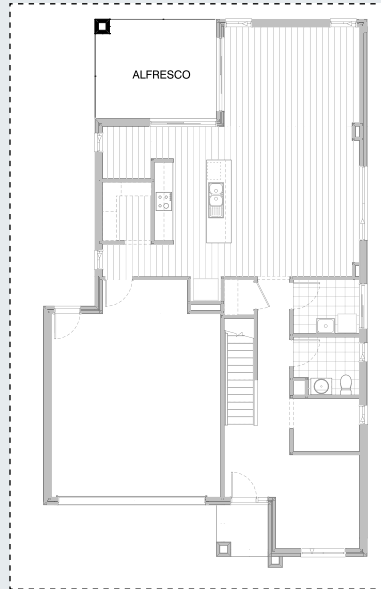
IN04 FF



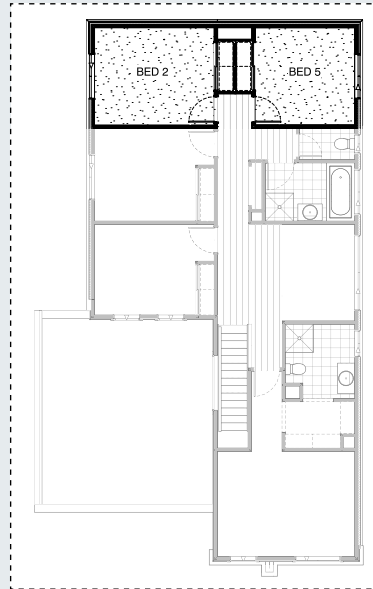
## FLOORPLAN OPTIONS



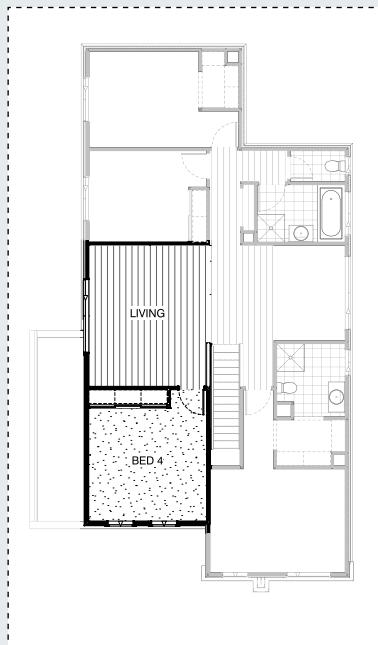
### INTERNAL OPTIONS



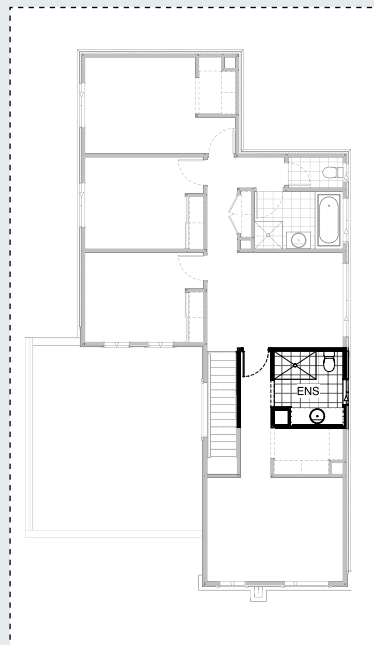
IN05 GF



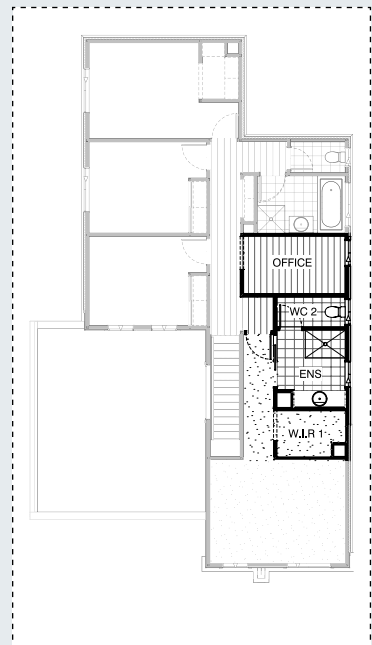
IN05 FF



IN06



EN01

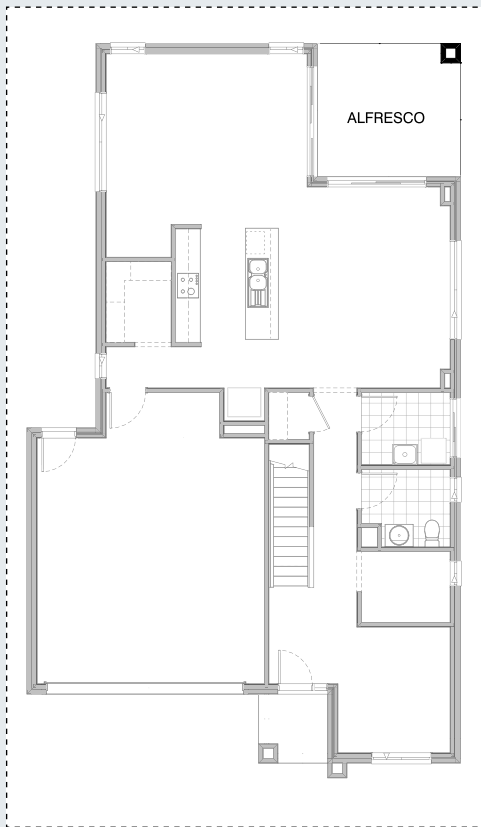


EN02

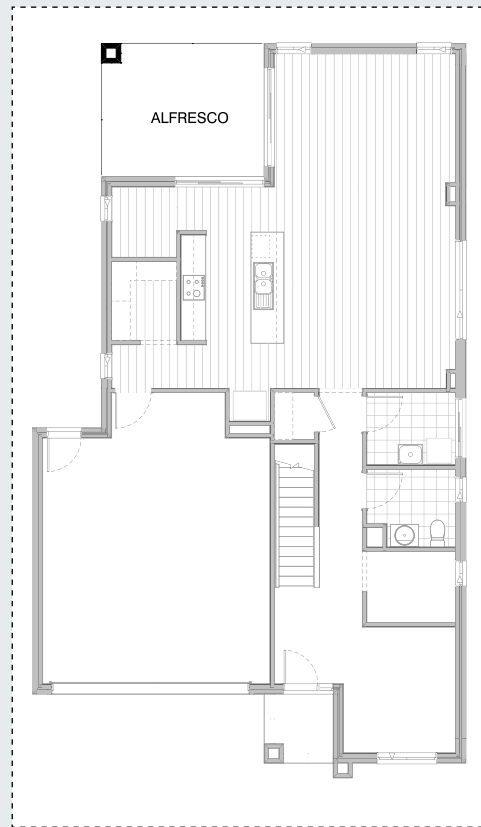
## FLOORPLAN OPTIONS



### EXTERNAL OPTION



EX01



EX02

## OPTION DESCRIPTIONS

### KITCHEN OPTIONS

#### Kitchen Option 01

Provide Butler's Pantry in lieu of Walk-in Pantry, including: 32mm laminate benchtop, single bowl sink, 1No. 900mm base cupboard, 2No. 800mm base cupboards, 1No. 1200mm x 1210mm Aluminium fixed window in lieu of standard, 1No. openshelf over Ref space, additional plaster-lined void. Relocate hinged door to Garage as shown.

#### Kitchen Option 02

Provide Kitchen upgrade option with 3-way benchtop, clear island bench and relocated sink, in lieu of Storage area to Garage, including: 1No. 600mm under-bench oven and 600mm cooktop, 1No. 900mm retractable rangehood, 1No. 450mm drawer unit, 1No. dishwasher provision, 1No. microwave provision with pot drawer, 1No. 900mm base cupboard, 5No. 700mm base cupboards, 1No. 450mm base cupboard, 2No. 350mm base cupboards, 2No. 150mm base cupboards, 2No. 700mm overhead cupboards, 2No. 350mm overhead cupboards, 1No. open shelf over Ref space with laminate end panel, 2No. 800mm full height laminate cupboards, 1No. 700mm full height laminate cupboard, 32mm laminate benchtop and tiled splashback to suit. Provide built-in joinery to Mud room, including: 2No. 700mm base cupboards, 1No. 900mm full height laminate cupboard, 2No. 300mm deep 60mm thick laminate open shelves, 32mm laminate benchtop and tiled splashback to suit. Provide 720mm hinged door from Mud to provide Storage under stair.

### LAUNDRY OPTION

#### Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including: 1No. 900mm base cupboard, 1No. 450mm base cupboard, 1No. 900mm overhead cupboard, 1No. 450mm overhead cupboard, 32mm laminate benchtop and tiled splashback to suit.

### INTERNAL OPTIONS

#### Internal Option 01

Provide upgraded Walk-in Linen cupboard beneath stair, including: additional 4No. 450mm shelving, 720mm hinged door in lieu of standard

#### Internal Option 02

Provide Guest Bedroom option in lieu of Living and Study, including: Built-in Robe with sliding doors and 450mm shelf with hanging rail, additional 870mm and 720mm hinged doors to Guest bedroom, additional 900mm x 900mm tiled shower base, 982mm vanity and 1027mm x 610mm Aluminium sliding window to new Powder room. Option pushes ground floor exterior wall out by 480mm with tiled roof over. Laundry decreases by 30mm to accommodate. Option adds 3.28m<sup>2</sup> to total floor area.

#### Internal Option 03 GF

Provide mirrored Family room on the ground floor and Bed 2 to the first floor of the home. Kitchen adjusts to accommodate, including 2No. 800mm base and overhead cupboards either side of the cooktop in lieu of standard. Additional 1800mm x 610mm Aluminium sliding window to Study. Provide 2110mm x 2170mm Aluminium sliding door in lieu of standard. Provide 2110mm x 2410mm Aluminium sliding door in lieu of standard. Remove 1200mm x 2410mm Aluminium sliding window.

#### Internal Option 03 FF

Provide mirrored Family room on the ground floor and Bed 2 to the first floor of the home. Kitchen adjusts to accommodate, including 2No. 800mm base and overhead cupboards either side of the cooktop in lieu of standard. Additional 1800mm x 610mm Aluminium sliding window to Study. Provide 2110mm x 2170mm Aluminium sliding door in lieu of standard. Provide 2110mm x 2410mm Aluminium sliding door in lieu of standard. Remove 1200mm x 2410mm Aluminium sliding window.

#### Internal Option 04 GF

Provide Alfresco to ground floor and 5th Bedroom to first floor, including: additional structural concrete slab and brick pier to new Alfresco, additional built-in Robe with sliding doors, 450mm shelf and hanging rail, 820mm hinged door and 1200mm x 1450mm Aluminium sliding window to Bedroom 5. Option adds 22.56m<sup>2</sup> to total floor area of the home.

#### Internal Option 05 FF

Provide Alfresco to ground floor and 5th Bedroom to first floor, including: additional structural concrete slab and brick pier to new Alfresco, additional built-in Robe with sliding doors, 450mm shelf and hanging rail, 820mm hinged door and 1200mm x 1450mm Aluminium sliding window to Bedroom 5. Option adds 22.56m<sup>2</sup> to total floor area of the home. Note: Option only available with Option Internal03

#### Internal Option 05 GF

Provide Alfresco to ground floor and 5th Bedroom to first floor, including: additional structural concrete slab and brick pier to new Alfresco, additional built-in Robe with sliding doors, 450mm shelf and hanging rail, 820mm hinged door and 1200mm x 1450mm Aluminium sliding window to Bedroom 5. Option adds 22.56m<sup>2</sup> to total floor area of the home. Note: Option only available with Option Internal03

#### Internal Option 05 FF

Provide Alfresco to ground floor and 5th Bedroom to first floor, including: additional structural concrete slab and brick pier to new Alfresco, additional built-in Robe with sliding doors, 450mm shelf and hanging rail, 820mm hinged door and 1200mm x 1450mm Aluminium sliding window to Bedroom 5. Option adds 22.56m<sup>2</sup> to total floor area of the home. Note: Option only available with Option Internal03

#### Internal Option 06

Provide Additional Living area to first floor by building over the Garage, including: 1No. 1200mm x 2410mm Aluminium sliding window in lieu of standard to Living. 2No. 1543mm x 850mm Aluminium awning windows to Bedroom 4. Provide 1020mm(h) plaster-lined dwarf wall balustrade. Adds 24.12m<sup>2</sup> to total floor area of the home.

### ENSUITE OPTIONS

#### Ensuite Option 01

Provide Ensuite upgrade option with re-arranged layout, including: 1No. 1582mm vanity with 1670mm wall-to-wall benchtop and single basin, 1350mm x 900mm tiled shower base, 1No. 1027mm x 850mm Aluminium sliding window in lieu of standard, Relocated WC. Ensuite bulkhead opening is relocated from WIR 1 to Bedroom 1 Passage as shown.

#### Ensuite Option 02

Provide Ensuite upgrade option, including: Reduce Activity by 1230mm and convert to Office, provide Enclosed WC 2, 1No. 1582mm vanity with wall-to-wall benchtop and single basin, 1300mm x 900mm tiled shower base, Provide additional 1No. 1027mm x 850mm Aluminium sliding window to WC 2. 1No. 1800mm x 850mm Aluminium sliding window in lieu of standard to Office. Ensuite bulkhead opening is removed from WIR 1 and provide 820mm Cavity sliding door at Bedroom 1 Passage.

### EXTERNAL OPTIONS

#### External Option 01

Provide Alfresco to ground floor, including: additional structural concrete slab, brick pier and tiled roof over to Alfresco.

#### External Option 02

Provide Alfresco to ground floor, including: additional structural concrete slab, brick pier and tiled roof over to Alfresco, Note: Option only available with Internal03.