

<b>Facades available:</b>	
Lachlan, Barrington, Flinders	
Cooper, Nepean	
<b>Overall home width</b>	<b>11.15m</b>
<b>Overall home length</b>	<b>23.03m</b>

Residence	165.7m <sup>2</sup>	17.8sq
Garage	36.5m <sup>2</sup>	3.9sq
Porch	5.8m <sup>2</sup>	0.6sq
Alfresco	9.7m <sup>2</sup>	1.1sq
<b>Total</b>	<b>217.7m<sup>2</sup></b>	<b>23.4sq</b>

**FLOORPLAN OPTIONS**

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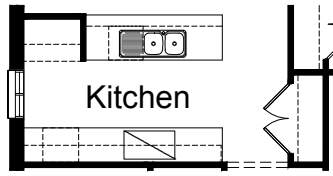
Listed details based on Lachlan facade floorplan (illustrated)

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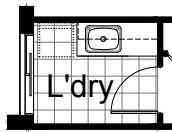
**OPTION K1**

Provide Kitchen upgrade with 2no. 800mm base cupboards, 1no. laminated MW provision with pot drawer below, 1no. 300mm base cupboard, 1no. 900mm upright cooker with 900mm canopy range hood above, 3no. 600mm overhead cupboards, 1no. 300mm laminated overhead open shelves, 1no. laminated open shelf above refrigerator space, 1no. 350mm base cupboard, 1no. laminated DW provision, 1no. 900mm base cupboard and 1no. 450mm drawers with additional bench top and tiled splash back to suit.



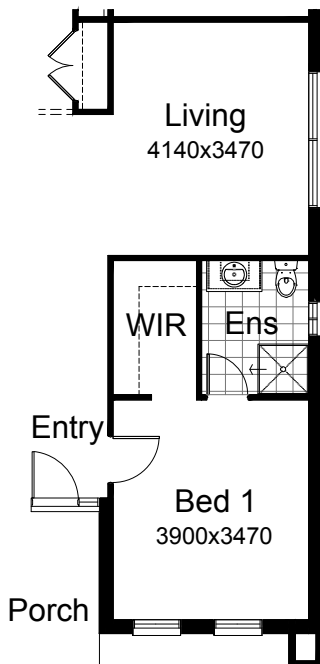
**OPTION LD1**

Provide Laundry upgrade with laminated insert trough, 1no. 900mm base cupboard, 1no. 450mm base cupboard, 1no. 900mm overhead cupboard, 1no. 450mm overhead cupboard and additional tiled splash back and bench top to suit.



**OPTION IP1**

Relocate Living with Bed 1, Ensuite and WIR and provide 1no. 1800mm x 2410mm aluminium sliding window in lieu of standard 1no. 1800mm x 1810mm aluminium sliding window.



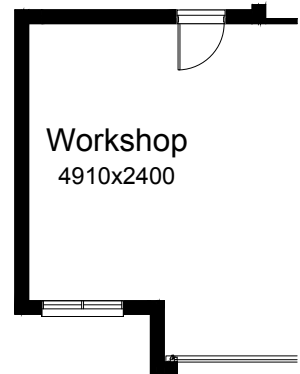
**OPTION G1**

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



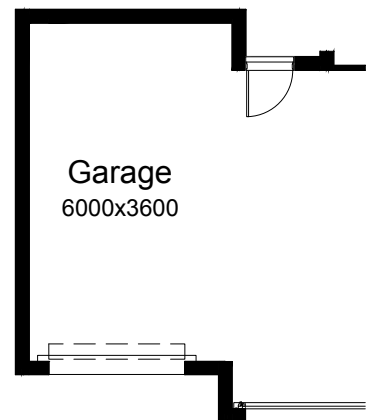
**OPTION G2**

Provide extension to Garage to create Workshop area including additional window to suit. Increases length by 2400mm. Increases area by 12.93m<sup>2</sup>.



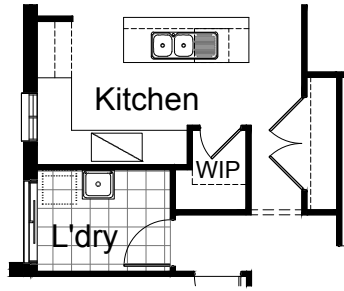
**OPTION G3**

Provide triple car Garage including additional roller door to front. Increases area by 23.69m<sup>2</sup>. Increases width by 3600mm.



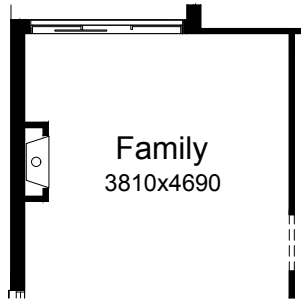
**OPTION K2**

Provide Kitchen and WIP Option by increasing Laundry width by 160mm, delete Linen cupboard, 2no. 520mm flush panel hinged doors and 3no. shelves, reduce L'dry passage by 200mm and provide site build plaster lined WIP with 3no. 300mm deep shelves, 3no. 450mm deep shelves, and 1no. 720mm flush panel hinged door. Decrease Kitchen opening/Bulkhead width by 190mm to 900mm in lieu of standard 1090mm. Provide 1no. 300mm base cupboards, 1no. 900mm base cupboard, 1no. laminated DW provision, 1no. 400mm base cupboard, 1no. laminated open shelf above refrigerator space, 1no. 450mm drawers, 1no. 800mm blind carcass with 1no. 350mm door, 1no. 900mm under bench oven with 1no. 900mm retractable range hood, 1no. 600mm overhead cupboard, 1no. 900mm overhead cupboard and 1no. 1200mm x 850mm aluminium fixed window with no bottom reveal and additional tiled splash back and bench top to suit. Rename Pantry cupboard into Linen cupboard and extend by 800mm and provide 2no. 820mm flush panel hinge doors in lieu of standard.



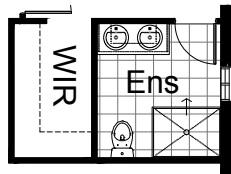
**OPTION IP2**

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 and delete 1no. 514mm x 2410mm aluminium sliding window to Family.



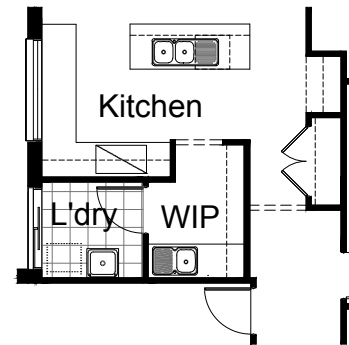
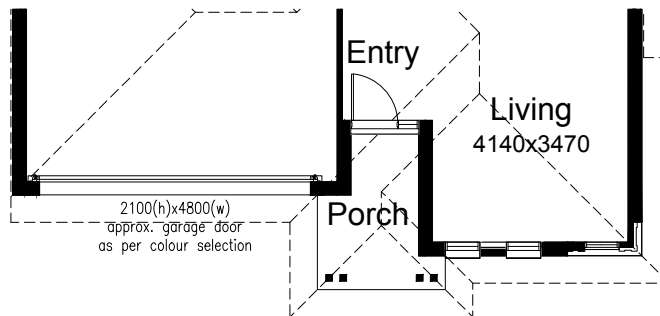
**OPTION ENS1**

Provide Ensuite Option with additional 1no. 1200mm x 900mm tiled shower base in lieu of standard, 1no. 1282mm wide vanity unit with 2no. basins in lieu of standard and increase Ensuite width by 300mm and decrease WIR width by 100mm and decrease Entry width by 200mm.



**OPTION EP2**

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>.

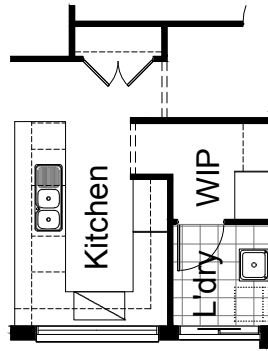


**OPTION K3**

Provide option upgrade with 'L' shaped Kitchen, Butlers Pantry and walk through Laundry. Provide 1no. laminated open shelf above refrigerator space, 2no. 300mm base cupboards, 1no. 800mm base cupboards, 1no. DW provision, 1no. 1050mm blind carcass with 1no. 600mm door, 1no. 600mm base cupboard, 1no. 400mm base cupboard, 1no. 450mm drawers, 2no. 350mm base cupboards, 1no. 350mm overhead cupboard, 1no. 900mm overhead cupboard, 900mm under bench oven with 1no. 900 retractable range hood, 1no. 1200mm x 1800mm aluminium fixed window in lieu of standard 1no. 1800mm x 850mm sliding window, additional tiles splash back and bench top to Kitchen. Provide additional 1no. 400mm base cupboard, 1no. 900mm base cupboard, 1800mm high laminated open shelves, 1no. single bowl sink with drainer and tiled splash back and bench top to suit.

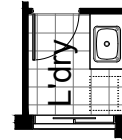
**OPTION IP4**

Provide Floor Plan upgrade with 'U' shaped Kitchen, and WIP upgrade. Provide 1no. laminated open shelf above refrigerator space with 16mm end panel, 2No. 800mm blind corner base cabinets, Microwave Provision with pot drawer below, 1No. 900mm base cabinet, 1No. Dishwasher provision, 1No. four drawer bank, 2No. 150mm base cabinets, 1No. 700mm base cabinet, 1No. 900mm blind corner overhead cabinet, 1No. 400mm overhead cabinet, 1No. 450mm overhead cabinet, 1No. 700mm overhead cabinet, 1No. 600mm overhead cabinets, 1No 900mm overhead cabinet with 900mm retractable rangehood, 900mm oven and cooktop, Provide single run of 900mm wide benchtop facing meals including additional 32mm laminate benchtop and tiled splashback to suit. Provide 514mm x 2170mm fixed aluminium window with no bottom reveal to kitchen splashback in lieu of standard, 600mm x 800mm x 2320 laminated pantry unit to WIP and 4No. 450mm deep shelves to suit.



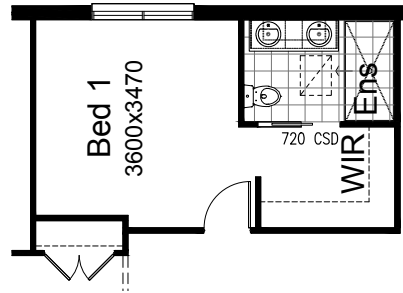
**OPTION LD2**

Provide Laundry upgrade with laminated insert trough, 1no. 900mm base cupboard, 1no. 900mm overhead cupboard and additional tiled splash back and bench top to suit.  
NOTE: Only available with Options K3, IP4 & IP6



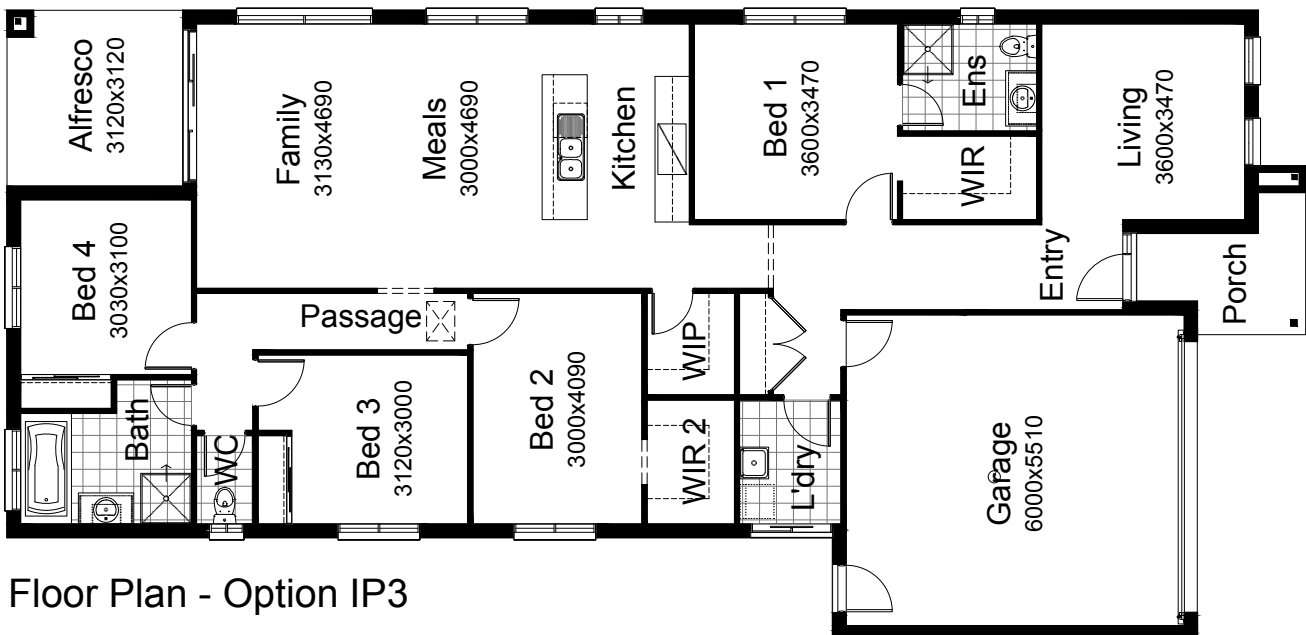
**OPTION IP5**

Provide Ensuite and WIR upgrade including extend WIR and part Bed 1 by 220mm into Passage, increase Ensuite 300mm into bed 1 and provide 900mm x 1800mm tiled shower base, 1582mm vanity unit with double basin, 720mm cavity sliding door in lieu of hinged. Remove Ensuite window and provide 550mm x 700mm double glazed Velux fixed skylight. Provide additional shelf and hanging rail to WIR as required. 450mm deep shelves to suit.



**OPTION IP3**

Mirror rear section of Home increase length of Linen cupboard with 2No. 820mm hinged doors in lieu of 2No. 520mm doors. Provide WIP in lieu of Pantry cupboard and WIR 2 to Bed 2 in lieu of Robe. Relocate Bed 3 Robe adjacent to WC and relocate window to suit. Decrease Family size to 3130mm x 4690mm, Meals size to 3000mm x 4690mm, Bed 1 size to 3600mm 3470mm and Living size to 3600mm x 3470mm.



Floor Plan - Option IP3

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