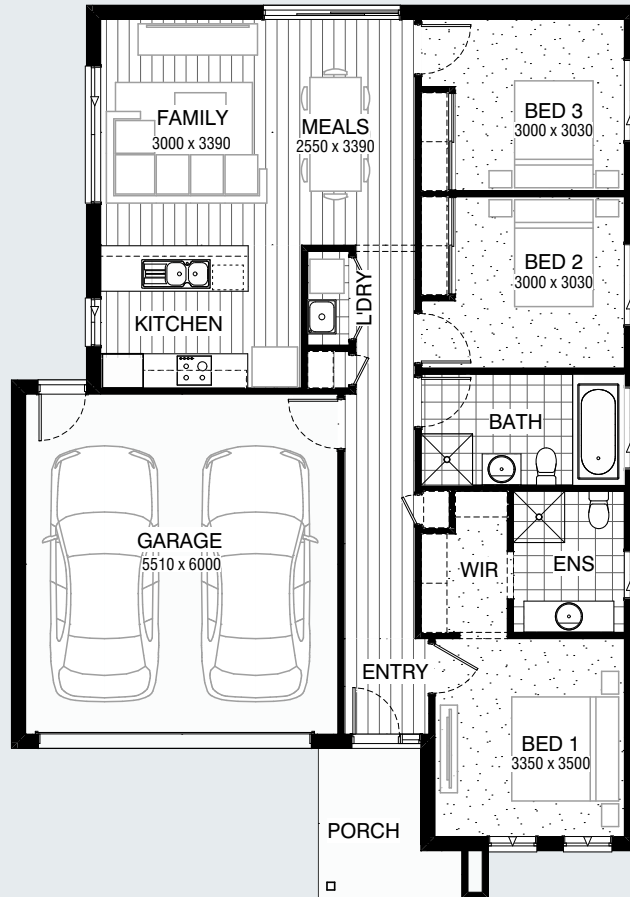


IRVING | 148

3 2 2

IDEAL LOT WIDTH
12.5m

IDEAL LOT LENGTH
21m



Facades Available:

Avenue, Bayview, Boulevard,
Parkway (illustrated) and Strand

House Dimensions

Total Width 11,030mm
Total Length 15,710mm

Design Dimensions

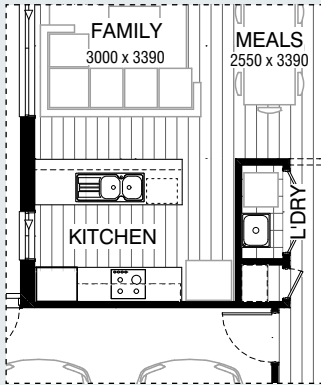
Residence	106.2m ²	11.4sq
Garage	36.2m ²	3.9sq
Porch	5.8m ²	0.6sq
Total	148.2m²	16.0sq



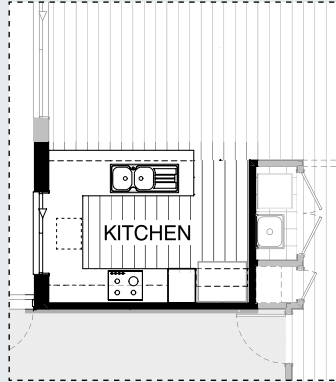
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FLOORPLAN OPTIONS

Master Kitchen Design



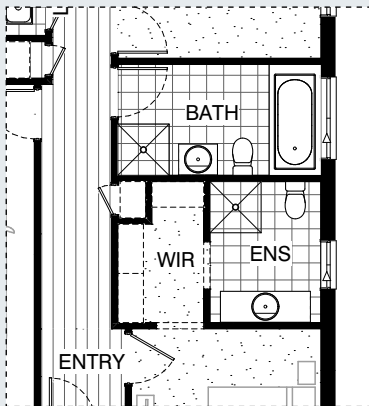
KITCHEN OPTION



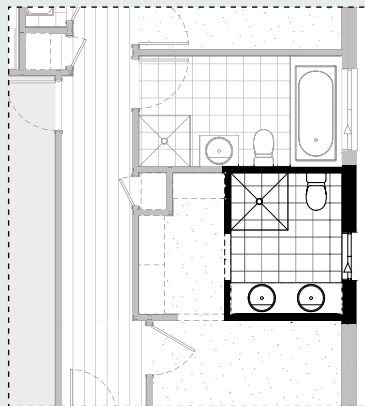
K01



Master Ensuite Design

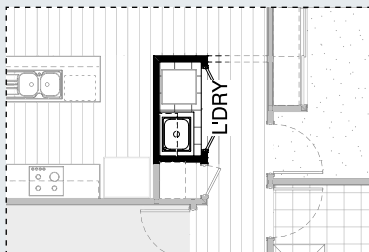


ENSUITE OPTION



EN01

LAUNDRY OPTIONS



L01

FLOORPLAN OPTIONS



EXTERNAL OPTION



GARAGE OPTION



OPTION DESCRIPTIONS

KITCHEN OPTIONS

Kitchen Option 01

Provide U-shaped Kitchen option, including:

- 1No. 900mm retractable rangehood,
- 1No. 600mm under bench oven and cooktop,
- 1No. 450mm drawer unit,
- 1No. dishwasher provision,
- 1No. microwave provision with pot drawer,
- 1No. 900mm corner base cupboard with bi-fold doors,
- 1No. 800mm blind base cupboard with 350mm door,
- 1No. 800mm base cupboard,
- 1No. 300mm base cupboard,
- 2No. 150mm base cupboards,
- 1No. 450mm overhead cupboard,
- 1No. 300mm overhead cupboard,
- 1No. 400mm open shelf overhead cupboard,
- 1No. open shelf over Ref space,
- 1No. 450mm full height laminate cupboard.

Provide additional 32mm laminate bench top and tiled splashback to suit.

Provide 1200mm x 1450mm Aluminium fixed window to bench top behind sink in lieu of standard.

ENSUITE OPTIONS

Ensuite Option 01

Provide Ensuite upgrade option including:

- 1No. 1782mm vanity with double basins, 1950mm wide wall-to-wall bench top in lieu of standard,
- 1000x1000mm tiled shower base.

LAUNDRY OPTIONS

Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and stainless steel inset trough, including:

- 1No. 700mm base cupboard,
- 1No. 700mm overhead cupboard,
- 32mm laminate bench top and tiled splashback to suit.

EXTERNAL OPTIONS

External Option 01

Provide Alfresco to the rear of the home, including 2No. brick piers, structural concrete slab and extended tiled roof over. Increases length of the home by 3000mm. Increases area of the home by 12.60m²

GARAGE OPTIONS

Garage Option 01

Provide extension to Garage to create additional Storage area including additional 2057mm x 850mm Aluminium awning window. Increases width of the home by 1680mm. Increases area of the home by 9.07m²