

**FLOORPLAN OPTIONS**

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

Listed details based on Traditional facade floorplan (illustrated)

**Facades available:**

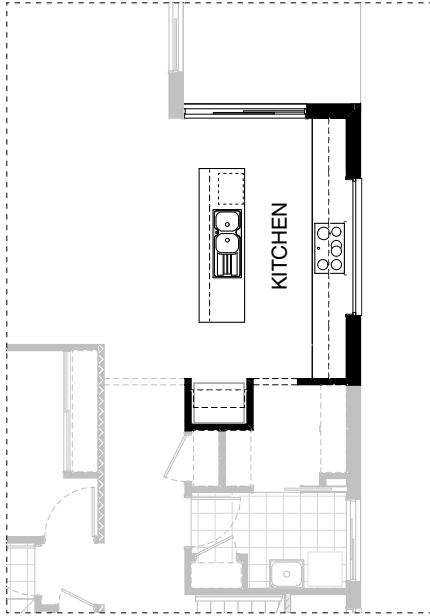
- Kingston, Kingsley, Bradshaw
- Bradbury, Nouveau, Traditional
- Urban

**Overall home width** 10,910mm

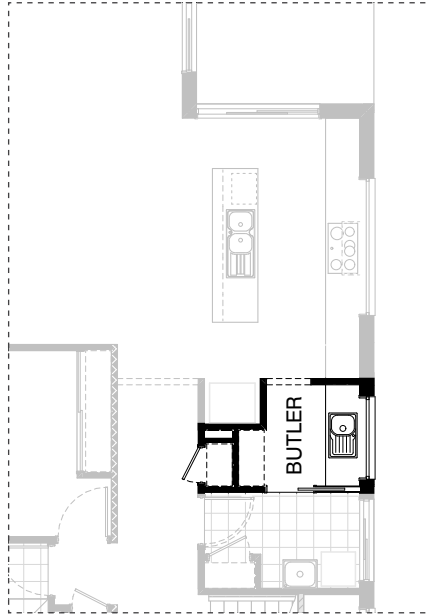
**Overall home length** 21,950mm

Grd Floor	141.9m <sup>2</sup>	15.3sq
First Floor	108.9m <sup>2</sup>	11.7sq
Garage	37.5m <sup>2</sup>	4.0sq
Porch	3.7m <sup>2</sup>	0.4sq
Alfresco	12.7m <sup>2</sup>	1.4sq
<b>Total</b>	<b>304.7m<sup>2</sup></b>	<b>32.8sq</b>

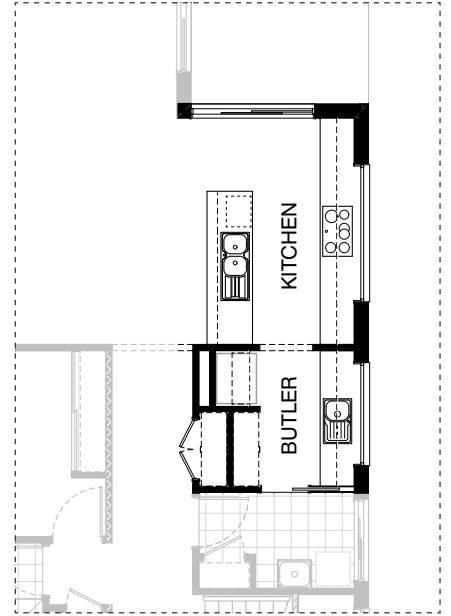
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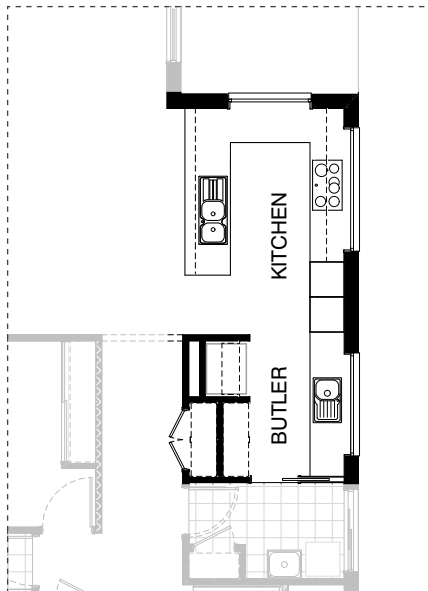
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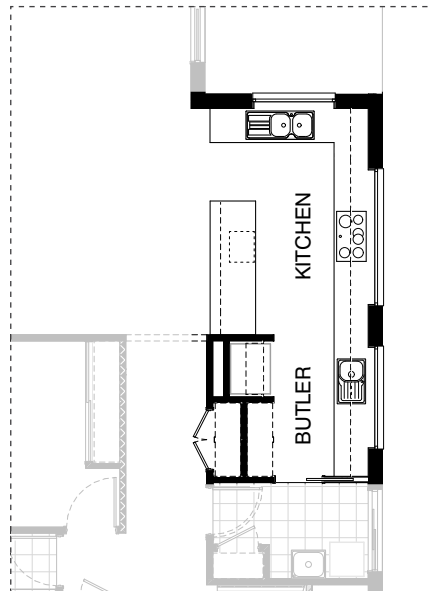
**K02**



**K03**

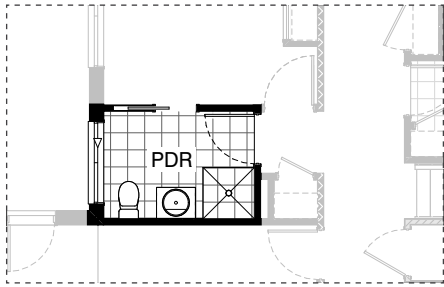


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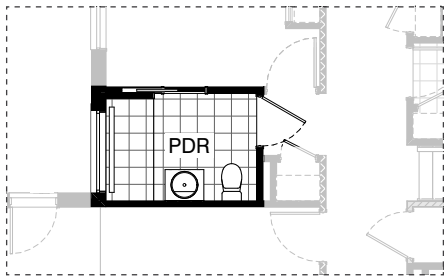


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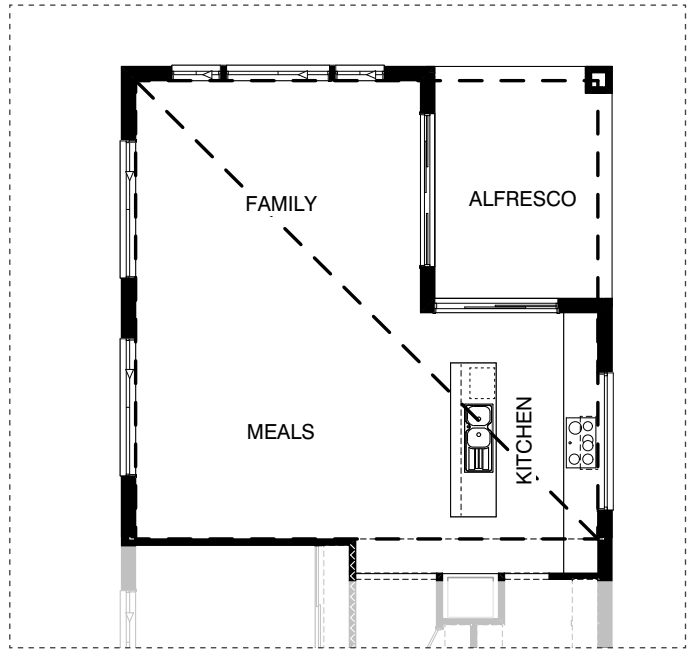
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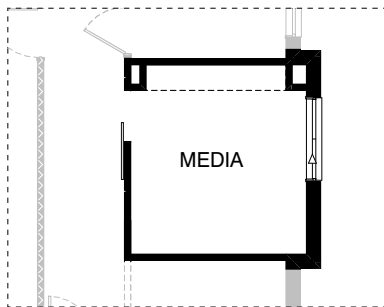
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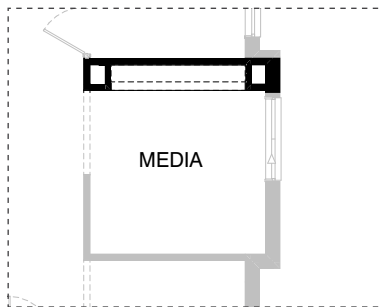
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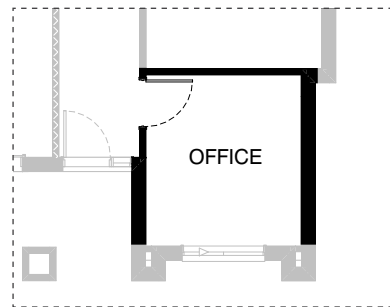
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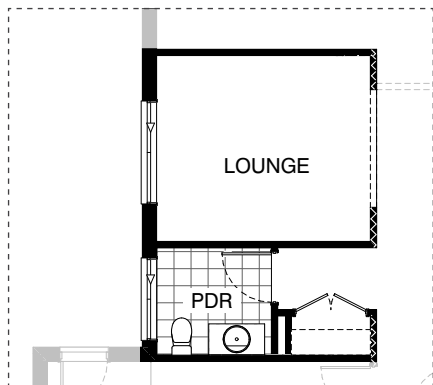
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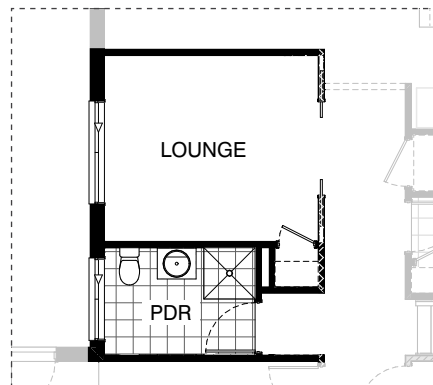
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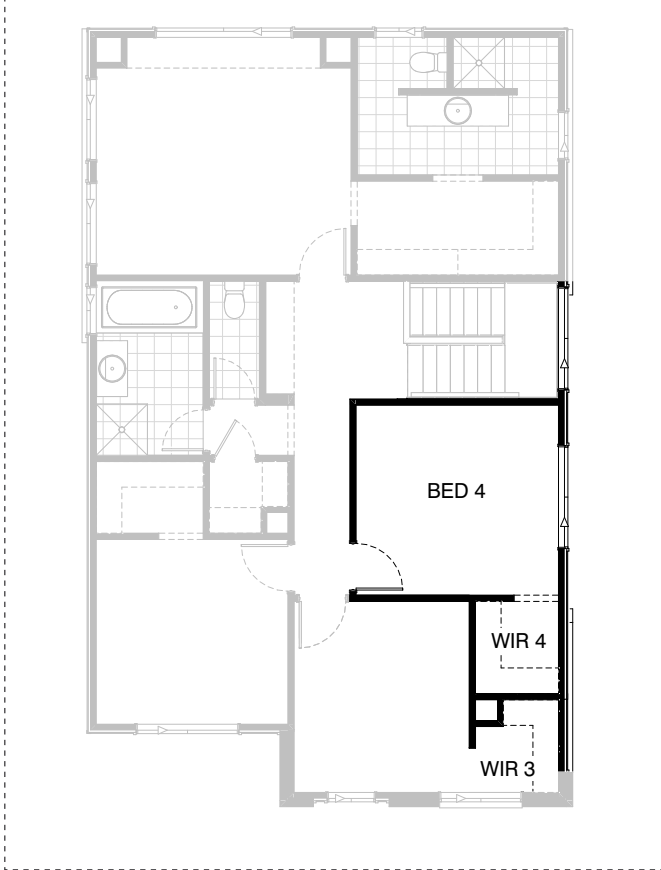
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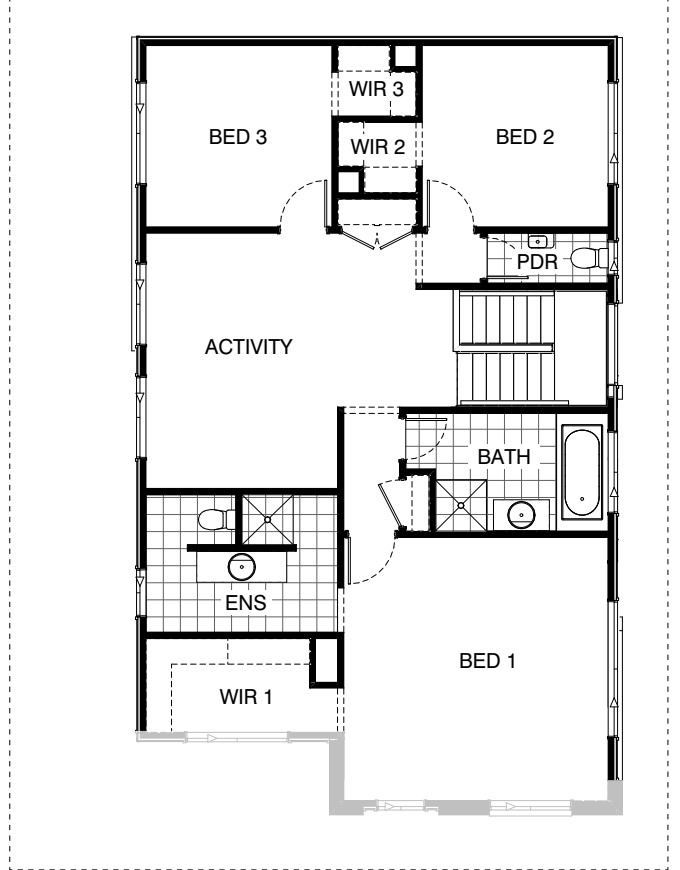
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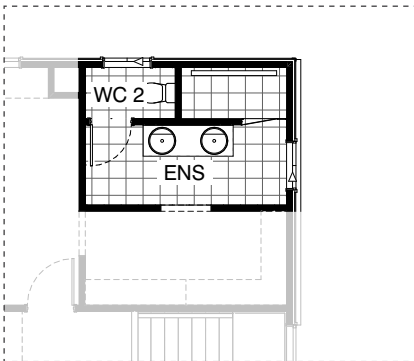
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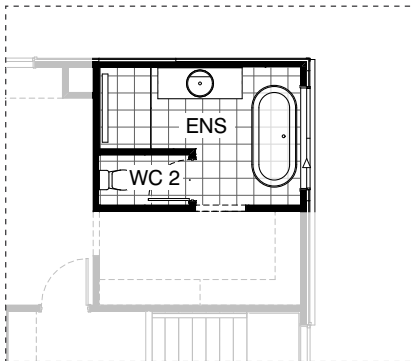
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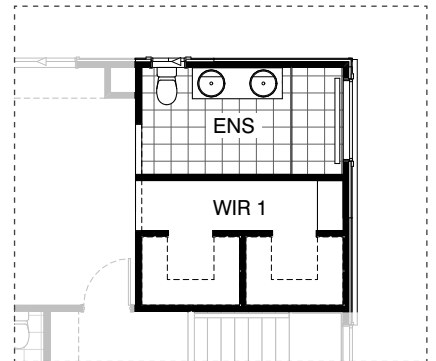
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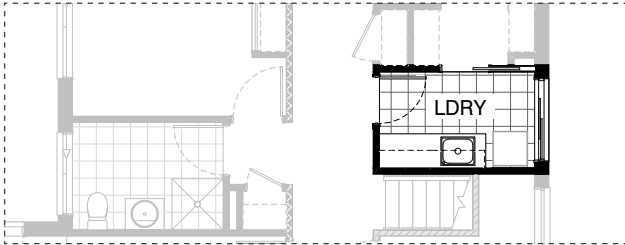
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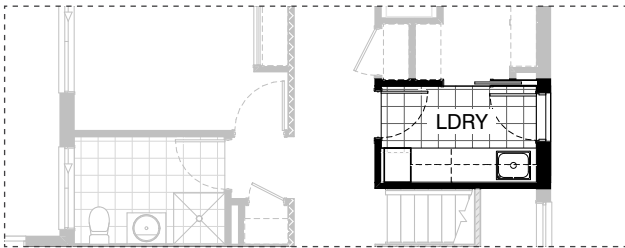
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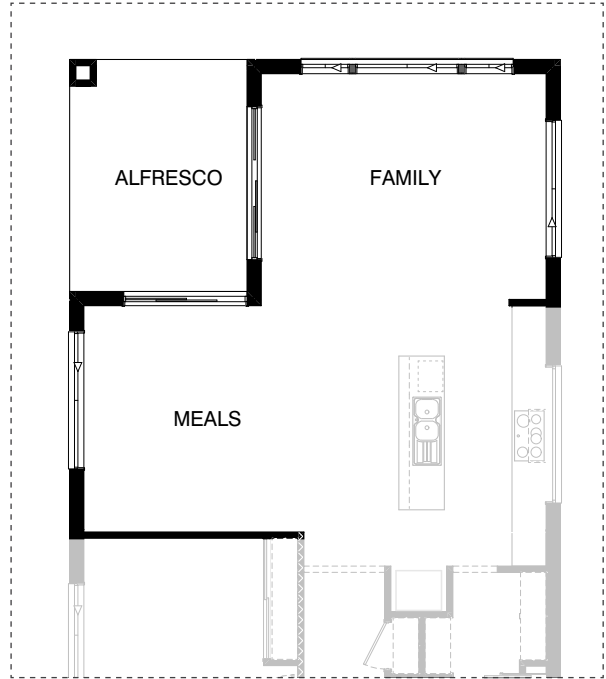
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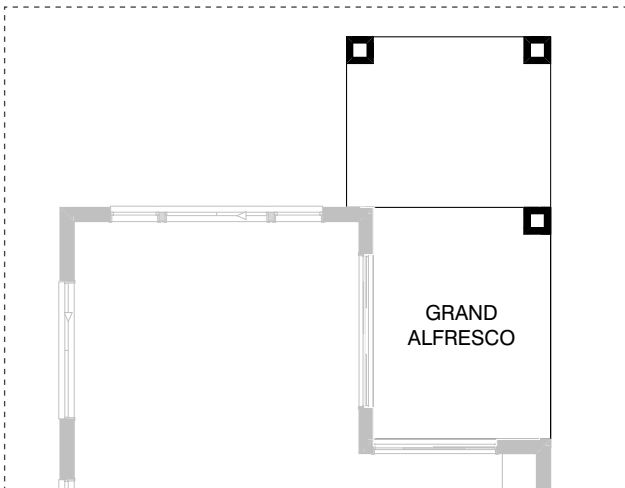
**L01**



**L02**



**EX01**



**EX02**



**EX03**

**OPTION DESCRIPTIONS****K01 - Kitchen Option 01**

Provide Kitchen upgrade option which adds 4No. 900mm overhead cupboards and 1No. 900mm open shelf above Ref space. Island bench to remain standard.

**K02 - Kitchen Option 02**

Provide Butler's Pantry in lieu of Walk-through Pantry including 1No. 800mm base cupboard, 2No. 450mm base cupboards, single bowl sink, 1No. 1200mm x 1450mm Aluminium fixed window, additional benchtop and tiled splashback to suit and 4No. 450mm shelves. 620mm hinged door to Linen in lieu of standard to accommodate relocated plumbing stack.

**K03 - Kitchen Option 03**

Provide Galley-style Kitchen upgrade option with Butler's Pantry in lieu of Walk-through Pantry. Kitchen includes 900mm retractable rangehood, 900mm electric cooktop, 900mm Underbench oven, 450mm drawer unit, microwave provision with pot drawer, 1No. 900mm base cupboard, 2No. 800mm base cupboards, 2No. 700mm base cupboards, 2No. 800mm overhead cupboards and 2No. 700mm overhead cupboards. Island bench remains unchanged but is now fixed to wall with additional wall tiles to suit Butler's Pantry includes 2No. 800mm base cupboards, 1No. 700mm base cupboard, 2No. 800mm overhead cupboards, 1No. 700mm overhead cupboard, Ref space with 900mm open shelf over, 1No. 514mm x 1810mm Aluminium fixed window, additional benchtop and tiled splashback and 4No. 450mm shelves. Linen closet to Passage is extended by 310mm with 2No. 520mm hinged doors in lieu of standard.

**K04 - Kitchen Option 04**

Provide U-shaped Kitchen upgrade option including Butler's pantry in lieu of Walk-through Pantry. Kitchen includes 900mm retractable rangehood, 900mm electric cooktop, 2No. oven towers with 600mm ovens and microwave provisions, 450mm drawer unit, dishwasher provision, 2No. 900mm corner base cupboards, 3No. 900mm base cupboards, 1No. 800mm base cupboard, 1No. 900mm overhead cupboard, 1No. 800mm overhead cupboard, 1No. 514mm x 2170mm Aluminium fixed window in lieu of standard and additional 1200mm x 1450mm Aluminium fixed window Butler's Pantry includes 1No. 900mm base cupboard, 2No. 800mm base cupboards, Ref space with 900mm open shelf above, single bowl sink, 1No. 1200mm x 1810mm Aluminium fixed window, additional benchtop and tiled splashback, 4No. 450mm shelves. Linen closet to Passage is extended by 310mm with 2No. 520mm hinged doors in lieu of standard.

**K05 - Kitchen Option 05**

Provide L-shaped Kitchen upgrade option including Butler's pantry in lieu of Walk-through Pantry. Kitchen/Butler's Pantry includes 900mm retractable rangehood, 900mm electric cooktop, 900mm Underbench oven, 450mm drawer unit, dishwasher provision, microwave provision, 1No. 900mm corner base cupboard, 3No. 900mm base cupboards, 4No. 800mm base cupboards, 1No. 450mm base cupboard, 1No. 400mm base cupboard, 1No. 300mm base cupboard, 2No. 900mm overhead cupboards, 4No. 800mm overhead cupboards, 1No. 450mm overhead cupboard, 1No. 514mm x 2410mm Aluminium fixed window, additional 1200mm x 1810 Aluminium fixed window to Kitchen and additional 514mm x 1810mm Aluminium fixed window, additional single bowl sink, Ref space with 900mm open shelf above and 4No. 450mm shelves to Butler's Pantry with additional benchtop and tiled splashback to suit. Linen closet to Passage is extended by 310mm with 2No. 520mm hinged doors in lieu of standard.

**IN01 - Internal Option 01**

Provide 720mm cavity sliding door between Guest Bed and Powder to create Ensuite/Powder room.

**IN02 - Internal Option 02**

Provide 720mm cavity sliding door between Guest Bed and Powder to create Ensuite/Powder room. Provide Ensuite/Powder upgrade including rearranged layout, 1800mm x 900mm wall-to-wall tiled shower base with grate drain, 350mm x 1450mm Aluminium fixed window above shower and swing 870mm hinged door out to comply with NCC requirements.

**IN03 - Internal Option 03**

Provide raised 3.0m high ceiling to Kitchen, Meals, Family and Alfresco with flat roof over with 3° pitch. Provide plaster bulkhead over rangehood and where the ceiling height changes in Kitchen.

**IN04 - Internal Option 04**

Provide Barn door option to Media room in lieu of standard bulkhead opening.

**IN05 - Internal Option 05**

Provide built-in joinery option to Media room including 450mm benchtop with 2No. 800mm TV cabinet cupboards, 1No. 700mm TV cabinet cupboard and 2No. 300mm deep open shelves above.

**IN06 - Internal Option 06**

Provide 820mm hinged door to Office in lieu of standard bulkhead opening.

**IN07 - Internal Option 07**

Provide Lounge room option in lieu of Guest Bedroom. Remove 820mm hinged door and built-in Robe and provide bulkhead opening as shown. Remove tiled shower from Powder and increase vanity to 982mm in lieu of standard. Option also adds 700mm to Coats closet with 2No. 620mm hinged doors in lieu of standard.

**IN08 - Internal Option 08**

Provide Guest Bedroom/Lounge room option with 2No. bi-parting 820mm cavity sliding doors. Remove built-in Robe with sliding doors and provide smaller Robe with hinged door as shown. Flip the orientation of Powder room and remove Coats closet from Passage.

**IN09 - Internal Option 09**

Provide additional Bedroom option to First Floor in lieu of Living and Study. Provide 820mm hinged door to Bedroom and 1No. 450mm shelf and hanging rail to new Walk-in Robe. Remove 1027mm x 1210mm Aluminium sliding window to WIR and provide 1200mm x 1810mm Aluminium sliding window to Bedroom in lieu of standard.

**IN10 - Internal Option 10**

Provide rearranged First Floor including, Relocate Bed 1 to front of the home with bed 2 & 3 to rear. Reconfigure Bath/Living/WC to suit & rename WC to PDR & Living to Activity. Provide 1200mm x 1450mm Aluminium sliding window to Bath in lieu of 1027mm x 850mm Aluminium sliding window. Provide 1027mm x 610mm Aluminium sliding window and wall basin to PDR. Provide 514mm x 2410mm Aluminium sliding window to Bed 1 in lieu of previous Study 1027mm x 1210mm Aluminium sliding window. Provide 1200mm x 1810mm Aluminium sliding window to Bed 2. Delete WIL/Study/Nook and provide 1No. Linen with 620mm double hinged doors and 450mm shelves and 1No. Linen with 820mm hinged door and 300mm shelves. Provide 2No. 1200mm x 1450mm Aluminium sliding windows to Activity in lieu of 1No. 1027mm x 2410mm Aluminium sliding window. Provide 1No. 1200mm x 1800mm Aluminium sliding window to Bed 3 in lieu of 2No. 1200mm x 1450mm Aluminium sliding windows. Provide additional bulkhead to WIR 3 and Bed 1 passage with additional smoke detector to passage.

**EN01 - Ensuite Option 01**

Provide Ensuite upgrade option including Increase shower opening 90mm and provide 1850mm x 900mm wall-to-wall tiled shower base with grate drain, 1582mm vanity with double basins in lieu of 1782mm vanity with single basin and create enclosed WC with 720mm hinged door.

**EN02 - Ensuite Option 02**

Provide Ensuite upgrade option including 1780mm freestanding bath, 1482mm vanity with single basin, 1430mm x 900mm wall-to-wall tiled shower base with grate drain, enclosed WC with 720mm hinged door and Provide 1027mm x 1810mm Aluminium sliding window in lieu of 1800mm x 850mm Aluminium sliding window.

**EN03 - Ensuite Option 03**

Provide Ensuite and Walk-in Robe upgrade option including 1880mm x 900mm wall-to-wall tiled shower base with grate drain and 350mm x 1450mm Aluminium fixed window over, 1582mm vanity with double basins, relocated WC with 1027mm x 610mm Aluminium sliding window over, add 540mm to width of WIR and rearrange layout as shown with 900mm wide built-in 32mm laminate bench top.

**L01 - Laundry Option 01**

Provide Laundry upgrade including laminate base and overhead cupboards and stainless steel inset trough including 2No. 900mm base cupboards, 2No. 900mm overhead cupboards and additional benchtop and tiled splashback to suit.

**L02 - Laundry Option 02**

Provide Laundry upgrade including laminate base and overhead cupboards and stainless steel inset trough including 1No. 700mm base cupboard, 1No. 450mm full height laminate Linen cupboard, 1No. 900mm overhead cupboard, 1No. 800mm overhead cupboard, 1No. 450mm overhead cupboard and additional benchtop and tiled splashback to suit. Provide 2105mm x 850mm Aluminium Entry door in lieu of standard 2057mm x 1450mm Aluminium sliding door. Option also provides open space Underbench for washer and dryer side-by-side and raises the bench height to 950mm from FFL (kicker height raises).

**EX01 - External Option 01**

Provide mirrored Family and Alfresco with stud and plaster nib wall to end of benchtop in Kitchen. Windows to Meals and Family move slightly as shown to accommodate.

Note: This option NOT available in conjunction with option Kitchen04 or Kitchen05.

**EX02 - External Option 02**

Provide Grand Alfresco option including tiled roof over and additional 2No. 470mm x 470mm brick piers. Adds 3000mm of length to the building footprint. Adds 10.77m<sup>2</sup> to total ground floor area.

**EX03 - External Option 03**

Provide corner sliding door option. Remove 2110mm x 2690mm and 2110mm x 2170mm Aluminium sliding doors and replace with 2107mm x 3610mm x 2410mm Aluminium corner sliding door. Provide 2No. steel posts and steel beam to Engineer's design.

Note: This option NOT available in conjunction with option Kitchen04 or Kitchen05