



HOME DESIGNS

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## ABOUT US

R & D Home Designs are house and land professionals that offers a unique experience and focus on achieving client satisfaction. With over 15 years' experience within the sales and construction industry the team at R&D Home Designs are here for your every need and understand that every client's needs are different. We have solid relationships with some of Australia's leading builders as well as smaller Boutique builders and Land developers.

We aim to help and guide you through the entire process from the initial brief all the way through to the completed build. The house designs we offer are diverse and suit many styles and budgets however, with our design flexibility we can help you create elegant spaces that suit your own style by redesigning floorplans across our range.







# STANDARD INCLUSIONS

## 1. STANDARD SITE WORKS, CONNECTIONS & PRELIMINARIES

- 1.1. Site Analysis Including Geotechnical Report, Site Survey & Property Information
- 1.2. Engineers Design & Computations
- 1.3. Bushfire Assessment Report
- 1.4. Six-Star Energy Rating Assessment
- 1.5. Building Permit, Including All Associated Fees, Working Drawings & Detailed Specifications
- 1.6. Connections To Underground Electrical Supply, Gas, Water Supply, Sewer & Stormwater
- 1.7. Termite Treatment To Perimeter Of Dwelling & All Slab Penetrations (If Required)
- 1.8. Telephone Line Run-In From Supplier's Pit To House (Excludes Telephone Connection Costs)
- 1.9. All Classes Of Waffle-Pod Slab Including 'H Class'
- 1.10. Concrete Pump For Slab Pour
- 1.11. Site Temporary Fencing To Perimeter Of Allotment As Required By Local Council
- 1.12. OH&S Guardrail Safety Barrier In Accordance With Workcover Requirements
- 1.13. Up To 500mm Of Fall Over The Building Envelope
- 1.14. All Connection & Site Fees Are Applicable For Sites Up To 400m<sup>2</sup> With A Setback No Greater Than 6 Meters
- 1.15. Recycled Water - If Required
- 1.16. BAL 12.5 (If Required) 2. Structural
- 1.17. Fixed site costs (subject to engineering plans provided by developer being correct and accurate)

## 2. STRUCTURAL

- 2.1. 90mm Studs Spaced At 600mm Centres To All Internal & External Walls
- 2.2. 2590mm Ceiling Height
- 2.3. Stabilised Pine Roof Trusses To Manufacturers Design
- 2.4. 22.5 Degree Roof Pitch To Dwelling & Garage
- 2.5. N1 Or N2 Wind Rating Bracing System

## 3. EXTERNAL FEATURES & FAÇADE

- 3.1. Face Brickwork With Feature Render (Façade Specific)
- 3.2. Profiled Concrete Roof Tiles From Builder's Standard Range
- 3.3. Colorbond Fascia, Gutter & Downpipes
- 3.4. Brick Veneer Extruded 230x110x76mm Natural Clay Bricks
- 3.5. Washed White Sand & Grey Cement Mortar (Natural Colour) With Rolled Joints
- 3.6. Brick Infills Above All Windows
- 3.7. Eaves To Front Façade With 3m Return

## 4. GARAGE

- 4.1. Colorbond Slimline Sectional Garage Door With 2 Transmitter Remote Controls

## 5. INSULATION

- 5.1. Foil Wrap & Insulation To All Dwelling External Walls As Per Energy Report
- 5.2. Insulation To Ceiling Above Dwelling As Per Energy Report 6. Hot Water Service & Plumbing

## 6. HOT WATER SERVICE & PLUMBING

- 6.1. Gas Boosted Solar Hot Water Service With Single Solar Collector
- 6.2. Concealed Plumbing waste pipes
- 6.3. Garden Tap to front & rear of dwelling

## 7. DUCTED HEATING & COOLING

- 7.1. Ducted Heating To All Living Areas & Bedrooms (Ceiling Outlets)
- 7.2. Split System 5kw To Living

## 8. WINDOWS

- 8.1. Architectural Style Single Glazed Power Coated Sliding Aluminium Windows
- 8.2. Architectural Style Single Glazed Power Coated Awning Aluminium Windows To Façade
- 8.3. Energy Efficient Weather Seals To All Aluminium Windows
- 8.4. Brickwork Infills Above Front Façade Windows & Entry Door
- 8.5. Window Locks To All Windows
- 8.6. Fiberglass Mesh Flyscreens To All Openable Windows
- 8.7. Obscure Glazing To Bathroom, Ensuite & WC Windows (If Applicable)

## 9. LANDSCAPING

- 9.1. Landscaping As Per Plan (Refer To Landscape Plan), Including: 2 X Garden Beds With Bark & Plants
- 9.2. Clothesline With Concrete Pad 3 M<sup>2</sup>
- 9.3. Letterbox
- 9.4. Half Share Timber Fence Allowance
- 9.5. Colour Through Concrete Driveway, Path & Porch
- 9.6. Plain Concrete Alfresco

## 10. DOOR FURNITURE

- 10.1. Entrance Lever Lock Set To Front Entry Door
- 10.2. Entrance Knob Set To Garage Access Door & External Garage Door
- 10.3. Internal Passage To Include Round Plated Lever Set With Privacy Locks To, WC, Ensuite & Bathroom.

## 11. DOORS

- 11.1. 2040mm X 820mm Hume NX1 (Design Specific) Painted Low Sheen Translucent Glazed Front Entry Door
- 11.2. Timber Door Frame To Front Entry, Garage Access & External Garage Door
- 11.3. Draft Seals To All External Doors Meeting House (Excludes Rear Garage Door)
- 11.4. 2040mm X 820mm Painted Flush Panel Honeycomb Core Door To All Internal Hinged, Cavity & Linen Doors
- 11.5. Mirror Sliding Doors To Robes
- 11.6. Cushioned Door Stops Where Required



## 12. INTERNAL FEATURES

- 12.1. 2590mm Nominal Ceiling Height
- 12.2. 67mm X 18mm Bevelled Profile Painted MDF Architraves & 90mm X 18mm Bevelled Profile Painted MDF Skirtings
- 12.3. 75mm Cove Cornice Throughout Dwelling & Garage

## 13. PLASTERBOARD & PAINTING

- 13.1. 10mm Internal Lined Plasterboard To Walls And Ceilings Up To 2590mm
- 13.2. Water Resistant Plasterboard To Wet Areas
- 13.3. 2 Coat Acrylic Low Sheen Paint To Walls & Flat Finish Paint To Ceilings
- 13.4. All Wood Work Including Internal Doors In 2 Coat Semi-Gloss Finish

## 14. ELECTRICAL – AS PER ELECTRICAL PLAN

- 14.1. NBN (fibre optics) includes: 1 x built board NBN enclosure; 3 x cat 6 data / phone points
- 14.2. Single floodlight outside laundry door & to rear
- 14.3. RCD safety switch & circuit breaker to meter box
- 14.4. Direct wired smoke detectors with battery backup as per plan
- 14.5. White double power points throughout (refer to electrical plan for exact locations)
- 14.6. White single power point to dishwasher, range hood, microwave & refrigerator
- 14.7. White 12-volt low voltage downlights throughout, including fire resistant enclosure
- 14.8. Batten light points to garage, 11W fluorescent globes & white plastic shade
- 14.9. 2 no. TV points
- 14.10. 2 no. phone outlets
- 14.11. Exhaust fans above all showers & where required by BCA 2010

## 15. KITCHEN

- 15.1. 20mm Stone Bench Top To Kitchen & Island
- 15.2. Fully lined kitchen cabinetry with Bulkhead
- 15.3. Laminate square edge doors, drawers, side/end panels
- 15.4. Architectural Handles from Builders Standard Range
- 15.5. Single Chrome Sink Mixer
- 15.6. Double Bowl Stainless Steel Sink With Single Drainer
- 15.7. Tiled splashback from builders standard range

## 16. APPLIANCES

- 16.1. 600mm Gas Cooktop In Stainless Steel
- 16.2. 600mm Electric Oven Built In Stainless Steel
- 16.3. 600mm Canopy Range Hood In Stainless Steel
- 16.4. 600mm Dishwasher In Stainless Steel

## 17. BATHROOM, ENSUITE & WC

- 17.1. 20mm Stone Benchtop With Laminate Doors Vanity Unit
- 17.2. Semi In Set Ceramic Basins with Pop Up Waste
- 17.3. Chrome Mixers To Basins, Showers And Bath With Bath Spout
- 17.4. 1650mm Acrylic White Bath In Tiled Hub

- 17.5. Tiled Shower Base With Pivot Clear Glass Glazed & Satin Chrome Aluminium Semi-Frameless Shower Screen
- 17.6. Polished Chrome Handheld Shower Rose On Rail
- 17.7. Polished Chrome 600mm Single Towel Rail And Toilet Roll Holder
- 17.8. Polished Edge Mirrors Above Vanity
- 17.9. Vitreous China Closed Coupled Toilet Suite In White
- 17.10. Wet Area Wall Tiling In Bathroom & Ensuite Front & Top of Bath, Above Bath, Above Vanity & Shower Walls

## 18. LAUNDRY

- 18.1. 45L Stainless Steel Trough Set Into Polytec White Benchtop & Cupboard
- 18.2. Single Chrome Mixer
- 18.3. Chrome Washing Machine Stops (1xhot, 1xcold)

## 19. MAIN AREA FLOOR COVERINGS - ENTRY, LINEN, KITCHEN, WIP, MEALS, REAR LIVING, REAR HALLWAY BATHROOM, ENSUITE & W/C

- 19.1. Timber Laminate Flooring to main areas
- 19.2. 450mm x 450mm floor tiles to all wet areas
- 19.3. Skirting Tile (100 mm) HIGH to All Wet Areas (Bathroom, Ensuite & W/C)

## 20. CARPET - ALL BEDROOMS, ROBES & REMAINDER OF HOME

- 20.1. Structured Loop or Twist Pile Carpet
- 20.2. Builders Range Carpet Underlay

## 21. STORAGE

- 21.1. Master Bedroom Robe / WIR Includes 1. No Melamine White Shelving With Single Hanging Rail
- 21.2. Bedroom Robes Includes 1 No. Melamine White Shelving With Single Hanging Rail
- 21.3. Linen & Pantry includes 4 No. Melamine White Shelving
- 21.4. Broom Cupboard includes 1. No. White Melamine Shelf
- 22. Window Coverings & Blinds
- 22.1. Holland Blinds To all Windows & Sliding Doors (Excluding Bathroom, Ensuite, Laundry & W/C)

## 23. GENERAL

- 23.1. External & Internal Builders Clean Upon Completion Of Construction
- 23.2. All Associated OH&S Requirements
- 23.3. 10 Year Structural Guarantee
- 23.4. Builders Warranty Insurance
- 23.5. 6 Month Maintenance Inspection



# COLOUR SCHEMES

EXTERIOR

ROOF TILES | BRISTILE | DESIGNER | COOL SMOKE

GUTTERS | DOWNPIPES | METER BOX | MONUMENT

FASCIA | EVENING HAZE

GARAGE DOOR | MONUMENT

CONCRETE DRIVEWAY | CHARCOAL

FRONT DOOR XN1 MONUMENT

WINDOWS | MONUMENT

RENDER #1 | PORTICO RENDER PILLARS | CB MONUMENT

RENDER #2 | MAIN HOUSE | CB EVENING HAZE

FEATURE CLADDING | RENDER #3 | CB WALLABY

BRICKS | PGH | BARK

NATIVE OUTBACK

EXTERIOR

ROOF TILES | BRISTILE | DESIGNER | COOL SMOKE

GUTTERS | DOWNPIPES | METER BOX | MONUMENT

FASCIA | DUNE

GARAGE DOOR | MONUMENT

CONCRETE DRIVEWAY | CHARCOAL

FRONT DOOR XN1 CB DUNE

WINDOWS | DUNE

RENDER #1 | PORTICO RENDER PILLARS | CB MONUMENT

RENDER #2 | MAIN HOUSE | CB DUNE

FEATURE CLADDING | RENDER #3 | CB WALLABY

BRICKS | PGH | GLENFERN

STORMY NIGHT

GARAGE DOOR | DUNE

DISCLAIMER: Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available.

EXTERIOR

FRONT DOOR  
XN1  
SURFMIST

ROOF TILES | BRISTILE | DESIGNER | STORM GREY

WINDOWS | SURFMIST

RENDER #1 | PORTICO RENDER PILLARS | CB SURFMIST

RENDER #2 | MAIN HOUSE  
CB BASALT

FEATURE CLADDING  
RENDER #3  
CB WINDSPRAY

BRICKS | PGH | PUTTY

GUTTERS | BASALT

FASCIA | DOWNPIPES  
METER BOX | SURFMIST

GARAGE DOOR | SURFMIST

CONCRETE DRIVEWAY | CHARCOAL

VACATION BREEZE

INTERIOR

OVERHEAD CUPBOARDS

BLINDS

KITCHEN SPLASHBACK

WALL COLOUR

WALL TILES

BENCHTOPS

UNDER BENCH CUPBOARDS

CARPET

FLOOR TILES

HYBRID FLOORING

ELEMENTS

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# COLOUR SCHEMES

INTERIOR

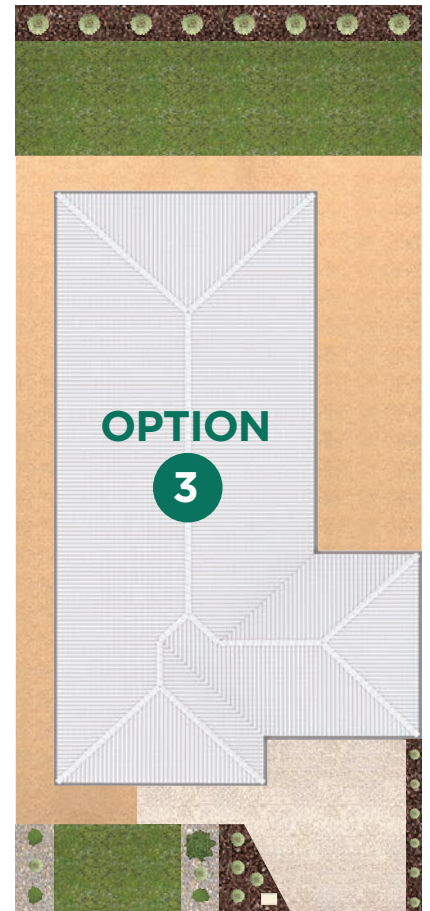
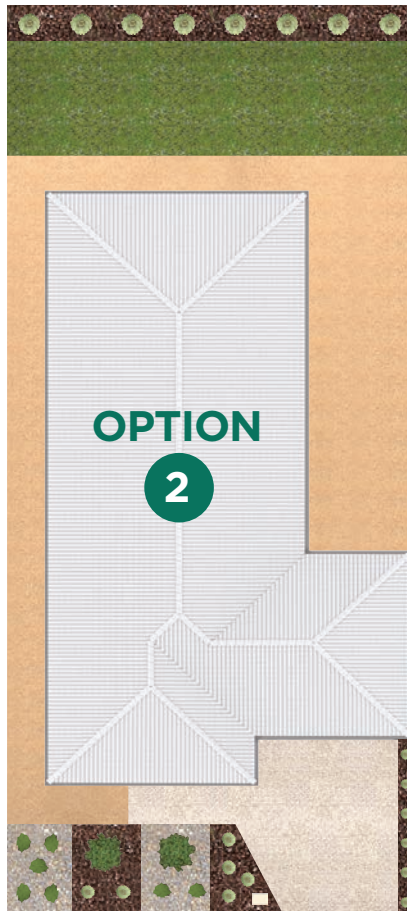


INTERIOR



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# LANDSCAPING



## FRONT LANDSCAPING

### SHRUBS/GROUND COVERINGS

Up to 29 mixed variety plants in 150mm pots.

### FEATURE TREE

Up to 2 feature trees as indicated.

### TOPPINGS

Compacted topping or rock configuration as per plan.

### TURF

Rolled Turf as per plan.

### DRIVEWAY

Up to 35m<sup>2</sup> of coloured concrete driveway.

### WATERING

Manual Dripline including timer.

### GARDEN BEDS

Mulch or Rock to garden beds as per selected plan.

## REAR LANDSCAPING

### TREES

8 Lily Pillies (or similar) placed around the fence.

### PATH/TOPPINGS

Compacted topping to side of home, and path around rear or home.

### EDGING

Timber Edging to garden beds.

### REAR CONCRETE

Coloured concrete to Alfresco or Up to 12m<sup>2</sup> concrete pad to nominated location.

### TURF

Rolled Turf as per plan.

### FENCING

Timber paling fence (half share) up to 448m<sup>2</sup> Lot.

### WATERING

Manual Dripline including timer.

### GARDEN BEDS

Mulch or Rock to garden beds as per selected plan.



# FACADES

## R1 FACADE



## R2 FACADE



## R3 FACADE



## R4 FACADE



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# FACADES

## R5 FACADE



## R6 FACADE



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# HOMES SELECTIONS

The R&D Home Designs new home collection features floorplans that have been carefully designed to create a sense of space, light and flexibility. We're sure that you will find the right home that suits your lifestyle & budget.

HOUSE NAME	SQUARE METRES	SQUARES	MIN. WIDTH	MIN. DEPTH	BEDS	BATHS	LIVING	ALFRESCO	GARAGE	PAGE
ARROYO 17	164.05	17.66	8.5	28	4	2	1	-	1	16
BENZ 14	130.25	14.02	10.5	21	3	2	1	-	1	17
DAMIEN 17	162.83	17.53	10.5	25	3	2	2	-	1	18
WILLIAM 19	181.79	19.57	10.5	28	4	2	1	1	1	19
ELIJAH 21	198.56	21.37	10.5	32	4	2	1	1	1	20
ELLIE 21	199.58	21.48	10.5	32	4	2	1	1	2	21
FOWLER 16	156.22	16.82	12.5	21	3	2	1	-	2	22
HARGRAVES 20	186.36	20.06	12.5	25	4	2	2	1	2	23
ISABELLA 22	207.43	22.33	12.5	28	4	2	2	1	2	24
ALANI 24	230.35	24.8	12.5	32	4	2	2	1	2	25
JACINTA 18	176.07	18.95	14	21	3	2	1	-	2	26
LILY 22	209.37	22.54	14	25	4	2	2	1	2	27
MIA 25	234.95	25.29	14	28	4	2	2	1	2	28
NATALIJA 28	268.65	28.92	14	32	4	2	2	1	2	29
OLIVIA 24	227.92	24.52	16	25	4	2	2	1	2	30
XAVIER 32	306.14	32.95	16	32	4	2	3	1	2	31





# ARROYO 17



4



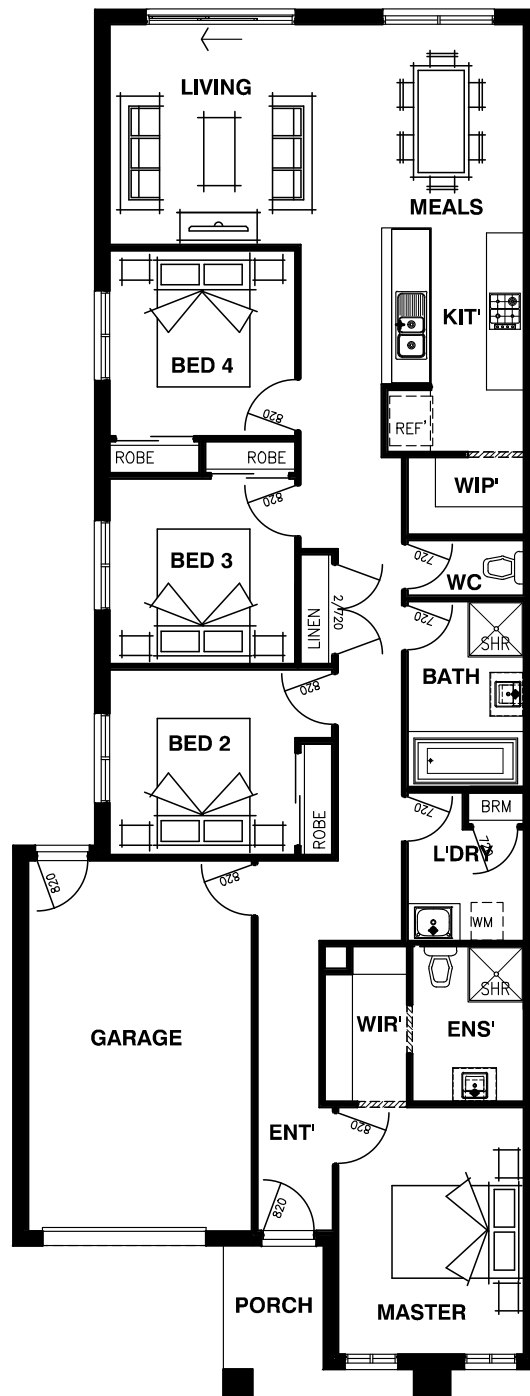
2



1



1



8.5m

Min. Lot Width

28m

Min. Lot Depth

## DIMENSIONS

MASTER BEDROOM	3000mm x 4000mm
BED 2	3000mm x 3000mm
BED 3	3000mm x 3000mm
BED 4	3000mm x 3000mm
LIVING	3300mm x 3570mm
MEALS	3400mm x 3300mm
GARAGE	3620mm x 6000mm

OVERALL LENGTH	22470mm (22.47m)
OVERALL WIDTH	8500mm (8.5m)
MINIMUM BLOCK DEPTH	28m

Ground Floor	135.01 sqm	14.53 sqrs
Porch	4.68 sqm	0.50 sqrs
Garage	24.36 sqm	2.62 sqrs
Alfresco	0.00 sqm	0.00 sqrs
Total Area	164.05 sqm	17.66 sqrs

# BENZ 14



3



2



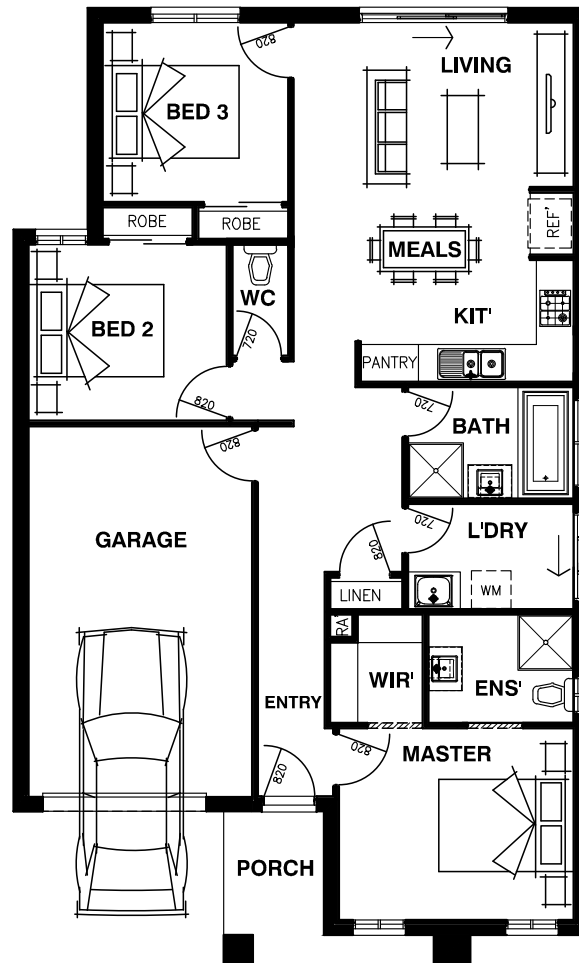
1



1

10.5m  
Min. Lot Width

21m  
Min. Lot Depth



## DIMENSIONS

MASTER BEDROOM	3800mm x 3100mm
BED 2	3210mm x 2850mm
BED 3	3000mm x 2900mm
LIVING	3820mm x 2660mm
MEALS	3820mm x 2550mm
GARAGE	3620mm x 6000mm

OVERALL LENGTH	15470mm (15.47m)
OVERALL WIDTH	9300mm (9.3m)
MINIMUM BLOCK DEPTH	21M

Ground Floor	101.38 sqm	10.91 sqrs
Porch	4.83 sqm	0.52 sqrs
Garage	24.04 sqm	2.59 sqrs
Total Area	130.25 sqm	14.02 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.

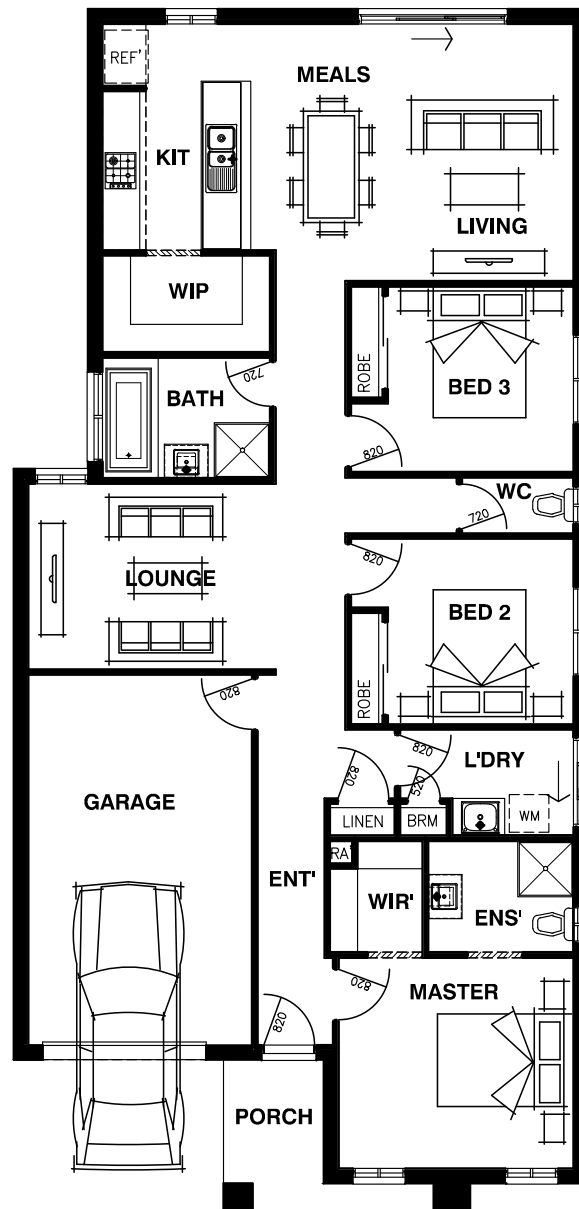


# DAMIEN 17



10.5m  
Min. Lot Width

25m  
Min. Lot Depth



## DIMENSIONS

MASTER BEDROOM	3800mm x 3400mm
BED 2	3000mm x 3000mm
BED 3	3000mm x 3000mm
LOUNGE	4000mm x 3000mm
LIVING	3690mm x 4160mm
MEALS	2400mm x 3660mm
GARAGE	3620mm x 6000mm

OVERALL LENGTH	19470mm (19.47m)
OVERALL WIDTH	9300mm (9.3m)
MINIMUM BLOCK DEPTH	25M

Ground Floor	133.96 sqm	14.42 sqrs
Porch	4.83 sqm	0.52 sqrs
Garage	24.04 sqm	2.59 sqrs
Total Area	162.83 sqm	17.53 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.

# WILLIAM 19



4



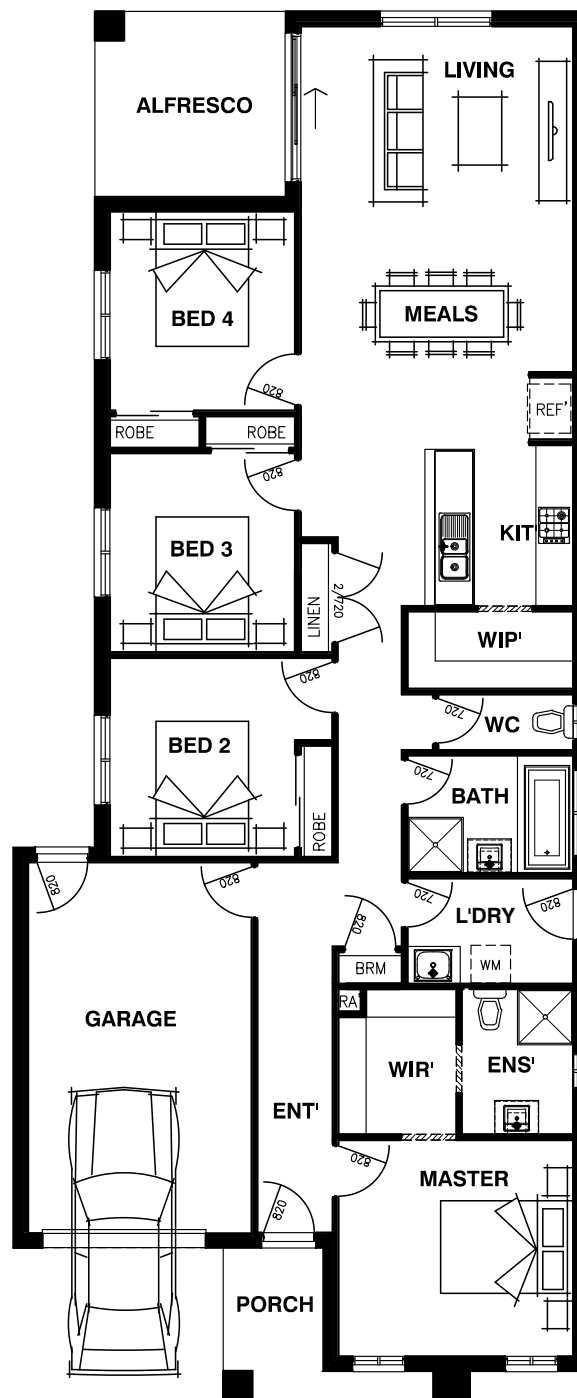
2



1



1



**10.5m**  
Min. Lot Width

**28m**  
Min. Lot Depth

## DIMENSIONS

MASTER BEDROOM	3800mm x 3500mm
BED 2	3000mm x 3220mm
BED 3	3000mm x 3220mm
BED 4	3000mm x 3220mm
LIVING	4410mm x 3400mm
MEALS	4410mm x 2800mm
ALFRESCO	3090mm x 3000mm
GARAGE	5520mm x 6000mm

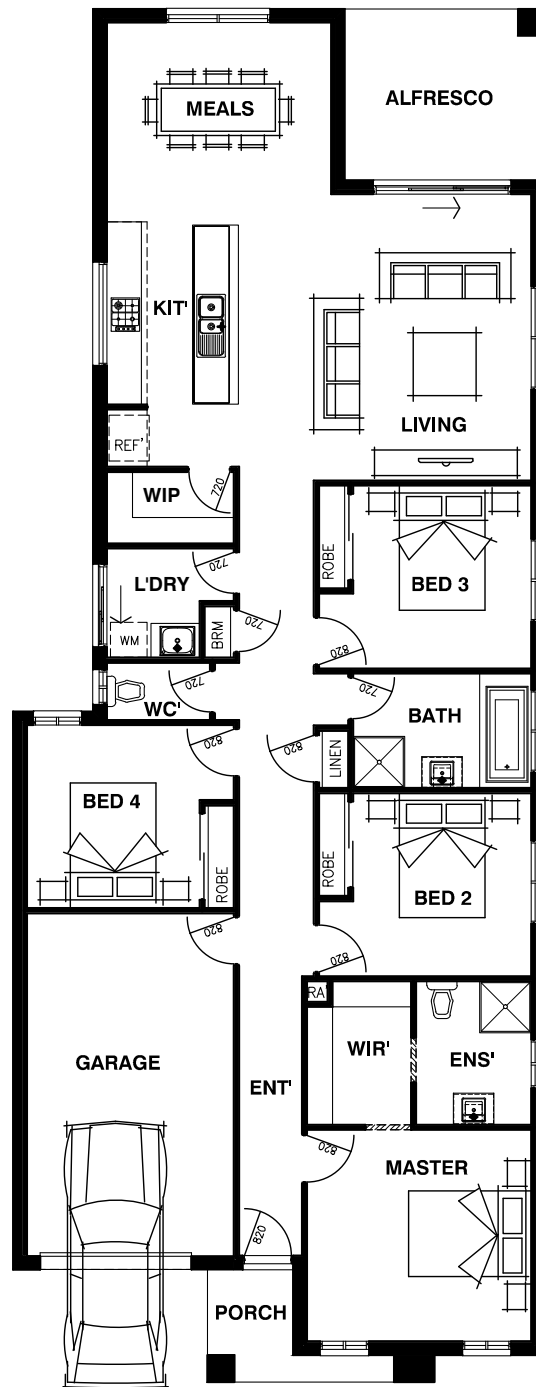
OVERALL LENGTH	22470mm (22.47m)
OVERALL WIDTH	9300mm (9.3m)
MINIMUM BLOCK DEPTH	28M

Ground Floor	143.34 sqm	15.43 sqrs
Porch	4.83 sqm	0.52 sqrs
Garage	24.36 sqm	2.62 sqrs
Alfresco	9.26 sqm	1 sqrs
Total Area	181.79 sqm	19.57 sqrs

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*



# ELIJAH 21



**10.5m**  
Min. Lot Width

**32m**  
Min. Lot Depth

## DIMENSIONS

MASTER BEDROOM	3920mm x 3700mm
BED 2	3110mm x 3200mm
BED 3	3110mm x 3200mm
BED 4	3020mm x 3200mm
LIVING	3800mm x 5010mm
MEALS	3920mm x 3500mm
ALFRESCO	3500mm x 3000mm
GARAGE	3620mm x 6000mm

OVERALL LENGTH	24020mm (24.02m)
OVERALL WIDTH	9300mm (9.3m)
MINIMUM BLOCK DEPTH	32M

Ground Floor	159.91 sqm	17.21 sqrs
Porch	4.1 sqm	0.44 sqrs
Garage	24.04 sqm	2.59 sqrs
Alfresco	10.5 sqm	1.13 sqrs
<b>Total Area</b>	<b>198.56 sqm</b>	<b>21.37 sqrs</b>

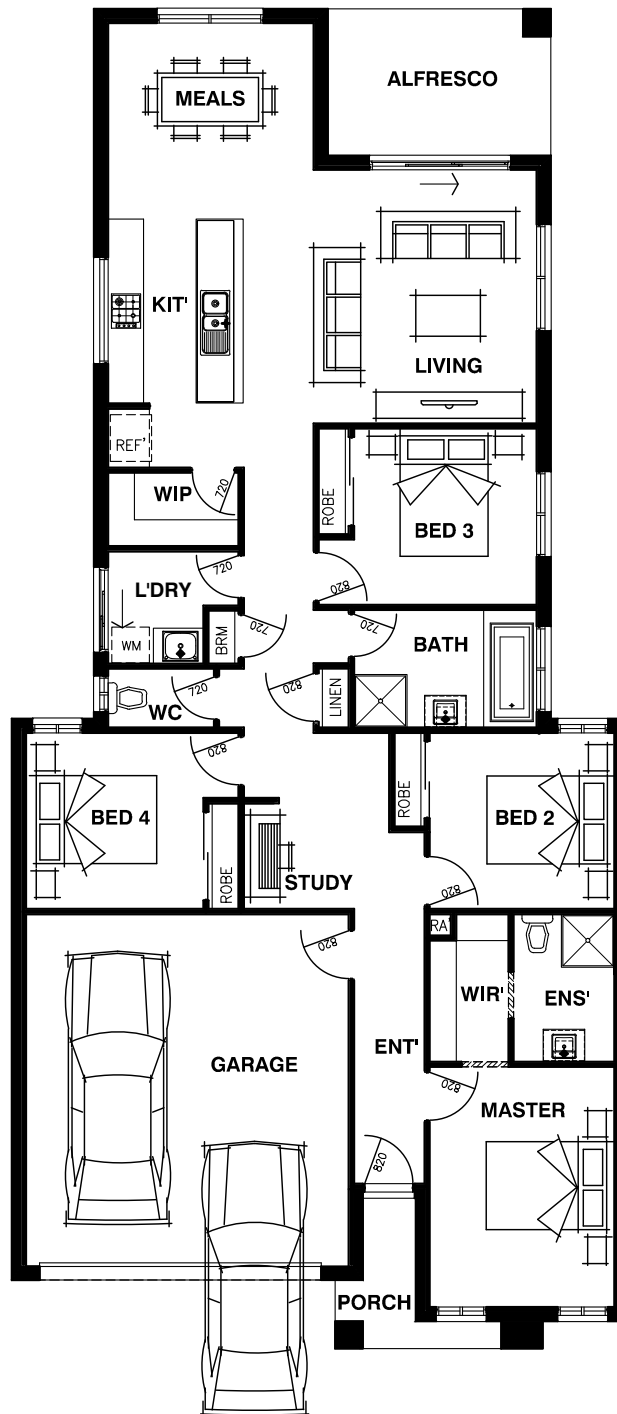
*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*

# ELLIE 21



**10.5m**  
Min. Lot Width

**32m**  
Min. Lot Depth



## DIMENSIONS

MASTER BEDROOM	3140mm x 4090mm
BED 2	3140mm x 3000mm
BED 3	3110mm x 3000mm
BED 4	3020mm x 3000mm
LIVING	5000mm x 4320mm
MEALS	3500mm x 3340mm
ALFRESCO	3800mm x 2500mm
GARAGE	5500mm x 6000mm

OVERALL LENGTH	22820mm (22.82m)
OVERALL WIDTH	10500mm (10.5m)
MINIMUM BLOCK DEPTH	32M

Ground Floor	150.45 sqm	16.19 sqrs
Porch	3.54 sqm	0.38 sqrs
Garage	36.09 sqm	3.88 sqrs
Alfresco	9.5 sqm	1.02 sqrs
Total Area	199.58 sqm	21.48 sqrs

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*



# FOWLER 16

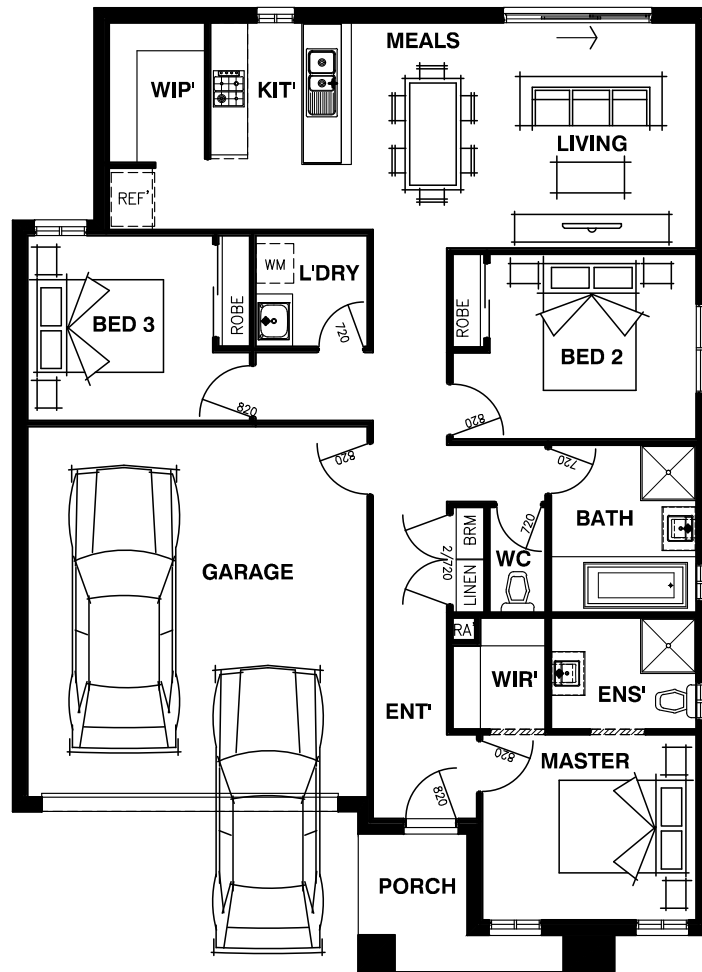


12.5m

Min. Lot Width

21m

Min. Lot Depth



## DIMENSIONS

MASTER BEDROOM	3400mm x 3000mm
BED 2	3340mm x 3000mm
BED 3	3000mm x 3000mm
LIVING	4030mm x 3650mm
MEALS	2000mm x 3350mm
GARAGE	5500mm x 6000mm

OVERALL LENGTH	15590mm (15.59m)
OVERALL WIDTH	11300mm (11.3m)
MINIMUM BLOCK DEPTH	21M

Ground Floor	115.6 sqm	12.44 sqrs
Porch	4.86 sqm	0.52 sqrs
Garage	35.76 sqm	3.85 sqrs
Total Area	156.22 sqm	16.82 sqrs

# HARGRAVES 20



4



2



2



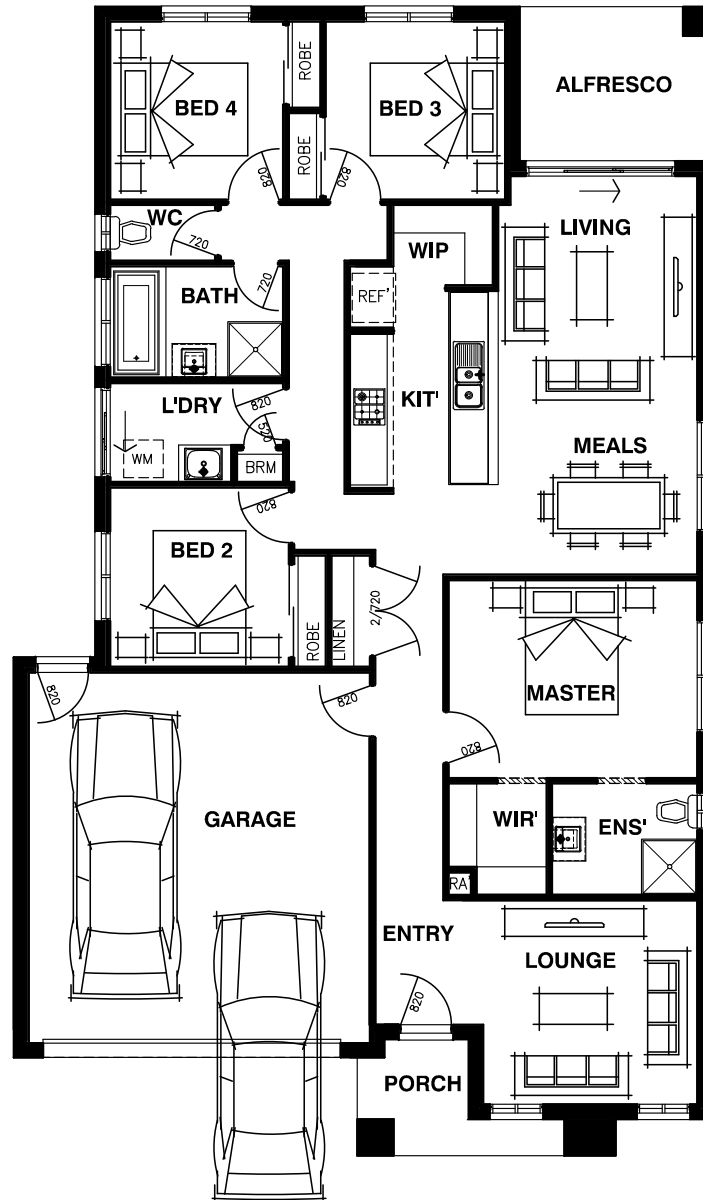
2

12.5m

Min. Lot Width

25m

Min. Lot Depth



## DIMENSIONS

LOUNGE	3460mm x 3300mm
MASTER BEDROOM	4020mm x 3200mm
BED 2	2890mm x 2900mm
BED 3	2900mm x 2880mm
BED 4	2800mm x 2800mm
LIVING	3265mm x 3600mm
MEALS	3265mm x 2800mm
ALFRESCO	3110mm x 2500mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	18590mm (18.59m)
OVERALL WIDTH	11300mm (11.3m)
MINIMUM BLOCK DEPTH	25M

Ground Floor	138.25 sqm	14.88 sqrs
Porch	4.17 sqm	0.45 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	7.74 sqm	0.83 sqrs
Total Area	186.36 sqm	20.06 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.

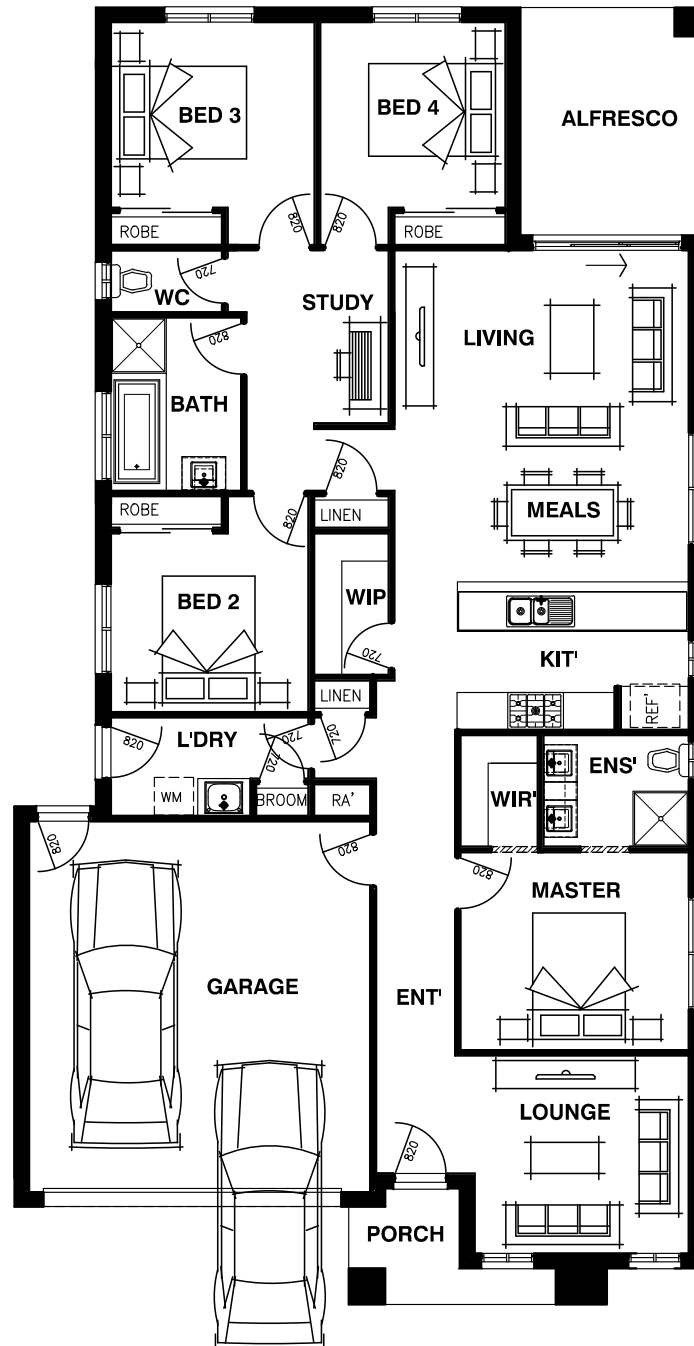


# ISABELLA 22



12.5m  
Min. Lot Width

28m  
Min. Lot Depth



## DIMENSIONS

LOUNGE	3460mm x 3200mm
MASTER BEDROOM	3690mm x 3200mm
BED 2	3200mm x 2890mm
BED 3	3300mm x 3000mm
BED 4	3000mm x 3000mm
LIVING	4760mm x 3170mm
MEALS	4760mm x 3200mm
ALFRESCO	2960mm x 3690mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	20990mm (20.99m)
OVERALL WIDTH	11150mm (11.15m)
MINIMUM BLOCK DEPTH	28M

Ground Floor	156.19 sqm	16.81 sqrs
Porch	4.12 sqm	0.44 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	10.92 sqm	1.18 sqrs
<b>Total Area</b>	<b>207.43 sqm</b>	<b>22.33 sqrs</b>

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*

# ALANI 24



4



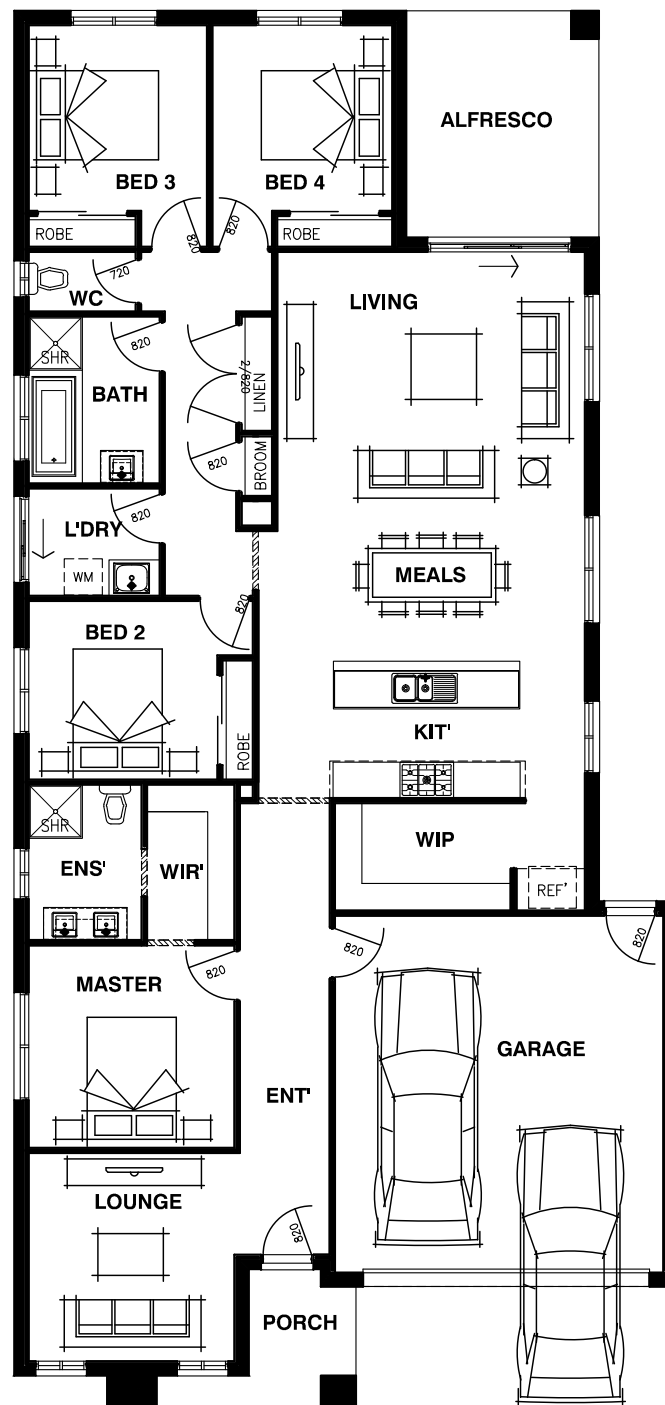
2



2



2



**12.5m**  
Min. Lot Width

**32m**  
Min. Lot Depth

## DIMENSIONS

LOUNGE	3460mm x 3500mm
MASTER BEDROOM	3460mm x 3400mm
BED 2	3170mm x 3000mm
BED 3	3000mm x 3120mm
BED 4	3020mm x 3120mm
LIVING	5170mm x 3880mm
MEALS	5170mm x 3000mm
ALFRESCO	3240mm x 3810mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	22530mm (22.53m)
OVERALL WIDTH	11150mm (11.15m)
MINIMUM BLOCK DEPTH	32M

Ground Floor	176.72 sqm	19.02 sqrs
Porch	5.02 sqm	0.54 sqrs
Garage	36.27 sqm	3.90 sqrs
Alfresco	12.34 sqm	1.33 sqrs
<b>Total Area</b>	<b>230.35 sqm</b>	<b>24.80 sqrs</b>

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*

# JACINTA 18

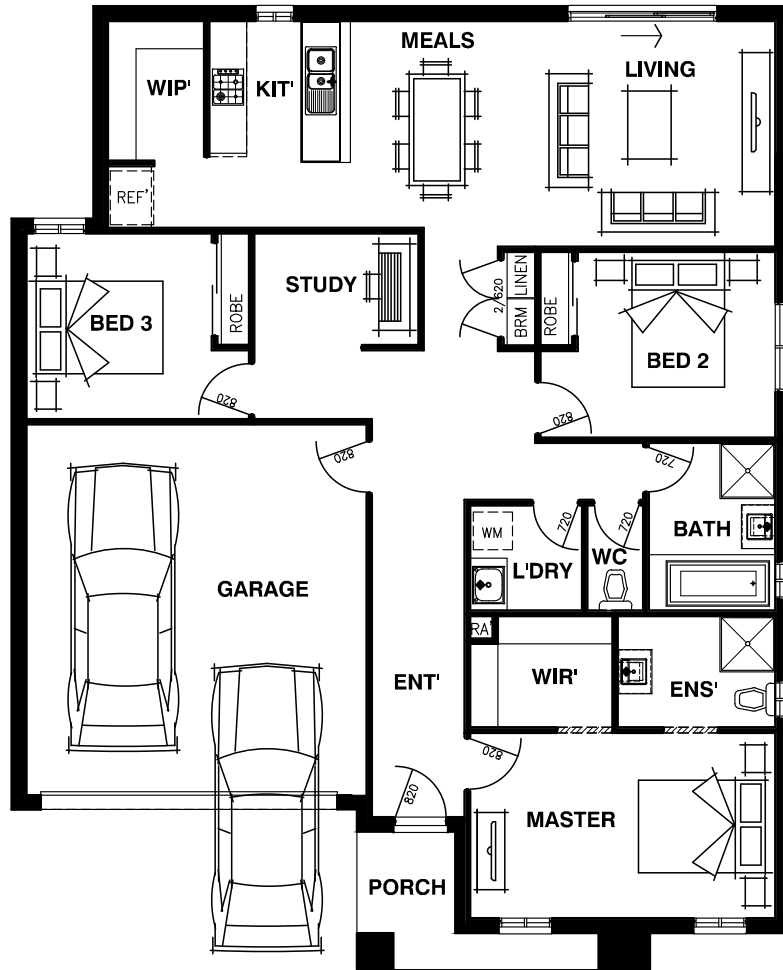


14m

Min. Lot Width

21m

Min. Lot Depth



## DIMENSIONS

MASTER BEDROOM	4940mm x 3000mm
BED 2	3200mm x 3000mm
BED 3	3000mm x 3000mm
LIVING	4490mm x 3650mm
MEALS	3200mm x 3390mm
GARAGE	5500mm x 6000mm

OVERALL LENGTH	15590mm (15.59m)
OVERALL WIDTH	12600mm (12.60m)
MINIMUM BLOCK DEPTH	21M

Ground Floor	135.4 sqm	14.57 sqrs
Porch	4.91 sqm	0.53 sqrs
Garage	35.76 sqm	3.85 sqrs
<b>Total Area</b>	<b>176.07 sqm</b>	<b>18.95 sqrs</b>

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*



# LILY 22



4



2



2



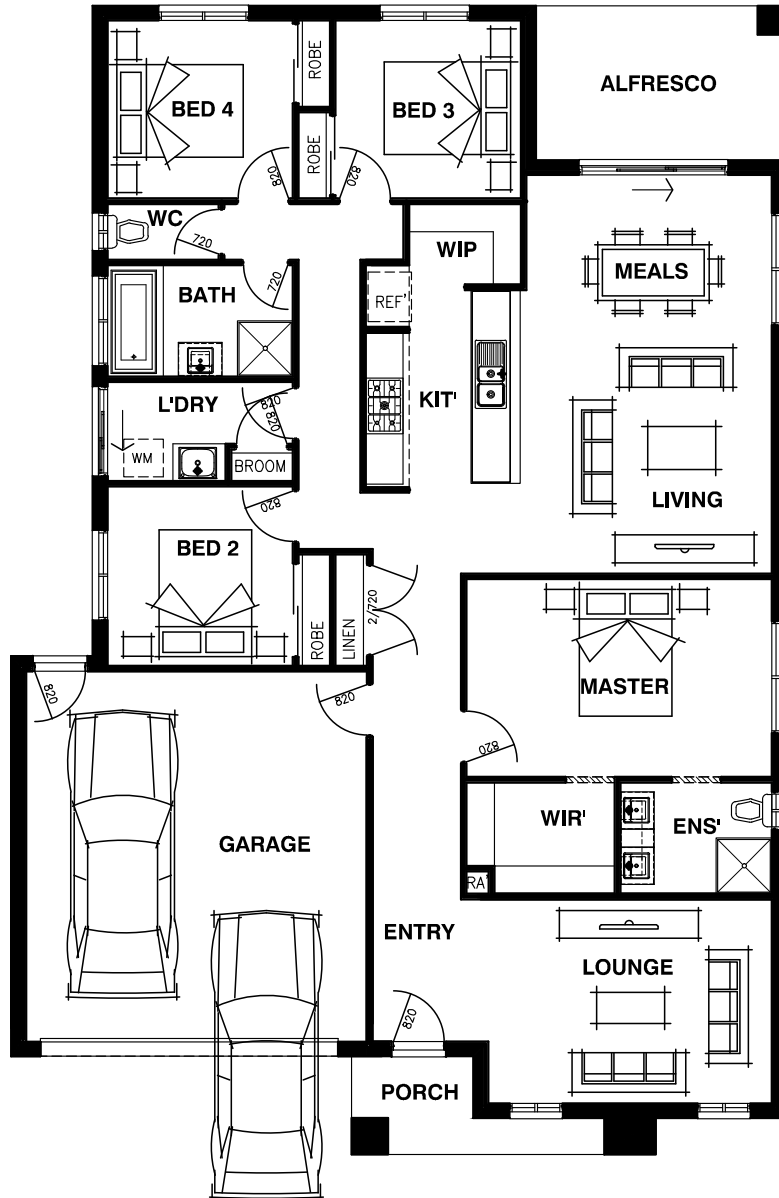
2

14m

Min. Lot Width

25m

Min. Lot Depth



## DIMENSIONS

LOUNGE	4590mm x 3300mm
MASTER BEDROOM	4940mm x 3200mm
BED 2	3000mm x 2900mm
BED 3	3000mm x 2880mm
BED 4	3000mm x 2880mm
LIVING	4070mm x 3650mm
MEALS	3970mm x 2800mm
ALFRESCO	4060mm x 2500mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	18590mm (18.59m)
OVERALL WIDTH	12550mm (12.55m)
MINIMUM BLOCK DEPTH	25M

Ground Floor	158.65 sqm	17.08 sqrs
Porch	4.38 sqm	0.47 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	10.14 sqm	1.09 sqrs
Total Area	209.37 sqm	22.54 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.

# MIA 25



4



2



2



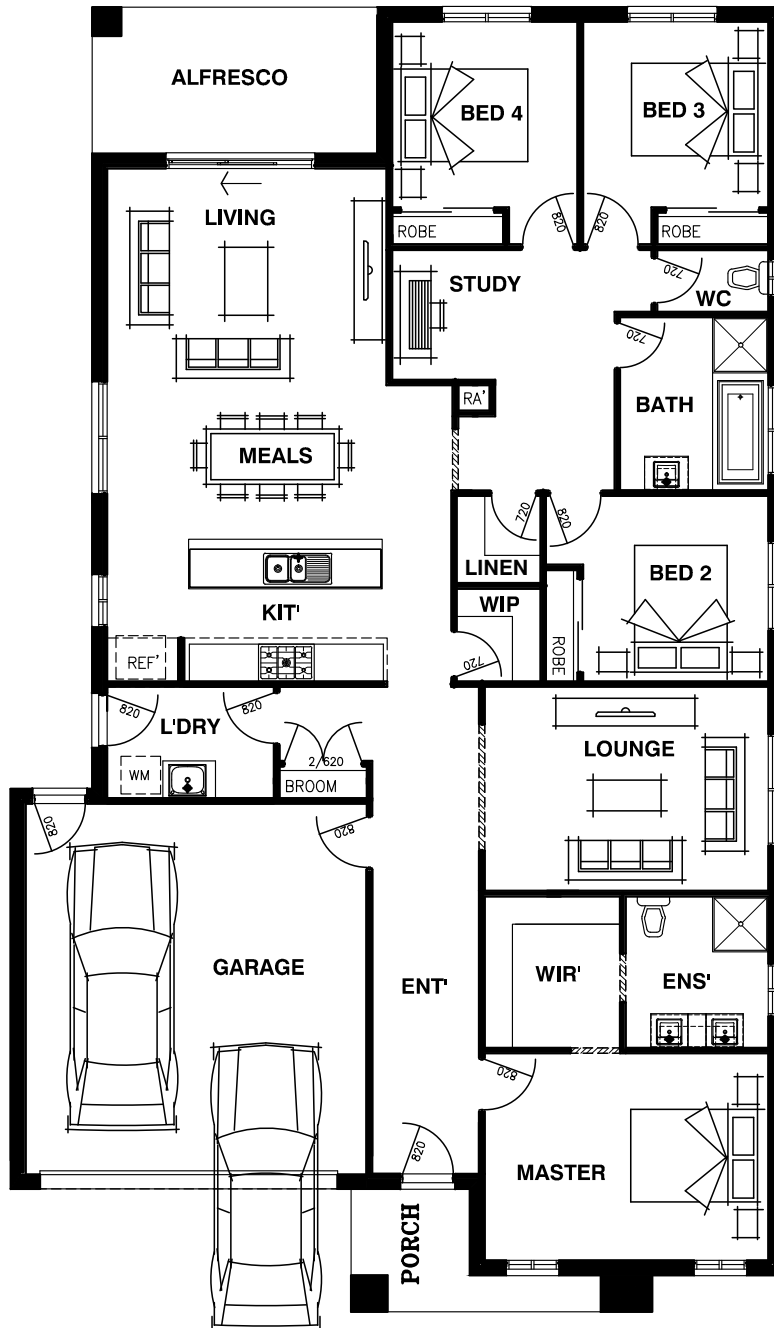
2

14m

Min. Lot Width

28m

Min. Lot Depth



## DIMENSIONS

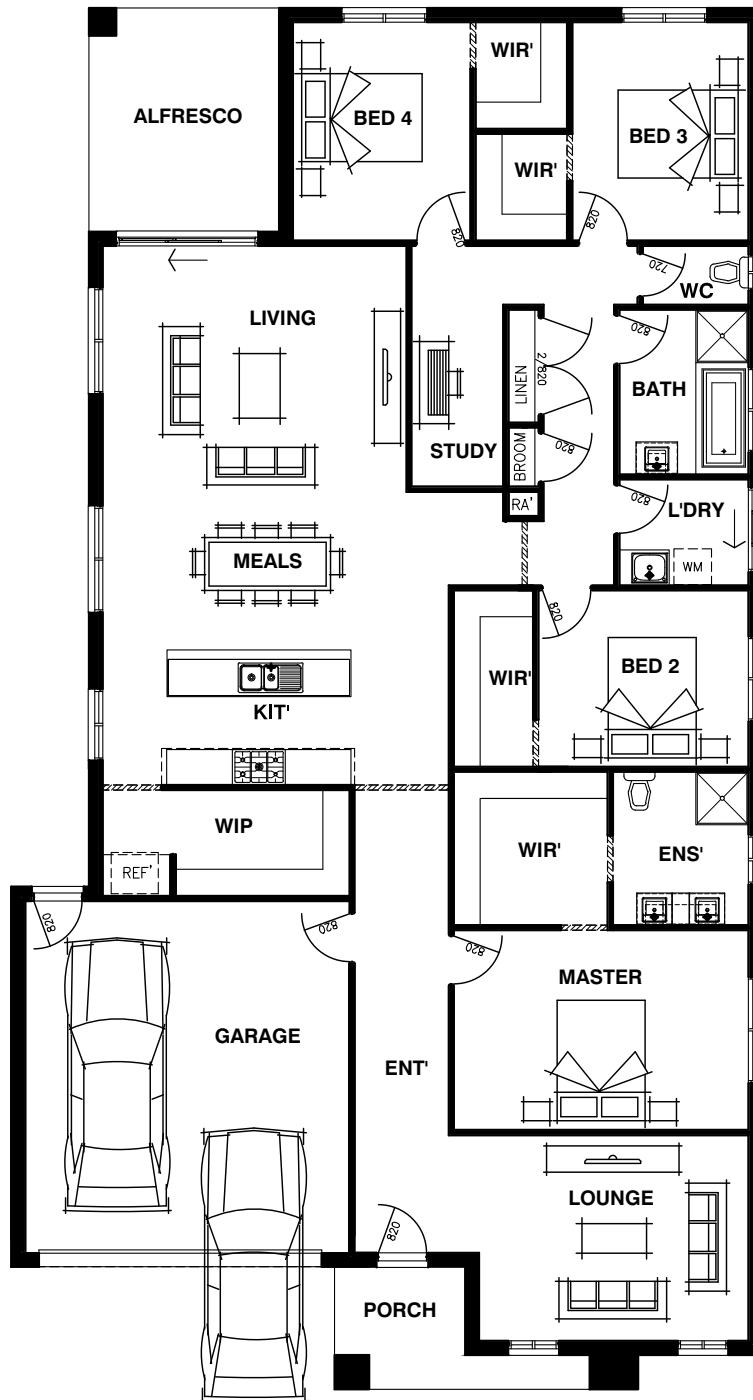
LOUNGE	4590mm x 3350mm
MASTER BEDROOM	4590mm x 3300mm
BED 2	3000mm x 3000mm
BED 3	3000mm x 3000mm
BED 4	3000mm x 3000mm
LIVING	4520mm x 3510mm
MEALS	5570mm x 2600mm
ALFRESCO	4610mm x 2370mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	2110mm (21.1m)
OVERALL WIDTH	1250mm (12.50m)
MINIMUM BLOCK DEPTH	28M

Ground Floor	182.76 sqm	19.67 sqrs
Porch	5.07 sqm	0.55 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	10.92 sqm	1.18 sqrs
Total Area	234.95 sqm	25.29 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.

# NATALIJA 28



**14m**  
Min. Lot Width

**32m**  
Min. Lot Depth

## DIMENSIONS

LOUNGE	4590mm x 3500mm
MASTER BEDROOM	5020mm x 3400mm
BED 2	3580mm x 3000mm
BED 3	3000mm x 3720mm
BED 4	3020mm x 3720mm
LIVING	5170mm x 4190mm
MEALS	5170mm x 2805mm
ALFRESCO	3240mm x 3810mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	25530mm (25.53m)
OVERALL WIDTH	12800mm (12.80m)
MINIMUM BLOCK DEPTH	32M

Ground Floor	214.22 sqm	23.06 sqrs
Porch	5.89 sqm	0.63 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	12.34 sqm	1.33 sqrs
<b>Total Area</b>	<b>268.65 sqm</b>	<b>28.92 sqrs</b>

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*



# OLIVIA 24

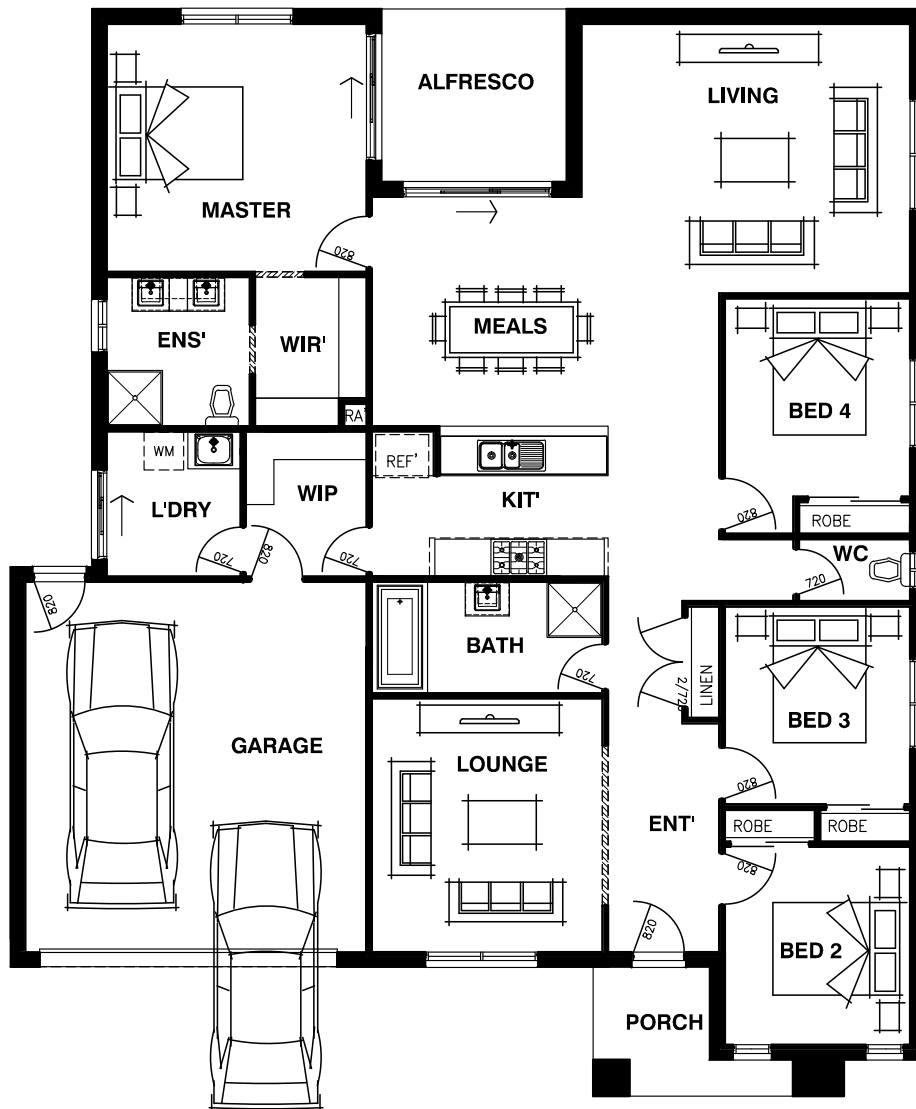


16m

Min. Lot Width

25m

Min. Lot Depth



## DIMENSIONS

LOUNGE	3730mm x 4100mm
MASTER BEDROOM	4200mm x 4010mm
BED 2	3000mm x 3200mm
BED 3	3000mm x 3200mm
BED 4	3000mm x 3200mm
LIVING	5320mm x 4360mm
MEALS	3800mm x 3710mm
ALFRESCO	3000mm x 2800mm
GARAGE	5520mm x 6000mm

OVERALL LENGTH	17590mm (17.59m)
OVERALL WIDTH	14800mm (14.80m)
MINIMUM BLOCK DEPTH	25M

Ground Floor	178.58 sqm	19.22 sqrs
Porch	4.74 sqm	0.51 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	8.4 sqm	0.9 sqrs
<b>Total Area</b>	<b>227.92 sqm</b>	<b>24.52 sqrs</b>

*House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.*

# XAVIER 32



4



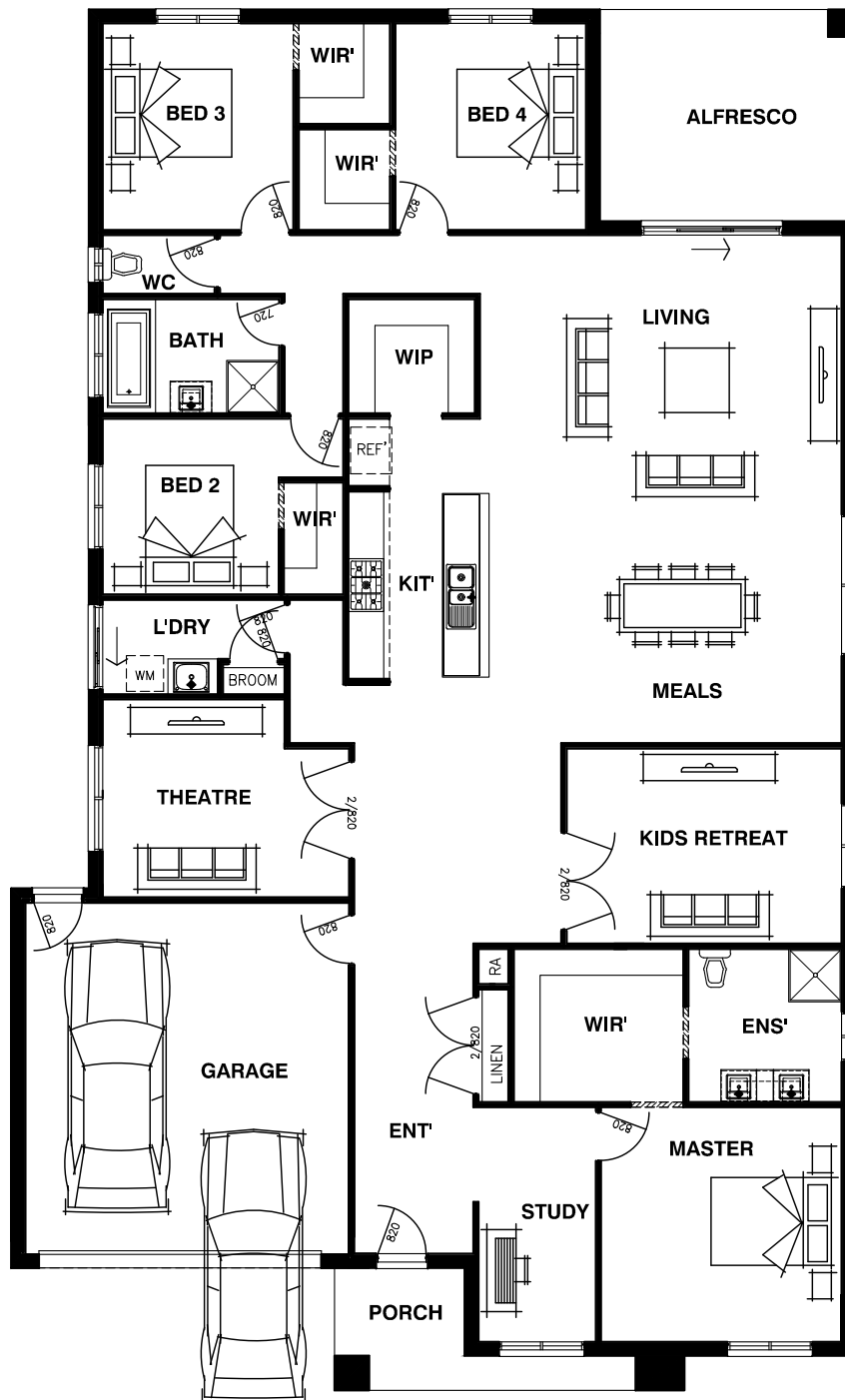
2



3



2



16m

Min. Lot Width

32m

Min. Lot Depth

## DIMENSIONS

LOUNGE	3730mm x 4100mm
MASTER BEDROOM	4100mm x 4000mm
BED 2	3000mm x 3000mm
BED 3	3250mm x 3520mm
BED 4	3250mm x 3520mm
LIVING	6165mm x 4460mm
MEALS	6010mm x 4200mm
ALFRESCO	4360mm x 3610mm
GARAGE	5520mm x 6000mm
KIDS RETREAT	4690mm x 3330mm
THEATRE	4200mm x 3375mm

OVERALL LENGTH	23555mm (23.55m)
OVERALL WIDTH	14400mm (14.40m)
MINIMUM BLOCK DEPTH	32M

Ground Floor	247.85 sqm	26.68 sqrs
Porch	6.36 sqm	0.68 sqrs
Garage	36.2 sqm	3.9 sqrs
Alfresco	15.73 sqm	1.69 sqrs
Total Area	306.14 sqm	32.95 sqrs

House size on brochure is based on R1 Facade. Size may vary dependant on facade. Refer to working drawings for complete dimensions.



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