

IDEAL LOT WIDTH  
**12.5m**

IDEAL LOT LENGTH  
**28m**



**SERIES**



**Facades Available:**

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

**House Dimensions**

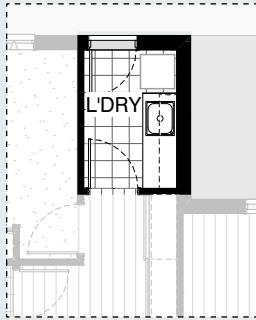
Total Width 11,030mm  
Total Length 21,170mm

**Design Dimensions**

Residence	155.0m <sup>2</sup>	16.7sq
Garage	36.3m <sup>2</sup>	3.9sq
Porch	5.2m <sup>2</sup>	0.6sq
Alfresco	12.8m <sup>2</sup>	1.4sq
<b>Total</b>	<b>209.3m<sup>2</sup></b>	<b>22.5sq</b>

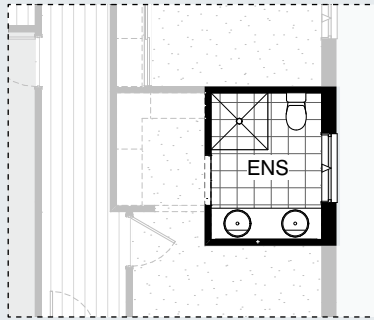
## FLOORPLAN OPTIONS

### LAUNDRY OPTION



L01

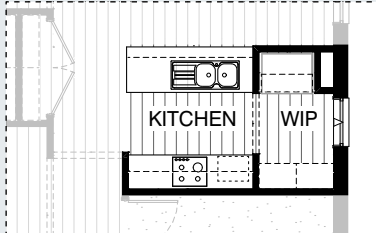
### ENSUITE OPTION



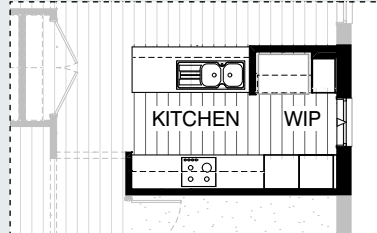
EN01



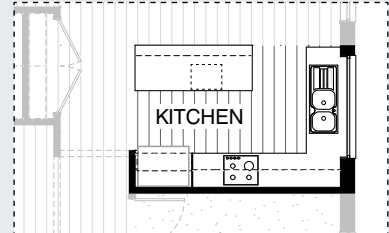
### KITCHEN OPTIONS



K01

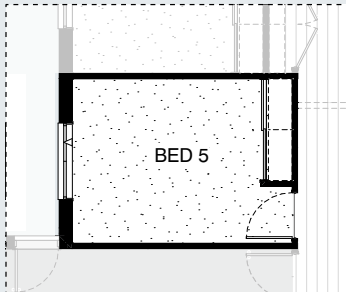


K02

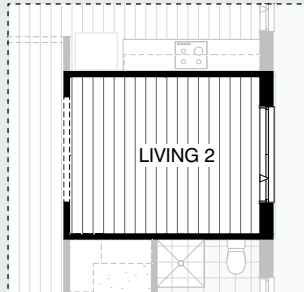


K03

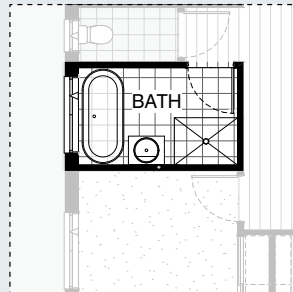
### INTERNAL OPTIONS



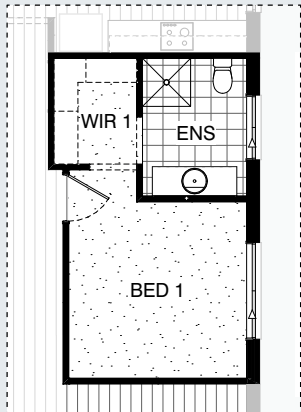
IN01



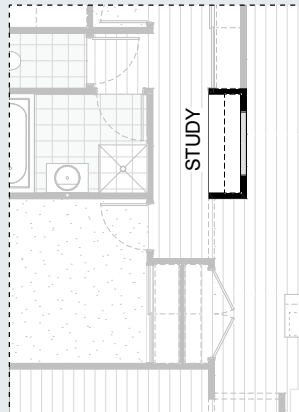
IN02



IN03

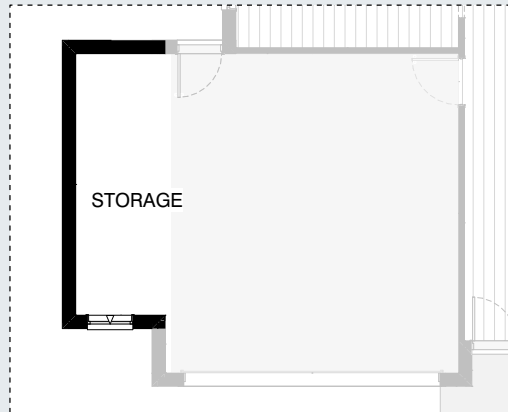


IN04



IN05

### GARAGE OPTION



G01

## OPTION DESCRIPTIONS

### KITCHEN OPTIONS

#### Kitchen Option 01

Provide Galley-style Kitchen option with Walk-in Pantry, 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 base cupboard,  
 1No. 600mm base cupboard,  
 3No. 150mm base cupboards,  
 2No. 600mm overhead cupboards,  
 1No. open shelf above refrigerator space,  
 1No. 450mm open shelves.  
 32mm laminate benchtop and tiled splashback to suit.

#### Kitchen Option 02

Provide Galley-style Kitchen option with Walk-in Pantry, including:  
 1No. 900mm retractable rangehood,  
 1No. 600mm cooktop,  
 1No. 450mm drawer unit,  
 1No. dishwasher provision,  
 2No. 900mm base cupboards,  
 2No. 700mm base cupboards,  
 2No. 700mm overhead cupboards,  
 2No. 600mm laminate oven tower with microwave provisions,  
 1No. open shelf above refrigerator space,  
 1No. 400mm full height laminate Pantry cupboard.  
 32mm laminate benchtop and tiled splashback to suit.

#### Kitchen Option 03

Provide Kitchen option with L-shaped benchtop and clear island bench, 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,  
 2No. 900mm base cupboard,  
 1No. 900mm base corner cupboard with bi-fold doors,  
 2No. 400mm base cupboards,  
 2No. 150mm base cupboards,  
 1No. 800mm overhead cupboard,  
 1No. 450mm overhead cupboard,  
 1No. 400mm overhead cupboard,  
 1No. open shelf above refrigerator space,  
 1No. 1200mm x 1810mm aluminium fixed window with no bottom reveal over sink in lieu of standard.  
 32mm laminate benchtop and tiled splashback to suit.

### LAUNDRY OPTION

#### Laundry Option 01

Provide Laundry upgrade with laminate base and overhead cupboards and inset trough, including:  
 2No. 800mm base cupboards,  
 2No. 800mm overhead cupboards,  
 32mm laminate benchtop and tiled splashback to suit.

### ENSUITE OPTION

#### Ensuite Option 01

Provide Ensuite upgrade option including:  
 1No. 1782mm vanity with double basins including  
 1 row tiling beneath mirror to suit wall-to-wall  
 benchtop including returns,  
 1No. 1000mm x 1000mm tiled shower base in lieu of standard.

### INTERNAL OPTIONS

#### Internal Option 01

Provide floor plan option with additional Bedroom in lieu of Living room, including:  
 Additional stud and plaster wall,  
 1No. 870mm hinged door in lieu of bulkhead opening,  
 Provide built-in Robe with sliding doors,  
 1No. 450mm shelf and hanging rail,  
 provide 1200mm x 1450mm aluminium awning window in lieu of standard.

#### Internal Option 02

Provide floor plan option with additional Living area to the centre of the home in lieu of Bed 4.  
 Option removes built-in Robe and 870mm hinged door,  
 provide bulkhead opening,  
 and 1200mm x 1810mm aluminium awning window in lieu of standard.

#### Internal Option 03

Provide Bathroom upgrade option, including:  
 1No. 1780mm freestanding bath,  
 1No. 1200mm x 900mm tiled shower base and  
 682mm vanity in lieu of standard.

#### Internal Option 04

Provide Floor plan option with additional Living area to the front of the home and moves Bed 1 behind.  
 Provide 1800mm x 1810mm aluminium awning window to Bed 1 in lieu of standard, and  
 option also removes Bed 4 to accommodate.

#### Internal Option 05

Provide built-in joinery to Nook to create Study, including:  
 1No. 600mm deep 32mm thick laminated benchtop,  
 2No. 300mm deep 60mm thick open shelves,  
 1No. 600(h) x 1200(w) cut-out in wall through to Family room.

### GARAGE OPTION

#### Garage Option 01

Provide extension to Garage to create additional Storage area including additional  
 1No. 2057mm x 850mm aluminium awning feature window.  
 Increases width of the home by 1680mm.  
 Increases area of the home by 9.07m<sup>2</sup>