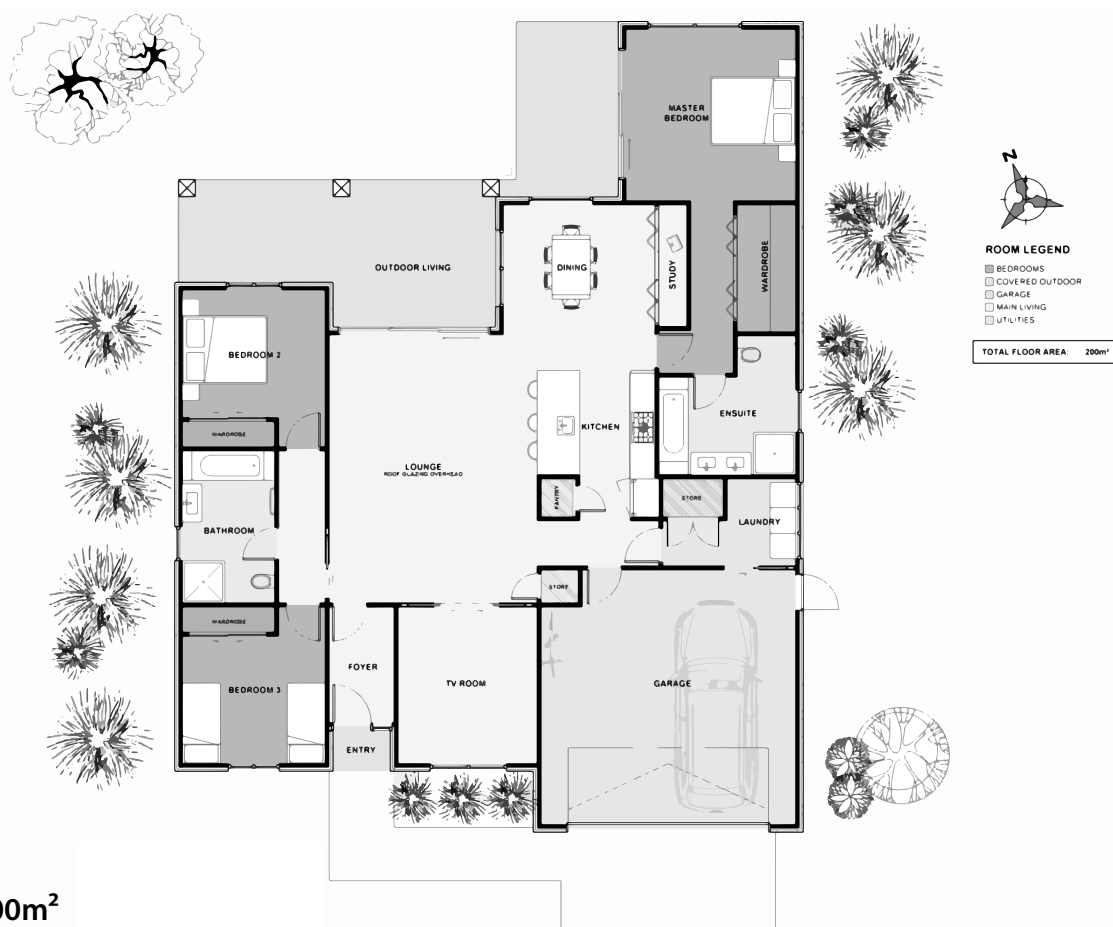


# Albury



The 'Albury' is a modern home with a small footprint. The bedrooms are very separate giving everyone their own privacy and space. The main living is open plan with a separate TV/ Theatre room and a study which can be closed when not used. Outdoor entertainment flows from the living room with significant roof cover making entertaining always possible. This home can be finished in numerous cladding to give your desired look.



Floor Area: 200m<sup>2</sup>

2 3 2 14.6m 18.9m

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# Benhar



The 'Benhar' has flare, great shape and an amazing private outdoor living area. Both lounges open out onto a private courtyard with an outdoor fireplace an option for increased privacy and comfort. Fixed nontransparent glass panels border the open plan lounge which allows light to filter into the hallway giving a warm and spacious feel. The master bedroom sits separate in it's own wing with large windows for a great light room. The exterior orange panels shown above can be painted or finished in any colour/ cladding of you prefer.



Floor Area: 232m<sup>2</sup>

2 3 2 23.1m 15.1m

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# Brighton



The 'Brighton' is a modernised English manor with luxury sized proportions. Above, the 'Brighton' is finished in orange bricks with a bagged finish, (thin layer of cement render). Fixed wooden louvres bring this home to present day status and increased privacy for the second floor. All living is situated on the ground level while all 4 large bedrooms plus the study are upstairs. Above the dining is a double height ceiling which is overlooked by the open study and walkway which leads you to your large master bedroom.



Floor Area: 358m<sup>2</sup>

2 4 2 16.5m 22.4m

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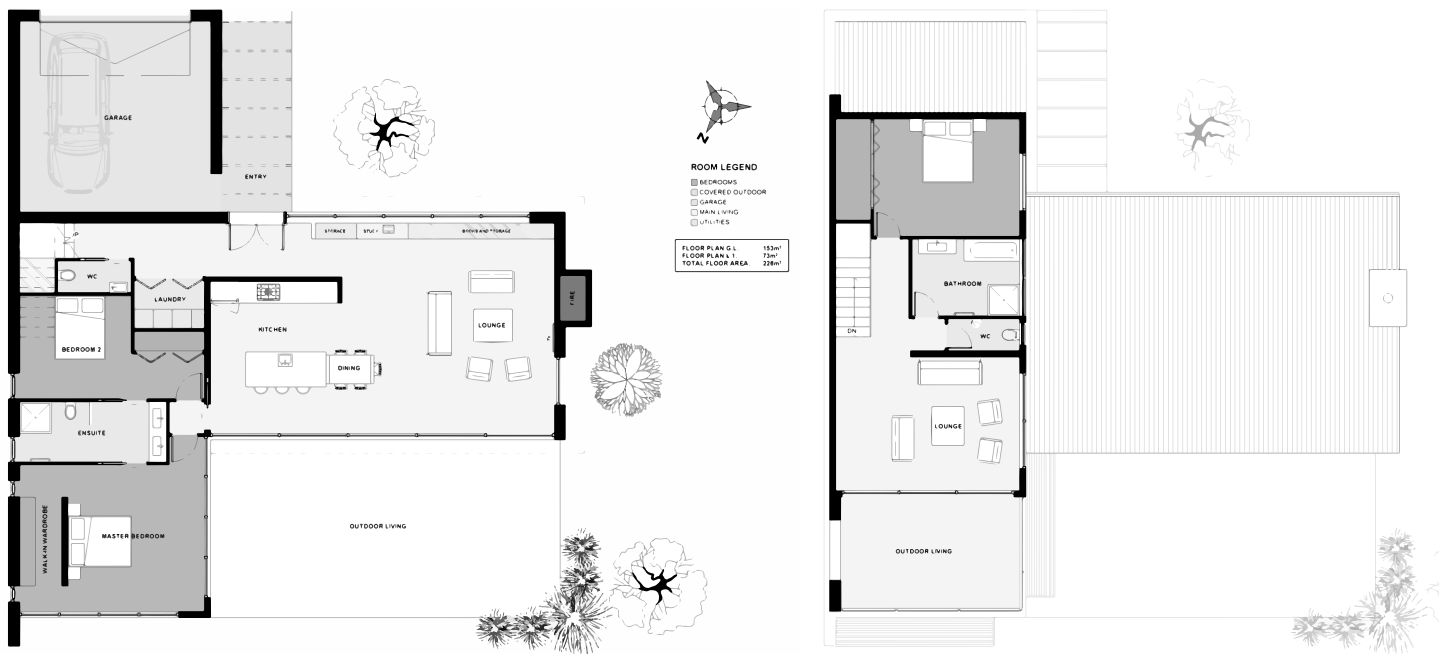
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The 'Ettick' is a fun-sized home that is designed to fit most sections. Whether your driveway comes in from the east, south or west this home can work. The dining kitchen and lounge is open plan with the ceiling raking up towards the higher northern windows allowing light to reach deep within the home. The raking ceilings also give the main living area an increased sense of space. The master bedroom includes a very generous ensuite and an open walk-in wardrobe. Overhead, a covered balcony gives those upstairs great views and sunlight right through to the evening.



Floor Area: 226m<sup>2</sup>

2 3 2 14.0m 15.2m

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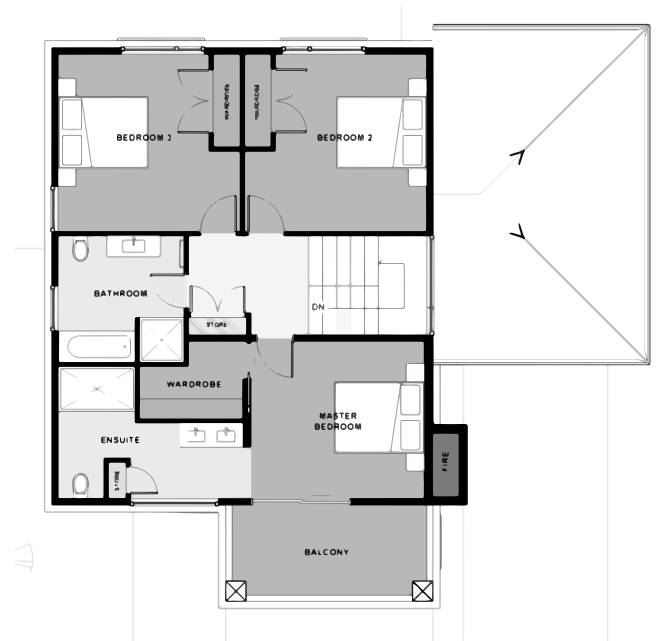
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# Leeston



The 'Leeston' is a great townhouse, perfect for those with a relatively small section. All bedrooms accommodate the second level leaving the ground level for living and entertainment. The single garage has french doors and window allowing this space to have multiple uses. Shown above, the 'Leeston' is clad in weatherboards and plaster but can be finished in a single cladding type or mixed and matched to whatever makes you a proud 'Leeston' owner.



Floor Area: 219m<sup>2</sup>

 1  3  2  12.9m  12.6m

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# Methven



The 'Methven' is modern and edgy with its extruded portal form and standing seam roof/ wall cladding finish. 3 Separate rooms are smartly positioned in a semi symmetrical layout leaving the plumbing grouped together at the core. Open plan living is in the largest wing bringing together the kitchen, fireplace, dining, 2 lounge layouts and study making heating/ air conditioning a single room effort. Sliding doors open this main space out to the courtyard giving alfresco flow.



Floor Area: 199m<sup>2</sup>

0 3 2 23.3m 18.4m

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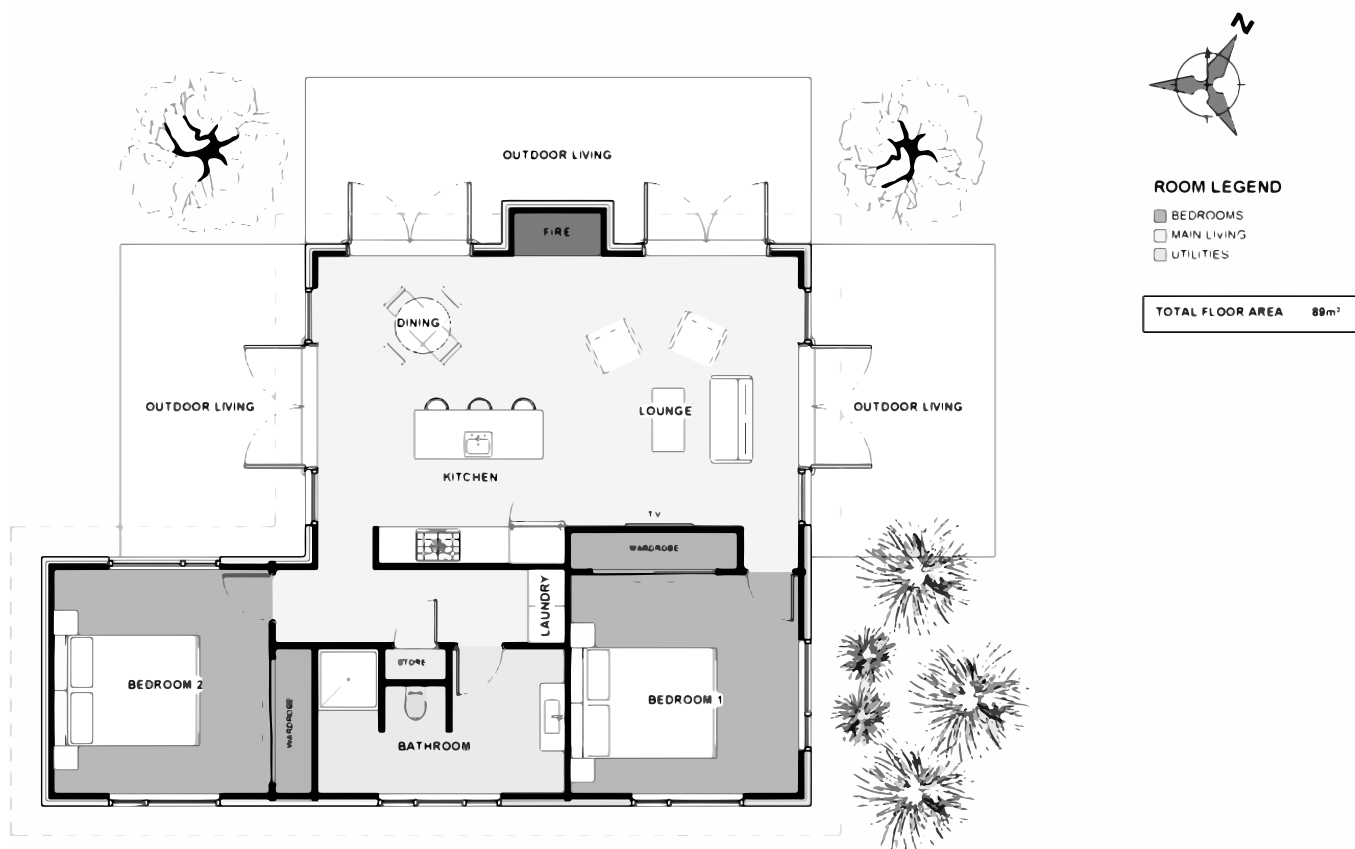
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# Oban



Need an affordable comfortable home? The 'Oban' is perfect. 2 bedrooms with good sized wardrobes, open plan living easily heated with the centralised fireplace & great 180° views & courtyard surround. This home can be finished in any cladding/ colour and even have its roof changed to a mono pitch! It's up to you.



Floor Area: 89m<sup>2</sup>

0 2 1 12.3m 9.6m

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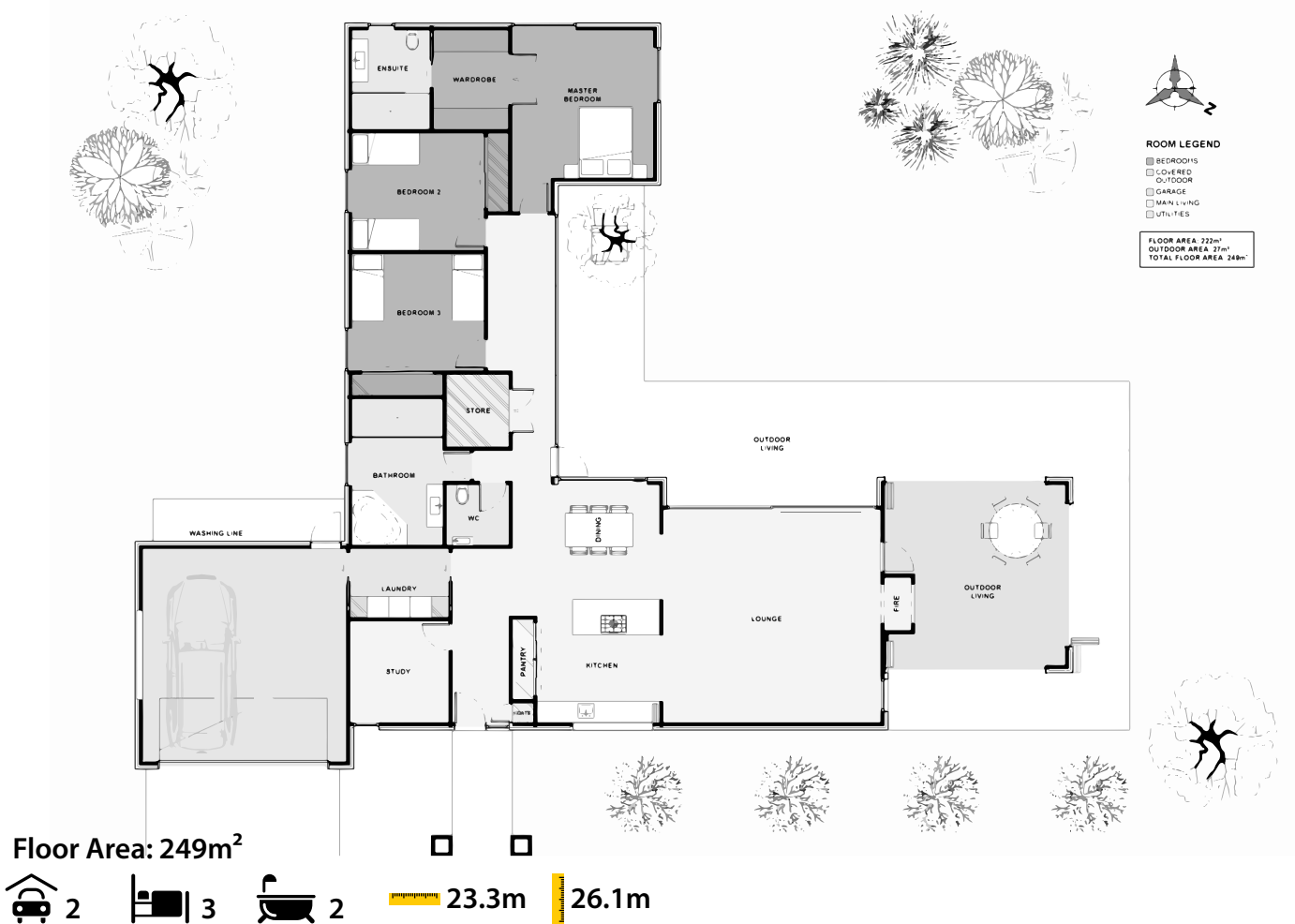


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# Seedon



The 'Seedon' is a modern home under a traditional roof-line. The living and bedrooms are shaped to make private northern lawn area and outlook. 2 Lounges, one indoor and one indoor/ outdoor. In winter, this room can be completely shut off from the harsh elements with a back to back fireplace. In summer the exterior walls, (bifold doors), open right up and fold back transforming this room into a covered outdoor living area.



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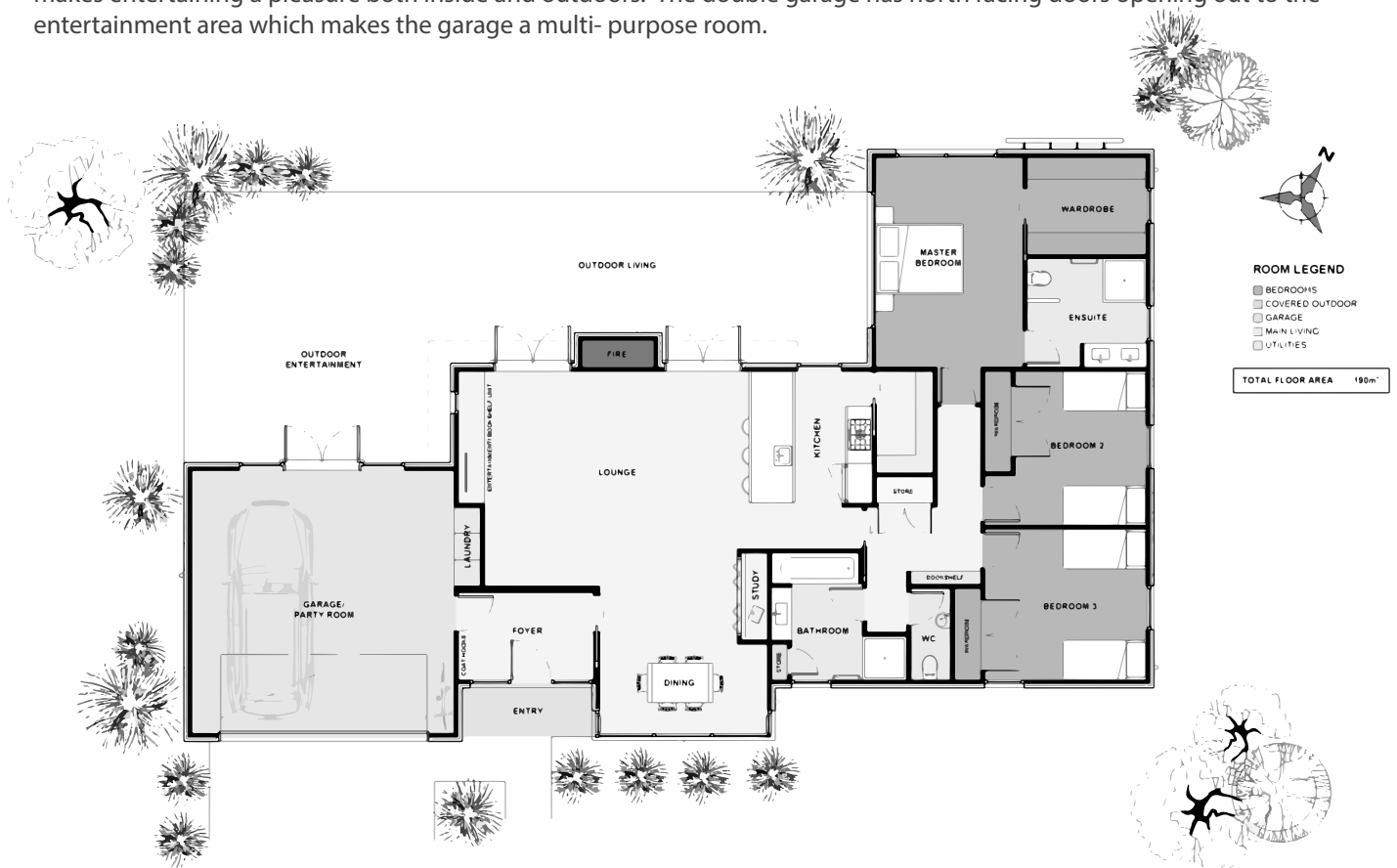
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# Walton



The 'Walton' just works and looks great while doing it. 3 Bedrooms are neatly arranged down the North/ Eastern side allowing all rooms to receive the lovely morning sun. The main living area has an extra high ceiling due to the elevated roof with glazing allowing light to beam from above giving the room an amazing feel with this natural light source. A back to back fireplace makes entertaining a pleasure both inside and outdoors. The double garage has north facing doors opening out to the entertainment area which makes the garage a multi- purpose room.



Floor Area: 190m<sup>2</sup>

2   
 3   
 2   
 22.0m   
 13.3m

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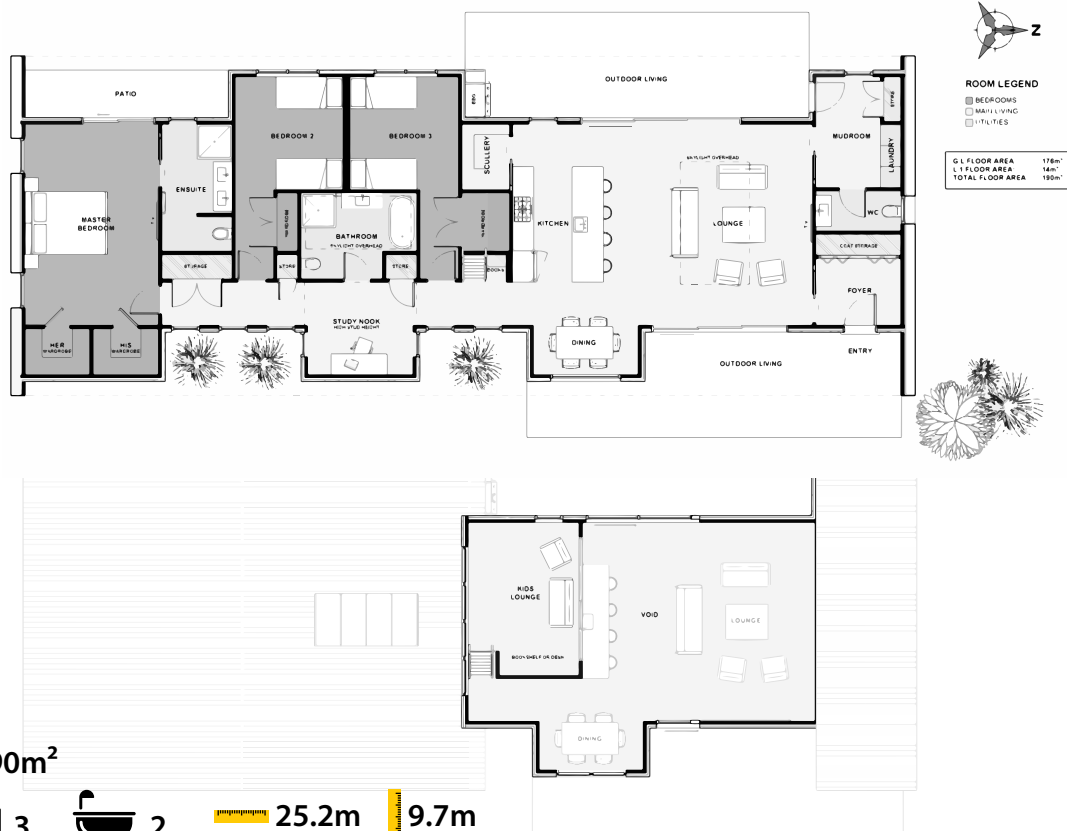


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# Weston



The 'Weston' is a long narrow fun packed home with interesting spaces and forms. Pictured above, the 'Weston' is clad in timber weatherboard, timber panelling and standing seam roofing which melts down over the ends of this home. The main living has a sloping ceiling and is open plan with the dining offset in it's own module with double height glazing. The study is an open study in the hallway opposite two mirrored bedrooms which enclose the centralised bathroom. Because the bathroom is internal, a large opening skylight overhead opens the full height room, letting any moisture and steam straight outside making the bathroom a very healthy, light space. A very generously sized master bedroom has an ensuite and a 'His & Her' wardrobe. Not shown in below is the kids lounge/ library which is accessed at the hallway's entrance via a built in ladder. This space has it's own external windows but also has sliding windows that open allowing you to look onto the main living down below.



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