

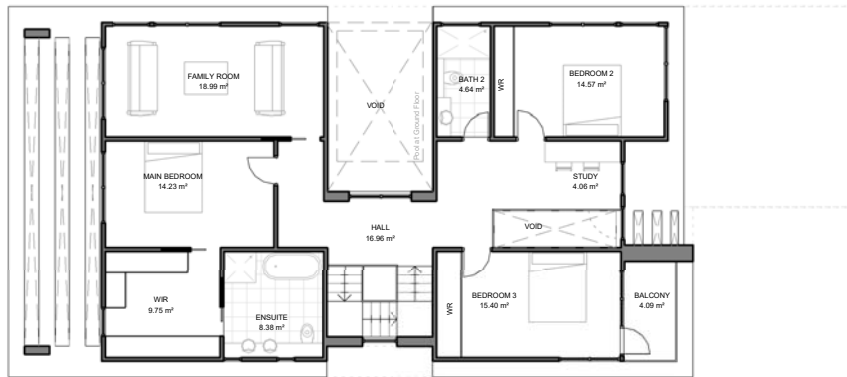
New Homes

Model: F-NS1

General Description:

- **Recommended lot size:** 390m² LOT-12,2 m x 32 m
- **Building area** 309 m²
- **Includes** Living+Dining+Kitchen
4 Bedrooms + Gallery
3 Baths
Garage - 2 cars
- **Building Cost:** \$560.000
Includes site costs for standard site, rain tanks, floor coverings, quality finishes, air conditioning. Excludes pool and pool surrounds.
- **Plan Cost:** \$8.800
For full set of Complying Development Standard Plans only- Modified to fit your site (excluding other consultants fees and approval authority costs.)

*This is a photo of a built house that has been modified from the standard design to suit the specific needs of the client and site opportunities.



First Floor



Ground Floor

Materials and Finishes List



Paint "Warm White"
For External Walls



Transparent Glass
For Windows



Laminated Wood
For Joinery



Brown Anodised Aluminium
For Louvres



Brushed Aluminium
For Railing Frames



Sandstone cladding
For External Walls



Bronze panels
For Feature Wall



Translucent Glass
For Railings



Paint "Medium Grey"
For External Feature Walls



About the house:

Customising Our designs and the Approval Process:

All our designs are intended to be modified to fit your site and your site specific design requirements where practical and with regards to compliance with the NSW General Housing Code for Complying Development.

The GHC is a set of design guidelines that if complied with automatically get planning and building approval.

Layout description:

F-NS1 Model is a 2 storey house that can be placed on a flat, narrow site with a minimum of 400 m² area and a 12.2m minimum width.

The ground floor is comprised of the living areas, such as the living room, dining room, a wide, open-space kitchen, a guest bedroom and a bath. A garage for 2 cars and service spaces such as Laundry and Storage CPD's are also part of this floor.

It also opens up to a full-width terrace, and allows for a welcoming plunge pool which is enclosed on 3 sides offering privacy and comfort. (not included in cost)

The remaining 3 bedrooms, gallery, a bath and an ensuite are hosted on the first floor.

All rooms have generous windows and are very well ventilated. The larger openings are protected by extruded slabs or louvers for shade in the hot days of summer.

House Areas (Measured to external walls)	
INTERNAL	
GROUND FLOOR	113 m ²
FIRST FLOOR	127.9 m ²
GARAGE	34.9 m ²
EXTERNAL	
ALFRESCO	27 m ²
PORCH	2.1 m ²
BALCONY	4.1 m ²
AREA	309 m²