

New Homes

Model: F-NS3

General Description:

■ **Recommended lot size:** 450m² LOT-12,19 m x 37 m

■ **Building area** 404.3m²

■ **Includes** Living+Dining+Kitchen+
Family Room
4 Bedrooms + Study
3 Baths
Garage - 2 cars

■ **Building Cost:** \$730.000

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.

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:

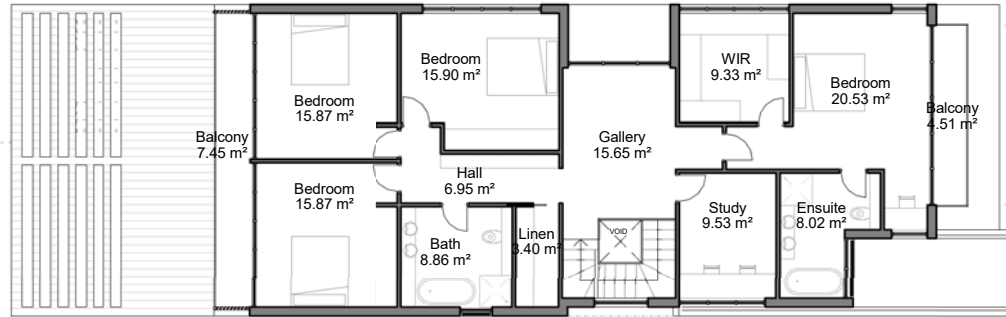
F-NS3 Model is a 2 storey house that can be placed on a flat, narrow site with a minimum of 330 m² area and a 12.2m minimum width.

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

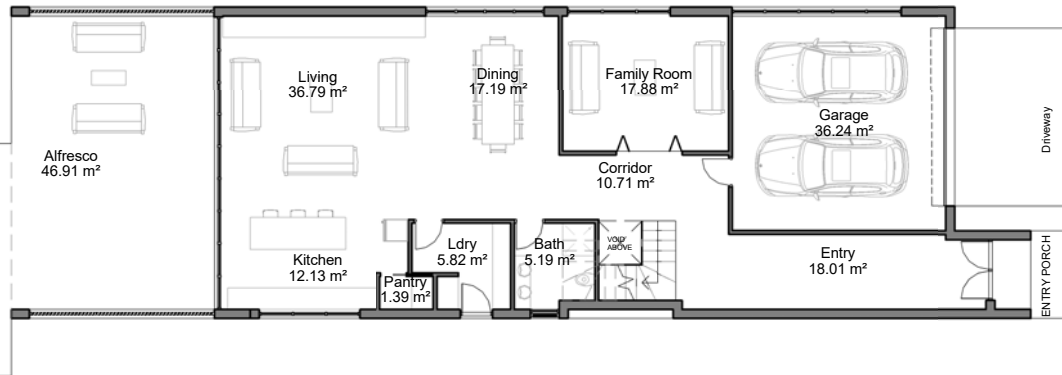
It also opens up to a full-width alfresco, and to a potential welcoming pool in the back yard.

The bedrooms, study, a bath and an ensuite are hosted on the first floor. A generous gallery with large windows complements the floor's space and provides extra space for leisure activities.

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.



First Floor



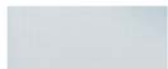
Ground Floor

House Areas (Measured to external walls)	
INTERNAL	
GROUND FLOOR	144.3 m ²
FIRST FLOOR	156.4 m ²
GARAGE	39.3 m ²
EXTERNAL	
ALFRESCO	49.8 m ²
PORCH	2.5 m ²
BALCONY	12 m ²
AREA	404.3 m²

Materials and Finishes List



Paint "Warm White"
For External Walls



Transparent Glass
For Windows



Laminated Wood
For Joinery



Brown Anodised Aluminium
For Louvers



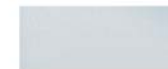
Brushed Aluminium
For Railing Frames



Sandstone cladding
For External Walls



Bronze panels
For Feature Wall



Translucent Glass
For Railings



Paint "Medium Grey"
For External Feature Walls