

New Homes

Model: W-GSU

General Description:

- **Recommended lot size:** 610 m² LOT-15,24 m x 40 m
- **Building area** 515.6 m²
- **Includes** Living + Dining + Kitchen + Media Room + Family Room
4 Bedrooms + Study
3 Baths + Powder Room
Garage - 2 cars
- **Building Cost:** \$930,000
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:

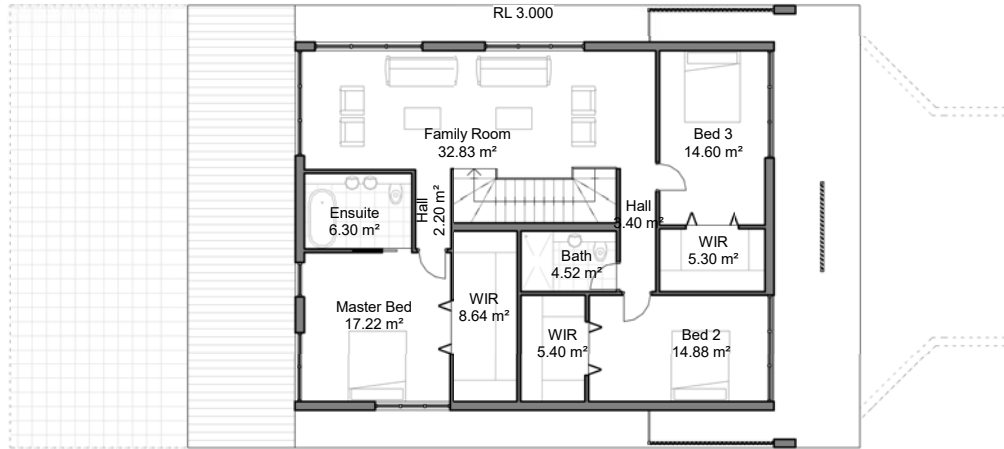
W-GSU Model is a 3 storey house that can be placed on a gentle sloped up and wide site with a minimum of 610 m² area and a 15.24m minimum width.

The basement floor hosts the main entrance area with a generous storage and the garage with 2 car spaces.

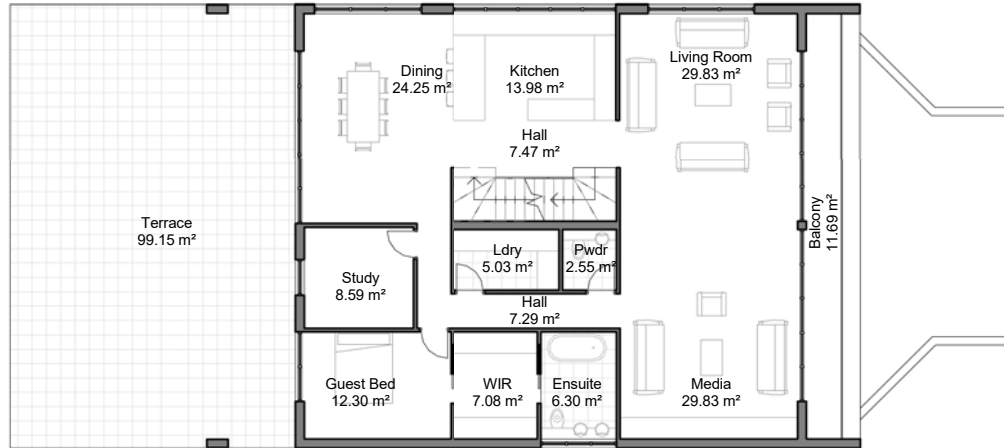
The ground floor is comprised of the living areas, such as the living room, the media room, the dining room, a wide, open-space kitchen, a guest room, a study and a bath. Service spaces such as laundry and storage CPD's are also part of this floor. It also opens up to a full-width terrace towards the back of the site.

The 3 bedrooms, a bath and an ensuite are hosted on the first floor. A generous family room with large windows complements the floor's space and provides extra space for leisure activities.

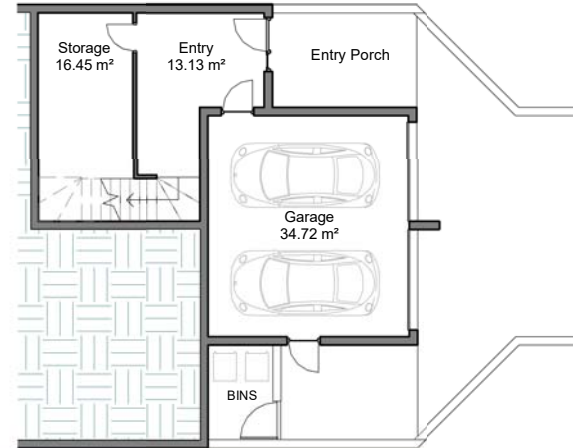
All rooms have generous windows and are very well ventilated. The larger openings are protected by extruded slabs or louvers for shade in the hot days of summer.



First Floor



Ground Floor



Basement Floor

House Areas (Measured to external walls)	
INTERNAL	
BASEMENT FLOOR	36.17 m ²
GROUND FLOOR	178.5 m ²
FIRST FLOOR	139 m ²
GARAGE	40.4 m ²
EXTERNAL	
ALFRESCO	99.5 m ²
PORCH	10.5 m ²
BALCONY	11.5 m ²
AREA	515.6 m²

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