

New Homes

Model: W-SSD

General Description:

- **Recommended lot size:** 450m² LOT-16,3 m x 27.7m
- **Building Area** 422,9 m²
- **Includes** Living + Dining + Kitchen + Family Room + Gallery
4 Bedrooms
3 Baths
Garage - 2 cars
- **Building Cost:** \$765.000
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-SSD Model is a 3 storey house that can be placed on a wide down stepped slope site with a minimum of 451 m² area and a 16.2 m minimum width.

The access is at the first floor and it hosts a 2-car garage, and the living areas such as the living room, dining room, a wide and spacious kitchen, all with large windows and a generous open-space layout. It also opens up to a full-width balcony towards the back yard.

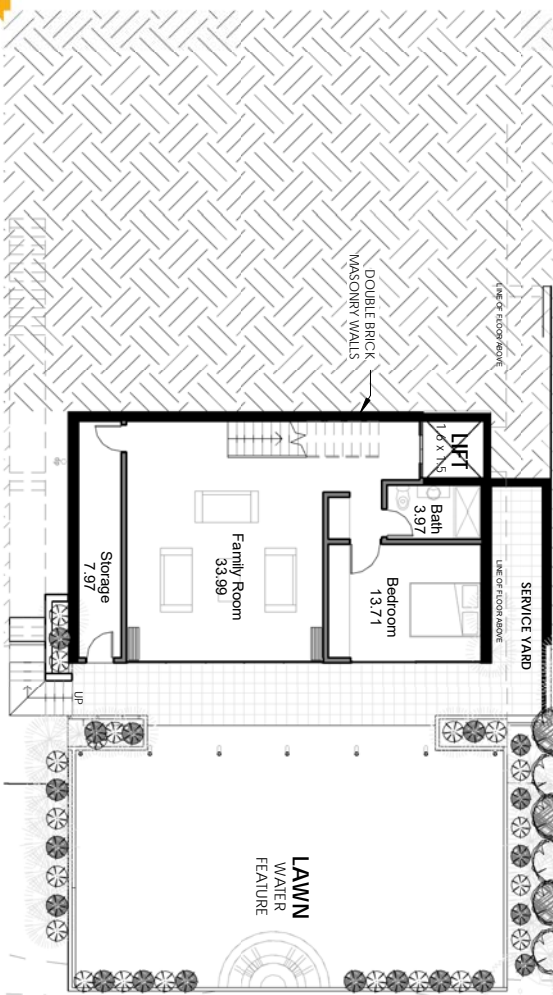
The 3 bedrooms, a laundry area, a bath and an ensuite are hosted on the first floor. A generous gallery with large windows complements the floor's space and provides extra space for leisure activities. It has access to a large balcony that faces the back yard.

The lowest level hosts a 4th bedroom and a family room which opens up towards the back yard. It facilitates the access towards a series of service and storage areas.

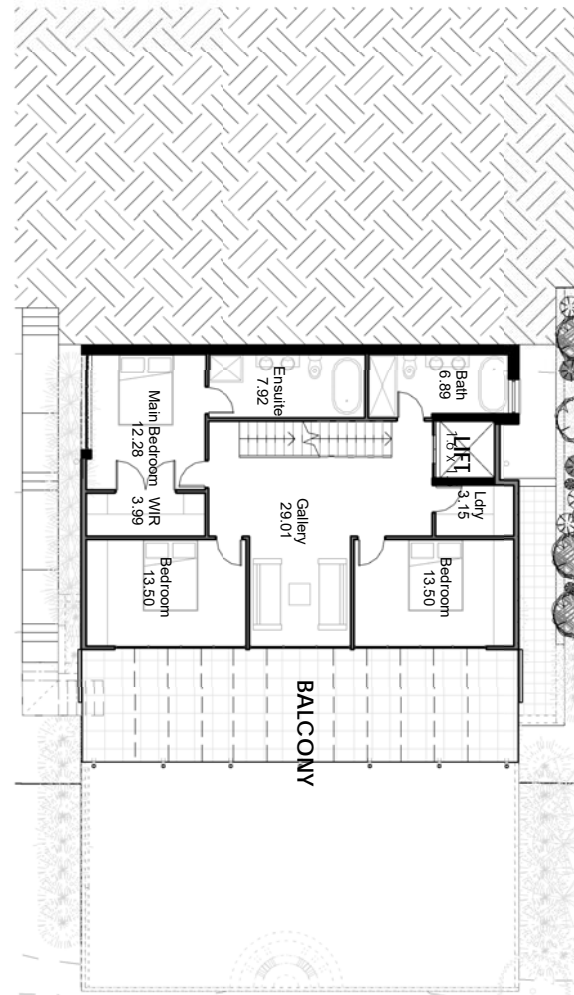
All rooms have generous windows and are very well ventilated. The larger openings are protected by extruded slabs or louvers for shade in the hot days of summer.

House Areas (Measured to external walls)

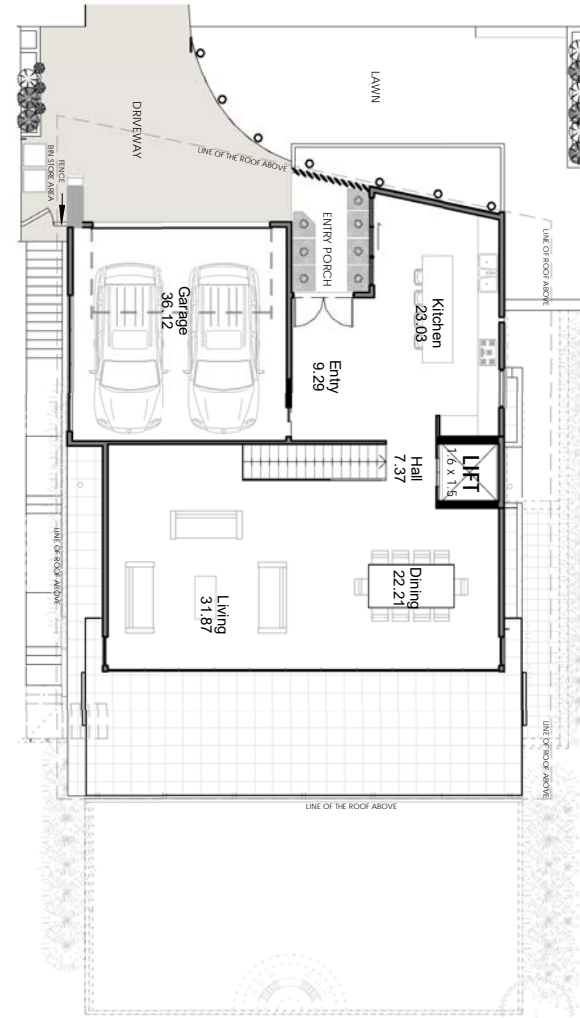
INTERNAL	
BASEMENT FLOOR	83.7 m ²
GROUND FLOOR	104.4 m ²
FIRST FLOOR	107.6 m ²
EXTERNAL	
GARAGE	38.6 m ²
PORCH	6.6 m ²
BALCONY	82 m ²
AREA	422.9 m²



Basement Floor



Ground Floor



First 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