

New Homes

Model: W-SSU

General Description:

- **Recommended lot size:** 460m² LOT-15,25 m x 30 m
- **Building area** 492.5 m²
- **Includes** Living+Dining+Kitchen
5 Bedrooms + Gallery/Rumpus
3 Baths
Garage - 2 cars
- **Building Cost:** \$890.000
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:

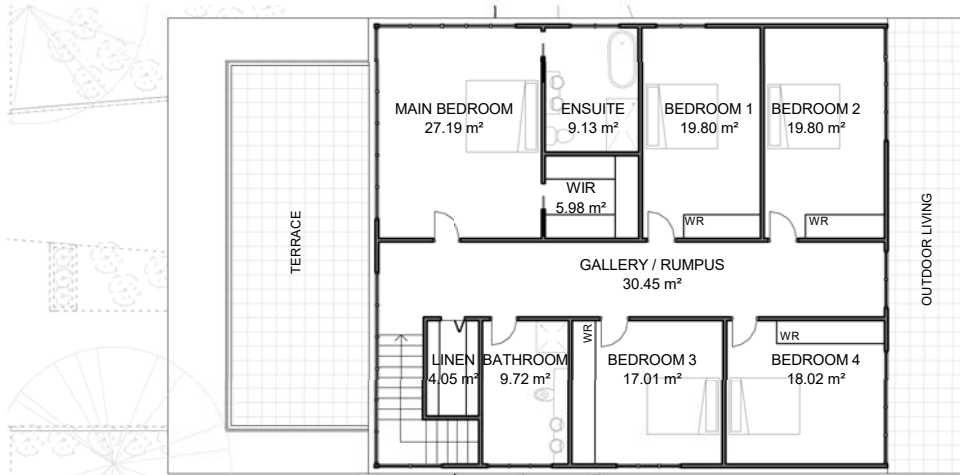
W-SSU Model is a 2 storey house that can be placed on a wide, stepped slope up site with a minimum of 457 m² area and a 15.25 m minimum width.

The access for this house is on a lower ground floor which is composed out of a 2-car park and an entrance space.

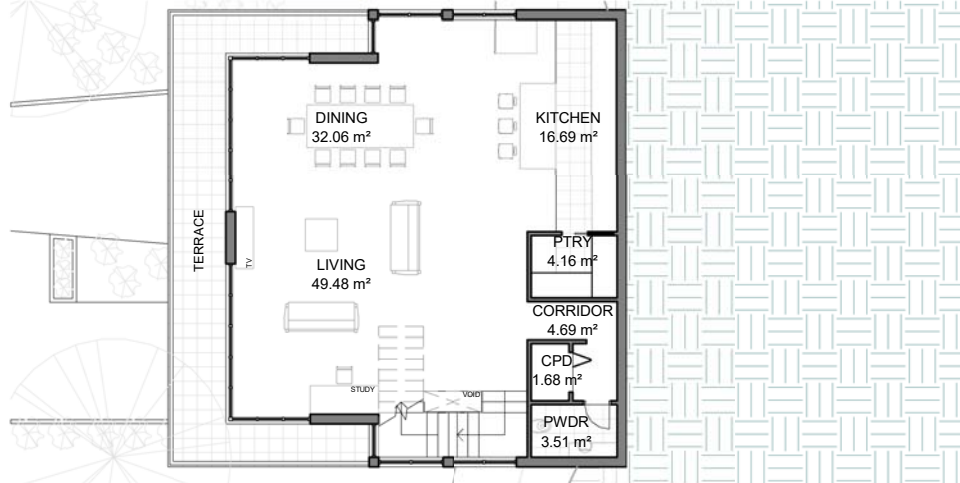
The ground floor is comprised of the living areas, such as the living room, dining room, a wide, open-space kitchen, a study and a bath. Service spaces such as laundry and storage CPD's are also part of this floor. It opens up to a full-width terrace that is facing the main street.

The bedrooms, a bath and an ensuite are hosted on the first floor. A generous gallery/rumpus with large windows complements the floor's space and provides extra space for leisure activities. This also allows an access towards an outdoor living towards the rear of the site.

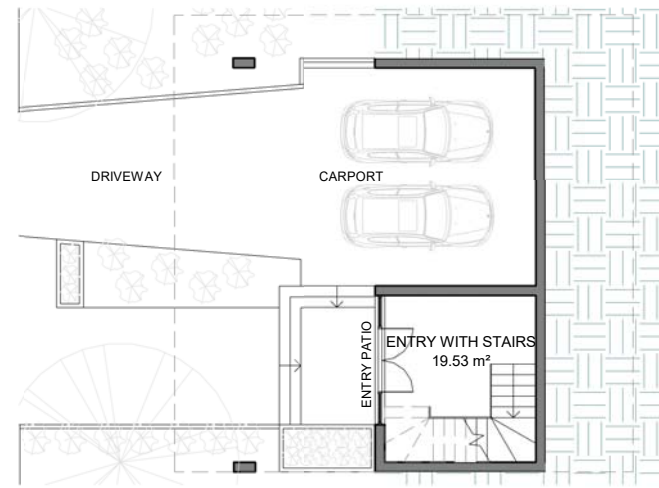
All rooms have generous windows and are very well ventilated. The larger openings are protected by extruded slabs or louvers for shade in the hot days of summer.



First Floor



Ground Floor



Lower Ground Floor

House Areas (Measured to external walls)	
INTERNAL	
LOWER GROUND FLOOR	24.6 m ²
GROUND FLOOR	134.3 m ²
FIRST FLOOR	179.4 m ²
CARPORT	44 m ²
EXTERNAL	
ALFRESCO	27 m ²
PORCH	10.5 m ²
BALCONY	72.3 m ²
AREA	492.1 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