

New Homes

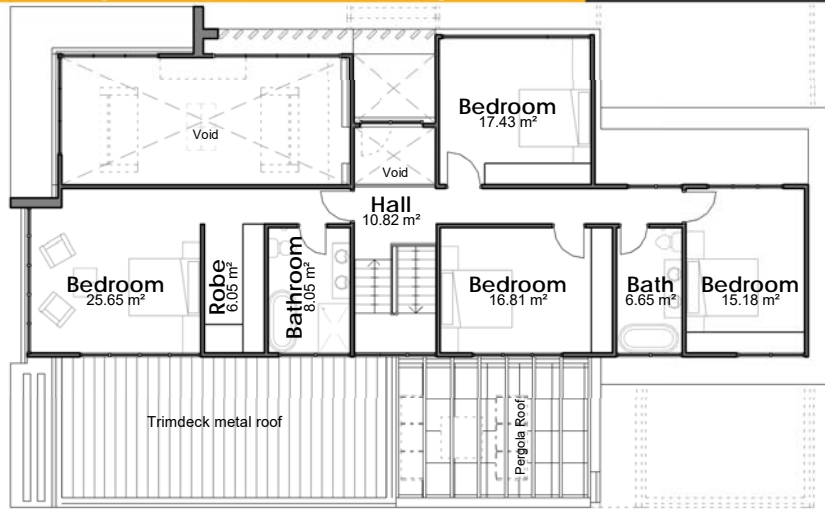
Model: W-CB1

General Description:

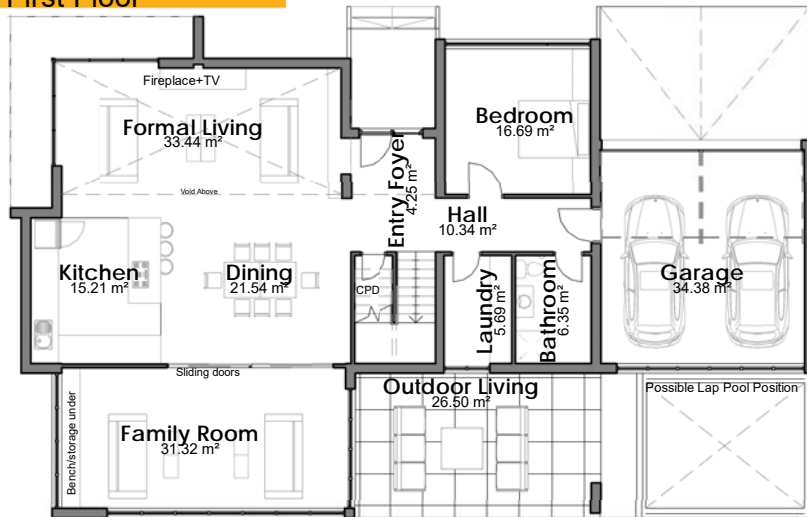
- **Recommended lot size:** 457m² LOT-15.3 m x 30m
- **Building area** 424.8 m²
- **Includes** Living+Dining+Kitchen+Family Room+Laundry+Pantry
4 Bedrooms+2 Robes
3 Baths
Garage - 2 cars
- **Building Cost:** \$765,000
Includes site costs for standard site, rain tanks, floor coverings, quality finishes, 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.



First Floor



Ground Floor



About the house:

The need to create suitable spaces for people, places that represent them, not just a concrete blocks and cold brittle bricks, assembles, in a smart and organized form, a simple and effective livable unit. A modern home.

We can say that there is art hidden between functional design and the perfect place to live. Our "Standard Range" homes are designed precisely to blend perfectly the functionality with comfort, esthetics with cost-efficiency, light and shadow, man and nature.

Layout description:

W-CB1 Model is a 2 storey house that can be placed on a wide, corner-block site with a minimum of 457 m² area and a 15.3 m minimum width.

The ground floor is comprised of an open-space living area, with a generous kitchen and dining connected to a large family room and an outdoor living complemented by a beautiful pergola. This floor hosts a bedroom, a bath, a garage for 2 cars and service spaces such as a laundry and storage CPD's.

It also opens up to a potential welcoming lap pool in the back yard. (not included in cost)

The bedrooms, all with generous robes, a bath and an ensuite are hosted on the first floor. The space is connected to the living area at the ground floor through large voids that generates a refreshing atmosphere.

All rooms have gorgeous 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 <small>(Measured to external walls)</small>	
INTERNAL	
GROUND FLOOR	172.4 m ²
FIRST FLOOR	158.2 m ²
GARAGE	39.2 m ²
EXTERNAL	
ALFRESCO	27 m ²
PORCH	28 m ²
BALCONY	0 m ²
AREA	424.8 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