

New Homes

Model: W-DUP 1

General Description:

- **Recommended lot size:** 605 m² LOT-15.3m x 40 m
- **Building Area** 231.1 m² (one dwelling)
- **Includes** Living+Dining+Kitchen
4 Bedrooms + Studio Gallery
3 Baths + Laundry
Garage - 1 car
- **Building Cost:** \$835.000 (for both dwellings)
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 500 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.

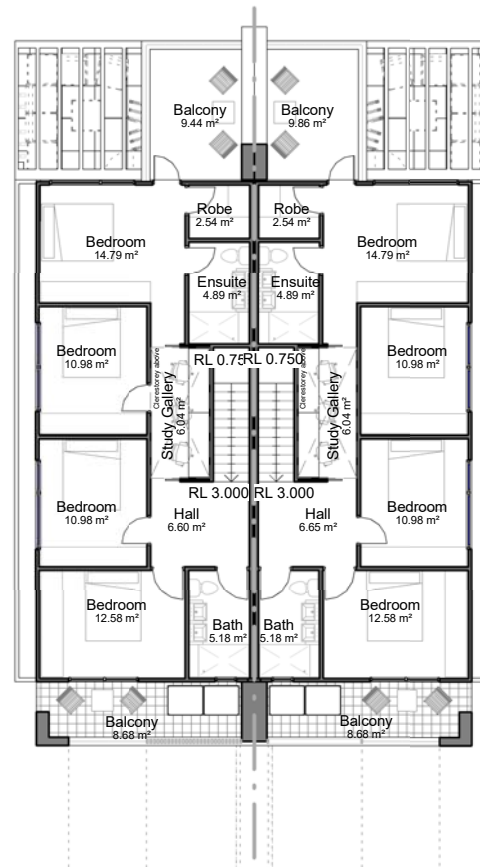
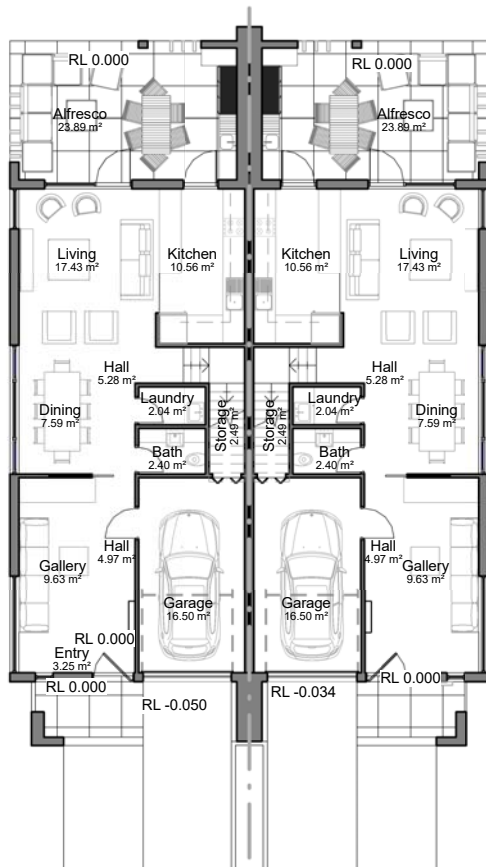
Layout description:

W-DUP1 Model is a 2 storey duplex that can be placed on a flat, wide lot with a minimum area of 605 m² and a 15.3m minimum width.

The typical ground floor of is comprised of the living areas, with a gallery near the entrance, open-space living room with a large kitchen, dining, and a bath. A garage for 1 car and service spaces such as laundry and storage CPD's are also part of this floor. It also opens up to a full-width confrotable alfresco with a barbeque unit.

The bedrooms, study, a bath and an ensuite are hosted on the first floor. A generous hallway with a clerestory complements the floor's space and provides extra light and proper cross-ventilation to the whole unit.

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.



Ground Floor

First Floor

House Areas (Measured to external walls)	
INTERNAL	
GROUND FLOOR	76 m ²
FIRST FLOOR	86 m ²
GARAGE	18.9 m ²
EXTERNAL	
ALFRESCO	26 m ²
PORCH	5.6 m ²
BALCONY	18.6 m ²
AREA	231.1 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