

## New Homes

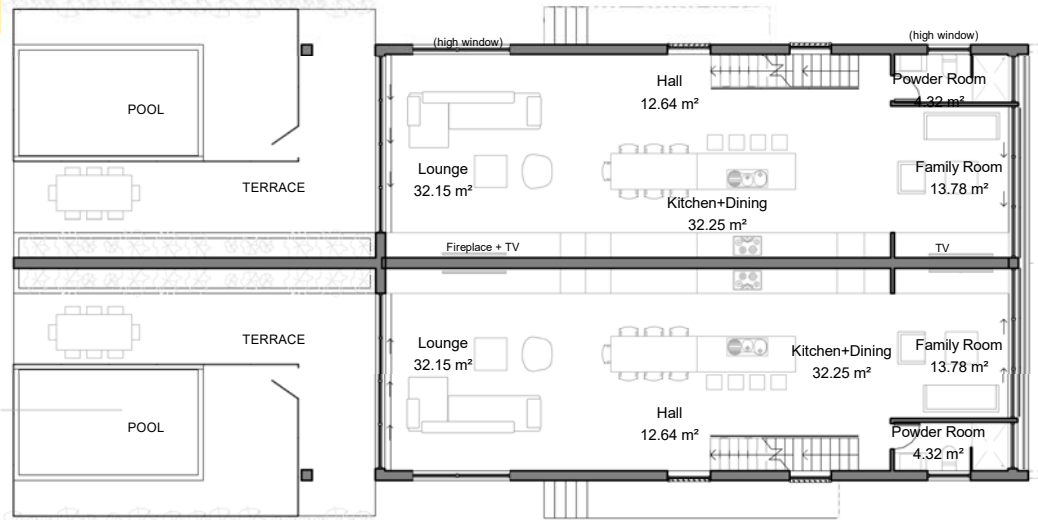
Model: W-DUP2

### General Description:

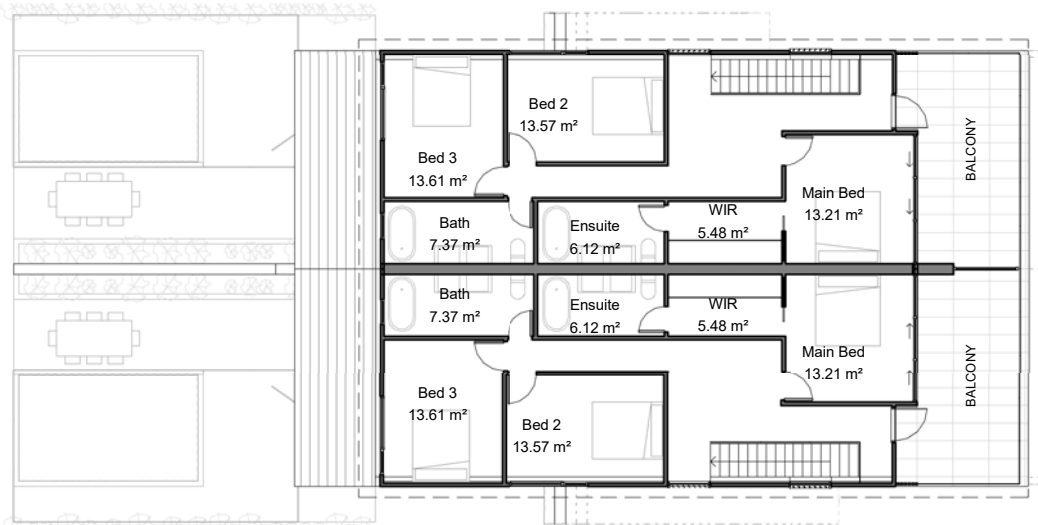
- **Recommended lot size:** 605 m<sup>2</sup> LOT-15,3 m x 40m
- **Building Area** 324.9 m<sup>2</sup> (for one dwelling)
- **Includes** Living+Dining+Kitchen+ Family Room  
3 Bedrooms  
3 Baths  
Garage - 2 cars
- **Building Cost:** \$1.170.000 (for both dwellings)  
Includes site costs for standard 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 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:

### 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.

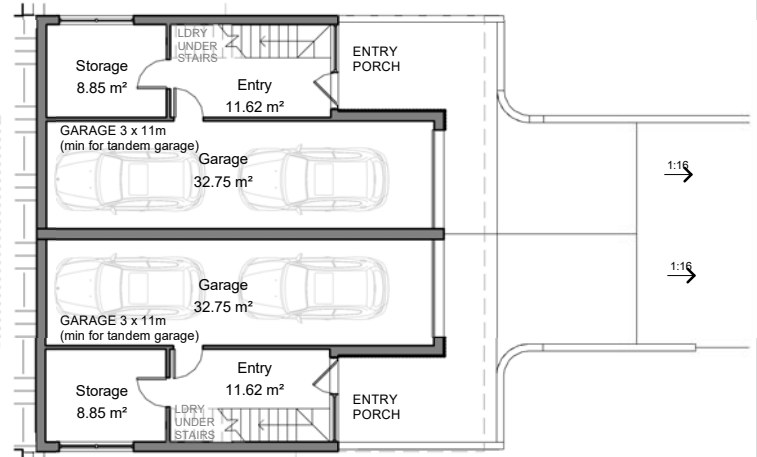
### Layout description:

**W-DUP2** Model is a 2 storey duplex that can be placed on a sloped, wide lot with a minimum area of 605 m<sup>2</sup> and a 15.3m minimum width.

The lower ground floor hosts a garage with 2 tandem parking spaces, an entry area and a storage area. The open-layout ground floor combines a lounge, a family room, dining and a kitchen and a powder room. This level opens up to a full-width comfortable terrace and a personal pool. (pool not included in cost)

Three bedrooms, a bath and an ensuite are hosted on the first floor. A generous hallway opens up to a balcony, and provides 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.



Lower Ground Floor

House Areas	
(specs./dwelling)	(Measured to external walls)
<b>INTERNAL</b>	
GROUND FLOOR	137.5 m <sup>2</sup> (includes lower access level)
FIRST FLOOR	90.9 m <sup>2</sup>
GARAGE	36.8 m <sup>2</sup>
<b>EXTERNAL</b>	
ALFRESCO	30 m <sup>2</sup>
PORCH	11 m <sup>2</sup>
BALCONY	18.7 m <sup>2</sup>
<b>AREA</b>	<b>324.9 m<sup>2</sup></b>

### Materials and Finishes List

