

New Homes

Model: W-FS2

General Description:

- **Recommended lot size:** 450m² LOT- 15,3 m x 29.6m
- **Building area** 297.7 m²
- **Includes** Living + Dining + Kitchen + Family Room + Sitting Room
4 Bedrooms
3 Baths
Garage - 2 cars
- **Building Cost: \$540.000**
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.

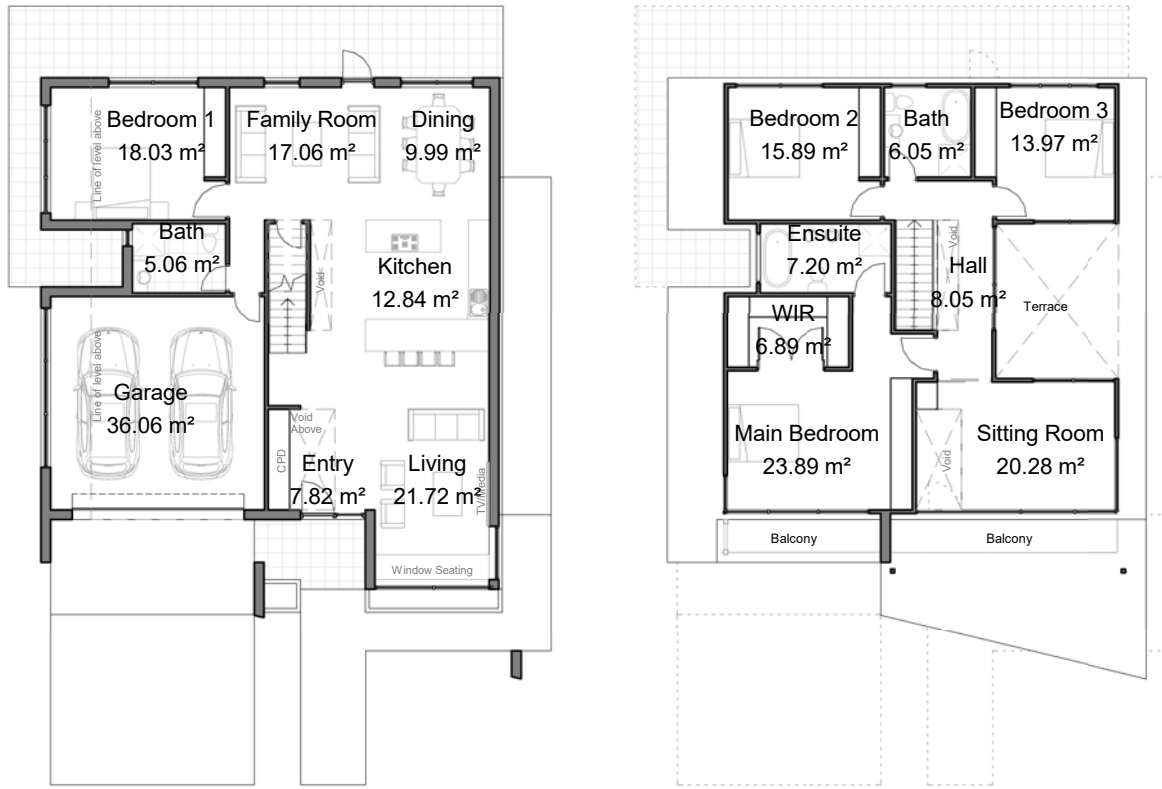
Layout description:

W-FS2 Model is a 2 storey duplex that can be placed on a flat, wide lot with a minimum area of 450 m² and a 15.3m minimum width.

The typical ground floor of is comprised of the living areas, with a void to first floor above the entrance, open-space living room with a large kitchen, dining, a family room, a bedroom and a bath. A garage for 2 cars and service spaces such as laundry and storage CPD's are also part of this floor.

The other 3 bedrooms, a sitting room, a bath and an ensuite are hosted on the first floor. A generous hallway with a clerestory complements the floor's space, provides extra light and proper cross-ventilation to the whole unit and allows access to a terrace above the kitchen.

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	122.6 m ²
FIRST FLOOR	116.8 m ²
GARAGE	40 m ²
EXTERNAL	
ALFRESCO	0 m ²
PORCH	6 m ²
BALCONY	12.3 m ²
AREA	297.7 m²

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