



LUMA
BY HALLMARK

Light up
YOUR LIFE



**Hallmark
Homes**





Happy

WITH HALLMARK

At Hallmark Homes, we have one simple goal - to make you happy. We want you to love everything about your new home and the way we built it. We know you've worked hard to get to this point, so now's the time to choose a builder you can truly count on.

Recognised as one of South East Queensland's most trusted builders, we go to great lengths to understand your individual needs, always delivering a high level of personal service. We genuinely care about our customers, and we think it shows in everything we do, from the smooth building process to the renowned level of workmanship and superb quality finishes in all our homes.

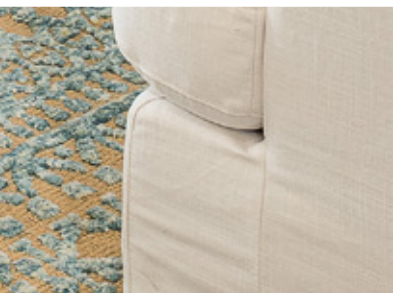
Quite simply, it's our job to get it right. And because we've been building quality family homes since 1982, we really know our stuff. Just ask some of our past customers why they keep coming back to Hallmark again and again. We're passionate about giving you more home for your money. And that's why we know you'll be happy you built with Hallmark!







LIGHT UP YOUR *Life*



LUMA BY HALLMARK

Explore our collection of truly affordable homes, designed for the first home buyer who expects more. More style, more space and more flexibility than ever before. So, if you thought you couldn't afford the kind of home you've been dreaming of, think again. Think Luma.

GET MORE ON A SMALLER LOT.

Make the most of your space with efficient, innovative home designs. Discover our brilliant range of single storey homes built for narrow lots, ranging from 10m – 12.5m. You'll love our flexible floor plans, on-trend facades and upgrade options to suit your lifestyle.



MAXIMISE Space WITH LUMA



At Hallmark Homes, we don't believe you should be constrained by budget. Just because you're a first home buyer doesn't mean you should have to settle for less. We knew there had to be a better way to give you what you want, so we started with a blank canvas and reimagined what was possible.

CLEVER, CONSIDERED DESIGNS.

Luma by Hallmark is different. Rather than working with an existing range and taking things out to suit your budget, our designers came up with a completely fresh new range of 21 premium home designs, featuring must have, on-trend living concepts. Quite simply, you've got the best of the best to choose from, at the most affordable price possible.

WE LISTENED TO YOU.

We took the time to understand what you wanted in your new home and then worked out a way to make it happen. As a result, the Luma range is bursting with your most requested layouts, design features, inclusions and finishes, such as on-trend façades, generous stone island benches, full sized laundries, plus much more.

HOW DOES LUMA WORK?

Luma's bespoke design system with interchangeable custom modules means you can mix and match to get exactly what you want, without blowing the budget. And with Luma, all the hard work has been done for you. Every single home design in the range is customisable, depending on what's important to you.

First, choose the floor plan that suits the way you want to live. Then, you can either go with it as is, or select from the custom-designed modules. It's so easy, and it's all pre-priced and ready to go, so you know exactly where you're at from the very start.





FIND THE *perfect* HOME FOR YOU

10 METRE LOT FRONTAGE RANGE WITH SINGLE GARAGE

HOME	PAGE	SIZE m ²	BED	LIVING	BATH	CAR
AMITY 143	8-9	148.82	3	1	2	1
MIAMI 139	10-11	144.20	3	1	2	1
MIAMI 186	12-13	187.50	4	2	2	1
CLOVELLY 157	14-15	163.15	4	1	2	1
CLOVELLY 168	16-17	178.79	4	1	2	1

10-10.5 METRE LOT FRONTAGE RANGE WITH DOUBLE GARAGE

HOME	PAGE	SIZE m ²	BED	LIVING	BATH	CAR
ABBEY 168	22-23	167.70	3	1	2	2
ABBEY 188	24-25	188.60	3	1	2	2
ABBEY 191	26-27	191.00	4	1	2	2
BUDDINA 177	28-29	180.60	3	1	2	2
KAWANA 159	30-31	162.00	3	1	2	2
KAWANA 182	32-33	181.00	3	1	2	2
METRO 192	34-35	191.36	4	1	2	2

12.5 METRE LOT FRONTAGE RANGE

HOME	PAGE	SIZE m ²	BED	LIVING	BATH	CAR
MIAMI 175	40-41	175.11	4	1	2	2
MIAMI 189	42-43	191.82	4	2	2	2
MIAMI 208	44-45	212.31	4	2	2	2
TRINITY 176	46-47	175.74	3	1	2	2
MANLY 186	48-49	186.22	4	2	2	2
MANLY 200	50-51	200.36	4	2	2	2
MANLY 223	52-53	223.23	4	3	2	2
COVE 202	54-55	201.92	4	2	2	2
COVE 217	56-57	217.47	4	2	2	2
BANKSIA 216	58-59	215.90	4	3	2	2
BANKSIA 229	60-61	228.54	4	3	2	2
BYRON 216	62-63	216.40	4	3	2	2
BRONTE 231	64-65	230.42	4	3	2	2
BONDI 240	66-67	238.71	4	3	2	2
BONDI 250	68-69	250.06	4	3	2	2

LUMA RANGE FOR

10 metre

LOT FRONTAGE

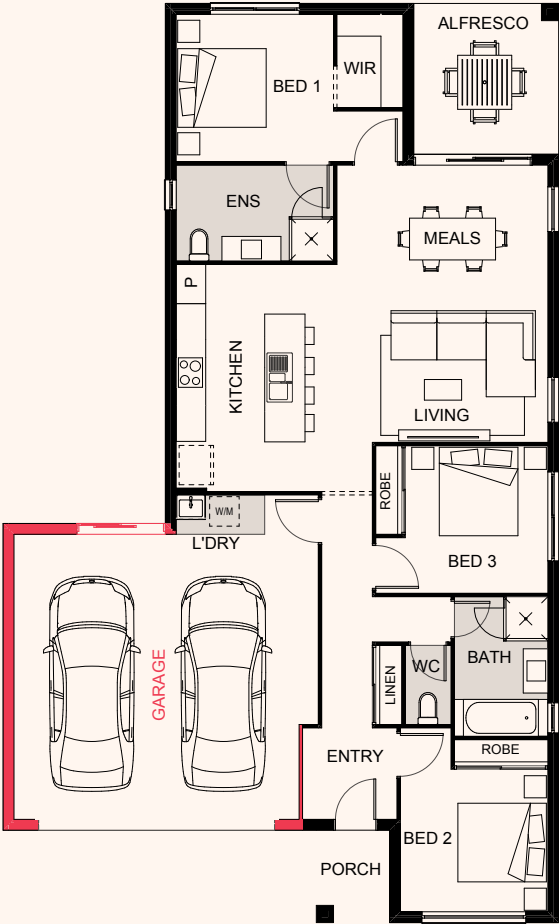
WITH SINGLE GARAGE

Luma by Hallmark offers a fabulous selection of home designs created specifically to make the most of lots with a 10 metre frontage. Once you've chosen the floor plan that suits your lifestyle, check out our stunning range of façade options on pages 18 and 19. There's sure to be a look that reflects your individual style!

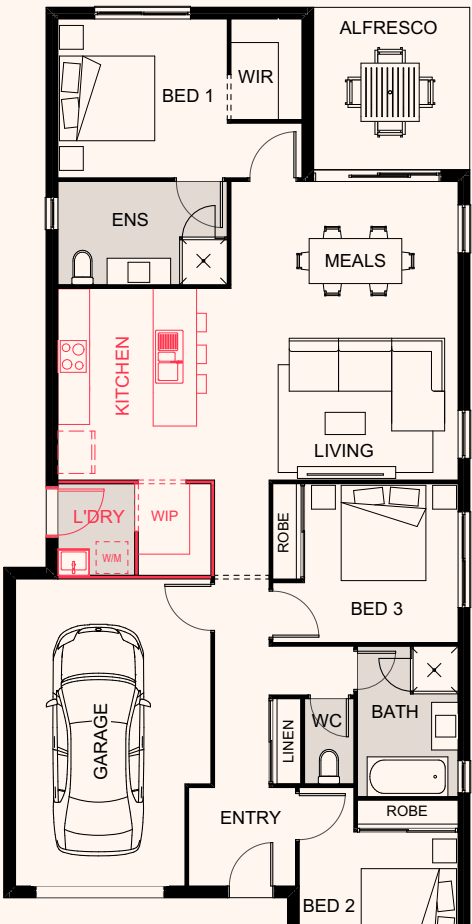




AMITY 143 OPTIONS

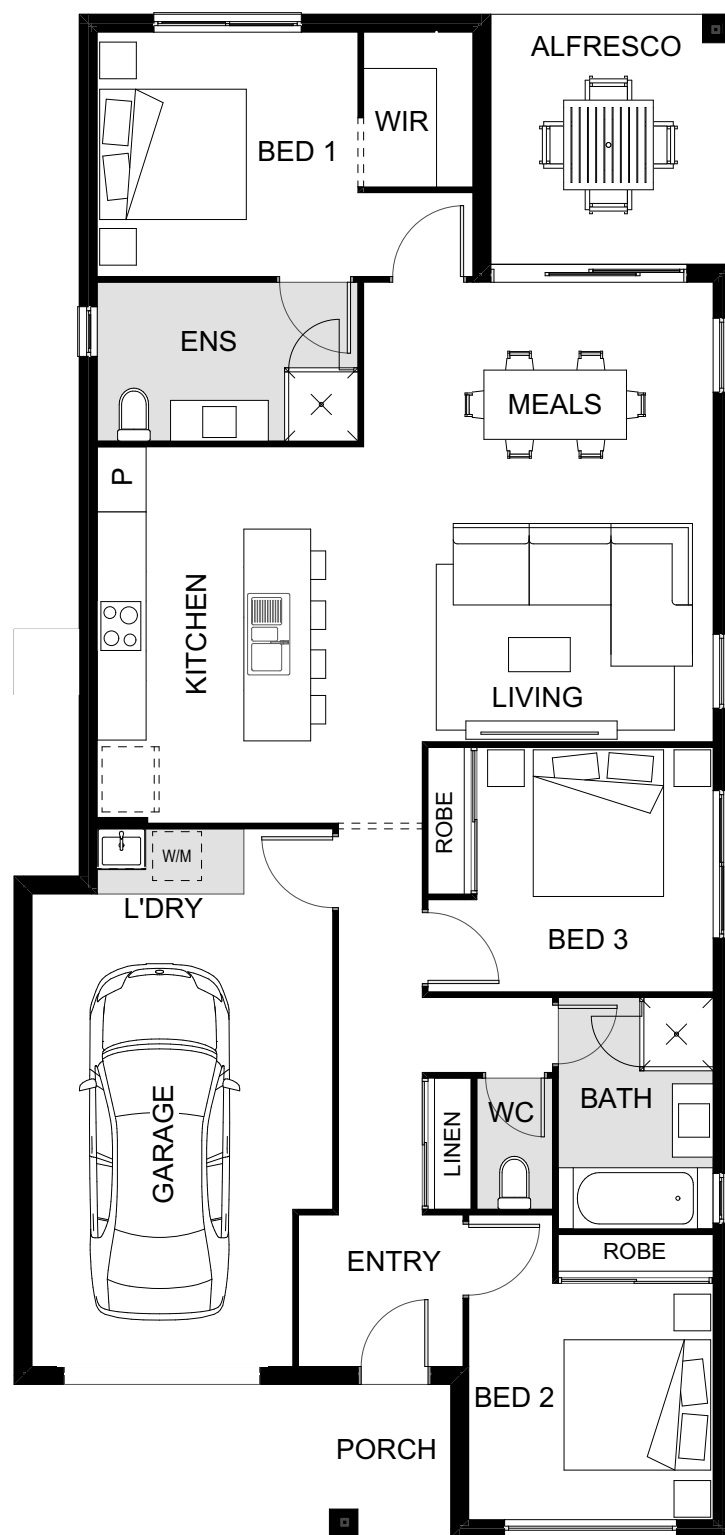


OPTION A
Double garage



OPTION B
Separate laundry and walk-in pantry





3 1

2 1

LENGTH 18.7m
WIDTH 8.8m

TOTAL FLOOR AREA
148.82m²

MIN. FRONTAGE
10m

BED 1 3.2 x 3.0

BED 2 3.0 x 2.9

BED 3 3.0 x 2.9

ALFRESCO 3.1 x 3.0

MEALS 4.3 x 2.5

KITCHEN 4.6 x 3.2

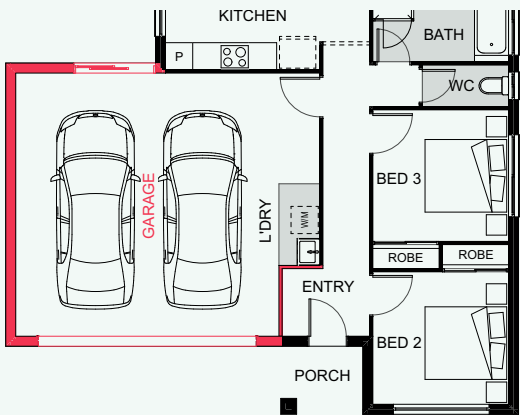
LIVING 4.3 x 3.1

GARAGE 5.8 x 3.7

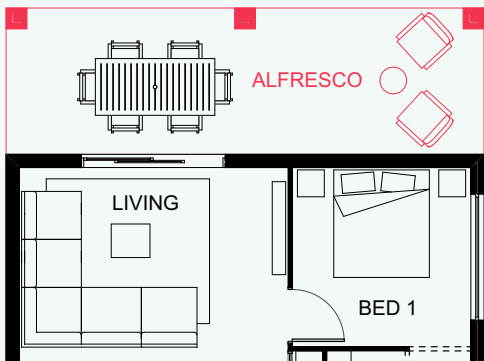
Amity
143

This versatile home features an open-plan kitchen, living and dining room flowing on to a spacious alfresco area, making indoor-outdoor living a breeze. Designed with privacy in mind, the master bedroom features a walk-in robe and well-appointed ensuite.

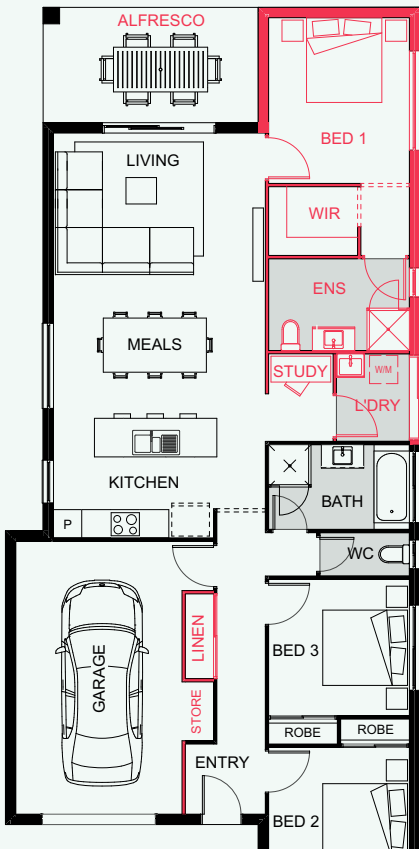
MIAMI 139 OPTIONS



OPTION A
Double garage

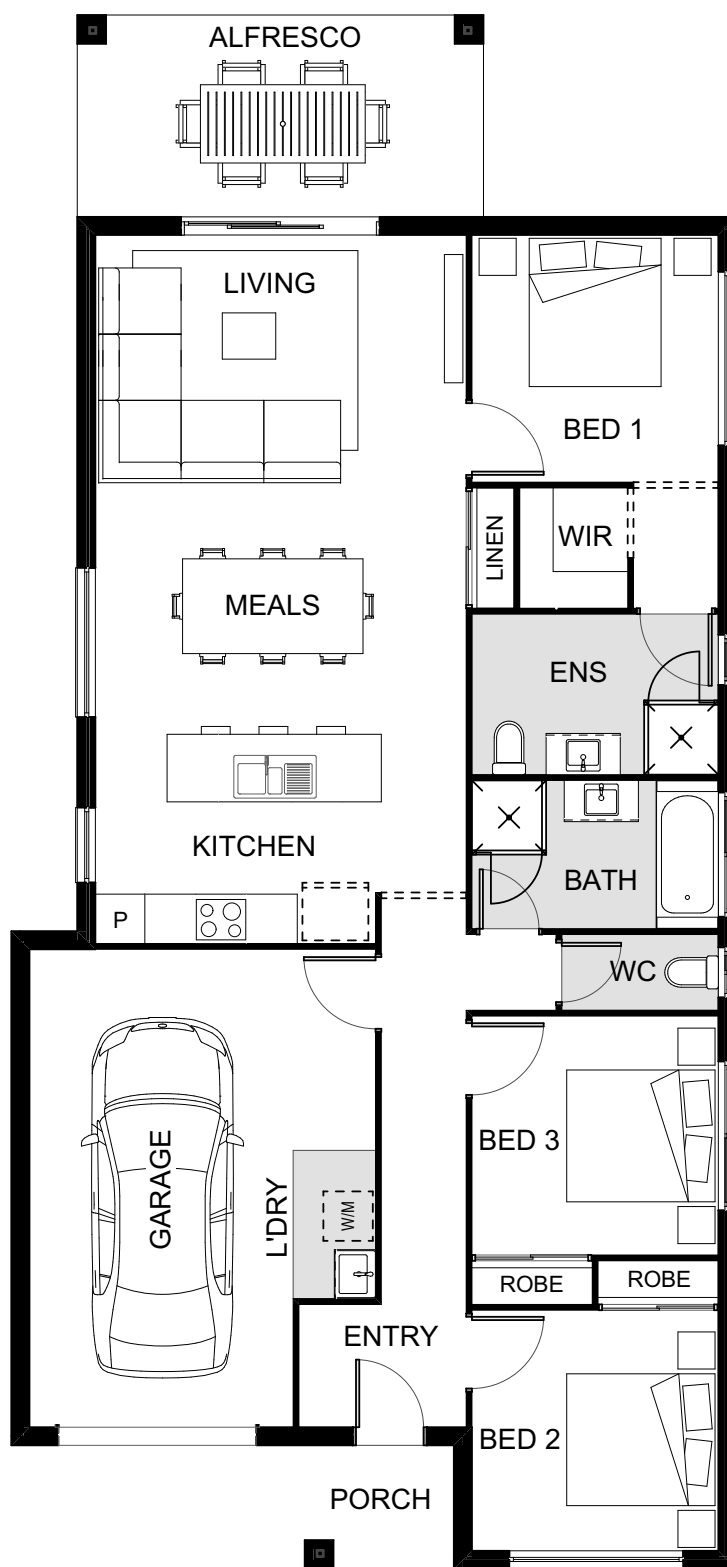


OPTION B
Grand alfresco



OPTION C
Separate laundry and study





3 1

2 1

LENGTH 18.9m
WIDTH 8.8m

TOTAL FLOOR AREA
144.20m²

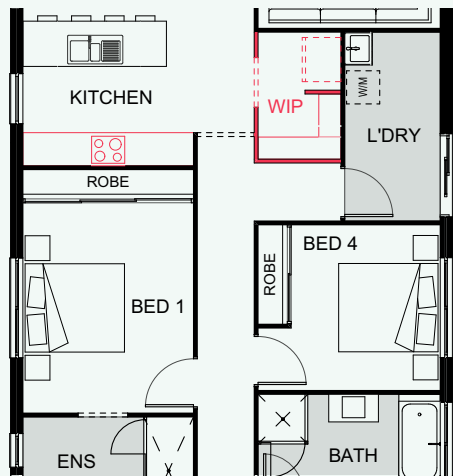
MIN. FRONTAGE
10m

BED 1	3.0 x 3.0
BED 2	3.0 x 2.9
BED 3	3.0 x 2.9
ALFRESCO	4.9 x 2.5
MEALS	4.5 x 2.5
KITCHEN	3.4 x 2.5
LIVING	4.5 x 3.0
GARAGE	5.8 x 3.2

Miami
139

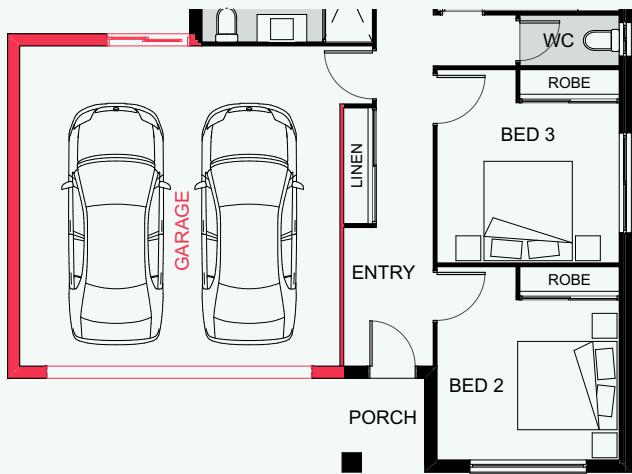
The spacious outdoor alfresco living area is the star of this home design, making all year round entertaining a breeze! The design features an open-plan kitchen, living and dining area that spills out to the alfresco, ensuring there is sufficient flow between indoor and outdoor living. The spacious master suite has a luxurious walk-in robe and ensuite making it the perfect retreat to escape to.

MIAMI 186 OPTIONS



OPTION A

Alternate kitchen and walk-in pantry layout



OPTION B

Double garage





LENGTH 23.4m
WIDTH 8.8m

TOTAL FLOOR AREA
187.50m²

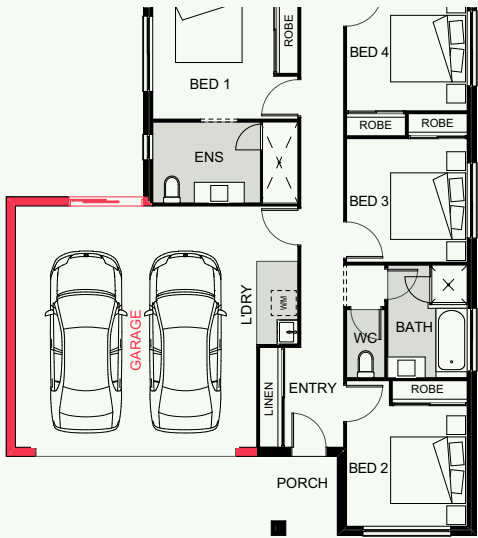
MIN. FRONTAGE
10m

BED 1	3.8 x 3.1
BED 2	3.3 x 2.9
BED 3	3.3 x 2.9
BED 4	3.0 x 2.7
ALFRESCO	3.4 x 3.2
MEDIA	3.3 x 3.2
MEALS	4.2 x 2.5
KITCHEN	3.1 x 2.6
LIVING	4.2 x 3.8
GARAGE	5.8 x 3.3

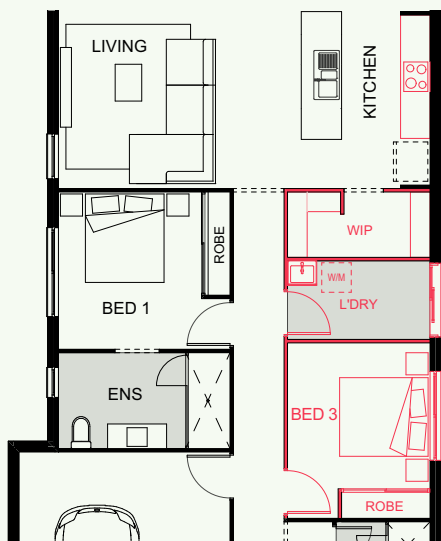
Miami
186

This home boasts two separate living areas, giving everyone the space they need. This clever home fits four bedrooms and two bathrooms, plus a luxe walk-in pantry. When you need a little 'me' time, head to your spacious master suite, complete with ensuite and walk-in robe.

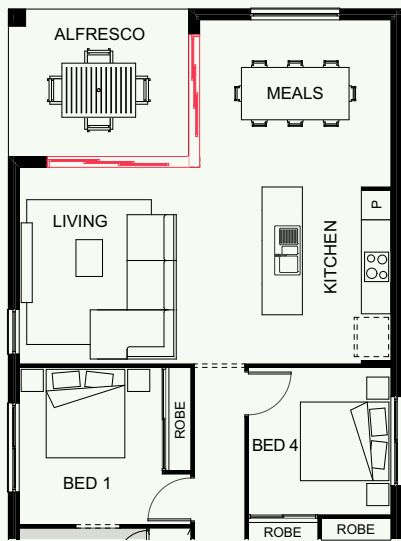
CLOVELLY 157 OPTIONS



OPTION A
Double garage

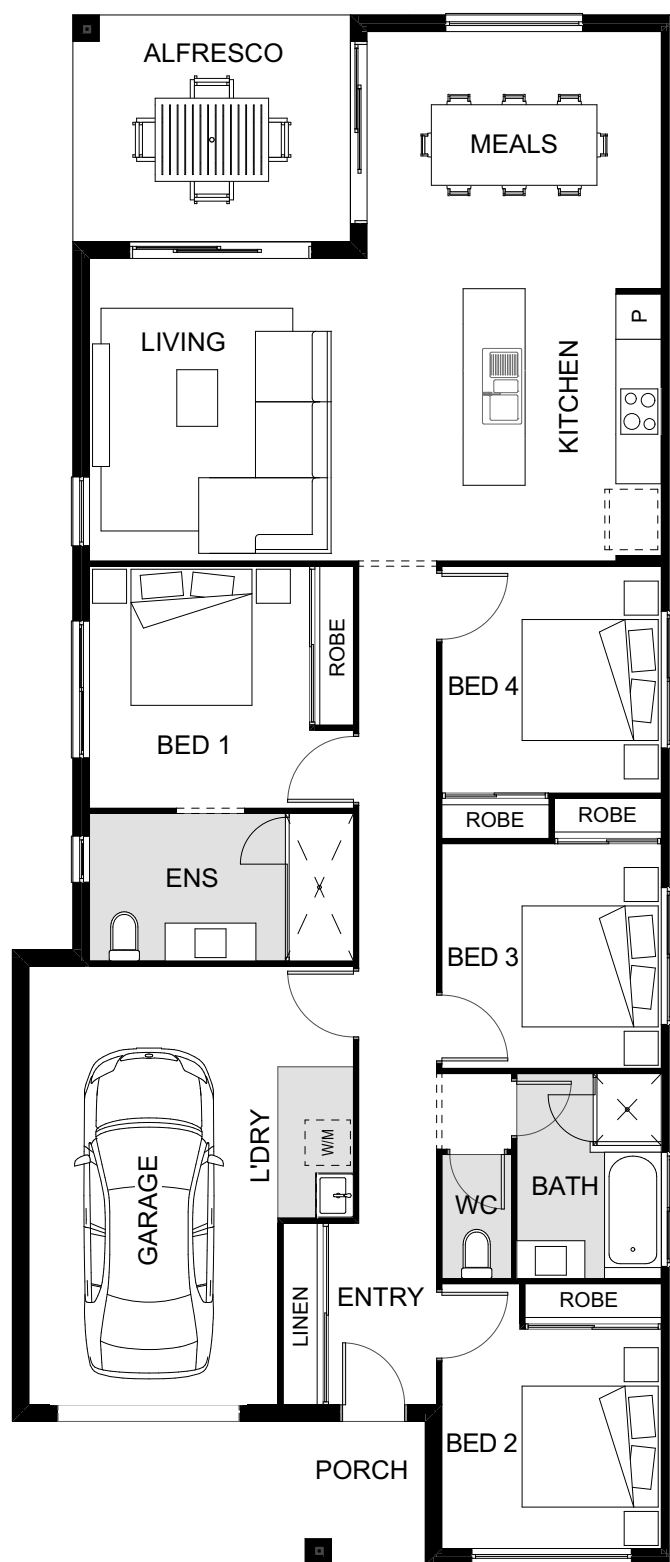


OPTION B
Separate laundry and walk-in pantry in lieu of bedroom 4



OPTION C
Corner stacker doors





LENGTH 20.5m
WIDTH 8.8m

TOTAL FLOOR AREA
163.15m²

MIN. FRONTAGE
10m

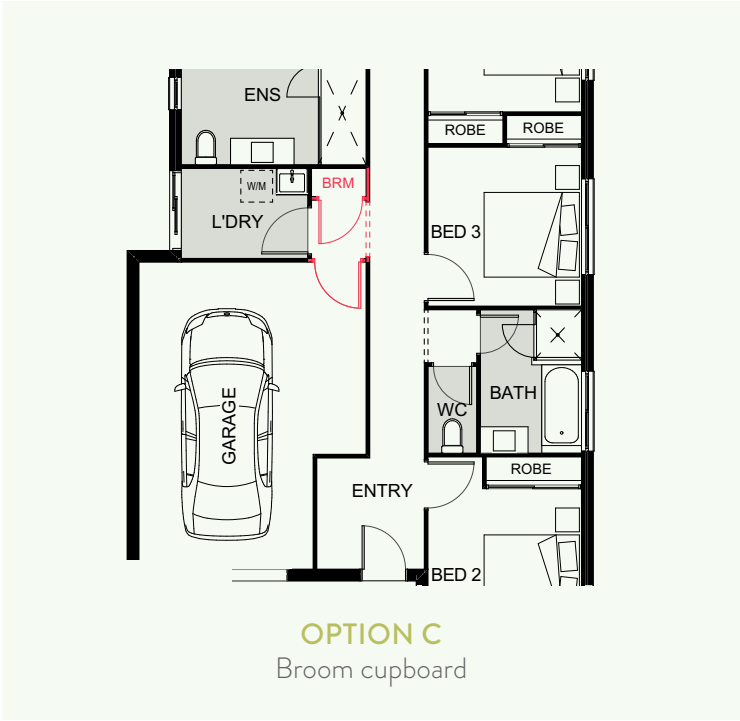
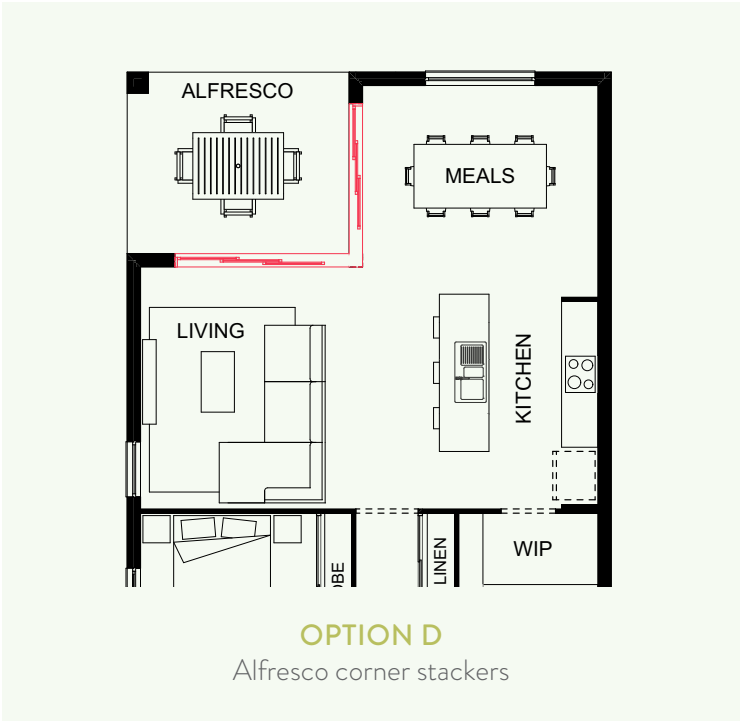
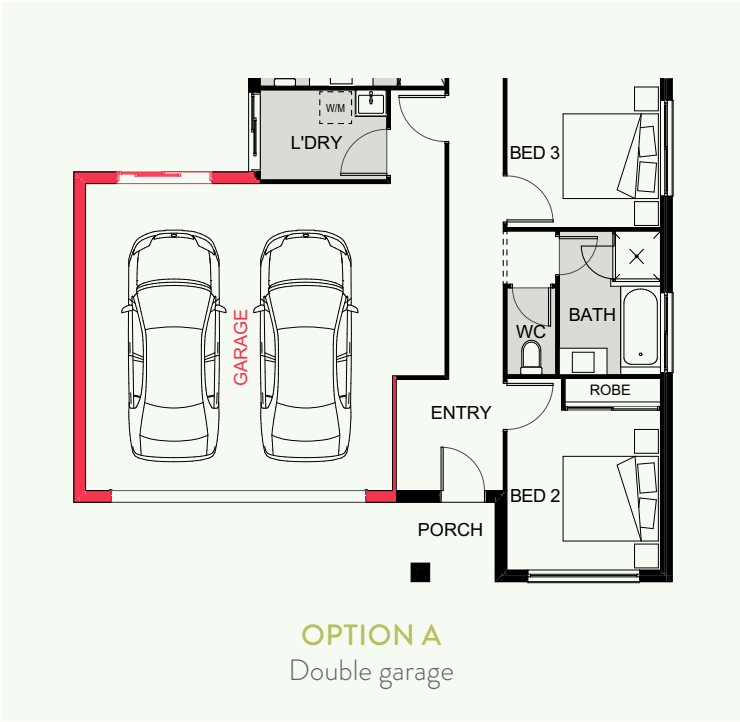
BED 1	3.2 x 2.9
BED 2	2.9 x 2.9
BED 3	3.0 x 2.9
BED 4	3.0 x 2.9
ALFRESCO	3.7 x 3.0
MEALS	3.9 x 3.4
KITCHEN	3.5 x 3.0
LIVING	4.0 x 3.5
GARAGE	5.8 x 3.3

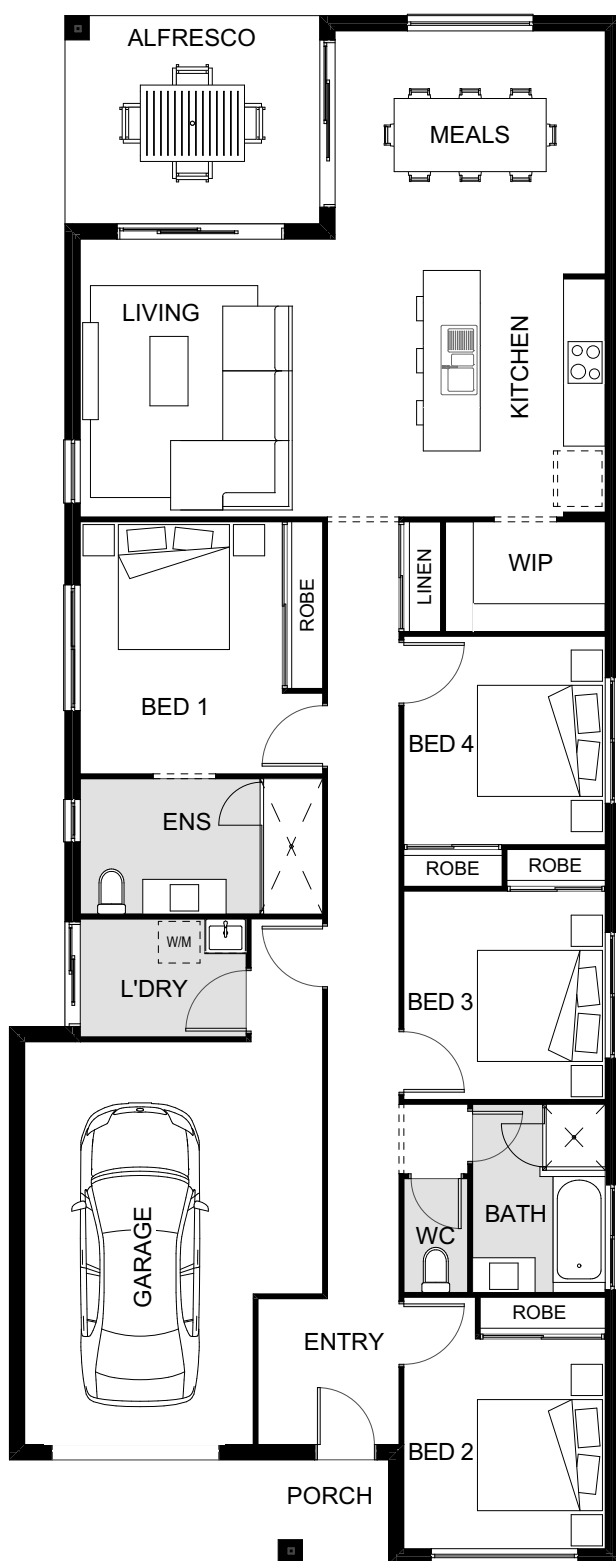
Clovelly

157

Bright, breezy and versatile, this impressive home is perfect for a busy couple or young family. The living and dining area opens onto the alfresco, with the option of adding postless stacker doors to seamlessly bring the outside in. You'll love the spacious stone island bench in the kitchen, where family and friends can pull up a stool for a chat, while you cook up a storm. If you love relaxed entertaining, this home is the perfect design for you!

CLOVELLY 168 OPTIONS





LENGTH 22.3m
WIDTH 8.8m

TOTAL FLOOR AREA
178.79m²

MIN. FRONTAGE
10m

BED 1	3.6 x 2.9
BED 2	3.0 x 2.9
BED 3	3.0 x 2.9
BED 4	3.0 x 2.9
ALFRESCO	3.7 x 3.0
MEALS	3.9 x 3.5
KITCHEN	3.4 x 3.0
LIVING	4.0 x 3.7
GARAGE	5.8 x 3.3

Clovelly
168

This cleverly designed home features an open-plan kitchen, living and dining area that spills out to the alfresco to create a relaxed hub for spending quality time with family and friends. At the end of the day, retreat to your spacious master bedroom with its own private ensuite including a luxuriously oversized shower.

LUMA

FOR 10 METRE LOT FRONTAGE

WITH SINGLE GARAGE

Now that you've chosen the perfect floor plan for you and your family, it's time to select the façade for your brand new home. Designed for maximum street appeal, there are six stunning façades to choose from. Which one reflects your style?



URBAN FAÇADE



METRO FAÇADE



HAMPTONS FAÇADE



SOUTHAMPTONS FAÇADE



CLASSIC FAÇADE



CLASSIC + FAÇADE

LUMA RANGE FOR

10 to 10.5 metre

LOT FRONTAGE

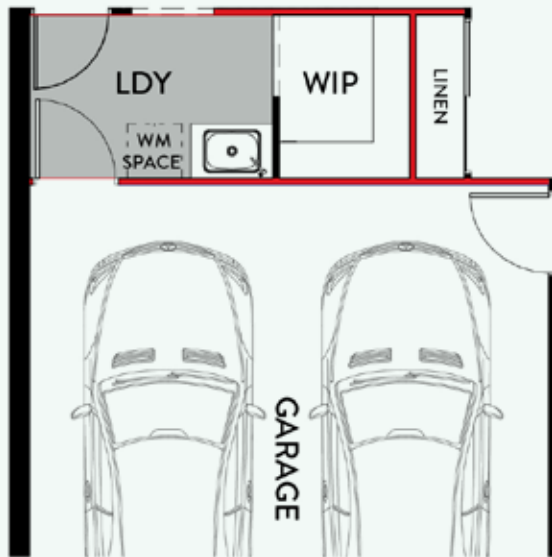
WITH DOUBLE GARAGE

Cleverly designed to maximise every square metre, these narrow lot homes feature generous living spaces, smart storage, seamless indoor–outdoor flow and the convenience of a double garage. The Luma narrow lot range delivers modern, easy living on a smaller block, without compromising on comfort, style or functionality.





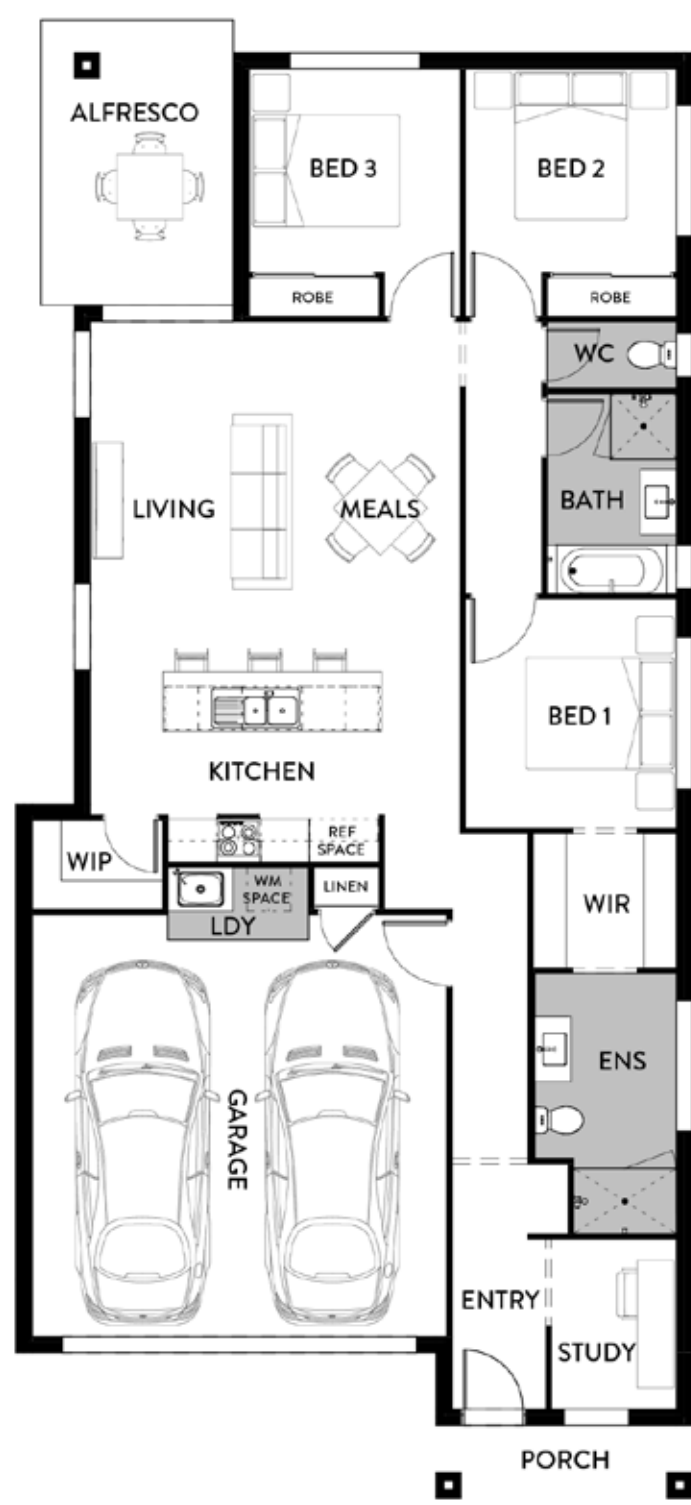
ABBEY 168 OPTION



OPTION A

Walk-in pantry and alternate laundry





 3	 1	BED 1	2.9 x 3.1
 2	 2	BED 2	2.9 x 2.8
LENGTH 19.87m		BED 3	2.9 x 2.8
WIDTH 9.3m		ALFRESCO	2.7 x 3.9
TOTAL FLOOR AREA		MEALS	2.4 x 4.8
167.7m ²		KITCHEN	4.0 x 2.6
MIN. FRONTAGE		LIVING	2.7 x 4.8
10.5m		GARAGE	5.7 x 5.8

Abbey

168

The Abbey 168 is proof that great design comes in all sizes. Perfect for those wanting a stylish yet practical home on a smaller block, it offers three well-planned bedrooms, including a private master suite with walk-in robe and ensuite. At the heart of the home, the open-plan kitchen, meals and living area connect seamlessly to the alfresco, creating a welcoming space for relaxed family dinners or weekend entertaining.

All plans are copyright, no part may be used, reproduced or copied by any means or in any form without the prior permission of the copyright owner. Plans are subject to change without notice. Dimensions may vary depending on façade style. Images and plans are not to scale. Furniture including desks and study nooks are illustrative only and are not included. Refer to working drawings for scaled floor plan. Please contact a New Home Consultant for further information.





LENGTH 23.48m
WIDTH 9.3m

TOTAL FLOOR AREA
188.6m²

MIN. FRONTAGE
10.5m

BED 1	3.1 x 3.3
BED 2	3.1 x 2.8
BED 3	3.1 x 2.8
ALFRESCO	4.9 x 3.0
MEALS	4.9 x 2.6
KITCHEN	3.5 x 2.7
LIVING	4.9 x 3.5
GARAGE	5.7 x 5.8

Abbey

188

The Abbey 188 combines stylish living with everyday functionality, making it the perfect choice for modern families. Step inside and you'll find a welcoming study at the entry, ideal for working from home or creating a quiet retreat. The heart of the home opens up into a welcoming kitchen, meals and living area, where a central island bench and walk-in pantry make cooking and entertaining a pleasure.





4



1



2



2

LENGTH 22.73m
WIDTH 9.3m

TOTAL FLOOR AREA
191m²

MIN. FRONTAGE
10.5m

BED 1 3.1 x 3.1

BED 2 3.1 x 2.8

BED 3 3.1 x 2.8

BED 4 2.9 x 2.8

ALFRESCO 2.6 x 3.9

MEALS 4.2 x 3.0

KITCHEN 3.7 x 2.7

LIVING 4.2 x 3.4

GARAGE 5.7 x 5.8

Abbey

191

The Abbey 191 is designed for families who want more space to live, work and grow together. With four bedrooms and a welcoming study at the entry, this home offers flexibility for everything from working at home to hosting overnight guests. At its heart, the light and airy kitchen, meals and living area connects seamlessly to the alfresco, creating the perfect setting for family dinners, weekend barbecues and relaxed afternoons outdoors.





LENGTH 23.5m
WIDTH 8.91m

TOTAL FLOOR AREA
180.60m²

MIN. FRONTAGE
10m

BED 1	3.6 x 3.1
BED 2	2.7 x 3.0
BED 3	2.7 x 3.0
ALFRESCO	4.7 x 2.7
MEALS	3.7 x 3.2
KITCHEN	3.7 x 2.5
LIVING	3.8 x 3.9
GARAGE	5.7 x 5.8

Buddina

177

The Buddina 177 has been designed with modern living in mind, creating a home that balances work, rest and play. A welcoming entry leads past a dedicated study nook, perfect for working from home or helping kids with homework, before opening into the inviting kitchen, meals and living area. The private master suite with walk-in robe and ensuite offers a peaceful retreat, while two additional bedrooms and a central bathroom provide space for the whole family.





	3		1
	2		2

LENGTH 20.39m
WIDTH 8.9m

TOTAL FLOOR AREA
162m²

MIN. FRONTAGE
10m

BED 1	2.9 x 3.1
BED 2	2.9 x 2.8
BED 3	2.9 x 2.8
ALFRESCO	4.3 x 2.8
MEALS	4.3 x 2.2
KITCHEN	4.3 x 2.6
LIVING	4.3 x 2.7
GARAGE	5.7 x 5.8

Kawana
159

Bright, welcoming and cleverly designed, the Kawana 159 proves you don't need a big block to create a home you'll love coming back to. Picture family dinners in the open-plan kitchen and meals area, or weekend afternoons with the doors wide open, laughter flowing from the living room to the covered alfresco. This home is designed to make everyday moments feel special, while giving everyone a space to truly call their own.





LENGTH 23.50m
WIDTH 8.8m

TOTAL FLOOR AREA
181m²

MIN. FRONTAGE
10m

BED 1	3.3 x 3.4
BED 2	3.3 x 3.0
BED 3	3.3 x 3.0
ALFRESCO	4.2 x 2.7
MEALS	4.1 x 3.3
KITCHEN	4.1 x 2.5
LIVING	4.1 x 4.3
GARAGE	5.7 x 5.8

Kawana

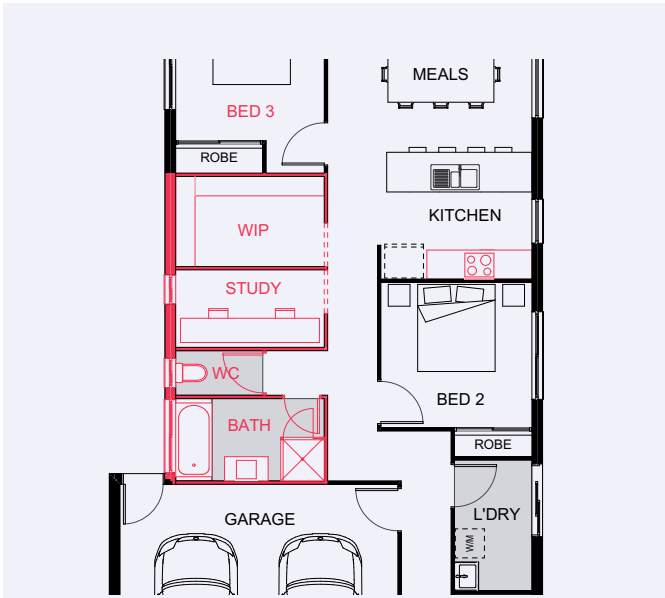
182

The Kawana 182 is where thoughtful design meets easy living, giving families more room to relax, connect and create lasting memories. From casual weeknight meals in the open-plan kitchen and dining area, to weekend get-togethers that spill out onto the covered alfresco, this home is built to embrace Queensland's love of indoor-outdoor living.

METRO 192 FAÇADES & OPTION



HAMPTONS FAÇADE • EXCLUSIVE TO METRO 192



OPTION A

Study and walk-in pantry in lieu of bedroom 4

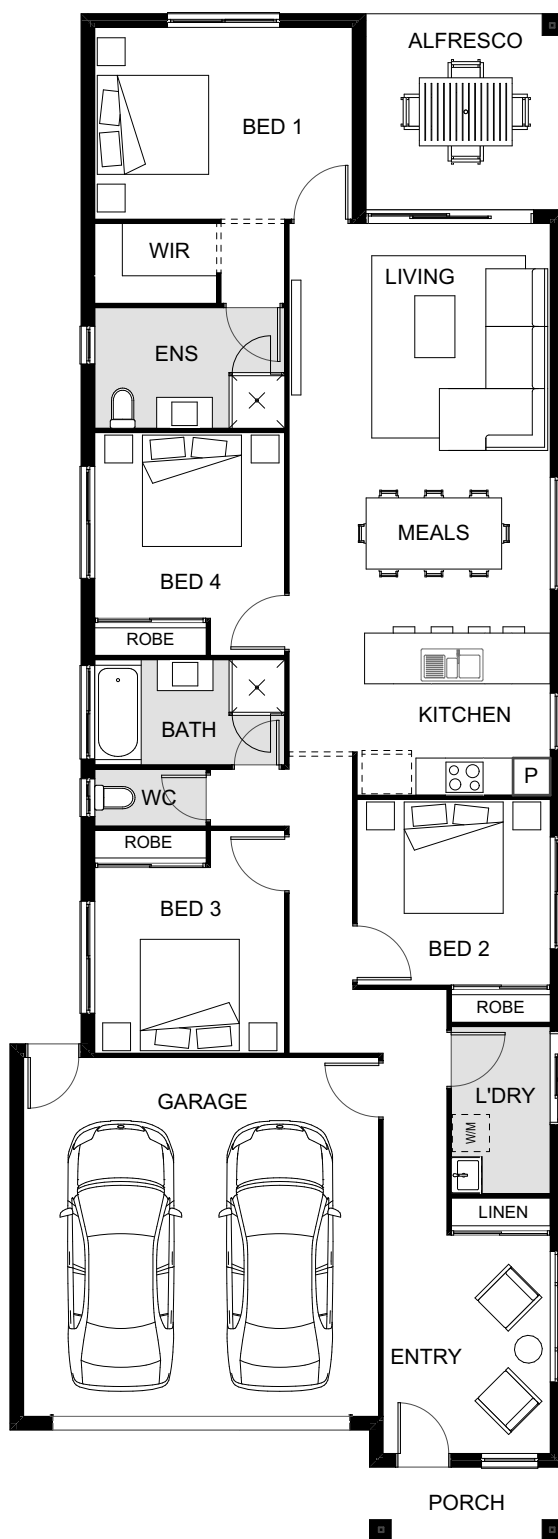


CLASSIC FAÇADE • EXCLUSIVE TO METRO 192



CLASSIC + FAÇADE • EXCLUSIVE TO METRO 192





LENGTH 23.5m
WIDTH 9.0m

TOTAL FLOOR AREA
191.36m²

MIN. FRONTAGE
10m

BED 1	4.2 x 3.1
BED 2	3.1 x 3.0
BED 3	3.1 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	3.2 x 3.2
MEALS	4.2 x 2.5
KITCHEN	3.1 x 3.0
LIVING	4.2 x 3.7
GARAGE	5.8 x 5.7

Metro
192

With a spacious living area and four large bedrooms, you'll love the space and layout of this stunning Metro 192 home design! The open-plan kitchen, living and dining areas spill out to an outdoor alfresco making entertaining family and friends easy. The private master suite is situated at the end of the home, making it an ideal sanctuary to retreat to after a busy day! Ideal for a growing family, there's room for everyone to enjoy this beautiful home!

LUMA

FOR 10-10.5 METRE LOT FRONTAGE

WITH DOUBLE GARAGE

Now that you've chosen the perfect floor plan for you and your family, it's time to select the façade for your brand new home. Designed for maximum street appeal, there are six stunning façades to choose from. Which one reflects your style?



URBAN FAÇADE



CALIFORNIA FAÇADE



METRO FAÇADE



HAMPTONS FAÇADE



CLASSIC FAÇADE



CLASSIC + FAÇADE

LUMA RANGE FOR

12.5 metre

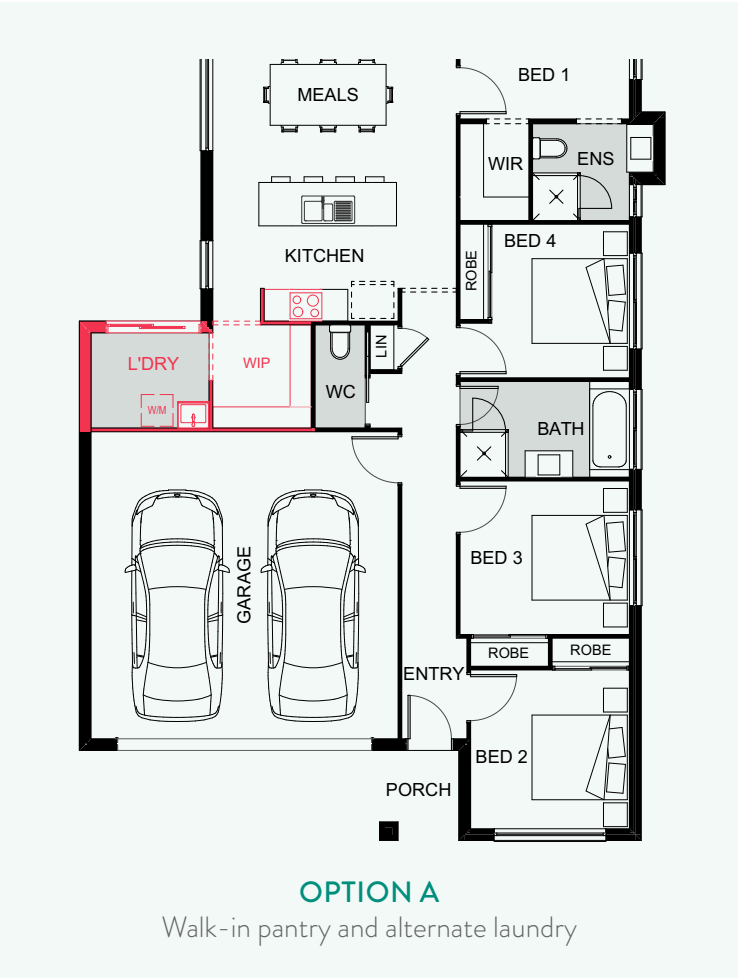
LOT FRONTAGE

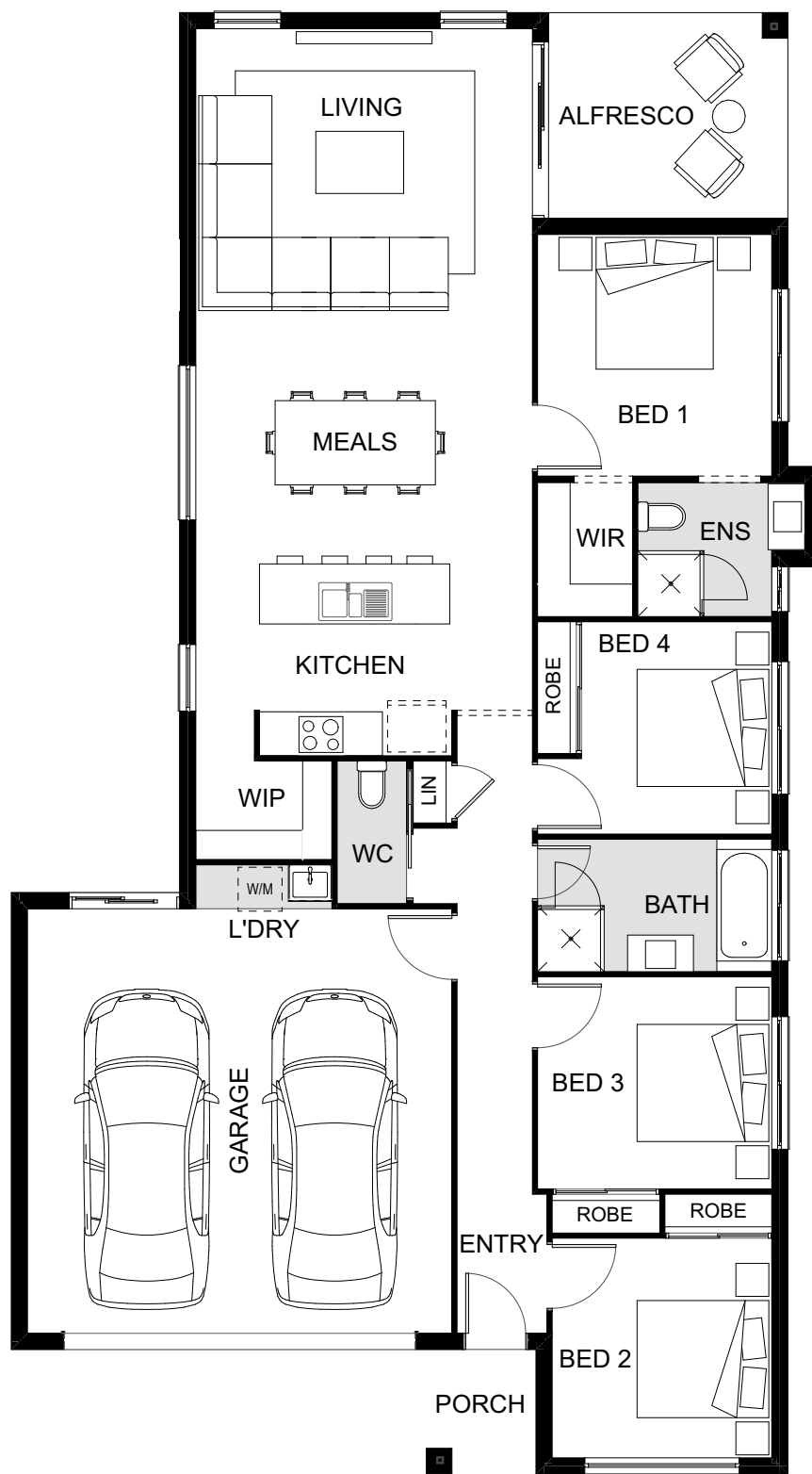
Luma by Hallmark provides a brilliant range of floor plans designed to sit perfectly on a lot with a 12.5 metre frontage. You'll be spoilt for choice with our flexible range of home designs, not to mention our latest selection of beautiful façades for you to choose from. Discover a look that you'll love on pages 70 and 71.





MIAMI 175 OPTION





4



1



2



2

LENGTH 20.0m
WIDTH 11.1m

TOTAL FLOOR AREA
175.11m²

MIN. FRONTAGE
12.5m

BED 1 3.3 x 3.2

BED 2 3.0 x 3.0

BED 3 3.2 x 2.9

BED 4 2.9 x 2.6

ALFRESCO 3.3 x 2.8

MEALS 4.6 x 2.5

KITCHEN 3.5 x 3.0

LIVING 4.6 x 4.4

GARAGE 5.8 x 5.8

Miami

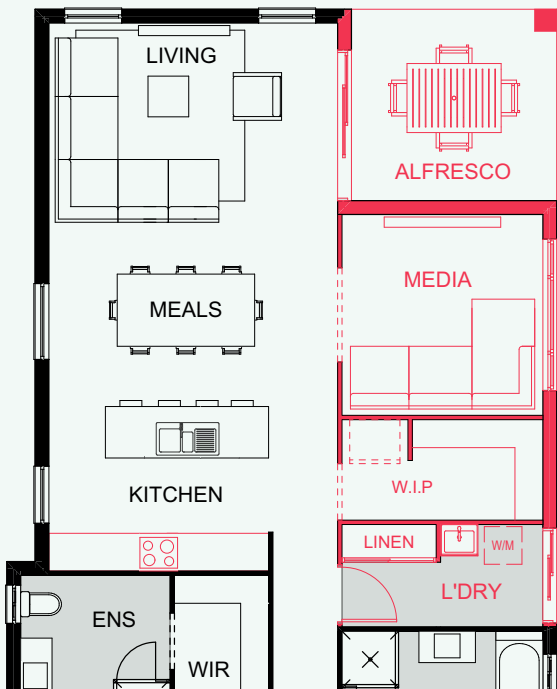
175

This stunning home design has ample space for everyone to kick back and relax. The large open-plan kitchen, living, and dining allows the family to come together or to do their own thing! The generous outdoor alfresco area is perfect for Queensland lifestyles and makes outdoor living a breeze. The stylish kitchen with a large walk-in pantry and island bench is at the heart of the home, making entertaining so easy! The spacious and private master suite features a large walk-in robe and ensuite making it the perfect secluded sanctuary.

MIAMI 189 OPTIONS

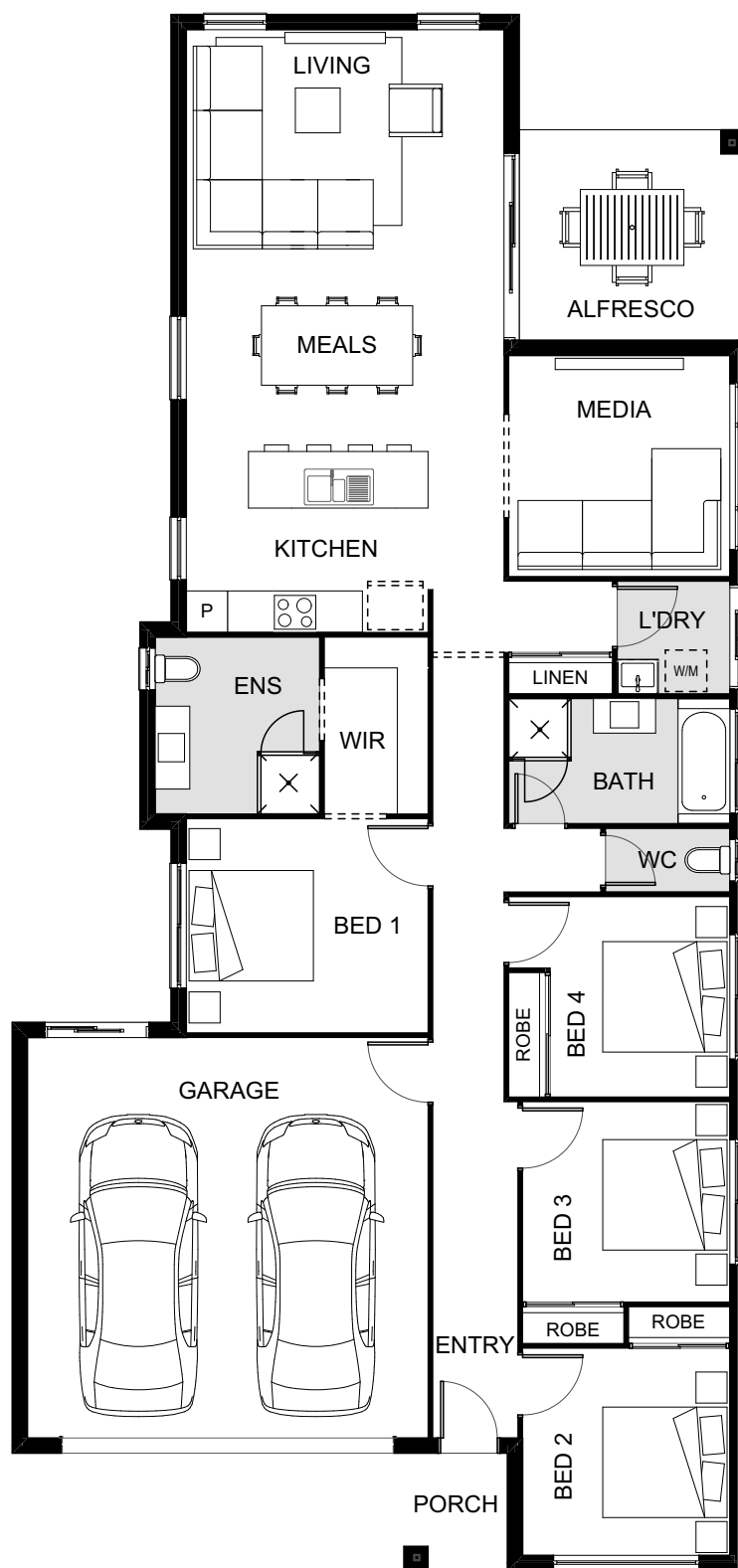


OPTION A
Grand alfresco



OPTION B
Laundry upgrade and walk-in pantry





4 2

2 2

LENGTH 22.5m
WIDTH 10.6m

TOTAL FLOOR AREA
191.82m²

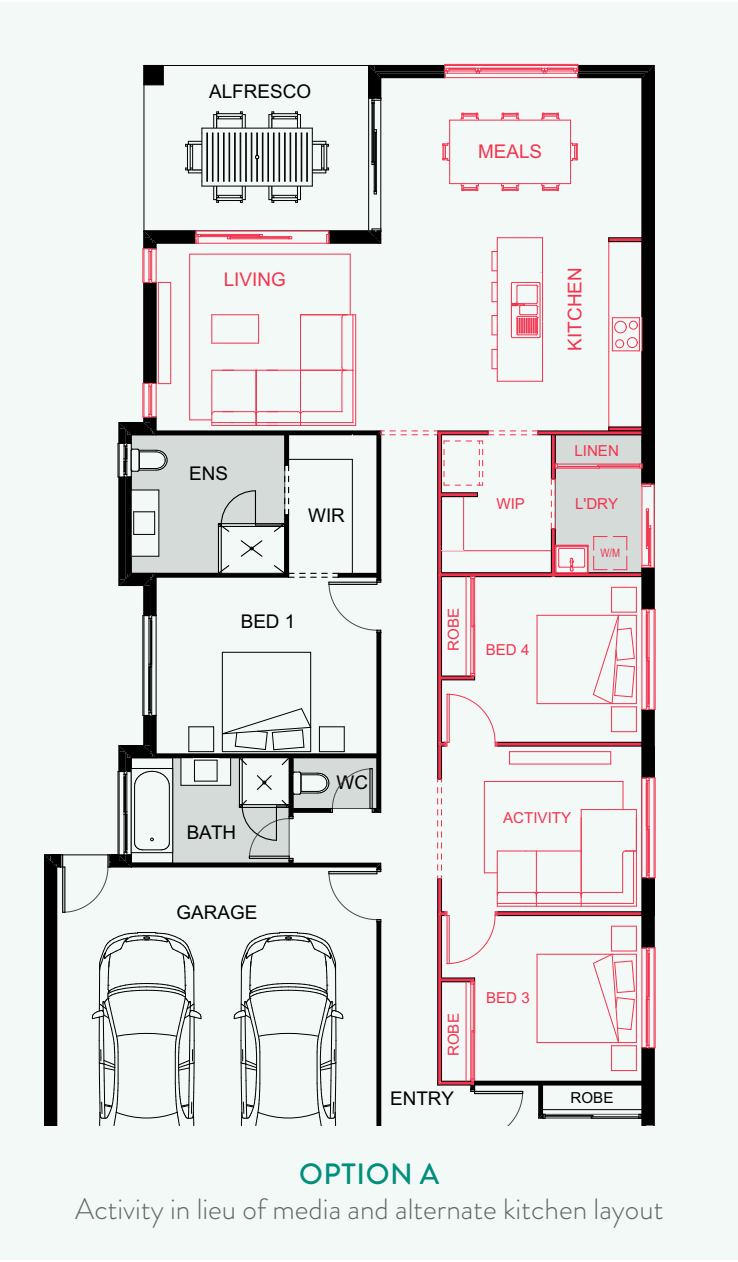
MIN. FRONTAGE
12.5m

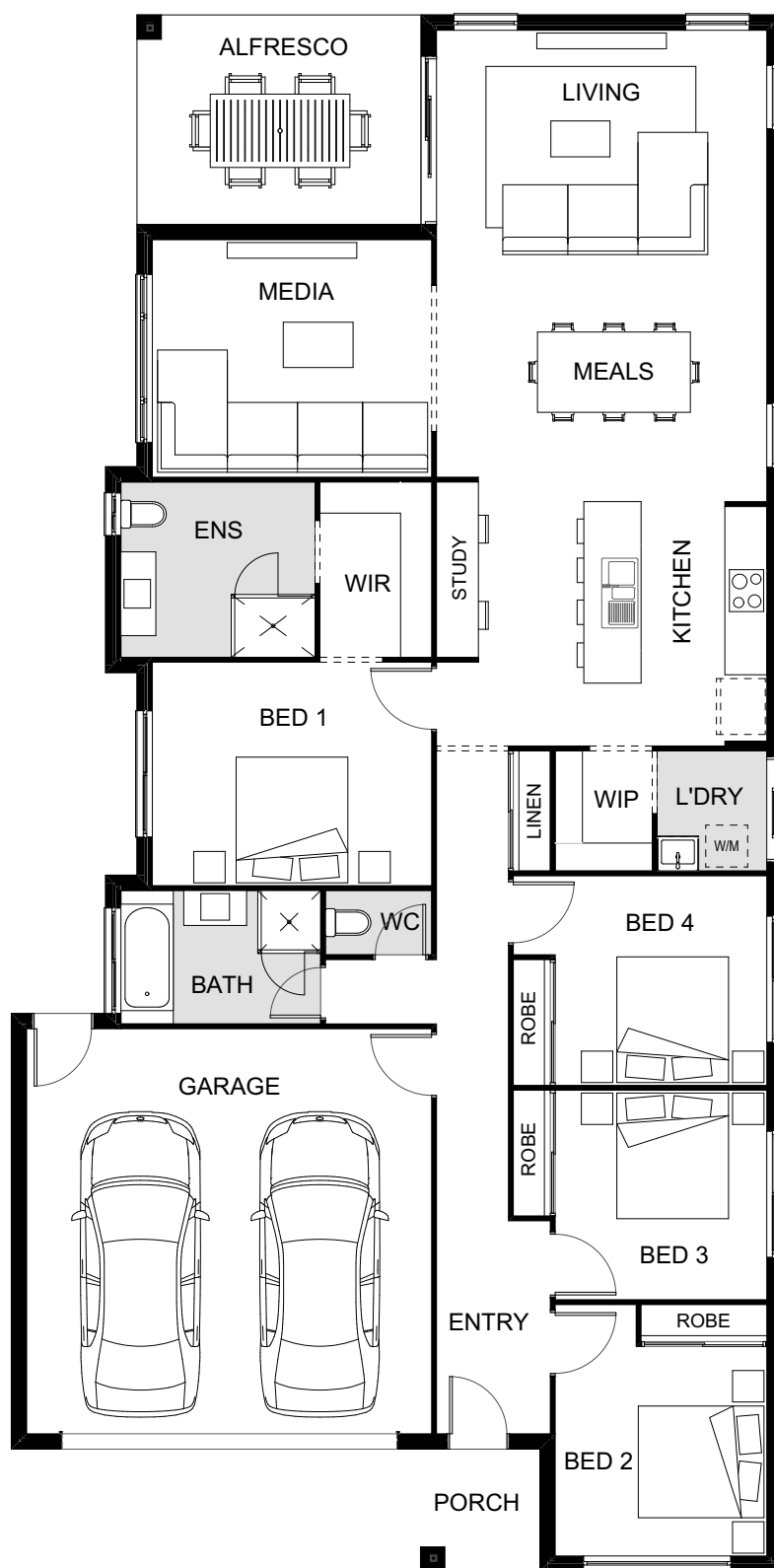
BED 1	3.5 x 3.1
BED 2	3.0 x 3.0
BED 3	2.9 x 3.0
BED 4	2.9 x 2.6
ALFRESCO	3.3 x 3.0
MEDIA	3.2 x 3.2
MEALS	4.6 x 2.5
KITCHEN	3.5 x 3.0
LIVING	4.6 x 3.2
GARAGE	5.8 x 5.8

Miami
189

The entrance to this home creates a stunning first impression as you take in the full length of this expansive design. The gourmet kitchen sits perfectly between the living, dining, and media rooms, making it the perfect design to entertain guests. The spacious alfresco is ideal for outdoor living and entertaining in Queensland. The large master suite is the perfect retreat, complete with walk-in robe and ensuite.

MIAMI 208 OPTION





LENGTH 22.3m
WIDTH 11.0m

TOTAL FLOOR AREA
212.31m²

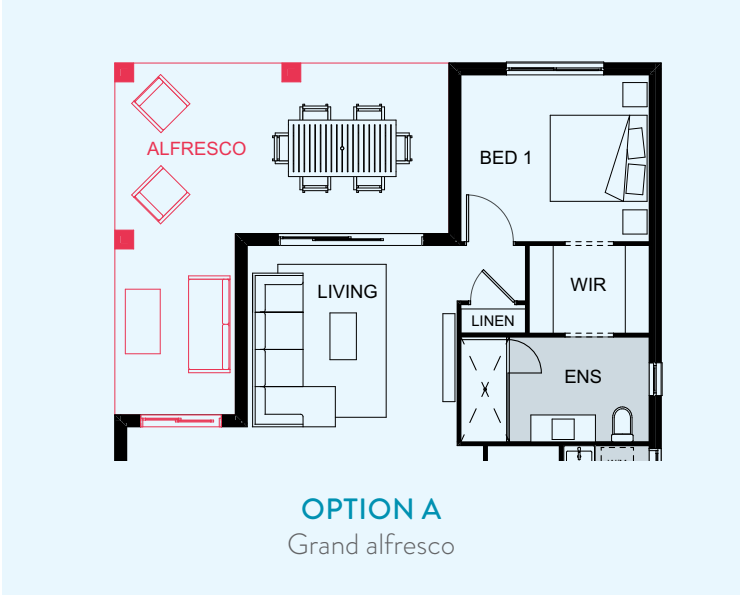
MIN. FRONTAGE
12.5m

BED 1	4.0 x 3.2
BED 2	3.0 x 3.0
BED 3	3.0 x 3.0
BED 4	3.0 x 3.0
ALFRESCO	4.1 x 3.0
MEDIA	4.0 x 3.4
MEALS	4.7 x 3.0
KITCHEN	4.0 x 3.4
LIVING	4.7 x 3.7
STUDY	2.5 x 0.6
GARAGE	5.8 x 5.8

Miami
208

The kitchen is at the heart of this striking home, perfectly positioned between the media room and living and dining areas. You'll love the large walk-in pantry connected to the laundry. Ideal for growing families, there's ample room to relax in the master suite with a walk-in robe and ensuite, while the kids' bedrooms are just a few steps away.

TRINITY 176 OPTION





LENGTH 19.0m
WIDTH 11.3m

TOTAL FLOOR AREA
175.74m²

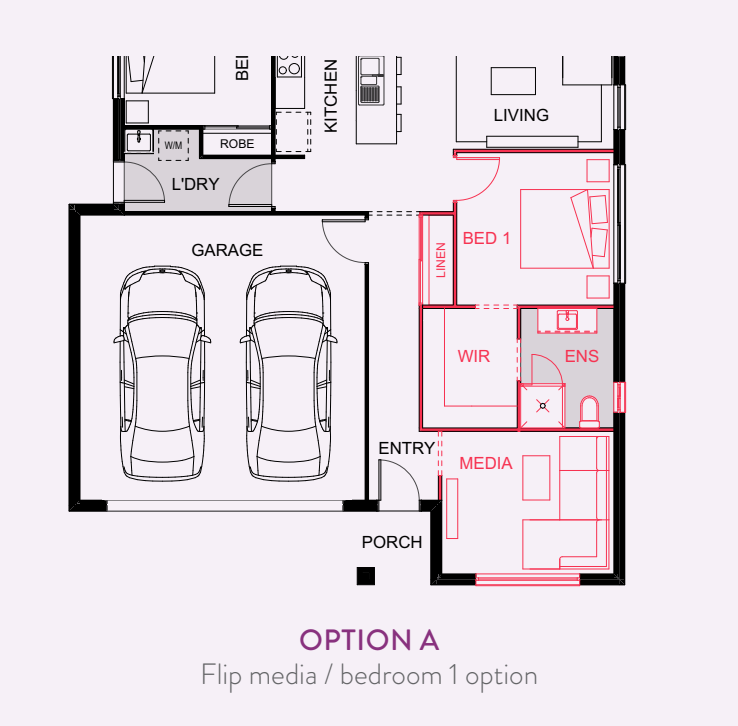
MIN. FRONTAGE
12.5m

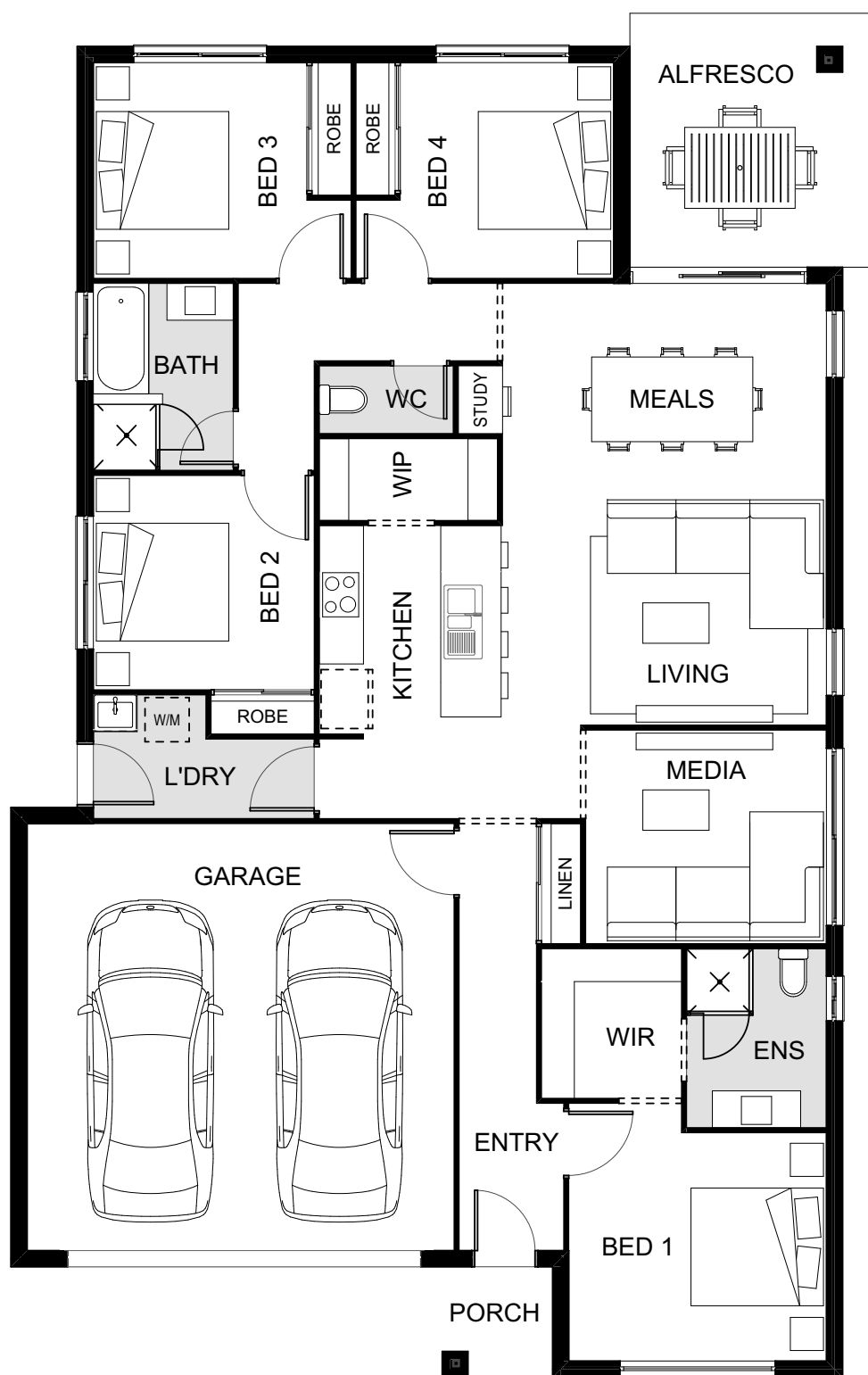
BED 1	3.5 x 3.1
BED 2	3.2 x 3.0
BED 3	3.2 x 3.0
ALFRESCO	4.0 x 3.2
MEALS	3.7 x 2.7
KITCHEN	3.0 x 2.8
LIVING	3.9 x 3.5
GARAGE	6.0 x 5.8

Trinity
176

Spacious living is right at the heart of this stunning home design. The open-plan kitchen, dining and living area is located in the centre of the home, making this home design perfect for entertaining. The generous alfresco area allows for year-round outdoor living, perfect for the Queensland lifestyle. The stylish kitchen is centrally located with a walk-in pantry that flows through to the laundry — perfect for the busy family. The private master suite is located at the rear of the home and boasts a large walk-in robe and ensuite.

MANLY 186 OPTION





LENGTH 18.1m
WIDTH 11.3m

TOTAL FLOOR AREA
186.22m²

MIN. FRONTAGE
12.5m

BED 1	3.5 x 3.1
BED 2	3.0 x 2.9
BED 3	2.9 x 2.9
BED 4	2.9 x 2.9
ALFRESCO	3.3 x 3.5
MEDIA	3.3 x 2.9
MEALS	4.0 x 2.5
KITCHEN	2.8 x 2.5
LIVING	4.0 x 3.5
STUDY	0.9 x 0.6
GARAGE	5.8 x 5.8

Manly
186

The thoughtfully designed layout of the Manly 186 makes living a breeze. Sure to become the heart of your beautiful new home, you'll love the practical kitchen layout, complete with a generous stone island bench. There's also a cleverly positioned study that's ideal for a home office or homework space for the kids. Sit back and watch your favourite Netflix series in the media room, or relax in the privacy of your master bedroom with separate walk-in robe and ensuite.

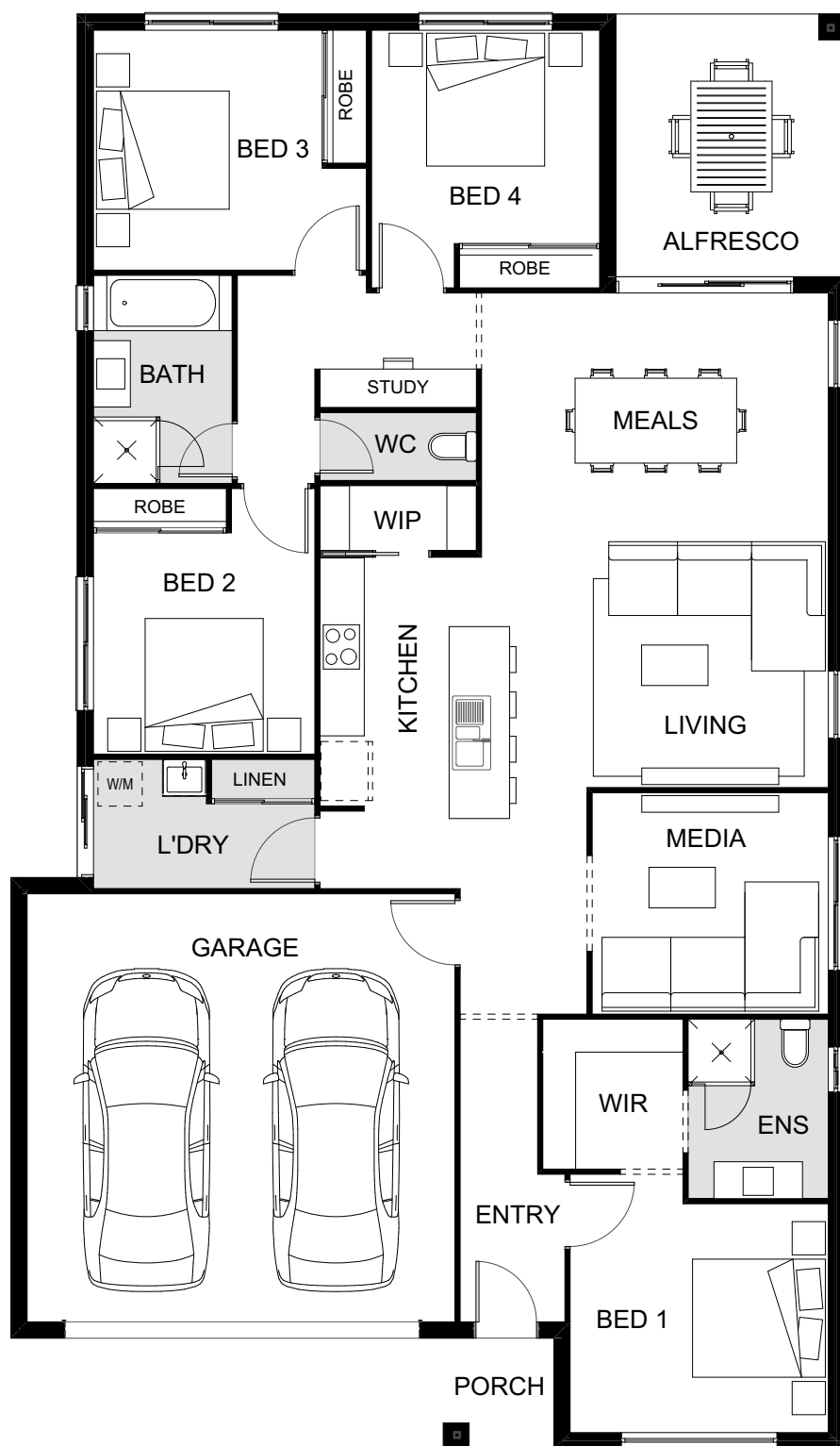
MANLY 200 OPTIONS

OPTION A
Extended walk-in pantry in lieu of study nook

OPTION B
Flip media / bedroom 1 option



LUMA
BY HALLMARK



LENGTH 19.4m
WIDTH 11.3m

TOTAL FLOOR AREA
200.36m²

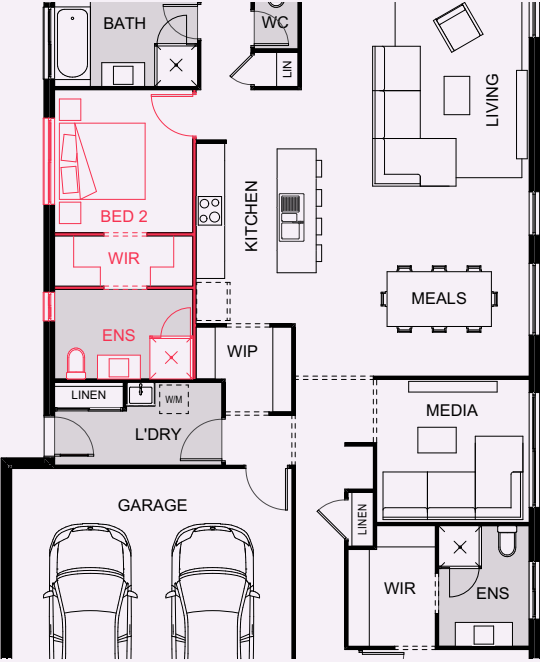
MIN. FRONTAGE
12.5m

BED 1	3.5 x 3.1
BED 2	3.0 x 3.0
BED 3	3.3 x 3.1
BED 4	3.1 x 2.9
ALFRESCO	3.6 x 3.1
MEDIA	3.2 x 3.0
MEALS	4.7 x 3.0
KITCHEN	3.5 x 2.6
LIVING	3.7 x 3.7
STUDY	2.1 x 0.5
GARAGE	5.8 x 5.8

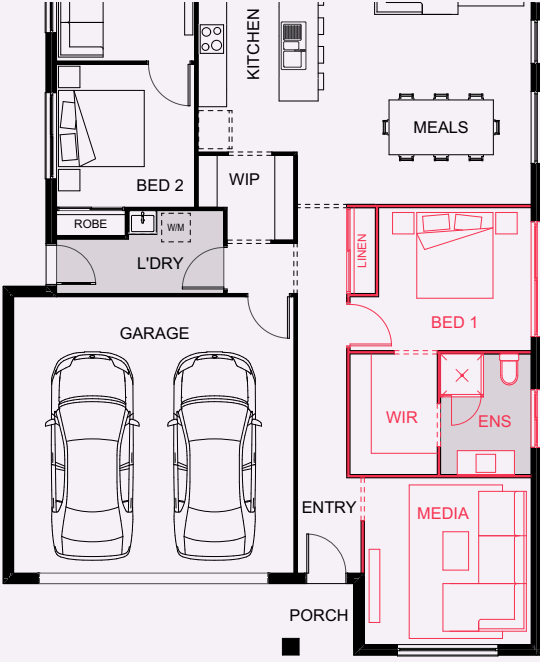
Manly
200

The open-plan living areas and alfresco create a central hub that adds to the spacious feel of this home. Designed with convenience in mind, it's just a few steps from the garage to the large kitchen island bench and walk-in pantry — perfect for unpacking the groceries. There's also a separate media room where the family can enjoy movie night, plus a handy study area for the kids to share. Need to get away from it all? The master suite offers a secluded sanctuary at the front of the home.

MANLY 223 OPTIONS

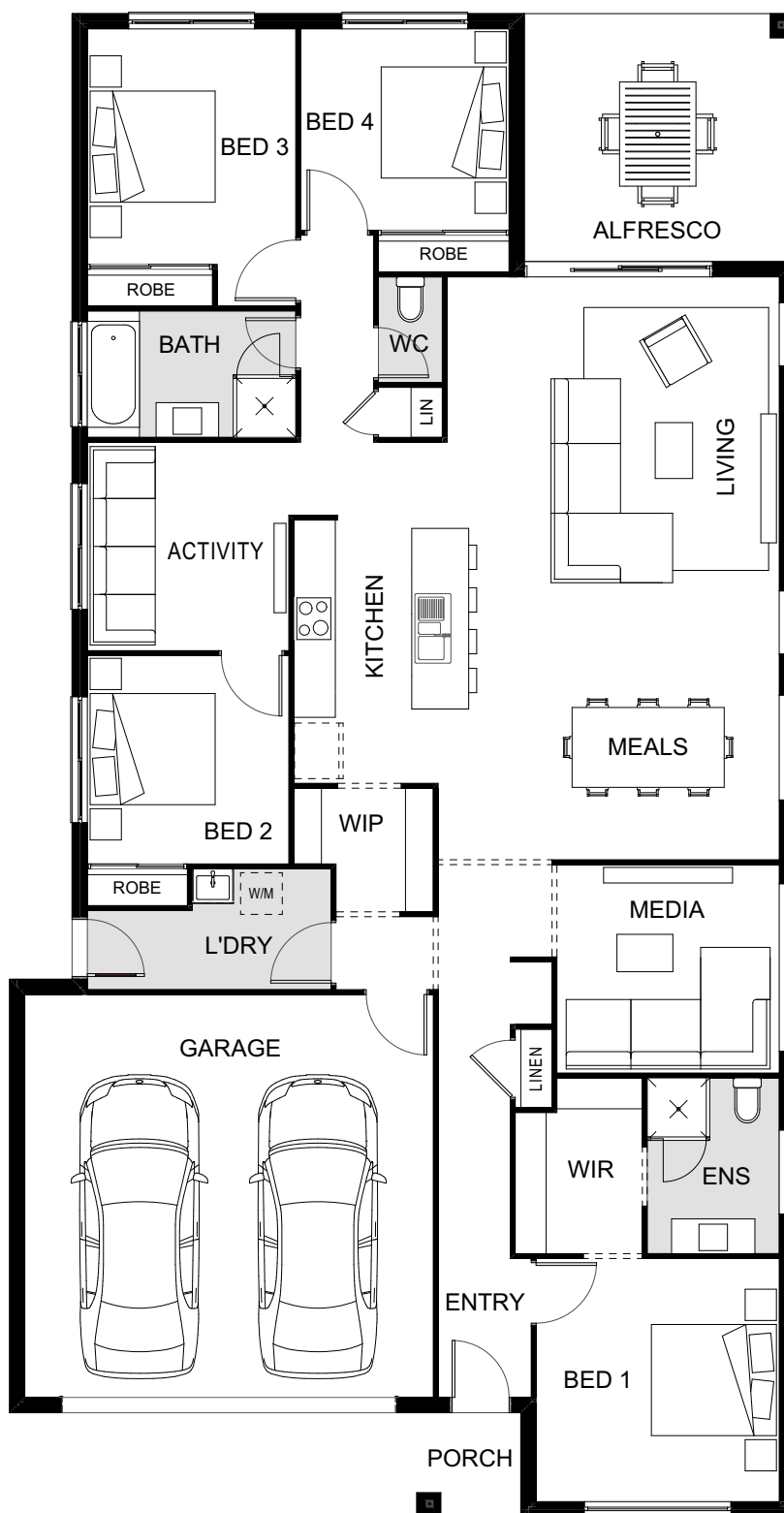


OPTION A
Guest suite in lieu of activity



OPTION B
Flip media / bedroom 1 option





LENGTH 21.6m
WIDTH 11.3m

TOTAL FLOOR AREA
223.23m²

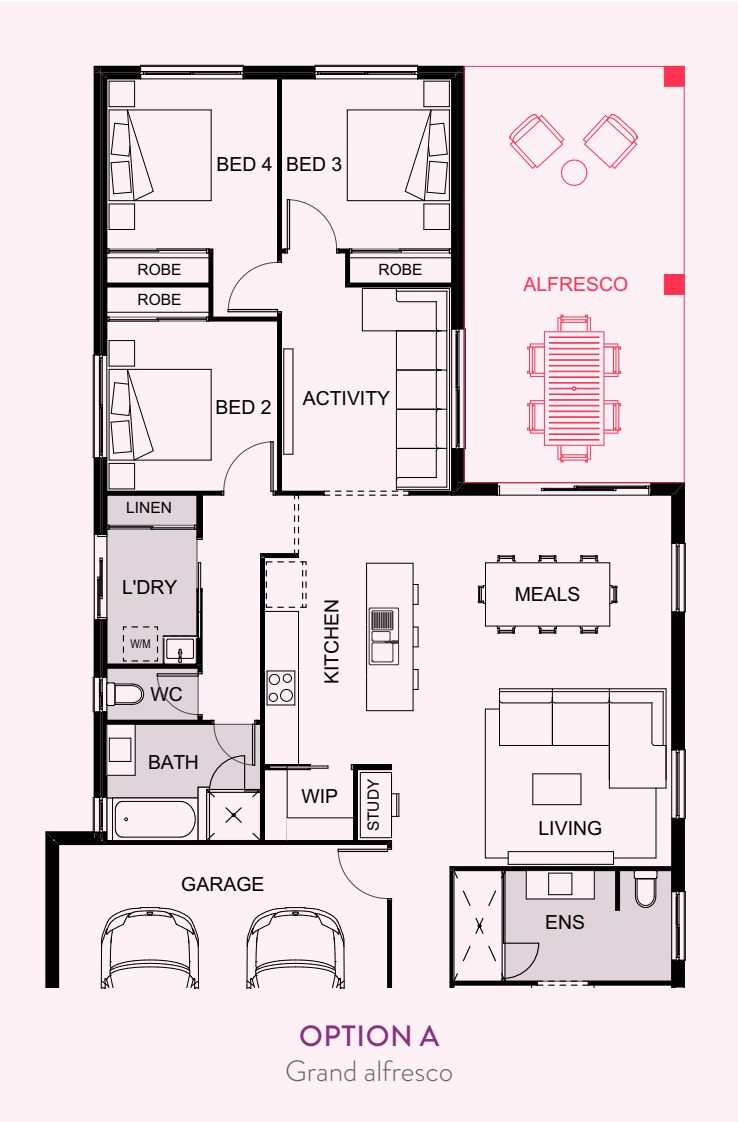
MIN. FRONTAGE
12.5m

BED 1	3.5 x 3.5
BED 2	3.0 x 2.9
BED 3	3.4 x 3.0
BED 4	3.0 x 2.9
ALFRESCO	3.9 x 3.6
ACTIVITY	3.0 x 2.9
MEDIA	3.2 x 3.0
MEALS	4.0 x 3.5
KITCHEN	3.8 x 3.0
LIVING	4.9 x 4.0
GARAGE	5.9 x 5.8

Manly
223

This home is a true family home with its spacious open-plan design. Featuring a large living area that flows on from the gourmet kitchen, and a generous alfresco at the rear, entertaining family and friends will be nothing short of easy in the Manly 223. The master suite offers a private and peaceful sanctuary located at the front of the home away from the other three bedrooms and is complemented with a spacious walk-in robe and adjoining ensuite. The home features separate activity and media rooms, making it ideal for growing families.

COVE 202 OPTION





LENGTH 21.2m
WIDTH 11.3m

TOTAL FLOOR AREA
201.92m²

MIN. FRONTAGE
12.5m

BED 1	3.5 x 3.4
BED 2	3.0 x 3.0
BED 3	3.0 x 3.0
BED 4	3.0 x 3.0
ALFRESCO	3.9 x 3.0
ACTIVITY	3.6 x 3.0
MEALS	3.9 x 3.0
KITCHEN	3.7 x 3.4
LIVING	3.9 x 3.5
STUDY	1.3 x 0.6
GARAGE	5.8 x 5.8

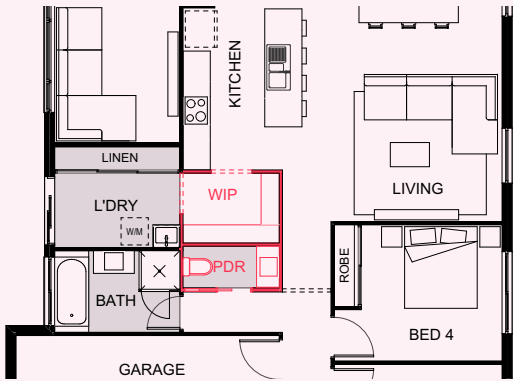
Cove
202

Featuring a luxuriously sized walk-in robe and a beautiful ensuite, the private master bedroom in this home is made for relaxing at the end of the day. The gourmet kitchen with walk-in pantry and handy study nook adjoins the open-plan living and dining area, which spills out onto the alfresco. There's a cleverly positioned activity room in the kids' bedroom zone, plus an oversized laundry with plenty of linen storage — perfect for the busy family.

COVE 217 OPTIONS

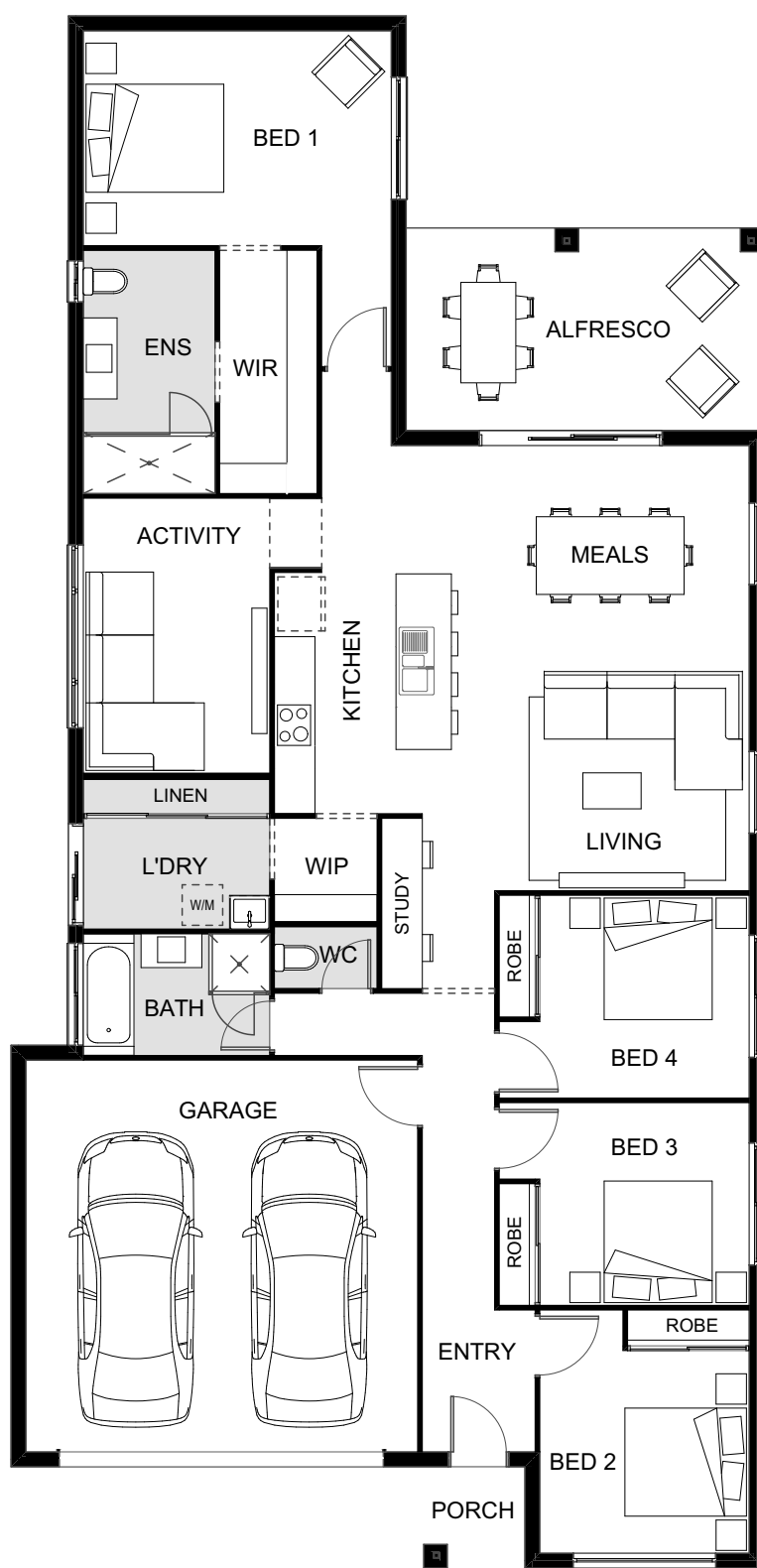


OPTION A
Grand alfresco



OPTION B
Walk-in pantry and powder room in lieu of study nook





4 BEDS 2 LIVING AREAS

2 KITCHENS 2 CARS

LENGTH 23.0m
WIDTH 11.2m

TOTAL FLOOR AREA
217.47m²

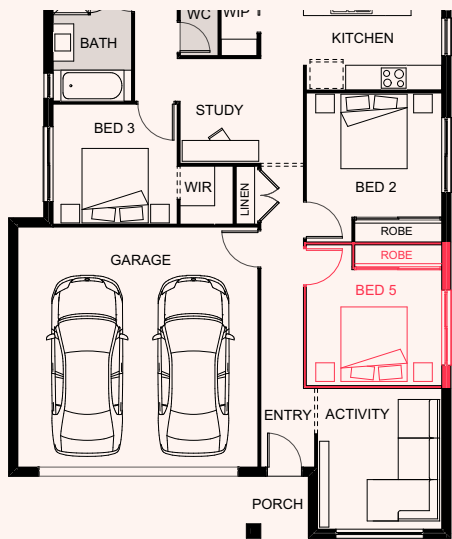
MIN. FRONTAGE
12.5m

BED 1	4.6 x 3.2
BED 2	3.1 x 3.0
BED 3	3.1 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	5.3 x 3.0
ACTIVITY	4.1 x 2.8
MEALS	3.6 x 3.0
KITCHEN	3.6 x 3.4
LIVING	3.6 x 3.6
STUDY	2.5 x 0.6
GARAGE	5.8 x 5.8

Cove
217

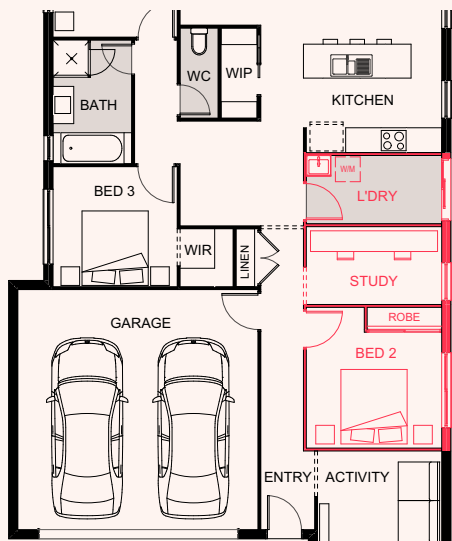
With a massive alfresco flowing out from the open-plan living area, this home is just for lazy days spent with friends and family. The gourmet kitchen has a walk-in pantry connected to an oversized laundry. There's also a handy study nook near the kitchen, so it's easy to keep an eye on the kids when they do their homework. The separate activity room is the perfect spot to enjoy a movie, while the private master suite features an ensuite, separate toilet and huge walk-in robe.

BANKSIA 216 OPTIONS



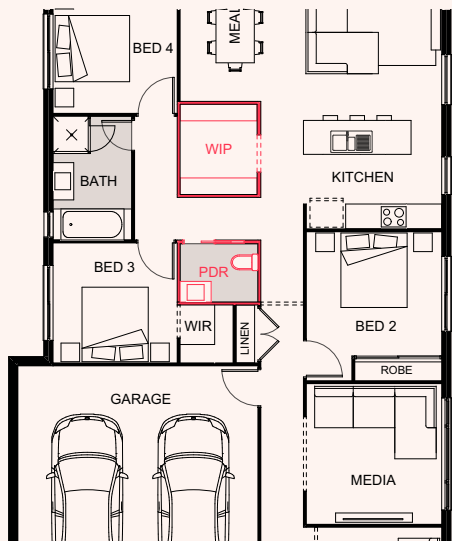
OPTION A

Bedroom 5 in lieu of media room



OPTION B

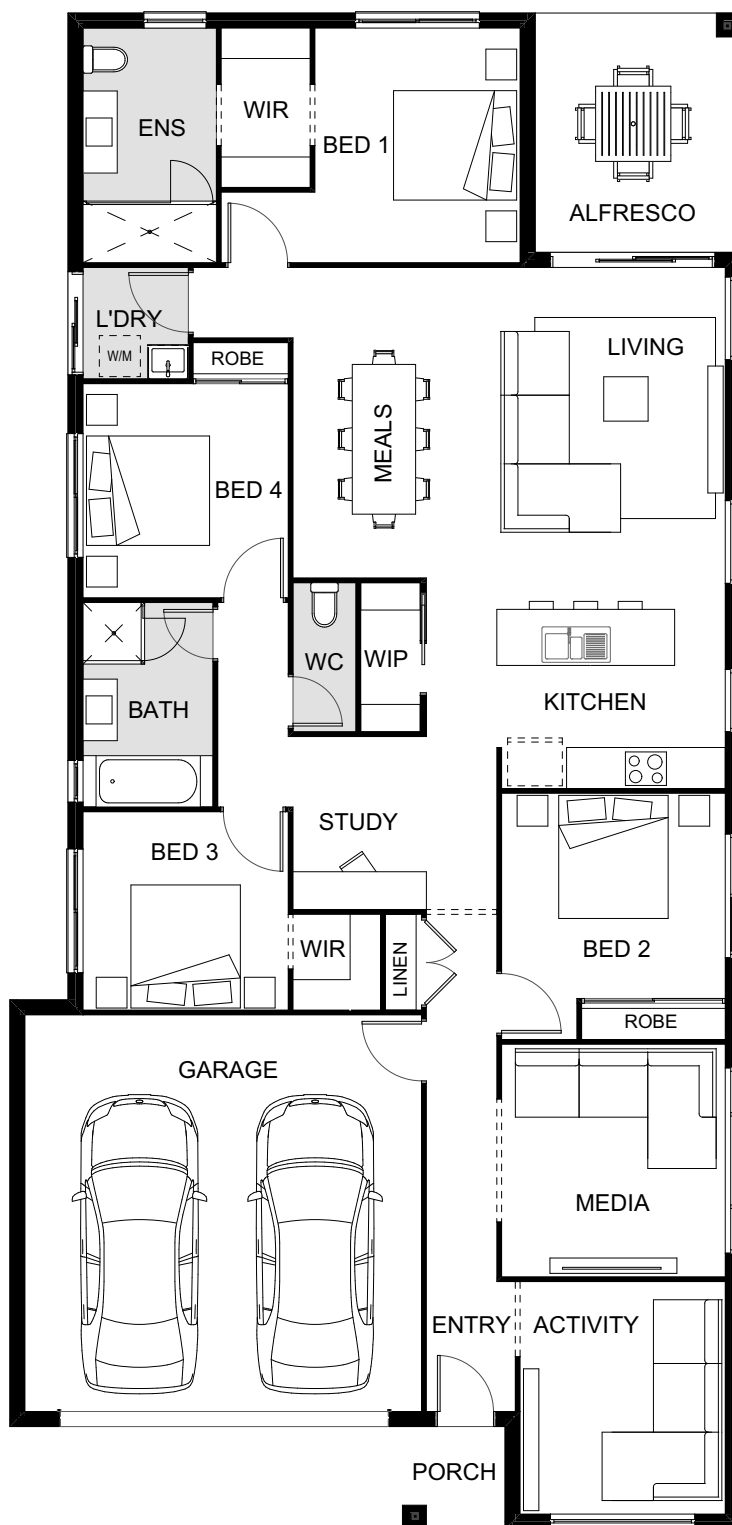
Laundry / study alternative in lieu of media room



OPTION C

Walk-in pantry and powder room in lieu of study





LENGTH 22.2m
WIDTH 10.7m

TOTAL FLOOR AREA
215.90m²

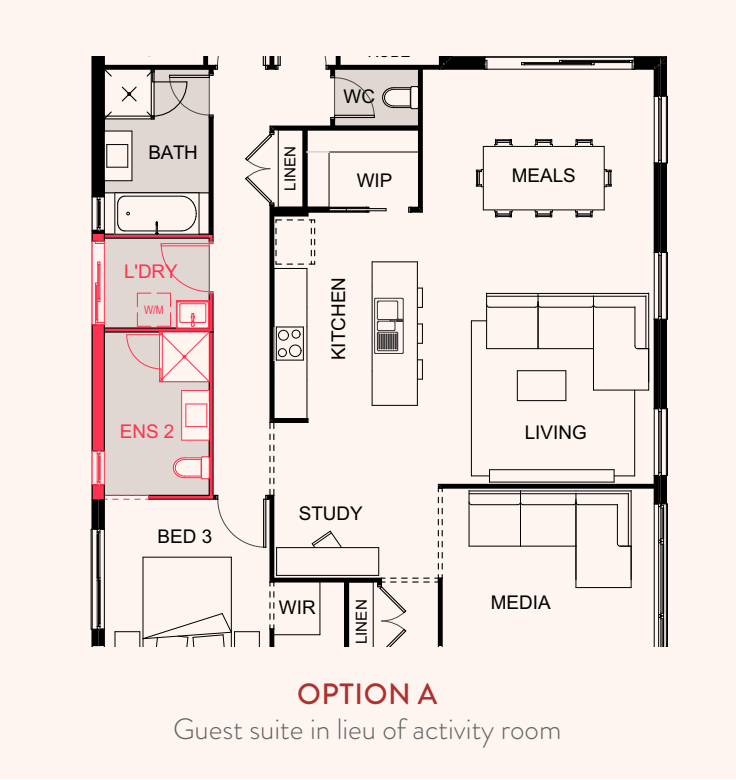
MIN. FRONTAGE
12.5m

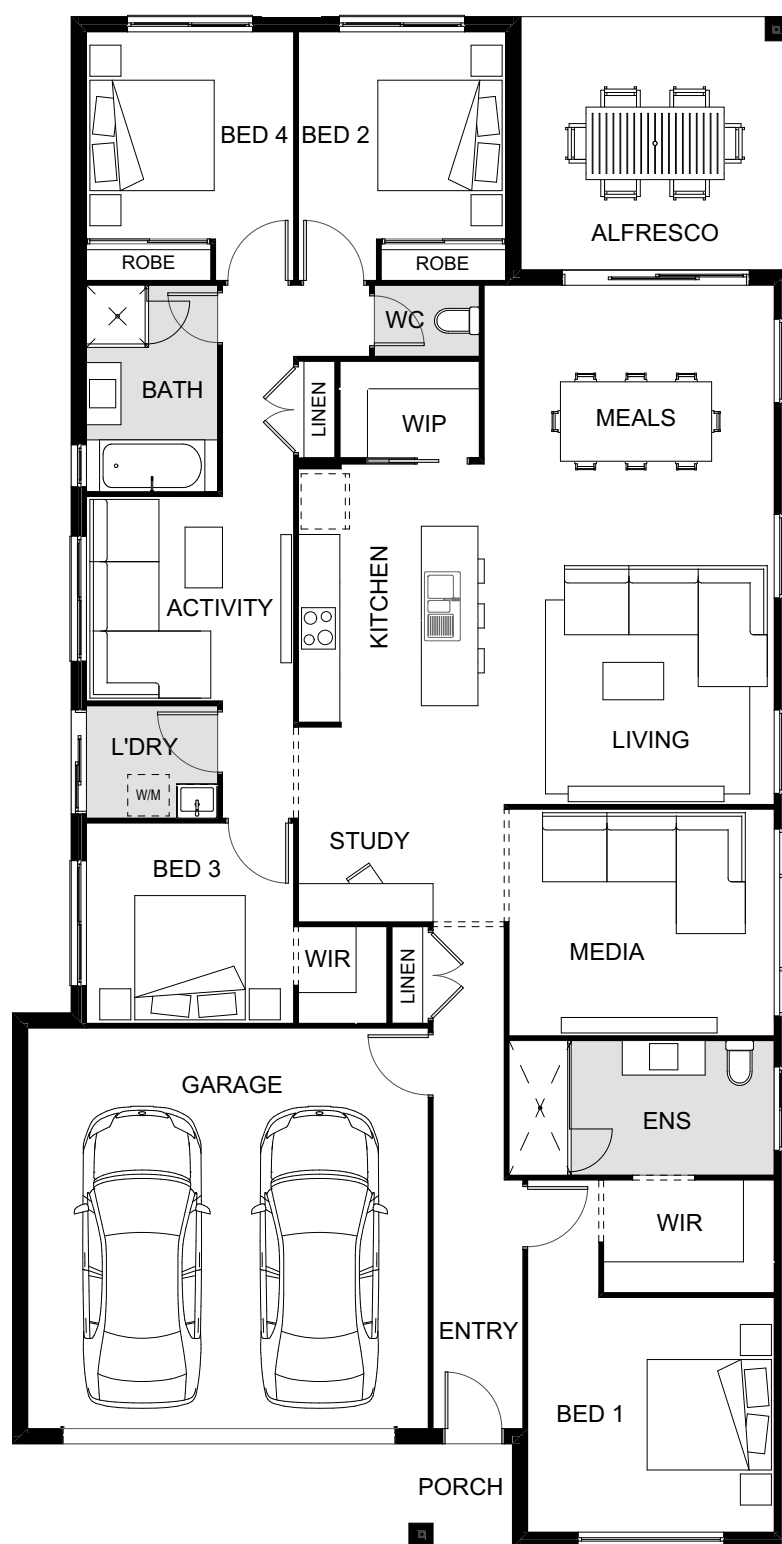
BED 1	3.4 x 3.0
BED 2	3.3 x 3.0
BED 3	3.0 x 2.9
BED 4	3.1 x 3.0
ALFRESCO	3.5 x 3.0
ACTIVITY	3.4 x 3.0
MEDIA	3.4 x 3.3
MEALS	4.5 x 2.4
KITCHEN	3.3 x 3.0
LIVING	4.6 x 3.9
STUDY	1.9 x 1.5
GARAGE	5.8 x 5.8

Banksia
216

With three separate living areas, you'll love the space and freedom this beautiful home has to offer. The large living and dining area opening on to an alfresco makes entertaining family and friends easy, while the centrally located study creates the perfect home office. Complete with a media room and kids activity room, there's plenty of space for everyone to do their own thing or come together as a family. This stunning home is sure to impress!

BANKSIA 229 OPTION





LENGTH 22.2m
WIDTH 11.3m

TOTAL FLOOR AREA
228.54m²

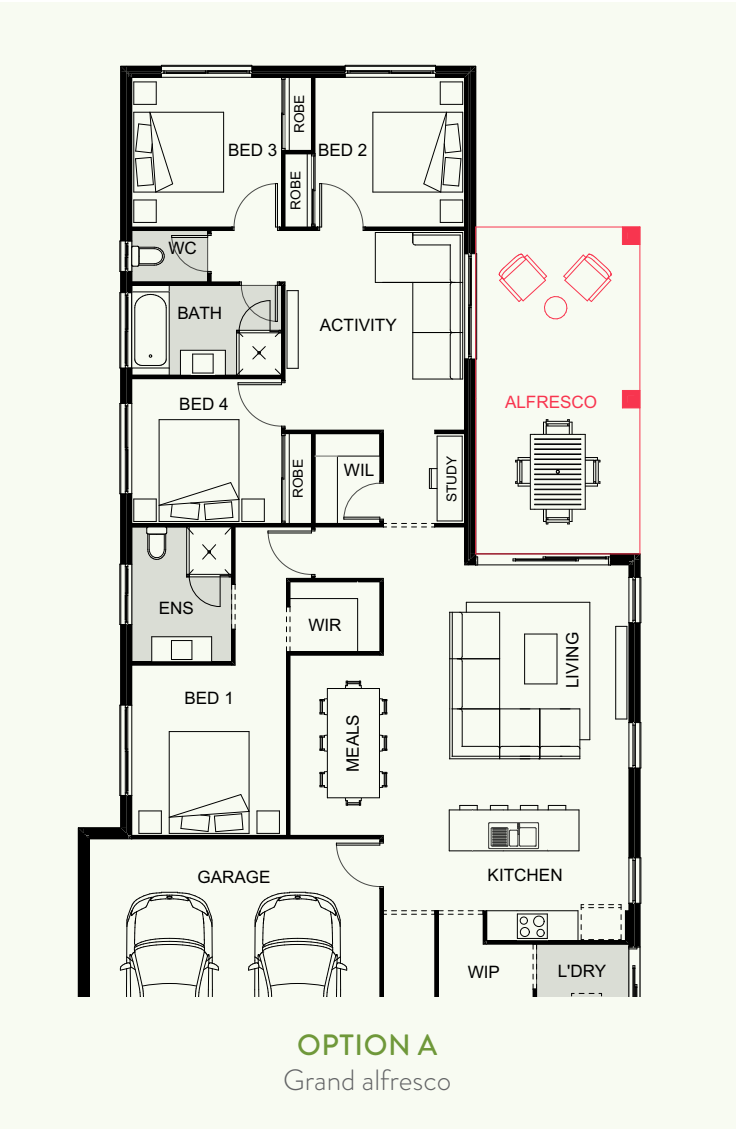
MIN. FRONTAGE
12.5m

BED 1	3.6 x 3.4
BED 2	3.0 x 3.0
BED 3	3.0 x 2.9
BED 4	3.0 x 3.0
ALFRESCO	3.9 x 3.7
ACTIVITY	3.0 x 3.0
MEDIA	3.8 x 3.3
MEALS	4.2 x 3.0
KITCHEN	3.8 x 3.0
LIVING	3.9 x 4.5
STUDY	1.9 x 1.5
GARAGE	5.8 x 5.8

Banksia
229

This beautiful, spacious home offers all the room a growing family needs to relax in style. A spacious living and dining, as well as separate media and activity rooms mean that no one has to compromise on space. This bright and airy home has it all. A generous stone island bench and large walk-in pantry in the open-plan kitchen make this home a real family favourite!

BYRON 216 OPTION





LENGTH 23.0m
WIDTH 11.3m

TOTAL FLOOR AREA
216.40m²

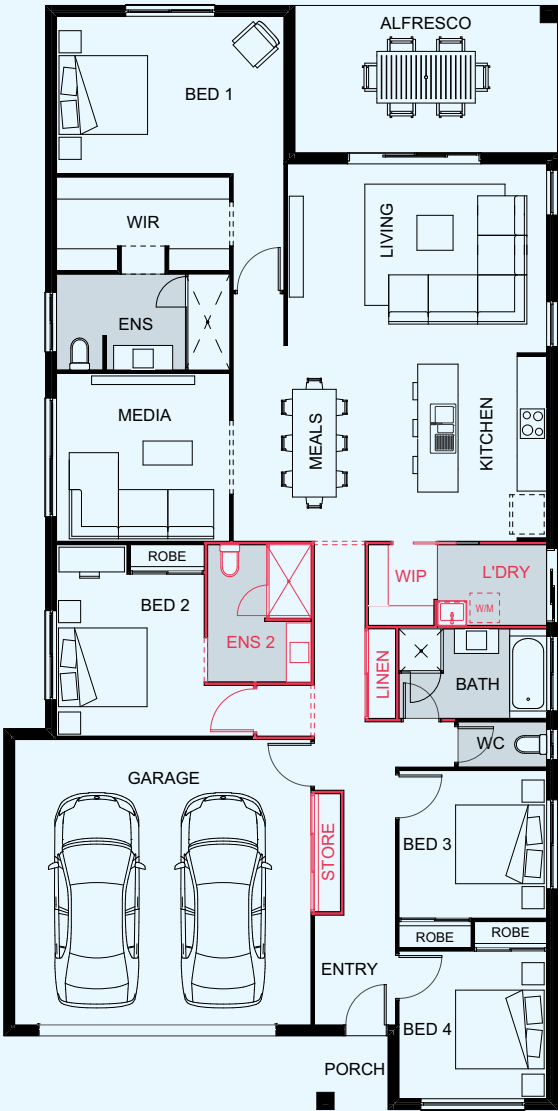
MIN. FRONTAGE
12.5m

BED 1	3.4 x 3.1
BED 2	3.0 x 3.0
BED 3	3.0 x 3.0
BED 4	3.0 x 2.9
ALFRESCO	3.3 x 3.1
ACTIVITY	4.0 x 3.6
MEDIA	3.5 x 3.5
MEALS	3.6 x 1.9
KITCHEN	3.8 x 3.4
LIVING	4.1 x 3.8
STUDY	1.8 x 0.6
GARAGE	5.8 x 5.8

Byron
216

This stunning home has a fantastic flow throughout. You'll love the versatility of three separate living areas, plus the option to relax outdoors on the alfresco. A beautiful kitchen with a stone island bench and a large walk-in pantry provides easy access to the laundry. The kids' zone includes three bedrooms centred around an activity room and handy walk-in linen cupboard with ample storage. The master suite features a generous walk-in robe and ensuite.

BRONTE 231 OPTION



OPTION A

Guest suite in lieu of activity and laundry extension and store addition





LENGTH 22.4m
WIDTH 11.3m

TOTAL FLOOR AREA
230.42m²

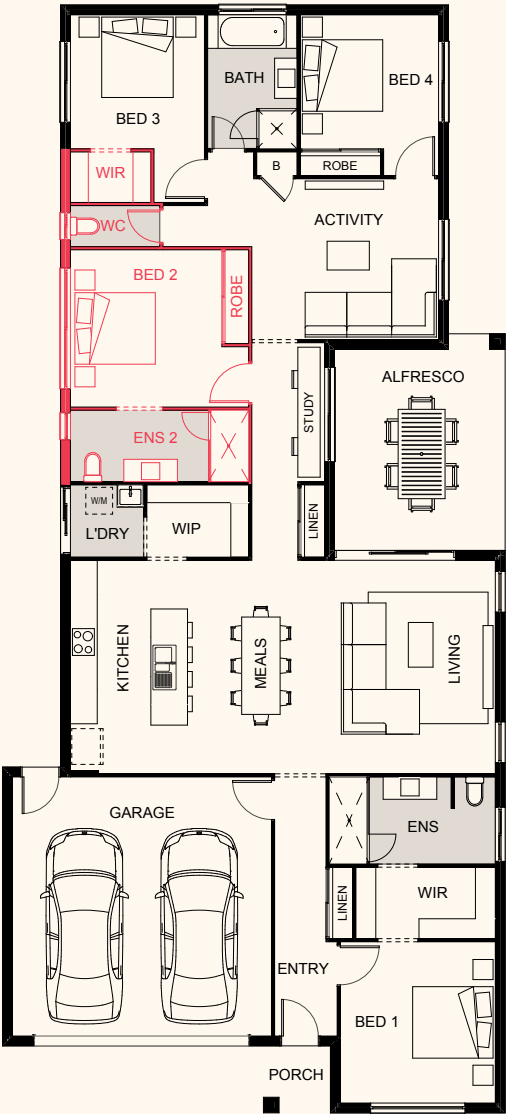
MIN. FRONTAGE
12.5m

BED 1	4.6 x 3.2
BED 2	3.3 x 3.0
BED 3	3.0 x 3.0
BED 4	3.0 x 3.0
ALFRESCO	5.3 x 3.0
ACTIVITY	3.9 x 2.7
MEDIA	3.5 x 3.4
MEALS	3.4 x 2.3
KITCHEN	3.7 x 3.0
LIVING	5.3 x 3.8
GARAGE	6.0 x 5.8

Bronte
231

The master suite is the star of the show in this home! The spacious bedroom, luxurious walk-in robe and oversized ensuite makes it the perfect retreat to escape to at the end of a busy day. The contemporary kitchen features a walk-in pantry conveniently connected to the laundry, while the living and meals area spills out onto a large alfresco. With a separate media room and versatile activity room, this gorgeous home leaves nothing to be desired.

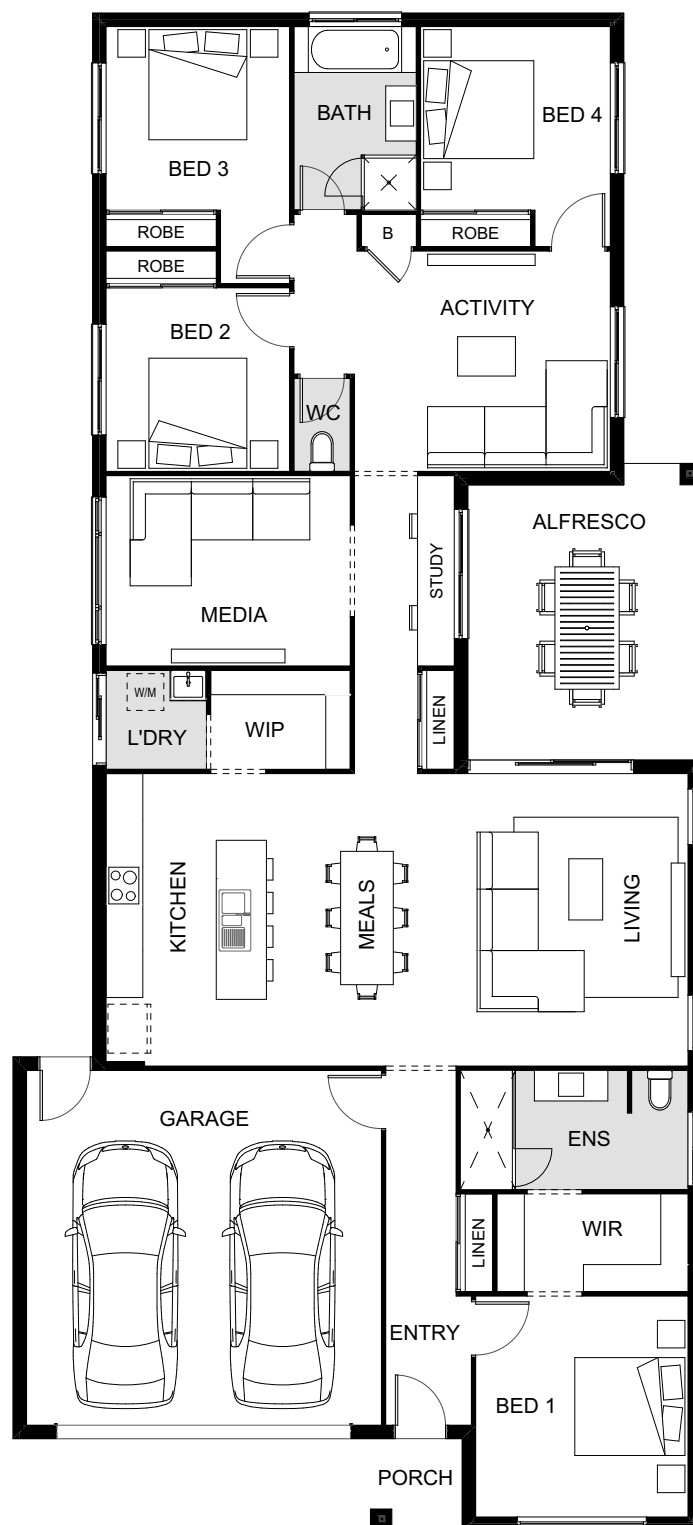
BONDI 240 OPTION



OPTION A

Guest suite in lieu of media room





LENGTH 24.8m
WIDTH 11.3m

TOTAL FLOOR AREA
238.71m²

MIN. FRONTAGE
12.5m

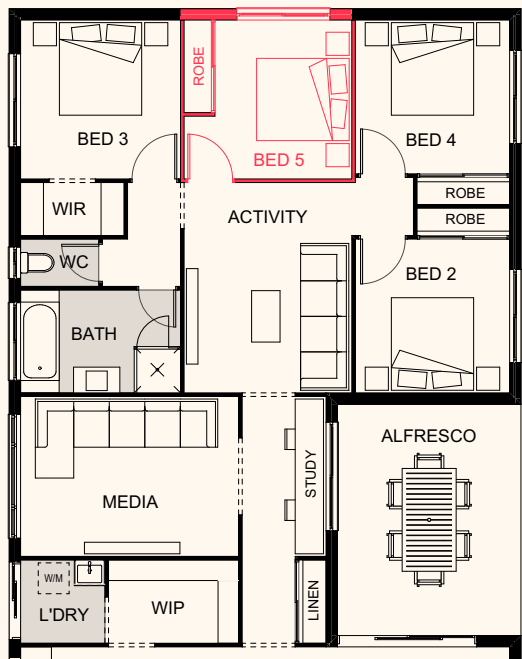
BED 1	3.6 x 3.5
BED 2	3.0 x 3.0
BED 3	3.0 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	4.5 x 3.8
ACTIVITY	4.2 x 3.6
MEDIA	4.0 x 3.1
MEALS	4.8 x 3.0
KITCHEN	4.8 x 3.0
LIVING	4.8 x 3.5
STUDY	3.1 x 0.6
GARAGE	5.8 x 5.8

Bondi

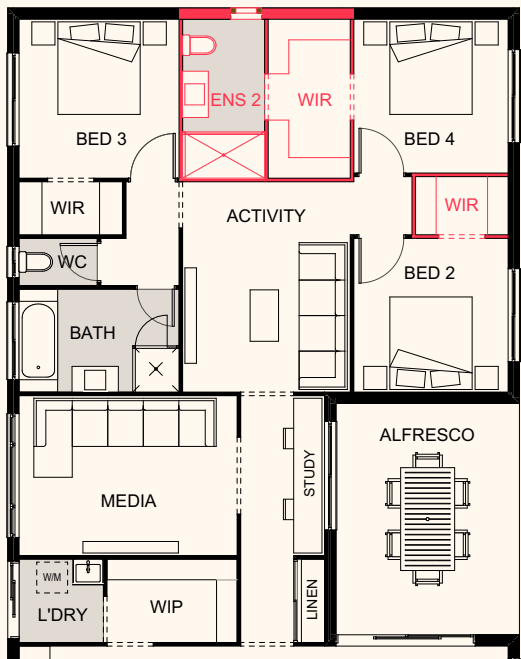
240

A centrally positioned alfresco makes this home a light-filled haven. It features a gourmet kitchen perfect for keen home cooks, and a handy walk-in pantry conveniently adjoins the laundry — who doesn't love a little multi-tasking? Enjoy movie nights in the media room, while the kids have their own activities zone that can be transformed into a rumpus, study or playroom. At the front of the home, the master bedroom features a walk-in robe and ensuite.

BONDI 250 OPTIONS

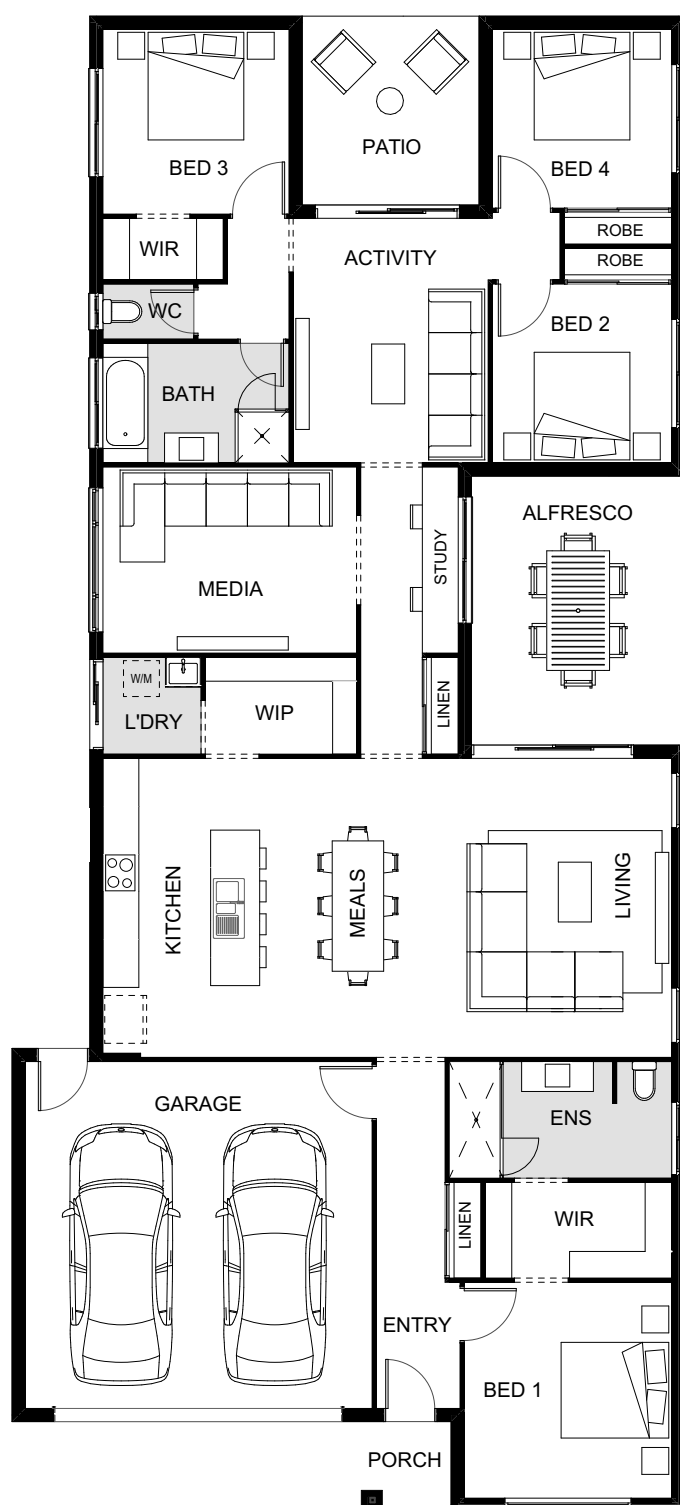


OPTION A
Bedroom 5 in lieu of patio



OPTION B
Guest suite in lieu of patio





LENGTH 25.0m
WIDTH 11.3m

TOTAL FLOOR AREA
250.06m²

MIN. FRONTAGE
12.5m

BED 1	3.6 x 3.5
BED 2	3.0 x 3.0
BED 3	3.1 x 3.1
BED 4	3.0 x 3.0
ALFRESCO	4.5 x 3.6
ACTIVITY	4.1 x 3.3
MEDIA	4.2 x 3.1
MEALS	5.0 x 2.9
KITCHEN	5.0 x 2.9
LIVING	5.0 x 3.7
PATIO	3.0 x 3.2
STUDY	3.1 x 0.6
GARAGE	5.8 x 5.8

Bondi
250

Ideal for families, this spacious home has everything you need and more! The living and dining area opens onto a central, private alfresco, making it perfect for entertaining friends. The spacious kitchen has a walk-in pantry connected to the laundry, while the separate media room is perfect for movie night. The kids will love the separate bedroom zone, centred around an activity room with its own patio. Featuring a large walk-in robe and ensuite, the master suite is a secluded sanctuary.

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