



Your place to grow





INTRODUCING NEST BY HALLMARK

As the name suggests, Nest by Hallmark has been specially created for growing families looking to settle into their forever home now — with plenty of room for everyone to spread their wings in the future.

At Hallmark Homes, we saw a genuine need for an innovative range of flexible, family-friendly home designs that represent awesome value for money. After all, just because you have a growing family, doesn't mean you can't live your life in a stylish, cleverly designed home that offers the luxury you deserve.

As a family-owned business with over 40 years' experience, we know how to tick all the boxes when it comes to creating a functional, stylish, spacious home that can take you from toddlers to teenagers — without moving house! At Hallmark, we've built thousands of gorgeous homes for South East Queenslanders. In fact, family is at the heart of everything we do.

So if you're looking for your place to grow, experience the love and laughter of family life with Nest by Hallmark.







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 is 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 of 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!



Flexible family living at its finest

Because no two families are the same, Nest by Hallmark has been designed with lots of different lifestyle needs in mind. We've created a collection of single storey flexible floor plans, that let you customise your home to suit the way your family lives.

Our designers have redefined family living, by thinking outside the box to come up with an exciting range of premium home designs, and stylish façade options to choose from. Featuring clever 'zoned living', there's plenty of room for everyone to enjoy their own space — even as your family grows. In fact, all Nest homes have custom modules that you can switch in and out, depending on what's important to you and your family.

So how does it work? First, choose the floor plan that suits your family best. Then, you can either go with that plan as is, or modify the design by switching in one of the custom modules. It's easy, it's affordable, and it's all ready to roll!

Live the family life you've always wanted, sooner than you ever expected. Nurture your family's dream with Nest by Hallmark.







Discover your new home

LOT WIDTH	HOUSE NAME	FLOOR AREA		BEDS	BATHS	GARAGE	LIVING	STUDY	PG
		M²	SQ						
SINGLE-STOREY									
14m	Birch 245	248.23	26.71	4	2	2	3	1	10
	Cedar 255	254.53	27.39	4	2	2	3	•	12
	Tallowwood 261	260.83	28.07	4	2	2	3	1	14
	Willow 251	250.53	26.96	4	2	2	3	1	16
	Willow 267	266.94	28.73	4	2	2	3	1	18
	14m Façade Options								
16m	Willow 287	286.95	30.88	4	2	2	3	1	24
	Maple 234	238.06	25.62	4	2	2	2	1	26
	Linden 261	261.63	28.16	4	2	2	3	1	28
	Cedar 263	263.65	28.37	4	2	2	3	1	30
	Willow 303	302.45	32.55	4	2	2	3	2	32
	16m Façade Options								
18m	Myrtle 278	278.49	29.97	4	2	2	3	1	38
	Magnolia 303	303.00	32.61	4	2	2	3	1	40
	Willow 326	326.45	35.14	4	2	2	3	2	42
	18m Façade Options								

Nest Range for 14m lot Frontage

Nest by Hallmark offers an extensive selection of home designs created specifically to suit lots with a 14m frontage. Once you have chosen the home design that best suits your lifestyle, view our stunning range of façades on pages 20 and 21. There's sure to be a façade style that best suits you and your family!





Birch 245

The Birch 245 is an open-plan single-storey home design best suited to a 14m lot frontage. The spacious media room, kids' rooms and activity zone is cleverly designed to be located at one end of the home. The private master suite is spacious with a walk-in robe and ensuite. The open-plan living and dining room is overlooked by the gourmet kitchen with an island bench and walk-in pantry. This home has been thoughtfully designed for the growing family.

Bed 1	4.6 x 3.4
Bed 2	3.4 x 2.9
Bed 3	3.6 x 2.9
Bed 4	3.9 x 2.9
Meals	5.0 x 2.5
Kitchen	5.0 x 3.0
Media	4.6 x 3.5
Living	5.0 x 3.5
Activity	4.2 x 2.9
Study	1.7 x 0.9
Alfresco	3.4 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA
248.23m²

MIN. FRONTAGE
14m

LENGTH 24.0m • WIDTH 12.8m

BEDS



4

LIVING



3

GARAGE



2

BATHS



2

STUDY

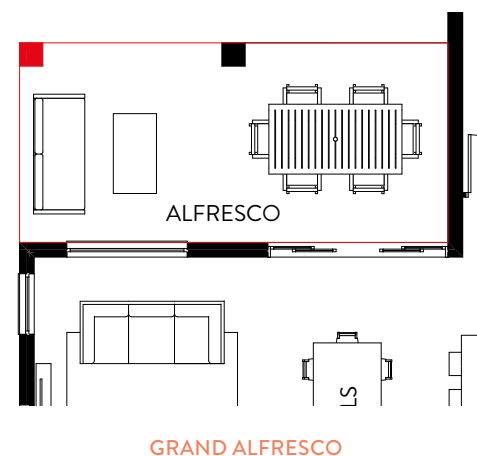


1





Floor Plan Options



Cedar 255

The Cedar 255 is a stunning open-plan home design that's an entertainer's dream with the living, dining, and alfresco areas located centrally within the home. With a gourmet kitchen ideally positioned to overlook the living area, and a large walk in-pantry, this home really has it all. The separate media room plus activity room will keep the kids entertained while the adults can relax in their private master suite sanctuary at the other end of the home.

Bed 1	4.5 x 4.4
Bed 2	3.3 x 3.0
Bed 3	3.0 x 3.0
Bed 4	3.5 x 3.0
Meals	4.3 x 2.8
Kitchen	3.0 x 4.9
Media	3.4 x 3.6
Living	4.1 x 5.0
Activity	4.1 x 3.6
Alfresco	3.9 x 3.5
Garage	5.8 x 5.8

TOTAL FLOOR AREA
254.53m²

MIN. FRONTAGE
14m

LENGTH 23.5m • WIDTH 12.6m

BEDS



LIVING



GARAGE

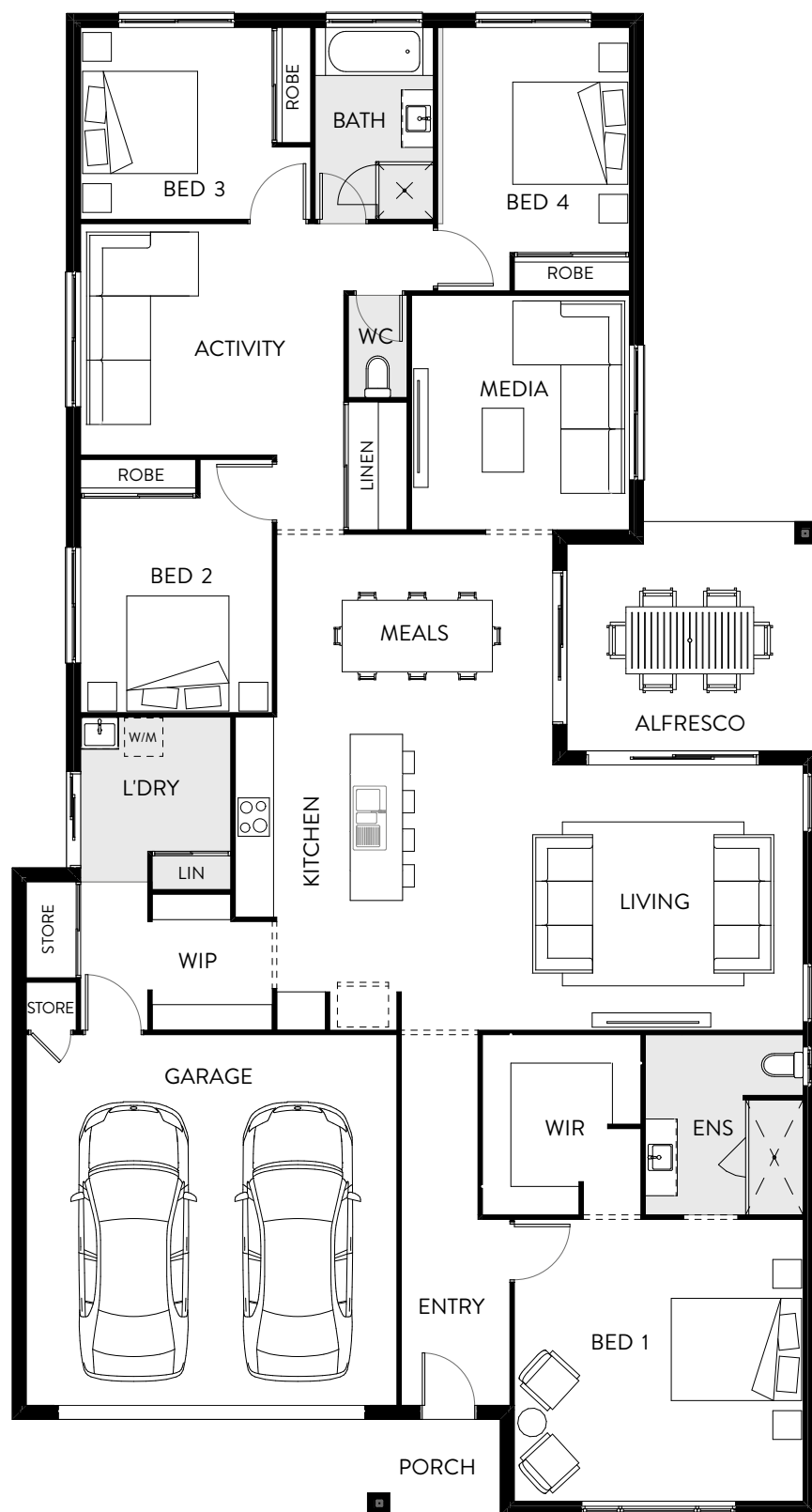


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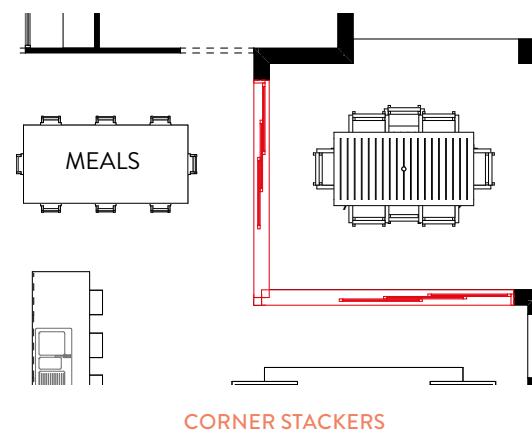


STUDY





Floor Plan Options



Tallowwood 261

The open-plan living area and alfresco of the Tallowwood 261 creates the ultimate central hub, adding a spacious feel to this beautiful home design. Cleverly designed, this spacious home has many living zones making it the perfect design for growing families. The gourmet kitchen overlooks the living area making entertaining a breeze, and with plenty of cupboards, this home is not short on storage!

Bed 1	4.4 x 3.4
Bed 2	3.4 x 3.0
Bed 3	3.4 x 3.0
Bed 4	3.3 x 3.1
Meals	4.8 x 3.1
Kitchen	5.1 x 3.0
Media	4.4 x 3.1
Living	4.0 x 4.0
Activity	4.0 x 2.9
Study	1.9 x 0.6
Alfresco	4.8 x 3.4
Garage	5.8 x 5.8

TOTAL FLOOR AREA
260.83m²

MIN. FRONTAGE
14m

LENGTH 23.0m • WIDTH 12.4m

BEDS



LIVING



GARAGE

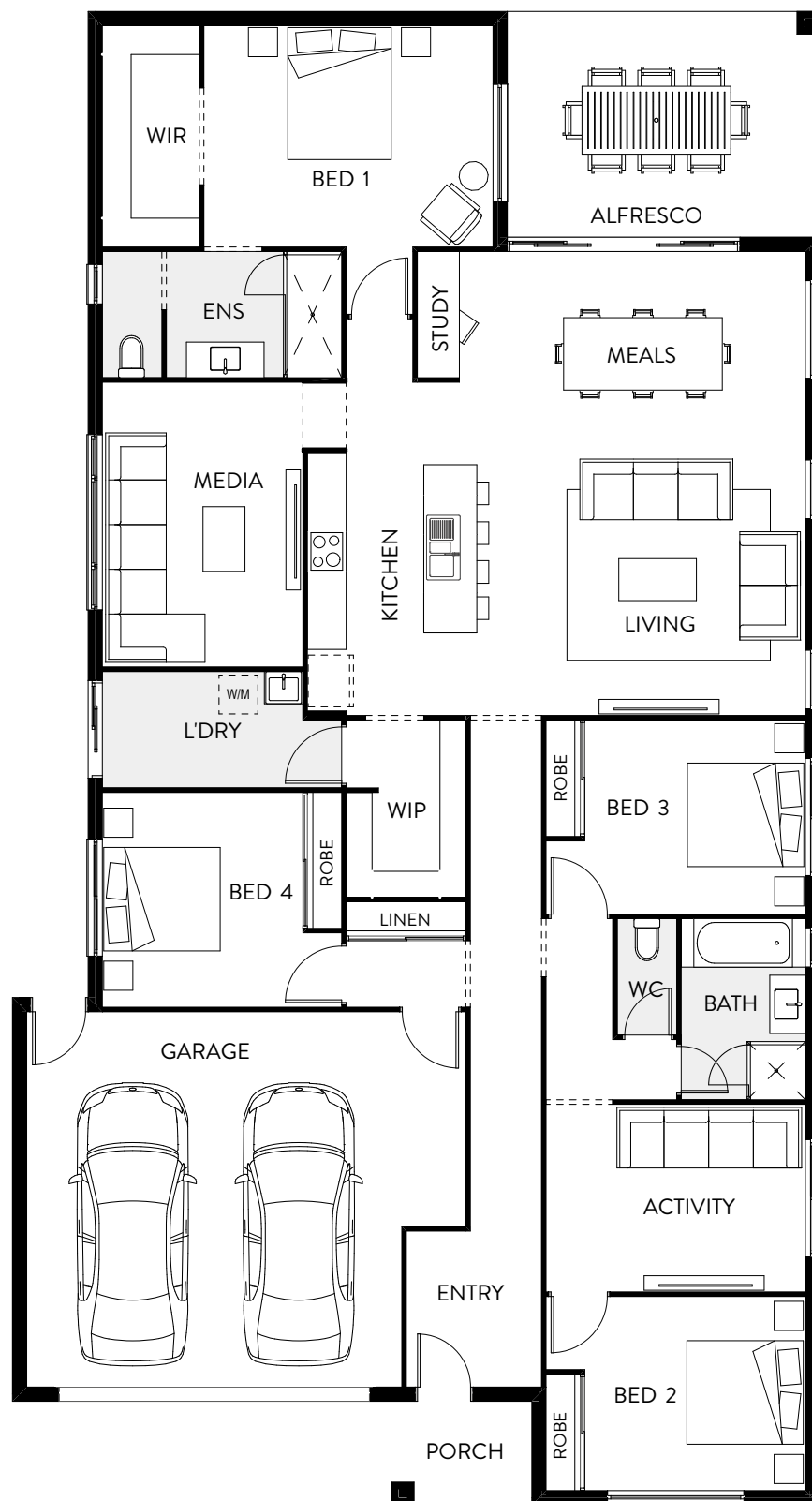


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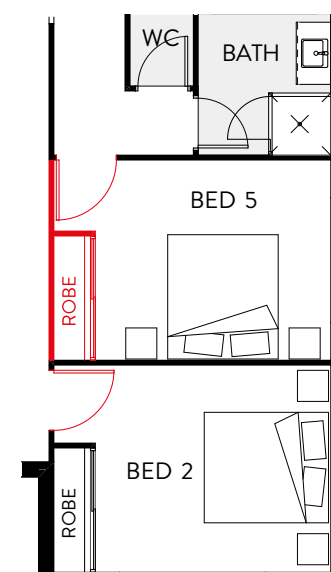


STUDY





Floor Plan Options



SWAP ACTIVITY FOR 5TH BEDROOM

Willow 251

Enjoy peace and quiet in the Willow 251 with the living and dining areas situated at the rear of the home. The stunning alfresco made accessible by the gourmet kitchen and living zones will turn everyday living and entertaining into an exciting experience for all! Enjoy separate activity and media rooms for when you just want to get away from it all. The master suite is spacious and has a large walk-in robe and ensuite ready to retreat to when needed.

Bed 1	3.7 x 3.7
Bed 2	3.0 x 2.9
Bed 3	3.0 x 2.9
Bed 4	3.0 x 2.9
Meals	5.0 x 3.0
Kitchen	5.0 x 3.0
Media	2.9 x 3.6
Living	5.0 x 4.4
Activity	3.0 x 4.6
Study	1.8 x 0.9
Alfresco	4.7 x 2.9
Garage	5.8 x 5.8

TOTAL FLOOR AREA
250.53m²

MIN. FRONTAGE
14m

LENGTH 24.9m • WIDTH 11.7m

BEDS



4

LIVING



3

GARAGE



2

BATHS



2

STUDY

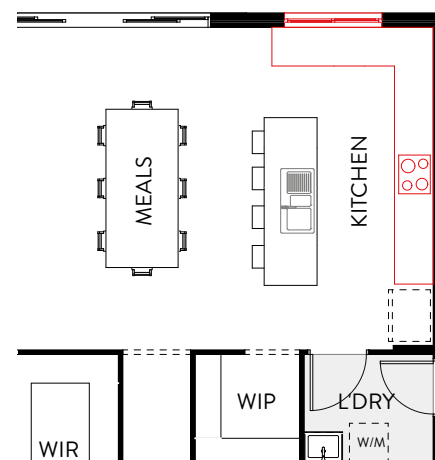


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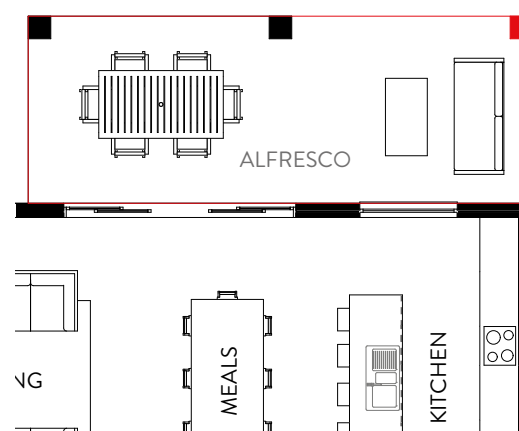




Floor Plan Options



ALTERNATE KITCHEN



GRAND ALFRESCO

Willow 267

Enjoy peace and quiet in the Willow 267 with the spacious living, alfresco and dining areas located at the rear of the home. The spacious media room is perfect for those Netflix nights in and the separate activity room and study is centrally located around the kids' bedrooms. The gourmet kitchen features a large walk-in pantry that cleverly leads to the laundry area, easily hidden away from guests! This home has been thoughtfully designed for the growing family.

Bed 1	3.8 x 3.9
Bed 2	3.0 x 3.2
Bed 3	3.0 x 3.8
Bed 4	3.0 x 3.6
Meals	5.0 x 3.0
Kitchen	5.0 x 3.0
Media	4.4 x 4.0
Living	5.0 x 3.5
Activity	3.3 x 2.8
Study	1.9 x 0.6
Alfresco	4.7 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA
266.94m²

MIN. FRONTAGE
14m

LENGTH 25.1m • WIDTH 11.9m

BEDS



LIVING



GARAGE

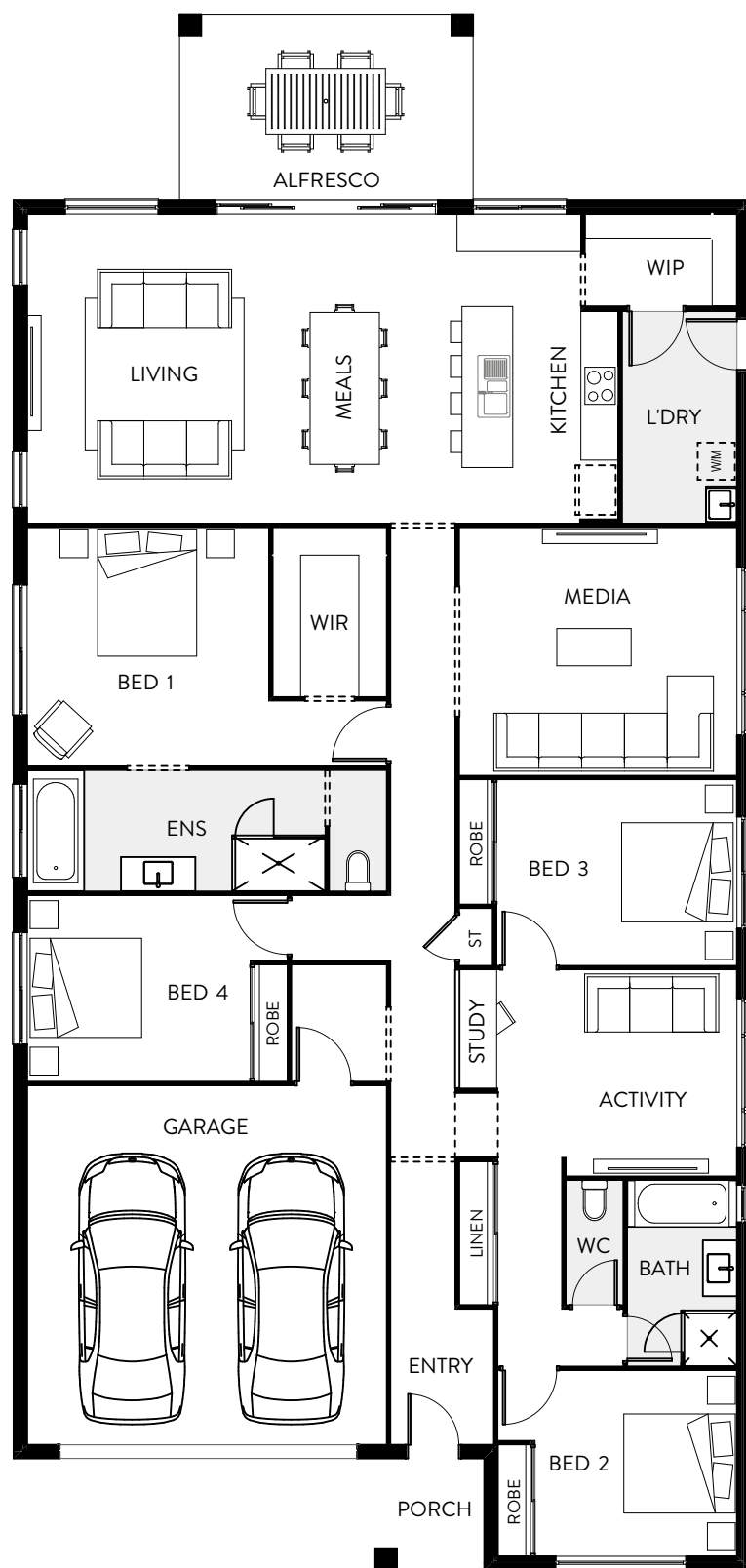


BATHS



STUDY





Floor Plan Options



14m Façade Options

Now that you've decided on a floor plan best suited to you and your family, it's time to choose the façade for your brand-new home. Designed with maximum street appeal in mind, we've put together a collection of 9 stunning façades to choose from.





Maison Façade



Urban Façade



Californian Façade



Metro Façade



Valley Façade



Seaside Façade

Nest Range for 16m lot Frontage

Nest by Hallmark provides a stunning range of flexible floor plans designed to sit perfectly on a lot with a 16m frontage. You'll love the variety of home designs in this collection, plus the latest selection of façades to choose from on pages 32 and 33.





Maple 234

The Maple 234 is a four-bedroom single-storey home design that does not compromise on space or functionality. The front master suite is thoughtfully tucked away from the rest of the home making it the perfect getaway retreat with ensuite and large walk-in robe. The open-plan living and dining areas open up to the alfresco, offering an additional space perfect for entertaining family and friends. Complete with ample storage and a hidden laundry, this home is perfect for family living.

Bed 1	4.1 x 3.1
Bed 2	3.0 x 3.0
Bed 3	3.1 x 3.0
Bed 4	3.0 x 3.0
Meals	3.8 x 3.5
Kitchen	3.3 x 3.0
Media	4.0 x 3.1
Living	5.0 x 4.4
Study	1.8 x 1.7
Alfresco	3.5 x 3.4
Garage	5.8 x 5.8

TOTAL FLOOR AREA
238.06m²

MIN. FRONTAGE
16m

LENGTH 19.2m • WIDTH 14.3m

BEDS



4

LIVING



2

GARAGE



2

BATHS



2

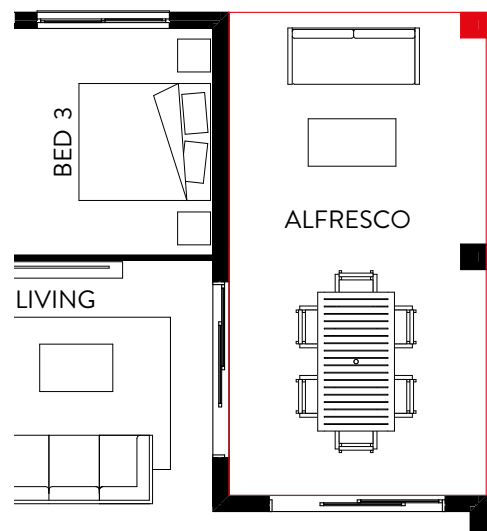
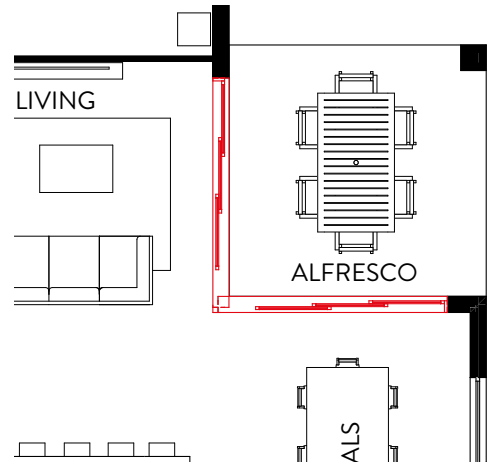
STUDY



1



Floor Plan Options



Linden 261

Sit back and relax in the Linden 261. This versatile and spacious home is best suited to a 16m lot. The front of the home is a children's retreat, with three-bedrooms situated off the conveniently located activity zone. Upon entering the living and dining area, you'll notice just how spacious this home design is. The gourmet kitchen is centrally located, making it perfect for entertaining, and has a walk-in pantry that leads you to a cleverly hidden laundry room. The private master suite has a spacious walk-in robe and ensuite. With a separate media room and study, this home really has it all.

Bed 1	4.6 x 3.2
Bed 2	3.8 x 3.0
Bed 3	3.2 x 3.0
Bed 4	3.5 x 3.0
Meals	3.9 x 3.5
Kitchen	3.6 x 3.0
Media	3.5 x 3.2
Living	5.4 x 4.0
Activity	4.4 x 3.5
Study	2.5 x 1.6
Alfresco	3.4 x 3.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA
261.63m²

MIN. FRONTAGE
16m

LENGTH 22.4m • WIDTH 14.3m

BEDS



LIVING



GARAGE

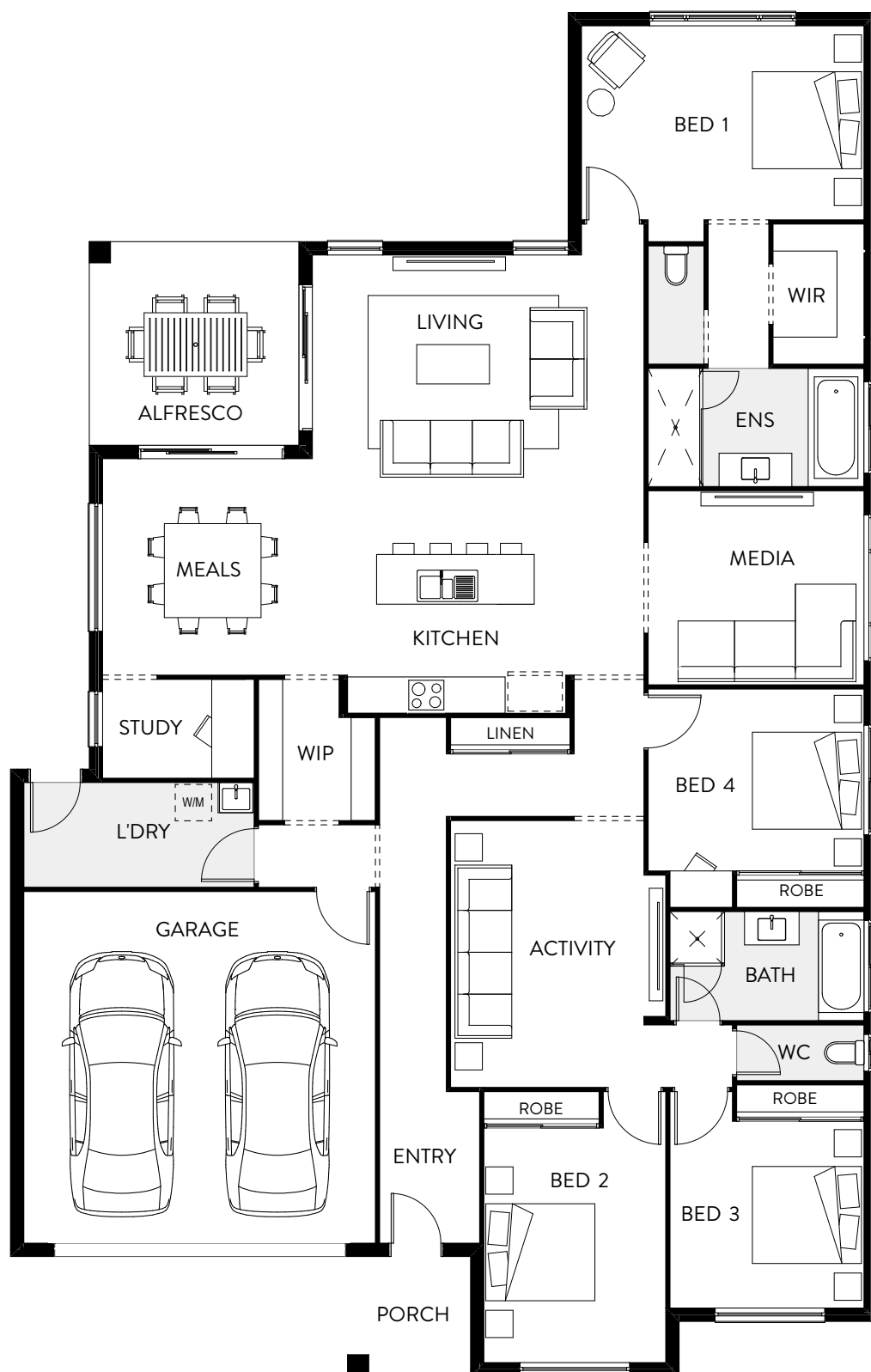


BATHS

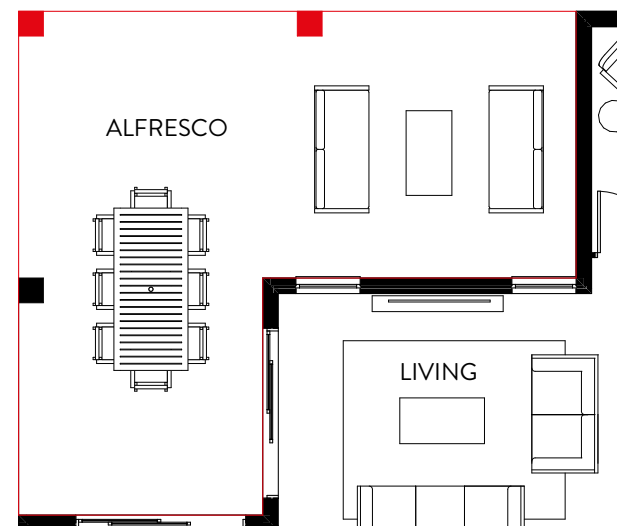


STUDY

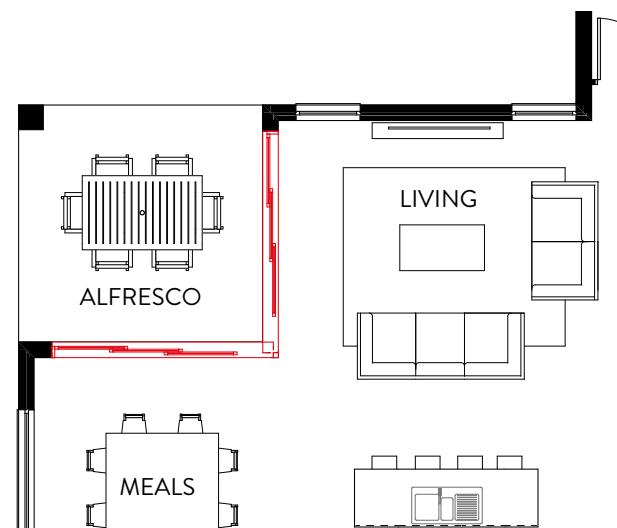




Floor Plan Options



GRAND ALFRESCO



CORNER STACKER DOORS

Cedar 263

The Cedar 263 is a beautiful open-plan home design that's an entertainer's delight and sure to tick all the boxes for anyone looking to build a single-storey home. With a gourmet kitchen ideally positioned to overlook the living area, entertaining guests will be a treat, not to mention a separate media room to keep the kids entertained and a study space perfect for work-from-home setups. Ideally suited to a wider lot, this single-storey house plan is spacious, practical and sure to impress.

Bed 1	4.3 x 3.4
Bed 2	3.2 x 3.0
Bed 3	3.2 x 3.0
Bed 4	3.3 x 3.1
Meals	4.0 x 3.4
Kitchen	4.0 x 3.0
Media	4.0 x 3.5
Living	4.6 x 4.0
Activity	3.4 x 3.9
Study	1.8 x 3.2
Alfresco	3.7 x 3.5
Garage	5.8 x 5.8

TOTAL FLOOR AREA
263.65m²

MIN. FRONTAGE
16m

LENGTH 23.5m • WIDTH 14.3m

BEDS



4

LIVING



3

GARAGE



2

BATHS



2

STUDY

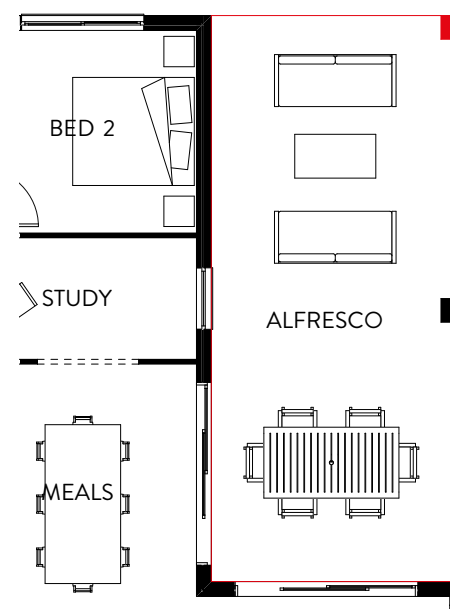


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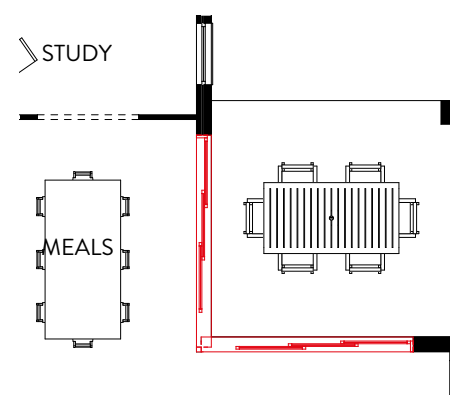




Floor Plan Options



GRAND ALFRESCO



CORNER STACKER DOORS

Willow 303

The Willow 303 has a great balance of living and bedroom space and is best suited to a 16m lot frontage. This home design draws you in with the separate living and dining areas located at the rear of home, providing a central hub for entertaining. The kids' zone is cleverly located away from it all, and has three-bedrooms plus an activity and study room. The private office, library nook, and hidden laundry really enhance the liveability of this design. The master suite has been thoughtfully designed with a large walk-in robe and ensuite with a bath.

Bed 1	3.6 x 3.9
Bed 2	3.0 x 3.0
Bed 3	3.0 x 3.1
Bed 4	3.1 x 3.4
Meals	5.0 x 3.0
Kitchen	5.0 x 3.0
Media	4.0 x 5.1
Living	5.0 x 4.7
Activity	3.1 x 3.0
Study	2.6 x 2.0
Office	1.8 x 3.9
Alfresco	5.3 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA
302.45m²

MIN. FRONTAGE
16m

LENGTH 25.2m • WIDTH 14.3m

BEDS



LIVING



GARAGE



BATHS



STUDY





16m Façade Options

Our stunning range of Nest by Hallmark façades have been curated to complement your choice of home design perfectly. Inspired by the latest trends in exterior design, you can mix and match from 9 gorgeous looks to create the ultimate kerb-appeal.





Maison Façade



Urban Façade



Californian Façade



Metro Façade



Valley Façade



Seaside Façade

Nest Range for 18m lot Frontage

Nest by Hallmark provides a gorgeous range of home designs suited to fit a lot with an 18m frontage. Our beautiful range of floor plans come with all the style, functionality, and quality that you would expect from any Hallmark Home. Once you have chosen the home design best suited to you, head over to pages 42 and 43 to choose one of our many façades to complete the look.





Myrtle 278

The Myrtle 278 is a functional home design best suited to an 18m lot frontage. The design incorporates a separate wing at the front of the home for three-bedrooms and an activity room. As you make your way through the gallery, you'll be greeted by an open-plan living, dining and alfresco area, plus a dual study room. The gourmet kitchen has a large walk-in pantry which then flows through to a hidden laundry. The spacious master suite is privately tucked away at the rear of the home and includes a generous walk-in robe and ensuite.

Bed 1	4.0 x 4.0
Bed 2	3.8 x 3.0
Bed 3	3.4 x 3.3
Bed 4	3.4 x 3.1
Meals	4.0 x 3.4
Kitchen	4.3 x 3.3
Media	4.0 x 3.9
Living	4.8 x 4.6
Activity	3.4 x 3.3
Study	3.4 x 2.0
Alfresco	3.6 x 3.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA
278.49m²

MIN. FRONTAGE
18m

LENGTH 24.2m • WIDTH 15.0m

BEDS



LIVING



GARAGE



BATHS

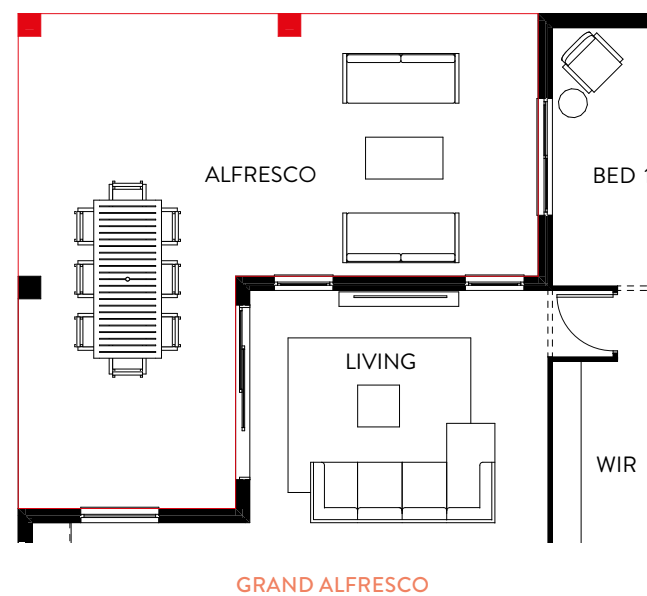
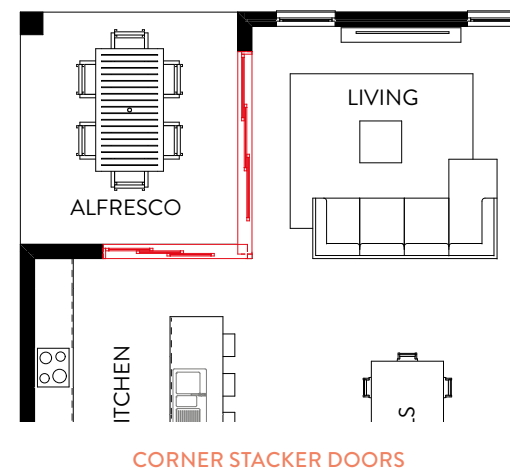


STUDY





Floor Plan Options



Magnolia 303

The Magnolia 303 celebrates family living with three living zones, ensuring there's space for everyone to enjoy. This spacious four-bedroom home has been designed with functionality in mind with a separate kids' zone, central media room, and alfresco area to make the most out of Queensland living. The gourmet kitchen leads to a large walk-in pantry which then flows through to a hidden laundry. The private master suite is the ultimate space to get away from it all with a large walk-in robe and ensuite. Complete with dual study, walk-in linen cupboard and more, this home is ideal for family living.

Bed 1	4.3 x 4.2
Bed 2	3.1 x 3.1
Bed 3	3.8 x 3.4
Bed 4	3.5 x 3.0
Meals	4.5 x 3.5
Kitchen	4.5 x 3.0
Media	4.5 x 3.2
Living	6.9 x 3.5
Activity	4.9 x 3.4
Study	2.6 x 1.5
Alfresco	4.0 x 3.4
Garage	5.8 x 5.8

TOTAL FLOOR AREA
303.00m²

MIN. FRONTAGE
18m

LENGTH 24.6m • WIDTH 16.3m

BEDS



4

LIVING



3

GARAGE



2

BATHS



2

STUDY



1



The floor plan shows a large open-plan living and dining area. On the left, a long sofa faces a large rectangular table labeled 'MEALS'. To the right of the sofa is a large rectangular area labeled 'LIVING'. In the center, a large rectangular table is surrounded by chairs, with the word 'MEALS' written vertically on it. To the right of this table is a large rectangular area labeled 'ALFRESCO'. At the bottom, a large rectangular area is labeled 'MEDIA'. The plan also shows a kitchen area at the top left, a bathroom at the top right, and a bedroom at the bottom right. A central hallway connects the rooms.

Floor plan of the second floor. The layout includes a large central area labeled 'L'DRY' (Living/Dining Room). To the left of the 'L'DRY' is a 'WIP' (Wardrobe/Storage) area. To the right of the 'L'DRY' is a 'PDR' (Private Dining Room) which contains a toilet. Above the 'L'DRY' is a 'STUDY' area. To the right of the 'L'DRY' is a 'WIL' (Wardrobe/Storage) area. A 'GARAGE' is located at the bottom of the plan. The plan also shows a sink, a shower area, and a toilet. A red outline highlights the 'WIL', 'PDR', and a portion of the 'L'DRY' area.

This floor plan illustrates a spacious 4-bedroom residence. The layout includes a large living area with a fireplace, a dining area with a long table, and a kitchen with a breakfast bar. A separate alfresco area is available for outdoor dining. The sleeping quarters consist of four bedrooms, each with its own wardrobe, and a master bedroom with an en-suite bathroom. A media room and a study are also included. The property features a two-car garage and a front porch.

Rooms and Features:

- LIVING:** Features a fireplace and a large sofa.
- KITCHEN:** Includes a breakfast bar and a sink.
- MEALS:** A long dining table with chairs.
- ALFRESCO:** Outdoor dining area with a table and chairs.
- MEDIA:** A room with a sofa and a television.
- STUDY:** A room with a desk and a chair.
- WIP:** Walk-in pantry.
- WIL:** Walk-in linen closet.
- L'DRY:** Laundry room with a washing machine and dryer.
- GARAGE:** A two-car garage.
- ENTRY:** The main entrance to the house.
- PORCH:** A front porch.
- BED 1:** A bedroom with a bed and a desk.
- BED 2:** A bedroom with a bed and a desk.
- BED 3:** A bedroom with a bed and a desk.
- BED 4:** A bedroom with a bed and a desk.
- WIR:** Wardrobe.
- WC:** Toilet.
- BATH:** A bathroom with a bathtub.
- ENS:** En-suite bathroom.

Willow 326

The Willow 326 is the largest home design in its family and is best suited to an 18m lot frontage. Discover true sophistication and refined design in this home plan. Enjoy peace and quiet with the living and dining areas at the rear of the home. The generous kitchen includes a spacious walk-in pantry fit for any growing family. Three-bedrooms are revolved around a central activity and study room, perfect for the kids. The master suite is a private sanctuary with large walk-in robe and ensuite. Complete with library nook, dual office, and spacious laundry, this home really has it all.

Bed 1	3.3 x 4.3
Bed 2	3.0 x 3.2
Bed 3	3.0 x 3.1
Bed 4	3.0 x 4.8
Meals	5.0 x 3.6
Kitchen	5.0 x 3.0
Media	6.3 x 3.7
Living	5.0 x 6.0
Activity	3.5 x 3.0
Study	2.8 x 2.6
Office	1.8 x 4.3
Alfresco	5.3 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA
326.45m²

MIN. FRONTAGE
18m

LENGTH 24.8m • WIDTH 14.7m

BEDS



LIVING



GARAGE



BATHS



STUDY

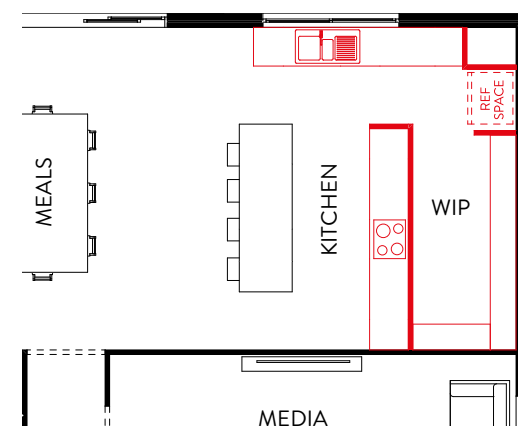




Floor Plan Options



GRAND ALFRESCO



ALTERNATE KITCHEN LAYOUT

18m Façade Options

Now that you have chosen a home design, complete the look with one of 9 façade options expertly designed to perfectly fit your floor plan. Our stunning range of façades give you the flexibility and choice to achieve your ultimate dream home.





Maison Façade



Urban Façade



Californian Façade



Metro Façade



Valley Façade



Seaside Façade

Stay Connected

HAPPY HALLMARK CLIENTS

Nothing makes us happier than getting great feedback!



"Thank you so much to everyone that we dealt with while building our dream home. We would recommend Hallmark Home to anyone and would definitely build through you guys again." SHAE



"Always keen to help, great communication through the entire process, very pleasant to deal with and made the huge task of building our first home a very memorable experience." LANCE



"We have just moved into our Hallmark home and are thrilled with the result. We are extremely happy with the workmanship and were impressed with the quality finish of our home." ROSS AND VAL

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Hallmark Homes have a long history of stability and a flawless record.
We're passionate about building beautiful homes and genuinely care about our
customers. We think it shows in everything we do, from the smooth building
process to the superb quality finishes in all our homes.

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