

# INSPIRED LIVING

ARCHITECT DESIGNED HOMES WITHOUT THE PREMIUM PRICE TAG



**STATESMAN**  
HOMES



Driven by design, crafted by experience,  
and inspired by the way you want to live,  
we put expert architect and interior design,  
uncompromising quality and affordable  
pricing within your reach.





# Why shouldn't a home designed by a top architect be affordable and within your reach?

Well-designed spaces positively impact our lives and well-being, which is why we've collaborated with leading architects to create spaces that feel beautiful and are practical to live in with everything you expect in a contemporary home. Our expertise covers the entire building journey, including building design, interior design, and construction delivery, so you have the confidence you'll get an exceptional, quality-built home without the premium price tag.





# MEET ONE OF OUR ARCHITECTS



## FRANCESCO BONATO

Growing up in an architecturally rich suburb in Adelaide's east, award-winning architect Francesco (Fran) Bonato has a deeply personal connection to the new house designs he has now created for Statesman Homes.

Fran's father, a Venetian furniture maker who emigrated from Italy in the late 1950s, was so impressed with the architectural quality of a house he was working on as a contractor that he commissioned the builder, a young Alan Hickinbotham, to build him a new family home in the mid-1960s in the same street.

"Getting good design to the people, that was the philosophy all those years ago and it's still the same today," Fran explains of his work with Statesman Homes. "The fact is my whole path to architecture as a career was influenced by growing up in that environment, growing up in a well-built home in Athelstone. It was a traditional suburban environment, but the design of the homes showed an impressionable young teenage lad that a different world was possible."

Fran has more than 45 years of experience in architecture, including in his own architectural practice, Tectvs, which he founded 35 years ago. Fran graduated with Honours from the University of Adelaide, where he is also an Adjunct Associate Professor and completing a PhD. He is a Life Fellow of the Australian Institute of Architects, and a recipient of its highest honour in South Australia, the Sir James Irwin President's Medal.

At Tectvs, he has worked extensively across a range of projects, specialising in private homes, townhouses, apartments and furniture, as well as commercial projects such as wineries and restaurants.

His clients are local, national and international and he has studios in both Adelaide and Melbourne.

Fran is also involved in two passion projects in central-east Italy, where he is assisting in the restoration of a 15th-century house and replacing an old bell tower destroyed during a landslide triggered by an earthquake in the 1960s.

For his range of new house designs for Statesman Homes, Fran says he's been inspired by his family's original Athelstone home and the Flinders Ranges landscape, a quintessential part of South Australia. "I'm used to designing compact living spaces with a high level of efficiency and complexity. When it comes to designing apartments, every centimetre counts. We've adopted some of those elements into a traditional, free-standing house design. I wanted to capture that less tangible, sensory experience that many people inadvertently have when they walk into a well-designed home, a calming effect."





# The Statesman Homes Difference

We streamline your home-building experience and transform your dreams into a lifestyle.  
Our home designs and features have been expertly curated by our architects and interior designers.  
Our scale, volume and wealth of building experience ensure your upfront pricing stays affordable.

## Innovative Design

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Every home is architecturally designed to bring you the very best in contemporary designer living minus the premium price tag. After decades of building homes for South Australians, we understand how to balance design excellence with meticulous craftsmanship and affordability.

## Inclusive Pricing

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What others call extras are standard right from the start. Every home is packed with value: 2700mm ceilings and 2340mm doors throughout, 4kW solar system, premium 900mm appliances, feature splashback kitchen tiles, and the clean lines of finger pull overhead joinery, master bedrooms to fit king-size beds, walk-in robes and luxuriously appointed bathrooms plus so much more.

## In Reach

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There is a home to suit every budget in our collection. Our architects, engineers, interior designers and suppliers have collaborated on each design, delivering economical solutions without compromising the design quality. This approach allows Statesman Homes to create an architecturally designed collection at an affordable price.

# Our home features

## GOOD DESIGN

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Using the principles of good design, our homes are simple and timeless meeting your needs through any stage of your life. All designs ensure there's good flow throughout your home with no wasted space. Furniture placement is considered and realistically sized, for example our master suites are designed around king beds and couches and tables are drawn to scale, so you know the floorplans deliver on their spacing promise.

## VALUE PACKED

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Our designs are packed with value, complete with incredible features. You can expect 2700mm high ceilings, panel-lift garage doors, 25-degree roof pitch, 900mm appliances, and luxurious bathrooms - these are standard with all our homes. We also give you the choice of spending a bit more to get additional features for that extra wow.

## QUALITY INCLUSIONS

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All our designs have impressive fixtures and fittings that combine style and functionality. We thoughtfully select the products we use to ensure their quality, longevity and affordability.

## PRACTICAL FEATURES

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It's the little things that often make the biggest difference. Built-in storage solutions, low-maintenance materials, mud rooms, butler's pantries, the use of natural light and cross-flow ventilation - it's these thoughtful features that will make living so much easier in your new home.

## ENERGY EFFICIENCY

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All designs have been energy assessed with premium insulation for all external walls, including batts with foil wrap to reduce heat loss and heat gain. Take comfort in knowing you have a 4kW solar system so you'll have access to clean energy from the moment you move in.

## SMART HOME TECHNOLOGY

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Our Pinnacle inclusions incorporate smart home features such as a central tablet compatible with Google Assistant and Amazon Alexa to control functionality. Heating and cooling are remotely controlled along with video doorbell and garage door. Security system, NBN-ready provisions, Google Nest Hub Max and Nest Wi-fi provide connectivity and security.

## STREET APPEAL

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Just as important as the interior, the exterior elevation of your new home deserves a contemporary and stylish aesthetic to maximise its street appeal. Our range of architecturally designed elevations complement all plans in our new collection and will generate visual interest with layered textures, colour and decorative features.

## WE NEGOTIATE, YOU SAVE

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We achieve cost savings through purchasing products and materials in bulk. We negotiate with our suppliers for the best prices and savings, which we pass on to you in the base price.











# Choose your inclusions

We've curated three levels of inclusions for our homes - Freedom, Trend and Pinnacle, achieving unrivalled quality and a contemporary style that works seamlessly throughout each home.

Our architects and interior designers have curated a high-end selection of inclusions that complement our home designs. It takes the guesswork out of choosing your fixtures and fittings. We are transparent in presenting the design and inclusions upfront, so you know what you get before we even start discussing your project and before making any commitments.

## FREEDOM

**Freedom is our entry level home inclusions with amazing features but with the added freedom to source your own flooring.**

- 2700m high ceilings and 2340mm high doors
- Garages with auto remote panel-lift door
- 4kW solar system
- Impressive kitchens with 900mm appliances, feature splashback mosaics, overhead finger pull cupboards, stainless steel dishwasher and plumbed water point for fridge
- Stunning bathroom and ensuite upgrades including tiled ledges in showers and semi-framed shower screens
- Laundries, stores and mud rooms with joinery included
- Well placed double powerpoints for convenient access
- Space saving double wall cavity sliding doors
- Plus more!

## TREND

**Trend has all the benefits of the Freedom inclusions but with added features.**

- Ducted reverse cycle air-conditioning with wifi controller
- On-trend timber-style flooring to front entry, rear hallway, family, kitchen and meals
- Quality carpet to bedrooms, study and home theatres
- 20mm designer solid surface kitchen benchtops
- Soft close joinery drawers and doors throughout
- Retractable sink mixer
- Full height tiling in bathrooms and ensuites with 1200mm high tiling to separate WC/vanities
- Plus more!

## PINNACLE

**Matching Freedom and Trend, Pinnacle also includes cutting-edge specifications and exclusive features for the ultimate modern experience.**

- Designer solid surface island benchtop with slab-ends
- 609L French-door plumbed refrigerator
- Luxury bathrooms and ensuites with designer solid surface benchtops, semi-frameless shower screens and pill shaped bathroom mirrors
- Downlights throughout
- 3 coat paint system
- Integrated smart home technology such as a central tablet to control heating and cooling, video doorbell and garage door. Security system, NBN ready provisions, Google Nest Hub Max and Nest Wi-Fi, all providing unparalleled connectivity and security
- Plus more!

Please note the full suite of inclusions are not applicable to all designs. Ask your sales consultant for more information.

# Our collection of home designs

## 8.5m+ WIDE BLOCK DESIGNS

15 \_\_\_ Celeste 3.5

16 \_\_\_ Como 3.5

17 \_\_\_ Como 5

18 \_\_\_ Verve 3.5

19 \_\_\_ Verve 5

20 \_\_\_ Milani 3.5

21 \_\_\_ Milani 5

22 \_\_\_ Brio 3.5

23 \_\_\_ Brio 5

24 \_\_\_ Soli 3.5

25 \_\_\_ Soli 5

26 \_\_\_ Bene 3

28 \_\_\_ Gossamer 3.5

29 \_\_\_ Gossamer 5

30 \_\_\_ Senso 3.5

31 \_\_\_ Senso 5

## 12.5m+ WIDE BLOCK DESIGNS

34 \_\_\_ Sanctuary 3.5

35 \_\_\_ Sanctuary 5

36 \_\_\_ Dulcet 3.5

37 \_\_\_ Dulcet 5

38 \_\_\_ Halcyon 3.5

39 \_\_\_ Halcyon 5

40 \_\_\_ Umbra 3.5

41 \_\_\_ Umbra 5

42 \_\_\_ Aliro 3.5

43 \_\_\_ Aliro 5

44 \_\_\_ Maxim 3.5

45 \_\_\_ Maxim 5

46 \_\_\_ Minerva 3.5

47 \_\_\_ Minerva 5

48 \_\_\_ Zephyr 3.5

49 \_\_\_ Zephyr 5

## 14m+ WIDE BLOCK DESIGNS

52 \_\_\_ Sequoia 3.5

53 \_\_\_ Sequoia 5

54 \_\_\_ Vestige 3.5

55 \_\_\_ Vestige 5

56 \_\_\_ Lyra 3.5

57 \_\_\_ Lyra 5

58 \_\_\_ Elysian 3.5

59 \_\_\_ Elysian 5

60 \_\_\_ Lumo 3.5

61 \_\_\_ Lumo 5

62 \_\_\_ Opal 3.5

63 \_\_\_ Opal 5

## 16m+ WIDE BLOCK DESIGNS

66 \_\_\_ Nimbus 3.5

67 \_\_\_ Nimbus 5

68 \_\_\_ Mira 3.5

69 \_\_\_ Mira 5

70 \_\_\_ Muse 3.5

71 \_\_\_ Muse 5

72 \_\_\_ Ethereal 3.5

73 \_\_\_ Ethereal 5

74 \_\_\_ Vita 3.5

75 \_\_\_ Vita 5

76 \_\_\_ Lune 3.5

77 \_\_\_ Lune 5

78 \_\_\_ Azure 3.5

79 \_\_\_ Azure 5

80 \_\_\_ Pura 3.5

81 \_\_\_ Pura 5

## EXTRA WIDE BLOCK DESIGN

83 \_\_\_ Halo







DESIGNS TO SUIT

## 8.5m+ Wide Blocks

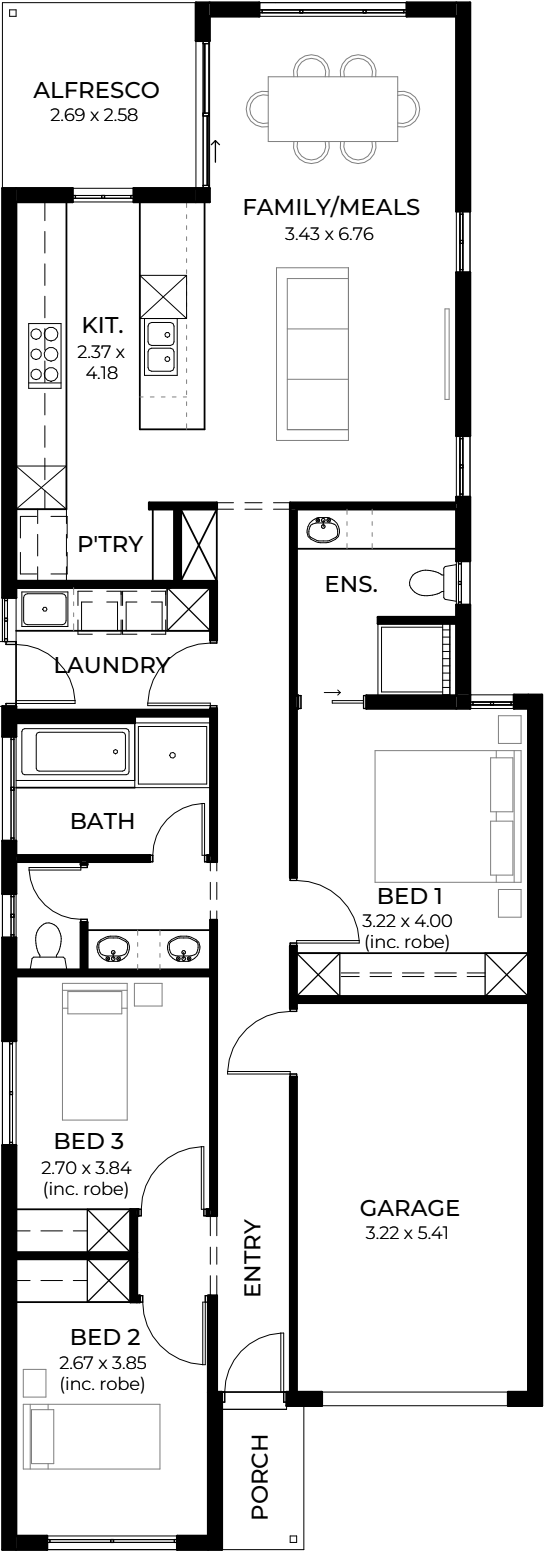
Remarkably spacious and low maintenance, our compact home designs are perfect for first-time home buyers, empty nesters and investors. Be captivated by the free-flowing layout and smart design features, airy open-plan living areas and master-suite privacy, which combine to become the perfect solution for comfortable and contemporary living.







# CELESTE\_3.5



Suits  
masterplanned  
estates

For blocks with a 3.5m set back

1

3

2

1

At just 7.5m-wide, Celeste proves innovation is never boring! Space is cleverly maximised throughout, while smart window placement lets in natural light where it's most needed. A stylish alfresco area awaits seamless indoor-outdoor living and entertaining.

LIVING	116.69m <sup>2</sup>
PORCH	2.28m <sup>2</sup>
ALFRESCO	6.94m <sup>2</sup>
GARAGE	19.10m <sup>2</sup>
WIDTH	7.50m (incl. garage)
DEPTH	21.50m
TOTAL	145.01m <sup>2</sup> / 15.60 sqs

\*Facade chosen may affect site coverage. These floorplans, images and facades are for illustration purposes only. All room sizes are approximate. Unauthorised use of these plans constitutes a breach of copyright which may make you personally liable for damages. The industry standard is 20% of the contract sum. E&OE BLD 8969 RLA 230557 © Statesman Homes August 2024

# COMO\_3.5



For blocks with a 3.5m set back

 2

 3

 2

 1

A flexible second lounge area, sizeable laundry, butler’s pantry and stylish master-ensuite retreat are part of the Como’s clever design with every modern feature imaginable.

LIVING	130.99m <sup>2</sup>
PORCH	2.48m <sup>2</sup>
GARAGE	20.49m <sup>2</sup>
WIDTH	7.90m (incl. garage)
DEPTH	22.93m
TOTAL	153.96m <sup>2</sup> / 16.57 sqs

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# COMO\_5



For blocks with a 5m set back

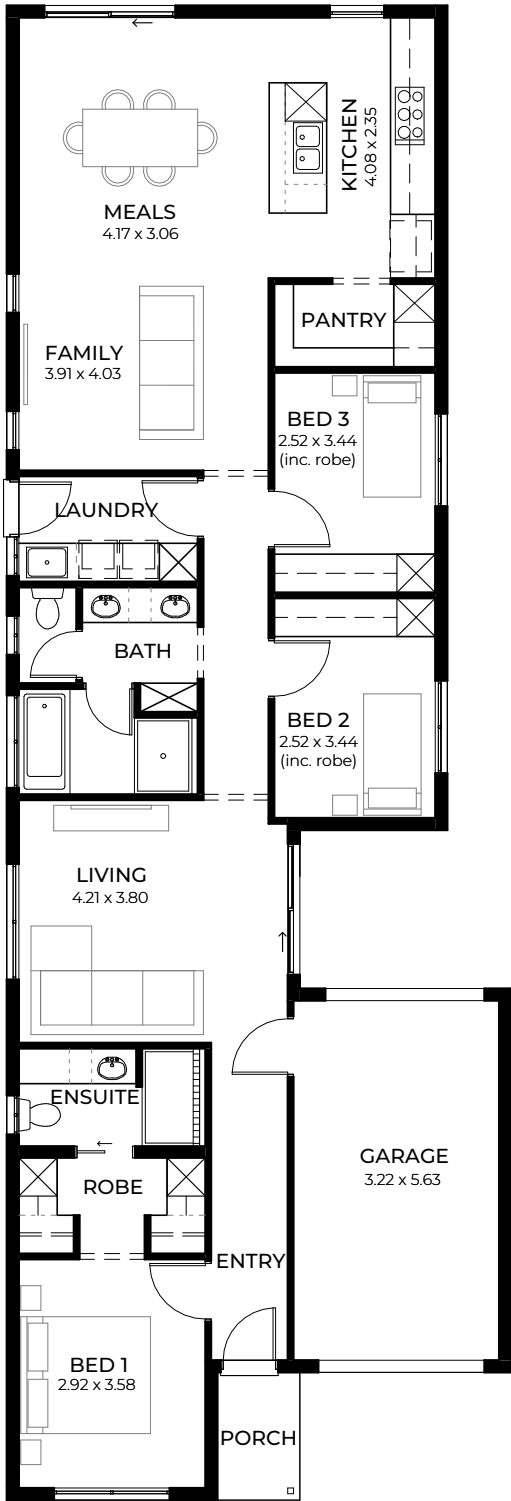


Dressing will be a dream in the Como's walk-through double robe in the master suite.

LIVING	130.82m <sup>2</sup>
PORCH	1.85m <sup>2</sup>
GARAGE	20.74m <sup>2</sup>
WIDTH	7.90m (incl. garage)
DEPTH	22.75m
TOTAL	153.41m <sup>2</sup> / 16.51 sqs

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VERVE 3.5



Suits  
masterplanned  
estates

For blocks with a 3.5m set back

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3

2

1

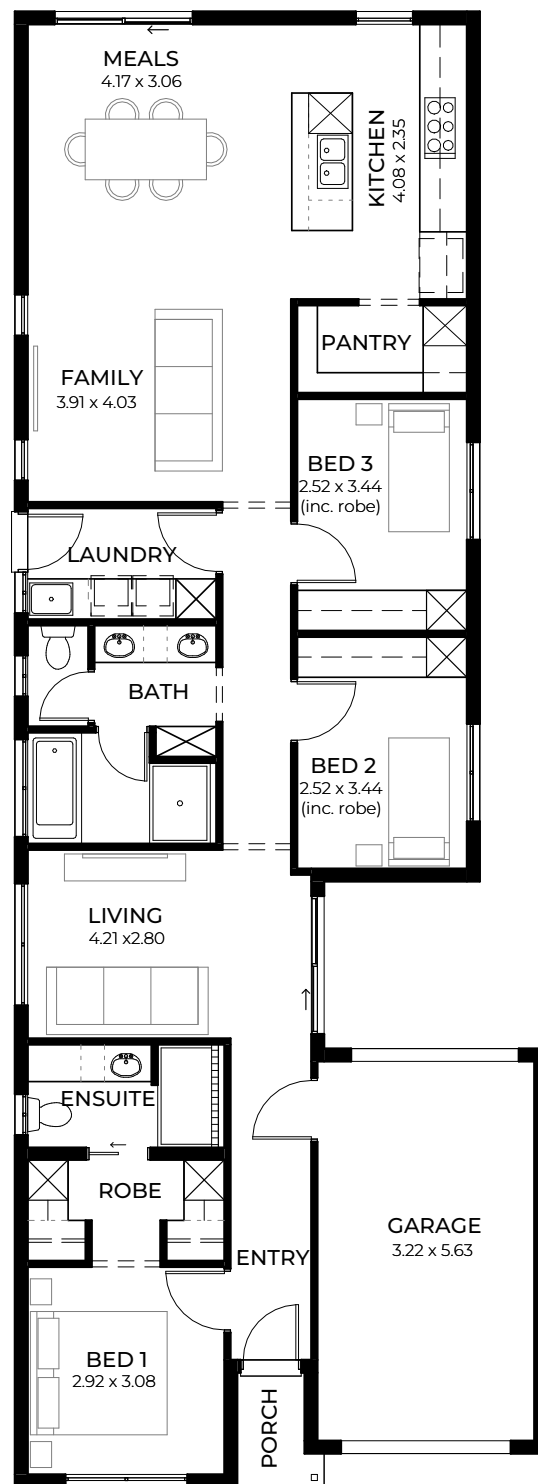
Every feature for the modern family is included, from the master suite with a walk-in robe, a three-way bathroom for busy mornings, two living areas and storage options in the laundry and pantry.

LIVING	134.05m <sup>2</sup>
PORCH	2.58m <sup>2</sup>
GARAGE	20.49m <sup>2</sup>
WIDTH	7.90 (incl. garage)
DEPTH	23.40m
TOTAL	157.12m <sup>2</sup> / 16.91 sqs

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# VERVE\_5



Suits  
masterplanned  
estates

For blocks with a 5m set back

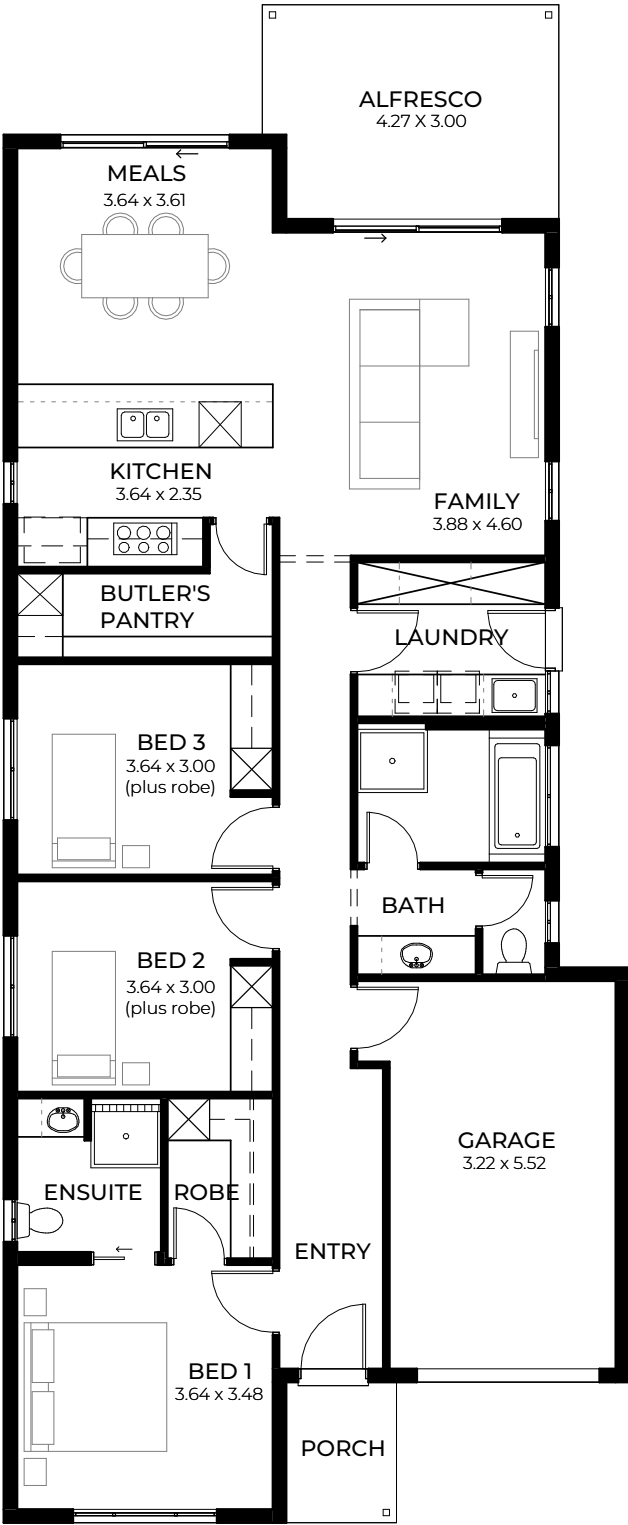
2 3 2 1

There's space to create an internal courtyard, a beautiful and practical addition that would provide extra light and privacy and add a touch of style.

LIVING	127.66m <sup>2</sup>
PORCH	1.85m <sup>2</sup>
GARAGE	20.74m <sup>2</sup>
WIDTH	7.90m (incl. garage)
DEPTH	21.90m
TOTAL	150.25m <sup>2</sup> / 16.50 sqs

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MILANI\_3.5



For blocks with a 3.5m set back



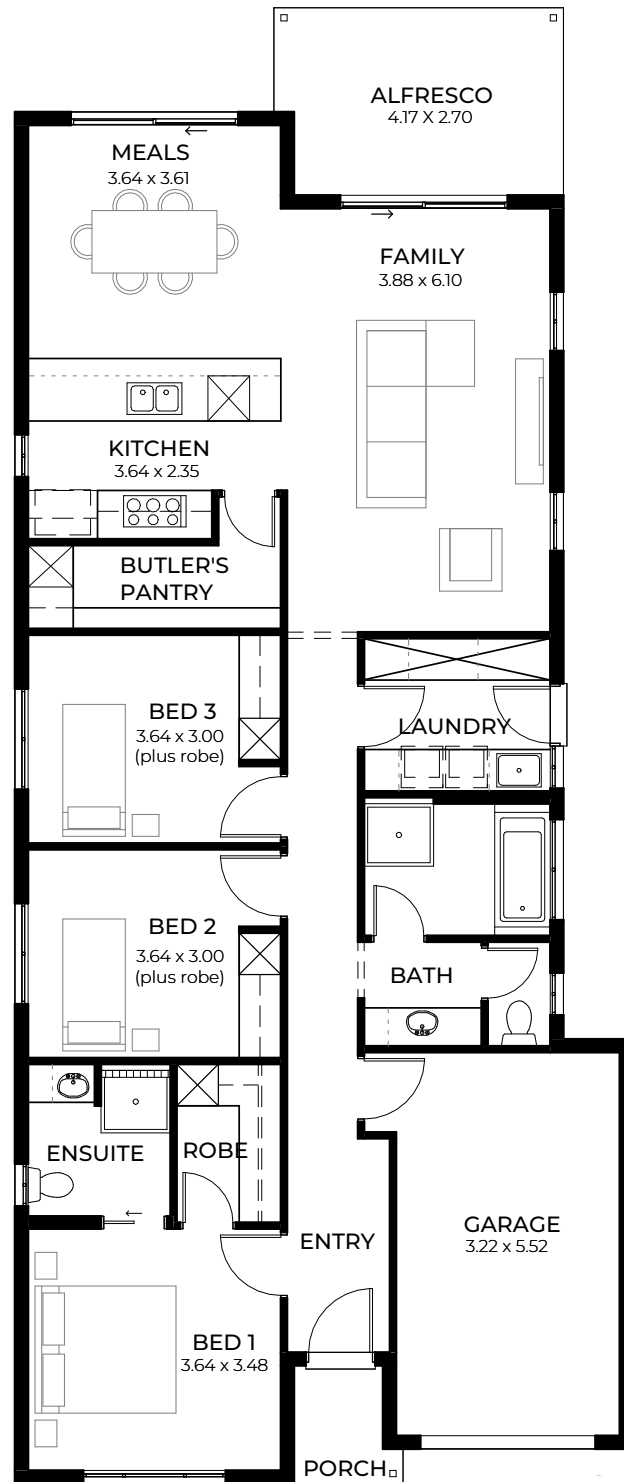
A super-size laundry and indoor-outdoor alfresco entertaining are sure to appeal to an active and growing family in the three-bedroom Milani.

LIVING	129.30m <sup>2</sup>
PORCH	3.14m <sup>2</sup>
ALFRESCO	12.46m <sup>2</sup>
GARAGE	20.21m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	21.60m
TOTAL	165.11m <sup>2</sup> / 17.77sqs

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# MILANI\_5



For blocks with a 5m set back

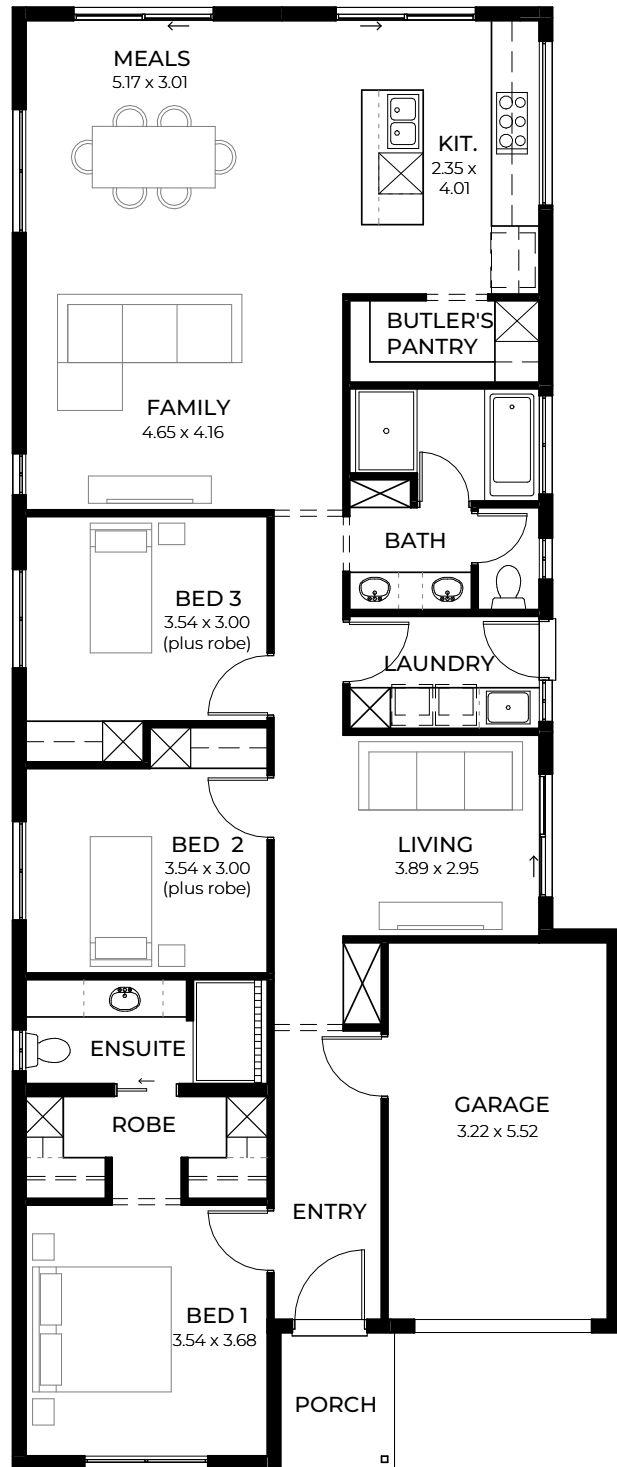


It's the little things that make a big difference, such as roomy built-in robes in all bedrooms.

LIVING	133.34m <sup>2</sup>
PORCH	2.32m <sup>2</sup>
ALFRESCO	10.91m <sup>2</sup>
GARAGE	20.45m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	21.25m
TOTAL	167.02m <sup>2</sup> / 17.97 sqs

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# BRIO\_3.5



For blocks with a 3.5m set back



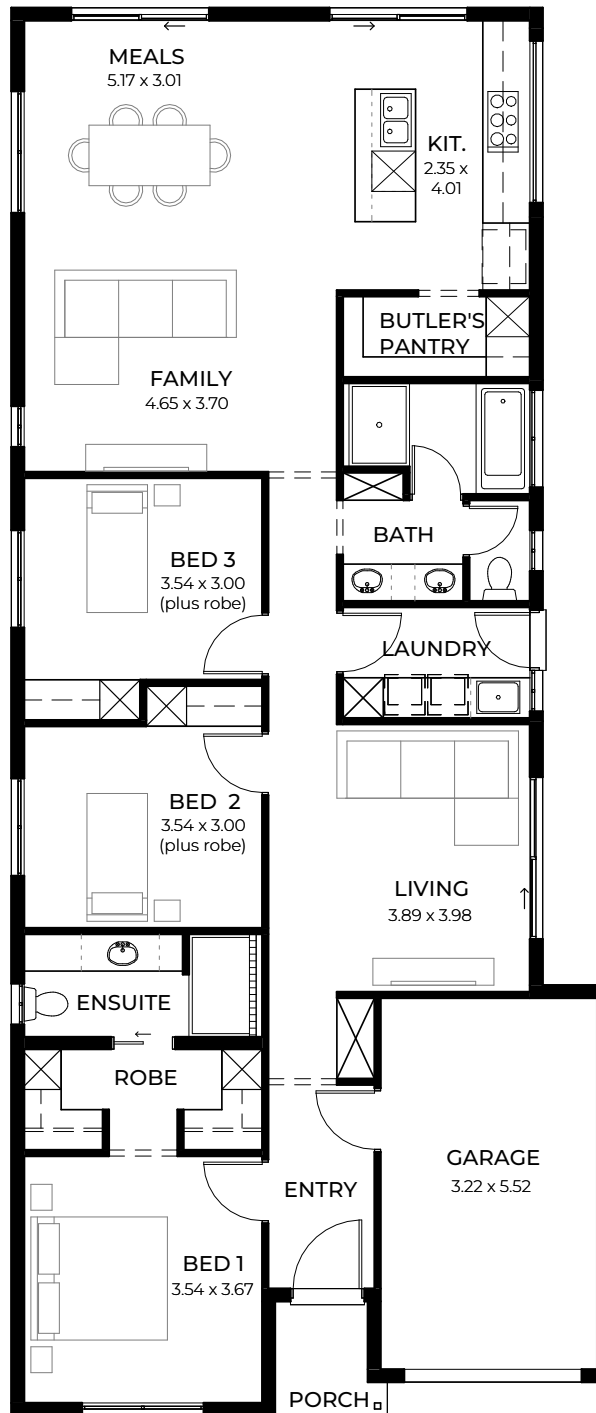
Everything you could possibly want in an innovative and modern three-bedroom home with airy open-plan living, stylish walk-in robe, three-way main bathroom and all-important entertainer kitchen.

LIVING	147.32m <sup>2</sup>
PORCH	3.34m <sup>2</sup>
GARAGE	19.68m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	21.40m
TOTAL	170.34m <sup>2</sup> / 18.33 sqs

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# BRIO\_5



For blocks with a 5m set back

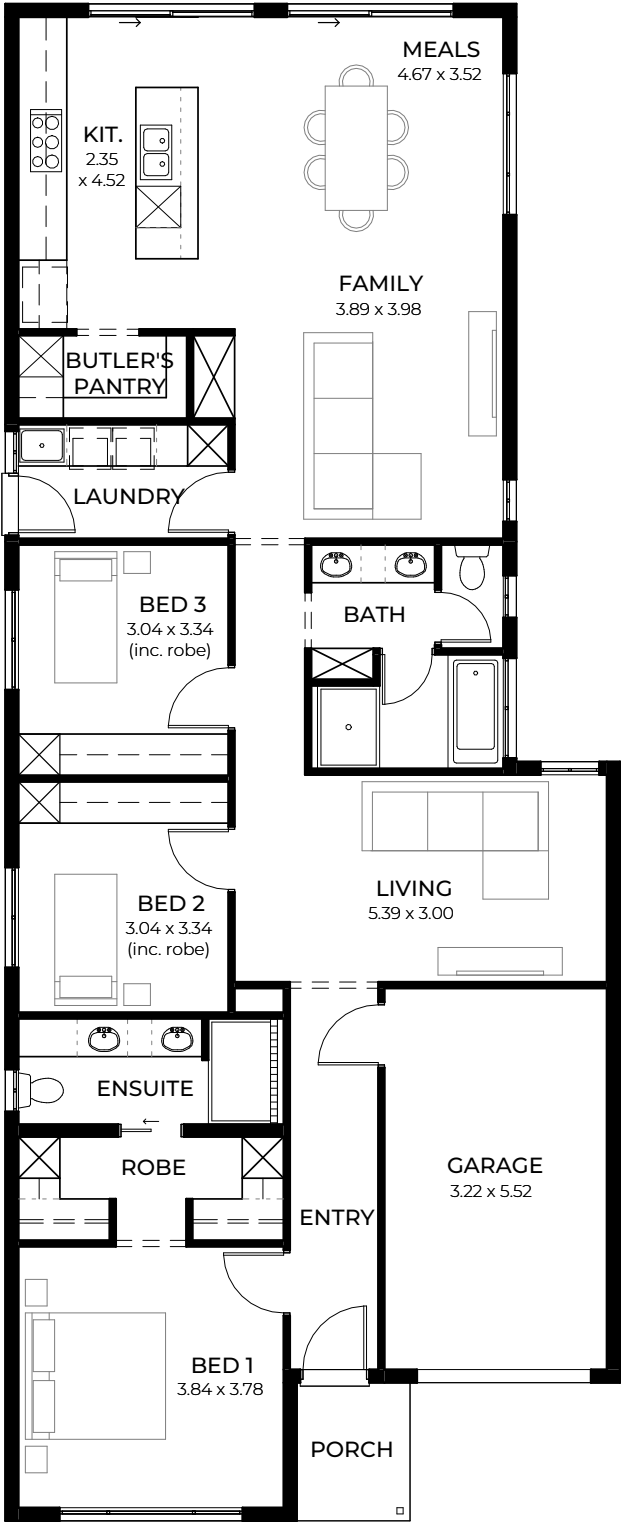


No space is wasted in our Brio design with its thoughtful layout. Designed around the way you want to live with light-filled rooms and spacious open-plan living.

LIVING	147.68m <sup>2</sup>
PORCH	2.49m <sup>2</sup>
GARAGE	19.93m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	20.93m
TOTAL	170.10m <sup>2</sup> / 18.30 sqs

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SOLI\_3.5



For blocks with a 3.5m set back

 2

 3

 2

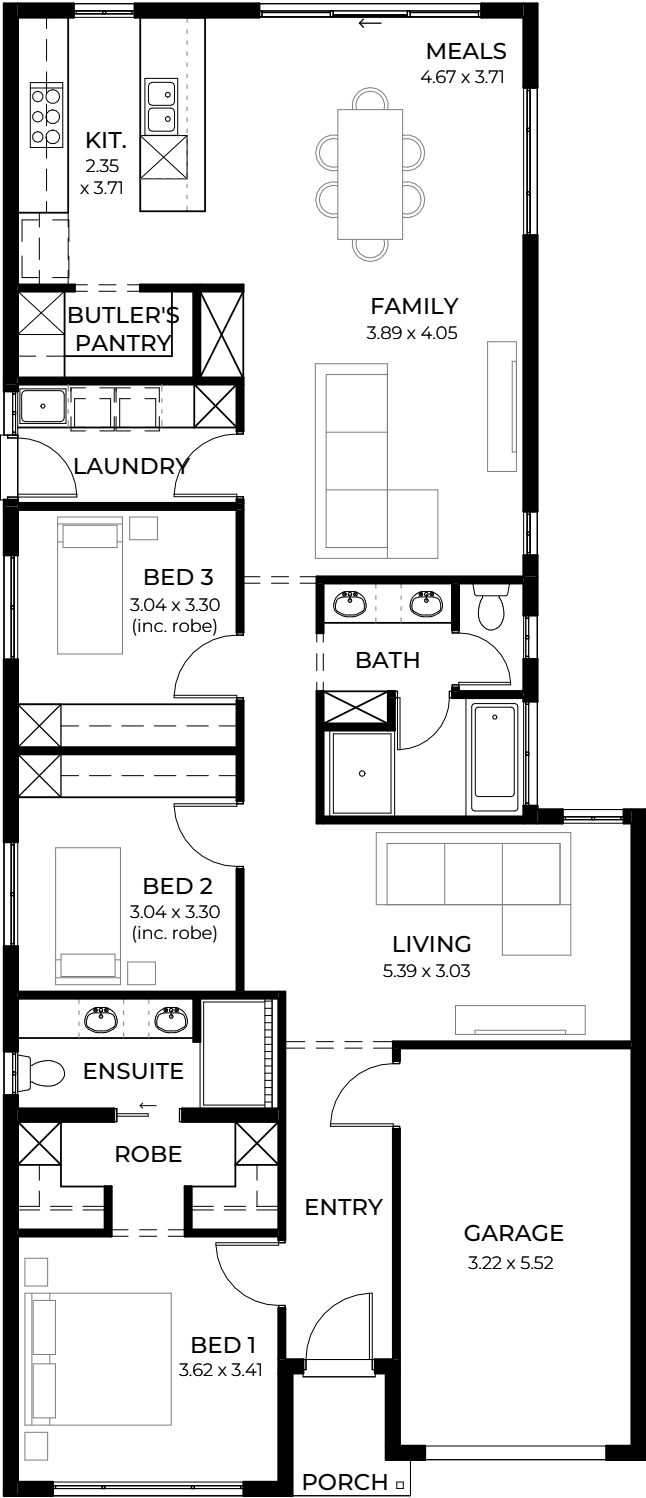
 1

With two living areas, a designer kitchen, a large butler’s pantry and convenient three-way access to the main bathroom, the Soli packs a designer punch.

LIVING	150.16m <sup>2</sup>
PORCH	3.28m <sup>2</sup>
GARAGE	19.47m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	21.96m
TOTAL	172.91m <sup>2</sup> / 18.61 sqs

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# SOLI\_5



For blocks with a 5m set back

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 3

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 1

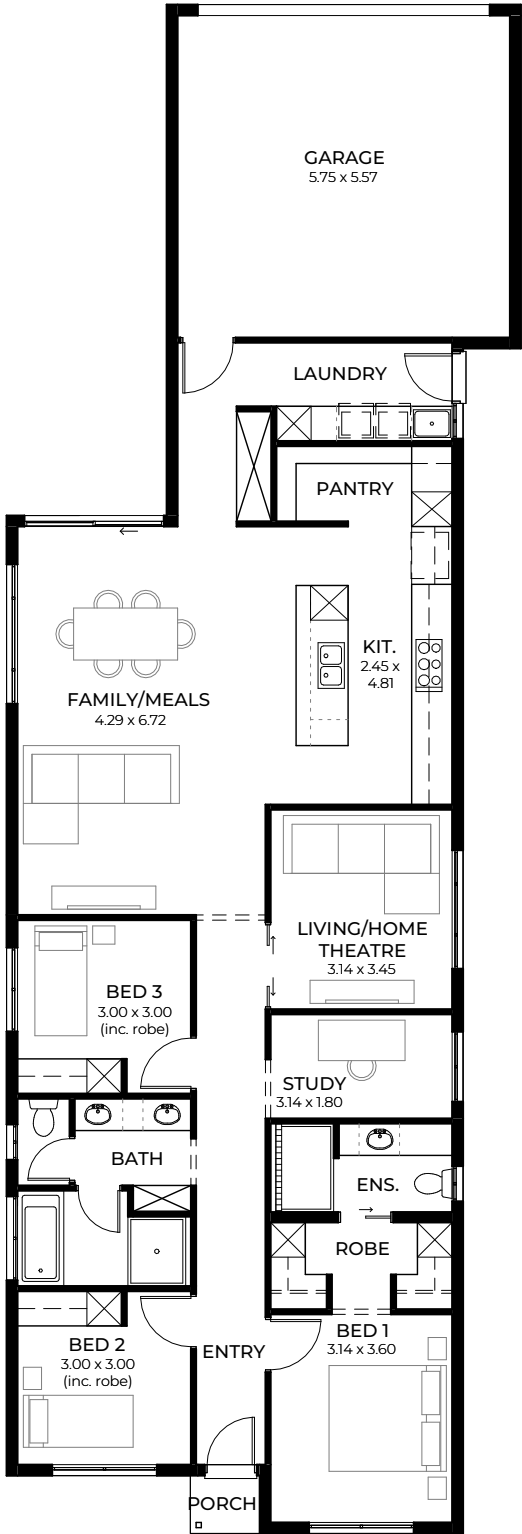
A generous walk-through double robe in the master suite leads to a luxurious bathroom with a walk-in shower and double vanity.

LIVING	143.73m <sup>2</sup>
PORCH	2.38m <sup>2</sup>
GARAGE	19.72m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	20.70m
TOTAL	165.83m <sup>2</sup> / 17.84 sqs

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# BENE\_3



Suits  
masterplanned  
estates

For blocks with a 3m set back

2

3

2

2

Designed with rear access in mind, Bene is loaded with elevated lifestyle features such as its Butler’s pantry, home theatre and study, perfect for working from home. Its master-bedroom suite and three-way bathroom with double vanity mean the whole family can enjoy some luxury.

LIVING	150.57m <sup>2</sup>
PORCH	1.20m <sup>2</sup>
GARAGE	35.50m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	26.45m
TOTAL	187.27m <sup>2</sup> / 20.15 sqs

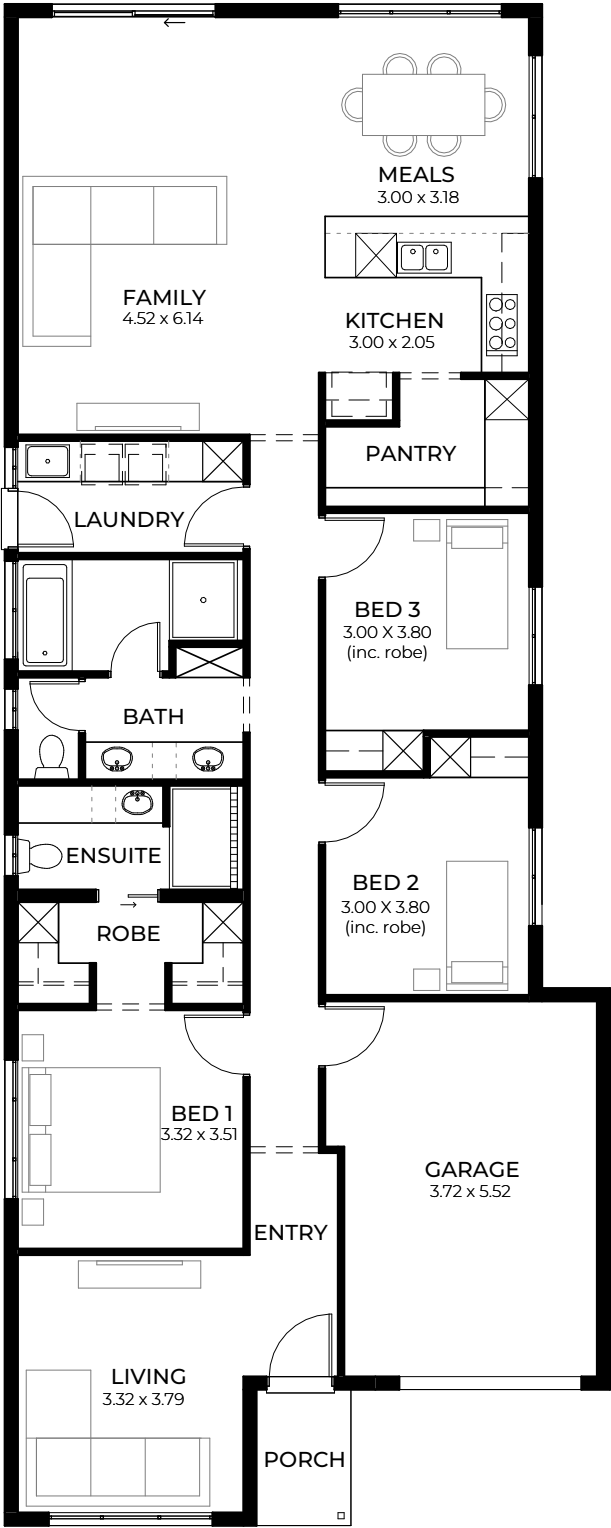
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# GOSSAMER\_3.5



Suits  
masterplanned  
estates

For blocks with a 3.5m set back

2 3 2 1

Everything in Gossamer is generous - from the size of all three bedrooms to the double-vanity bathroom, the versatile second living room and the super-sized Butler's pantry.

LIVING	151.09m <sup>2</sup>
PORCH	2.78m <sup>2</sup>
GARAGE	23.13m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	22.37m
TOTAL	177.00m <sup>2</sup> / 19.05 sqs

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# GOSSAMER\_5



For blocks with a 5m set back

2

3

2

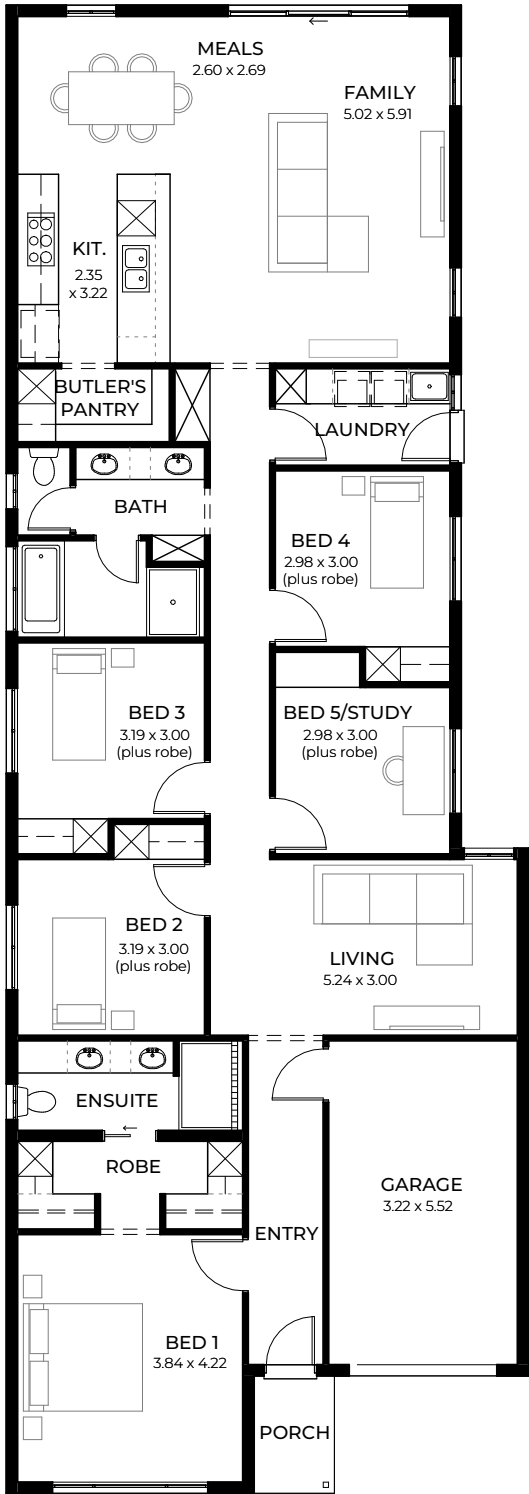
1

Quiet space, kids zone or home cinema? You’ve got options to suit your lifestyle with this second living area.

LIVING	143.97m <sup>2</sup>
PORCH	2.02m <sup>2</sup>
GARAGE	23.38m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	20.87m
TOTAL	169.37m <sup>2</sup> / 18.23 sqs

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# SENSO\_3.5



For blocks with a 3.5m set back

2 5 2 1

A flexible home office/study is an optional fifth bedroom or guest room in the remarkably spacious and low-maintenance Senso.

LIVING	180.27m <sup>2</sup>
PORCH	2.74m <sup>2</sup>
GARAGE	19.47m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	25.35m
TOTAL	202.48m <sup>2</sup> / 21.79 sqs

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# SENSO\_5



For blocks with a 5m set back

2

5

2

1

This generous and well-proportioned design with multiple living areas will create an address everyone will love coming home to.

LIVING	173.17m <sup>2</sup>
PORCH	1.98m <sup>2</sup>
GARAGE	19.72m <sup>2</sup>
WIDTH	8.90m (incl. garage)
DEPTH	23.95m
TOTAL	194.87m <sup>2</sup> / 20.97 sqs

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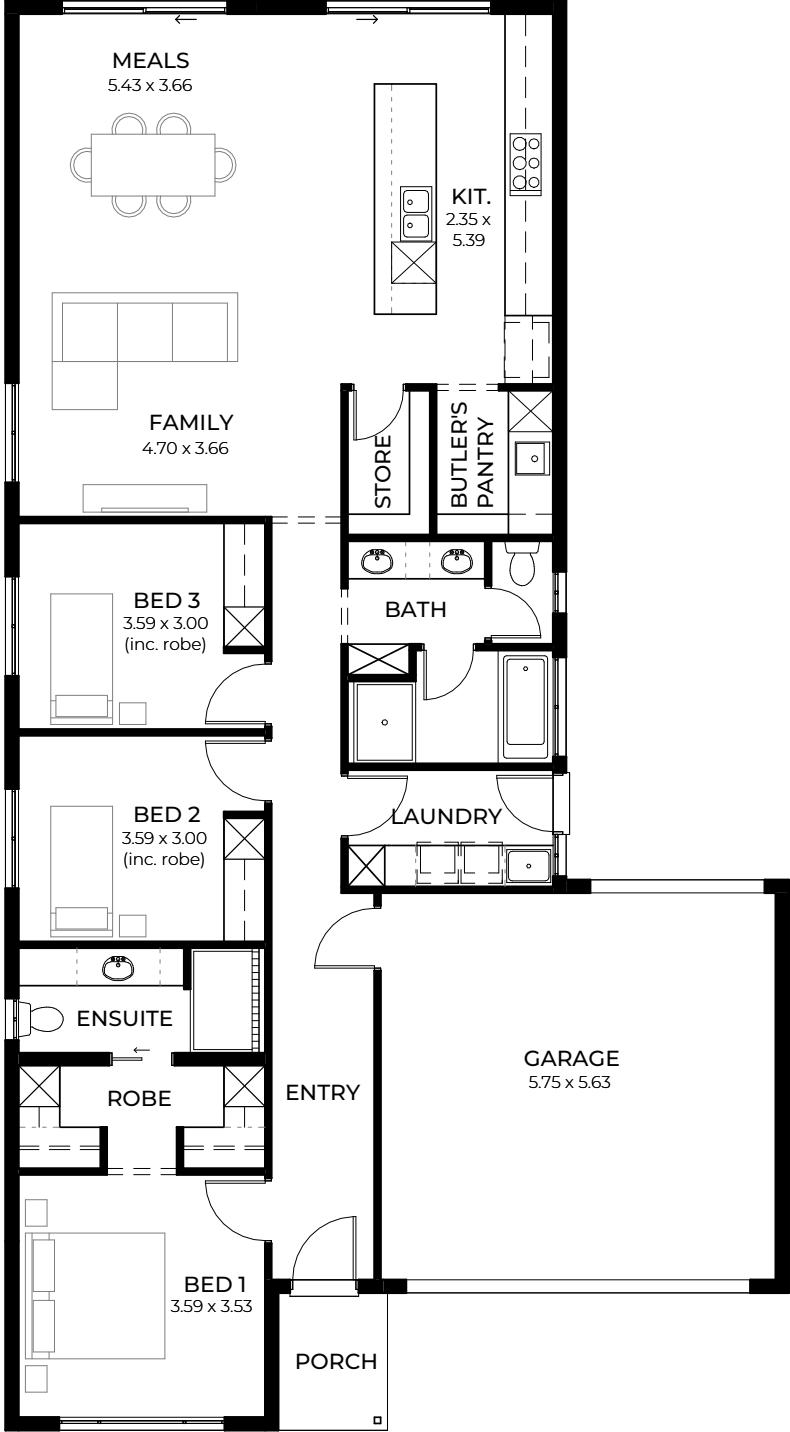


DESIGNS TO SUIT

## 12.5m+ Wide Blocks

Enjoy the best of both worlds: low-maintenance living with smart designs that grow and adapt to your family's lifestyle. Our spacious designs include a home theatre that could start life as a playroom or rumpus room, a butler's pantry off your generous kitchen and open-plan living area and a walk-through robe in the master ensuite retreat.

# SANCTUARY 3.5



For blocks with a 3.5m set back

 1

 3

 2

 2

Living up to its name, Sanctuary is a dream retreat for the whole family with affordable luxury in the master suite, a three-way bathroom and generous-sized bedrooms.

LIVING	145.68m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
GARAGE	34.99m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	20.80m
TOTAL	183.85m <sup>2</sup> / 19.78 sqs

\*Facade chosen may affect site coverage. These floorplans, images and facades are for illustration purposes only. All room sizes are approximate. Unauthorised use of these plans constitutes a breach of copyright which may make you personally liable for damages. The industry standard is 20% of the contract sum. E&OE BLD 8969 RLA 230557 © Statesman Homes August 2024



# SANCTUARY\_5



For blocks with a 5m set back

1

3

2

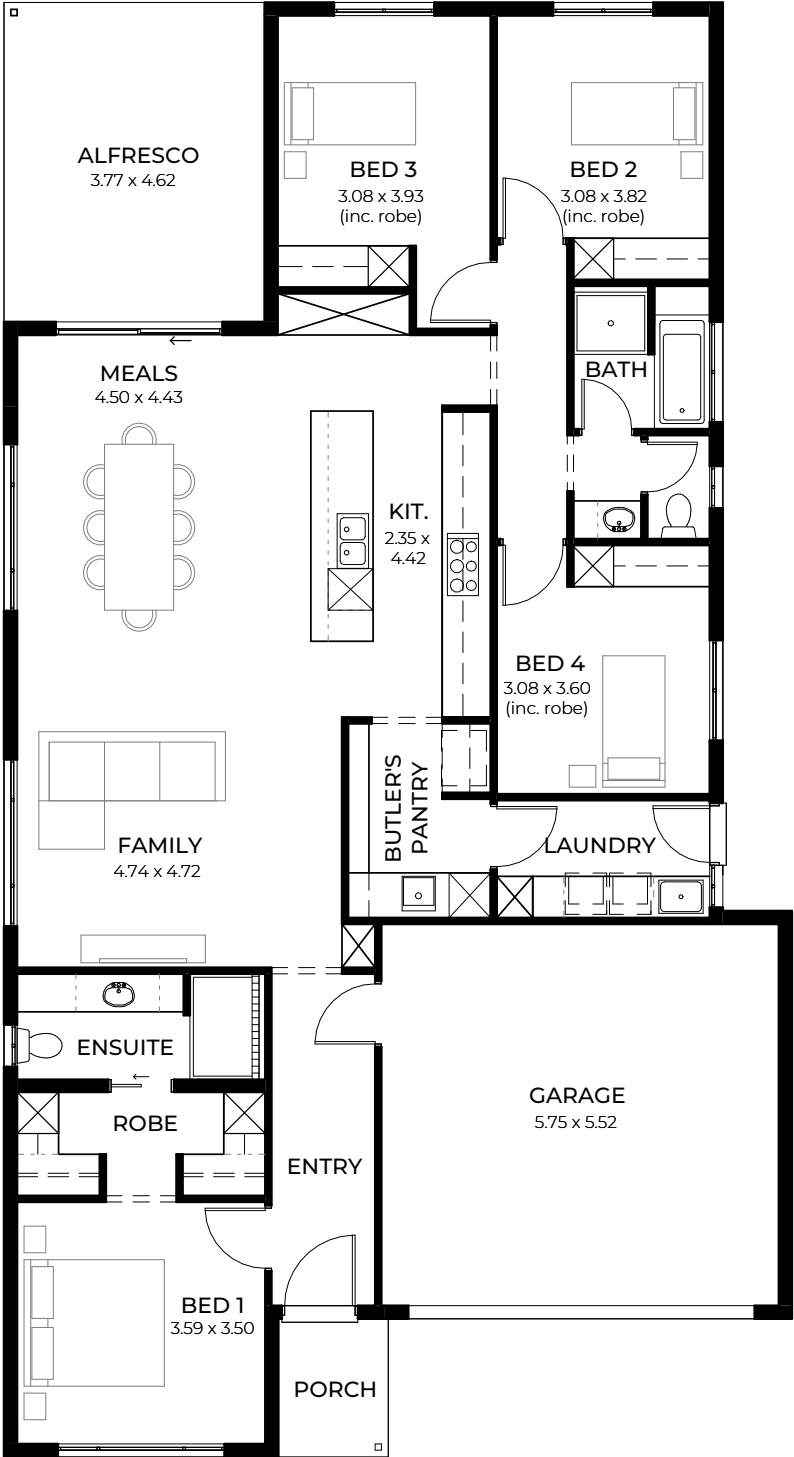
2

The ample bench space, modern 900mm appliances, extra store and butler's pantry create a dream gourmet kitchen, while expansive windows create a bright and welcoming living and dining area.

LIVING	137.85m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
GARAGE	35.45m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	19.30m
TOTAL	175.66m <sup>2</sup> / 18.90 sqs

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# DULCET 3.5



For blocks with a 3.5m set back

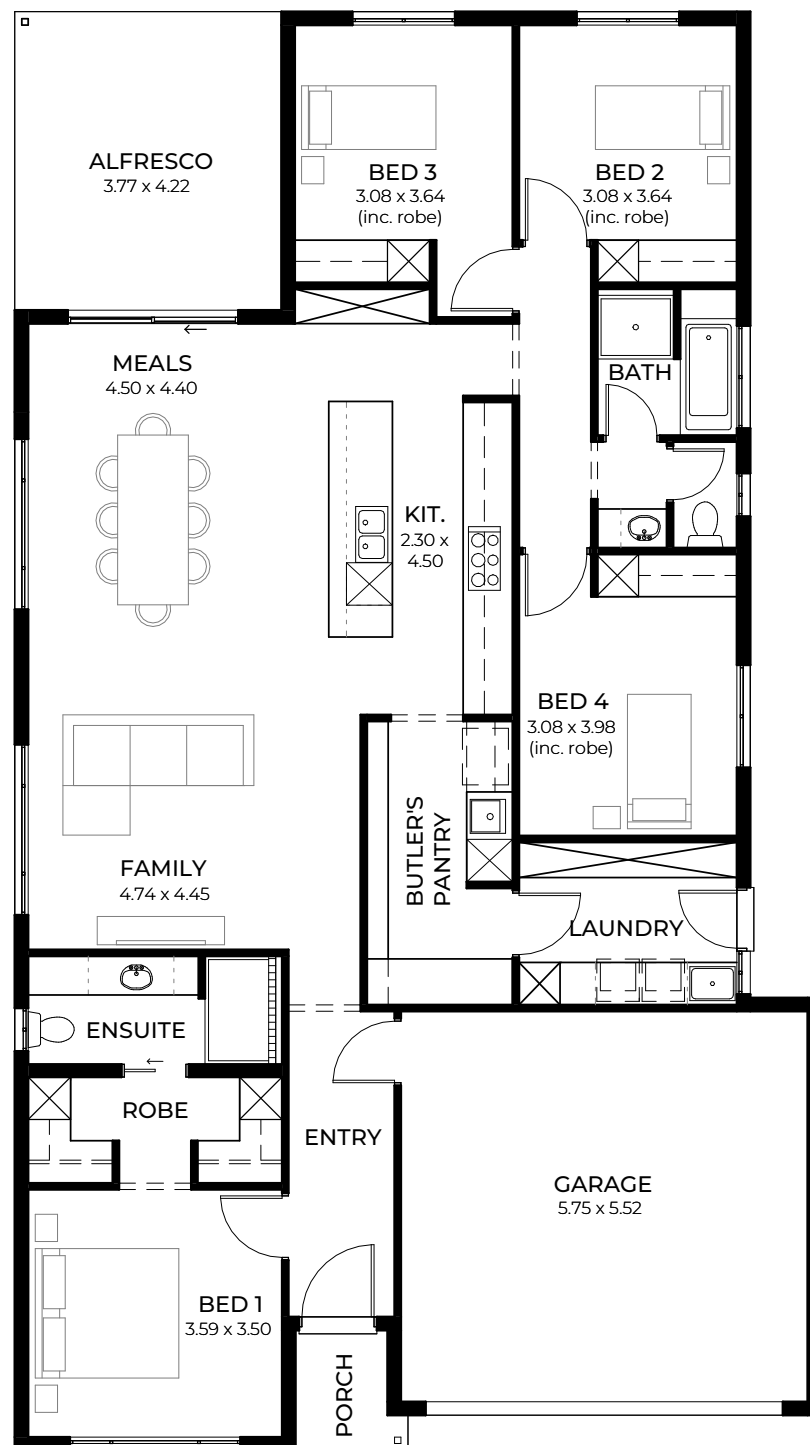
1 4 2 2

Family life is at the heart of the Dulcet, with its central and light-filled open-plan kitchen and dining that opens to a generous alfresco area. A clever butler's pantry hides the fridge and creates more bench space in the designer kitchen.

LIVING	160.73m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	17.00m <sup>2</sup>
GARAGE	34.13m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.04m
TOTAL	215.04m <sup>2</sup> / 23.14 sqs

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# DULCET\_5



For blocks with a 5m set back



Bedrooms are housed in separate wings with a luxurious master ensuite plus loads of storage space in the laundry pod.

LIVING	162.38m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	15.91m <sup>2</sup>
GARAGE	34.37m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	20.34m
TOTAL	215.02m <sup>2</sup> / 23.14 sqs

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# HALCYON 3.5



For blocks with a 3.5m set back



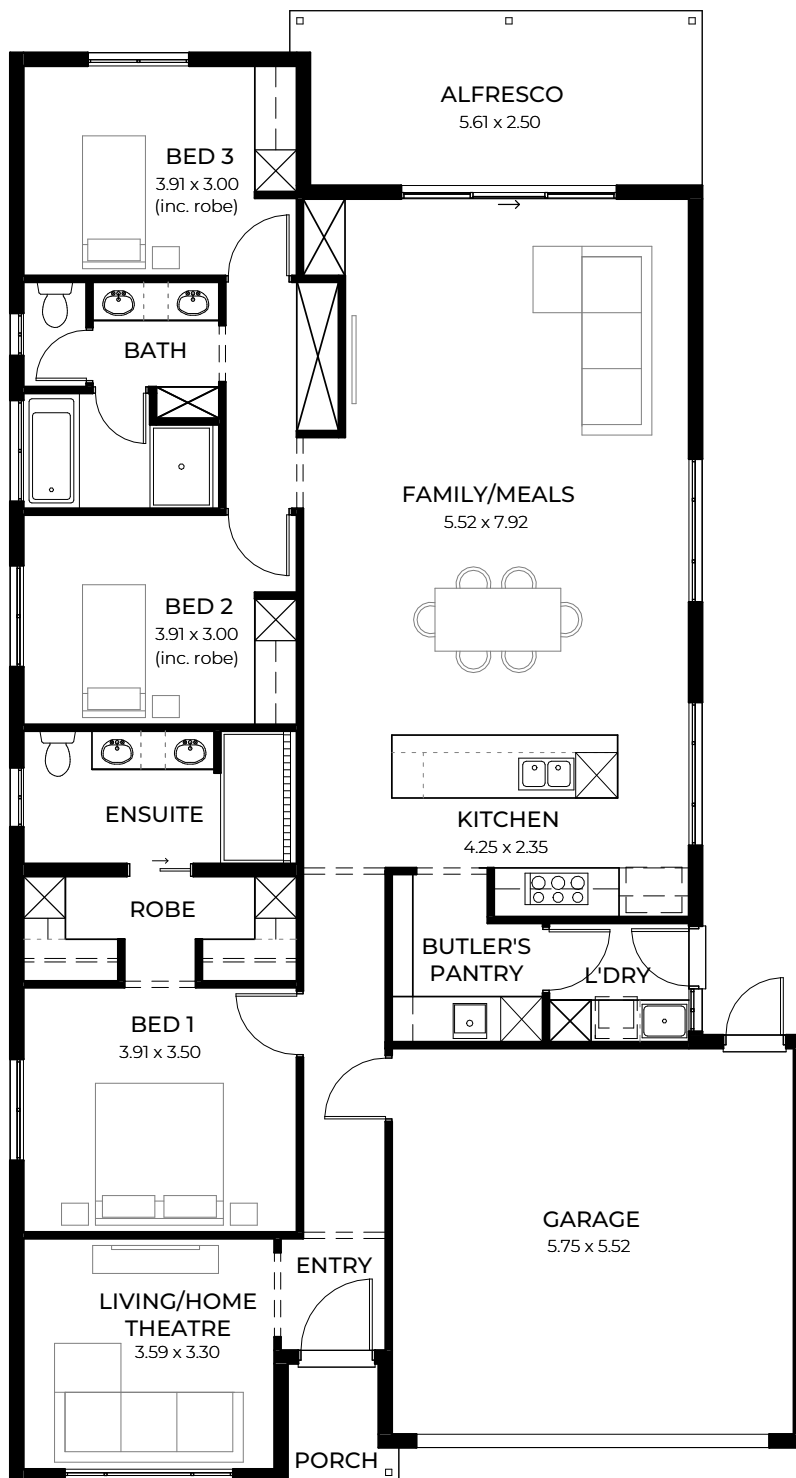
Home theatre or even home office, Halcyon has loads of living and lifestyle options with its generous alfresco space forming a natural extension to the light-filled open-plan kitchen, dining and main living area.

LIVING	161.50m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	14.20m <sup>2</sup>
GARAGE	34.22m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.75m
TOTAL	213.10m <sup>2</sup> / 22.93 sqs

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# HALCYON\_5



For blocks with a 5m set back

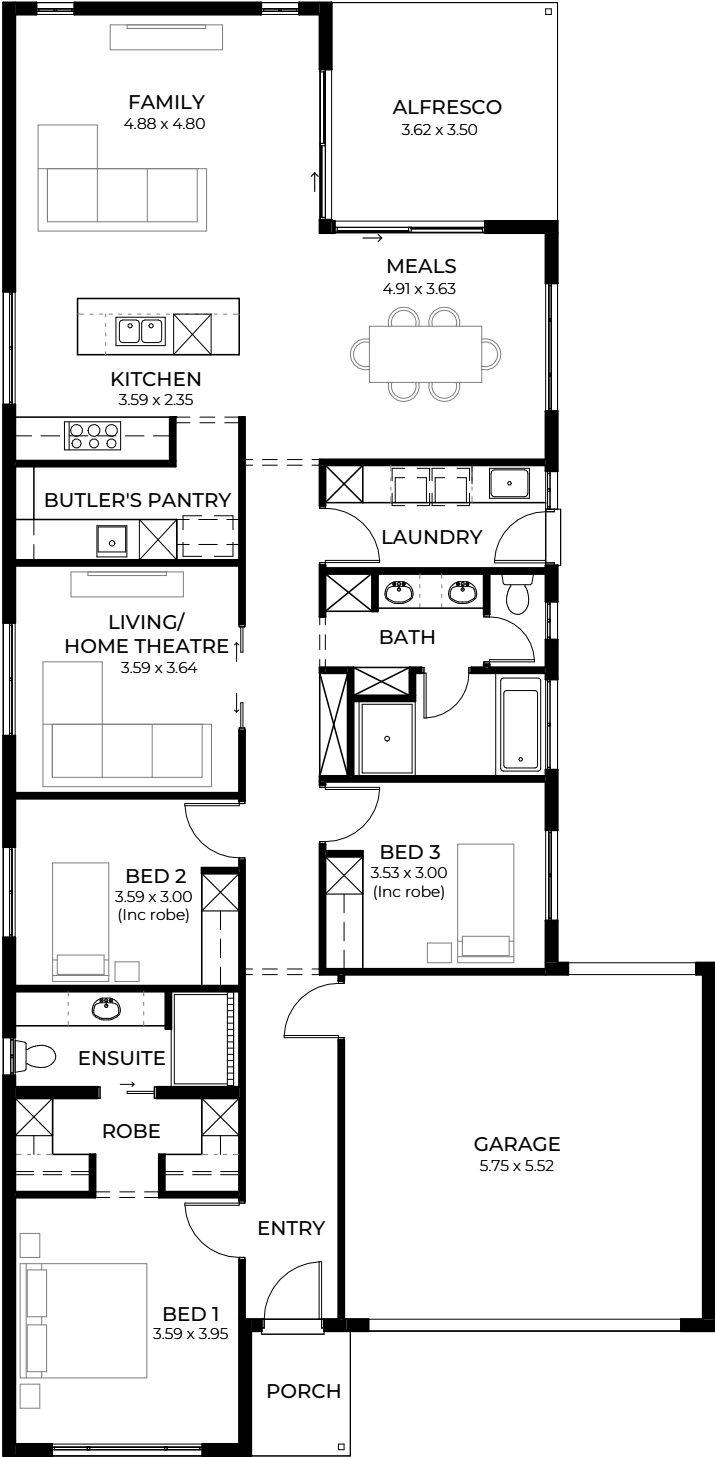
2 3 2 2

The double garage, butler's pantry and adjacent laundry plus dual passageways for bedroom privacy are added design touches in the Halcyon.

LIVING	161.72m <sup>2</sup>
PORCH	2.29m <sup>2</sup>
ALFRESCO	14.20m <sup>2</sup>
GARAGE	34.46m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.05m
TOTAL	212.67m <sup>2</sup> / 22.89 sqs

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# UMBRA\_3.5



For blocks with a 3.5m set back

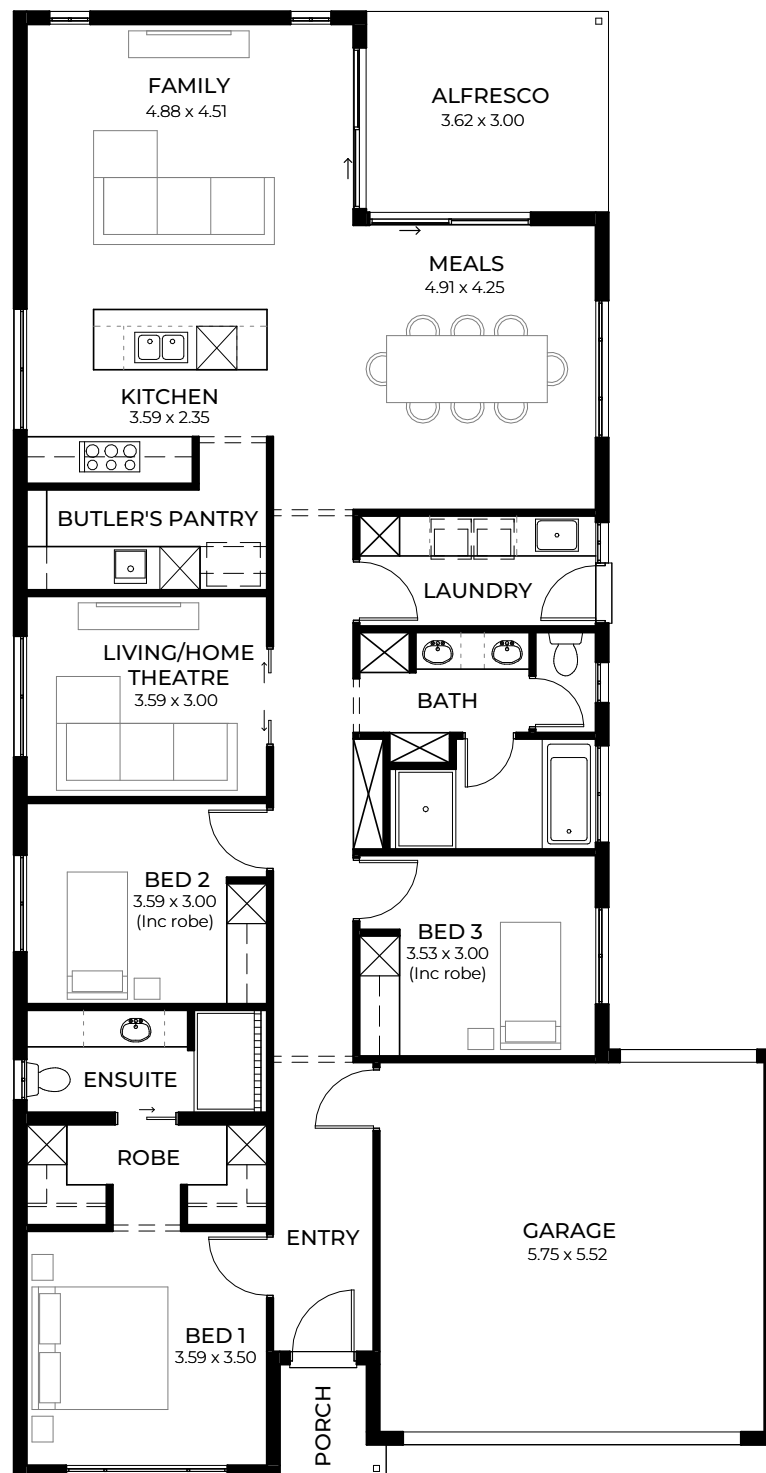
2 3 2 2

An extra-large butler's pantry housing the fridge turns this gorgeous designer kitchen into an added entertaining area, while the outdoor alfresco space is a seamless extension of both living and dining areas.

LIVING	164.69m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	12.67m <sup>2</sup>
GARAGE	34.41m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	23.28m
TOTAL	214.95m <sup>2</sup> / 23.13 sqs

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# UMBRA\_5



For blocks with a 5m set back

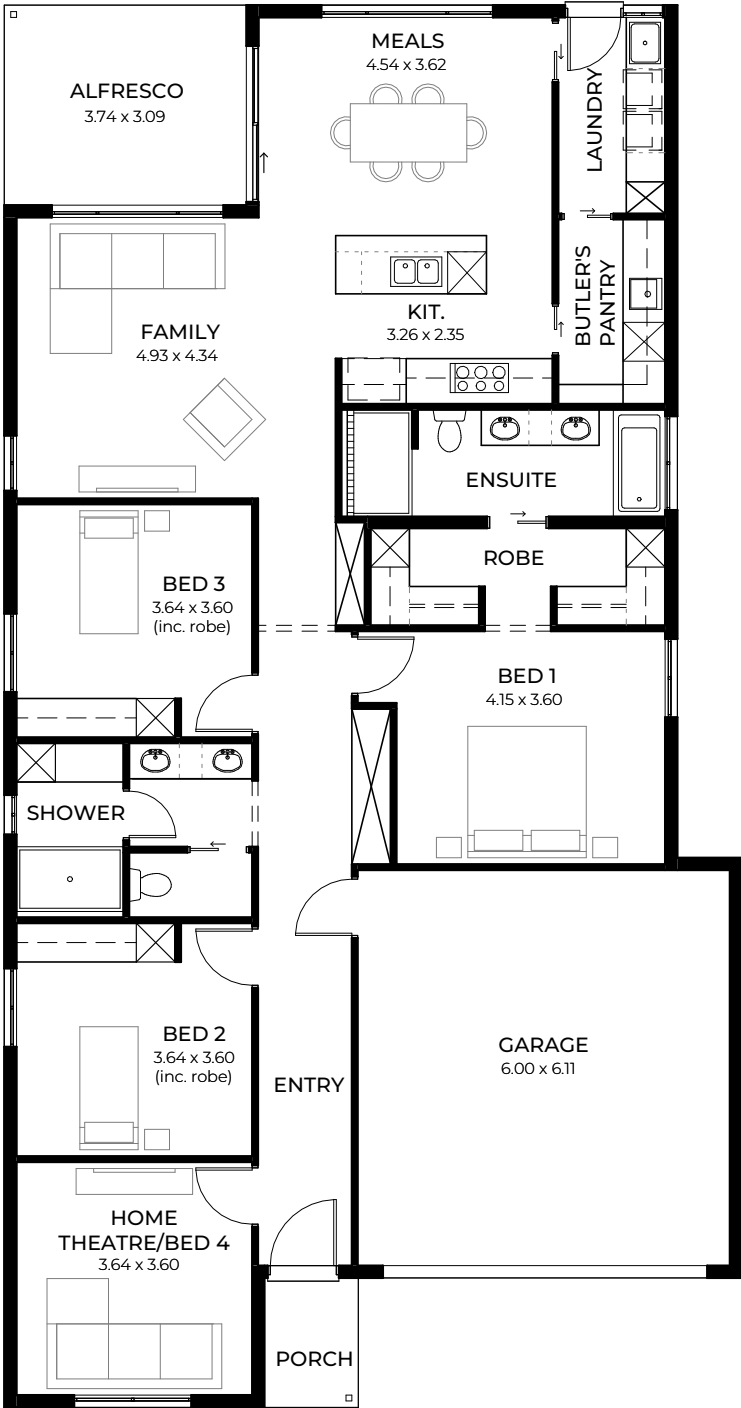


A central home theatre is ideally located close to the kitchen for snacks, while the super-size main bathroom features double vanities.

LIVING	159.80m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	10.86m <sup>2</sup>
GARAGE	34.66m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.90m
TOTAL	207.68m <sup>2</sup> / 22.35 sqs

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# ALIRO 3.5



Suits  
masterplanned  
estates and deep  
infill blocks

For blocks with a 3.5m set back

2

3

2

2

Designed by award-winning  
architect Francesco Bonato

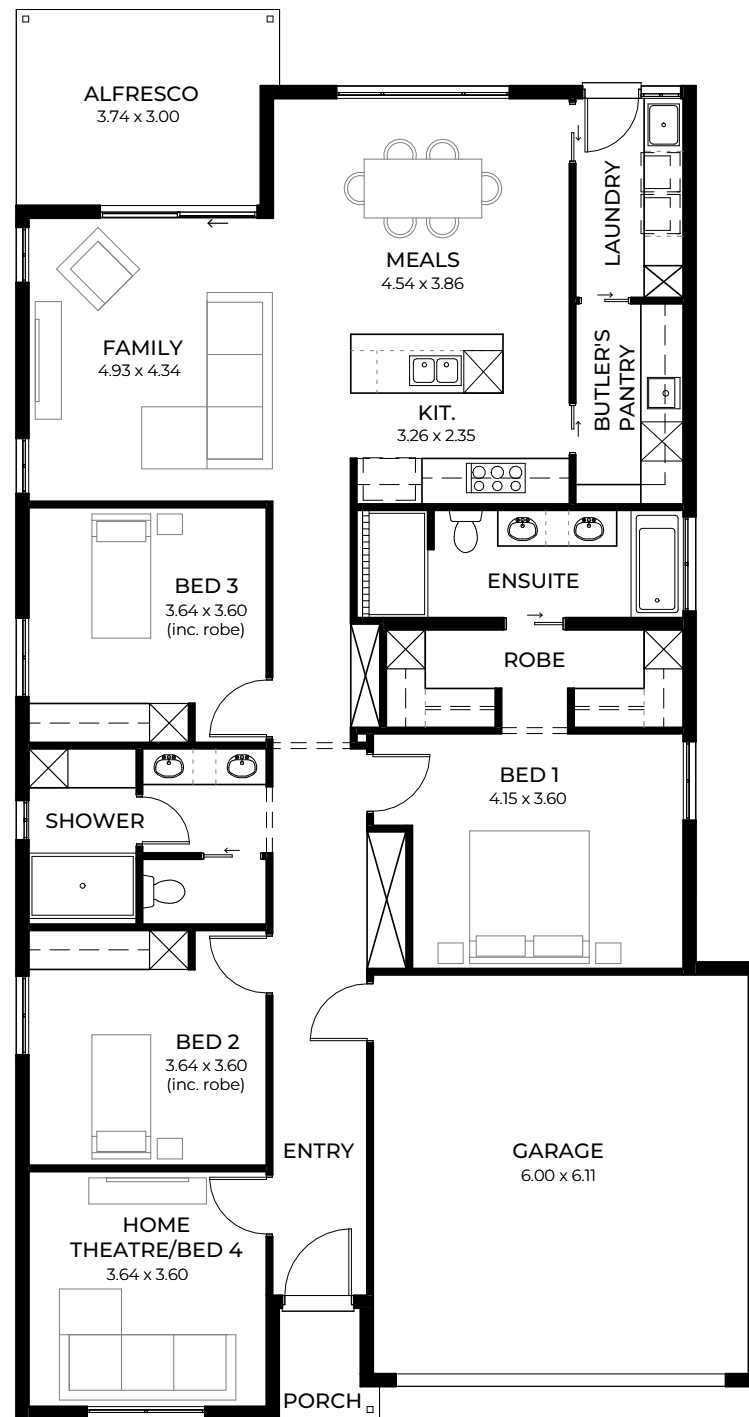
Aliro is perfectly suited to the  
discerning homeowner or empty  
nester with the spacious master,  
a tranquil retreat set away from  
street noise.

LIVING	169.81m <sup>2</sup>
PORCH	2.90m <sup>2</sup>
ALFRESCO	11.56m <sup>2</sup>
GARAGE	37.63m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.66m
TOTAL	221.90m <sup>2</sup> / 23.88 sqs

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# ALIRO\_5



Suits  
masterplanned  
estates and deep  
infill blocks

For blocks with a 5m set back

2

3

2

2

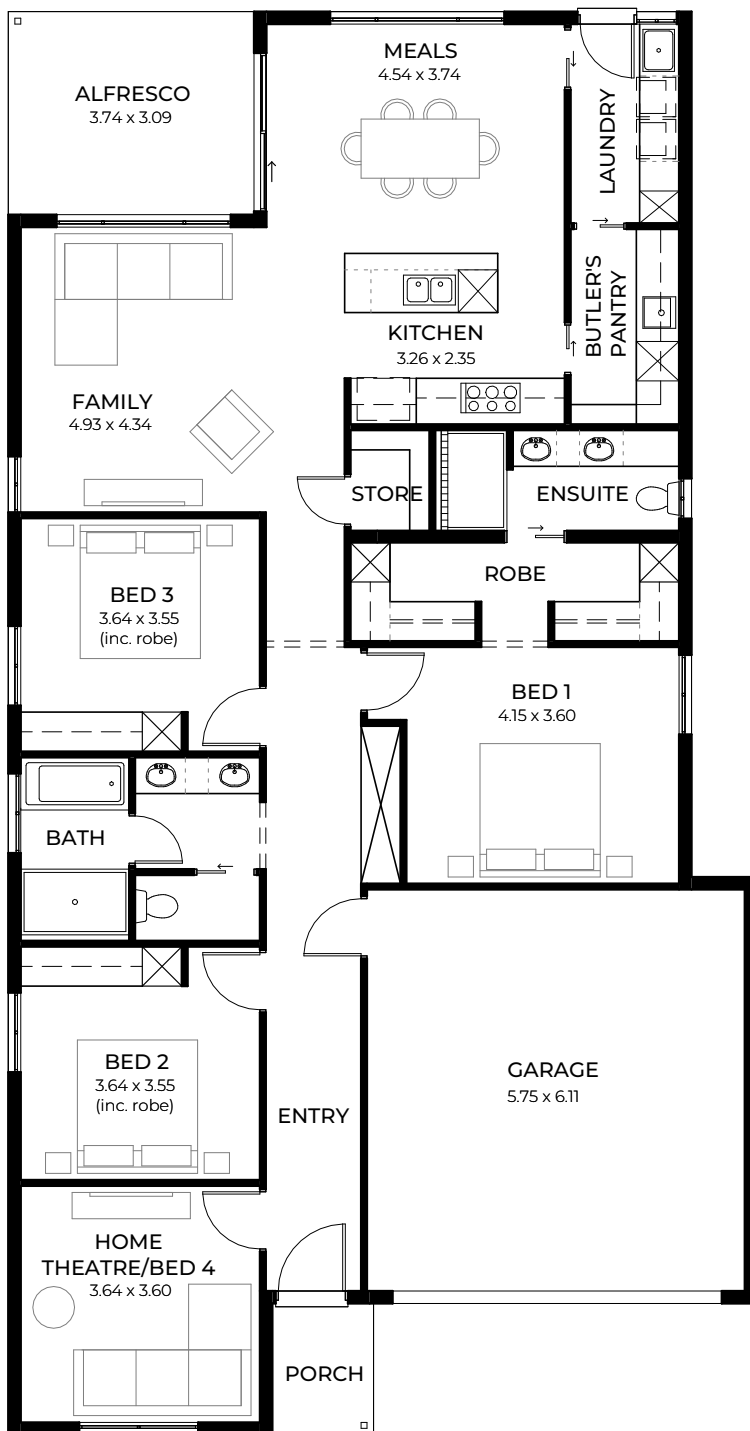
Designed by award-winning  
architect Francesco Bonato

Unwind at the end of the day with a relaxing bath in this luxurious ensuite or enjoy cooking dinner in this designer kitchen while chatting to family chilling out in the beautifully designed casual living zones.

LIVING	169.24m <sup>2</sup>
PORCH	2.27m <sup>2</sup>
ALFRESCO	11.56m <sup>2</sup>
GARAGE	37.88m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.57m
TOTAL	220.95m <sup>2</sup> / 23.78 sqs

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# MAXIM 3.5



Suits  
masterplanned  
estates and deep  
infill blocks

For blocks with a 3.5m set back



2

3

2

2

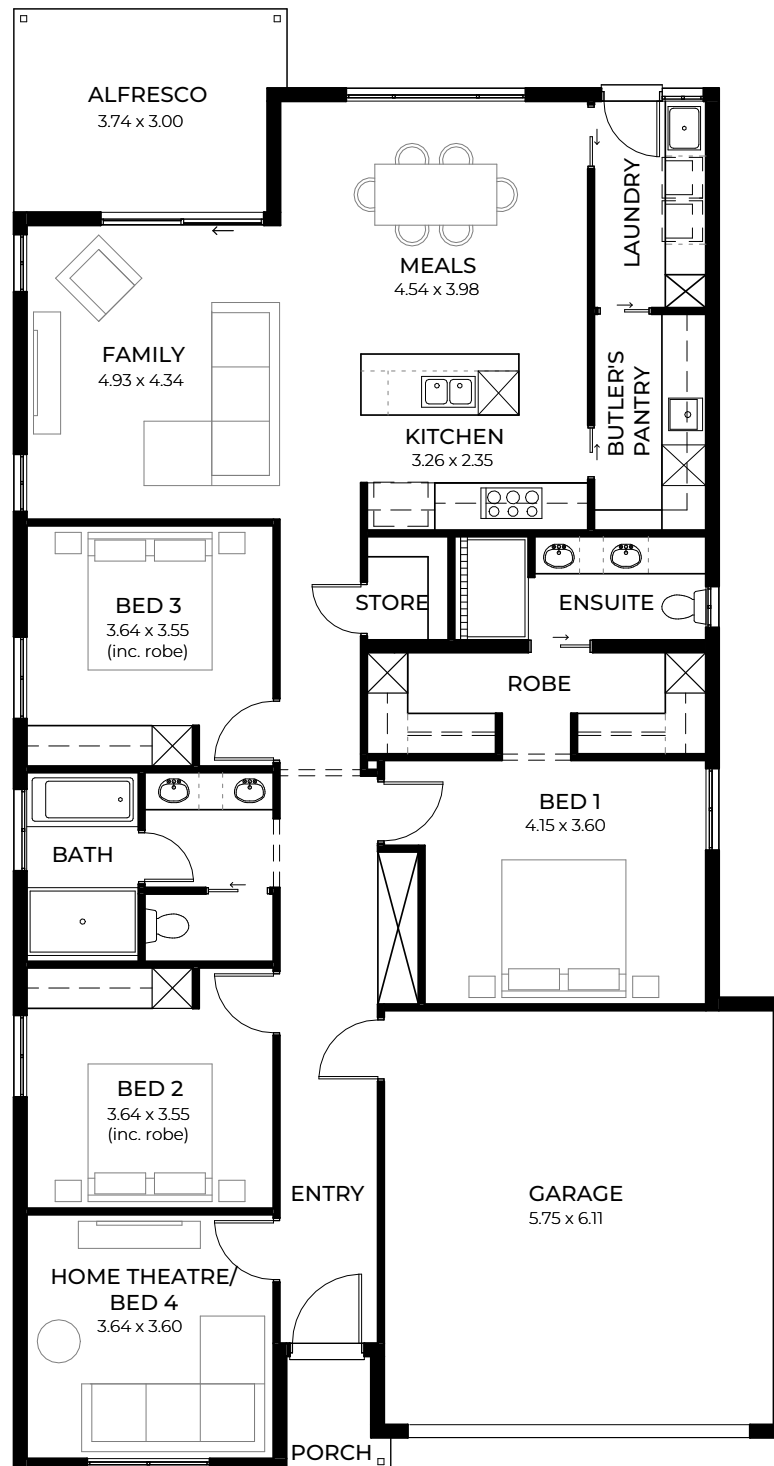
**Designed by award-winning  
architect Francesco Bonato**

The Maxim has first homebuyers and families in mind with plenty of clever design ideas from the innovative laundry/pantry pod to a master away from street noise, and it's a home filled with great storage.

LIVING	169.81m <sup>2</sup>
PORCH	3.08m <sup>2</sup>
ALFRESCO	11.56m <sup>2</sup>
GARAGE	37.63m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.66m
TOTAL	222.08m <sup>2</sup> / 23.90 sqs

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# MAXIM\_5



Suits  
masterplanned  
estates and deep  
infill blocks

For blocks with a 5m set back

2

3

2

2

Designed by award-winning  
architect Francesco Bonato

Every square centimetre is carefully considered in this design, with a clever three- way bathroom, large sized bedrooms, a handy store and a separate home theatre away from the spacious casual living zone.

LIVING	169.24m <sup>2</sup>
PORCH	2.27m <sup>2</sup>
ALFRESCO	11.56m <sup>2</sup>
GARAGE	37.88m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.57m
TOTAL	220.95m <sup>2</sup> / 23.78 sqs

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# MINERVA\_3.5



For blocks with a 3.5m set back

2 3 2 2

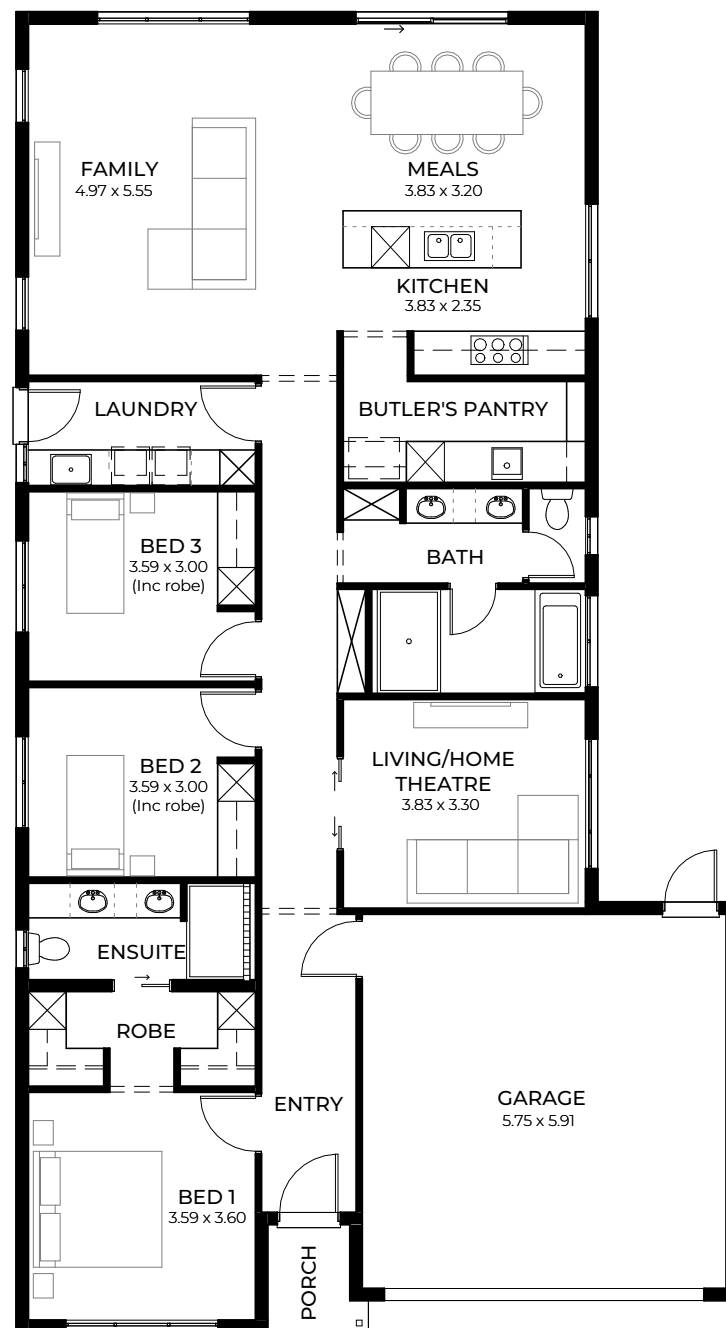
Careful positioning of picture windows means Minerva has natural light-filled spaces that will feel sun-drenched on fine days. The central home theatre or second living area allows family members to indulge in multiple activities or shared entertainment.

LIVING	171.95m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
GARAGE	36.67m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	22.34m
TOTAL	211.80m <sup>2</sup> / 22.79 sqs

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# MINERVA\_5



For blocks with a 5m set back

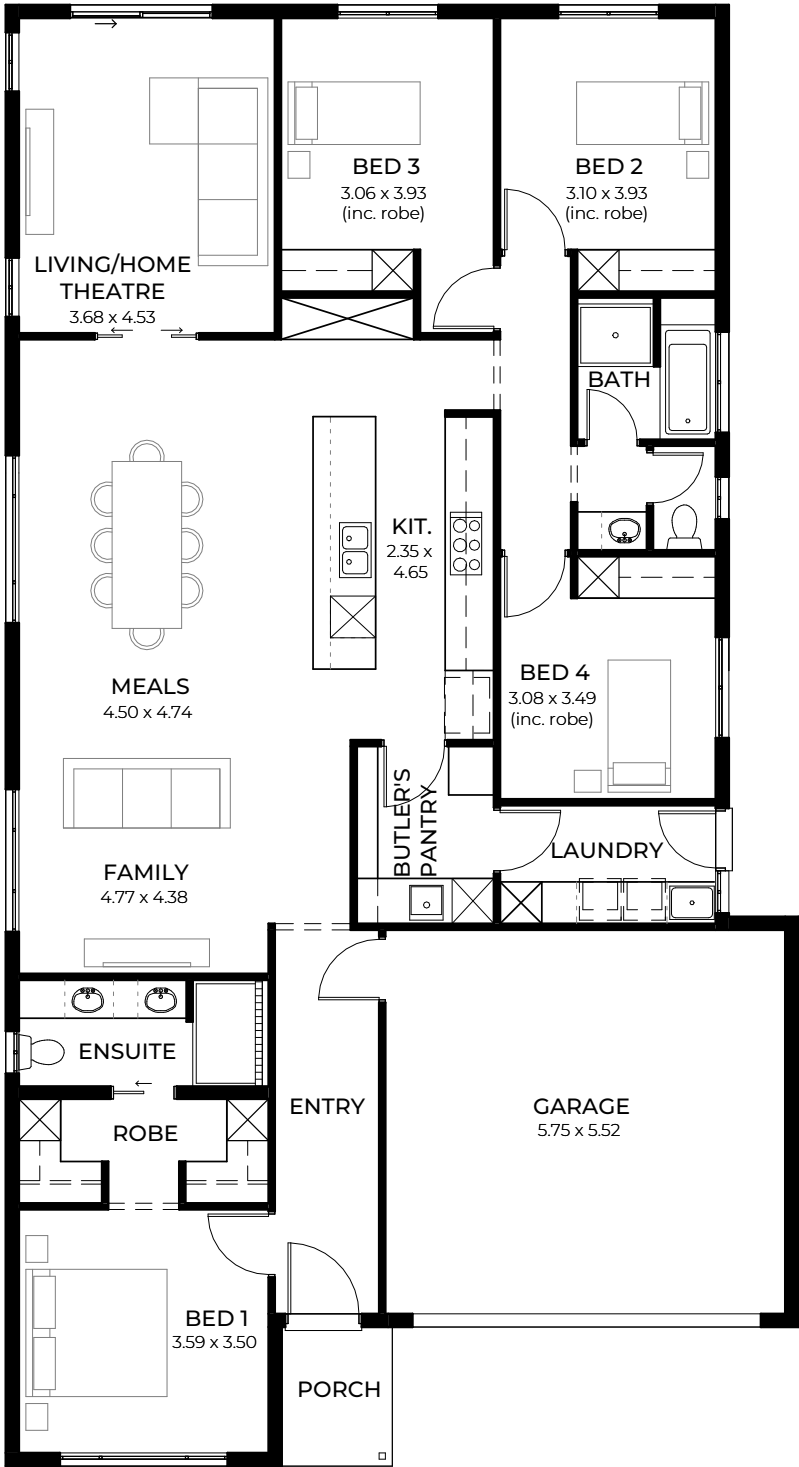


Rooms such as the expanded laundry and Butler's pantry become purposeful interiors where beautiful joinery increases their functionality.

LIVING	164.19m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
GARAGE	36.92m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	20.84m
TOTAL	203.47m <sup>2</sup> / 21.90 sqs

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# ZEPHYR\_3.5



For blocks with a 3.5m set back

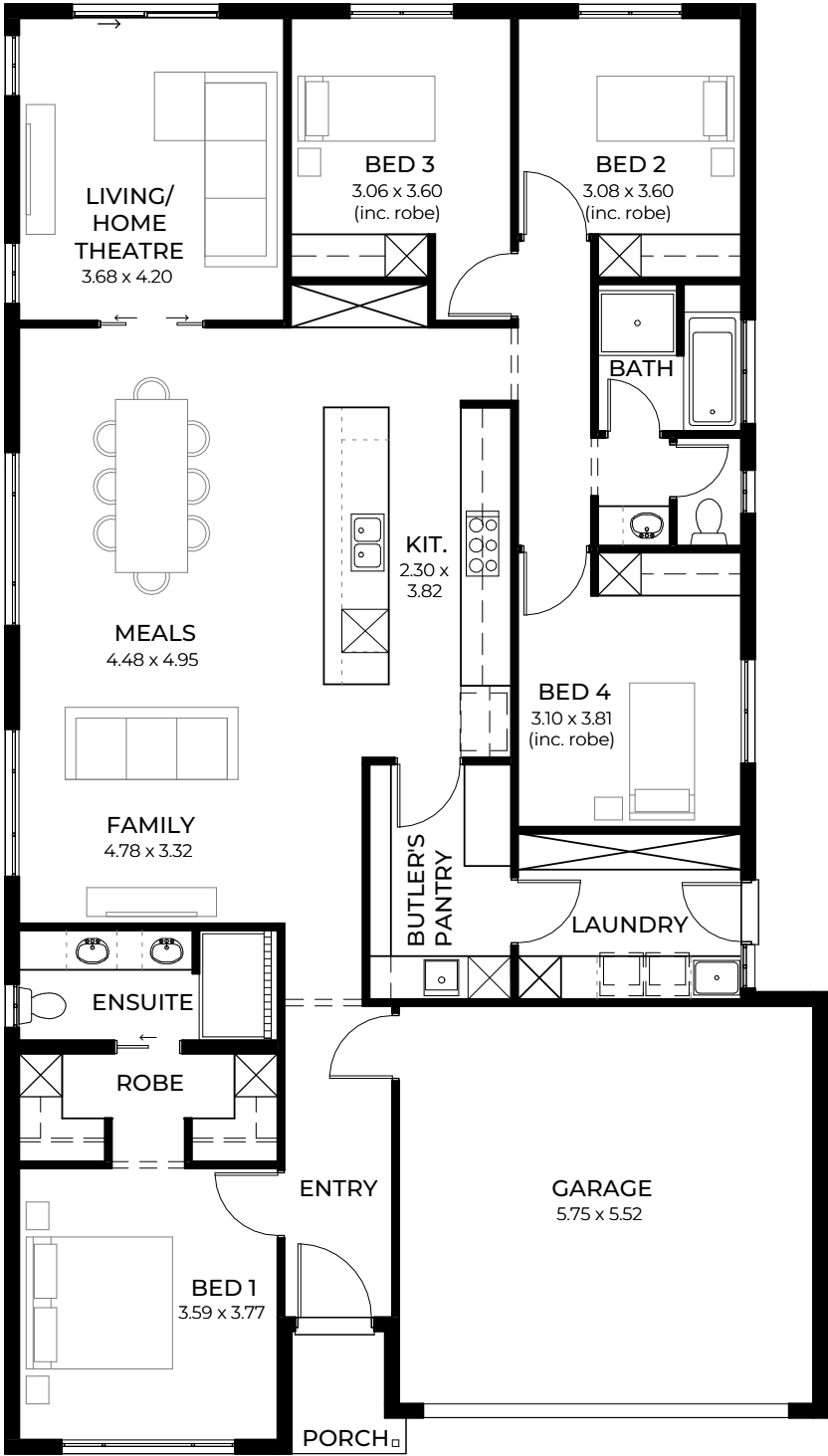
2 4 2 2

This four bedroom beauty is affordable luxury at its best. The sleeping zones and bathrooms surround the central, open-plan living, dining and home theatre bringing everyone together in an easily accessible space with good flow and circulation.

LIVING	177.42m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
GARAGE	34.13m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	21.01m
TOTAL	214.73m <sup>2</sup> / 23.11 sqs

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# ZEPHYR\_5



For blocks with a 5m set back

 2

 4

 2

 2

You'll love the super-sized butler's pantry and laundry with stylish joinery and storage space plus robes in every bedroom, not forgetting the double garage.

LIVING	175.79m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
GARAGE	34.37m <sup>2</sup>
WIDTH	11.40m (incl. garage)
DEPTH	20.10m
TOTAL	212.52m <sup>2</sup> / 22.87 sqs

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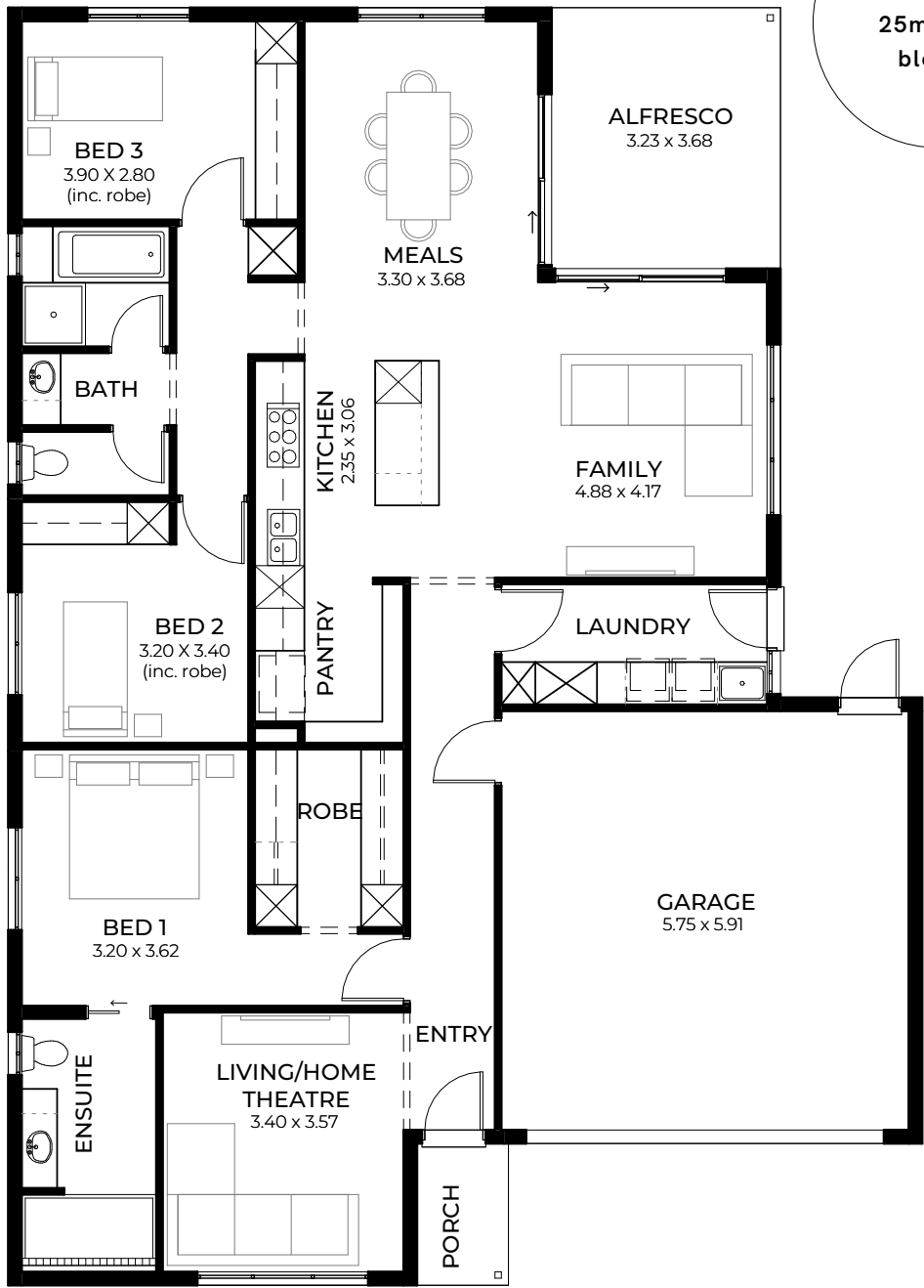
DESIGNS TO SUIT

## 14m+ Wide Blocks

Discover a range of functional layouts with no constraints on space. Enjoy the luxury of having multiple breakaway areas, giving everyone a space to call their own, while get-togethers are more enjoyable for the family-friendly layout in our kitchen, dining and entertaining spaces.



# SEQUOIA 3.5



Suits  
25m deep  
blocks

For blocks with a 3.5m set back

 2

 3

 2

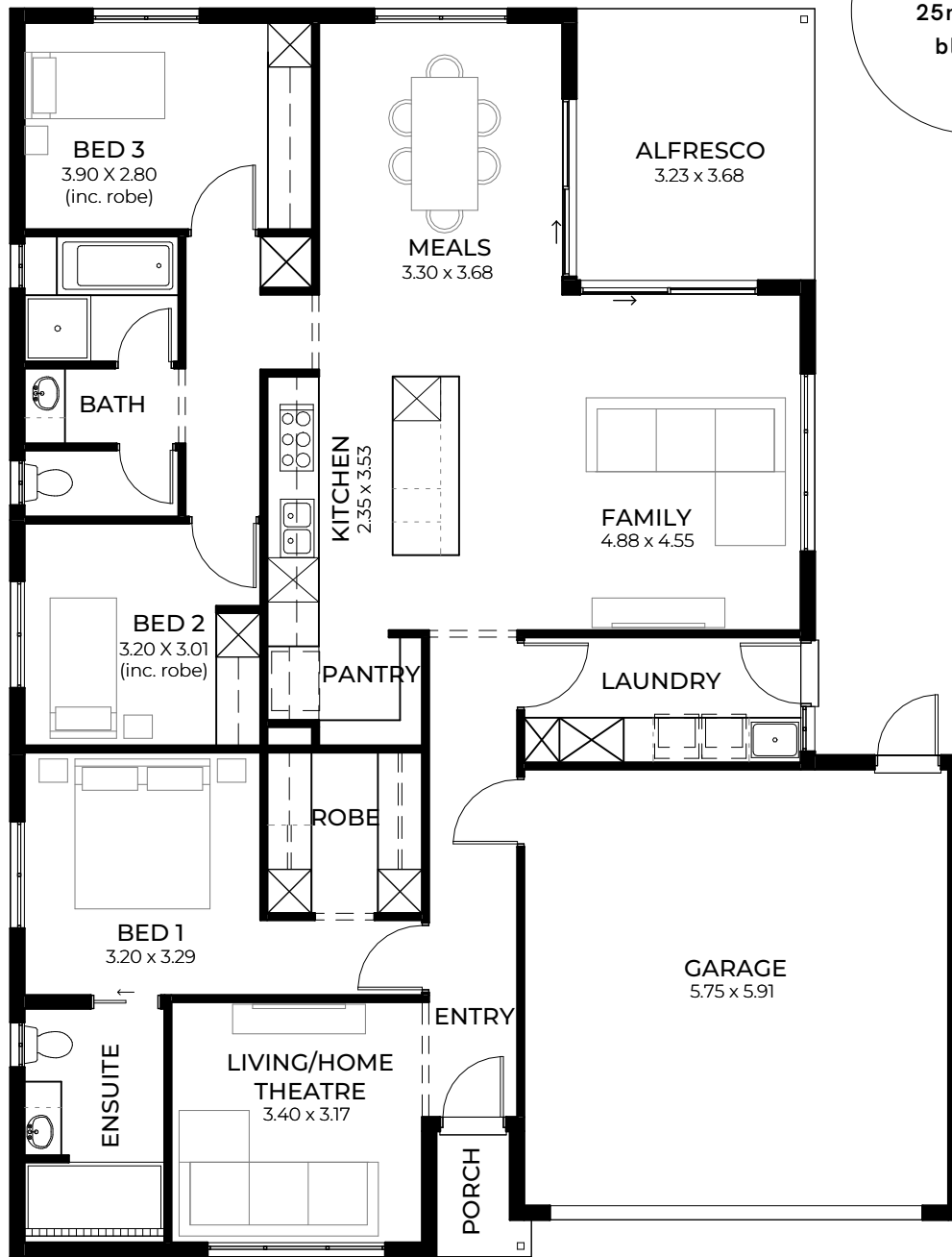
 2

Sequoia maximises the use of space for households of all sizes. Its unique design incorporates wraparound zones: the open-plan dining and family area wraps around the outdoor alfresco; the L-shaped master suite cleverly wraps the flexible home theatre or front living room, while two bedrooms hug either side of the three-way bathroom.

LIVING	150.22m <sup>2</sup>
PORCH	2.58m <sup>2</sup>
ALFRESCO	11.89m <sup>2</sup>
GARAGE	36.63m <sup>2</sup>
WIDTH	12.90 (incl. garage)
DEPTH	18.02m
TOTAL	201.32m <sup>2</sup> / 21.66 sqs

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# SEQUOIA\_5



Suits  
25m deep  
blocks

For blocks with a 5m set back

2

3

2

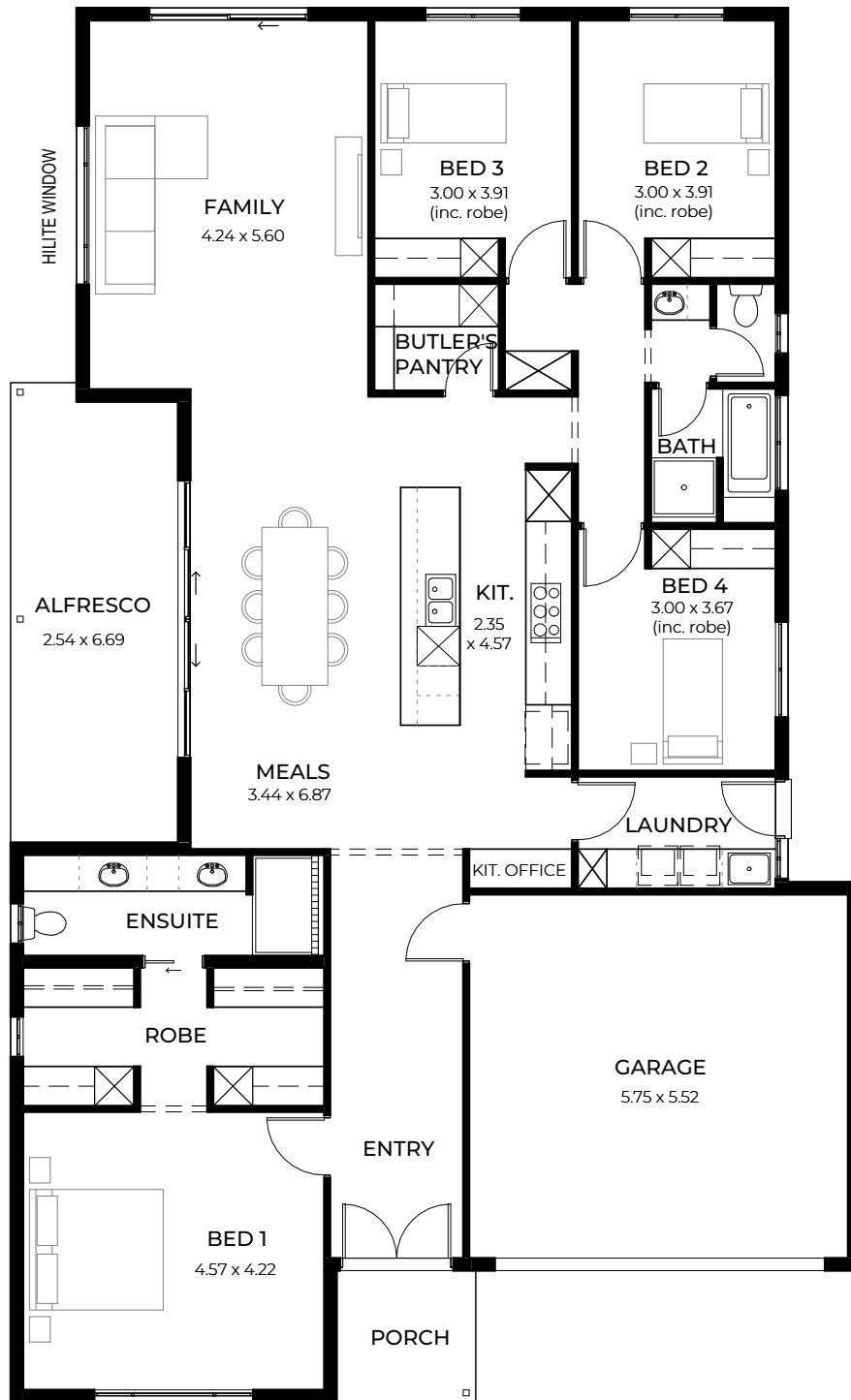
2

Convenient garage access into the heart of the home, while clever built-in storage in the laundry and walk-in pantry provide stylish practicality.

LIVING	144.77m <sup>2</sup>
PORCH	1.85m <sup>2</sup>
ALFRESCO	11.89m <sup>2</sup>
GARAGE	36.88m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	16.90m
TOTAL	195.39m <sup>2</sup> / 21.03 sqs

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# VESTIGE\_3.5



For blocks with a 3.5m set back

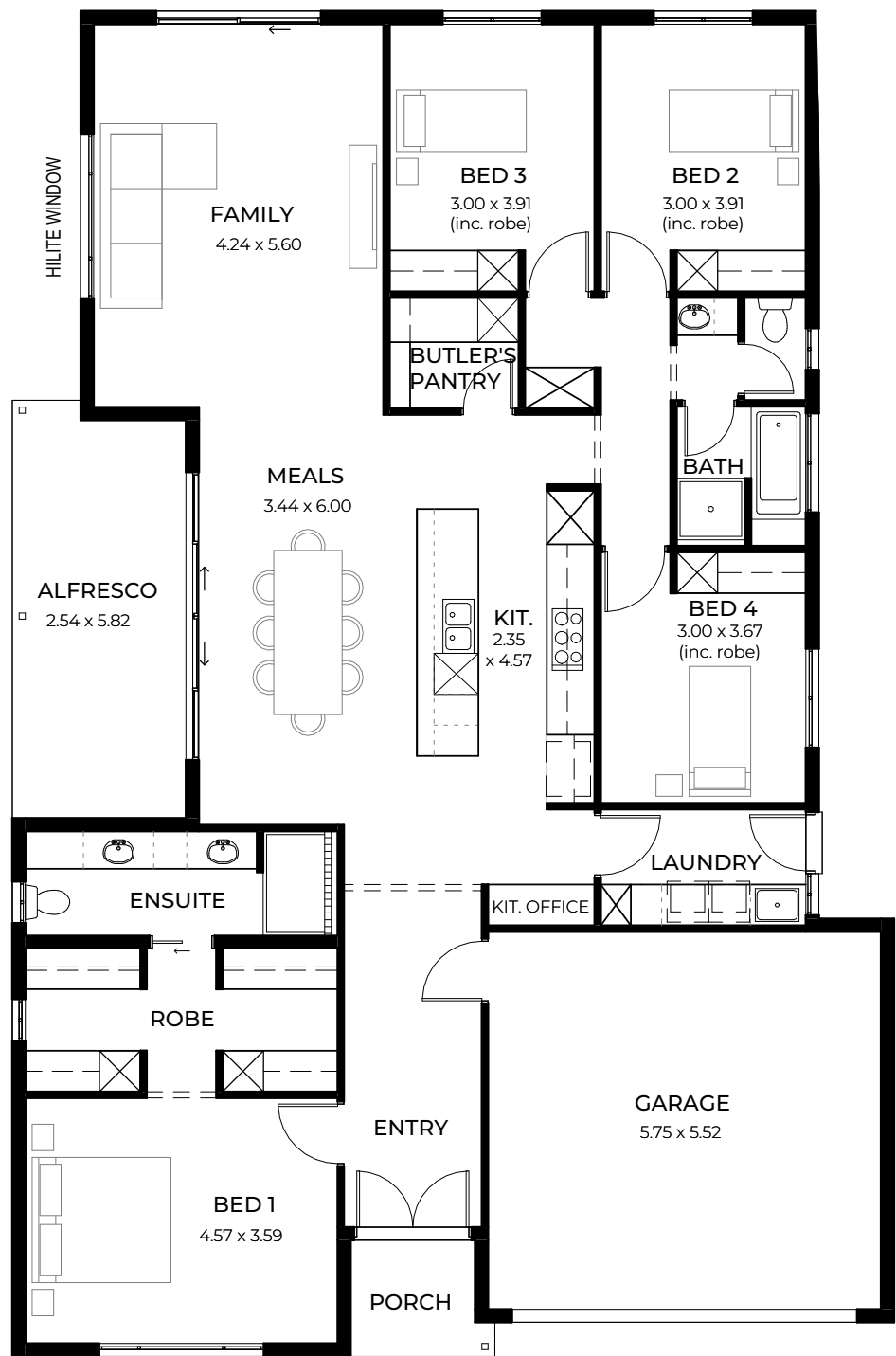


A luxurious master retreat with a glamorous walk-in robe and double vanity ensuite is thoughtfully positioned away from the rest of the home.

LIVING	185.48m <sup>2</sup>
PORCH	4.22m <sup>2</sup>
ALFRESCO	17.28m <sup>2</sup>
GARAGE	34.14m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	21.17m
TOTAL	241.12m <sup>2</sup> / 25.95 sqs

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# VESTIGE\_5



For blocks with a 5m set back

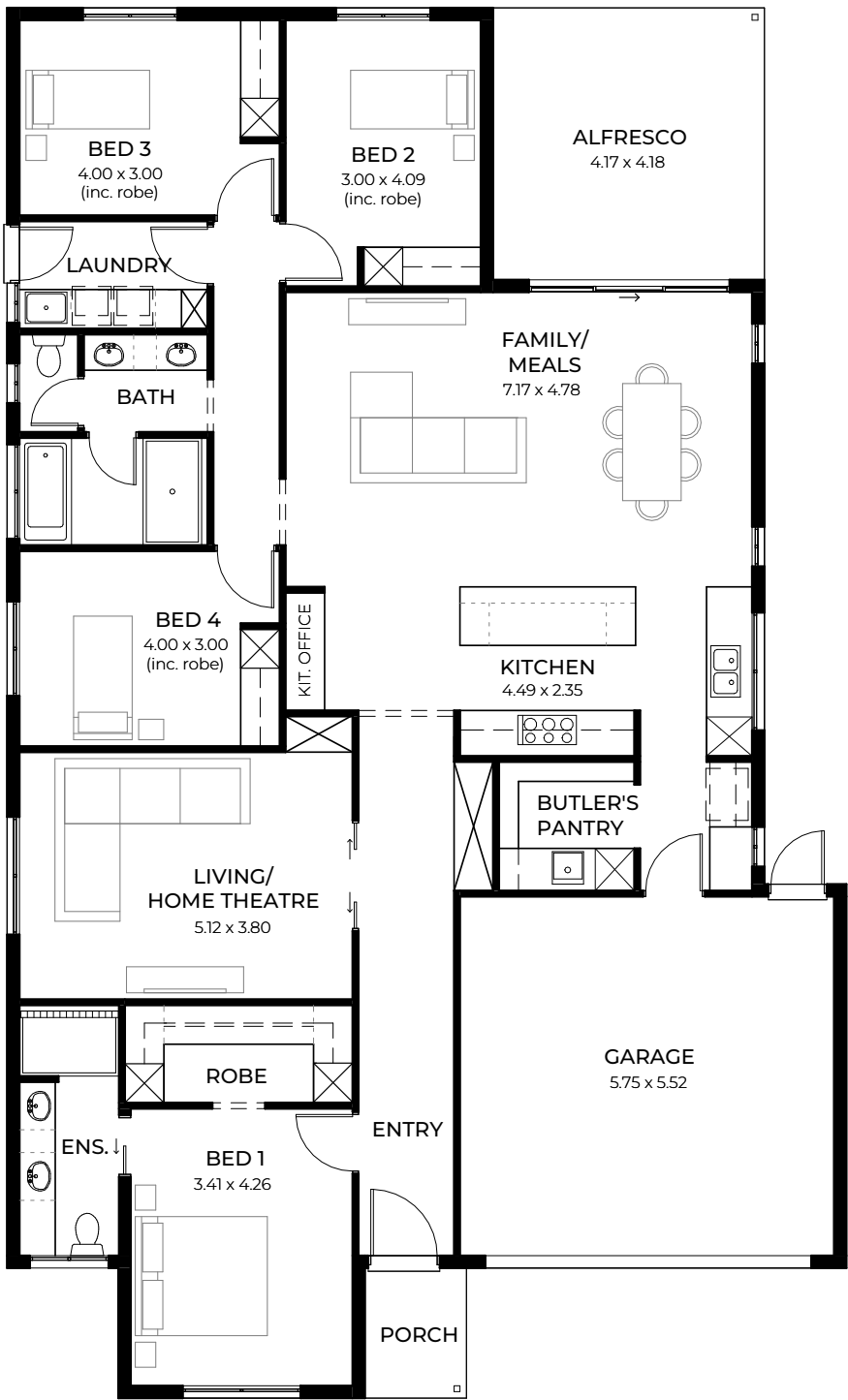


Lots of extra touches such as a kitchen nook or office area great for Googling recipes, loads of laundry and hallway storage, a butler's pantry and light-filled and airy entertaining spaces.

LIVING	177.83m <sup>2</sup>
PORCH	3.24m <sup>2</sup>
ALFRESCO	15.07m <sup>2</sup>
GARAGE	34.39m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	19.67m
TOTAL	230.53m <sup>2</sup> / 24.81 sqs

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# LYRA\_3.5



For blocks with a 3.5m set back

2 4 2 2

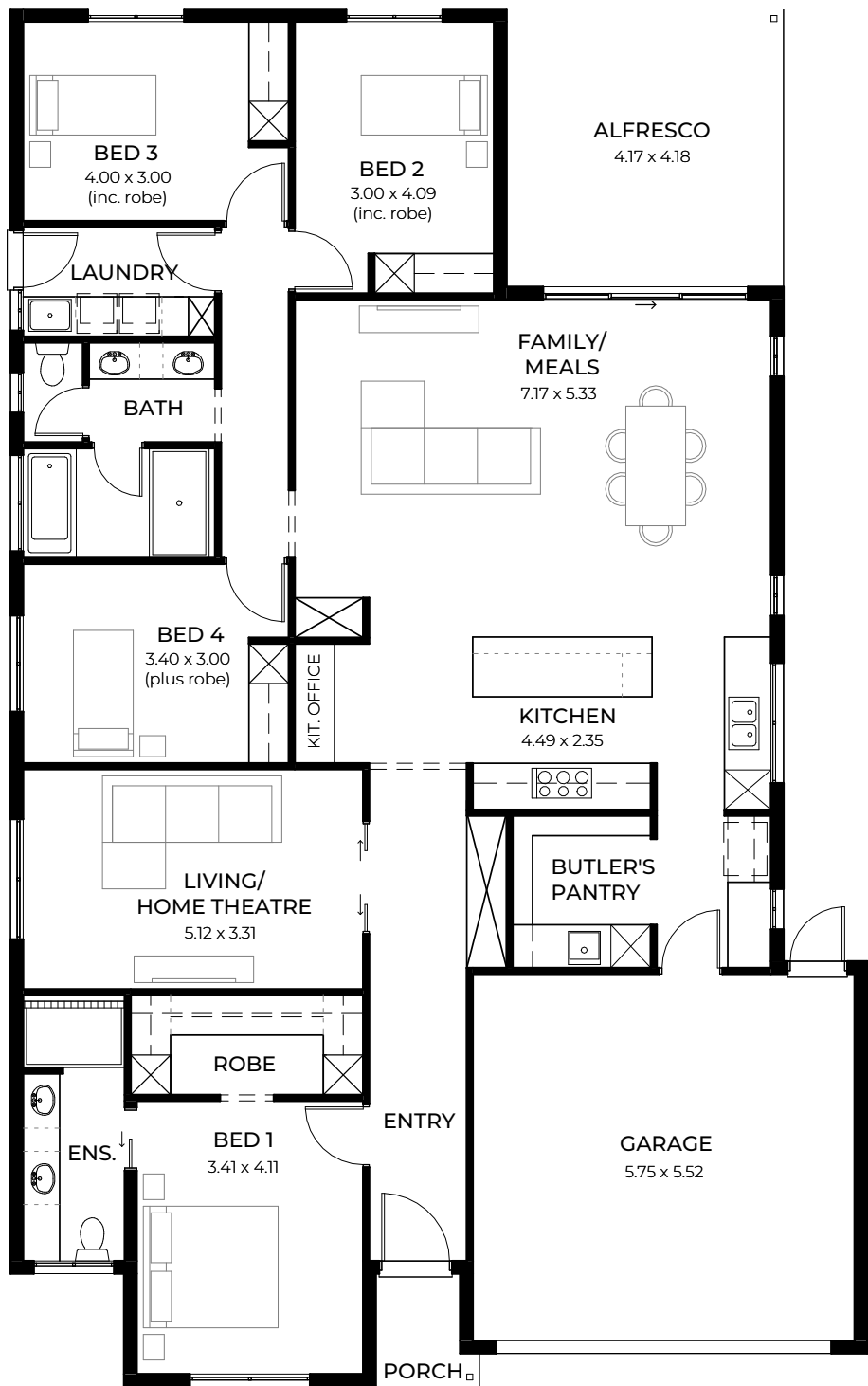
With its handy garage opening straight into a butler's pantry and bright and airy kitchen beyond, Lyra fuses functionality with style in this spacious four bedroom design. An impressive master bedroom retreat and home theatre occupy the home's front wing.

LIVING	188.88m <sup>2</sup>
PORCH	3.12m <sup>2</sup>
ALFRESCO	17.43m <sup>2</sup>
GARAGE	34.17m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	21.37m
TOTAL	243.60m <sup>2</sup> / 26.22 sqs

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# LYRA\_5



For blocks with a 5m set back

2

4

2

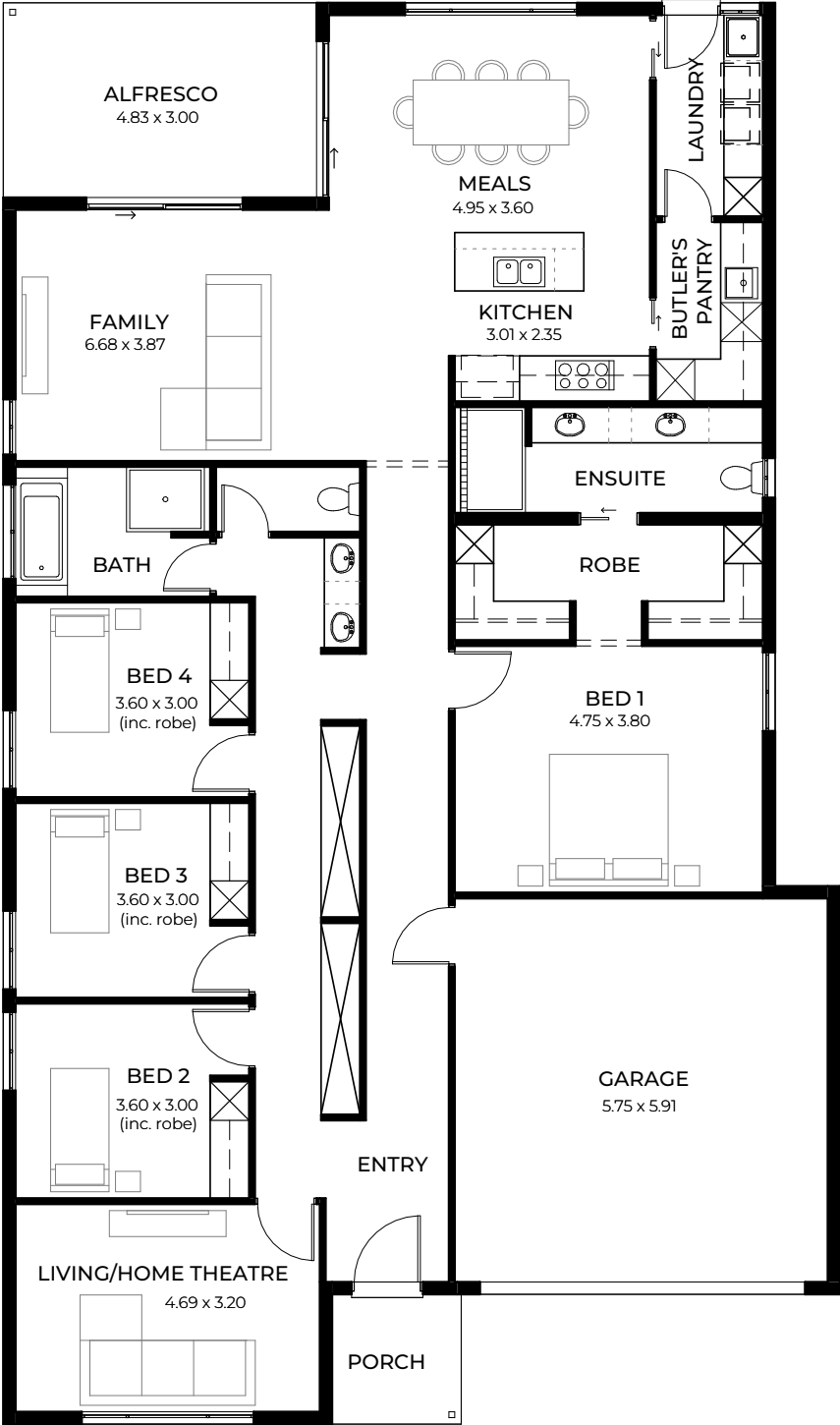
2

Lyra is designed with a growing or established family in mind, with its laundry and main bathroom ideally positioned close to the bedrooms. And the kitchen office is a perfect spot to Google culinary inspiration.

LIVING	189.38m <sup>2</sup>
PORCH	2.30m <sup>2</sup>
ALFRESCO	17.43m <sup>2</sup>
GARAGE	34.42m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	20.73m
TOTAL	243.53m <sup>2</sup> / 26.21 sqs

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# ELYSIAN\_3.5



For blocks with a 3.5m set back

2 4 2 2

Designed by award-winning architect Francesco Bonato

The four bedroom Elysian is full of clever design ideas like a dual hallway with cupboards that cleverly separate the sleeping zones, and a designer kitchen with a large butler's pantry that conveniently connects to a laundry pod.

LIVING	202.31m <sup>2</sup>
PORCH	3.98m <sup>2</sup>
ALFRESCO	14.49m <sup>2</sup>
GARAGE	36.44m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	21.90m
TOTAL	257.22m <sup>2</sup> / 27.68 sqs

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# ELYSIAN\_5



For blocks with a 5m set back

 2

 4

 2

 2

Designed by award-winning architect Francesco Bonato

A luxurious master suite with a super-sized robe and an ensuite with walk in shower, plus a large casual living area that wraps around an outdoor alfresco and a separate home theatre, makes this home a joy to live in.

LIVING	199.66m <sup>2</sup>
PORCH	3.04m <sup>2</sup>
ALFRESCO	14.93m <sup>2</sup>
GARAGE	36.69m <sup>2</sup>
WIDTH	12.90m (incl. garage)
DEPTH	21.90m
TOTAL	254.32m <sup>2</sup> / 27.37 sqs

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# LUMO 3.5



For blocks with a 3.5m set back

2 4 2 2

Lumo has everything you need in a modern four-bedroom family home that cleverly balances comfort, style and functionality. Sleeping zones, including the luxury master bedroom plus a study, are separated from the home theatre and central living spaces, which hug a relaxing central alfresco area.

LIVING	205.69m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	16.98m <sup>2</sup>
GARAGE	35.09m <sup>2</sup>
WIDTH	13.90m (incl. garage)
DEPTH	20.93m
TOTAL	260.94m <sup>2</sup> / 28.08 sqs

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# LUMO\_5



For blocks with a 5m set back

2

4

2

2

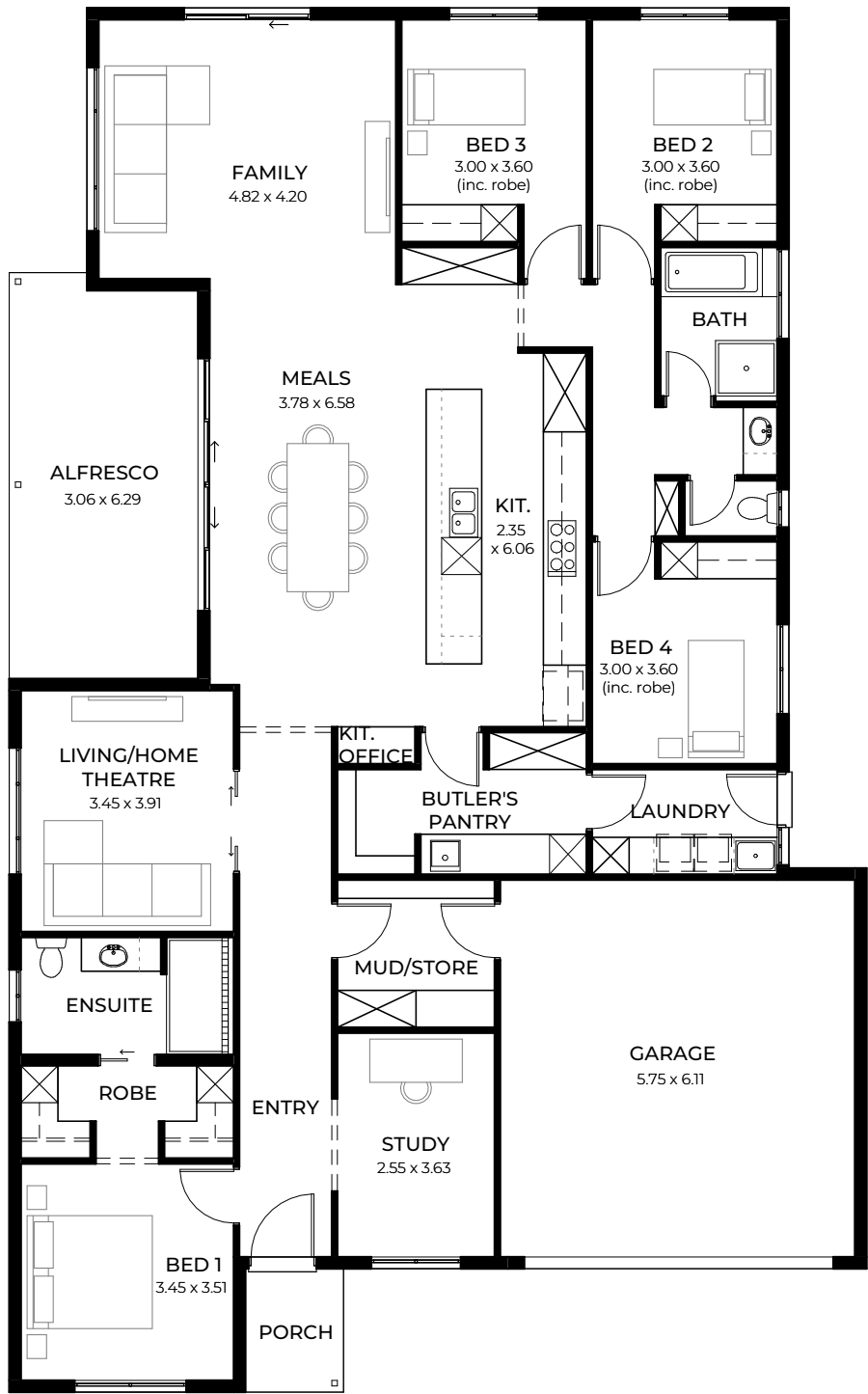
Multi-tasking is made easy in the Lumo with the laundry, a cook’s delight kitchen, pantry and bath time all within close reach. Plus a study located away from household noise.

LIVING	210.98m <sup>2</sup>
PORCH	2.29m <sup>2</sup>
ALFRESCO	15.28m <sup>2</sup>
GARAGE	35.33m <sup>2</sup>
WIDTH	13.90m (incl. garage)
DEPTH	20.93m
TOTAL	263.88m <sup>2</sup> / 28.40 sqs

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# OPAL\_3.5



For blocks with a 3.5m set back

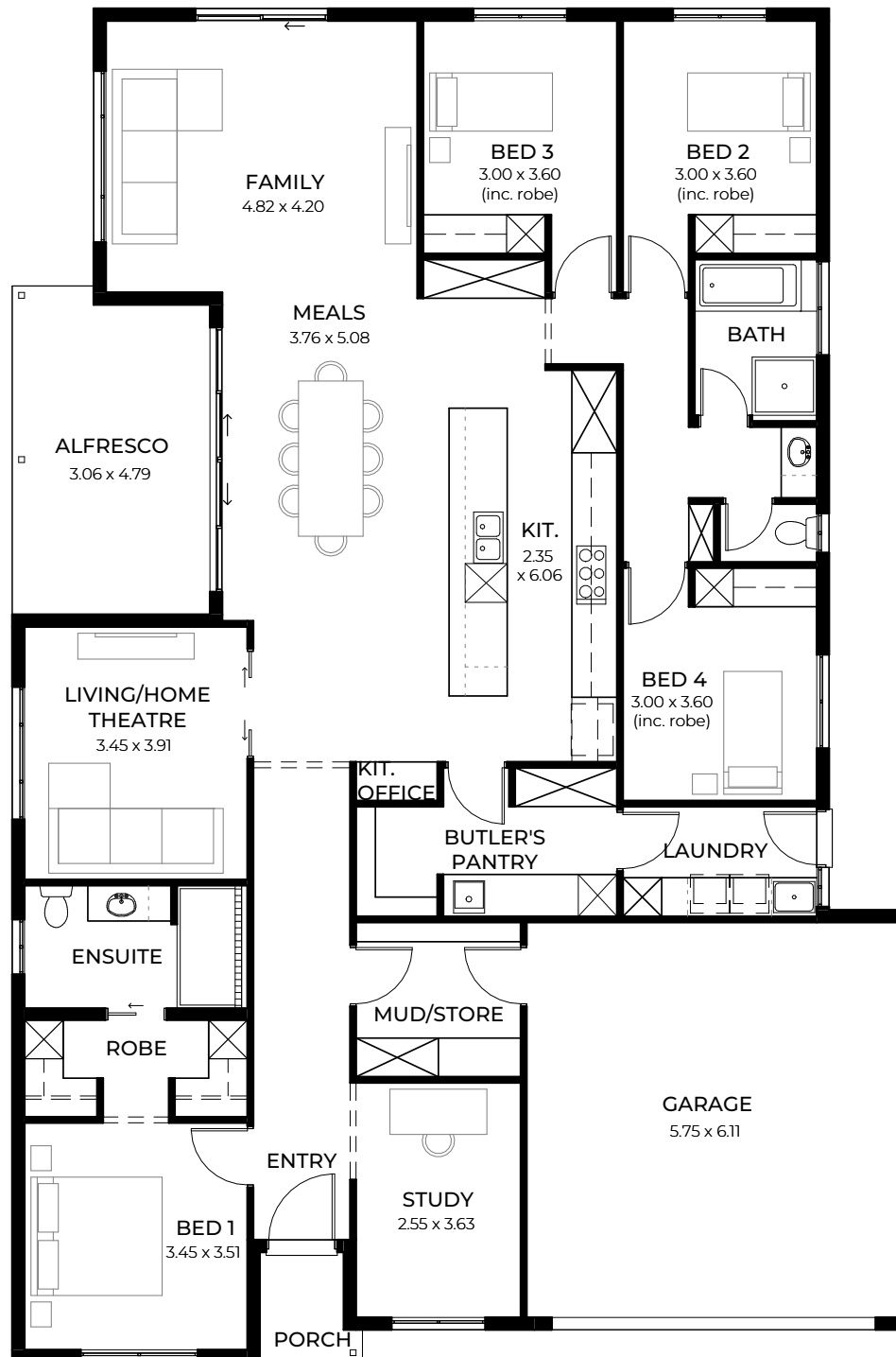
2 4 2 2

Opal sparkles with family-friendly features - garage opens to both mud room and laundry for dirty sports gear, a clever main bathroom layout is ideal for busy mornings, and multiple indoor-outdoor entertaining spaces for everyone.

LIVING	211.37m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	19.61m <sup>2</sup>
GARAGE	37.68m <sup>2</sup>
WIDTH	13.90m (incl. garage)
DEPTH	22.43m
TOTAL	271.84m <sup>2</sup> / 29.26 sqs

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# OPAL\_5



For blocks with a 5m set back



There is plenty for grown-ups in the four bedroom Opal with a quiet retreat or study in its master suite zone, loads of storage in both the laundry and butler's pantry and a cook's kitchen with abundant bench space for food prep.

LIVING	208.66m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	15.02m <sup>2</sup>
GARAGE	37.68m <sup>2</sup>
WIDTH	13.90m (incl. garage)
DEPTH	20.93m
TOTAL	263.72m <sup>2</sup> / 28.38 sqs

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DESIGNS TO SUIT

## 16m+ Wide Blocks

When you have space, you want to maximise it; our designs for 16m+ wide blocks are built for living large with room for all the family and more. An entertainer's dream for a free-flowing indoor-outdoor lifestyle, there are multiple living spaces, generous bedrooms, a mud room off the garage and a relaxing kitchen layout. These designs ensure your address will be home to everyone.



# NIMBUS\_3.5



Suits  
25m deep  
blocks

For blocks with a 3.5m set back

2

4

2

2

A true family home combining style and convenience. Garden windows draw natural light and ventilation into the central family living space, which flows seamlessly into the outdoor alfresco. Note the super-sized Butler’s pantry, convenient mud and storage room, and the discreetly located laundry.

LIVING	184.36m <sup>2</sup>
PORCH	1.59m <sup>2</sup>
ALFRESCO	13.00m <sup>2</sup>
GARAGE	36.63m <sup>2</sup>
WIDTH	14.90 (incl. garage)
DEPTH	18.07m
TOTAL	235.58m <sup>2</sup> / 25.35sqs

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# NIMBUS\_5



Suits  
25m deep  
blocks

For blocks with a 5m set back

2 4 2 2

The master suite has all the luxury must-haves while generous-sized bedrooms with space for studying wraparound a multi-use shared bathroom. A second living room can double as a home theatre, media or games room.

LIVING	173.24m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	10.56m <sup>2</sup>
GARAGE	36.63m <sup>2</sup>
WIDTH	14.90m (incl. garage)
DEPTH	16.57m
TOTAL	222.79m <sup>2</sup> / 23.98 sqs

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# MIRA 3.5



For blocks with a 3.5m set back

2 4 2 2

A convenient rear laundry and shopper's entry from the garage straight to the butler's pantry with garden windows bringing natural light and ventilation to the fabulous kitchen and living areas.

LIVING	184.52m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	12.73m <sup>2</sup>
GARAGE	37.82m <sup>2</sup>
WIDTH	14.90m (incl. garage)
DEPTH	18.56m
TOTAL	238.25m <sup>2</sup> / 25.64 sqs

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# MIRA\_5



For blocks with a 5m set back

2 4 2 2

Mira's generous bedrooms have space for studying, a luxurious double walk-in robe in the main suite and a kitchen with views of the stunning undercover alfresco area.

LIVING	185.64m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	12.73m <sup>2</sup>
GARAGE	37.82m <sup>2</sup>
WIDTH	14.90m (incl. garage)
DEPTH	17.76m
TOTAL	238.55m <sup>2</sup> / 25.67 sqs

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# MUSE\_3.5



For blocks with a 3.5m set back



Luxury day-spa-worthy ensuite, a second walk-in robe for shoeaholics, and a spacious main bedroom becomes an even larger parent's retreat with the addition of a study or private lounge.

LIVING	201.33m <sup>2</sup>
PORCH	2.78m <sup>2</sup>
ALFRESCO	15.45m <sup>2</sup>
GARAGE	36.44m <sup>2</sup>
WIDTH	14.90m (incl. garage)
DEPTH	19.25m
TOTAL	256.00m <sup>2</sup> / 27.55 sqs

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# MUSE\_5



For blocks with a 5m set back

2

4

2

2

There’s space for all in Muse with its sleeping wing and central entertaining spaces. Clever shopper’s entry from the car to the butler’s pantry, a separated home theatre and family lounge, and a second bath in the clever three-way bathroom.

LIVING	197.23m <sup>2</sup>
PORCH	2.02m <sup>2</sup>
ALFRESCO	16.89m <sup>2</sup>
GARAGE	36.44m <sup>2</sup>
WIDTH	14.90m (incl. garage)
DEPTH	18.04m
TOTAL	252.58m <sup>2</sup> / 27.18 sqs

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# ETHEREAL\_3.5

Suits  
masterplanned  
estates and 27m  
deep blocks



For blocks with a 3.5m set back



Ethereal seamlessly blends contemporary function with a touch of sophistication. The sleeping and utility zones are thoughtfully arranged around the living and entertaining zones, creating an organic flow that feels just right. There's ample space for the entire family and friends.

LIVING	200.40m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	23.41m <sup>2</sup>
GARAGE	39.35m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	19.18m
TOTAL	266.34m <sup>2</sup> / 28.66 sqs

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# ETHERAL\_5



Suits  
masterplanned  
estates and 27m  
deep blocks

For blocks with a 5m set back

2

4

2

2

There is a luxurious-sized walk-in wardrobe, double vanities in both bathrooms and a fantastic mud and storage room with direct access from the garage.

LIVING	206.08m <sup>2</sup>
PORCH	2.29m <sup>2</sup>
ALFRESCO	23.41m <sup>2</sup>
GARAGE	39.35m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	18.68m
TOTAL	271.13m <sup>2</sup> / 29.18 sqs

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# VITA\_3.5

Suits  
masterplanned  
estates and 27m  
deep blocks



For blocks with a 3.5m set back

2 5 2 2

The five-bedroom Vita, with its multiple living areas indoors and out, offers everything for a growing family. The light-filled, central living zone keeps little bodies in sight at all times, while later, the bedrooms are close enough to ensure their teen occupants can arrive promptly for family meals in the impressive kitchen and dining area.

LIVING	207.23m <sup>2</sup>
PORCH	3.13m <sup>2</sup>
ALFRESCO	16.42m <sup>2</sup>
GARAGE	39.04m <sup>2</sup>
WIDTH	15.90 (incl. garage)
DEPTH	18.98m
TOTAL	265.82m <sup>2</sup> / 28.61sqs

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# VITA\_5



Suits  
masterplanned  
estates and 27m  
deep blocks

For blocks with a 5m set back



Twin access from the garage to a mud room and Butler's pantry is the ultimate in practical design. The master bedroom layout and style treatments represent the ultimate parents' retreat.

LIVING	215.66m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	16.42m <sup>2</sup>
GARAGE	40.01m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	18.72m
TOTAL	274.45m <sup>2</sup> / 29.54sqs

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LUNE\_3.5



For blocks with a 3.5m set back

2 4 2 2

An entertainer's dream, Lune's beautiful, seamless indoor-outdoor living spaces include a designer cook's kitchen and large butler's pantry, while a second living area is ideal for a family home theatre or a grown-up's retreat.

LIVING	221.40m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	22.04m <sup>2</sup>
GARAGE	39.25m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	20.12m
TOTAL	285.87m <sup>2</sup> / 30.77sqs

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# LUNE\_5



For blocks with a 5m set back



All bathrooms have double vanities with a dream walk-in robe for the master suite, and fantastic mud room and storage off the garage.

LIVING	219.69m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	25.67m <sup>2</sup>
GARAGE	39.24m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	19.33m
TOTAL	286.96m <sup>2</sup> / 30.88 sqs

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# AZURE\_3.5



For blocks with a 3.5m set back

2 5 2 2

A five bedroom beauty, Azure is for families who love to spread out. Generous-sized bedrooms, including the dreamy master suite, as well as a wow-factor home theatre.

LIVING	224.80m <sup>2</sup>
PORCH	3.18m <sup>2</sup>
ALFRESCO	18.60m <sup>2</sup>
GARAGE	39.95m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	20.18m
TOTAL	286.53m <sup>2</sup> / 30.84 sqs

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# AZURE\_5



For blocks with a 5m set back

2 5 2 2

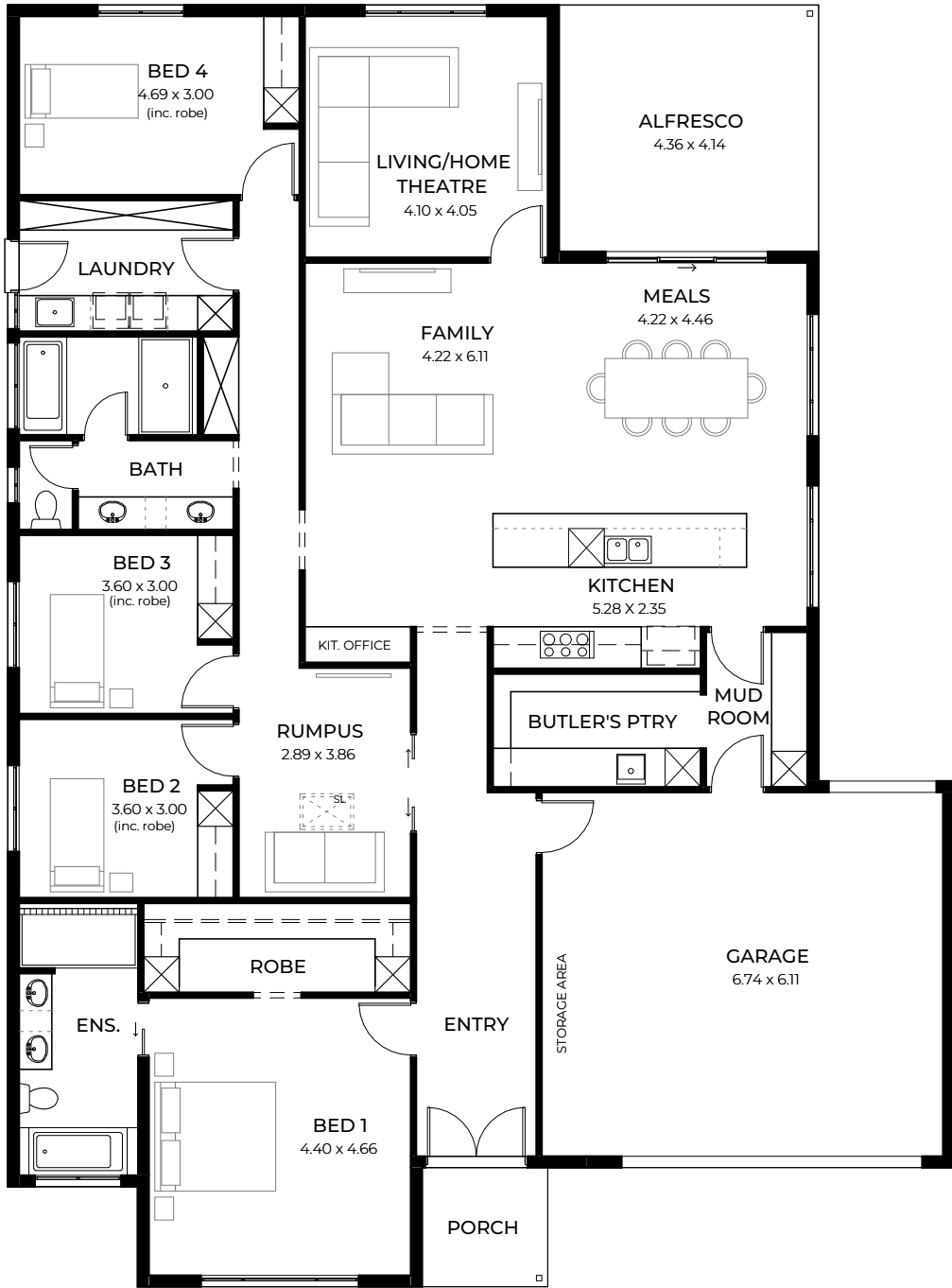
It's the extras in Azure that raise its bar: the handy mud room or storage off the garage, the extra-large butler's pantry, double vanity in the main bathroom, hallway storage and a generous laundry.

LIVING	226.59m <sup>2</sup>
PORCH	2.36m <sup>2</sup>
ALFRESCO	17.85m <sup>2</sup>
GARAGE	39.95m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	19.32m
TOTAL	286.75m <sup>2</sup> / 30.86 sqs

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# PURA\_3.5



For blocks with a 3.5m set back

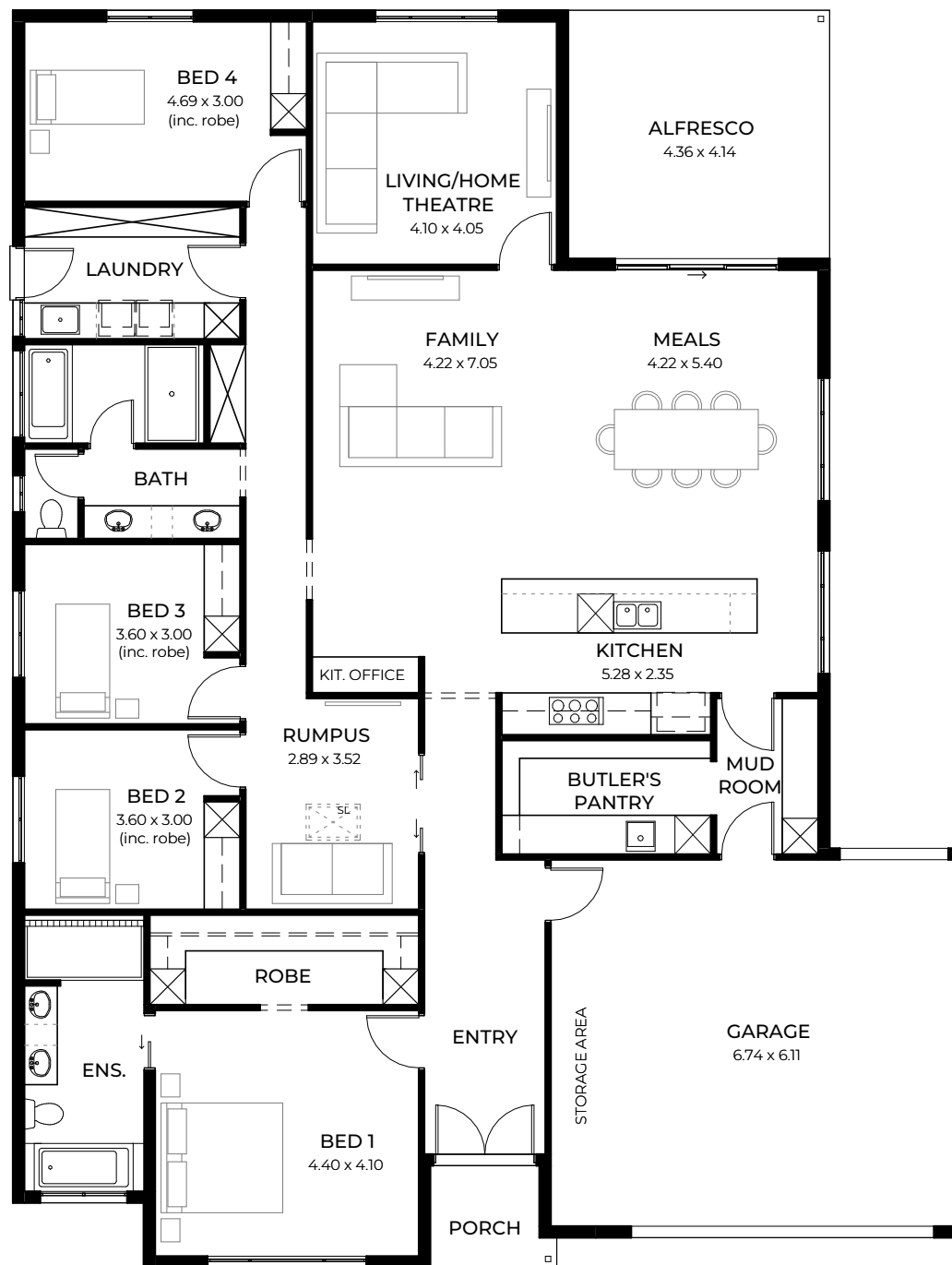


Ultimate in family living, the four-bedroom Pura has a fantastic parent's retreat with glam walk-in robe and luxurious ensuite, rumpus room in the separate bedroom wing and home theatre or second living room off the super-size casual living and designer kitchen.

LIVING	228.76m <sup>2</sup>
PORCH	4.22m <sup>2</sup>
ALFRESCO	18.05m <sup>2</sup>
GARAGE	44.11m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	21.52m
TOTAL	295.14m <sup>2</sup> / 31.76sqs

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# PURA\_5



For blocks with a 5m set back



Style meets functionality with clever storage included in the double garage - which opens into the super-size butler's pantry and mud room - and the all-important laundry. Baths in both bathrooms, and central picture windows bringing beautiful light and ventilation.

LIVING	230.00m <sup>2</sup>
PORCH	3.24m <sup>2</sup>
ALFRESCO	18.05m <sup>2</sup>
GARAGE	44.36m <sup>2</sup>
WIDTH	15.90m (incl. garage)
DEPTH	20.96m
TOTAL	295.65m <sup>2</sup> / 31.82 sqs

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DESIGNS TO SUIT

# Extra Wide Blocks

Large acreage-style blocks are usually narrow, requiring a thoughtful balance to achieve a free-flowing design with every feature and convenience that takes advantage of its setting and views or maximises the home’s street appeal. A spacious, open-plan living hub with a super-size home theatre or teen retreat, alfresco area and kitchen fit for a master chef sits at the heart of Halo.



2

5

2.5

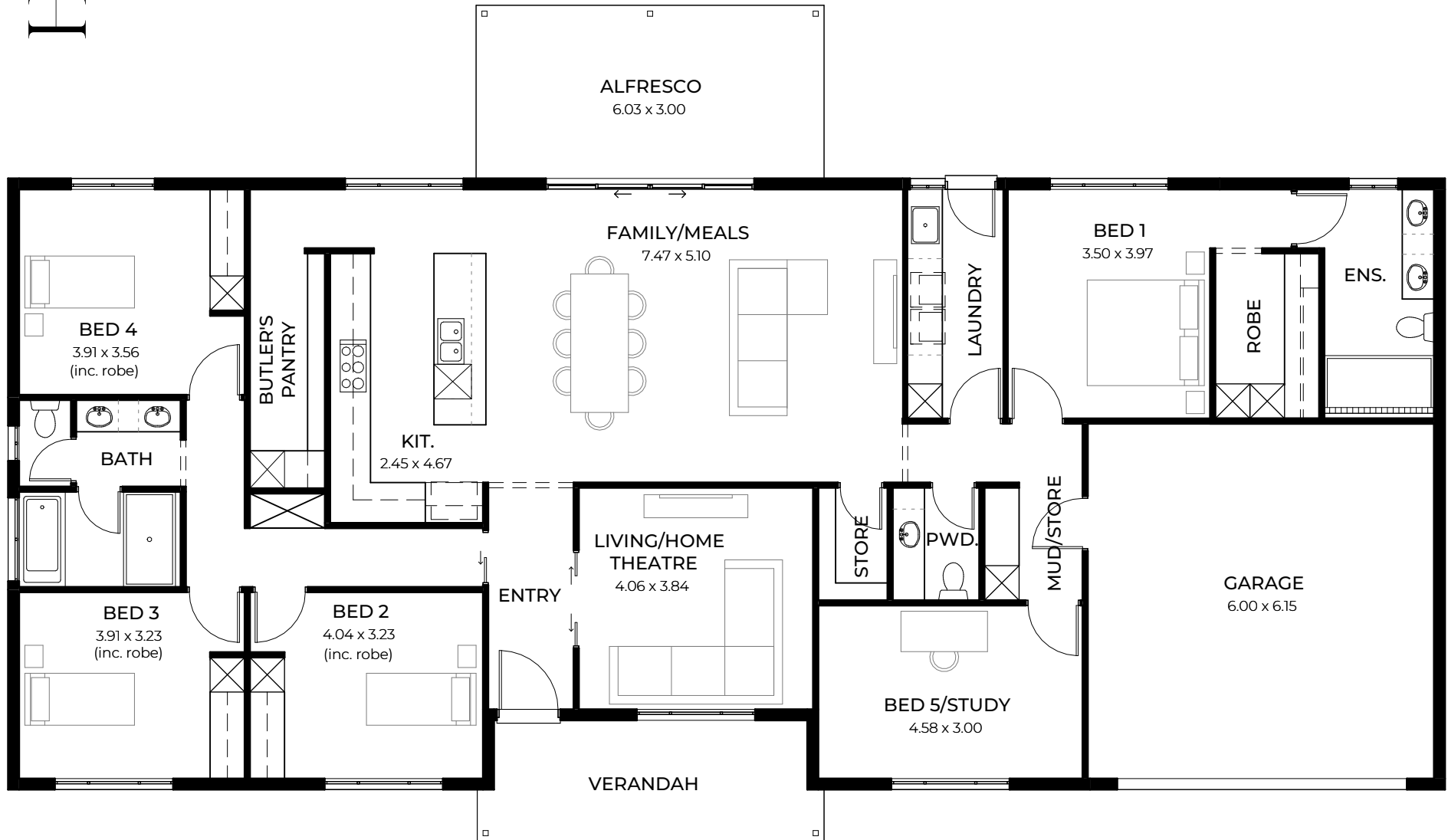
2

Surrounding the impressive entertaining space are the luxurious master suite plus three bedrooms with robes and extra hallway storage, spacious main bathroom plus extra powder room and a garage conveniently opening into the dual laundry/ mud room.

LIVING	217.93m <sup>2</sup>
VERANDAH	11.93m <sup>2</sup>
ALFRESCO	18.09m <sup>2</sup>
GARAGE	39.24m <sup>2</sup>
WIDTH	24.90m (incl. garage)
DEPTH	14.49m
TOTAL	287.19m <sup>2</sup> / 30.91 sqs

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# HALO











# The Domaine Elevation Collection

It's the last thing you see when you head off to work, and it welcomes you home after a long day. The right exterior elevation sets the tone for the rest of your house - inside and out - and creates a picture of how you live.

With 11 architecturally designed elevations to select from, each includes statement windows, auto remote-controlled panel-lift garage doors and a mix of colours and materials that will truly complement the interior and deliver maximum street appeal.



ELEVATIONS TO SUIT NARROW BLOCKS





ELEVATIONS TO SUIT NARROW BLOCKS





ELEVATIONS TO SUIT WIDER BLOCKS





ELEVATIONS TO SUIT WIDER BLOCKS









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