

# 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 architecture 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

Discover the effortless journey to owning your dream home with a builder who has redefined convenience and luxury. By curating an exclusive collection of floorplans and design schemes crafted by renowned architects, designers, and stylists, we've streamlined the process to make homeownership as easy and stress-free as possible. Embark on the path to your new home with confidence, knowing that every choice has been made to elevate your living experience. And 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, 6.6kW solar system, ducted reverse cycle air-conditioning, 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.

## BUILT WITH HEBEL

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Hebel panels are strong, energy-efficient, and eco-friendly, offering quick builds and long-lasting durability. They help regulate temperatures, reduce noise, and provide excellent fire resistance, making them a smart, sustainable choice for any 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 6.6kW solar system so you'll have access to clean energy from the moment you move in.

## 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, ducted reverse cycle air conditioning, 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.

## 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.





## The Statesman Homes Process

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01

Choose an architecturally designed floorplan that suits your needs.

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02

Select from beautifully curated schemes by SA's leading designers and stylist.

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03

Organise finance.

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04

Sit tight while our team gets busy on building your dream home.

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05

Time to move in!

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# View our Home Designs

Scan the QR code below to explore the full range of designs and elevations. Each floorplan is meticulously designed down to the last centimetre, tailored to maximise the way Australians love to live. From spacious open-plan living to seamless integration with outdoor spaces, our homes are thoughtfully designed for modern lifestyles. With timeless finishes that exude elegance while embracing current styling trends, every detail reflects the perfect balance of sophistication and functionality. Embark on the path to your new home with confidence, knowing that every choice has been made to elevate your living experience.





# Display Homes

Our stunning Statesman Homes displays serve as the ideal destination for discovering the information and inspiration essential to creating a home you will truly cherish. Immerse yourself in the elegance and craftsmanship of our designs, and explore the possibilities for your future home.

Simply scan the QR code to find a display location near you.



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HOMES

To learn more contact us on **8366 0080**  
or visit **[statesman-homes.com.au](https://www.statesman-homes.com.au)**

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