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STEEL FRAME HOMES



1988 John G. King greets a friendly koala on a building site.

# Victoria's largest builder of steel frame homes.

In 1985, John G. King began building steel frame homes in Ballarat. His vision was to pioneer a new standard of home building, using exclusively Australian made Truecore® steel.

In our first year of operations 35 homes were delivered. Today, JG King Homes has grown to a business that proudly builds for over 1,000 families each year. With 10 offices all around Victoria, we're trusted by families for timeless home designs and safe, strong, highly considered builds.

Despite the recognition and accolades JG King Homes has won over the years, seeing our customers enjoy their homes is still the biggest reward of all.

We are Victoria's largest builder of steel frame homes, but as a family-owned company, JG King Homes understands the importance of building an unrivalled home.

“ A home that exceeds all expectations and that you will love for a lifetime. That is our heritage, our legacy, and our mission. ”



📍 JG King Homes Offices





*Since 1985 we have proudly built over 20,000 homes.*



# Why build with JG King Homes?



TRUECORE STEEL FRAME



COLORBOND STEEL ROOF



TERMITE RESISTANT



BUSHFIRE PROTECTION



50 YEAR STRUCTURAL WARRANTY



MULTI AWARD WINNING BUILDER



OVER 20,000 HOMES BUILT



MELBOURNE & REGIONAL VICTORIA



# Why we build with steel.



## SAFER

**It's a choice for your future that's built to stand the test of time.**

- ✓ Steel is non-combustible making your home less likely to ignite in a house or bushfire.
- ✓ Damage from floods and harsh weather is minimised.
- ✓ Steel does not rot or deteriorate over time.



## STRONGER

**Your new home will be protected by the strength of a steel frame.**

- ✓ Steel won't split, warp, or swell so cracking plasterboards, door jamming, and window sticking are less likely to occur.
- ✓ With 1 in 5 houses affected by termites in Victoria, have peace of mind with a 100% termite and borer proof steel frame.



## HEALTHIER

**Healthy people and healthy planet.**

- ✓ Steel frames and trusses don't need to be treated with harsh chemicals to meet construction standards. Plus, there is no requirement for ongoing pesticide treatment, making our frames allergy free.
- ✓ Approximately 22 pine trees are cut down to make a timber frame home, where as steel is 100% recyclable and can be continually recycled without any loss in quality, the definition of sustainable.



## SMARTER

**Since 1985, we've been investing in steel frame homes, so your home will be a great investment for you.**

- ✓ Your steel frame home is lighter and more durable than timber.
- ✓ Added assurance with a 50-year structural warranty.
- ✓ Manufactured in Australia, Truecore® steel has a blue finish. This is a patented coating that provides enhanced corrosion resistance.

# Choose the right design for you.

## 10.5m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq	🛏️	🛁	🛋️	🚪	🚗
32m	HIGHETT 198	40	197.55	21.26	4	2	1	1	2
30m	MANNINGHAM 172	46	172.41	18.56	3	2	1	0	1
32m	MANNINGHAM 188	47	187.56	20.19	4	2	1	0	1






## 12.5m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq	🛏️	🛁	🛋️	🚪	🚗
25m	CANTERBURY 163	22	163.38	17.59	3	2	1	0	2
25m	CANTERBURY 178	23	177.93	19.15	4	2	2	0	2
28m	FRANKLIN 205	36	204.82	22.05	3	2	2	0	2
32m	FRANKLIN 234	37	233.63	25.15	4	2	2	0	2
25m	MELROSE 178	48	177.89	19.15	3	2	2	0	2
28m	MELROSE 205	49	204.82	22.05	4	2	2	0	2
30m	MELROSE 220	49	219.53	23.63	4	2	2	0	2
32m	MELROSE 236	50	235.89	25.39	4	2	2	0	2
25m	QUEENSBERRY 178	56	177.86	19.15	3	2	1	0	2
28m	QUEENSBERRY 203	57	202.95	21.85	4	2	2	0	2
30m	QUEENSBERRY 221	57	220.82	23.77	4	2	3	0	2
32m	QUEENSBERRY 232	58	232.29	25.00	4	2	3	0	2
25m	SWANSTON 178	60	177.66	19.12	3	2	1	0	2










## 14m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq					
32m	AUSTIN 262	15	262.43	28.25	4	2	3	0	2
30m	BELMORE 246	16	246.15	26.50	4	2	2	0	2
32m	BELMORE 263	17	263.25	28.34	4	2	2	1	2
32m	BELVA 268	18	267.80	28.83	4	2	3	0	2
25m	CARSON 204	24	203.73	21.93	3	2	2	0	2
28m	CARSON 230	25	229.61	24.72	4	2	2	0	2
30m	CARSON 247	25	247.03	26.59	4	2	2	1	2
32m	CARSON 262	26	262.10	28.21	4	2	3	0	2
25m	CLARENDON 193	28	192.97	20.77	3	2	2	0	2
28m	CLARENDON 227	29	226.80	24.41	4	2	2	1	2
30m	CLARENDON 246	29	246.24	26.51	4	2	2	1	2
32m	CLARENDON 260	30	259.69	27.95	4	2	2	1	2
28m	FRANKLIN 232	37	233.36	25.12	3	2	2	0	2
30m	FRANKLIN 245	38	244.63	26.33	4	2	2	0	2
32m	FRANKLIN 263	39	263.46	28.36	4	2	2	0	2
25m	MELROSE 198	50	197.58	21.27	3	2	2	0	2
30m	MELROSE 243	51	244.40	26.31	4	2	2	0	2
32m	MELROSE 262	51	262.09	28.21	4	2	2	0	2
28m	MONTAGUE 232	52	231.83	24.95	4	2	2	0	2
32m	MONTAGUE 263	53	262.97	28.31	4	2	3	0	2
25m	QUEENSBERRY 202	58	202.35	21.78	4	2	1	0	2
30m	QUEENSBERRY 237	59	236.72	25.48	4	2	2	0	2
32m	QUEENSBERRY 263	59	263.04	28.31	4	2	3	0	2
32m	WESTLEY 259	63	259.47	27.93	4	2	2	1	2

## 16m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq					
32m	ADELPHI 285	14	284.63	30.64	4	2	3	1	2
32m	BELMORE 300	17	299.92	32.28	4	2	3	1	2
30m	BOURKE 280	19	279.61	30.10	4	2	3	1	2
28m	BRUNSWICK 254	20	254.22	27.36	4	2	2	0	2
30m	BRUNSWICK 284	21	283.73	30.54	4	2	4	0	2
32m	BRUNSWICK 302	21	302.26	32.54	5	2	4	0	2
30m	CARSON 282	27	281.68	30.32	4	2	2	1	2
32m	CARSON 299	27	299.28	32.22	4	2	3	0	2
32m	DELTA 299	32	299.27	32.21	4	2	4	1	2
28m	FITZROY 257	34	257.04	27.67	4	2	2	0	2
30m	FITZROY 281	35	280.73	30.22	4	2	2	0	2
25m	JOHNSTON 218	42	218.24	23.49	3	2	2	0	2
25m	JOHNSTON 232	43	231.63	24.93	4	2	2	0	2
28m	JOHNSTON 258	44	258.44	27.82	4	2	3	0	2
30m	JOHNSTON 279	45	278.67	30.00	4	2	4	0	2

# Single Storey Facade Options

Inspired by nature, each single storey home in the Alpha Collection is impactful yet tasteful. Cleverly designed facades with a balanced blend of materials, and perfected with a durable Colorbond® steel roof. With a wide selection of the latest colours and choice of classic pitch or contemporary parapet roof, add refined attention to detail to your new home.





CLAIRMONT

All images are for illustration purposes only. Facade renders displayed are based on 14m wide floorplans.

# Single Storey Facade Options





All images are for illustration purposes only. Facade renders displayed are based on 14m wide floorplans.

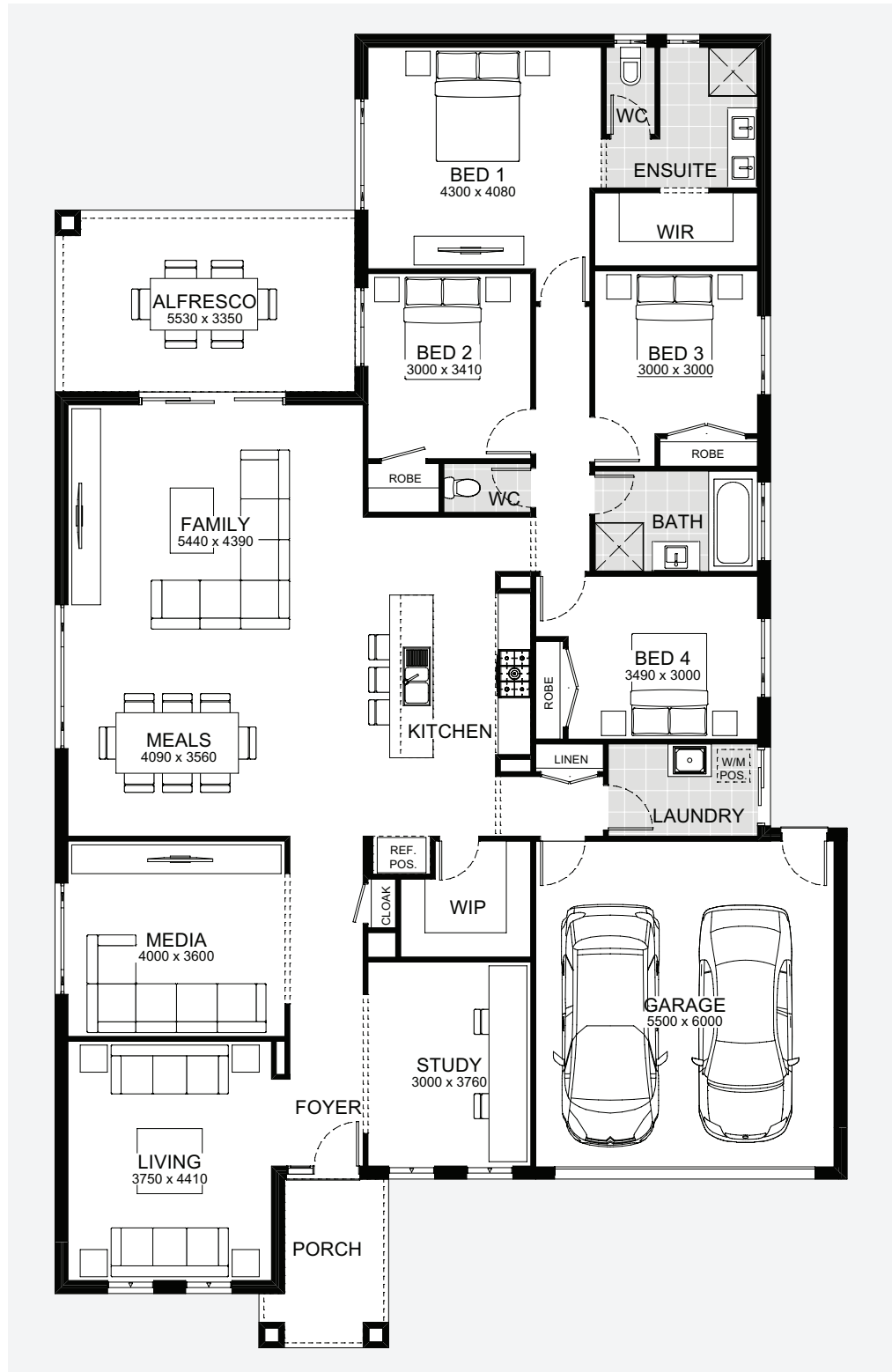
# Adelphi



Masterfully designed with the modern family in mind, Adelphi features all the comforts you and your family need. With a secluded study and multiple, spacious living areas, you can work and recline with ease. For storage, the open plan kitchen features a walk-in pantry and all four bedrooms have built-in wardrobes. There's also easy access to the laundry from the garage to create a convenient stop-by after outdoor activities.



## Adelphi 285



14.60m  
EXTERIOR WIDTH

23.21m  
EXTERIOR LENGTH

30.64  
SQUARES

284.63m<sup>2</sup>  
TOTAL HOUSE AREA

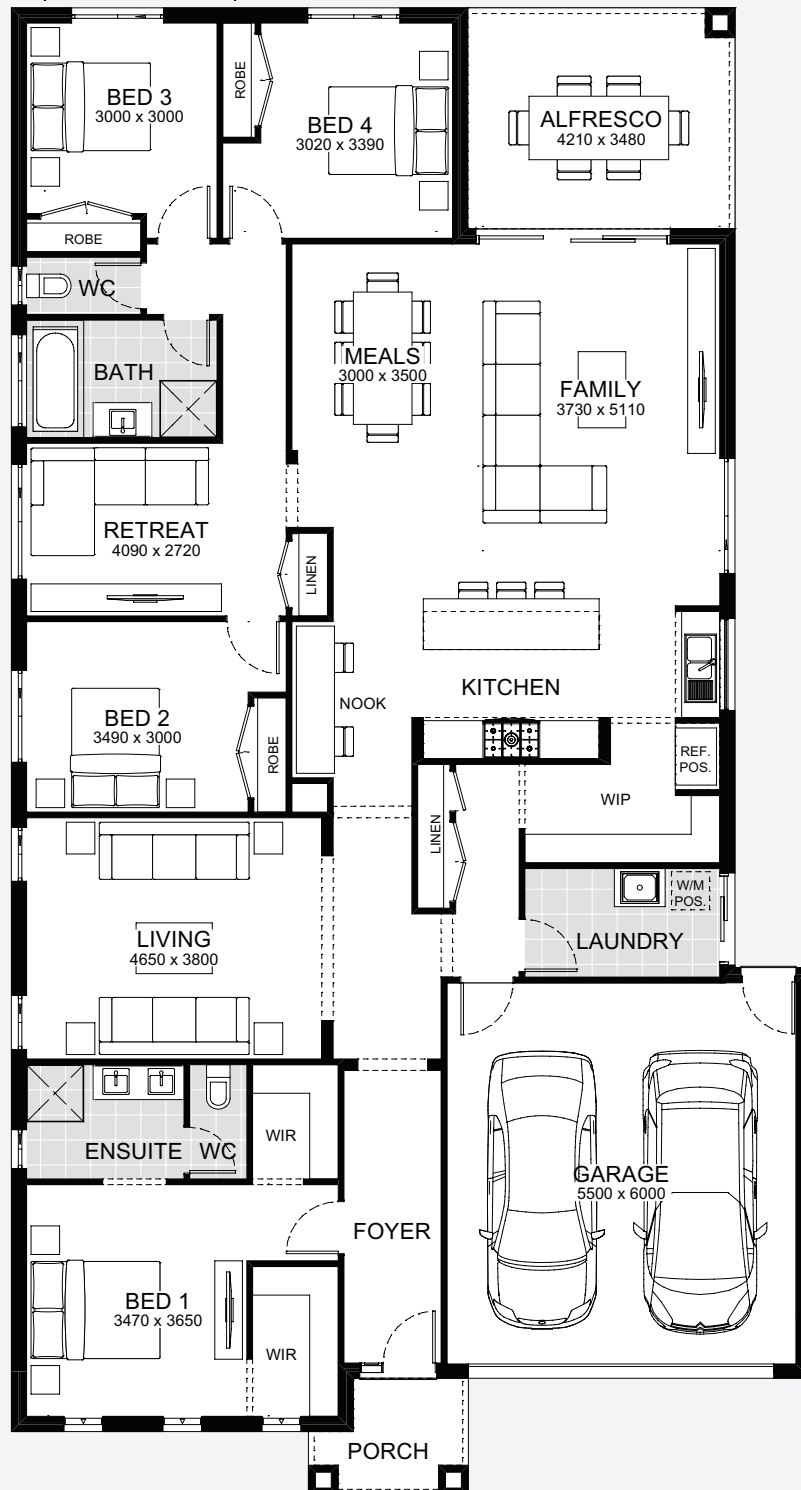
16.00m BLOCK WIDTH

32.00m BLOCK DEPTH



# Austin

## Austin 262



12.60m  
EXTERIOR WIDTH

22.43m  
EXTERIOR LENGTH

28.25  
SQUARES

262.43m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH

Sublime style and convenience come together in Austin. Park in the double garage and access the large walk-in pantry to drop off your shopping with ease. The laundry is also nearby, ideal for leaving muddy sports clothes or outdoor gear before entering the home. A study-nook adjacent to the kitchen makes multitasking effortless, whilst linen closets and fitted robes in every bedroom provide ample storage. Austin makes family life feel organised, even on the busiest days.



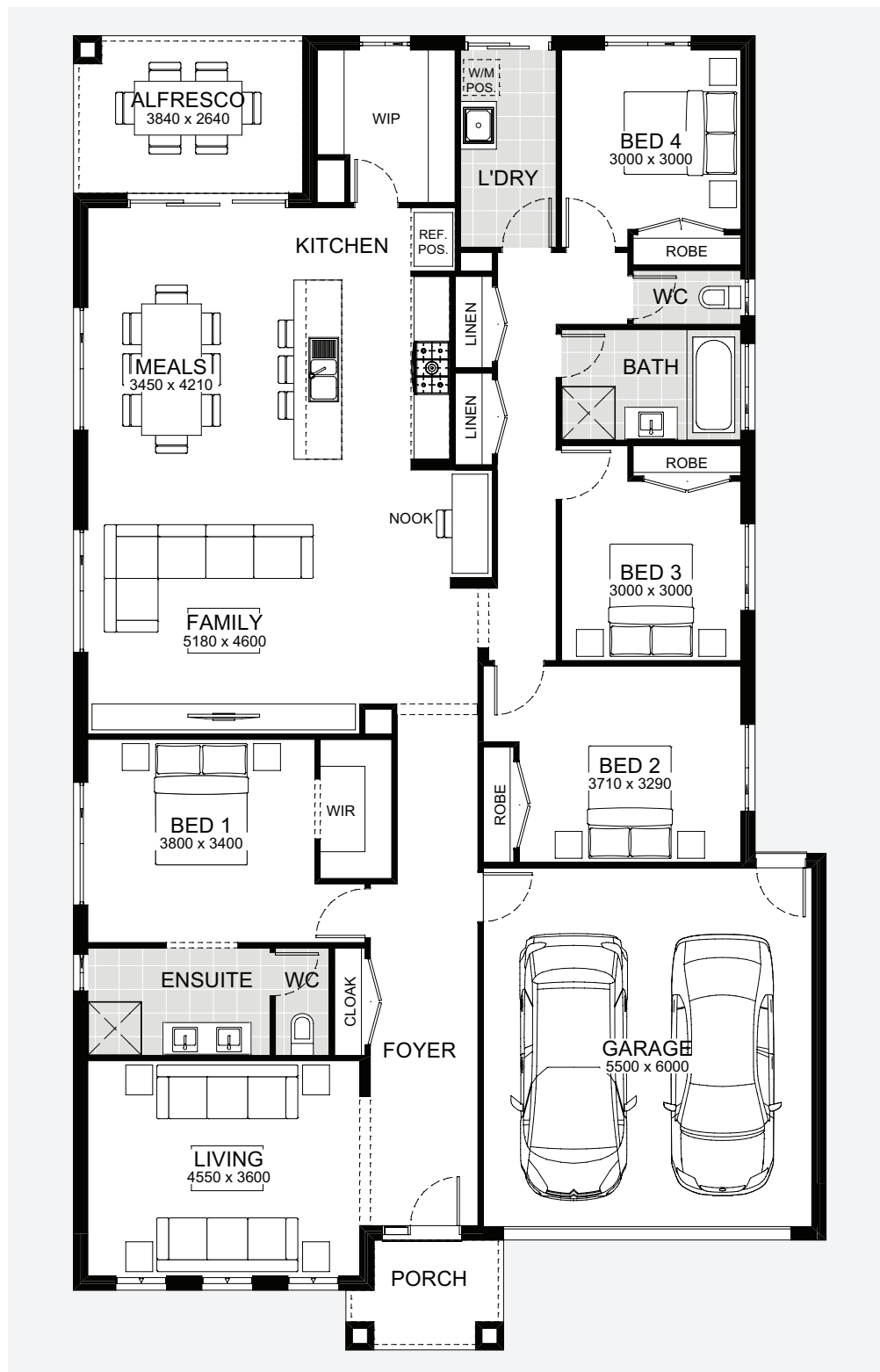
# Belmore



Belmore has chameleon-like versatility that can adapt to your family's needs. With an impressive wide entry, this home feels inviting from the moment you arrive. The open plan family room and meals area that flow into the alfresco make Belmore perfect for entertaining. Fashionistas will be smitten by the spacious master bedroom with two walk-in robes and ensuite. Choice abounds in the larger Belmore designs, with options for bedrooms to share a retreat or study.



## Belmore 246



12.60m  
EXTERIOR WIDTH

21.00m  
EXTERIOR LENGTH

26.50  
SQUARES

246.15m<sup>2</sup>  
TOTAL HOUSE AREA

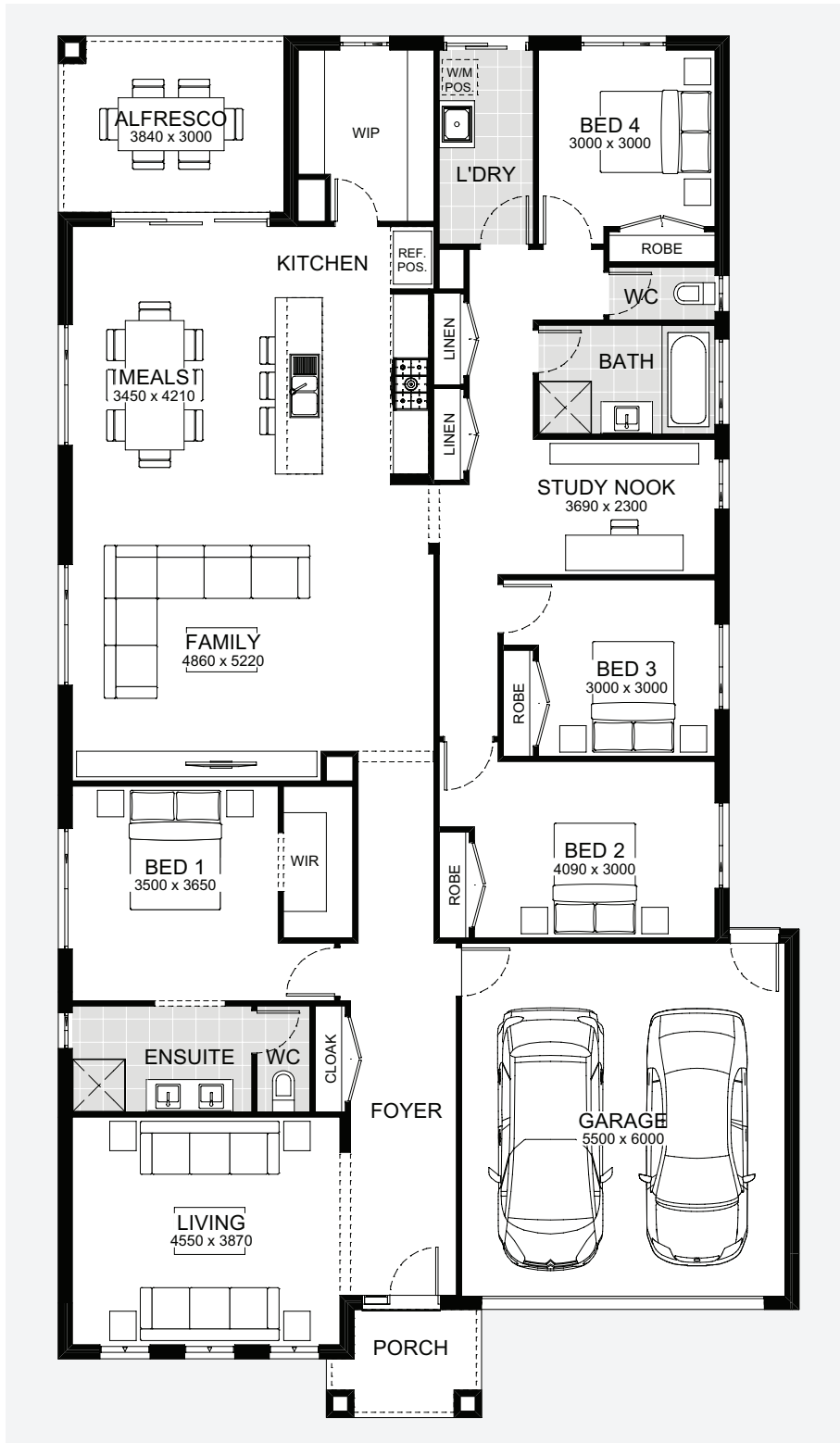
14.00m BLOCK WIDTH

30.00m BLOCK DEPTH





## Belmore 263

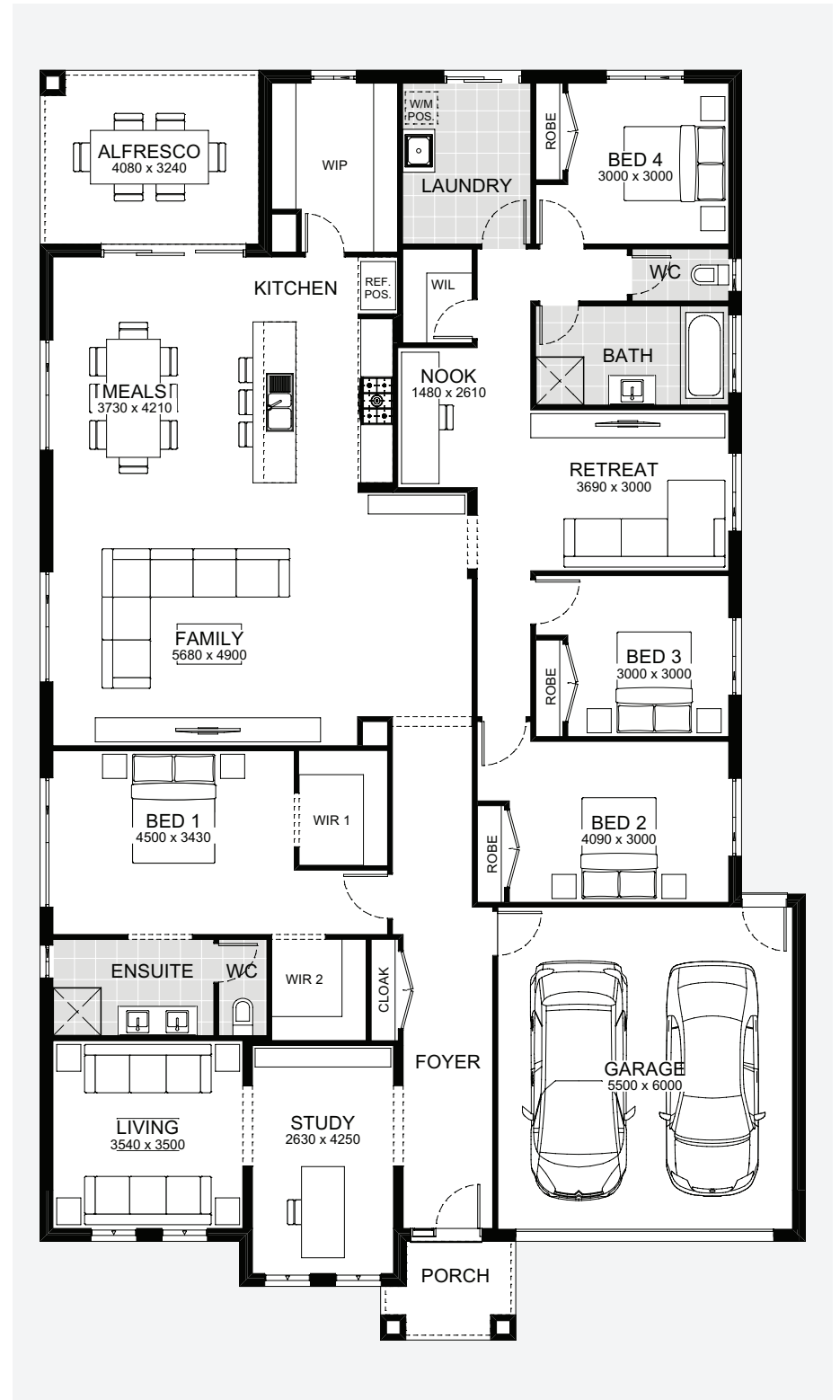


12.60m EXTERIOR WIDTH    22.50m EXTERIOR LENGTH    28.34 SQUARES    263.25m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    32.00m BLOCK DEPTH



## Belmore 300



14.27m EXTERIOR WIDTH    22.67m EXTERIOR LENGTH    32.28 SQUARES    299.92m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    32.00m BLOCK DEPTH

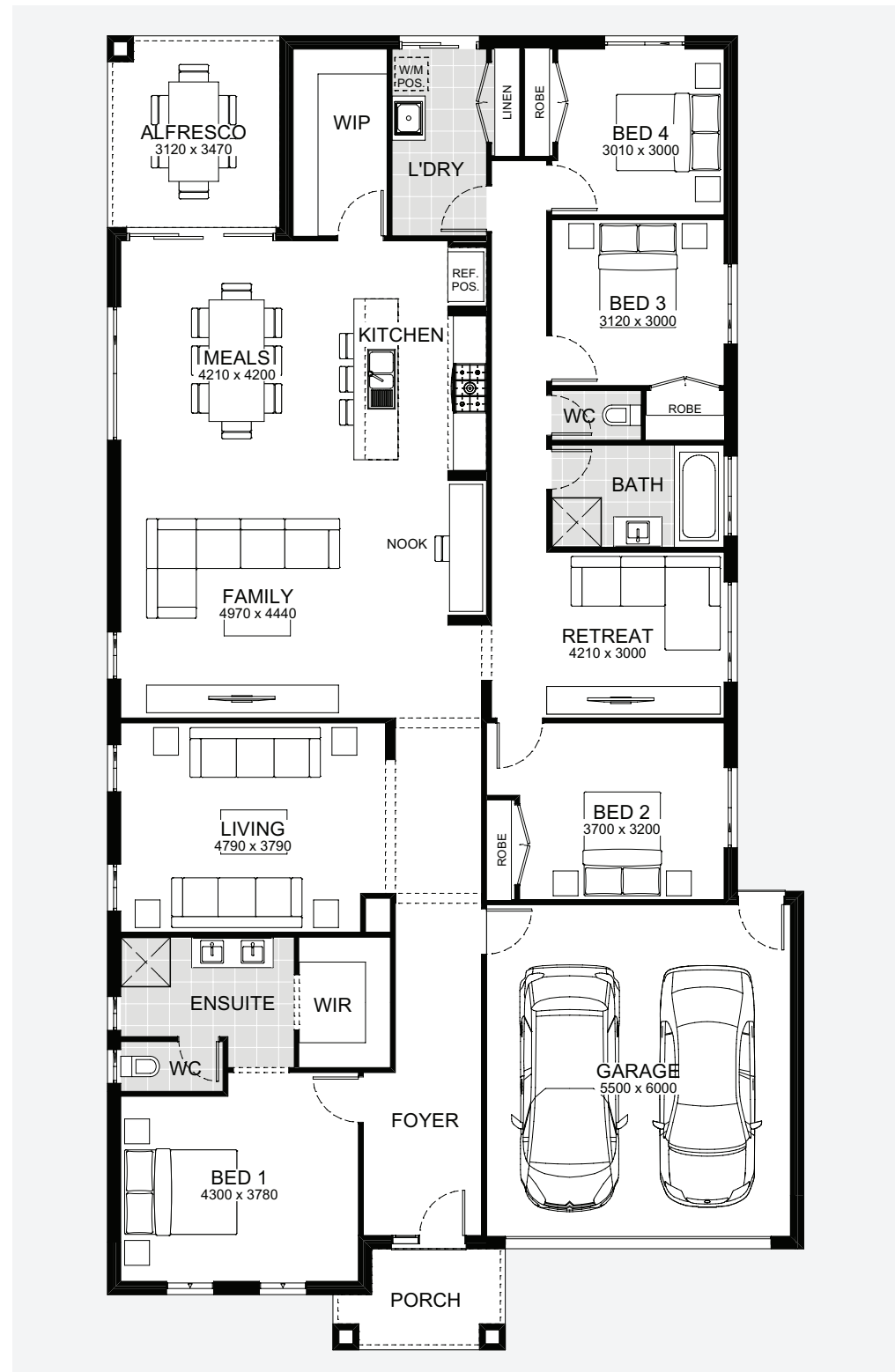
# Belva



For an intimate, zoned family home with plenty of privacy, look no further than Belva. Escape to the master bedroom for a quiet, peaceful retreat. Children's bedrooms feature their own private wing, which they're sure to love when friends are over. An inviting open plan kitchen, meals and family room are generous in size, and a huge walk-in pantry and neatly adjoined alfresco area make entertaining a breeze.



## Belva 268



12.60m  
EXTERIOR WIDTH

22.79m  
EXTERIOR LENGTH

28.83  
SQUARES

267.80m<sup>2</sup>  
TOTAL HOUSE AREA

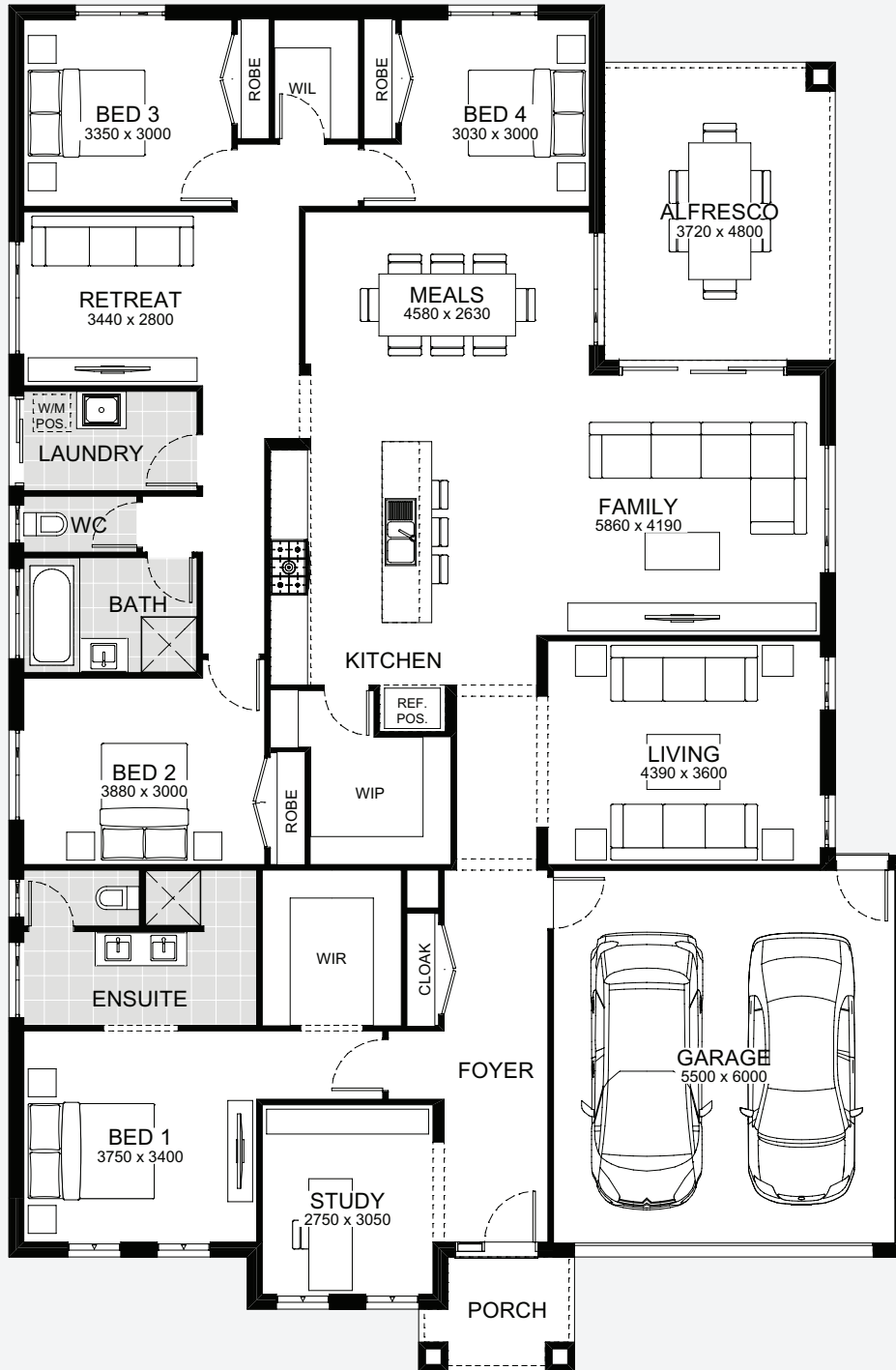
14.00m BLOCK WIDTH

32.00m BLOCK DEPTH

 4
  2
  3
  1
  2

# Bourke

## Bourke 280



14.51m EXTERIOR WIDTH    21.00m EXTERIOR LENGTH    30.10 SQUARES    279.61m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    30.00m BLOCK DEPTH

Love nothing more than laughing with friends and family over a home cooked meal? Bourke will help you entertain in style. With plentiful space, the kitchen, family and meals area completely open to the alfresco. A cloakroom at the entry adds a thoughtful touch as you greet guests at the door. With multiple living areas, four bedrooms and a study, Bourke truly maximises space to make sure you, your family and guests have everything you need at your fingertips.



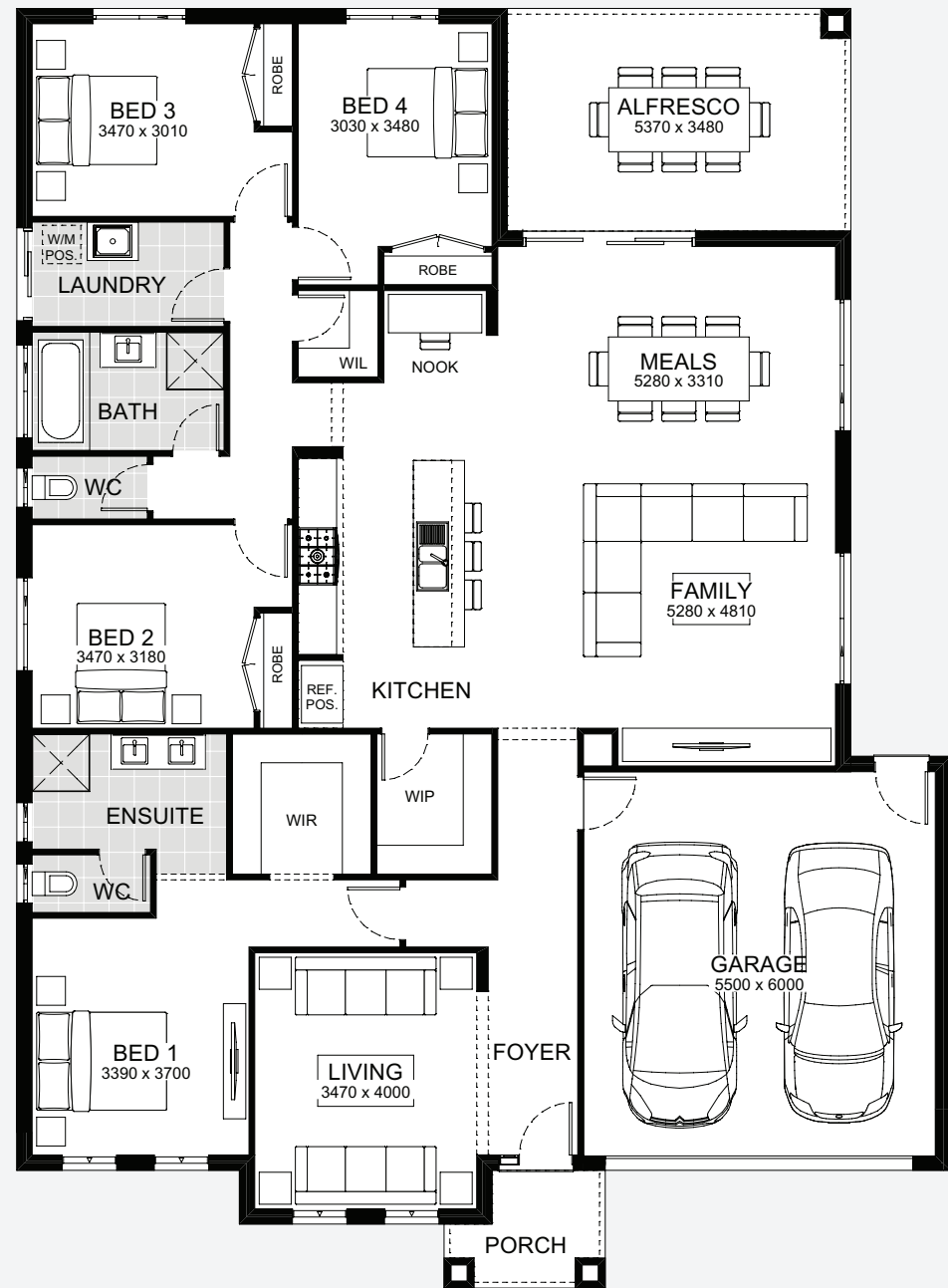
# Brunswick



Savour every moment of family life with balanced living in Brunswick. Carefully designed to maximise space, Brunswick features both formal and informal living areas. There's plenty of room for storage, including a walk-in pantry, separate laundry, linen cupboard and wardrobes in the bedrooms. The master bedroom features a huge walk-in wardrobe and ensuite. For larger blocks of land, add a meticulously designed media room and retreat, tucked away with the zoned bedrooms.



## Brunswick 254



14.60m  
EXTERIOR WIDTH

19.00m  
EXTERIOR LENGTH

27.36  
SQUARES

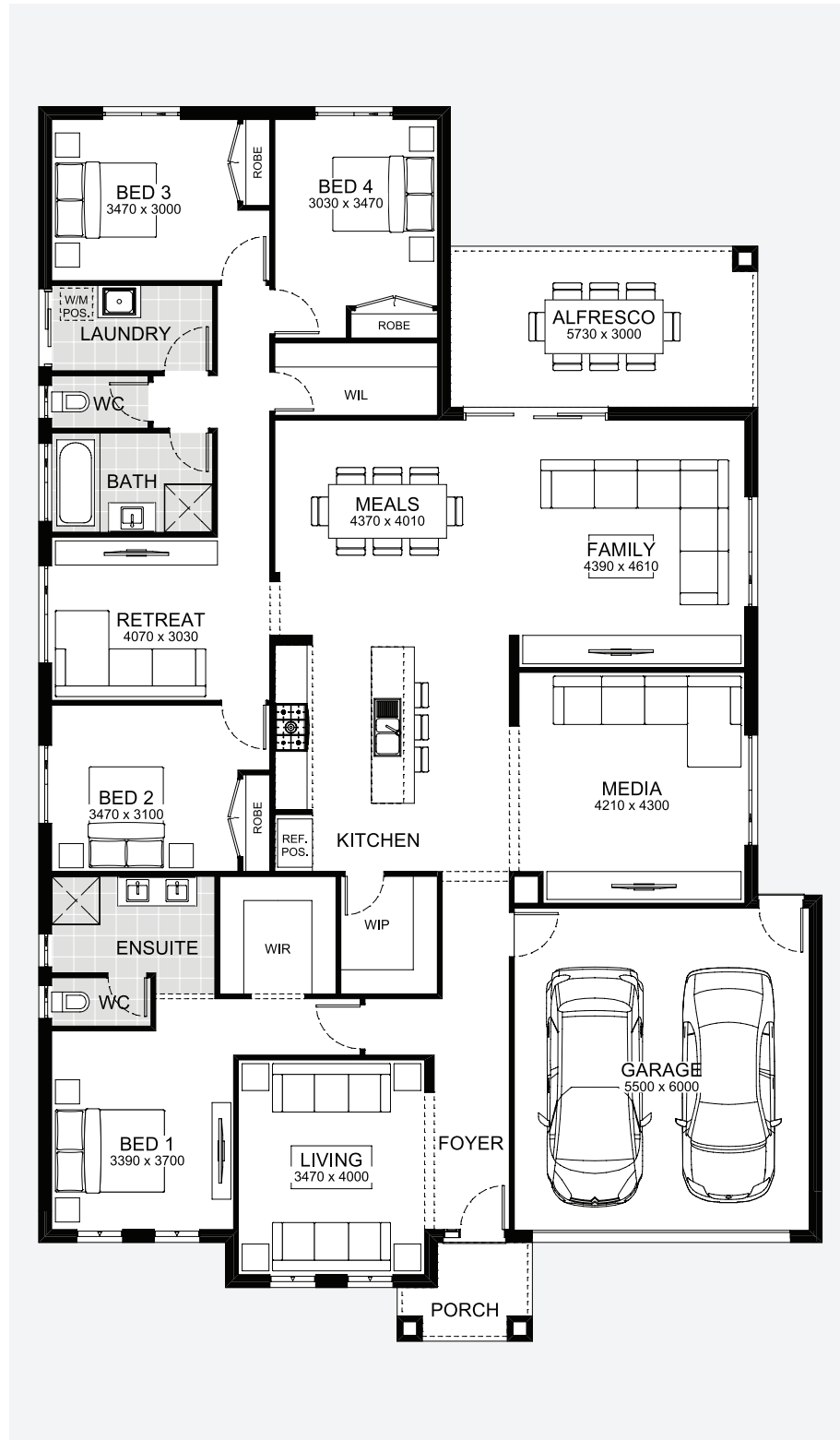
254.22m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

28.00m BLOCK DEPTH



## Brunswick 284

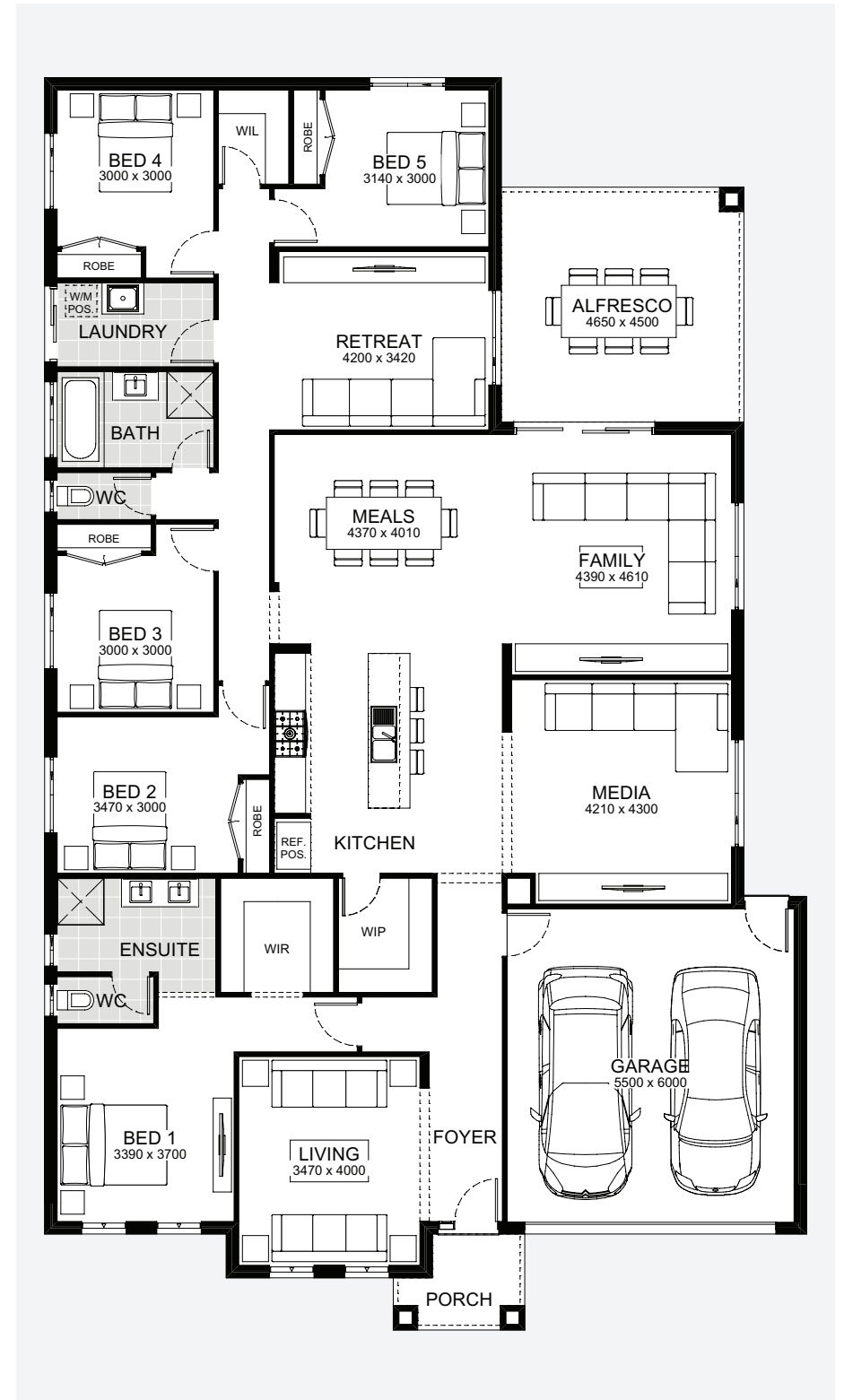


14.60m EXTERIOR WIDTH    22.00m EXTERIOR LENGTH    30.54 SQUARES    283.73m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    30.00m BLOCK DEPTH



## Brunswick 302



14.60m EXTERIOR WIDTH    23.00m EXTERIOR LENGTH    32.54 SQUARES    302.26m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    32.00m BLOCK DEPTH

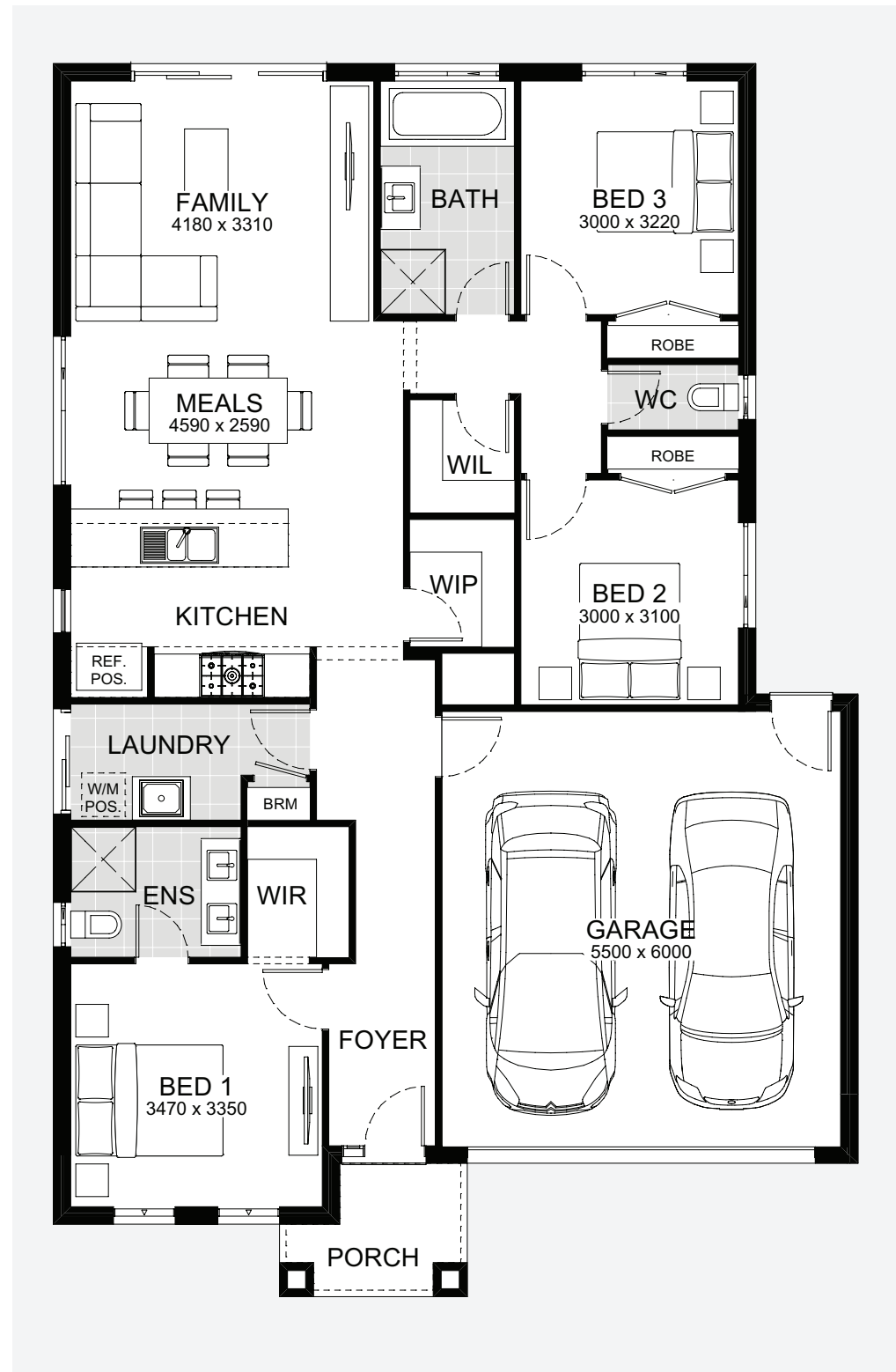
# Canterbury



Clever architectural expression makes Canterbury an inspired choice for shorter blocks. By making the most of your land's space, Canterbury is sublimely comfortable. With walk-in robes, walk-in pantry and linen closet, there's ample storage throughout the home.



## Canterbury 163



11.10m  
EXTERIOR WIDTH

16.00m  
EXTERIOR LENGTH

17.59  
SQUARES

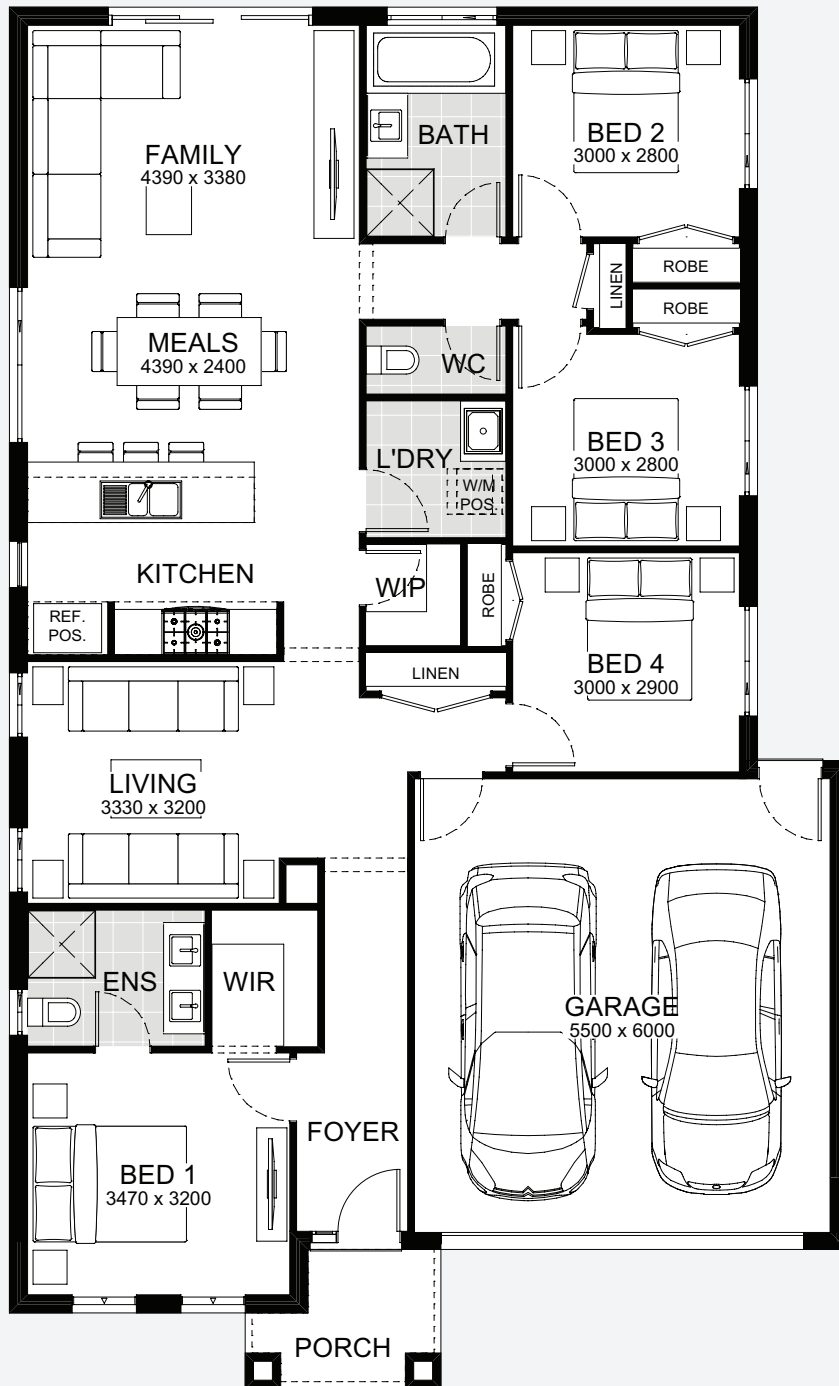
163.38m<sup>2</sup>  
TOTAL HOUSE AREA

12.50m BLOCK WIDTH

25.00m BLOCK DEPTH

4 2 2 2

## Canterbury 178



NOT ALL FACADES ARE AVAILABLE FOR 25m DEEP LOT

11.10m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

19.15  
SQUARES

177.93m<sup>2</sup>  
TOTAL HOUSE AREA

12.50m BLOCK WIDTH

25.00m BLOCK DEPTH



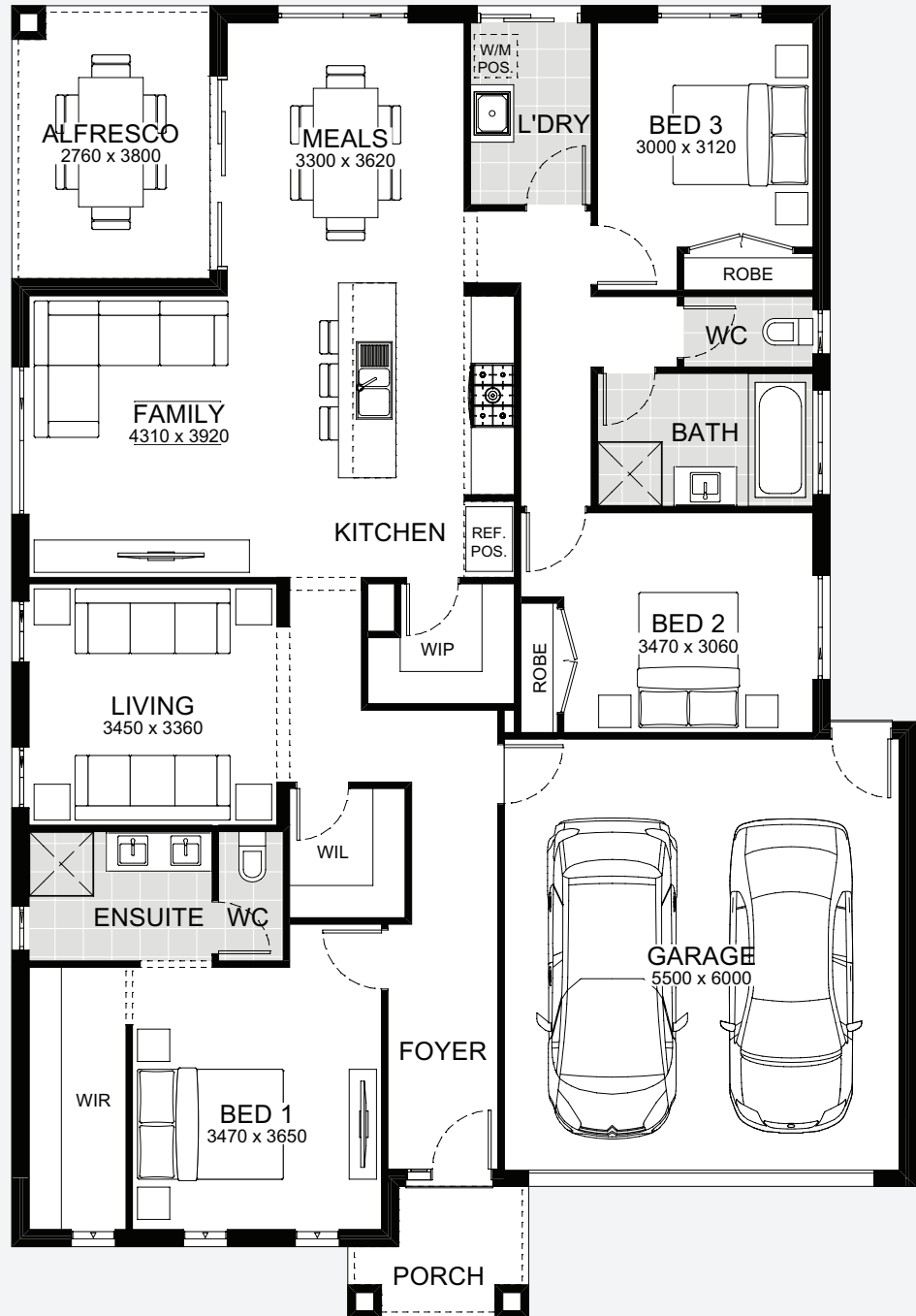
# Carson



Create a harmonious space that works for your family with a choice of six floorplan configurations with Carson. Regardless of whether your block of land is wide, short in depth or long, Carson's design easily adapts with up to four bedrooms and four living areas including an alfresco. If you need to accommodate a growing family in a single storey home, Carson has the flexibility to create a sanctuary that's perfectly suitable.



## Carson 204



12.60m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

21.93  
SQUARES

203.73m<sup>2</sup>  
TOTAL HOUSE AREA

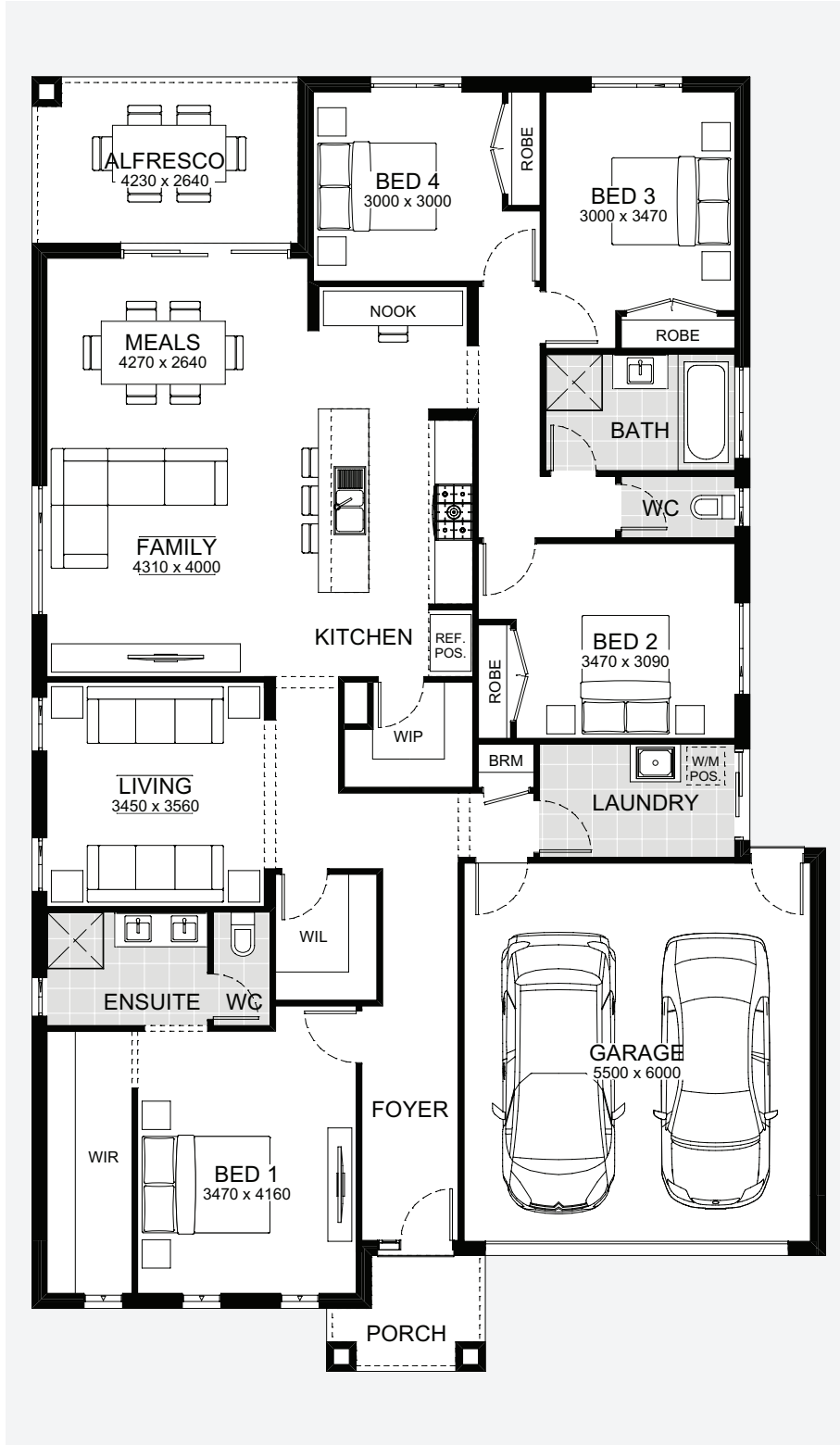
14.00m BLOCK WIDTH

25.00m BLOCK DEPTH





## Carson 230

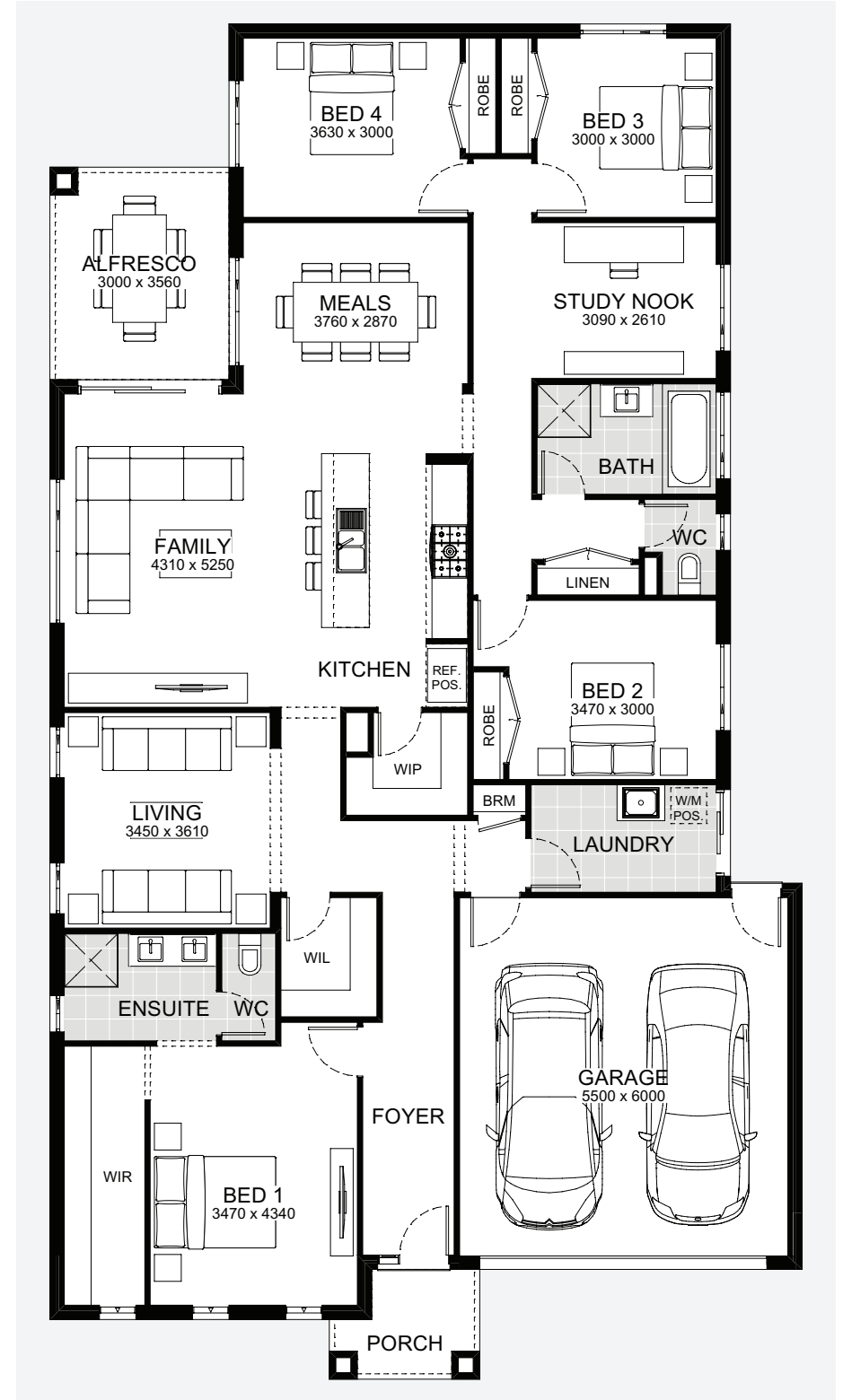


12.60m EXTERIOR WIDTH    19.55m EXTERIOR LENGTH    24.72 SQUARES    229.61m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    28.00m BLOCK DEPTH



## Carson 247

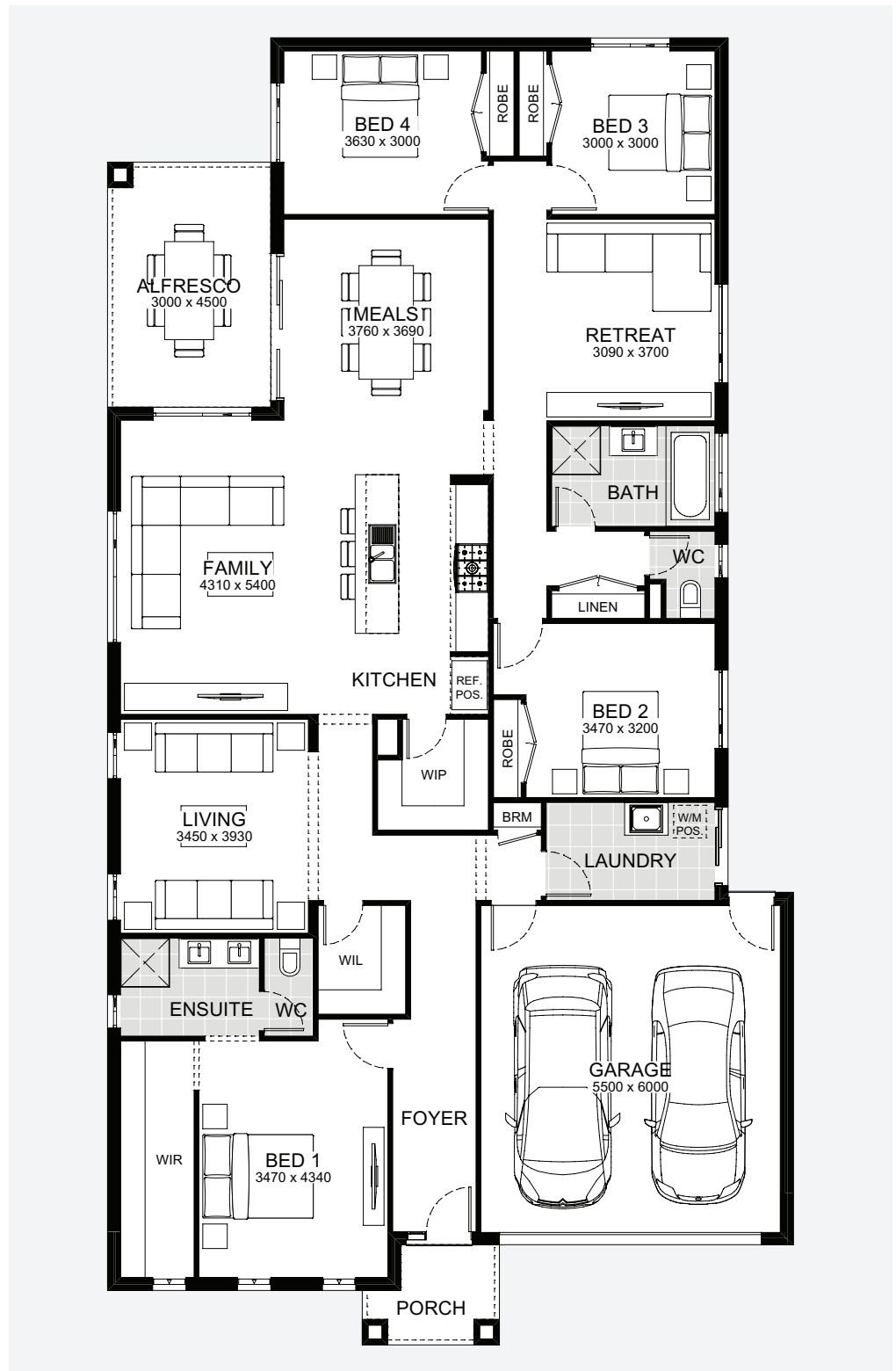


12.60m EXTERIOR WIDTH    21.71m EXTERIOR LENGTH    26.59 SQUARES    247.03m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    30.00m BLOCK DEPTH

 4
  2
  3
  2

## Carson 262



12.60m  
EXTERIOR WIDTH

23.00m  
EXTERIOR LENGTH

28.21  
SQUARES

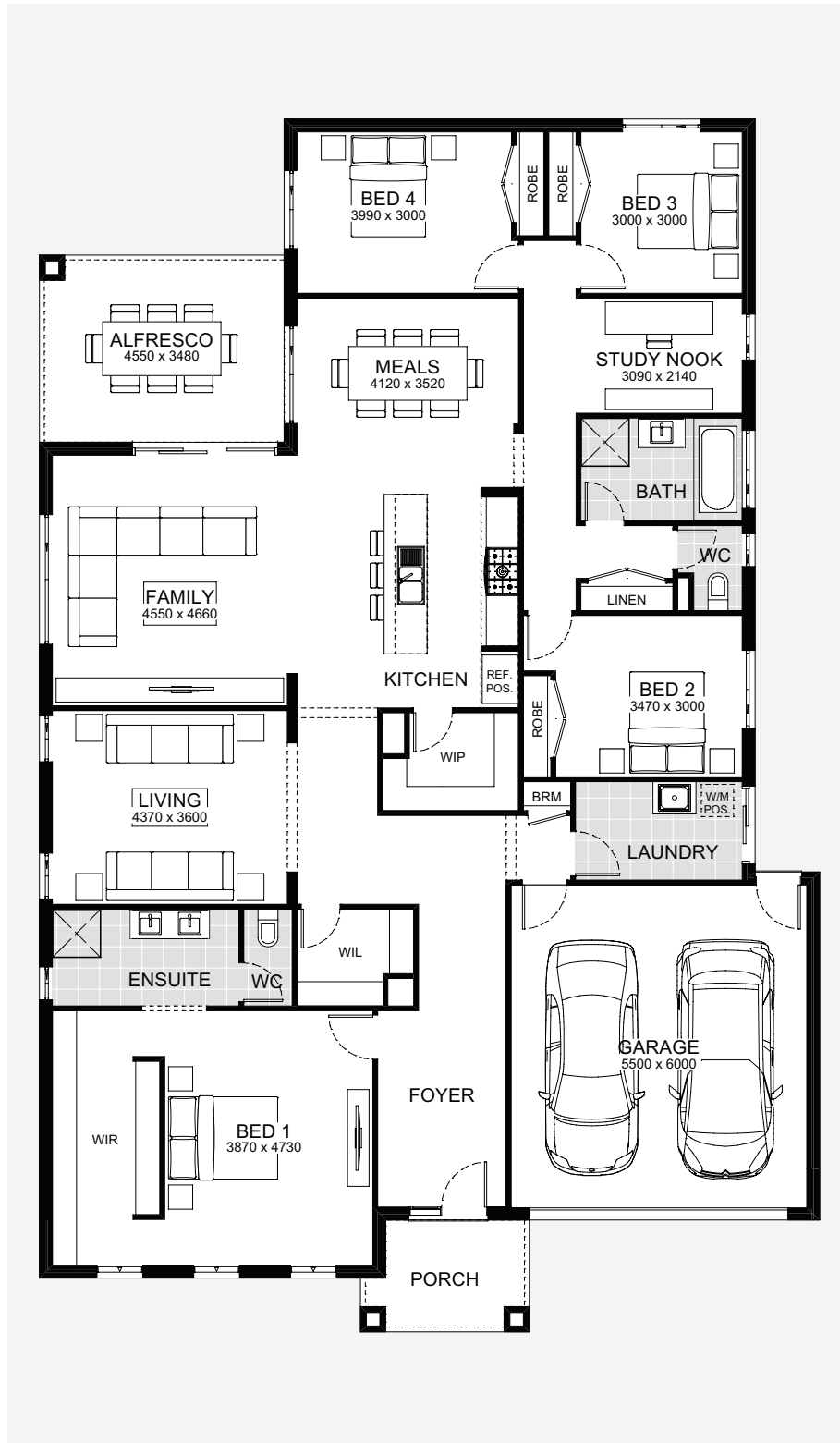
262.10m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH

4 2 2 1 2

### Carson 282

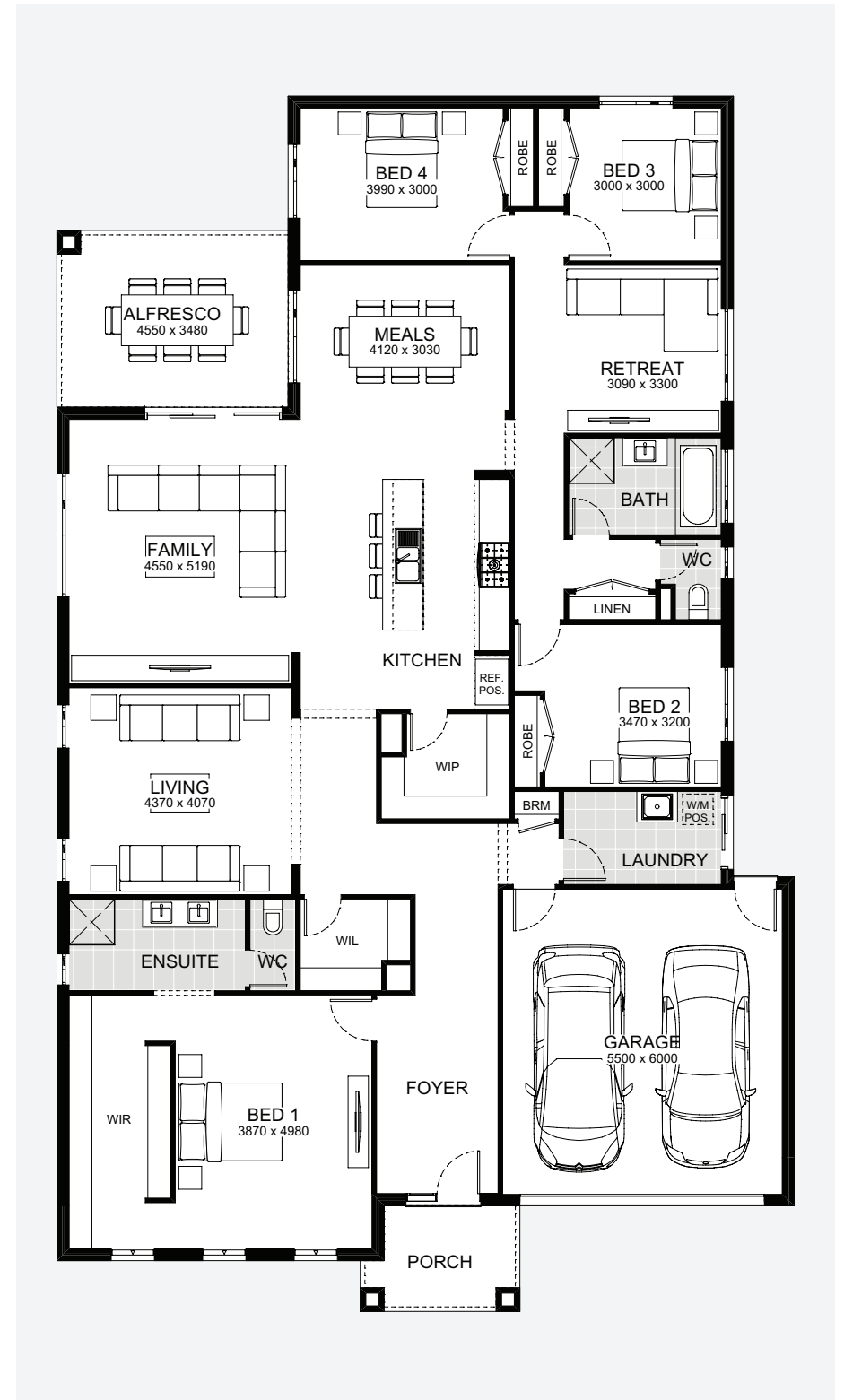


14.51m EXTERIOR WIDTH    21.55m EXTERIOR LENGTH    30.32 SQUARES    281.68m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    30.00m BLOCK DEPTH

4 2 3 2

### Carson 299



14.51m EXTERIOR WIDTH    22.91m EXTERIOR LENGTH    32.22 SQUARES    299.28m<sup>2</sup> TOTAL HOUSE AREA

16.00m BLOCK WIDTH    32.00m BLOCK DEPTH

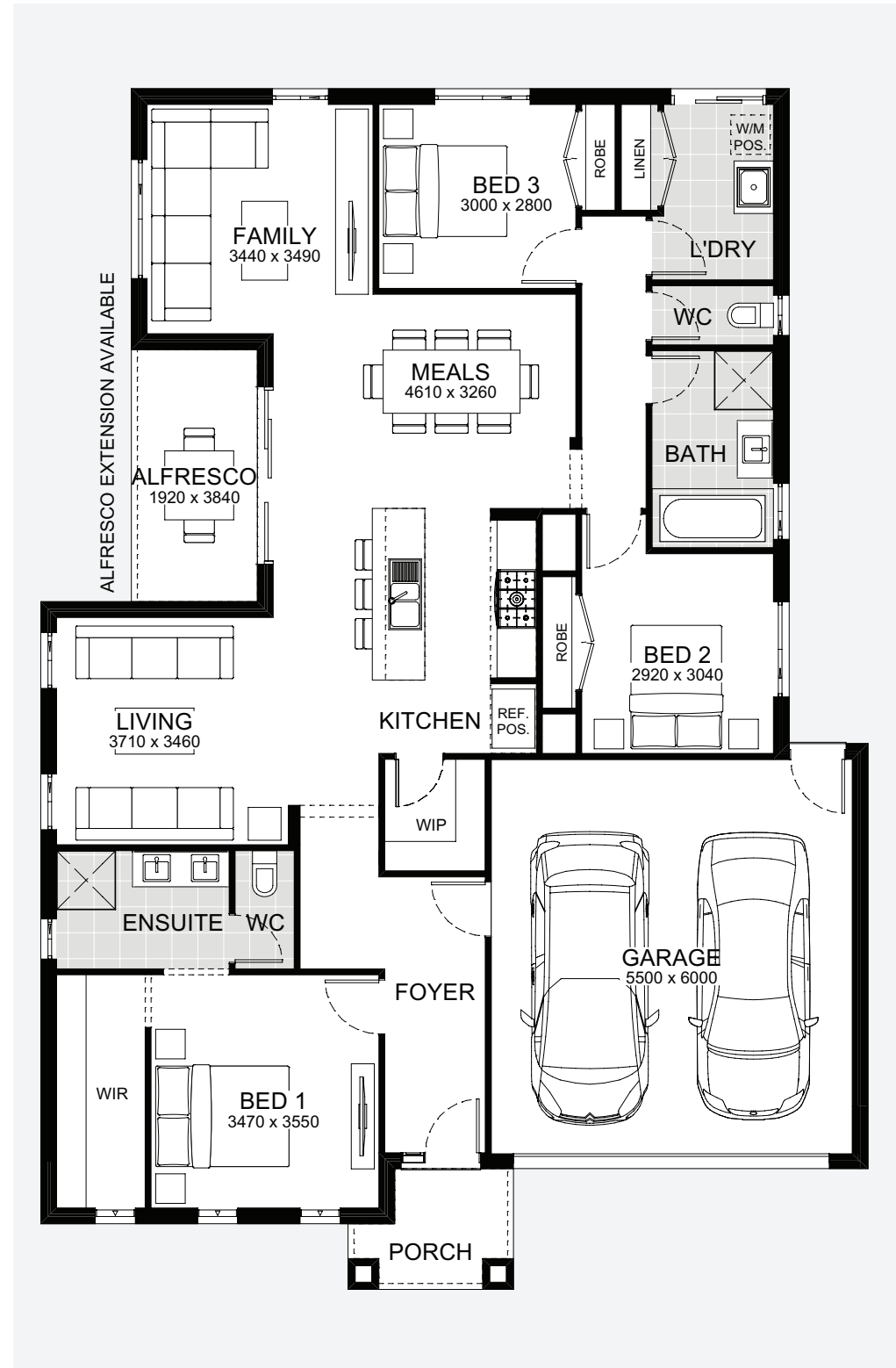
# Clarendon



For a delightful home, look no further than Clarendon. With the alfresco area cleverly positioned to the side of the home, the family living area is flooded with dreamy daylight and entertaining outdoors becomes effortless. Clarendon offers a choice of three or four bedrooms, always ensuring that the master bedroom feels spacious and luxurious with access to a large walk-in wardrobe cleverly concealed behind the bed. Choose between a study nook or home office and enjoy zoned bedrooms to one side of the home.



## Clarendon 193



12.60m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

20.77  
SQUARES

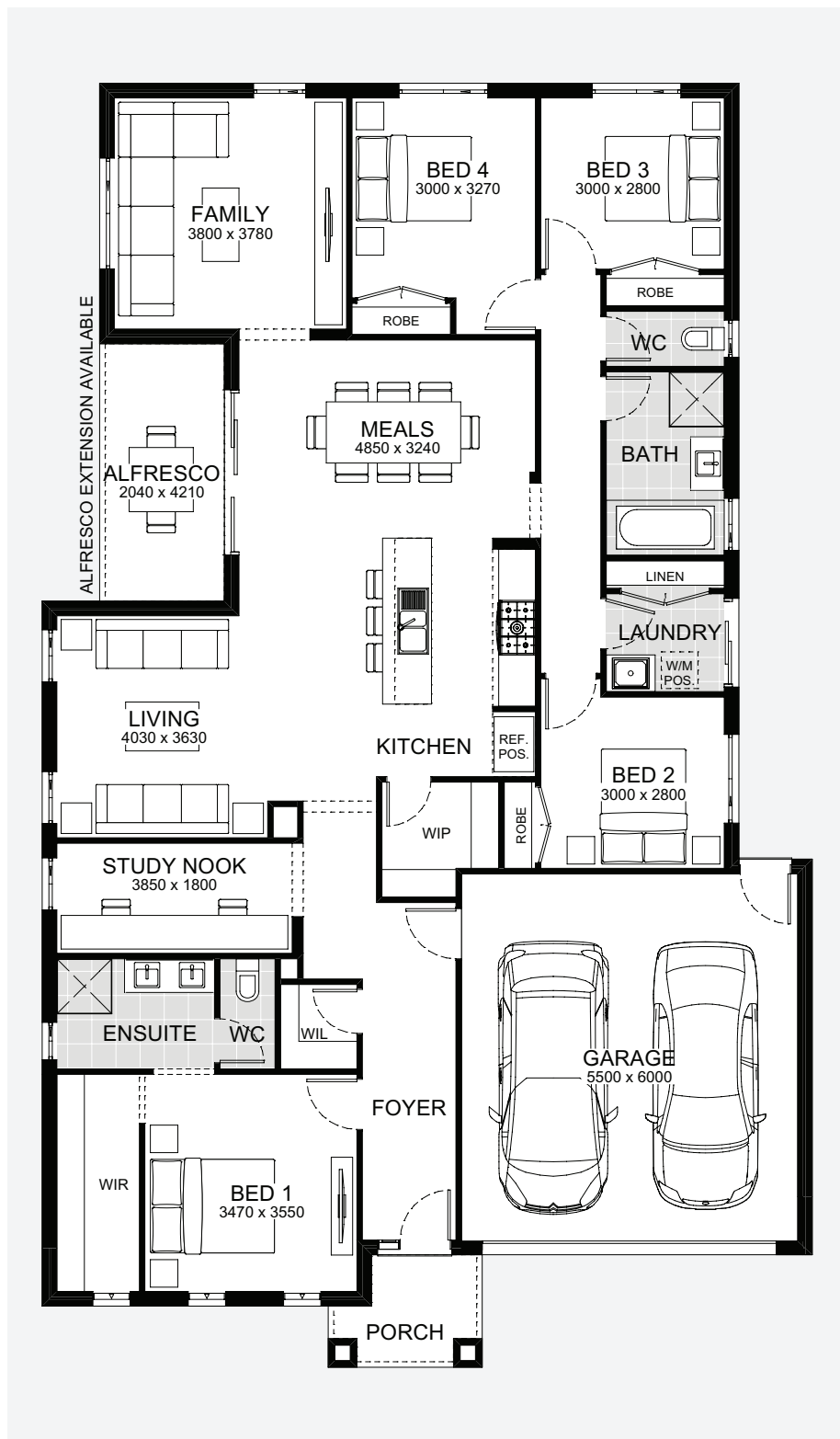
192.97m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

25.00m BLOCK DEPTH



## Clarendon 227

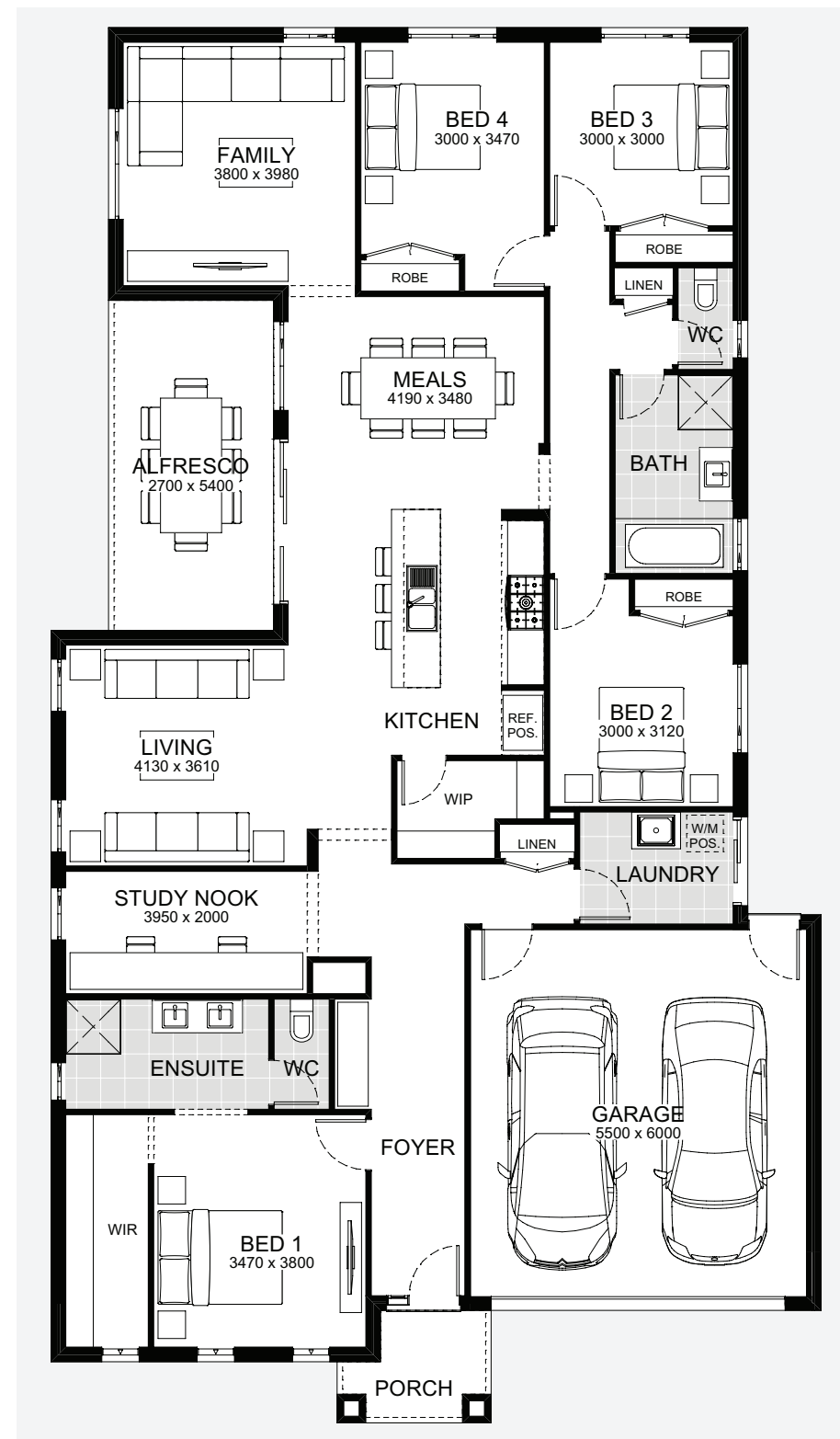


12.60m EXTERIOR WIDTH    20.00m EXTERIOR LENGTH    24.41 SQUARES    226.80m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    28.00m BLOCK DEPTH



## Clarendon 246

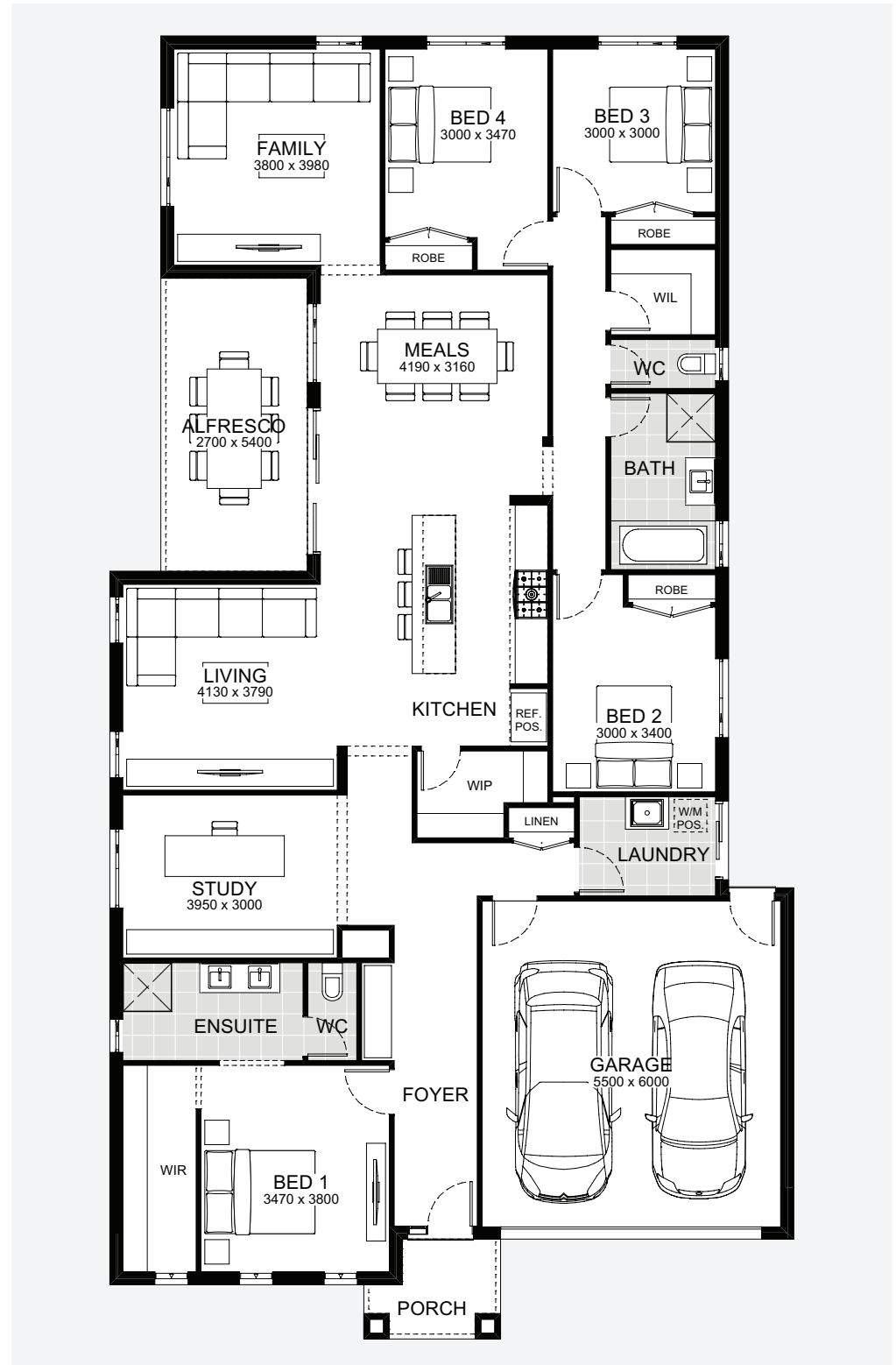


12.60m EXTERIOR WIDTH    21.82m EXTERIOR LENGTH    26.51 SQUARES    246.24m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    30.00m BLOCK DEPTH

 4
  2
  2
  1
  2

## Clarendon 260



12.60m  
EXTERIOR WIDTH

23.00m  
EXTERIOR LENGTH

27.95  
SQUARES

259.69m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH



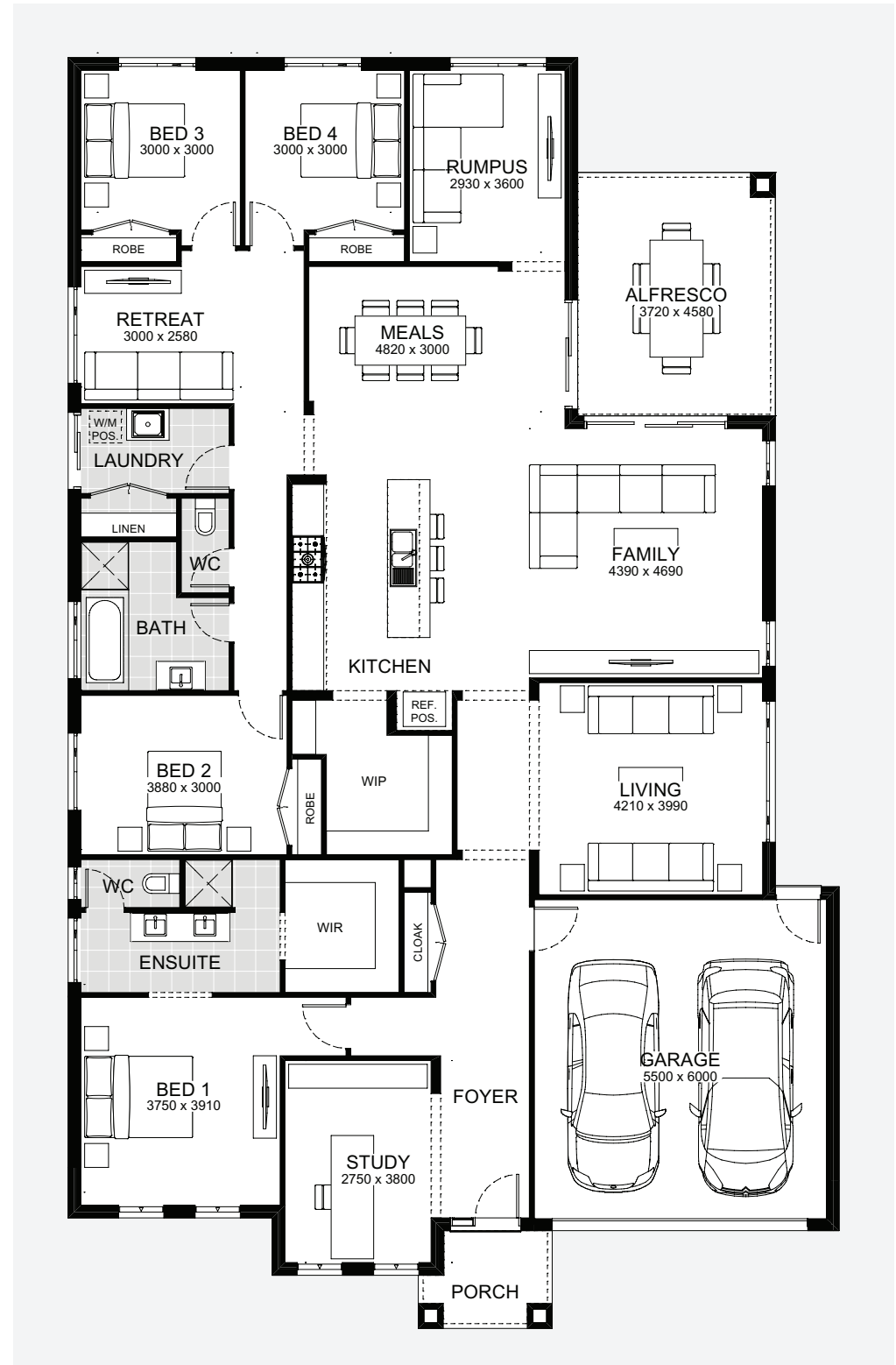
# Delta

 4
  2
  4
  1
  2

Capture the feeling of luxury with the sophisticated yet flexible Delta design. When it comes time to relax, you'll be spoilt for choice with four generous living areas and four bedrooms. A peaceful, private home office and ample storage add much sought-after convenience for busy family life. Delta's living zones provide comfort for a larger family, with a living area that opens to an alfresco, fusing the spaces to create an indoor-outdoor haven.



## Delta 299



14.51m  
EXTERIOR WIDTH

22.91m  
EXTERIOR LENGTH

32.21  
SQUARES

299.27m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

32.00m BLOCK DEPTH





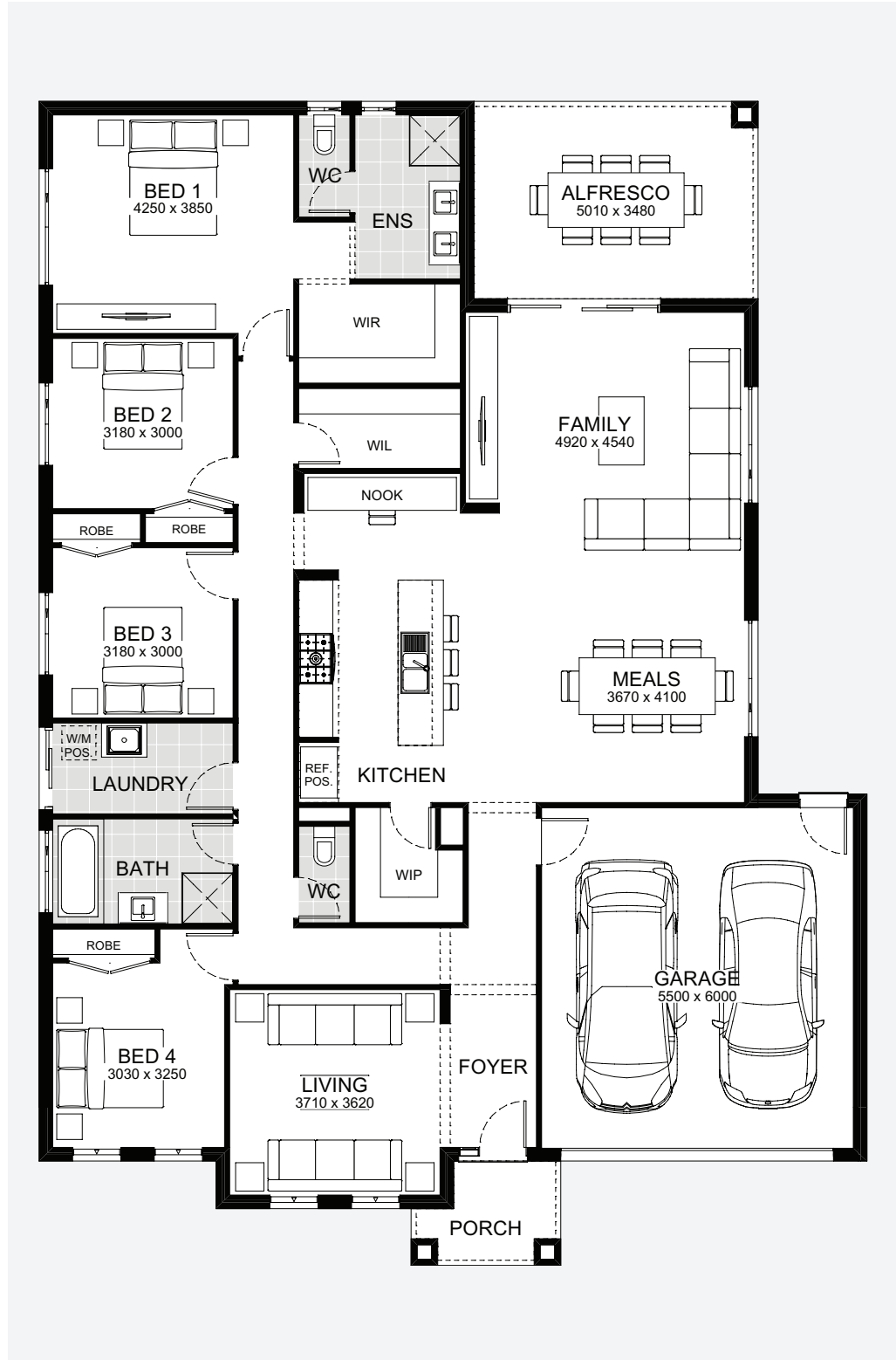
# Fitzroy



Impeccable design makes Fitzroy impressive from the moment you step in the door. With an expansive living space and large bedrooms, Fitzroy is ideal for the growing family. A study nook near the kitchen allows you to keep an eye on homework while you prepare meals. Then, take a well-earned break in the family room nearby. With living areas on one side and bedrooms zoned on the other, private spaces are kept away from the livelier areas of the home to make entertaining and peaceful nights possible at the same time.



## Fitzroy 257



14.60m  
EXTERIOR WIDTH

19.52m  
EXTERIOR LENGTH

27.67  
SQUARES

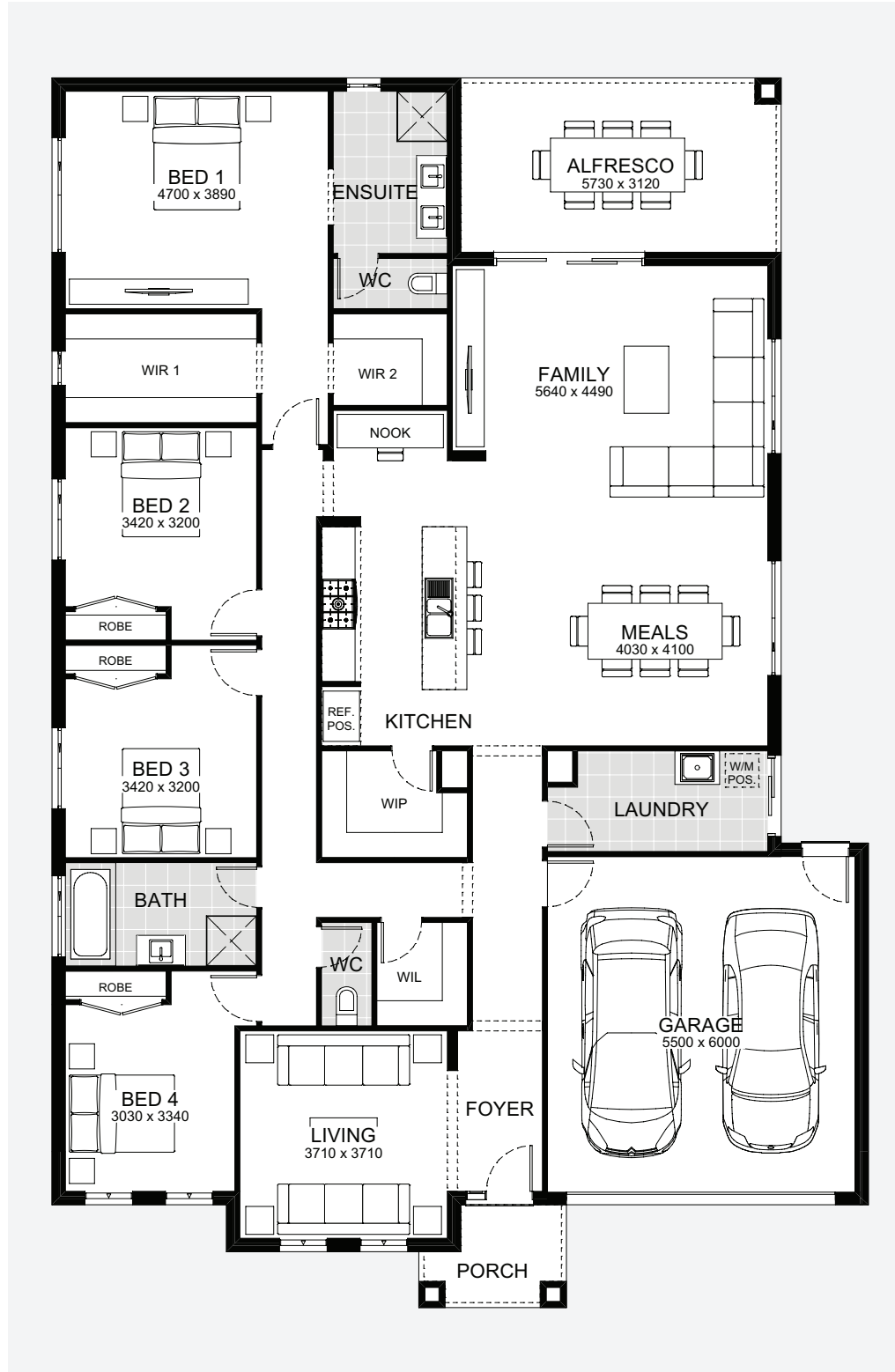
257.04m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

28.00m BLOCK DEPTH

4 2 2 2

## Fitzroy 281



14.60m  
EXTERIOR WIDTH

21.00m  
EXTERIOR LENGTH

30.22  
SQUARES

280.73m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

30.00m BLOCK DEPTH



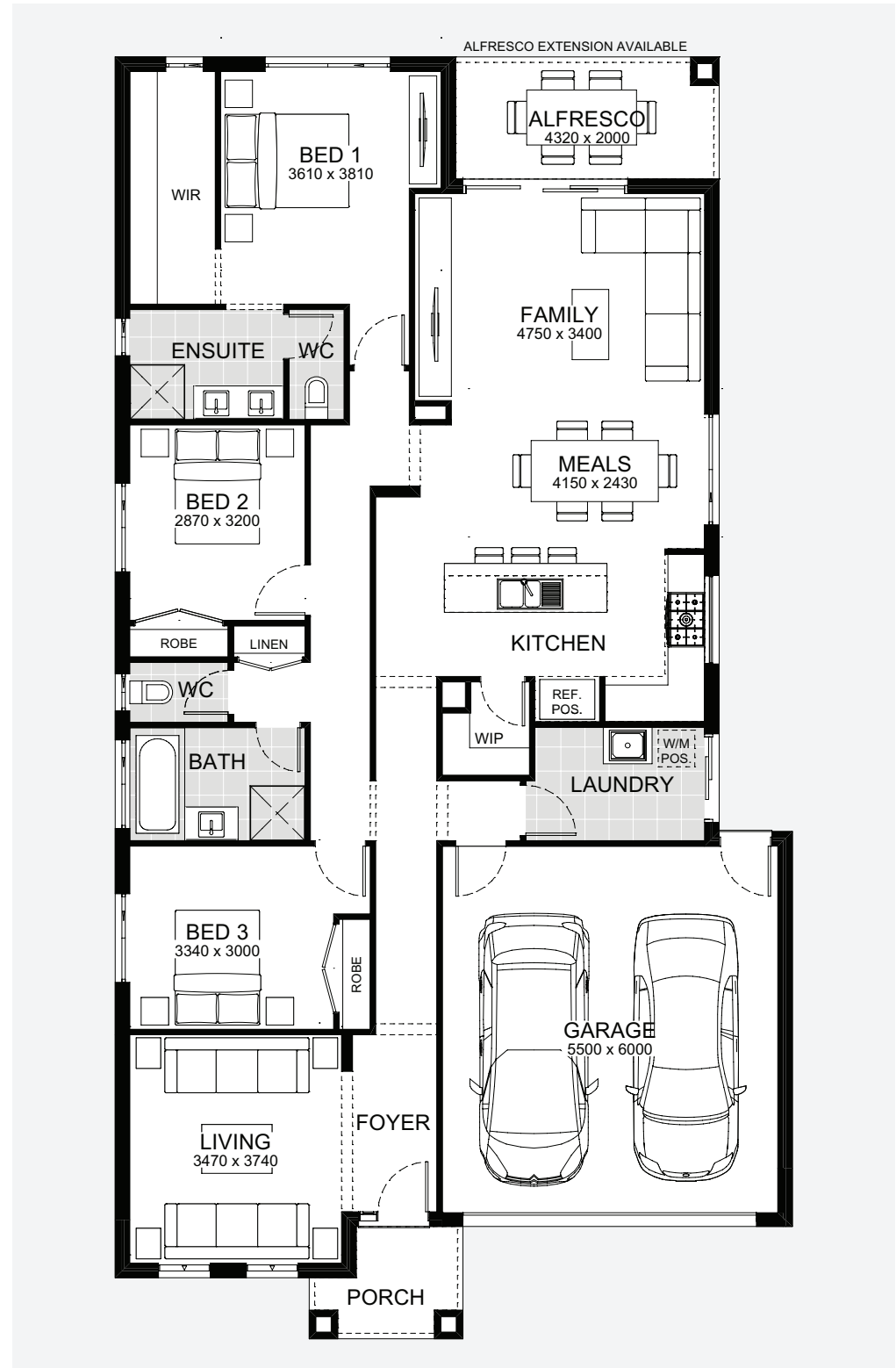
# Franklin

3 2 2 2

Charismatic, creative style and day-to-day convenience are the inspiration for Franklin. Flooded with light, Franklin features an entertainer's kitchen with a walk-in pantry overlooking an expansive meals and family area. Bedrooms are positioned on one side of the home, away from living areas, assuring quiet retreat while using your block to your advantage. A living room at the front of the home, quick access to the laundry from the garage and linen closet positioned near bedrooms, simply make family life easier.



## Franklin 205



11.10m  
EXTERIOR WIDTH

20.00m  
EXTERIOR LENGTH

22.05  
SQUARES

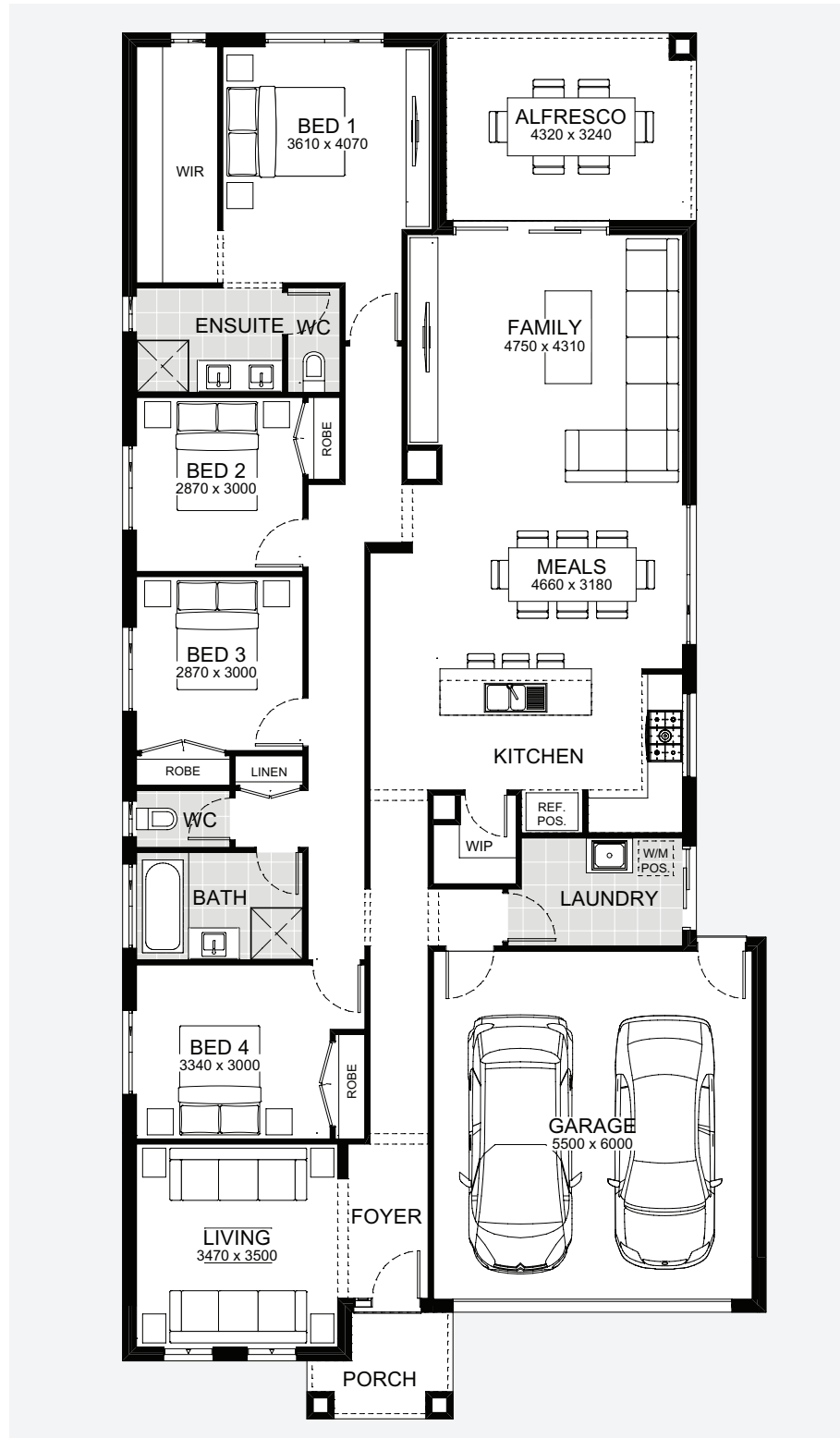
204.82m<sup>2</sup>  
TOTAL HOUSE AREA

12.50m BLOCK WIDTH

28.00m BLOCK DEPTH



## Franklin 234

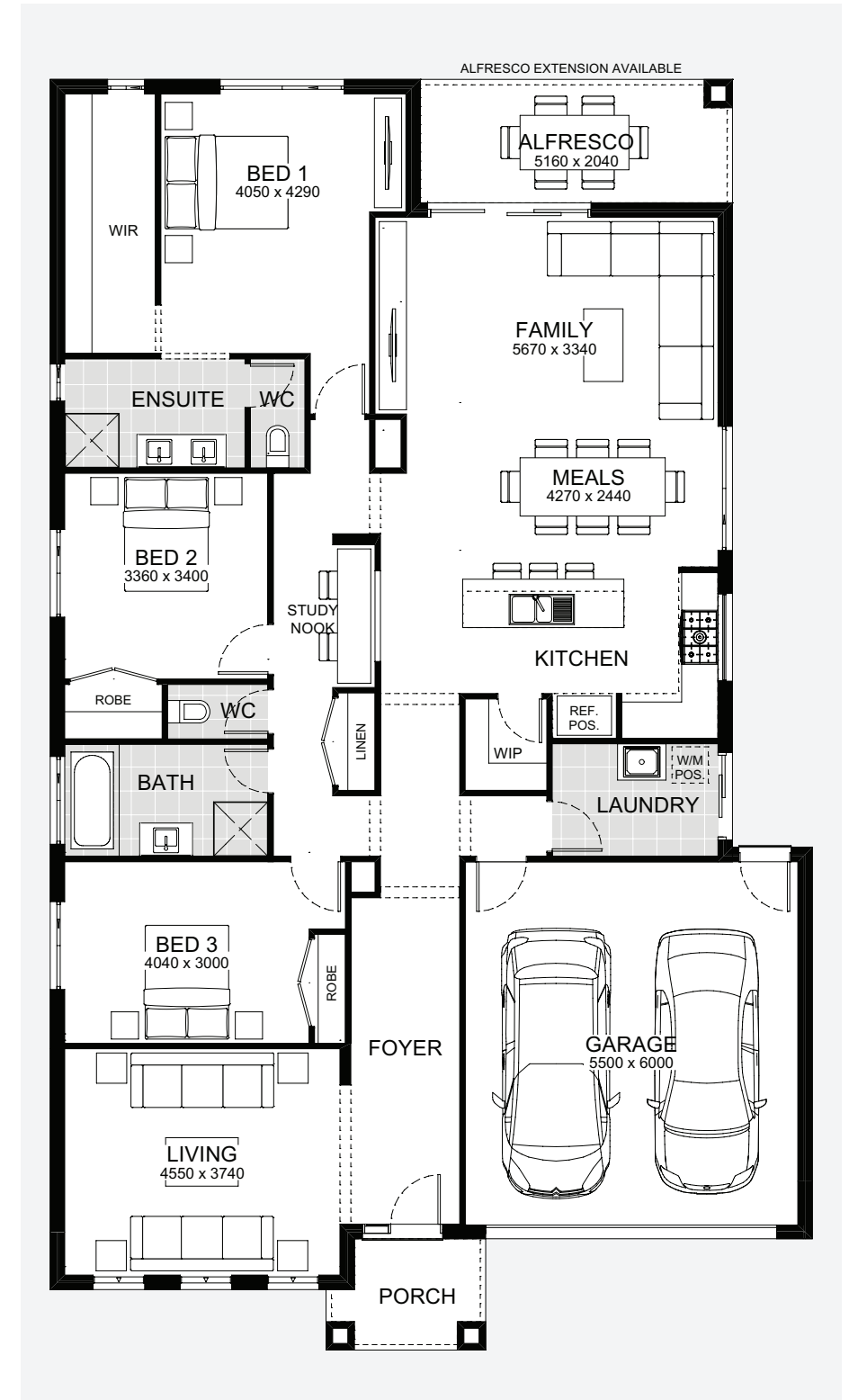


11.10m EXTERIOR WIDTH    22.91m EXTERIOR LENGTH    25.15 SQUARES    233.63m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH

32.00m BLOCK DEPTH

## Franklin 232



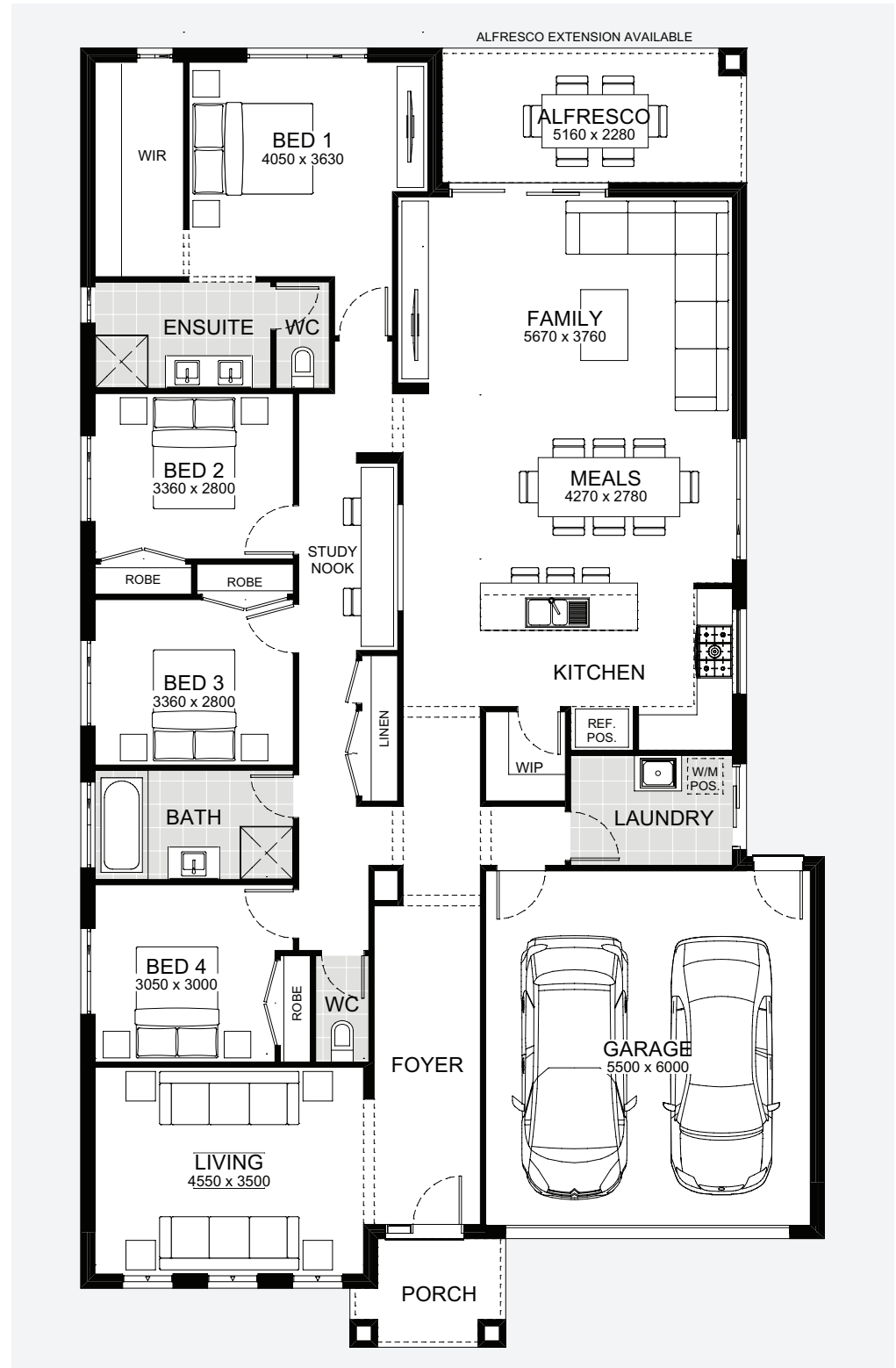
12.60m EXTERIOR WIDTH    20.00m EXTERIOR LENGTH    25.12 SQUARES    233.36m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH

28.00m BLOCK DEPTH

 4
  2
  2
  2

## Franklin 245



12.60m  
EXTERIOR WIDTH

21.00m  
EXTERIOR LENGTH

26.33  
SQUARES

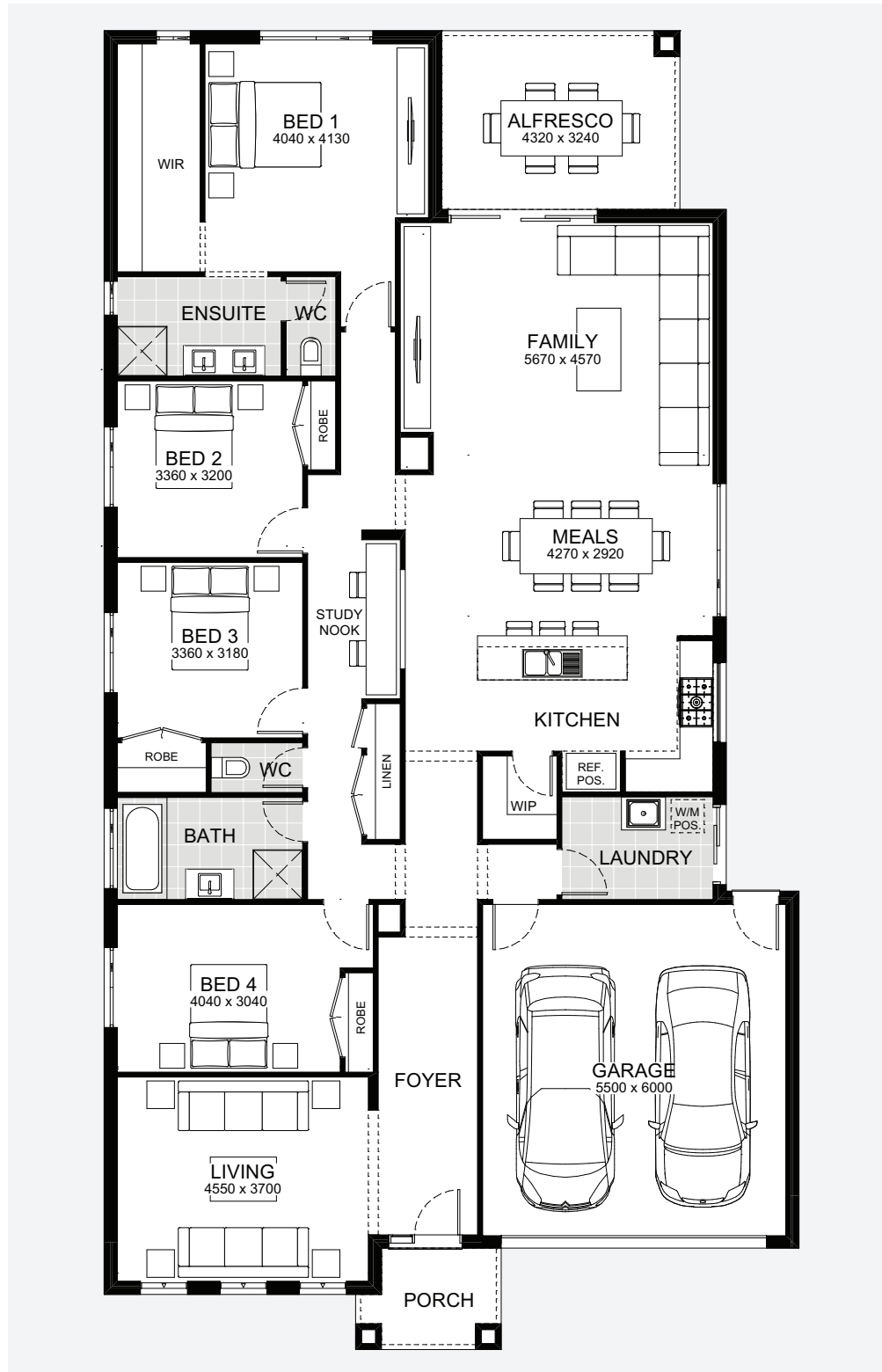
244.63m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

30.00m BLOCK DEPTH

 4
  2
  2
  2

# Franklin 263



12.60m  
EXTERIOR WIDTH

22.91m  
EXTERIOR LENGTH

28.36  
SQUARES

263.46m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH



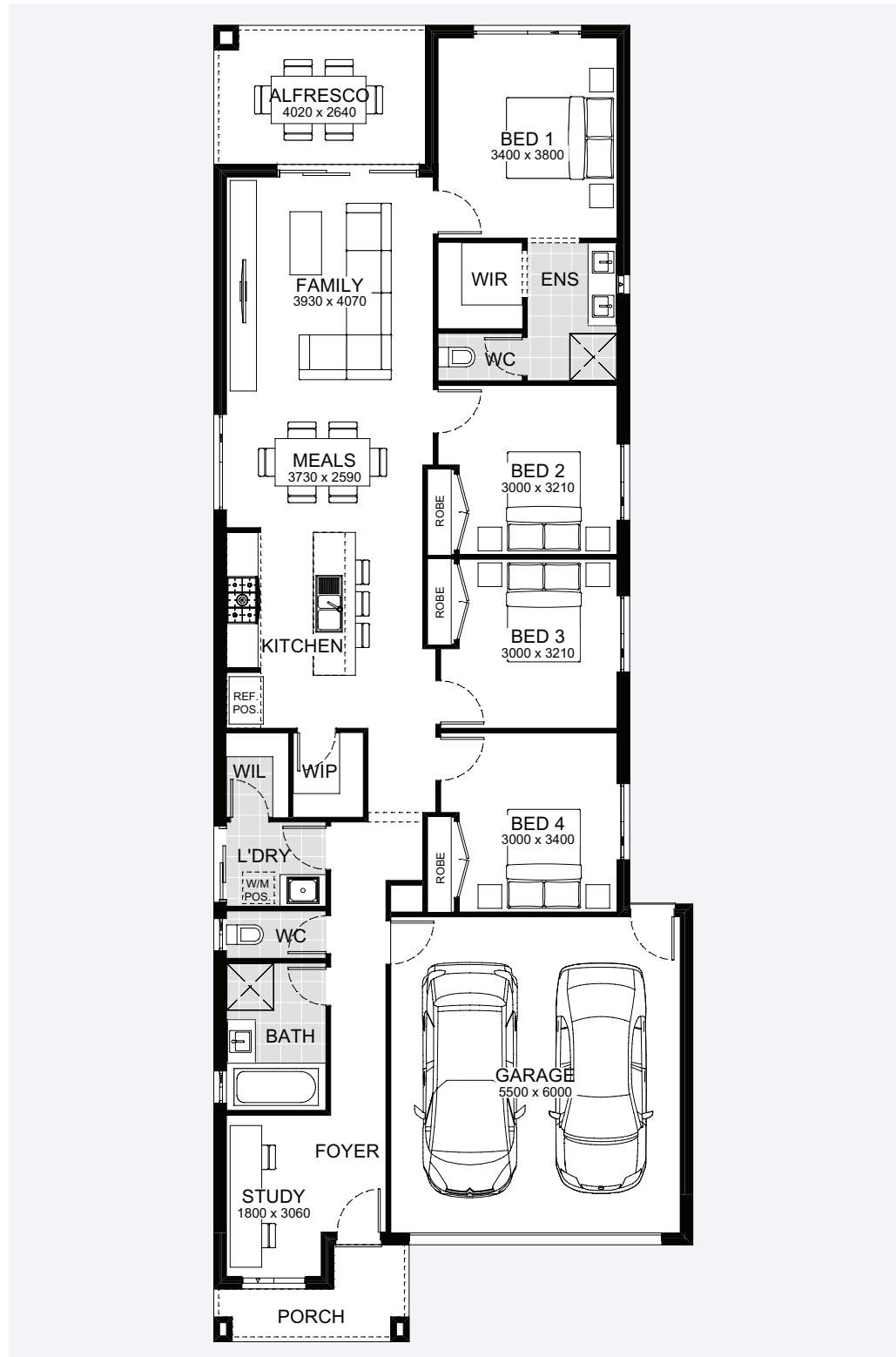
# Highett



Highett pays homage to practical family life without losing an ounce of style. Functional yet intelligently designed, Highett was crafted with narrower blocks in mind. This four bedroom home offers plenty of personal space. The well laid out kitchen opens through to an alfresco so you can cherish precious family time both indoors and out. With a master bedroom at the rear of the home, wake up to views of your leafy backyard every morning.



## Highett 198



9.10m  
EXTERIOR WIDTH

24.00m  
EXTERIOR LENGTH

21.26  
SQUARES

197.55m<sup>2</sup>  
TOTAL HOUSE AREA

10.50m BLOCK WIDTH

32.00m BLOCK DEPTH





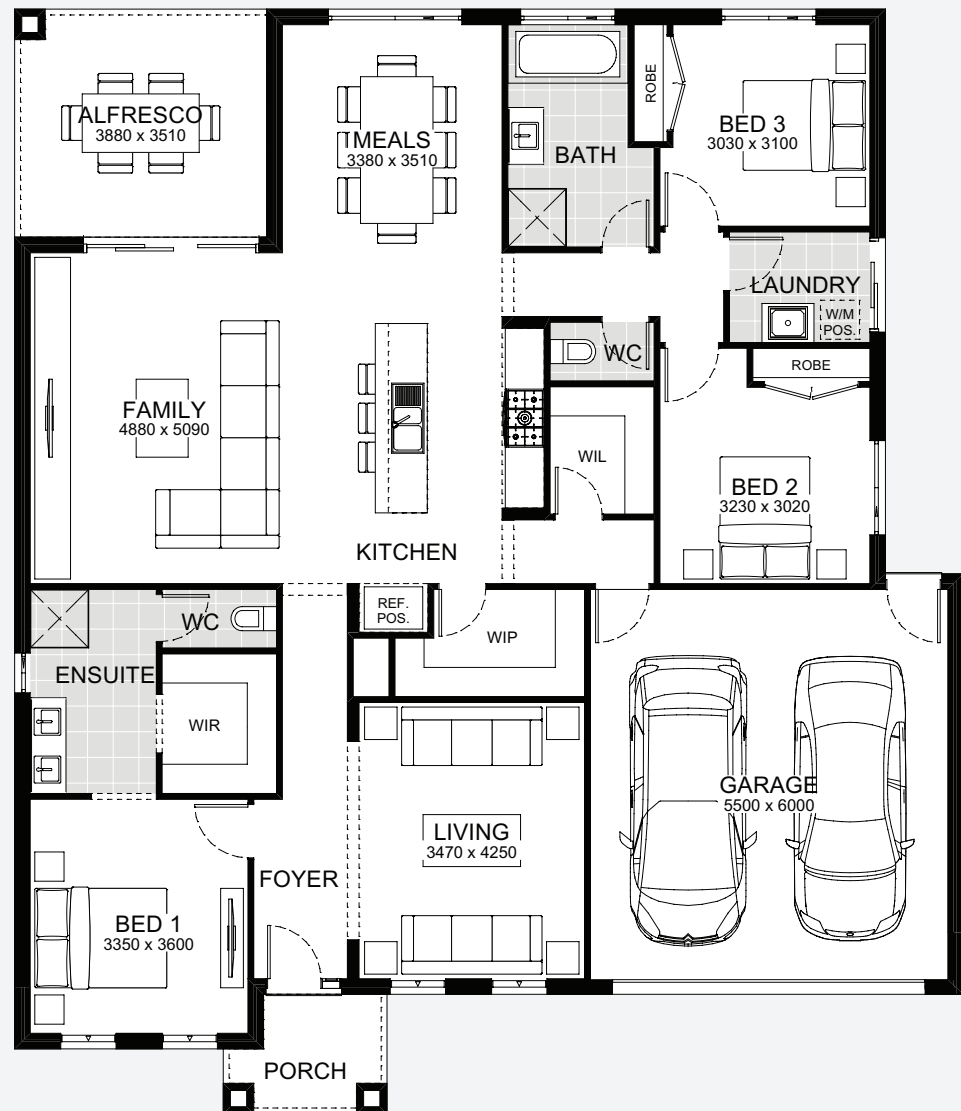
# Johnston



Johnston expertly balances indulgence and practicality with its clever design. With expansive light-filled spaces, zoned bedroom areas, a large master suite and a double car garage, each aspect of family life is highly considered. The design offers an uber comfortable lifestyle with multiple living areas and huge storage spaces. The kitchen, meals, family and alfresco area can be zoned off from the rest of the home to entertain in style. If your block is on the wider side, Johnston delivers large open-spaced living you'll adore.



## Johnston 218



14.60m  
EXTERIOR WIDTH

16.00m  
EXTERIOR LENGTH

23.49  
SQUARES

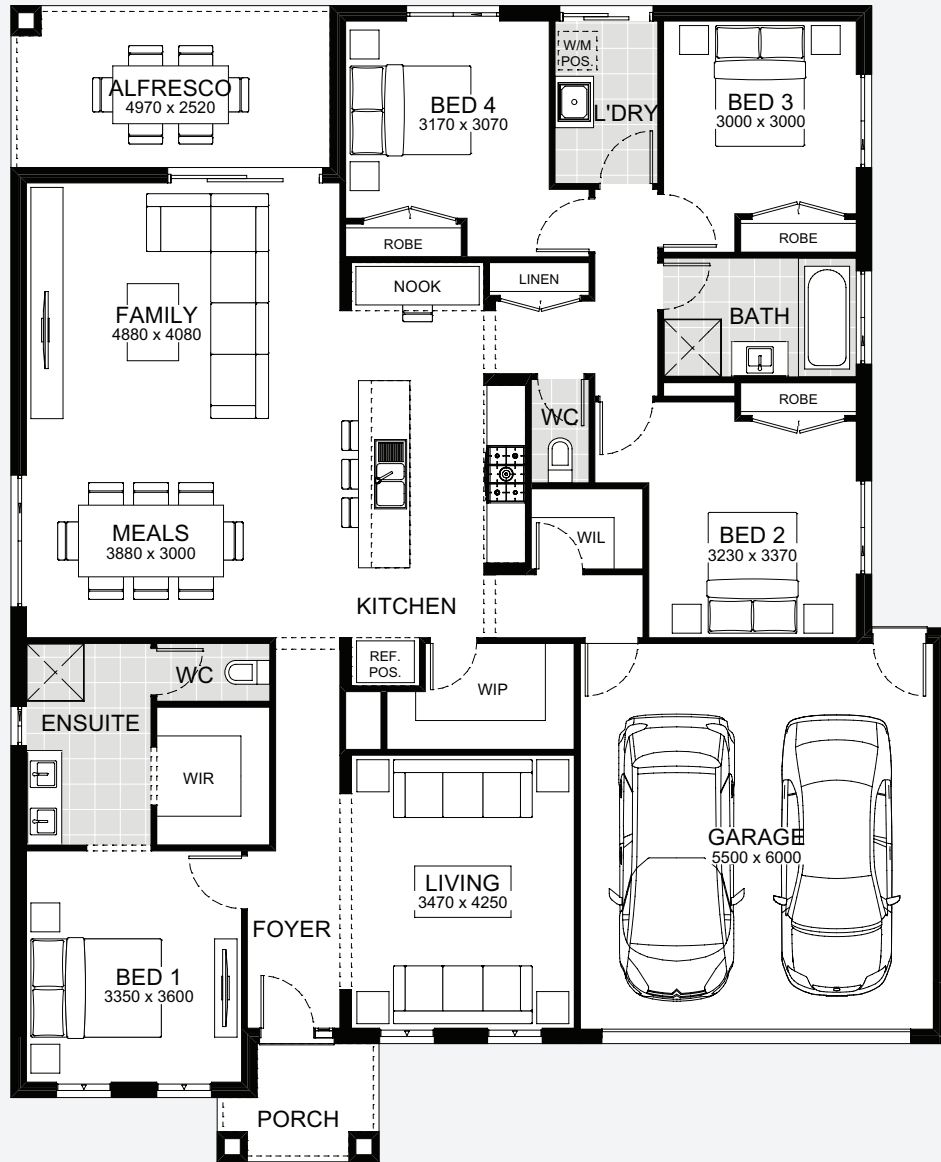
218.24m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

25.00m BLOCK DEPTH

4 2 2 2

## Johnston 232



14.60m  
EXTERIOR WIDTH

17.00m  
EXTERIOR LENGTH

24.93  
SQUARES

231.63m<sup>2</sup>  
TOTAL HOUSE AREA

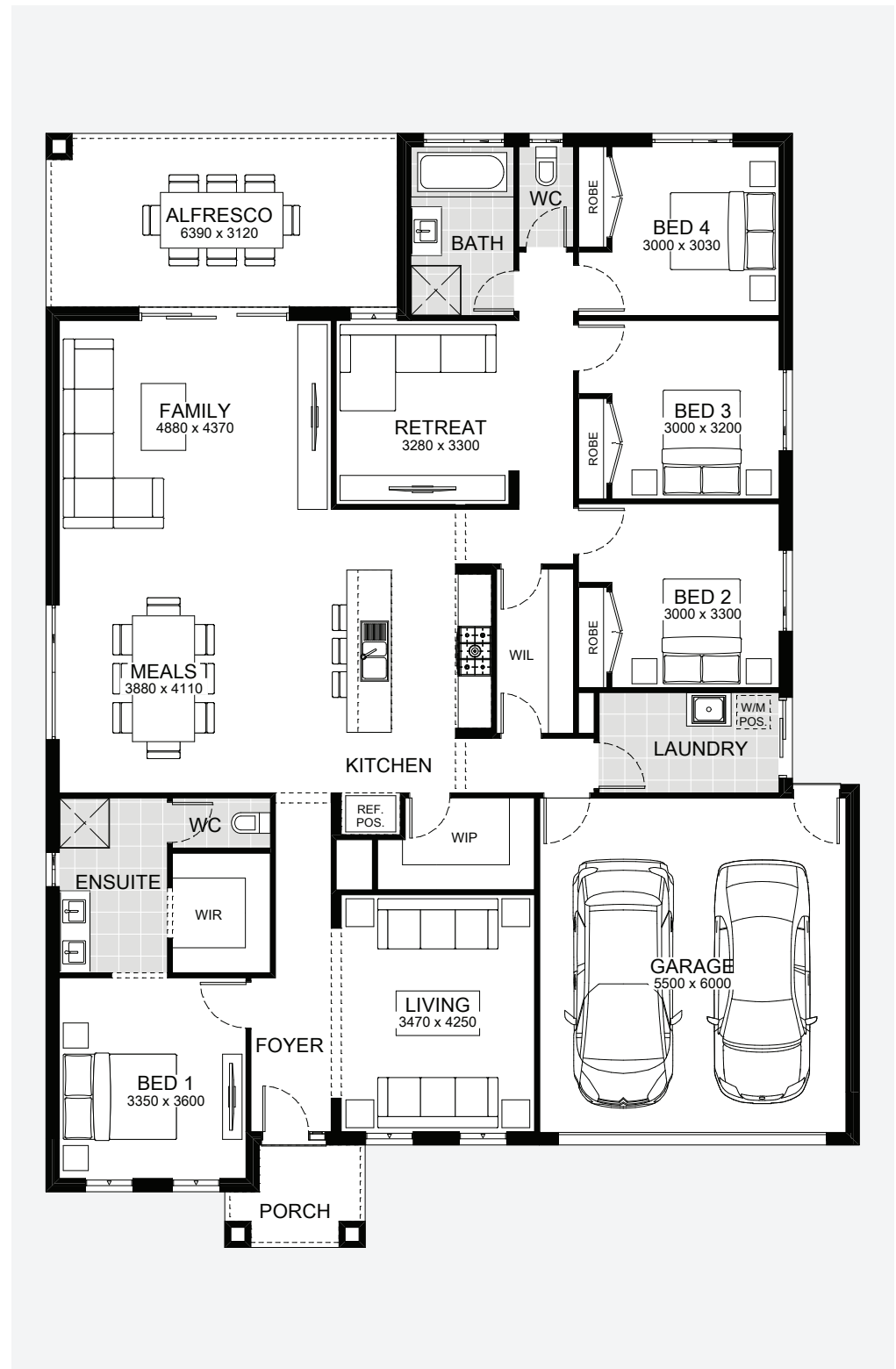
16.00m BLOCK WIDTH

25.00m BLOCK DEPTH



4 2 3 2

## Johnston 258



14.60m  
EXTERIOR WIDTH

19.00m  
EXTERIOR LENGTH

27.82  
SQUARES

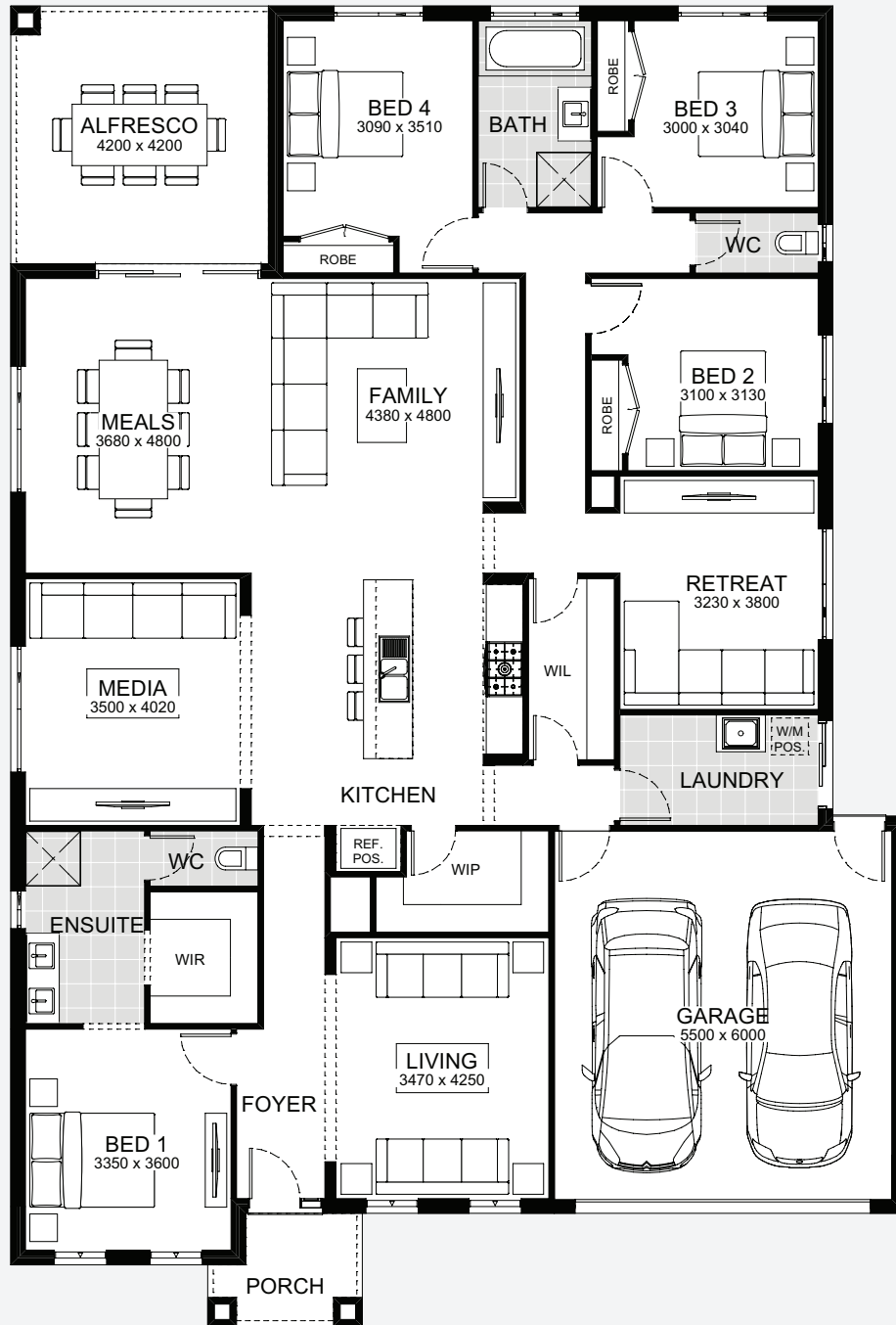
258.44m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

28.00m BLOCK DEPTH

 4
  2
  4
  2

## Johnston 279



14.60m  
EXTERIOR WIDTH

20.51m  
EXTERIOR LENGTH

30.00  
SQUARES

278.67m<sup>2</sup>  
TOTAL HOUSE AREA

16.00m BLOCK WIDTH

30.00m BLOCK DEPTH



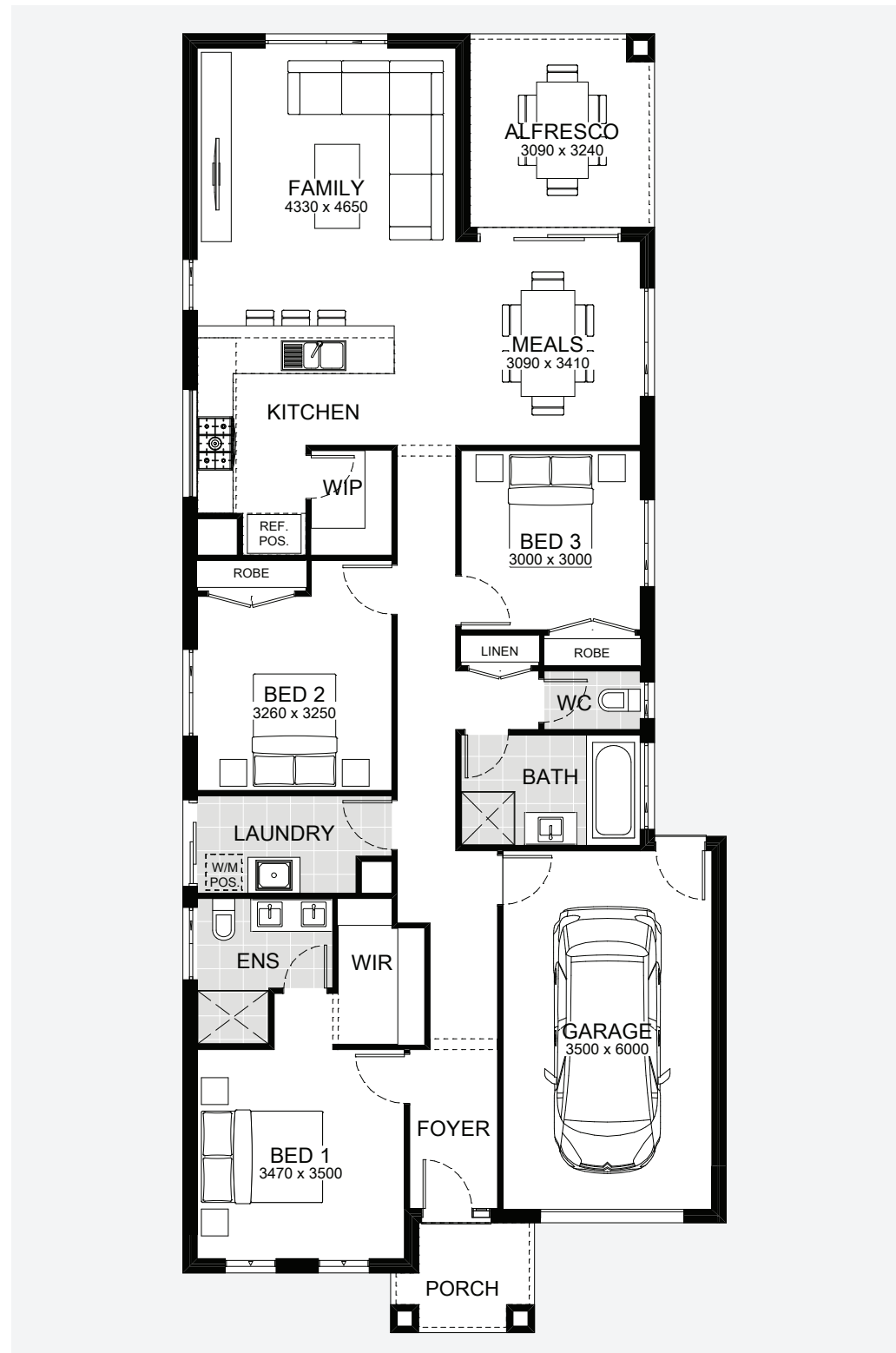
# Manningham



Discover a sanctuary that's right for your family. This timeless design has the master bedroom at the front of the home, while the open plan kitchen and dining offer easy access to the alfresco and rear yard. Storage is cleverly worked into the design so that even narrower blocks are maximised with enough living space for everyone. The rear of the home ensures a warm and inviting living space, drenched in natural light.



## Manningham 172



9.10m  
EXTERIOR WIDTH

20.75m  
EXTERIOR LENGTH

18.56  
SQUARES

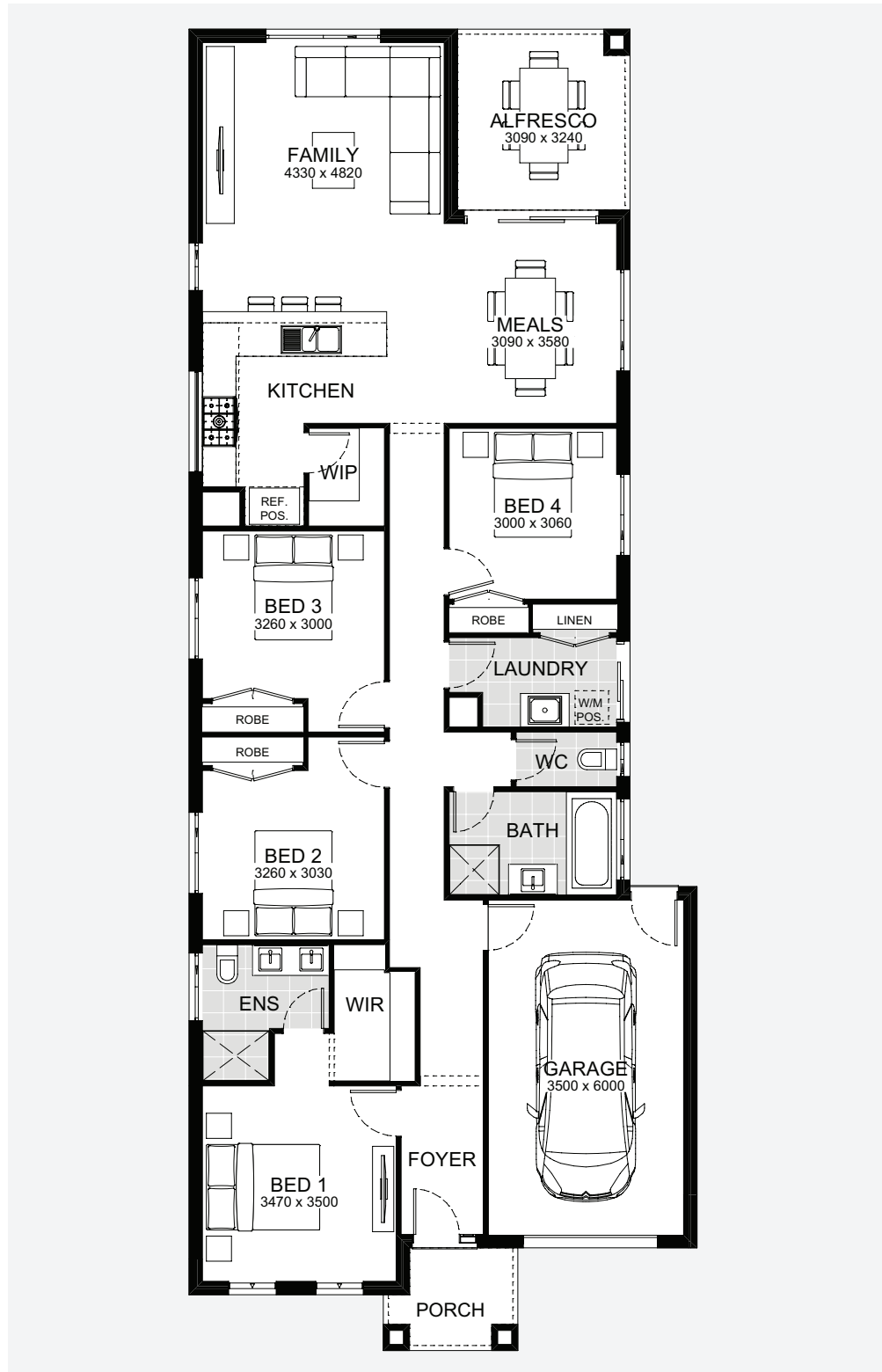
172.41m<sup>2</sup>  
TOTAL HOUSE AREA

10.50m BLOCK WIDTH

30.00m BLOCK DEPTH

 4
  2
  1
  1

## Manningham 188



9.10m  
EXTERIOR WIDTH

22.67m  
EXTERIOR LENGTH

20.19  
SQUARES

187.56m<sup>2</sup>  
TOTAL HOUSE AREA

10.50m BLOCK WIDTH

32.00m BLOCK DEPTH



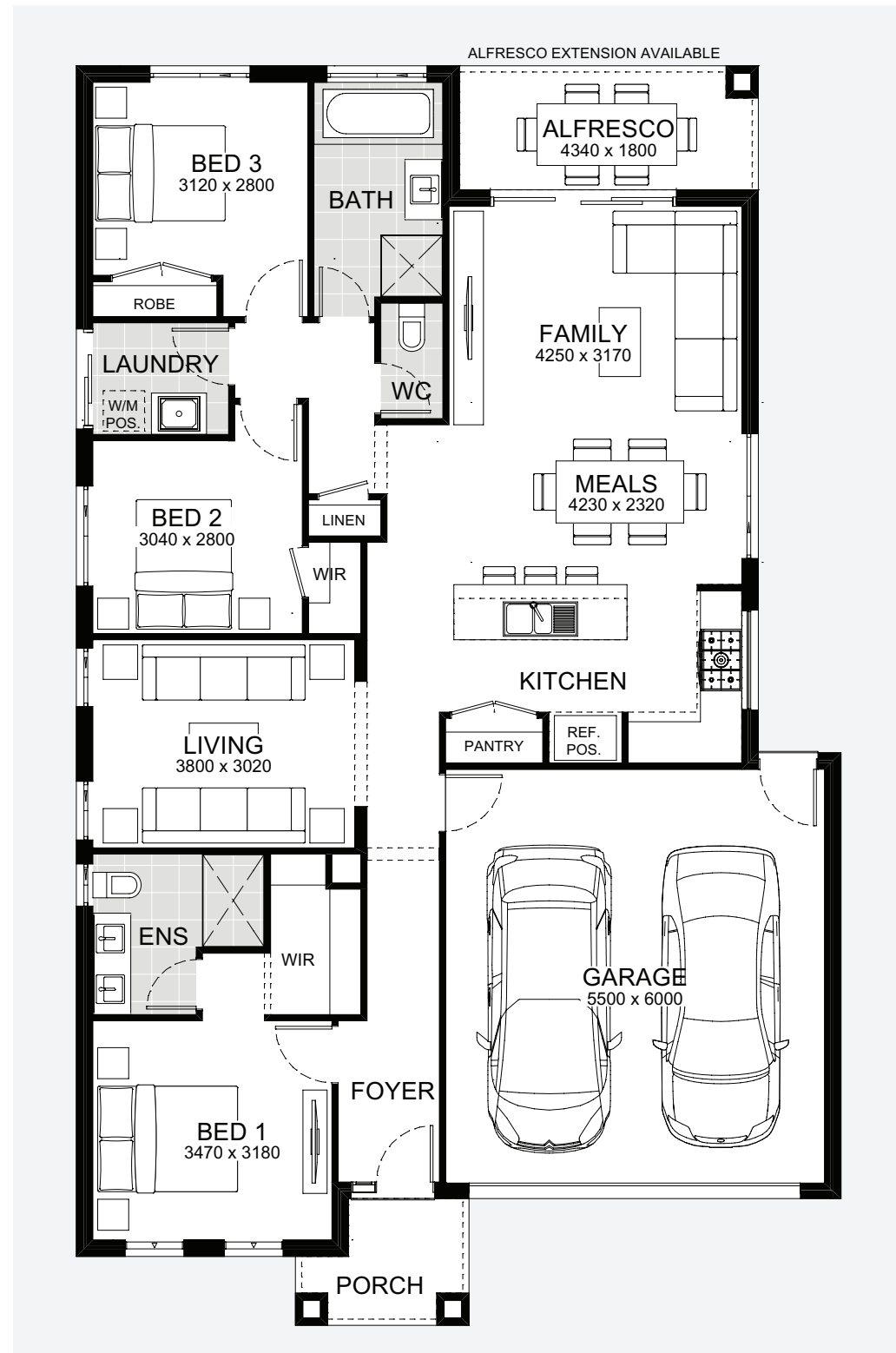
# Melrose



Transform your family life with convenient and compelling Melrose. The sun-filled kitchen makes meal preparation a time to enjoy, while the pantry and additional storage throughout, help keep areas clean and tidy. To assure peaceful retreat and privacy, the master bedroom is at the front of the home, featuring an ensuite and walk-in robe. With the option of three or four bedrooms and multiple living areas, Melrose is designed with the whole family in mind.



## Melrose 178



11.10m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

19.15  
SQUARES

177.89m<sup>2</sup>  
TOTAL HOUSE AREA

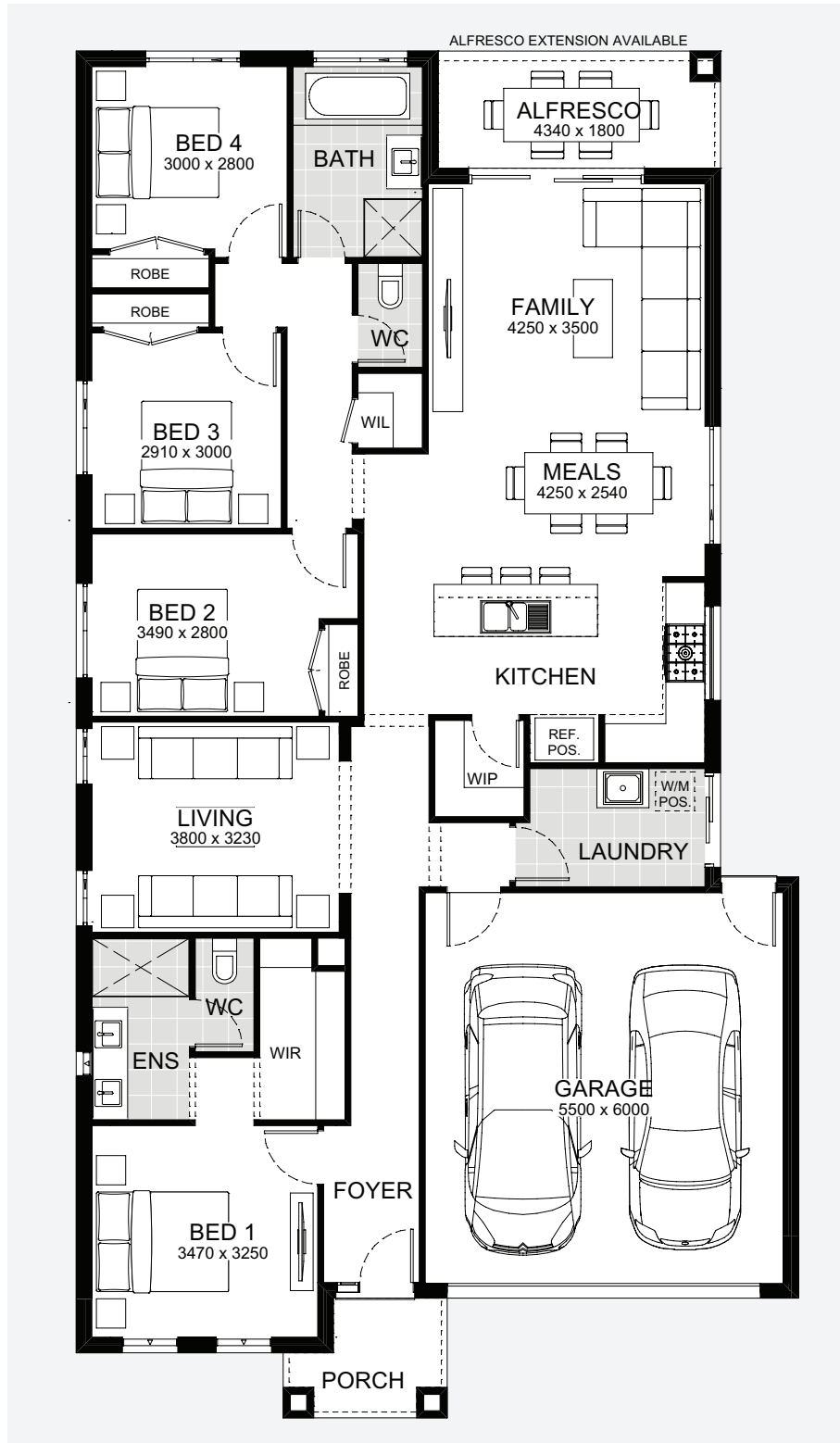
12.50m BLOCK WIDTH

25.00m BLOCK DEPTH





## Melrose 205

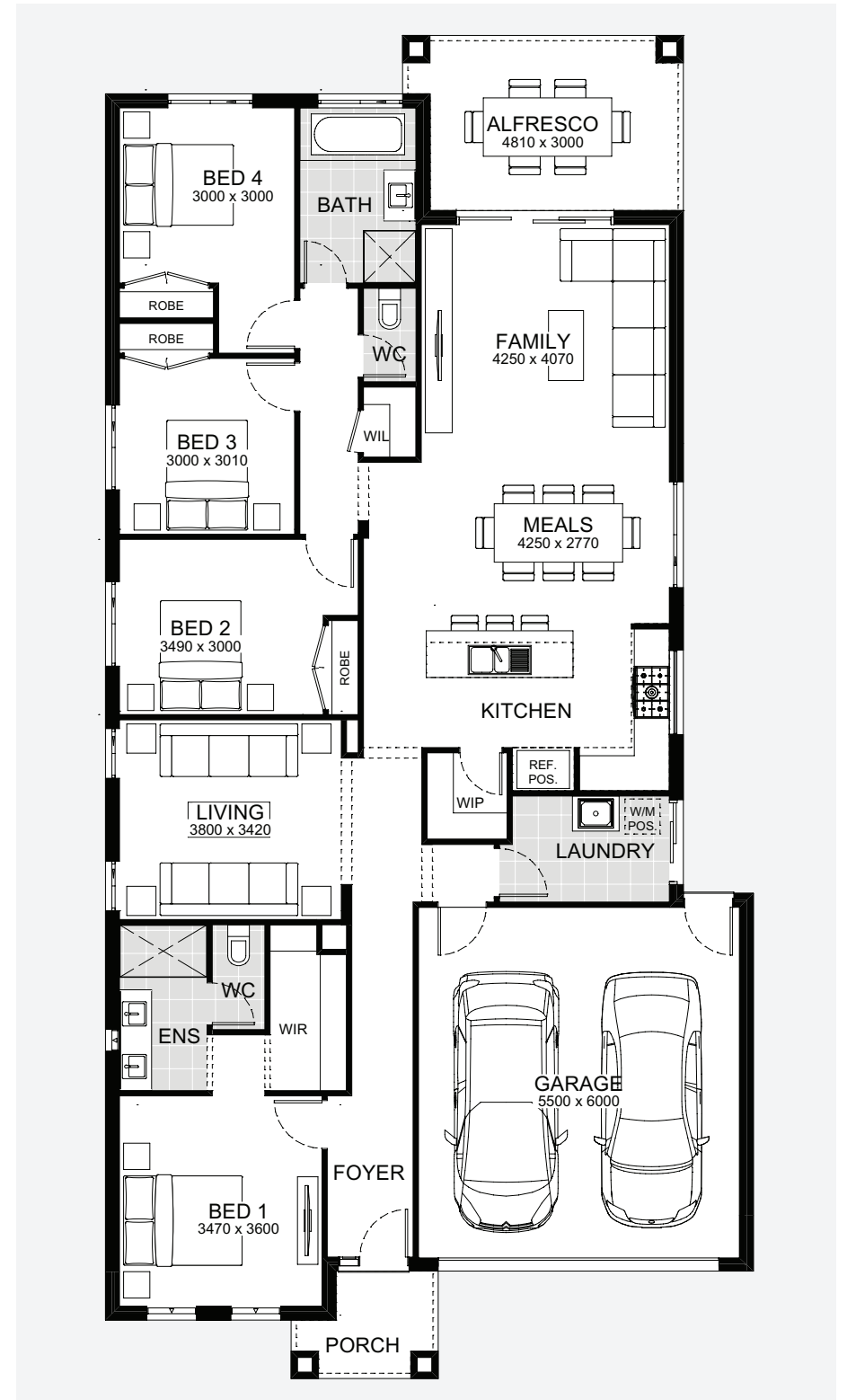


11.10m EXTERIOR WIDTH    20.00m EXTERIOR LENGTH    22.05 SQUARES    204.82m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH

28.00m BLOCK DEPTH

## Melrose 220



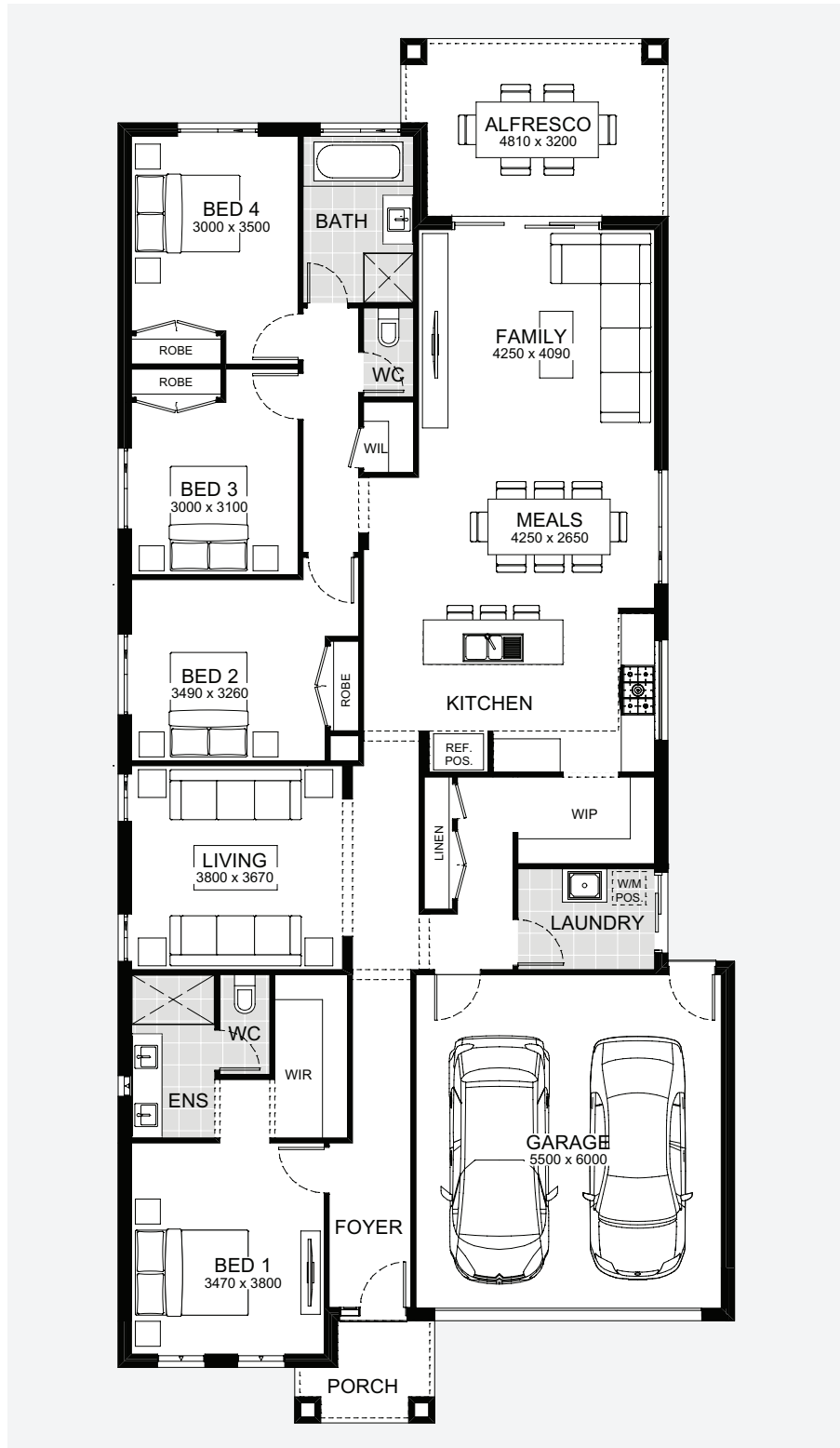
11.10m EXTERIOR WIDTH    22.00m EXTERIOR LENGTH    23.63 SQUARES    219.53m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH

30.00m BLOCK DEPTH



## Melrose 236



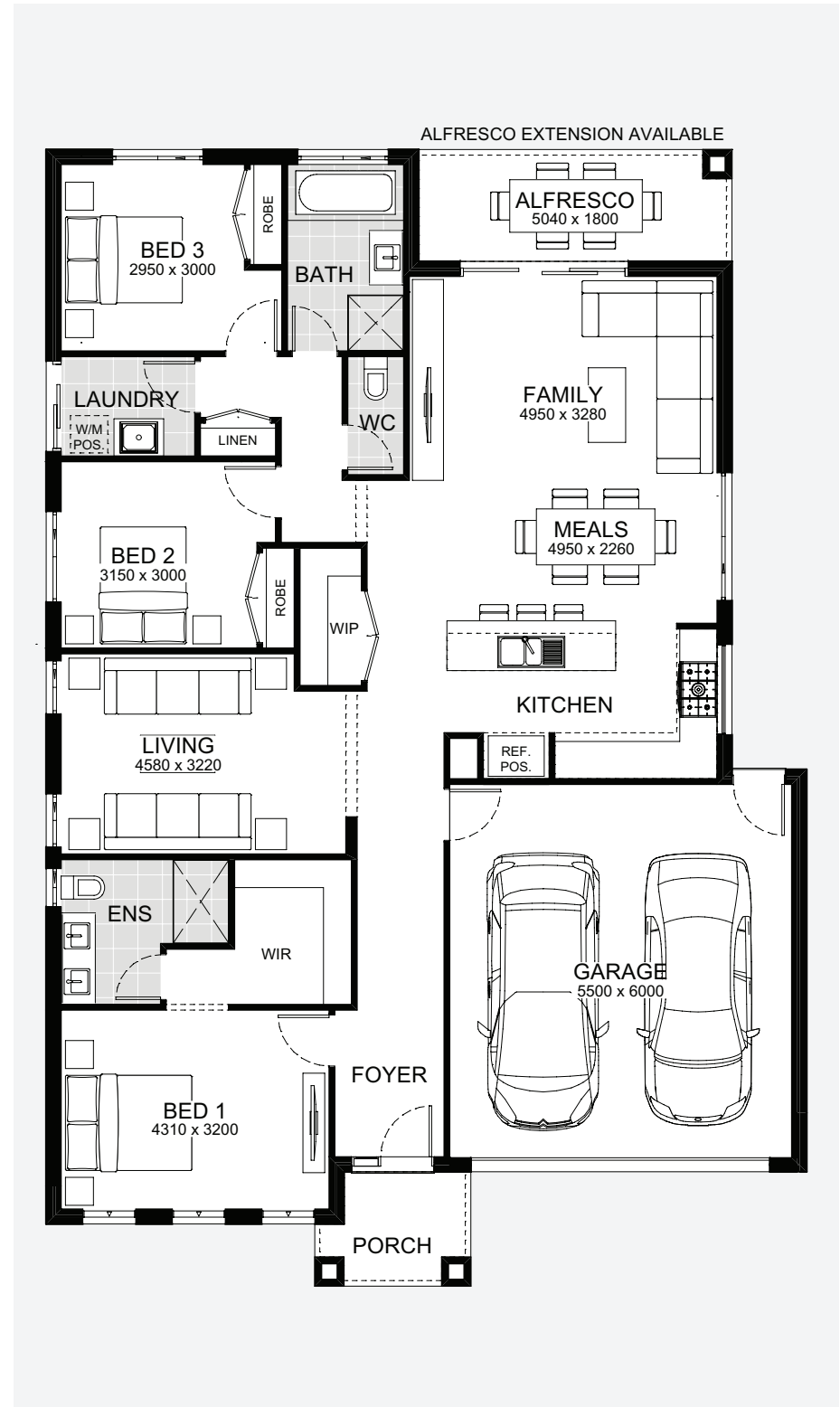
11.10m EXTERIOR WIDTH    23.92m EXTERIOR LENGTH    25.39 SQUARES    235.89m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH

32.00m BLOCK DEPTH



## Melrose 198



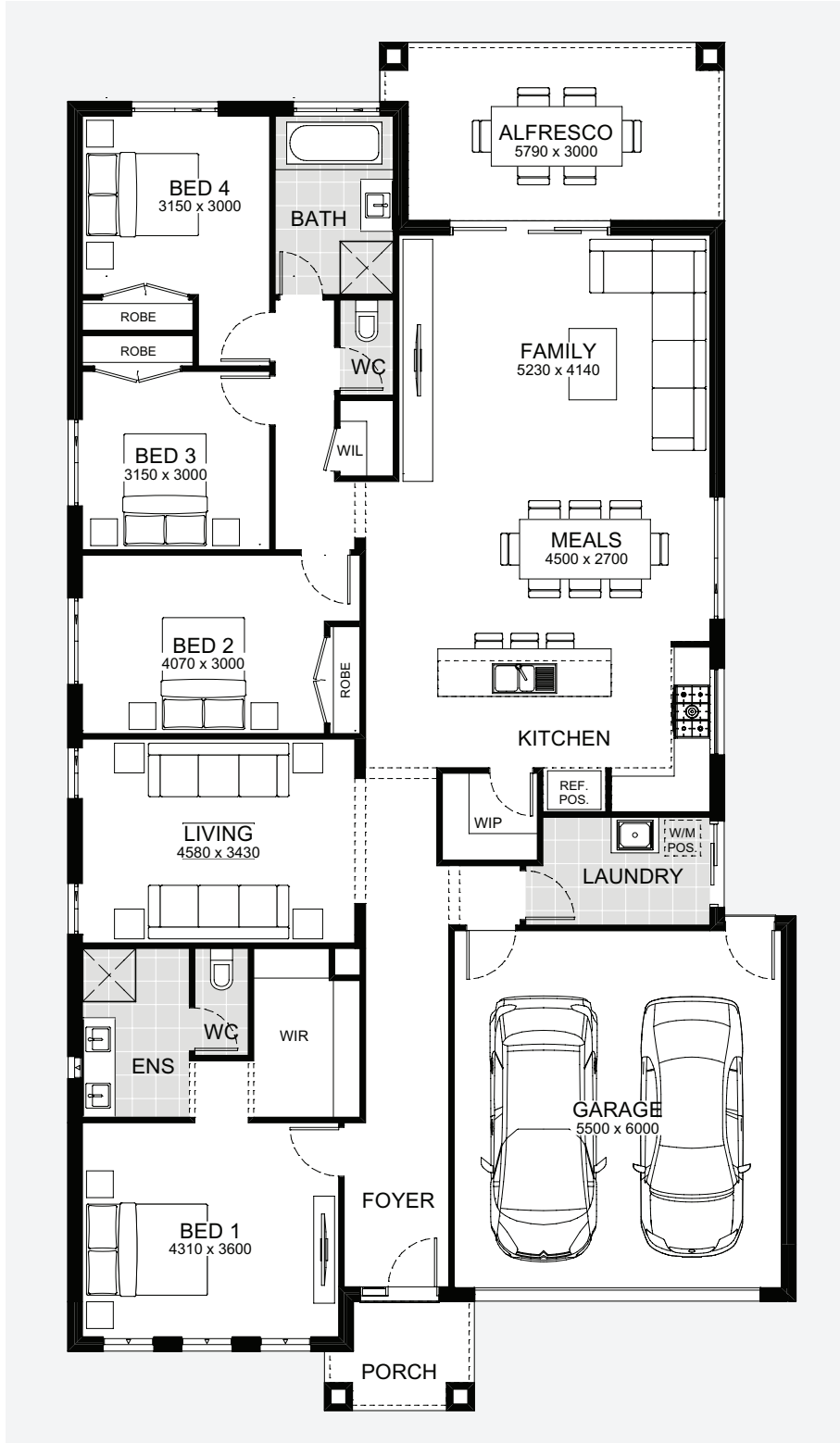
12.23m EXTERIOR WIDTH    17.28m EXTERIOR LENGTH    21.27 SQUARES    197.58m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH

25.00m BLOCK DEPTH



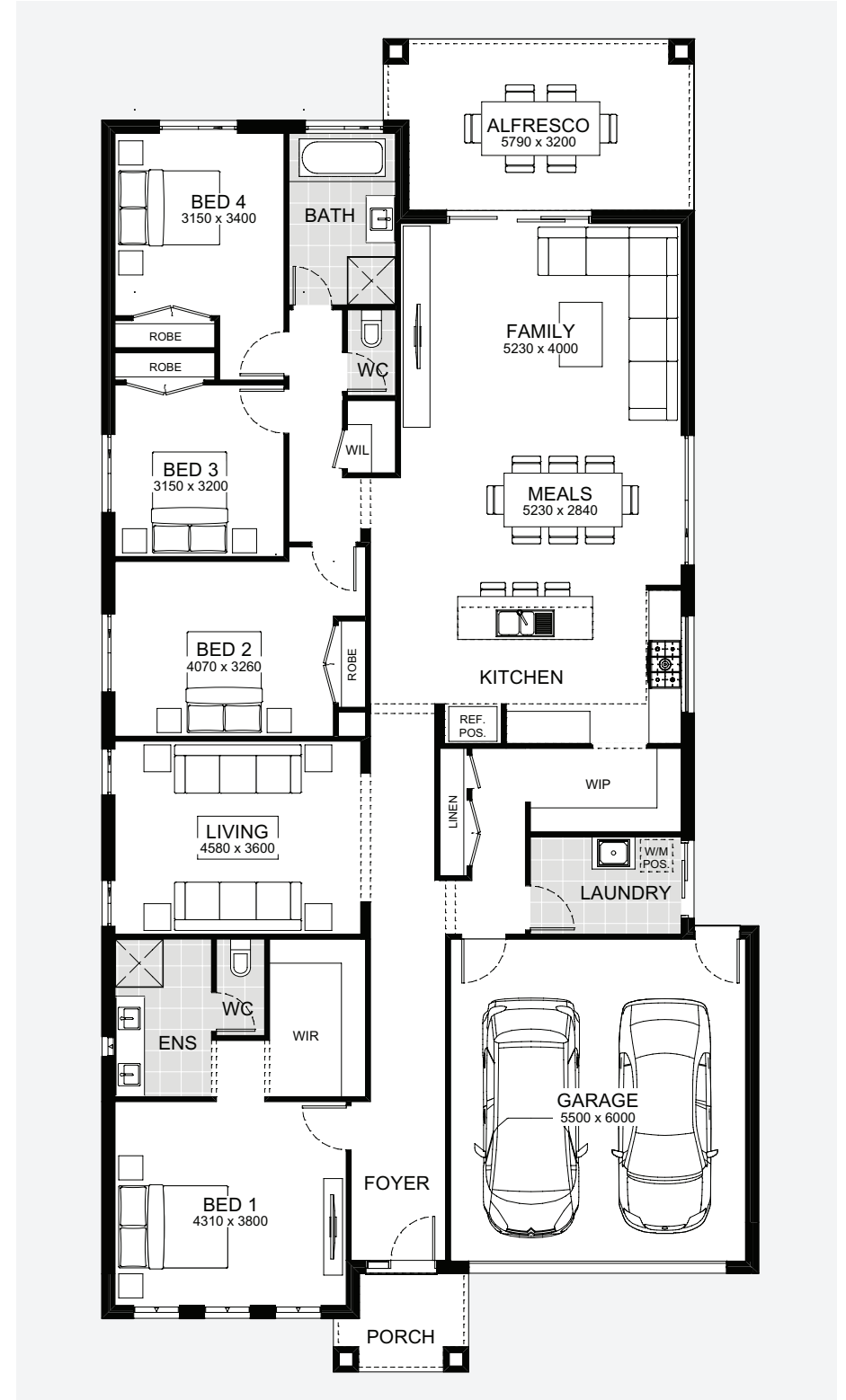
## Melrose 243



12.23m EXTERIOR WIDTH    22.00m EXTERIOR LENGTH    26.31 SQUARES    244.40m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    30.00m BLOCK DEPTH

## Melrose 262



12.23m EXTERIOR WIDTH    23.85m EXTERIOR LENGTH    28.21 SQUARES    262.09m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    32.00m BLOCK DEPTH

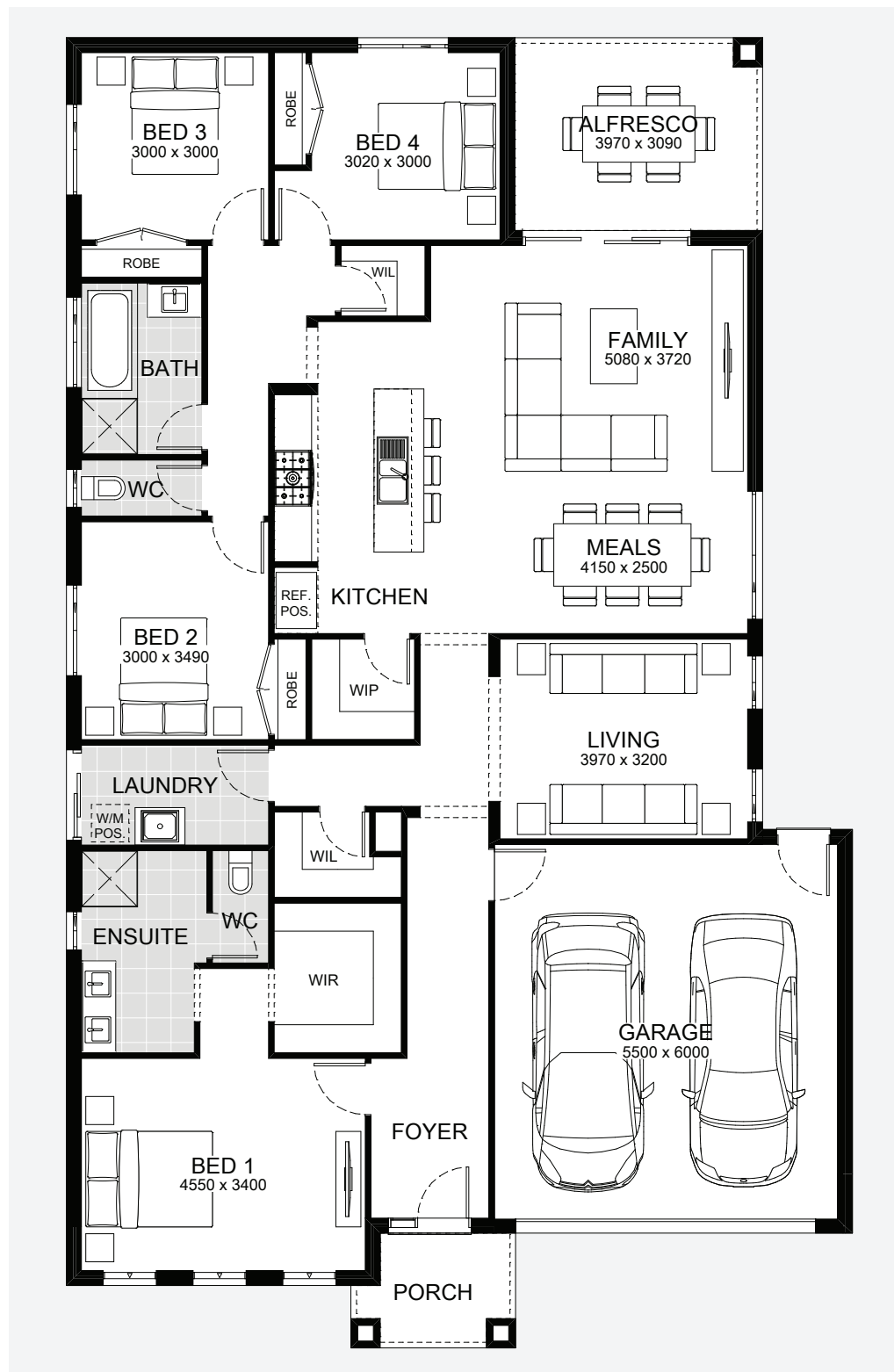
# Montague



Carefully designed to allow for privacy when needed, Montague has the flexibility to be zoned, to keep the house warmer in winter and cooler in summer. You can opt to section off the master suite whilst family and guests enjoy their own part of the home. A large family room, meals area and well-appointed kitchen opens to an alfresco, enlarging the living space even further. With Montague, you'll be spoilt for storage with a walk-in pantry, walk-in linen closets and built-in wardrobes in every bedroom.



## Montague 232



12.60m  
EXTERIOR WIDTH

20.00m  
EXTERIOR LENGTH

24.95  
SQUARES

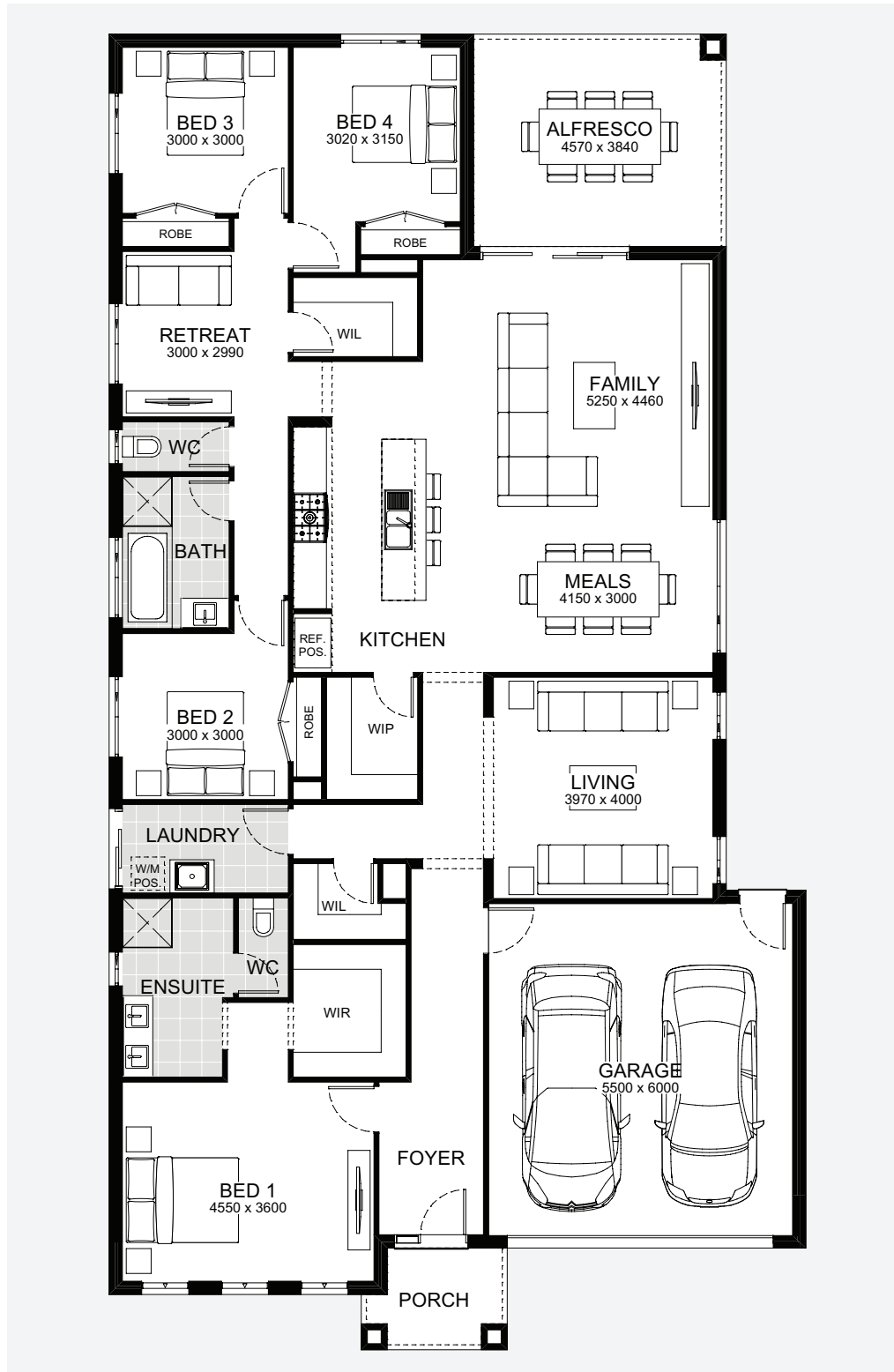
231.83m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

28.00m BLOCK DEPTH

 4
  2
  3
  2

## Montague 263



12.60m  
EXTERIOR WIDTH

22.79m  
EXTERIOR LENGTH

28.31  
SQUARES

262.97m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH







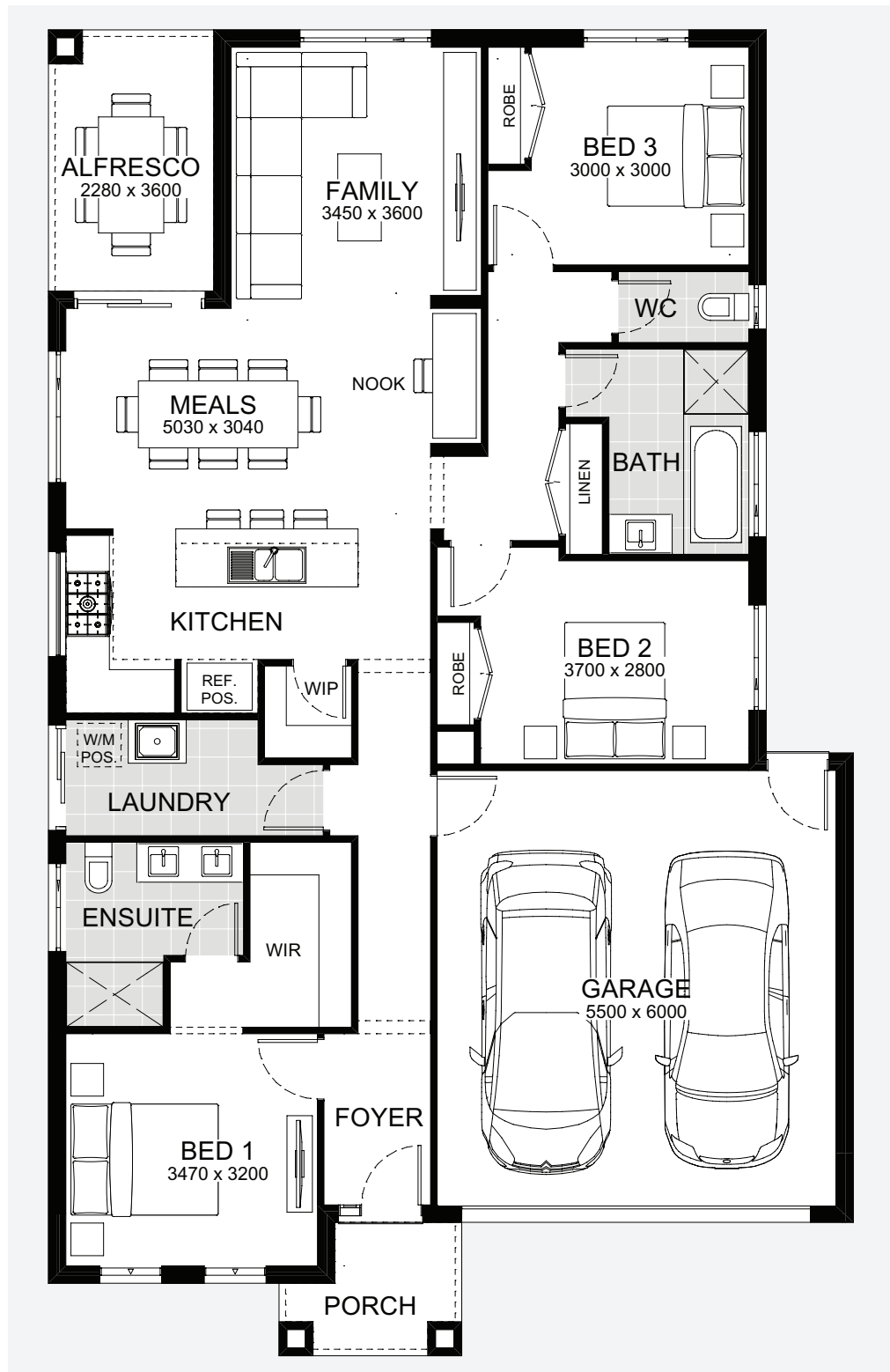
# Queensberry



Oozing character and replete with luxury, Queensberry is a clever design that ticks all the boxes. Generously sized kitchen, meals and living spaces make this design ideal for enjoying time with family and friends. Imagine being able to transform two large living areas into one huge entertaining area and use the alfresco to expand the space even further. That's what you can expect from the Queensberry, with up to four bedrooms, two bathrooms and ample storage throughout the home.



## Queensberry 178



11.10m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

19.15  
SQUARES

177.86m<sup>2</sup>  
TOTAL HOUSE AREA

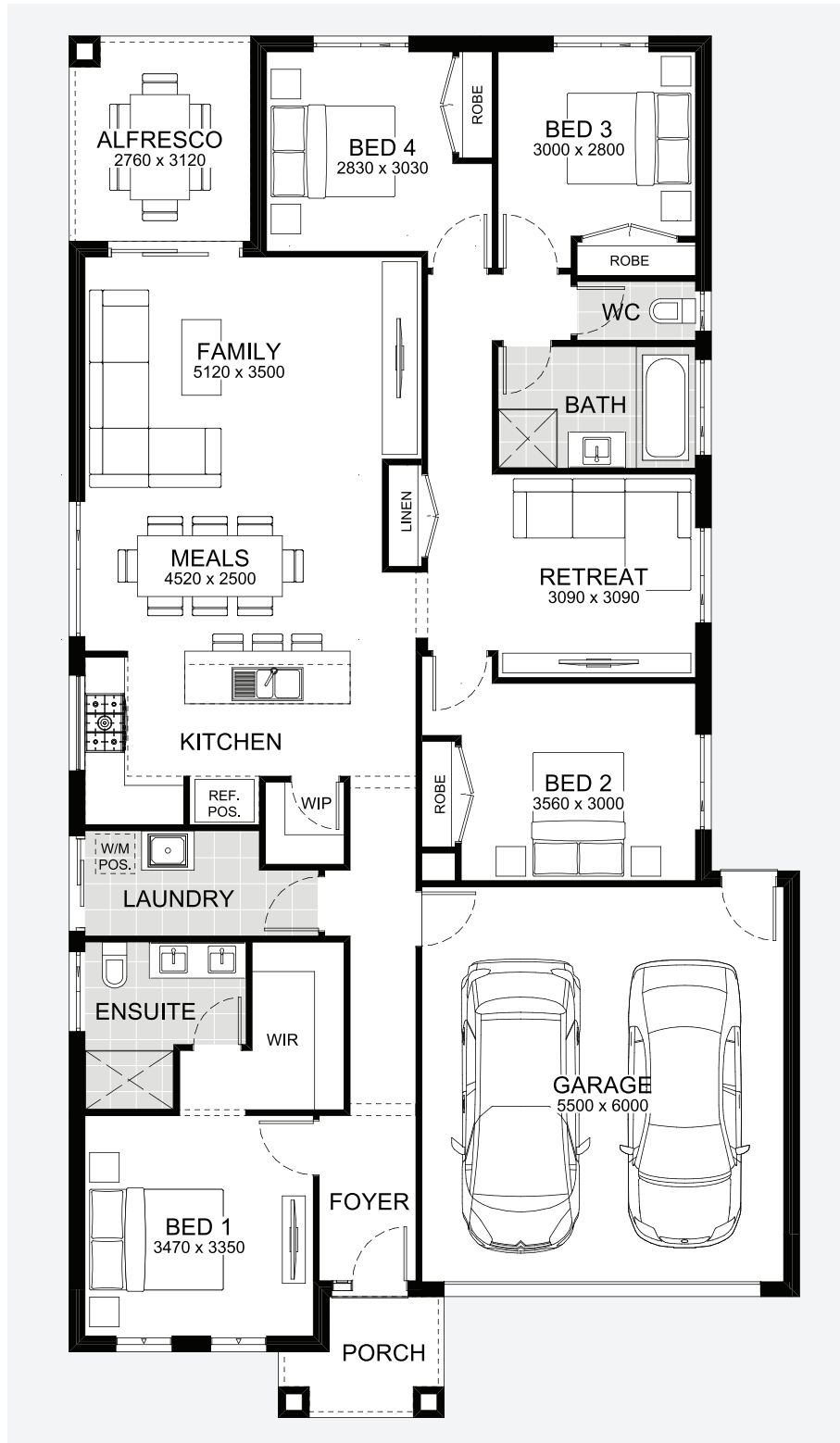
12.50m BLOCK WIDTH

25.00m BLOCK DEPTH





## Queensberry 203

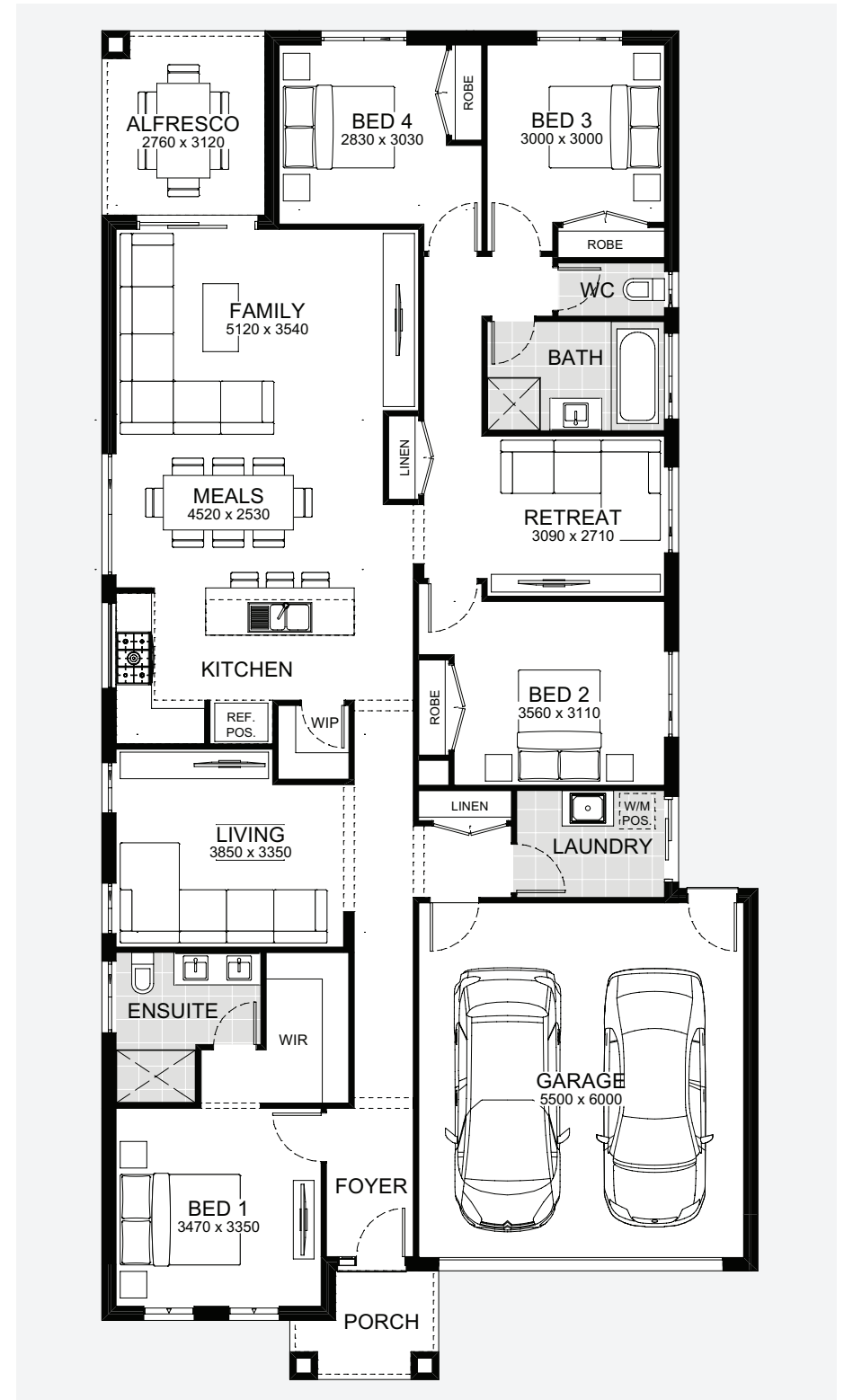


11.10m EXTERIOR WIDTH    20.00m EXTERIOR LENGTH    21.85 SQUARES    202.95m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH    28.00m BLOCK DEPTH



## Queensberry 221

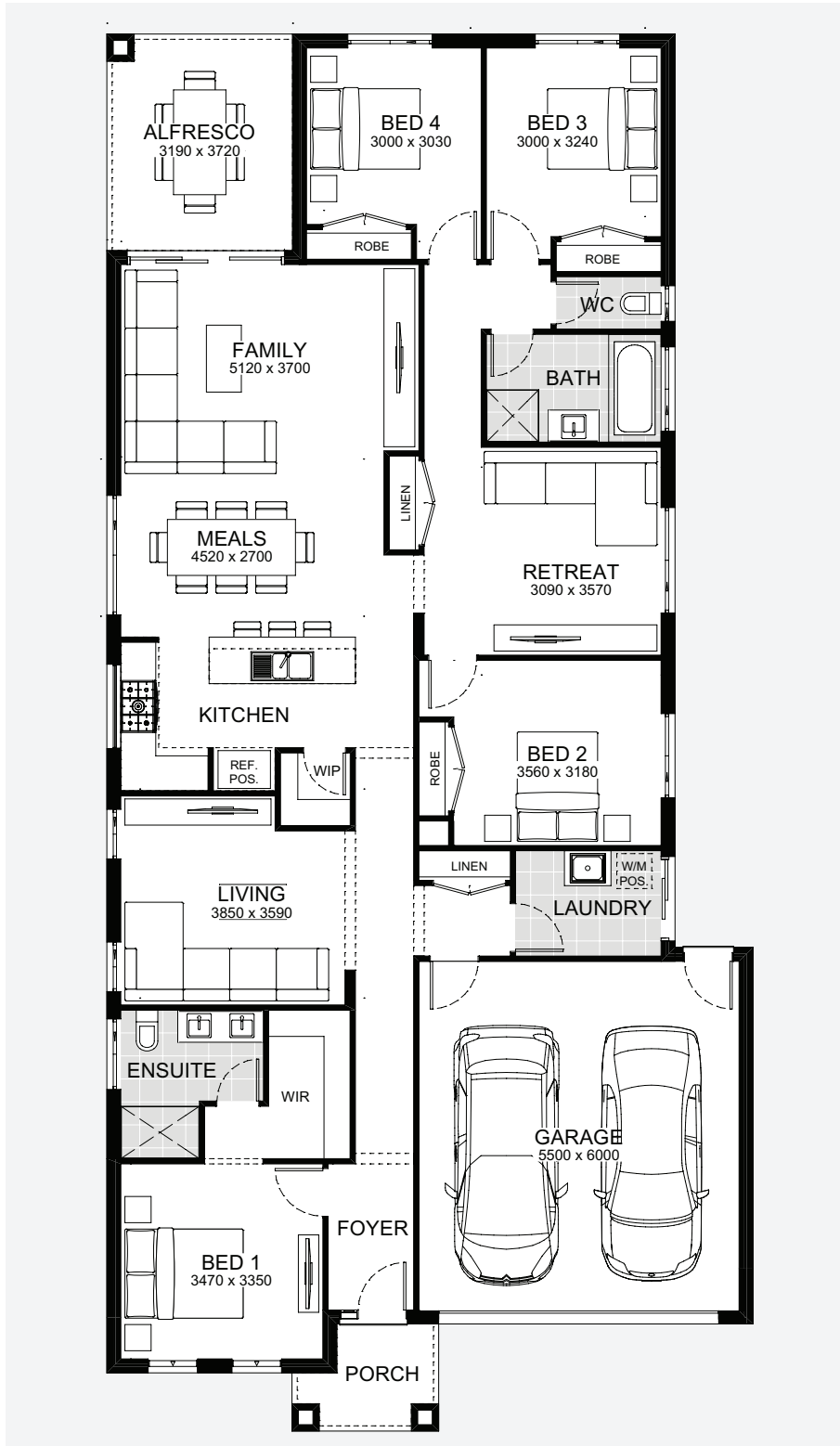


11.10m EXTERIOR WIDTH    21.83m EXTERIOR LENGTH    23.77 SQUARES    220.82m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH    30.00m BLOCK DEPTH



## Queensberry 232



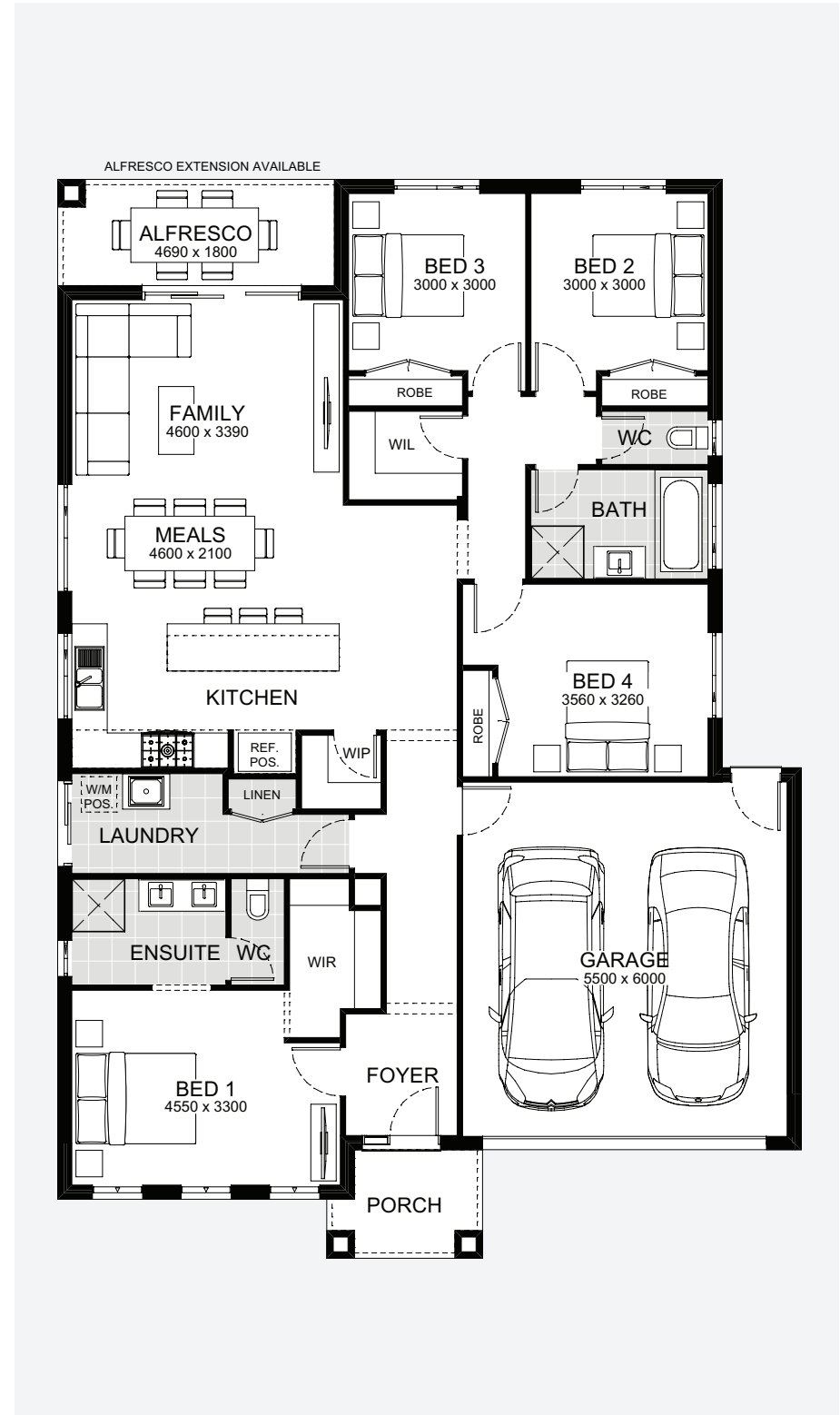
11.10m EXTERIOR WIDTH    23.00m EXTERIOR LENGTH    25.00 SQUARES    232.29m<sup>2</sup> TOTAL HOUSE AREA

12.50m BLOCK WIDTH

32.00m BLOCK DEPTH



## Queensberry 202



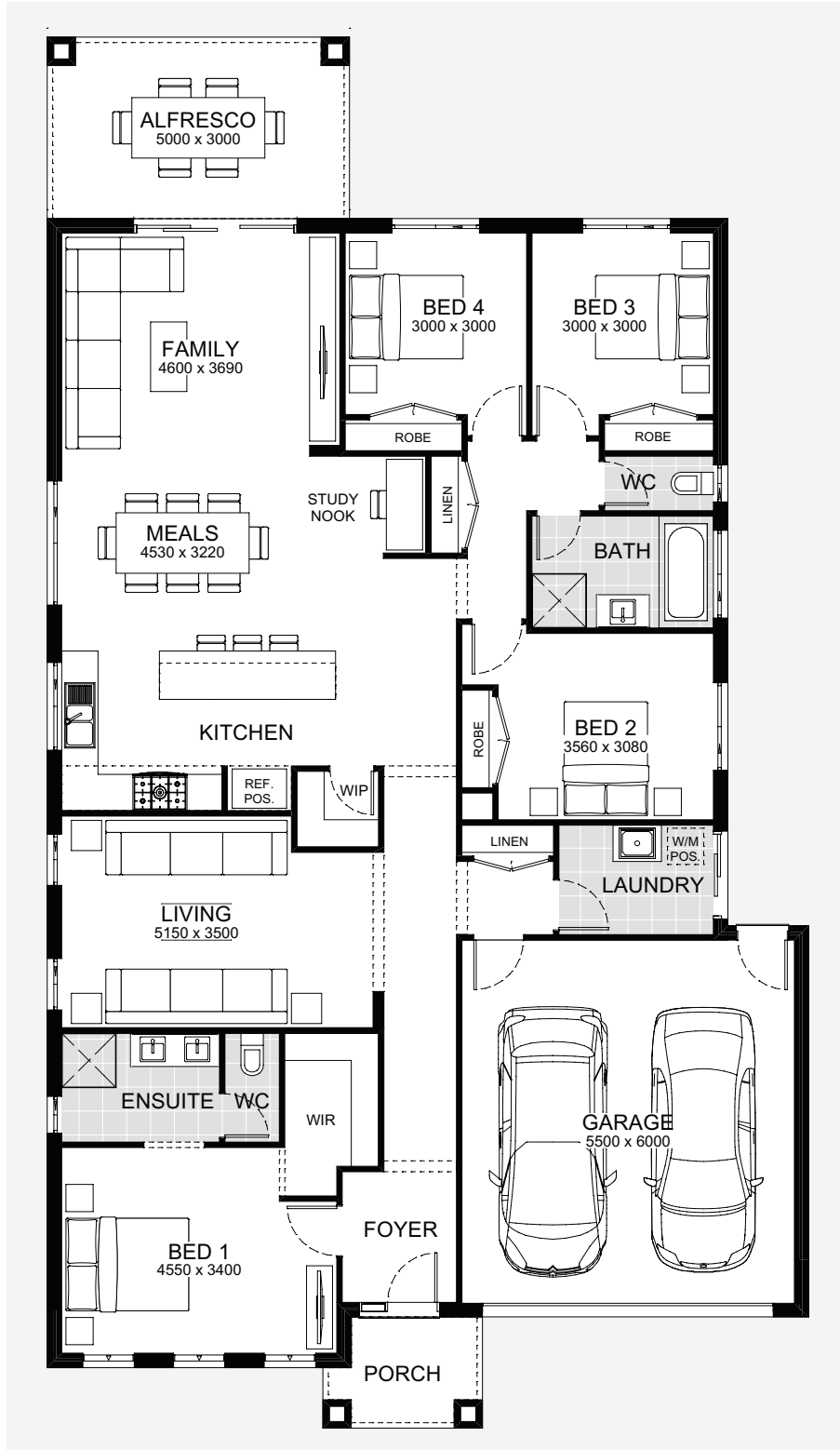
12.60m EXTERIOR WIDTH    17.28m EXTERIOR LENGTH    21.78 SQUARES    202.35m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH

25.00m BLOCK DEPTH



## Queensberry 237

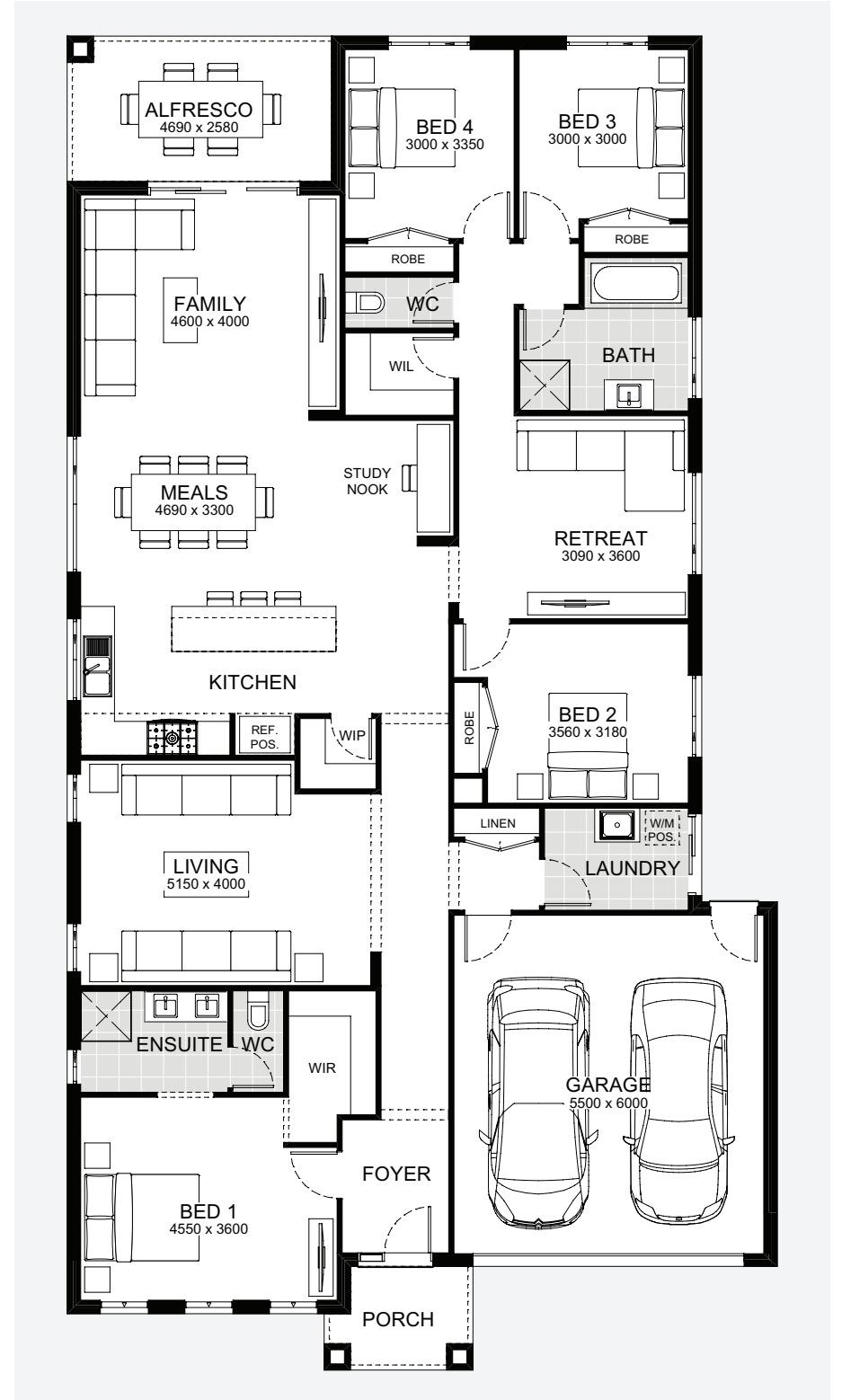


12.60m EXTERIOR WIDTH    22.00m EXTERIOR LENGTH    25.48 SQUARES    236.72m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    30.00m BLOCK DEPTH



## Queensberry 263



12.60m EXTERIOR WIDTH    22.67m EXTERIOR LENGTH    28.31 SQUARES    263.04m<sup>2</sup> TOTAL HOUSE AREA

14.00m BLOCK WIDTH    |    32.00m BLOCK DEPTH

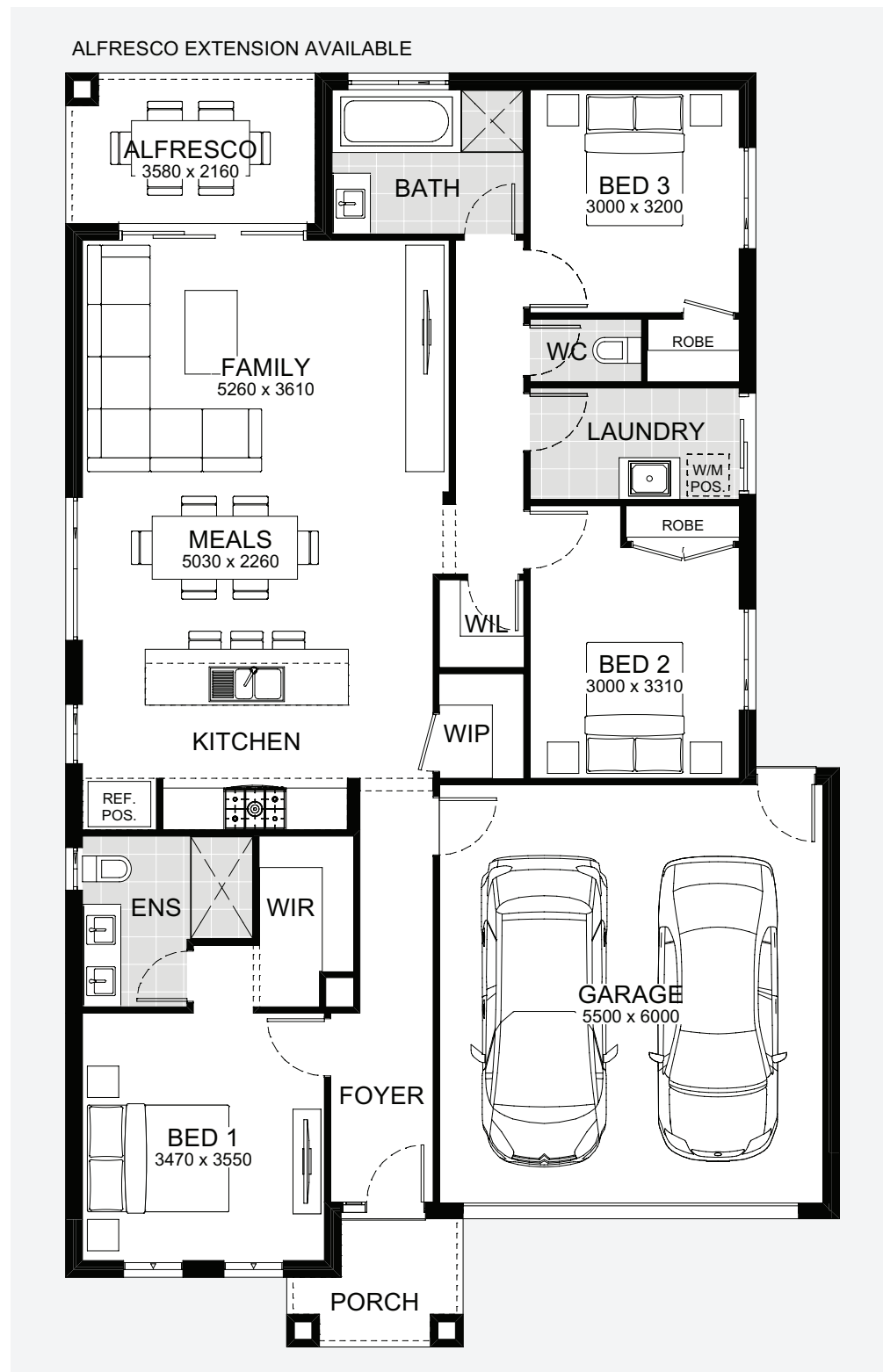
# Swanston



Seamless use of storage and space makes Swanston an inspired choice. The master suite is positioned at the front of the home away from the other bedrooms, creating a compelling space designed around your family's needs. Easy access to the walk-in pantry from the garage means coming home after shopping will be easy and convenient. It's the little touches that make family life blissfully easy in Swanston.



## Swanston 178



11.10m  
EXTERIOR WIDTH

17.28m  
EXTERIOR LENGTH

19.12  
SQUARES

177.66m<sup>2</sup>  
TOTAL HOUSE AREA

12.50m BLOCK WIDTH

25.00m BLOCK DEPTH

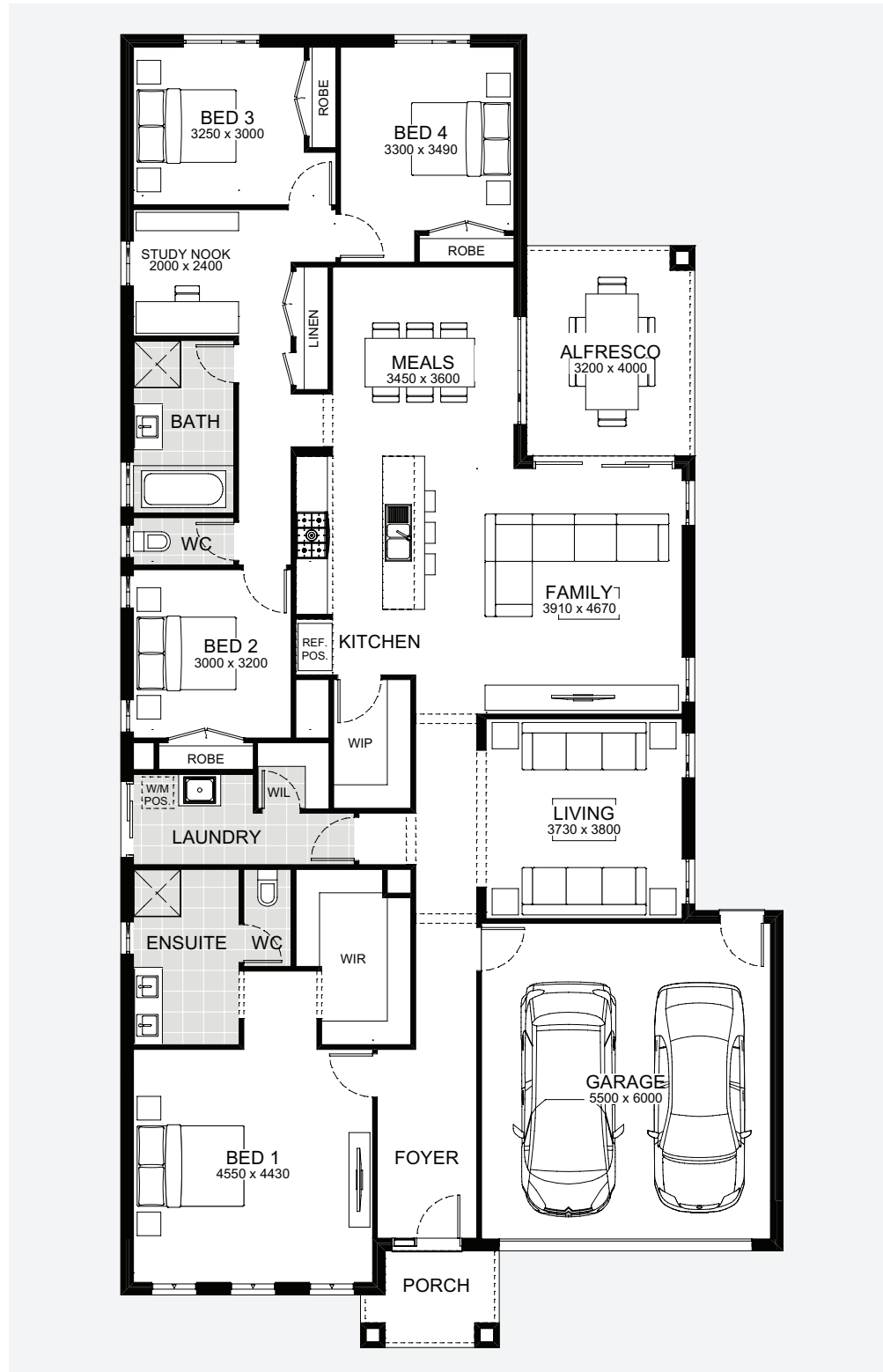






# Westley

## Westley 259



12.60m  
EXTERIOR WIDTH

23.98m  
EXTERIOR LENGTH

27.93  
SQUARES

259.47m<sup>2</sup>  
TOTAL HOUSE AREA

14.00m BLOCK WIDTH

32.00m BLOCK DEPTH

If you feel inspired by the great outdoors, then Westley's unrivalled indoor-outdoor design is bound to impress. Fresh air, form and function combine when you open the large family room doors onto a covered alfresco. This transforms the space so you can move freely from inside to out, and enjoy entertaining or simply relaxing. Boasting a huge walk-in pantry and additional living room, hosting dinner parties and lunches can be done with the utmost convenience and style.

