

**AFFORDABLE
LUXURY**

DESIGNER





Images depict items not supplied by Metricon namely landscaping and fencing. Images contain upgrade items.

AUSTRALIA'S MOST TRUSTED CHOICE

Trust. It's what makes us Australia's No.1 home builder, 6 years running*. Over 100 Australians move into their brand new Metricon home every week. That's more than any other builder. It's because they love our designs, trust our quality, understand that we offer superb value for money and they admire the way we look after them.

*HIA Colorbond® Steel Housing Top 100 Report 2016/17/18/19/20/21.



WELCOME
TO LUXURY

DOUBLE
STOREY

Min. Block Width*	Min. Block Depth*	Home	Page	Total Sq	Beds	Bath	Living Areas	Outdoor Area	Study	Butler's Pantry
10m	30m	METRO 32	88	31.72	4	2	2	✓	✓	✓
	28m	METRO 31	89	31.37	4	2	2	✓	✓	✓
12.5m	30m	VANTAGE 42	115	41.54	4	2	3	✓	✓	✓
	30m	VANTAGE 38	117	37.87	4	2	3	✓	✓	✓
	28m	VANTAGE 35	118	34.84	4	2	3	✓	✓	✓
14m	32m	DOULTON 50	44	50.02	5	5	3	✓	✓	✓
	30m	DOULTON 46	45	45.99	5	3	3	✓		✓
	28m	HAMPSHIRE 46A	66	45.71	5	4	4	✓		✓
	30m	HAMPSHIRE 45	67	45.26	5	3	3	✓	✓	✓
	30m	SOVEREIGN 44	104	44.33	4	4	4	✓	✓	✓
	32m	SENTOSA 45	95	44.86	5	3	3	✓		✓
	30m	VANTAGE 48	112	47.79	4	2	3	✓	✓	✓
	30m	VANTAGE 46	113	45.91	4	2	3	✓	✓	✓
	30m	VANTAGE 45MK2 RF	114	45.21	4	2	3	✓	✓	✓
	28m	VANTAGE 40	116	40.46	4	2	3	✓	✓	✓
14.23m	32m	SOVEREIGN 54	101	53.76	4	4	4	✓		✓
15.24m	32m	ARTISAN 56	36	56.18	4	4	3	✓	✓	✓
	32m	ARTISAN 55	37	54.81	5	5	3	✓	✓	✓
	32m	DOULTON 56	43	56.15	5	5	3	✓	✓	✓
	28m	FRANKLIN 46	55	46.29	4	2	4	✓		✓
	28m	FRANKLIN 45	56	45.23	4	2	4	✓		✓
	32m	HAMPSHIRE 54	64	47.30	5	5	3	✓	✓	✓
	32m	HAMPSHIRE 46	65	40.08	5	4	3	✓	✓	✓
	28m	HARBOUR 40	73	39.94	4	2	3	✓	✓	✓
	32m	SOVEREIGN 57	100	57.18	4	4	4	✓	✓	✓
	32m	SOVEREIGN 50	102	49.82	4	4	4	✓	✓	✓
	32m	SOVEREIGN 46	103	46.43	4	4	4	✓	✓	✓
	28m	FRANKLIN 50	53	50.14	4	2	4	✓		✓
16m	28m	FRANKLIN 48	54	47.82	4	2	4	✓		✓
	32m	SENTOSA 52	94	51.93	5	3	3	✓		✓
16m+	25m	FRANKLIN 53	52	52.53	4	2	4	✓	✓	✓
	25m	FRANKLIN 40	57	40.93	4	2	4	✓	✓	✓
	21m	HIGHLANDER 64	81	63.64	5	3	4		✓	✓

SINGLE
STOREY

Min. Block Width*	Min. Block Depth*	Home	Page	Total Sq	Beds	Bath	Living Areas	Outdoor Area	Study	Butler's Pantry
12.5m	32m	BOHEMIAN 25	135	25.39	4	2	2	✓		✓
14m	32m	BOHEMIAN 29	134	28.37	4	2	2	✓		✓
15.24m	32m	BOTANICA 30	144	30.36	4	2	2	✓		✓
	38m	BERKSHIRE 39	128	38.53	4	2	1	✓	✓	✓
	33m	BERKSHIRE 34	129	34.29	4	2	2	✓		✓
16m	32m	BOTANICA 32	143	32.52	4	2	2	✓		✓
	32m	LINCOLN 32	165	32.16	4	2	3	✓		✓
16m+	32m	BOTANICA 36	142	35.83	4	2	2	✓		✓
	32m	CHELSEA 37	150	36.76	4	2	3	✓		✓
	32m	CHELSEA 33	151	33.09	4	2	3	✓		✓
	32m	FORTITUDE 37	156	36.72	4	2	2	✓	✓	✓
	32m	FORTITUDE 32	157	31.95	4	2	2	✓	✓	✓
	32m	LINCOLN 37	164	36.60	4	2	3	✓		✓

*Our homes are available in a range of sizes. This is indicative only and the required block frontage and width is subject to the fall and orientation of your land and developer and council guidelines. Images in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping (including planter boxes), fencing, concrete pavers, outdoor fireplaces, BBQ's, external lighting and swimming pools. Outdoor rooms are sometimes optional extras above standard design specification. For detailed home pricing, please talk to a New Home Advisor. Furthermore, photographs and floorplans used in this brochure may not represent standard specifications or inclusions and are not to scale. This information is to be used as a guide only and Metricon makes no warranties about the accuracy or completeness of the information. Total squares and building size of the homes set out in this brochure are calculated by measuring from the external side of external walls. Where no external wall exists for the purpose of measuring building area (such as porticos, balconies or outdoor rooms), Metricon assumes a straight line between the exterior of walls or columns. NSW Contractor Licence 174699C. VIC Builders Licence CDB-U 52967. MET4077 JAN2021.

BEAUTIFUL SPACES



Our homes tell the world about who we are. Designer by Metricon homes are bold and beautiful. They are a vision of life, not as it is, but how it could be. Intelligent design meets art in your new Designer by Metricon home, providing spaces that are as beautiful and restful as they are practical.



Images depict items not supplied by Metricon namely landscaping and fencing. Images contain upgrade items.



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ELEGANT LIVING



A home is so much more than four walls and a roof. It is a statement about who you are and what you believe. Delivering your own sense of style. Designer by Metricon changes your life, triumphantly.

LUXURY TOUCHES



Great design creates the perfect pairing of functionality and beauty. Our Home Décor Consultants will help you every step of the way. Be inspired by the possibilities. Find your sanctuary in a stunning Designer by Metricon bathroom – a grand space, filled with luxurious tapware and authentically beautiful materials, taking relaxation to a new level.



Images depict items not supplied by Metricon namely landscaping and pergola. Images contain upgrade items.



Images depict items not supplied by Metricon namely landscaping, pergola, timber decking, swimming pool and fencing. Images contain upgrade items.

OUTDOOR SERENITY



Live more... bring the outside inside and create your own urban paradise to unwind and enjoy with friends and family. Just like being on holiday in your private resort, every day of the year.

CONSIDER DESIGN OPTIONS



Yes, we can make changes. Metricon's design options are a collection of possible alternative solutions for your Designer by Metricon home. Each design option challenges space and gives you the power to customise and personalise your different lifestyle desires. For example, you may have the need to accommodate extra family or friends from time to time, why not change a study or leisure room into a fifth bedroom with an ensuite? Got a specific change in mind? Speak to your New Home Advisor to find out more.



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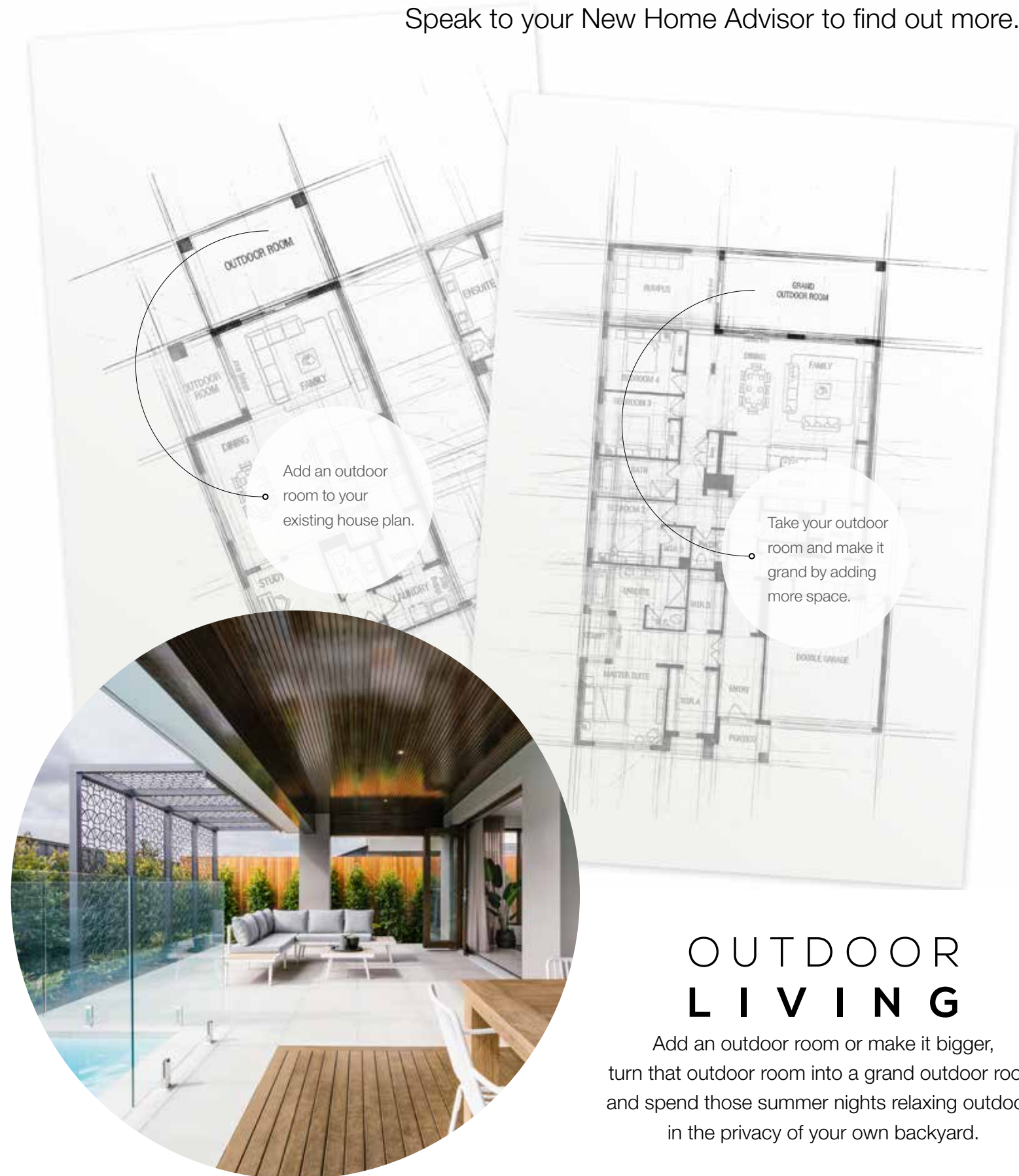


ACCOMMODATE EVERYONE

Change a study or leisure room into a 5th bedroom, or even better, a 5th bedroom with an ensuite. Create a master bedroom with ensuite upstairs or downstairs, plenty of space and accommodation to suit.



Have something specific in mind?
Speak to your New Home Advisor to find out more.



OUTDOOR LIVING

Add an outdoor room or make it bigger, turn that outdoor room into a grand outdoor room and spend those summer nights relaxing outdoors in the privacy of your own backyard.

CREATE SPACES

Tailor your home by making the changes that matter most to you and your family. Extra bathrooms, bigger bedrooms or living spaces... the choice is yours.



Options to include an ensuite to all first floor bedrooms.

Go even bigger with a first floor extension.

ARRANGE THE DETAIL

Plan the subtle detail that you have always admired. Add extra space in your butler's pantry or a spa to your ensuite.



Swap the position of the Master Suite for a little extra privacy.

Additional storage space in your butler's pantry is always handy.

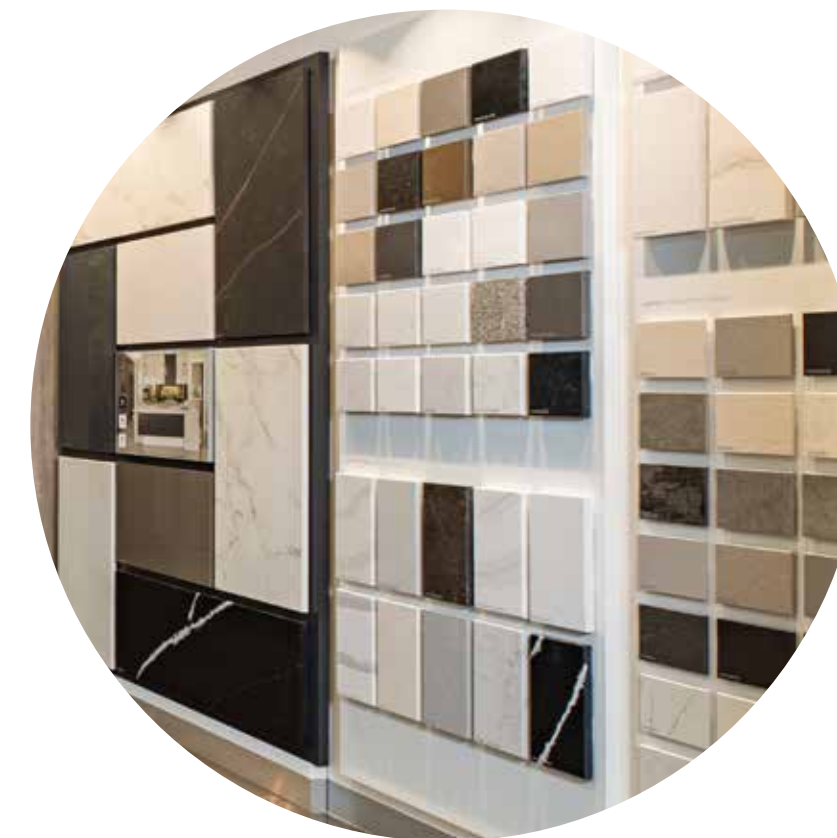
Have something specific in mind?
Speak to your New Home Advisor to find out more.



STUDIO M MELBOURNE

ENDLESS CHOICE

This is where we turn your dreams into reality. For those who seek the ultimate personalisation experience, our industry-leading selection centres provides you with every choice you could imagine to make your home the one you have always dreamed of owning.



As well as the wonderful inclusions in your Designer by Metricon home, we'll suggest a wide variety of additional stunning yet affordable options for you to consider, to add even more value and style to your home. Love personalising your home with an amazing range of choices from Australia's leading brands, creating your home exactly as you want it, and making it uniquely yours.

STUDIO/M

EXPERT GUIDANCE

When you attend Studio M, your dedicated personal consultant's advice is provided during a private one-on-one appointment. With years of experience, your Interior Design Consultant will guide you through thousands of beautiful fixtures and fittings, colour selections and design choices covering every facet of your Designer by Metricon home.



To make your journey even more special we have coffee and refreshments, and everything to entertain the kids while you take your time to create your home's unique style. You can even tour Studio M before you buy - just ask your New Home Advisor if you'd like to come along.

STUDIO M Melbourne
501 Blackburn Rd
Mt Waverley
1300 METRICON

STUDIO M Shepparton
1/8009 Goulburn Valley Hwy
Kialla
(03) 5820 1222

STUDIO M Geelong
191 Melbourne Rd
North Geelong
(03) 5277 7477

STUDIO M Traralgon
43 Grey St
Traralgon
(03) 5176 0675



STUDIO M MELBOURNE

STUDIO/M



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THE METRICON DIFFERENCE

IT'S WHAT MAKES METRICON AUSTRALIA'S MOST LOVED BUILDER

OVER
40
YEARS
INDUSTRY
EXPERIENCE

We've been helping Australians love where they live for more than 40 years. Whether you're building your first home or your forever home, we're with you every step of the way – from the first brick to final handover.

MASTERS OF
DESIGN

Our homes are designed to celebrate you. This is why we continually strive to create innovative, award-winning designs that help you make the most of your home and the life you live in it.

6
STAGE
QUALITY
ASSURANCE

Our homes may have changed over the years but our commitment to excellence hasn't. Our rigorous quality assurance process ensures every Metricon home is built to the highest standard.

LIFETIME
STRUCTURAL GUARANTEE

Every Metricon home is backed by a Lifetime Structural Guarantee*, so you can build with the confidence and peace of mind that it will stand the test of time.

#1
AUSTRALIA'S NO.1
HOME BUILDER

We believe no one else designs and builds as well as us and, as Australia's No.1 home builder* for the sixth year running, we must be doing something right. That's why more people choose to build with Metricon, Australia's most loved home builder.

*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](https://www.metricon.com.au/terms-conditions). *HIA-Colorbond® Steel Top 100 Report 2016/17/18/19/20/21.



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BUILD WITH **CONFIDENCE**

Building your brand new dream home is all about security. Knowing the job will be done right. That's why we confidently support every Metricon home with a Lifetime Structural Guarantee* that's in place as long as you stay in your home.

We can give you this industry-leading peace of mind because after more than 40 years of building homes for Australians, we have a quality control process that we consider to be the best in the business.

*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](https://www.metricon.com.au/terms-conditions).



DOUBLE STOREY LUXURY

- 34. Artisan
- 40. Doulton
- 50. Franklin
- 62. Hampshire
- 72. Harbour
- 76. Highlander
- 86. Metro
- 92. Sentosa
- 98. Sovereign
- 110. Vantage

ARTISAN

With two grand double storey voids, this home has an airy feel which makes an impact no matter how many times you've seen it. This home is designed for the entertainer, with the kitchen, dining and family room all positioned at the back of the home overlooking the rear yard. The Artisan is the perfect home to accompany coastal areas and has plenty of spaces to enjoy the beautiful views of your property.



Images depict items not supplied by Metricon namely landscaping, planter boxes, paths and fencing. Images contain upgrade items.

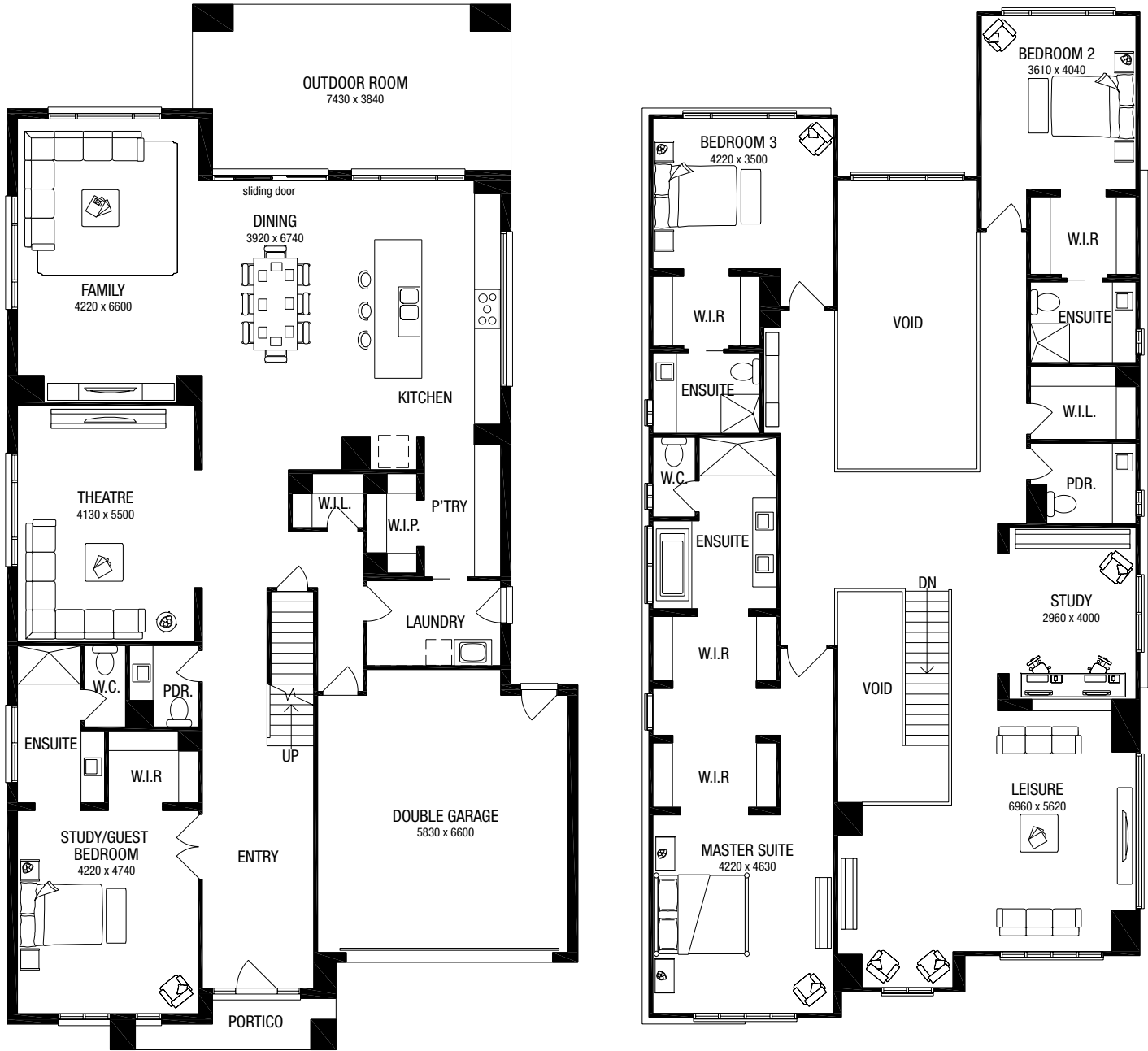
Artisan 56

4 | 4 | 3 | 2

Popular Design Options		
Home Area	48.33 sq	448.97m²
Garage Area	4.33 sq	40.21m²
Outdoor/Balcony Area	3.00 sq	27.85m²
Portico Area	0.52 sq	4.87m²
Total Home Area	56.18 sq	521.90m²
Home Width	13.31m	
Min Block Width	15.24m*	

Balcony to rear option	
Bedroom llo study	
Additional WIR to bedroom 1	
Shared ensuite to ground floor including study	

Home Length	24.39m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

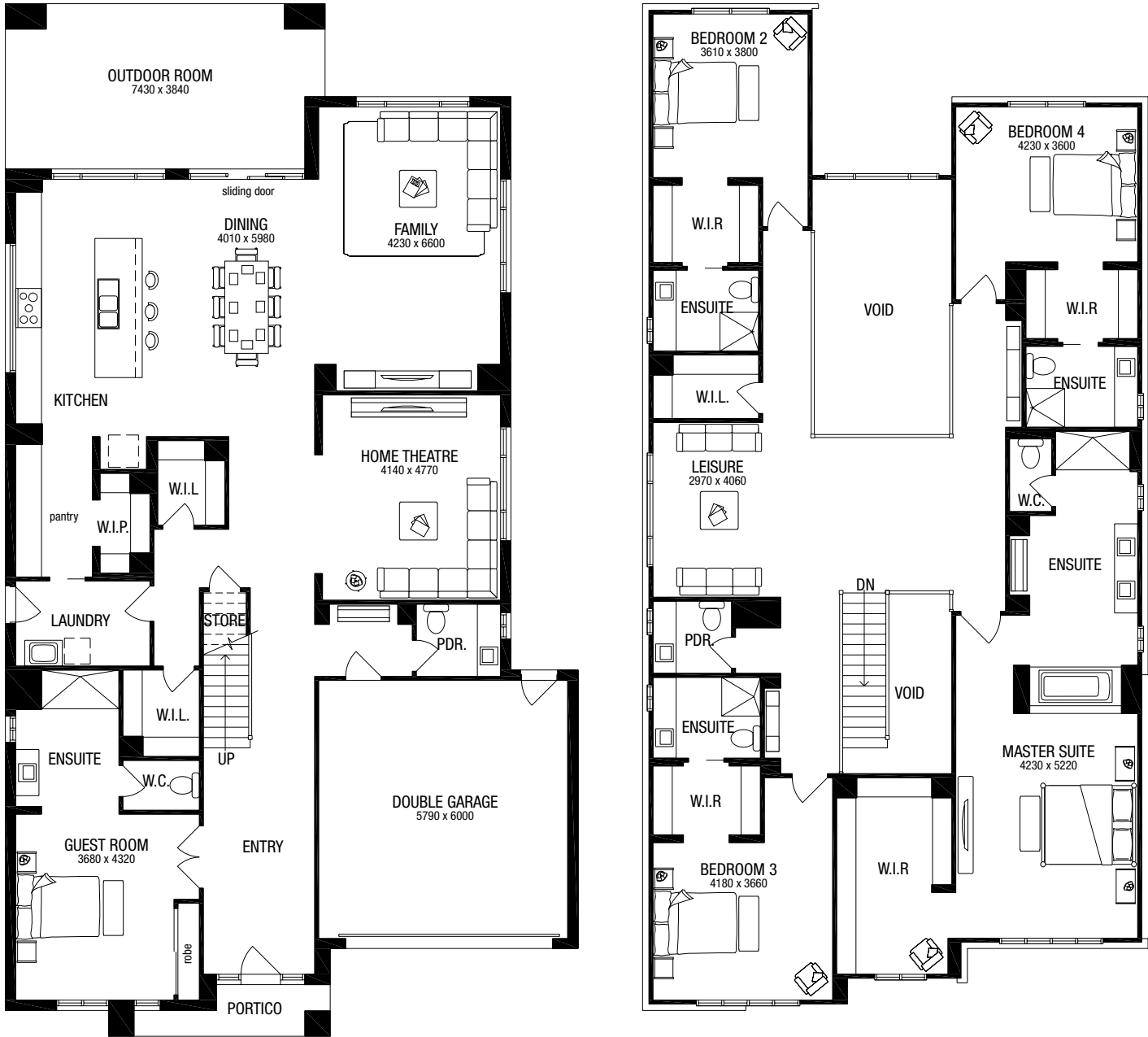
Artisan 55

5 | 5 | 3 | 2

Popular Design Options		
Home Area	47.82 sq	444.27m²
Garage Area	4.08 sq	37.94m²
Outdoor/Balcony Area	2.99 sq	27.74m²
Portico Area	0.50 sq	4.67m²
Total Home Area	55.40 sq	514.62m²
Home Width	13.31m	
Min Block Width	15.24m*	

For your full range of options please speak to your New Home Advisor	
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Home Length	23.99m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

ARTISAN Facades



ARTISAN 56 ASPIRE



ARTISAN 56 ATLANTIC



ARTISAN 56 PAVILION



ARTISAN 56 PLANTATION



ARTISAN 56 CLASSIQUE



ARTISAN 56 MODE



ARTISAN 56 PROVINCIAL

Façades shown are based on the Artisan 56. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

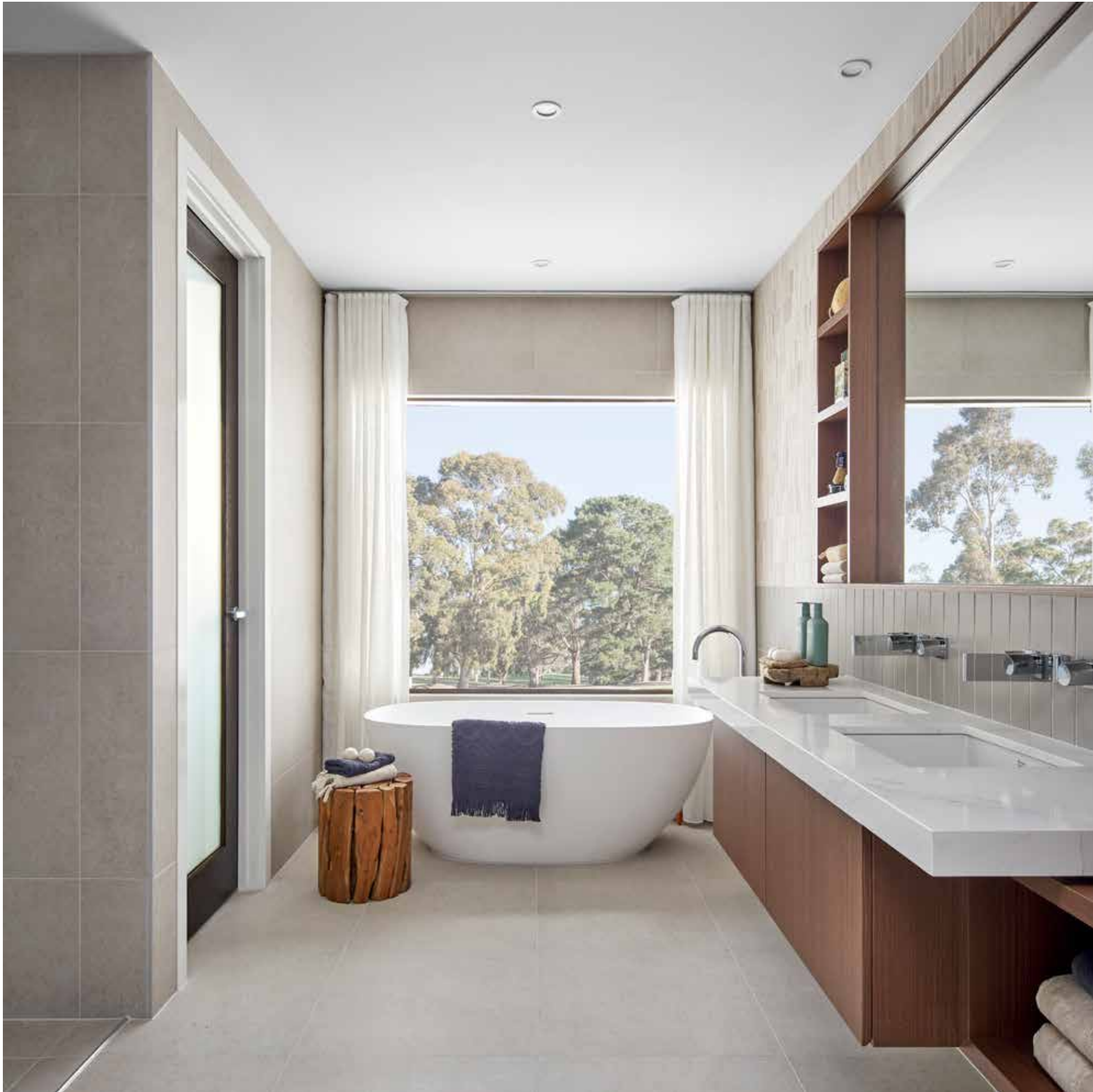
- feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

DOULTON

A home design that proudly wears the majestic label. This is the epitome of grand living - a genuinely impressive home that boasts five bedrooms, all featuring their very own ensuite. Downstairs there is an abundance of spacious living areas, plus a contemporary kitchen with large walk-in-pantry and a large dining room. A sweeping staircase ascends into a large leisure room surrounded by oversized bedrooms, including a grand master bedroom which features not one, but two walk-in-robos.

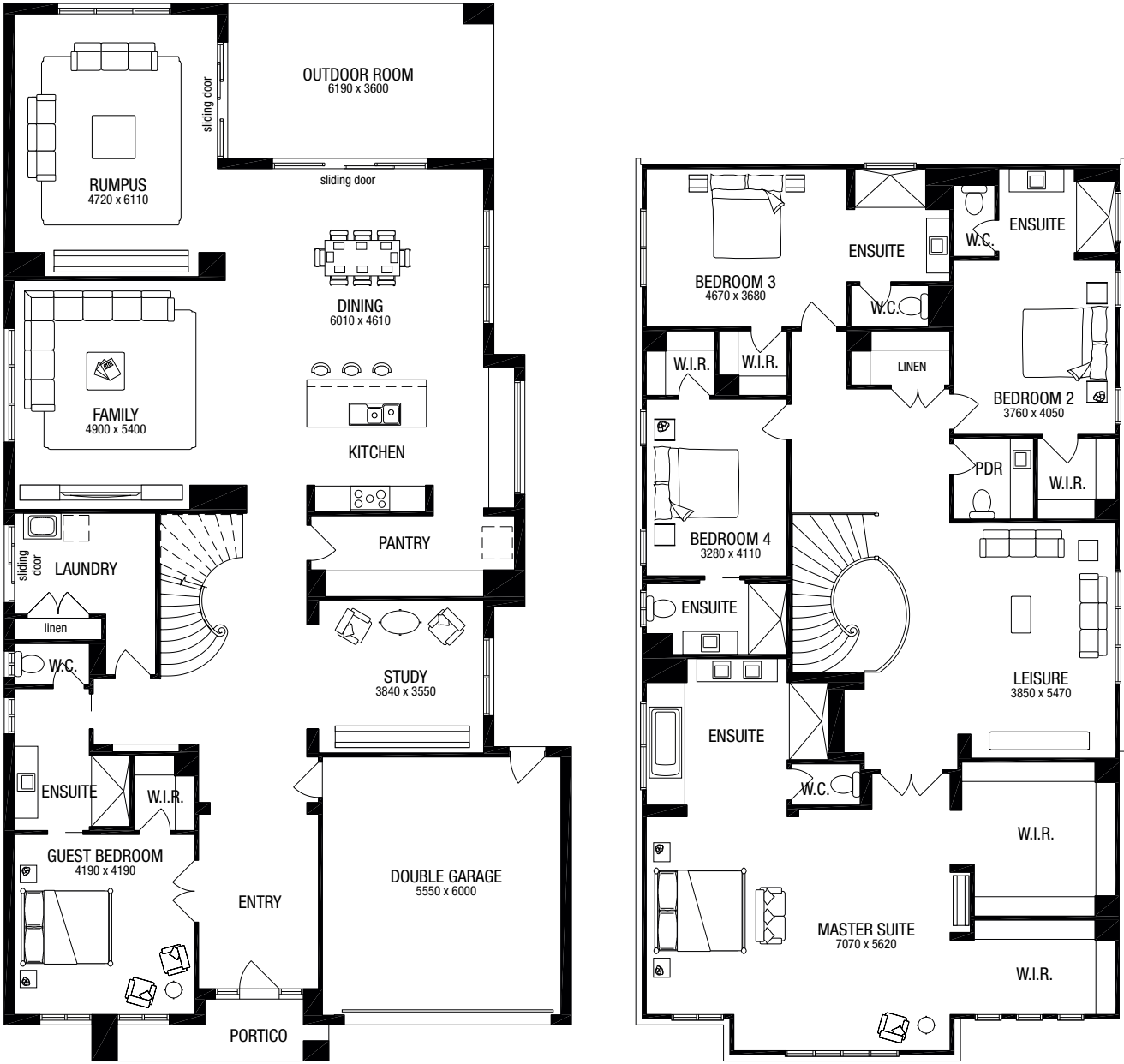




Doulton 56

5 | 5 | 3 | 2

			Popular Design Options
Home Area	49.15 sq	456.62m ²	Reverse front of home
Garage Area	3.93 sq	36.50m ²	Leisure room to rear of home
Outdoor/Balcony Area	2.40 sq	22.28m ²	Shared bathroom option for first floor bedrooms
Portico Area	0.67 sq	6.27m ²	Master to rear of home with balcony
Total Home Area	56.15 sq	521.67m²	
Home Width		13.19m	Home Length 24.59m
Min Block Width		15.24m*	Min Block Depth 32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Doulton 50

 5

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Popular Design Options			
Home Area	43.53 sq	404.35m²	Master bedroom to rear with balcony
Garage Area	3.93 sq	36.53m²	Reverse front of home
Outdoor/Balcony Area	1.88 sq	17.44m²	Grand outdoor room
Portico Area	0.68 sq	6.37m²	Leisure room to rear of home
Total Home Area	50.02 sq	464.69m²	Shared bathroom option for first floor bedrooms
Home Width	12.71m		Home Length 23.75m
Min Block Width	14m*		Min Block Depth 32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Doulton 46

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Popular Design Options			
Home Area	39.38 sq	365.85m²	Living in place of guest bedroom
Garage Area	3.93 sq	36.50m²	Master bedroom to the rear of home
Outdoor/Balcony Area	2.00 sq	18.50m²	Bedroom 5 in place of leisure room
Portico Area	0.68 sq	6.37m²	Shared bathroom option for first floor bedrooms
Total Home Area	45.99 sq	427.22m²	Prayer Room
Home Width	12.71m		Home Length 21.83m
Min Block Width	14m*		Min Block Depth 30m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

DOULTON Facades



Façades shown are based on the Doulton 46 & 56. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway

Please speak with your New Home Advisor for more details.

· Doulton facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes and fencing. ·

DOULTON Facades



Façades shown are based on the Doulton 56. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway

Please speak with your New Home Advisor for more details.


FRANKLIN


Pause for a moment to admire the sheer street presence of this magnificent upscale residence, and then step inside to pure luxury. The Franklin addresses every aspect of the lifestyle you've always dreamed of enjoying – there's the cosy study for quiet moments and the formal living room for entertaining guests or just to get away.





· Image depicts items not supplied by Metricon namely landscaping and fencing. ·

Franklin 53

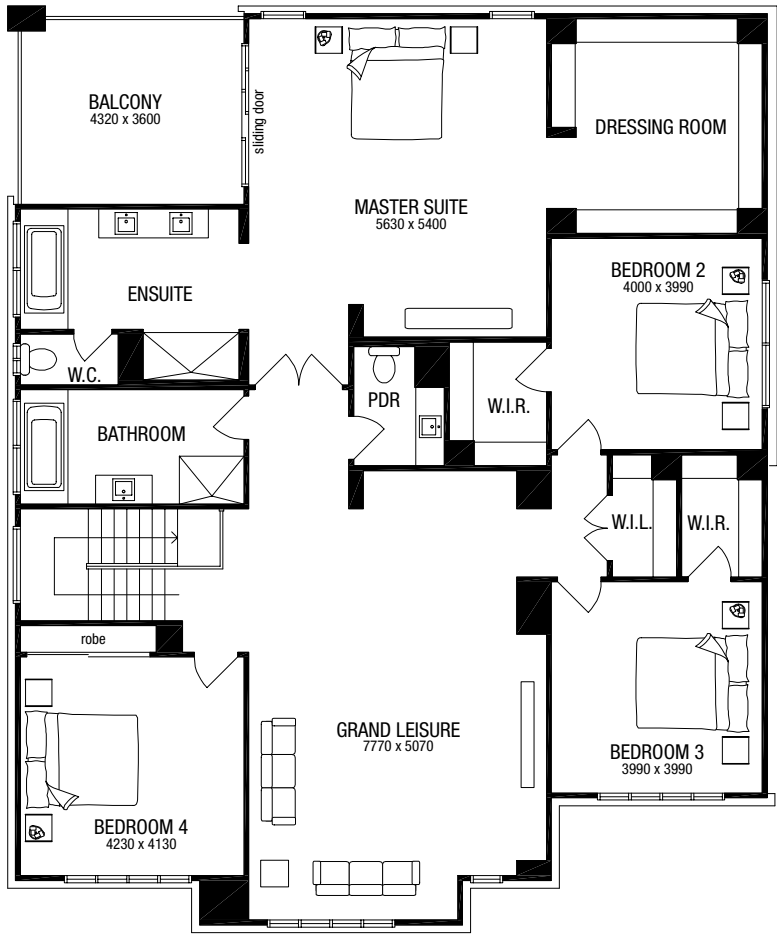
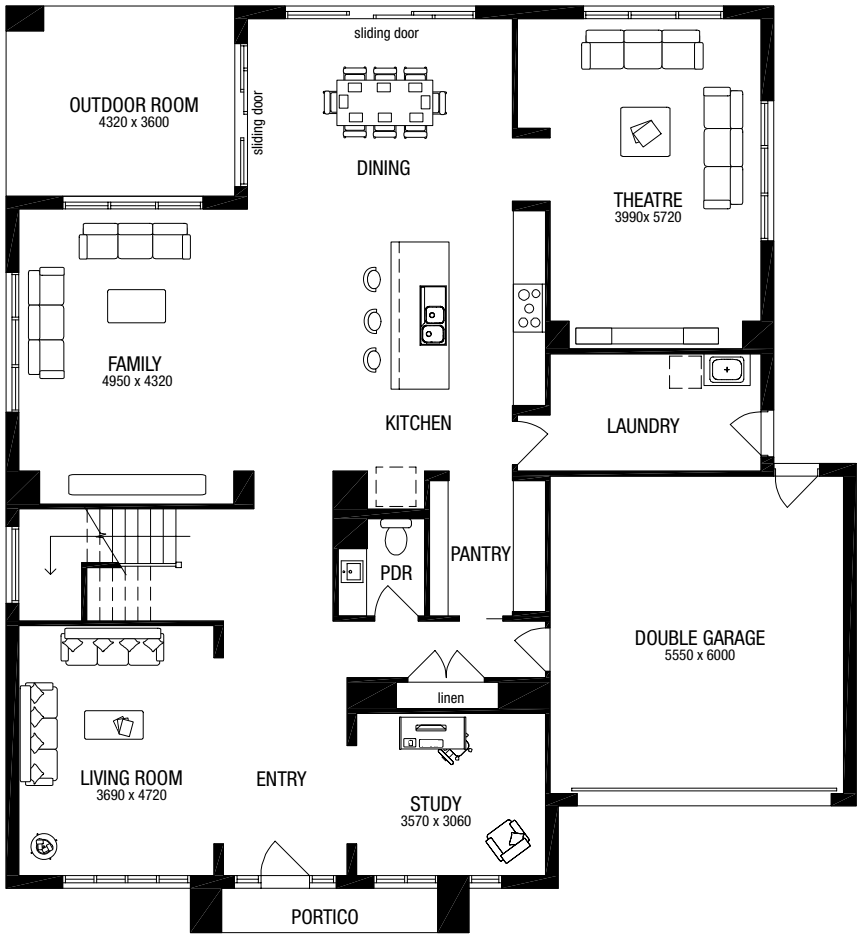
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Popular Design Options			
Home Area	44.77 sq	415.89m²	Guest bedroom in place of living room
Garage Area	3.92 sq	36.45m²	Shared bathroom option
Outdoor/Balcony Area	3.36 sq	31.26m²	Master to front
Portico Area	0.48 sq	4.43m²	
Total Home Area	52.53 sq	488.03m²	
Home Width	16.07m		Home Length 17.51m
Min Block Width	16m+*		Min Block Depth 25m



Franklin 50

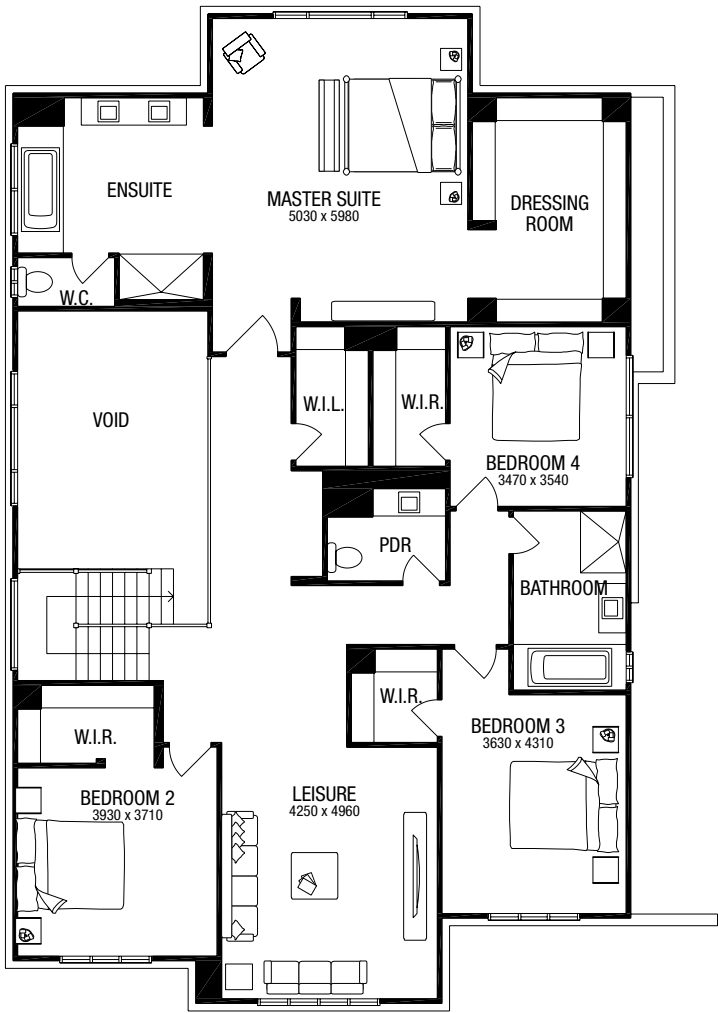
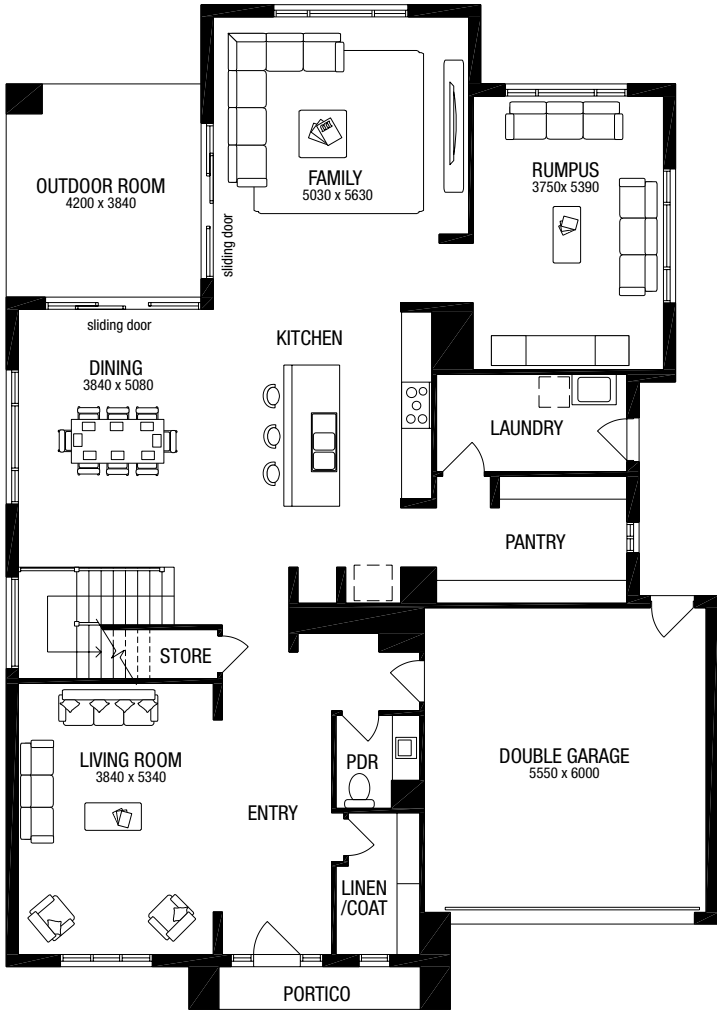
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Popular Design Options			
Home Area	44.02 sq	408.90m²	Ensuite to bedroom 2 & Shared Bathroom to Bedroom 3 & 4
Garage Area	3.92 sq	36.45m²	
Outdoor/Balcony Area	1.74 sq	16.13m²	
Portico Area	0.46 sq	4.33m²	
Total Home Area	50.14sq	465.81m²	
Home Width	14.03m		Home Length 19.79m
Min Block Width	16m*		Min Block Depth 28m





· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·


· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Franklin 48

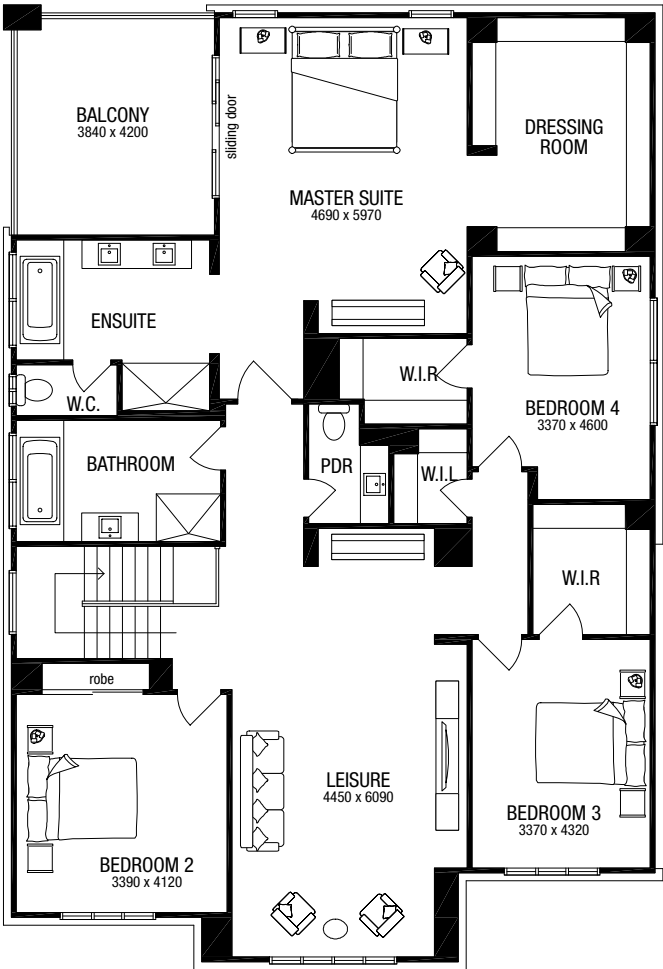
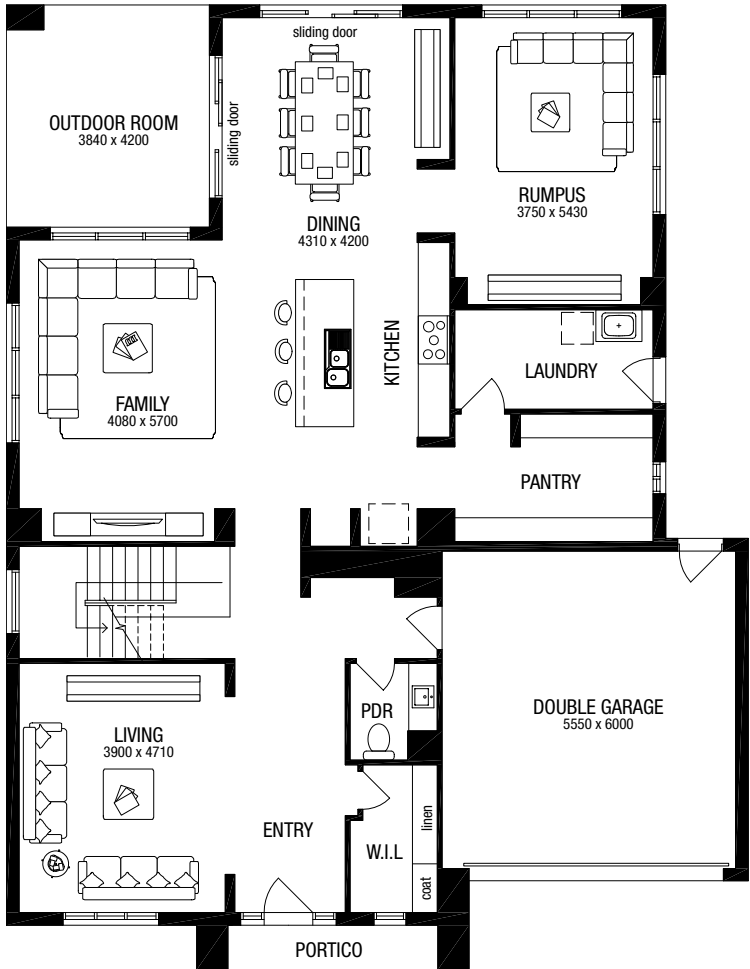
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Popular Design Options			
Home Area	39.94 sq	371.03m²	Master bedroom to front of home
Garage Area	3.92 sq	36.45m²	Ensuite to bedroom 4
Outdoor/Balcony Area	3.50 sq	32.41m²	
Portico Area	0.47 sq	4.33m²	
Total Home Area	47.82sq	444.22m²	
Home Width	14.03m		Home Length18.23m
Min Block Width	16m*		Min Block Depth28m



Franklin 46

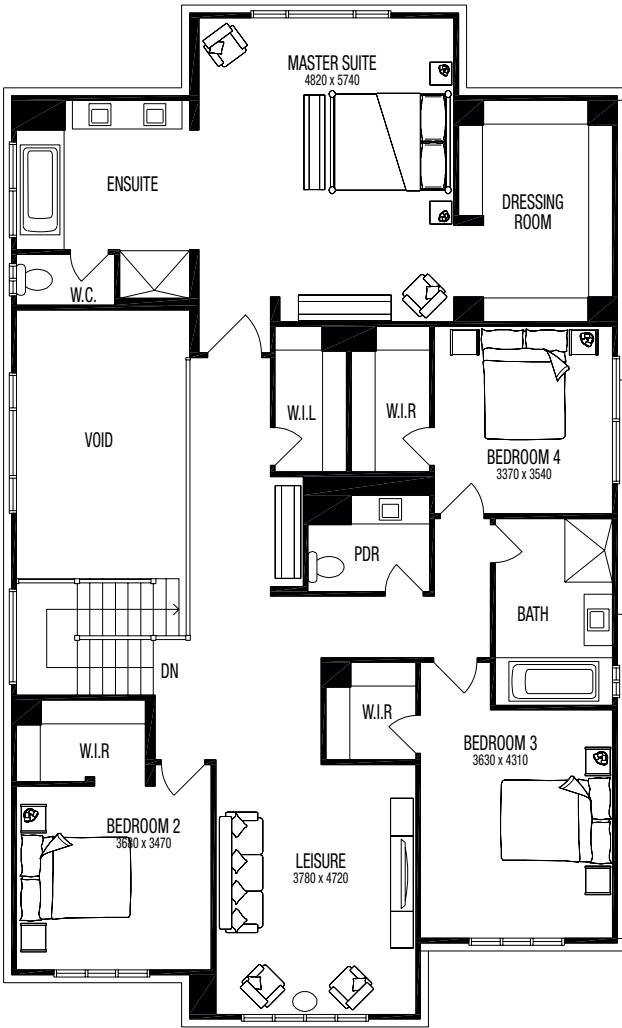
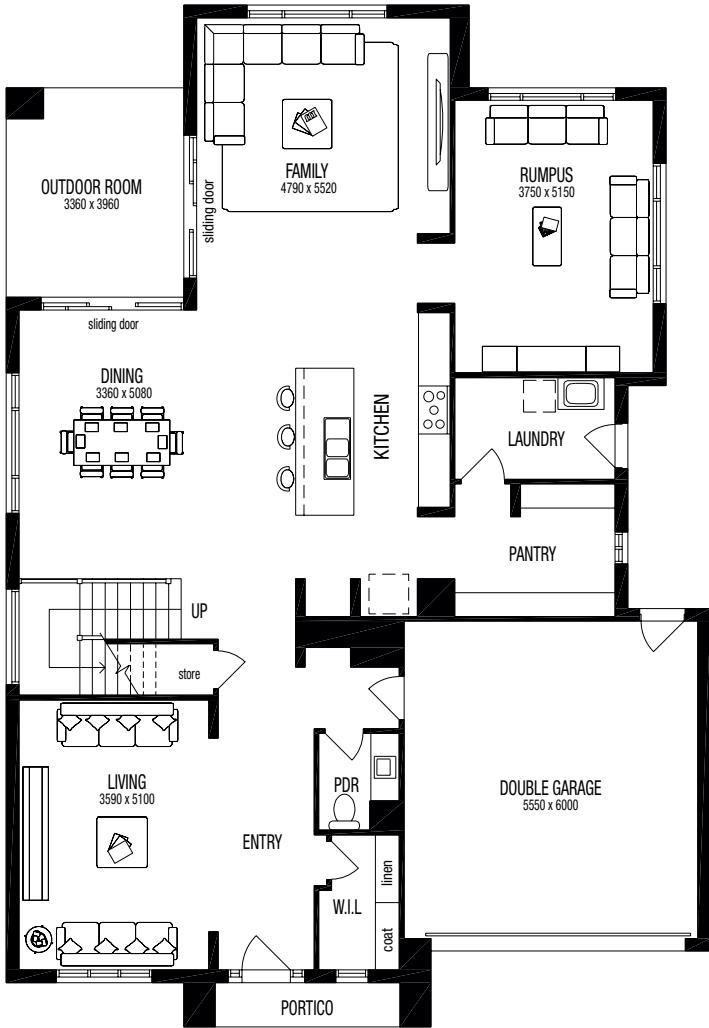
 4

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Popular Design Options			
Home Area	40.51 sq	376.31m²	For your full range of options please speak to your New Home Advisor
Garage Area	3.92 sq	36.45m²	
Outdoor/Balcony Area	1.43 sq	13.31m²	
Portico Area	0.42 sq	3.92m²	
Total Home Area	46.29sq	429.99m²	
Home Width	13.31m		Home Length19.31m
Min Block Width	15.24m*		Min Block Depth28m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Franklin 45

 4

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 4

 2

Popular Design Options			
Home Area	37.99 sq	352.97m ²	Store room to garage
Garage Area	3.92 sq	36.45m ²	Add a shower to powder room
Outdoor/Balcony Area	2.84sq	26.36m ²	Add a butler's pantry
Portico Area	0.48 sq	4.43m ²	Add a guest Bedroom
Total Home Area	45.23sq	420.21m²	Shared bathroom
Home Width	13.79m		Home Length 18.23m
Min Block Width	15.24m*		Min Block Depth 28m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Franklin 40

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 2

Popular Design Options			
Home Area	34.80 sq	323.32m ²	Add a grand outdoor room
Garage Area	4.01 sq	37.22m ²	Add a garage workshop extension
Outdoor/Balcony Area	1.65 sq	15.35m ²	Add a spa to ensuite
Portico Area	0.46 sq	4.31m ²	Guest bedroom to ground floor in place of living
Total Home Area	40.93 sq	380.20m²	
Home Width	16.19m		Home Length 17.39m
Min Block Width	16m+*		Min Block Depth 25m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

FRANKLIN Facades



FRANKLIN 53 WEMBLEY



FRANKLIN 53 VERVE



FRANKLIN 53 STAMFORD



FRANKLIN 53 OAK PARK



FRANKLIN 53 EMPIRE



FRANKLIN 53 VOGUE



FRANKLIN 53 ASPIRE



FRANKLIN 48 MODE

Façades shown are based on the Franklin 48 & 53. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Franklin facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes and fencing. ·

FRANKLIN Facades



Façades shown are based on the Franklin 48 & 53. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Franklin facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes and fencing. ·


HAMPSHIRE


Walking into the opulent first floor master bedroom with its huge dressing room style walk-in robe area and lavish ensuite, you'll seriously consider spending your holidays at home from now on. The Hampshire offers great style and elegance with a gallery entry, huge designer kitchen and a grand outdoor room perfect for entertaining.




· Images depict items not supplied by Metricon namely landscaping and fencing. ·

Hampshire 54

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Popular Design Options			
Home Area	47.30 sq	439.43m ²	Master bedroom to the rear of home
Garage Area	4.16 sq	38.67m ²	Store Room to Garage
Outdoor/Balcony Area	2.11 sq	19.58m ²	Butler's Pantry
Portico Area	0.63 sq	5.87m ²	Leisure to Rear with Balcony
Total Home Area	54.20 sq	503.55m²	Shared Bathroom
Home Width	12.95m		Home Length 23.75m
Min Block Width	15.24m*		Min Block Depth 32m





· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Hampshire 46

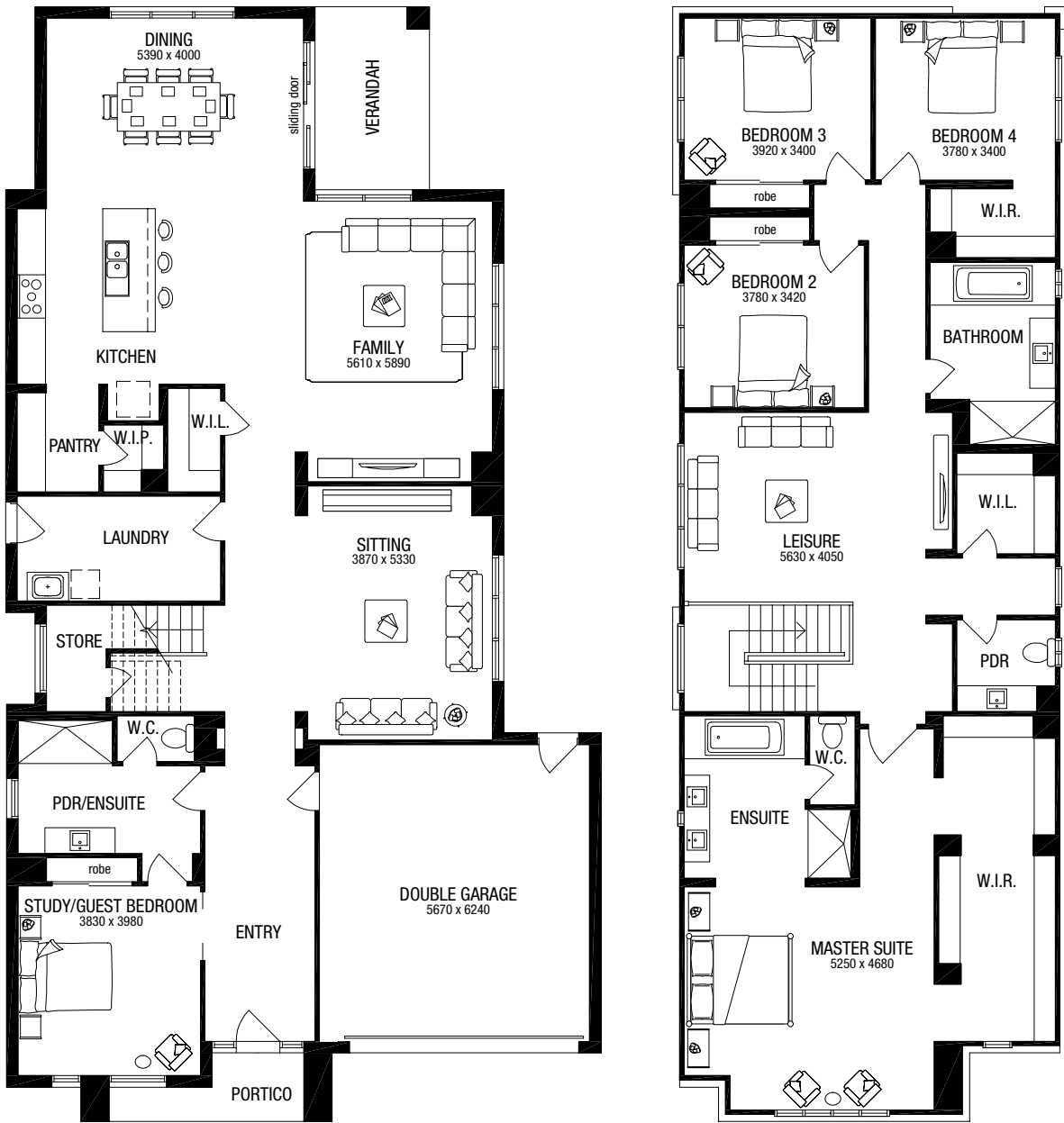
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Popular Design Options			
Home Area	40.08 sq	372.32m ²	For your full range of options please speak to your New Home Advisor
Garage Area	4.17 sq	38.73m ²	
Verandah/Balcony Area	0.99 sq	9.22m ²	
Portico Area	0.60 sq	5.61m ²	
Total Home Area	45.84sq	425.88m²	
Home Width	12.49m		Home Length 23.39m
Min Block Width	15.24m*		Min Block Depth 32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Hampshire 46A

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Popular Design Options			
For your full range of options please speak to your New Home Advisor			
Home Area	39.74 sq	369.21m²	
Garage Area	3.93 sq	36.50m	
Outdoor/Balcony Area	1.53 sq	14.17m	
Portico Area	0.51 sq	4.79m*	
Total Home Area	45.71sq	424.67m²	
Home Width	12.11m	Home Length	20.87m
Min Block Width	14m*	Min Block Depth	28m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Hampshire 45

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Popular Design Options			
Add an ensuite to all bedrooms			
Reverse front of home			
Master bedroom to the rear of home			
Bedroom 5 in place of leisure room			
Home Area	38.60 sq	358.60m²	
Garage Area	4.16 sq	38.67m²	
Outdoor Area	1.98 sq	18.43m²	
Portico Area	0.58 sq	5.35m²	
Total Home Area	45.32 sq	421.05m²	
Home Width	12.73m	Home Length	22.43m
Min Block Width	14m*	Min Block Depth	30m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

HAMPSHIRE Facades



Façades shown are based on the Hampshire 45 & 54. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Hampshire facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes and fencing. ·

HAMPSHIRE Facades



Façades shown are based on the Hampshire 45. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.



HARBOUR

Perfect for Bayside, the Harbour celebrates spacious living for those individuals who simply love open plan living. With a designer kitchen featuring a walk-in pantry, the Harbour Bayside creates a seamless atmosphere perfect for entertaining friends and family. Upstairs you will be satisfied with a grand master suit offering a beautiful ensuite and walk-in robe, whilst the remaining bedrooms deliver on maximum space whilst all featuring walk-in robes. Designed to suit Bayside Council guidelines, discover how the Harbour Bayside can help you love where you live today.

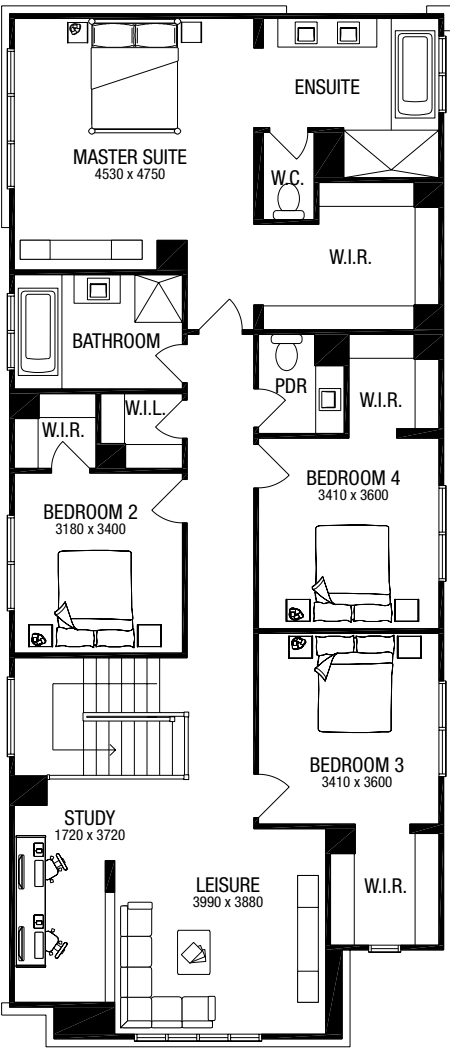
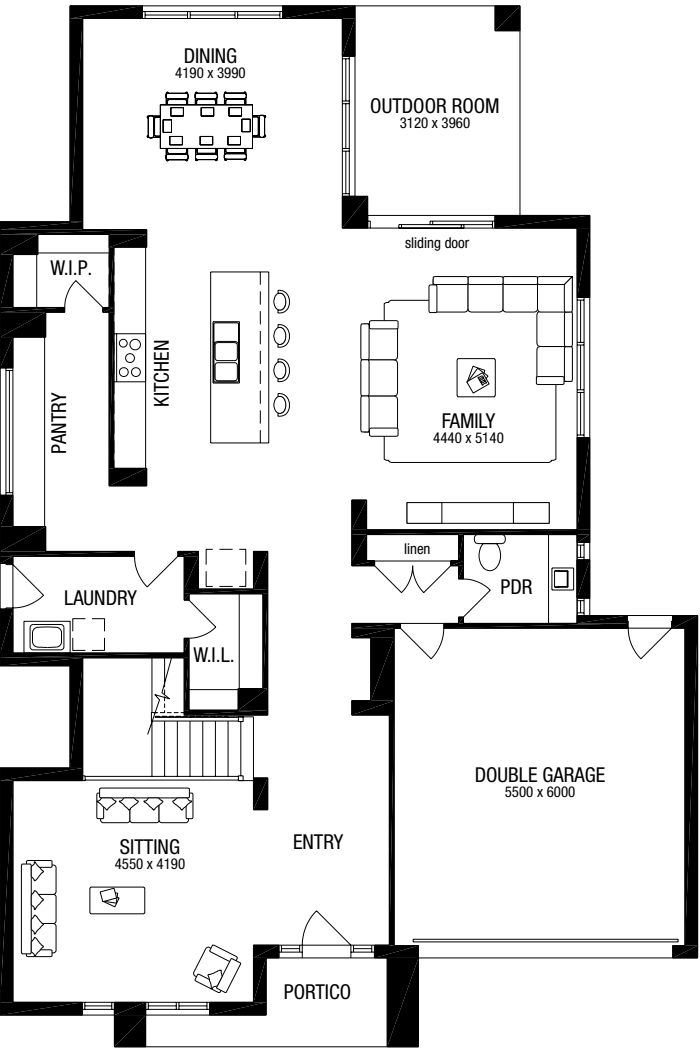


· Images contain upgrade items ·

Harbour 40

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			Popular Design Options	
Home Area	34.02 sq	316.00m ²	Add a grand outdoor room	
Garage Area	3.90 sq	36.25m ²	Add a rumpus room	
Outdoor/Balcony Area	1.32 sq	12.27m ²	Guest bedroom to front of first floor with leisure room opposite stair	
Portico Area	0.71 sq	6.56m ²		
Total Home Area	39.94 sq	371.08m²		
Home Width		13.19m	Home Length	19.67m
Min Block Width		15.24m*	Min Block Depth	28m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

HARBOUR Facades



Façades shown are based on the Harbour 40. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway

Please speak with your New Home Advisor for more details.



HIGHLANDER

The Highlander incorporates grandeur and opulence, all whilst maintaining a country feel to perfectly suit its surrounding landscape. The Highlander combines design elements never seen before in acreage living. Large double storey voids in the entry and family zones create openness, with the ability to capture views and vistas beyond. The home is a representation of retreat living, accommodating living areas over two levels, allowing room for everyone to live in luxury.





Images depict items not supplied by Metricon namely landscaping, planter boxes, paths and fencing. Images contain upgrade items.



Highlander 64

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			Popular Design Options
Home Area	55.21 sq	512.91m ²	Add a grand outdoor room
Garage Area	7.28 sq	67.60m ²	Study llo sitting room
Portico Area	1.15 sq	10.66m ²	Triple garage
Total Home Area	63.64 sq	591.17m²	
Home Width	37.79m		Home Length 14.51m
Min Block Width	40.20m*		Min Block Depth 21.00m



HIGHLANDER Facades



HIGHLANDER 64 ASPIRE



HIGHLANDER 64 CONTEMPORARY



HIGHLANDER 64 COLONIAL



HIGHLANDER 64 PINDARI

Façades shown are based on the Highlander 64. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

HIGHLANDER Facades



HIGHLANDER 64 STAMFORD



HIGHLANDER 64 WARATAH

Façades shown are based on the Highlander 64. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.



· Image depicts items not supplied by Metricon namely landscaping and fencing. ·


METRO


The designer's challenge: to create a compact family home incorporating an abundance of accommodation that will suit blocks as narrow as 10 metres. Welcome to the appropriately-named Metro, re-defining present day urban living with four spacious bedrooms and a lovely study nook for your home office, a huge integrated living hub, and a secondary leisure room upstairs. The Metro represents contemporary living at its best.





· Image depicts items not supplied by Metricon namely landscaping and fencing. ·

Metro 32

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Popular Design Options			
Home Area	26.65 sq	247.62m²	Add bath to ensuite
Garage Area	3.91 sq	36.36m²	Create walk through pantry
Verandah/Balcony Area	0.63 sq	5.89m²	Add a rumpus room
Portico Area	0.52 sq	4.85m²	Add dual WIR to master bedroom
Total Home Area		31.72 sq 294.72m²	
Home Width	8.99m	Home Length	22.34m
Min Block Width	10m*	Min Block Depth	30m



Metro 31

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Popular Design Options			
Home Area	26.32 sq	244.47m²	Bedroom 5 in place of leisure room
Garage Area	3.93 sq	36.47m²	Additional outdoor room option
Outdoor/Balcony Area	0.61 sq	5.64m²	Leisure room to front of home
Portico Area	0.52 sq	4.85m²	
Total Home Area		31.37 sq 291.43m²	
Home Width	8.99m	Home Length	21.71m
Min Block Width	10m*	Min Block Depth	28m



METRO Facades



Façades shown are based on the Metro 31 & 32. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway • garage extension

Please speak with your New Home Advisor for more details.

· Metro facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

SENTOSA

Welcome to the hugely popular Sentosa. This stunning home includes a grand master bedroom that is sure to impress the most demanding buyer. No fewer than three separate living areas provide the perfect space to entertain family and friends, with the delightful surprise of a balcony to soak up a magnificent view. It's no wonder the Sentosa has been called 'the ultimate family home'.



· Image depicts items not supplied by Metricon namely landscaping and fencing. ·

Sentosa 52

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Popular Design Options			
Home Area	42.40 sq	393.93m²	Add study in place of 5th bedroom
Garage Area	4.34 sq	40.33m²	Increase size of laundry
Outdoor/Balcony Area	3.61 sq	33.54m²	Add a balcony to master bedroom
Portico/Verandah Area	1.57 sq	14.60m²	
Total Home Area	51.93 sq	482.40m²	
Home Width	14.27m		Home Length 24.59m
Min Block Width	16m*		Min Block Depth 32m



· Floorplan shown based on Vogue façade. *Subject to orientation and fall of land and developer and council guidelines ·

Sentosa 45

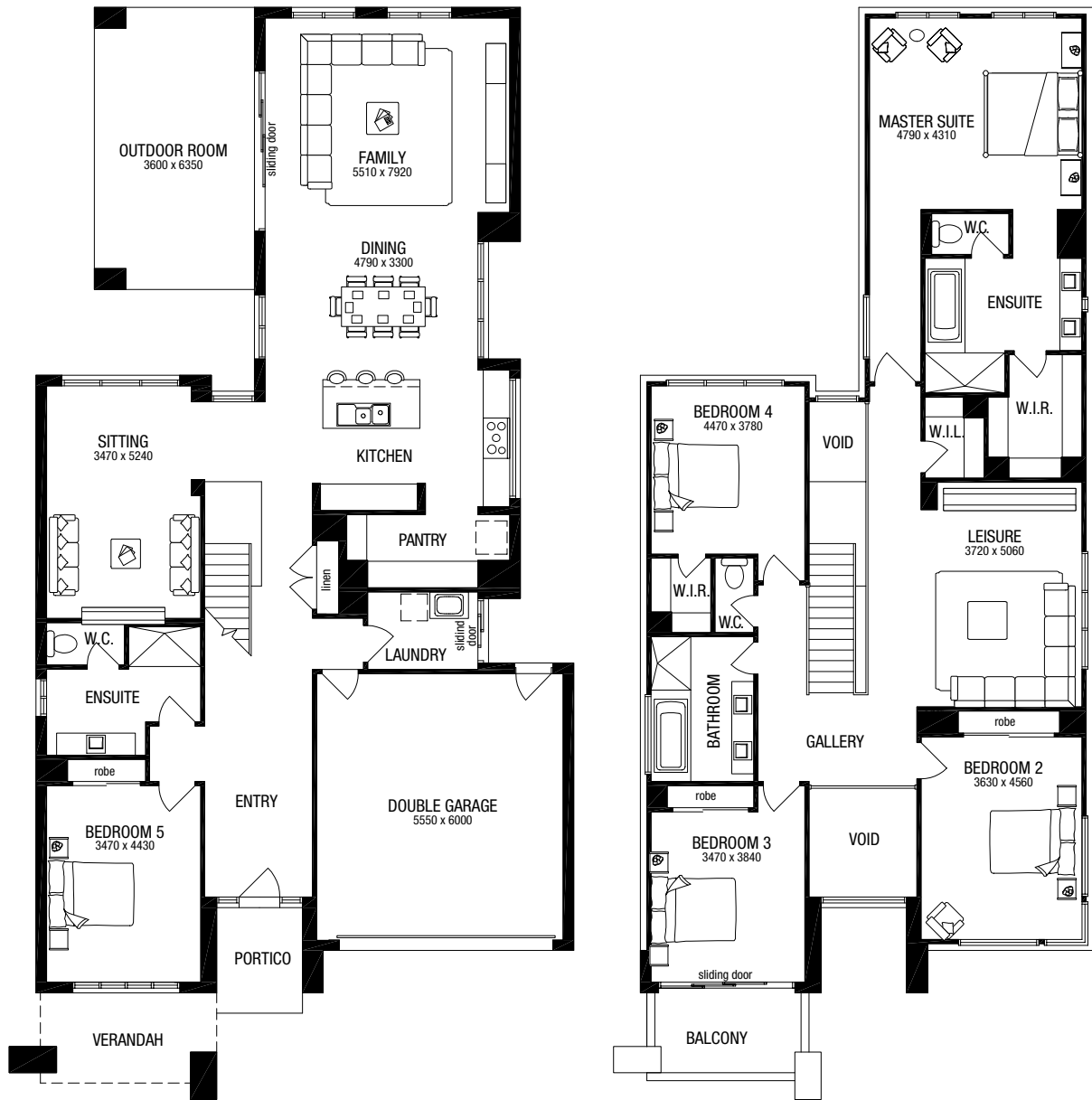
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Popular Design Options			
Home Area	36.17 sq	335.98m²	For your full range of options please speak to your New Home Advisor
Garage Area	3.97 sq	36.84m²	
Outdoor/Balcony Area	3.38 sq	31.41m²	
Portico/Verandah Area	1.34 sq	12.49m²	
Total Home Area	44.86 sq	416.72m²	
Home Width	12.71m		Home Length 24.59m
Min Block Width	14m*		Min Block Depth 32m



· Floorplan shown based on Vogue façade. *Subject to orientation and fall of land and developer and council guidelines ·

SENTOSA Facades



Façades shown are based on the Sentosa 52. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.



SOVEREIGN

You will be thrilled with this imposing Designer by Metricon home. A dramatic family home that speaks volumes about the style of the owner. The magnificent master bedroom, with room to relax and unwind, exudes comfort and space. This principle has been extended to the formal sitting room, vast dining, stunning kitchen and perfectly proportioned family area. Something for everyone: more importantly, somewhere for everyone.



· Image contains items not supplied by Metricon namely landscaping and fencing. ·

Sovereign 57

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Popular Design Options			
Home Area	50.76 sq	471.54m²	Reverse front to home
Garage Area	3.93 sq	36.50m²	Add a shower to powder room
Outdoor/Balcony Area	1.95 sq	18.14m²	Move leisure room with balcony to rear of home
Portico Area	0.54 sq	5.06m²	5th bedroom built over outdoor room
Total Home Area	57.18 sq	531.24m²	
Home Width	13.31m		Home Length 24.70m
Min Block Width	15.24m*		Min Block Depth 32m



- Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines -

Sovereign 54

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Popular Design Options			
Home Area	47.62 sq	442.41m²	For your full range of options please speak to your New Home Advisor
Garage Area	4.01 sq	37.25m²	
Outdoor/Balcony Area	1.70 sq	15.75m²	
Portico Area	0.43 sq	4.03m²	
Total Home Area	53.76 sq	499.43m²	
Home Width	12.83m		Home Length 24.59m
Min Block Width	14.23m*		Min Block Depth 32m



- Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines -

Sovereign 50

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Popular Design Options			
Home Area	43.78 sq	406.69m²	Reverse front to home
Garage Area	3.93 sq	36.50m²	Guest bedroom with ensuite & WIR in place of study, sitting room and powder room
Outdoor Area	1.57 sq	14.62m²	Move leisure room with balcony to rear of home
Portico Area	0.54 sq	5.06m²	
Total Home Area	49.82 sq	462.87m²	
Home Width		13.07m	Home Length 23.03m
Min Block Width		15.24m*	Min Block Depth 32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Sovereign 46

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Popular Design Options			
Home Area	41.24 sq	383.08m²	Outdoor Room
Garage Area	3.94 sq	36.56m²	
Verandah/Balcony Area	0.71 sq	6.68m²	
Portico Area	0.54 sq	5.06m²	
Total Home Area	46.43 sq	431.38m²	
Home Width		13.07m	Home Length 23.27m
Min Block Width		15.24m*	Min Block Depth 32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Sovereign 44

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Home Area	38.49 sq	357.59m²	Popular Design Options Guest bedroom with ensuite & WIR in place of study and sitting room Shared bathroom, leisure & balcony to rear of first floor Reverse front to home
Garage Area	3.93 sq	36.50m²	
Outdoor/Balcony Area	1.44 sq	13.36m²	
Portico Area	0.47 sq	4.41m²	
Total Home Area	44.33 sq	411.86m²	
Home Width	12.23m		Home Length 22.31m
Min Block Width	14m*		Min Block Depth 30m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines. · Image depicts items not supplied by Metricon namely landscaping and fencing. ·

SOVEREIGN Facades



Façades shown are based on the Sovereign 44, 50, 54 & 57. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway
- pitched roof garage

Please speak with your New Home Advisor for more details.

· Sovereign facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

SOVEREIGN Facades



Façades shown are based on the Sovereign 50 & 57. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Sovereign facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

VANTAGE

Stylish luxury combined with a modern design, the multi-award winning Vantage really does have it all. Perfect for the whole family, this spacious home welcomes everyone with well proportioned living areas, a luxurious designer kitchen and an outdoor room that will bring gasps of appreciation. Whatever your needs, the Vantage will meet them all with taste and flair.



Vantage 48

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Popular Design Options			
Home Area	41.60 sq	386.48m²	Add a shower to powder room
Garage Area	3.93 sq	36.53m²	Add a grand outdoor room
Outdoor/Balcony Area	1.78 sq	16.51m²	Leisure room to front of home
Portico Area	0.48 sq	4.46m²	Increase size of laundry
Total Home Area		47.79 sq 443.98m²	
Home Width		12.23m	Home Length 21.83m
Min Block Width		14m*	Min Block Depth 30m

Vantage 46

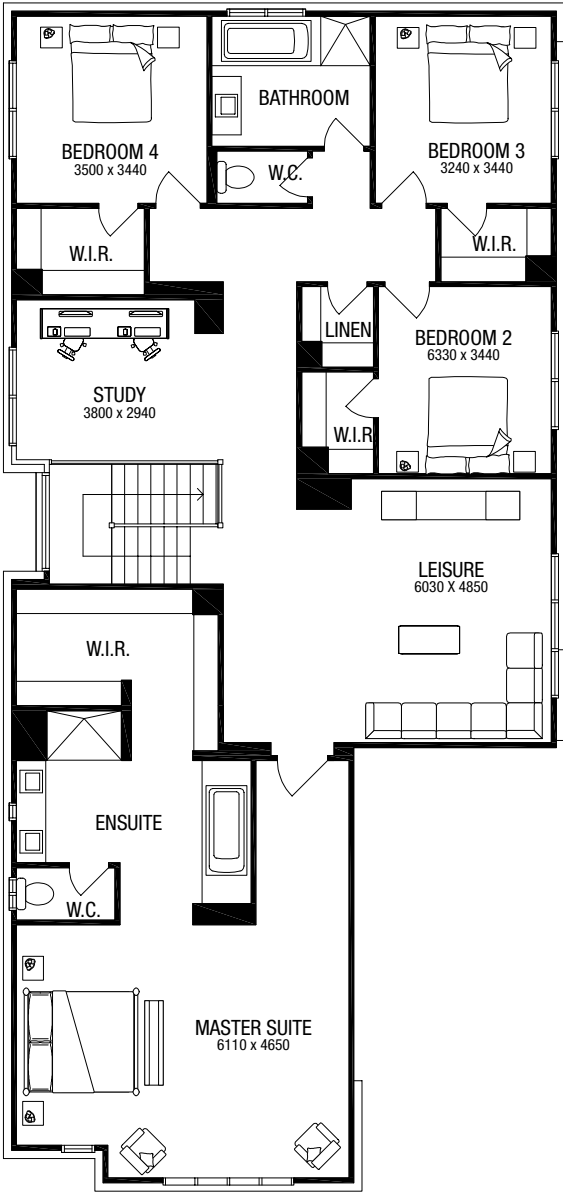
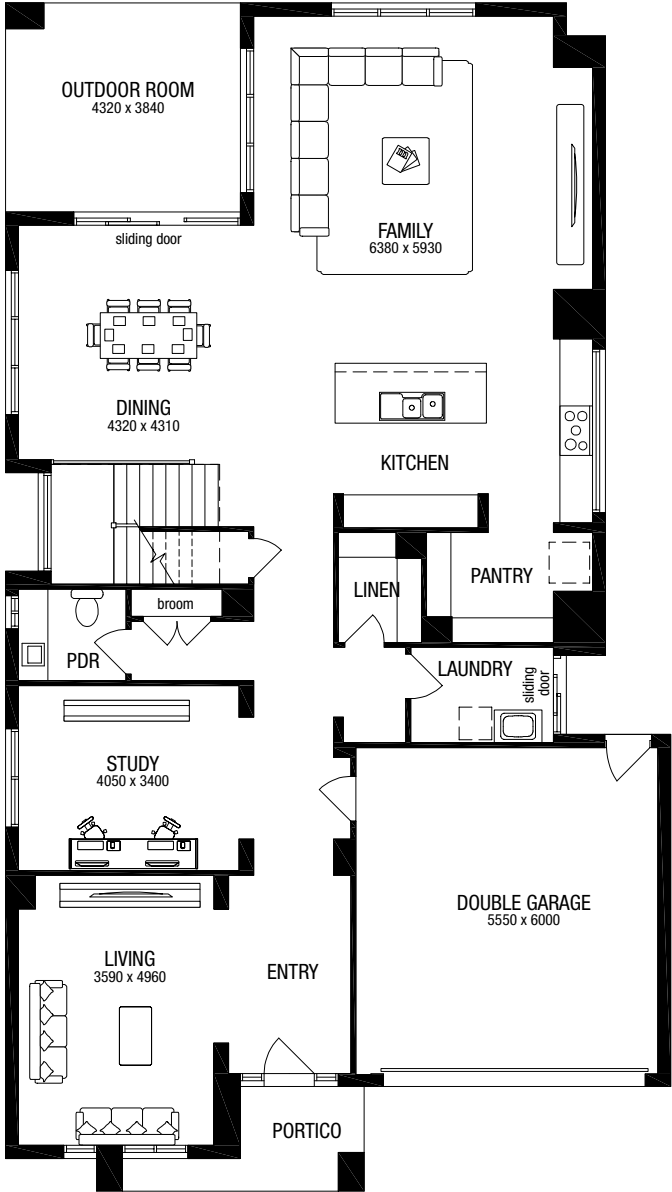
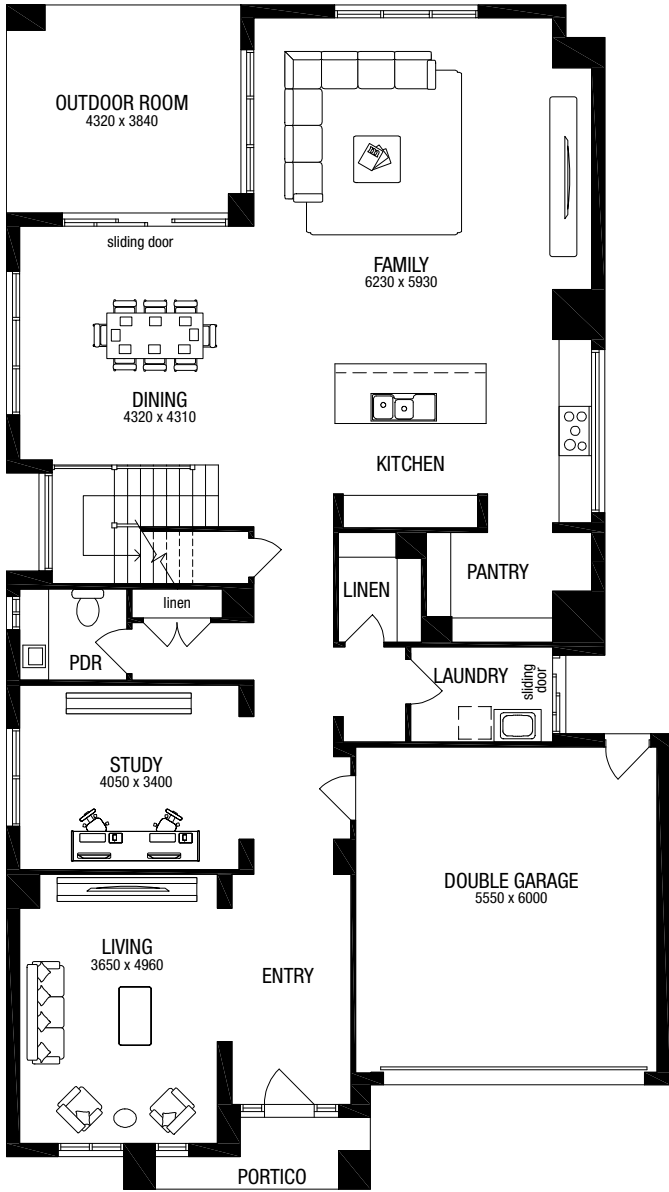
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Popular Design Options			
Home Area	39.55 sq	367.41m²	Add an ensuite & WIR to all bedrooms
Garage Area	3.93 sq	36.53m²	Add a 5th bedroom to first floor
Outdoor/Balcony Area	1.79 sq	16.59m²	Add a shower to powder room
Portico Area	0.64 sq	5.96m²	Move master bedroom & leisure room to rear of home
Total Home Area		45.91 sq 426.49m²	
Home Width		12.23m	Home Length 21.83m
Min Block Width		14m*	Min Block Depth 30m



Vantage 45MK2 RF

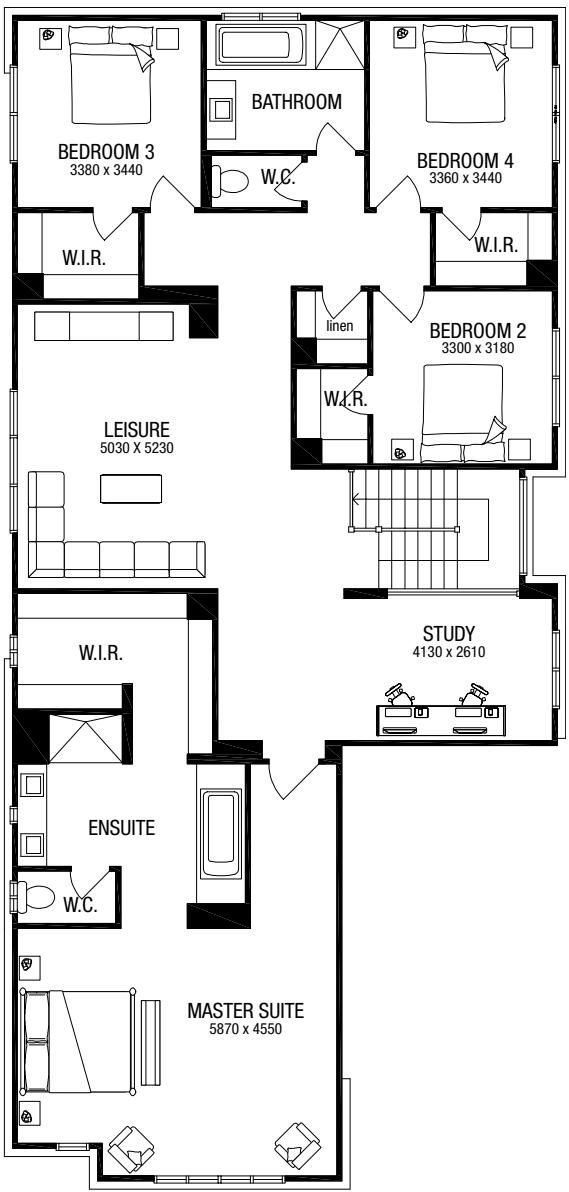
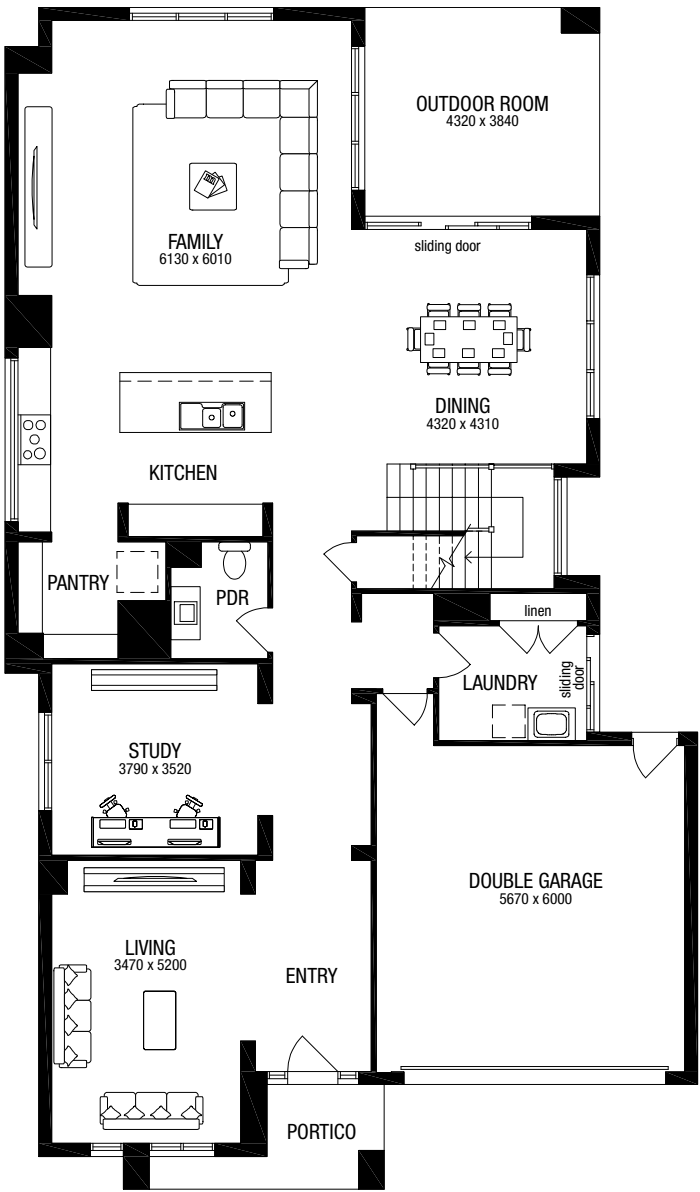
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			Popular Design Options	
Home Area	38.69 sq	359.39m²	Guest bedroom with ensuite to ground floor	
Garage Area	4.12 sq	38.26m²	Add a ensuite to all bedrooms	
Outdoor/Balcony Area	1.79 sq	16.59m²	Add a shower to powder room	
Portico Area	0.62 sq	5.73m²		
Total Home Area	45.21 sq	419.97m²		
Home Width		12.73m	Home Length	21.71m
Min Block Width		14m*	Min Block Depth	30m



Vantage 42

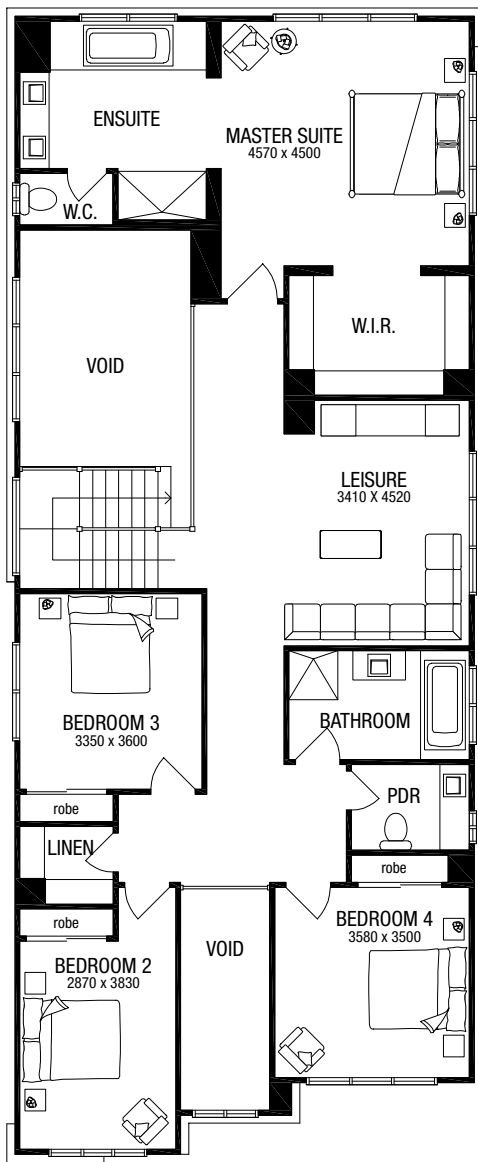
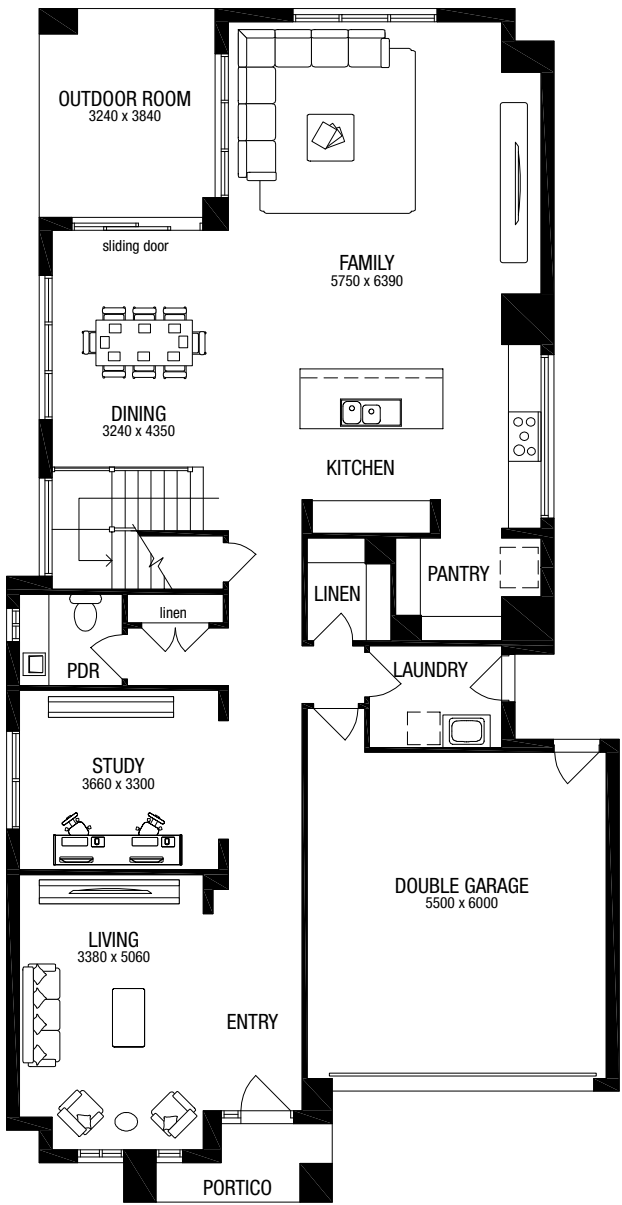
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			Popular Design Options	
Home Area	35.76 sq	332.25m²	Leisure room to front of home	
Garage Area	3.99 sq	37.08m²	Master to front	
Outdoor/Balcony Area	1.33 sq	12.36m²	Reverse front to home	
Portico Area	0.46 sq	4.23m²	Add a shower to powder room	
Total Home Area	41.54 sq	385.92m²	Add a grand outdoor room	
Home Width	11.27m		Home Length	21.95m
Min Block Width	12.50m*		Min Block Depth	30m





· Image depicts items not supplied by Metricon namely landscaping and fencing. ·


· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Vantage 40

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Popular Design Options			
For your full range of options please speak to your New Home Advisor			
Home Area	34.00 sq	315.87m²	
Garage Area	4.17 sq	38.78m	
Outdoor/Balcony Area	1.74 sq	16.13m	
Portico Area	0.55 sq	5.13m*	
Total Home Area	40.46sq	375.91m²	
Home Width	12.59m	Home Length	20.27m
Min Block Width	14m*	Min Block Depth	28m



- Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines -

Vantage 38

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Popular Design Options			
Add a shower to powder room Create walk through butler's pantry & kitchen extension Move master with balcony to rear of home			
Home Area	31.87 sq	296.05m²	
Garage Area	4.04 sq	37.51m²	
Outdoor/Balcony Area	1.39 sq	12.90m²	
Portico Area	0.59 sq	5.52m²	
Total Home Area	37.89 sq	351.99m²	
Home Width	11.27m	Home Length	21.83m
Min Block Width	12.50m*	Min Block Depth	30m



- Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines -

Vantage 35

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Home Area	29.08 sq	270.18m²	Popular Design Options
Garage Area	3.99 sq	37.02m²	
Outdoor/Balcony Area	1.30 sq	12.10m²	
Portico Area	0.48 sq	4.43m²	
Total Home Area	34.85 sq	323.72m²	
Home Width	11.15m		Home Length 20.03m
Min Block Width	12.50m*		Min Block Depth 28m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

VANTAGE Facades



Façades shown are based on the Vantage 46 & 48. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway • pitched roof to garage • glass balustrade

Please speak with your New Home Advisor for more details.

· Vantage facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

VANTAGE Facades



VANTAGE 46 STAMFORD



VANTAGE 48 MODE



VANTAGE 46 ATLANTIC



VANTAGE 46 NAUTIC



VANTAGE 48 ASPIRE



VANTAGE 46 PROVINCIAL

Façades shown are based on the Vantage 46 & 48. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Vantage facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

SINGLE STOREY LUXURY

- 126. Berkshire
- 132. Bohemian
- 140. Botanica
- 148. Chelsea
- 154. Fortitude
- 162. Lincoln

Image depicts items not supplied by Metricon namely landscaping, water feature, planter boxes, paths and fencing.


BERKSHIRE


Indulge yourself today with the beautifully designed Berkshire. This stunning and luxurious home combines comfort and elegance with practicality. From the beautiful master bedroom with its sprawling ensuite, to the huge open plan kitchen and family room, this home certainly has it all. The Berkshire is single-storey living at its absolute peak.





· Image depicts items not supplied by Metricon namely landscaping and fencing. ·

Berkshire 39

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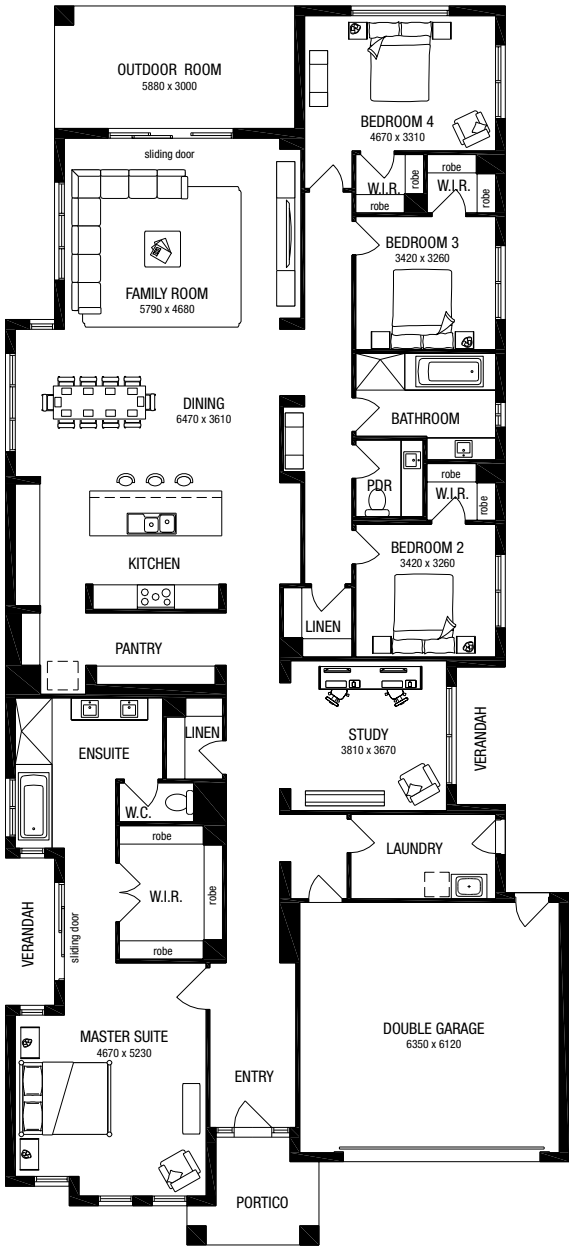
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Home Area	30.42 sq	282.64m ²
Garage Area	4.56 sq	42.36m ²
Outdoor Area	1.90 sq	17.64m ²
Portico/Verandah Area	1.64sq	15.28m ²
Total Home Area	38.53 sq	357.92m²
Home Width	13.79m	
Min Block Width	15.24m*	

Popular Design Options

- Leisure room in place of study
- Home theatre room in place of study
- Reverse front to home
- Add a grand outdoor room

Home Length	30.35m
Min Block Depth	38m



Berkshire 34

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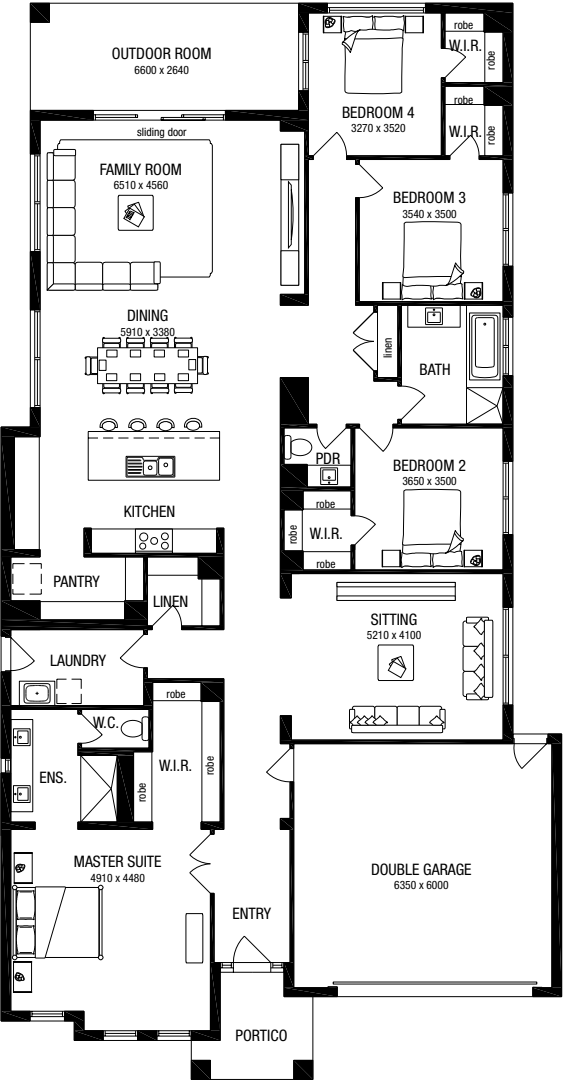
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Home Area	27.28 sq	253.42m ²
Garage Area	4.47 sq	41.49m ²
Outdoor Area	1.87 sq	17.42m ²
Portico Area	0.67 sq	6.27m ²
Total Home Area	34.29 sq	318.60m²
Home Width	13.79m	
Min Block Width	15.24m*	

Popular Design Options

- Increase size of ensuite and add a bath
- Home theatre room in place of sitting
- Reverse front to home
- Add a grand outdoor room

Home Length	26.51m
Min Block Depth	33m



BERKSHIRE Facades



Façades shown are based on the Berkshire 34 & 39. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Berkshire facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

BOHEMIAN

This stunning design has generous living and entertaining spaces for the whole family. You'll love the home theatre/ living room, outdoor room and master bedroom to the front of the home. With a central kitchen and large butler's pantry, this home has it all - you'll be the envy of your neighbours with the best home on your street.



Bohemian 29

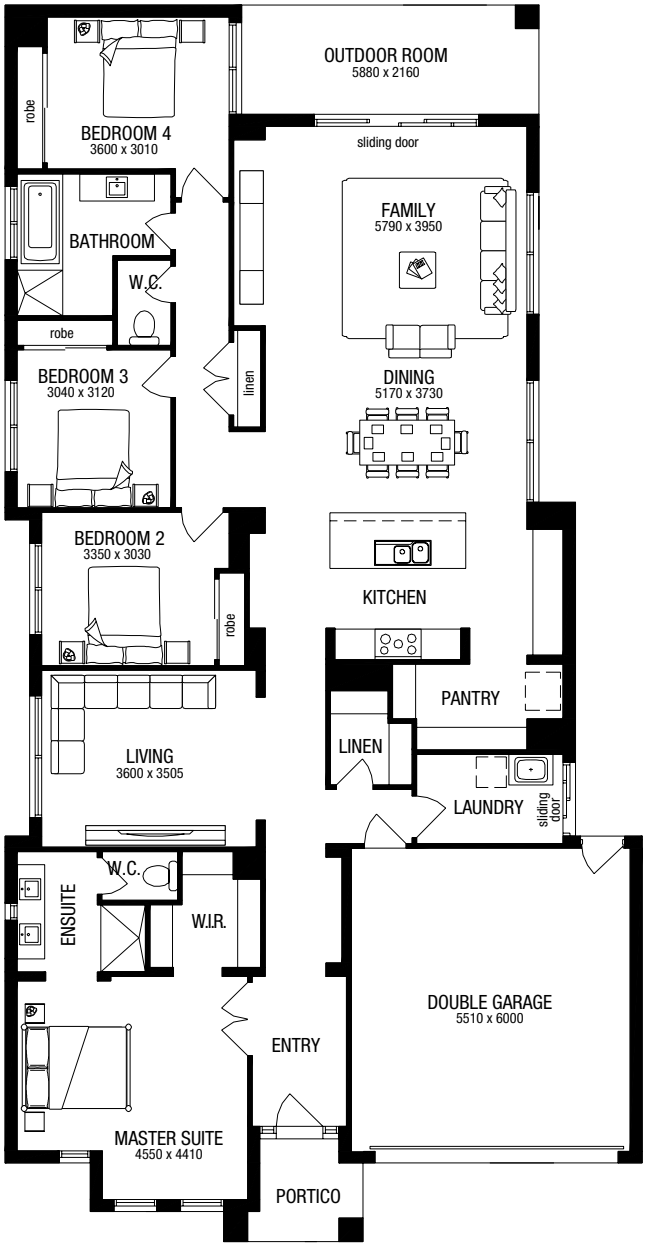
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			Popular Design Options	
Home Area	22.62 sq	210.16m²	Add a grand outdoor room	
Garage Area	3.90 sq	36.25m²	Walk through pantry in place of linen cupboard	
Outdoor Area	1.37 sq	12.70m²	Sitting room to front of home	
Portico Area	0.47 sq	4.36m²	Rumpus room in place of outdoor room	
Total Home Area	28.36 sq	263.47m²		
Home Width		12.59m	Home Length	24.47m
Min Block Width		14m*	Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Bohemian 25

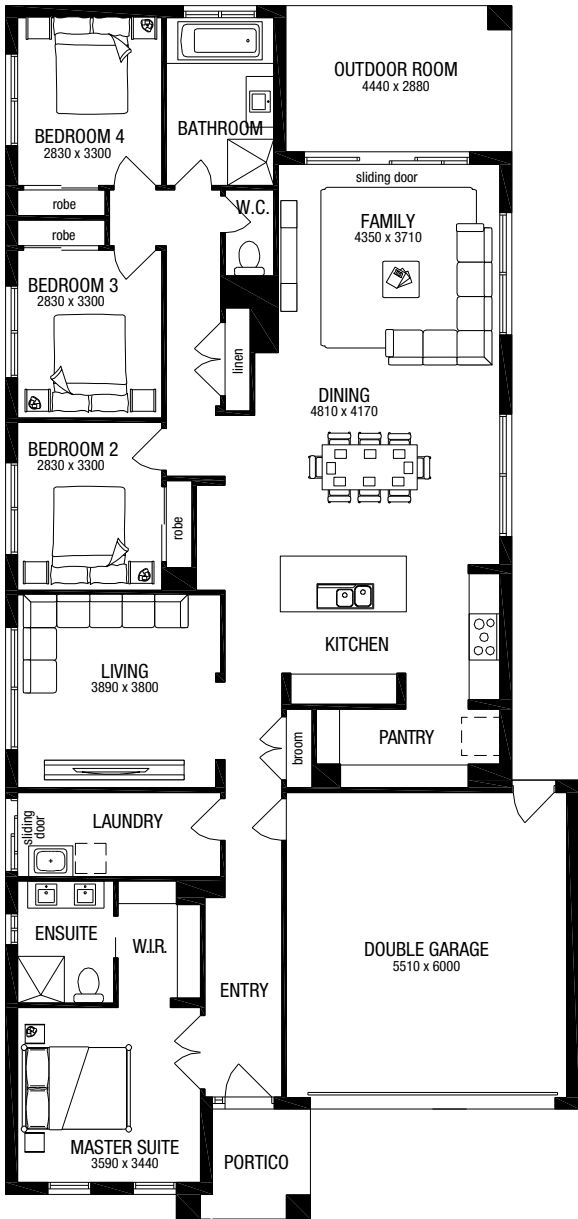
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			Popular Design Options		
Home Area	19.64 sq	182.47m²	Kids retreat in place of 3rd bedroom		
Garage Area	3.89 sq	36.14m²	Extend kitchen bench		
Outdoor Area	1.38 sq	12.79m²	Reverse front to home		
Portico Area	0.48 sq	4.49m²	Study nook in place of linen cupboard		
Total Home Area	25.39 sq	235.89m²			
Home Width		11.27m	Home Length		23.87m
Min Block Width		12.50m*	Min Block Depth		32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

BOHEMIAN Facades



BOHEMIAN 29 HARPER



BOHEMIAN 29 KINGSTON



BOHEMIAN 29 STAMFORD



BOHEMIAN 29 RESORT



BOHEMIAN 29 CONTEMPORARY



BOHEMIAN 25 COASTAL



BOHEMIAN 29 VOGUE



BOHEMIAN 29 CASCADE

Façades shown are based on the Bohemian 25 & 29. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.

· Bohemian facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

BOHEMIAN Facades



BOHEMIAN 29 PAGODA



BOHEMIAN 29 ASCENT



BOHEMIAN 29 MAINE



BOHEMIAN 29 ASPIRE

Façades shown are based on the Bohemian 25 & 29. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.



BOTANICA

Let your senses explore the comfort and style of the remarkable Botanica. The magnificent master bedroom with large ensuite bathroom and his and hers walk-in-rob​es will no doubt delight you. A large open plan living area includes a contemporary kitchen design with butler's pantry, family and outdoor room. Masses of storage space is located throughout the home, while a large rumpus room, outdoor room and double garage complete this perfect package.



Botanica 36

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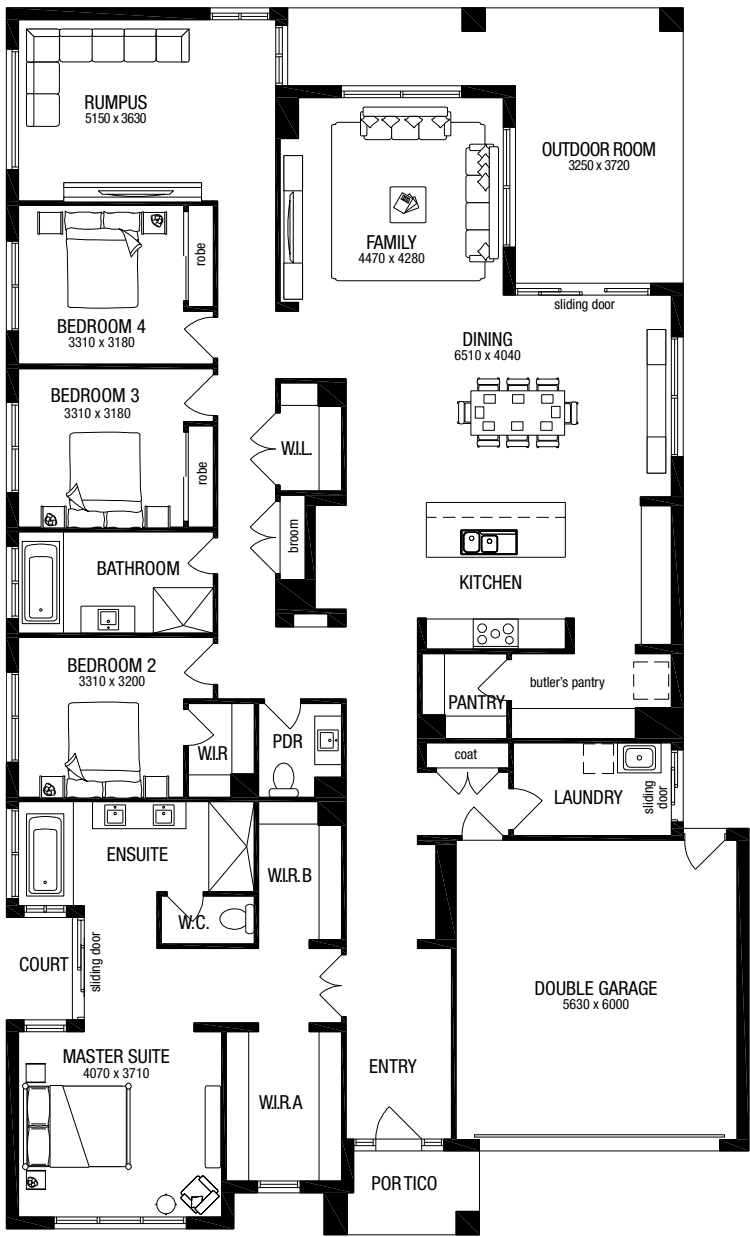
Home Area	28.29 sq	262.83m ²
Garage Area	3.97 sq	36.89m ²
Outdoor/Balcony Area	2.76 sq	25.66m ²
Portico/Court Area	0.80 sq	7.44m ²
Total Home Area	35.83 sq	332.82m²
Home Width	14.87m	
Min Block Width	16m+*	

Popular Design Options

3rd bedroom, larger rumpus and shared bathroom

Reverse front of home

Home Length	24.59m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Botanica 32

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Home Area	26.28 sq	244.12m ²
Garage Area	3.98 sq	36.93m ²
Outdoor/Balcony Area	1.49 sq	13.84m ²
Portico/Court Area	0.77 sq	7.20m ²
Total Home Area	32.52 sq	302.09m²
Home Width	14.51m	
Min Block Width	16m*	

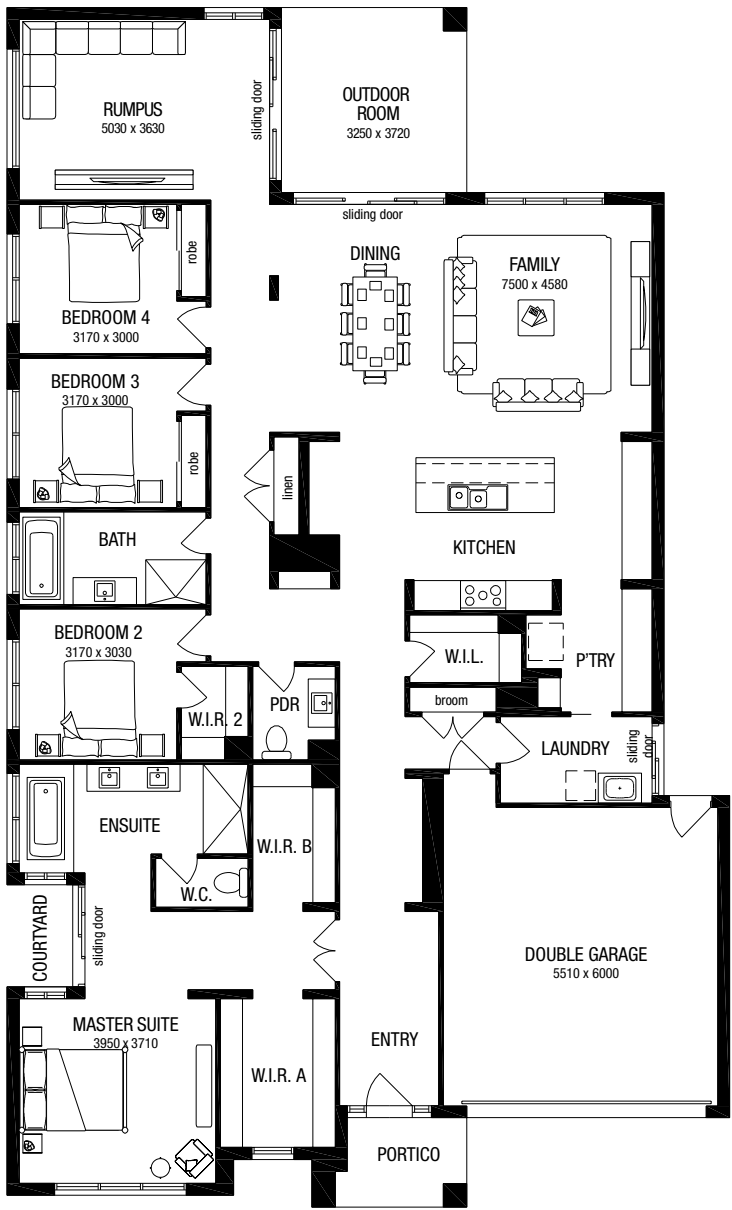
Popular Design Options

Add an alcove to rumpus room

Add a grand outdoor room

Add a butler's pantry

Home Length	24.11m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Botanica 30

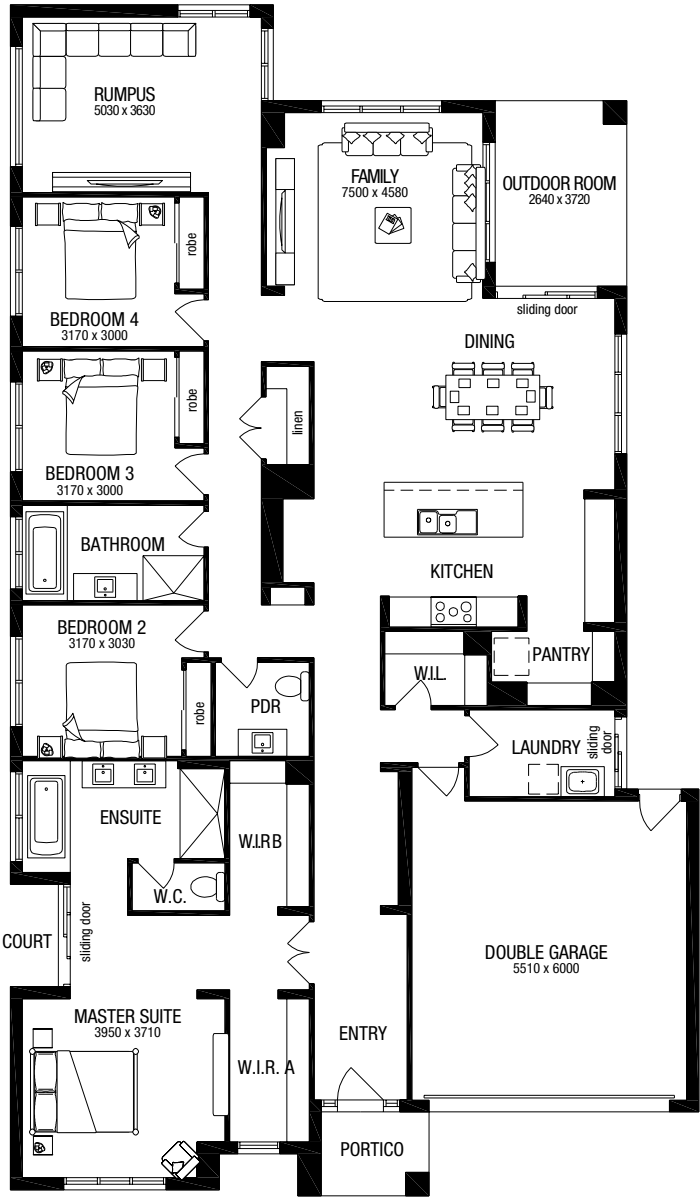
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Home Area	24.69 sq	229.34m²	Popular Design Options Alternative bedroom and rumpus room layout Add a butler's pantry Adjoining bathroom to 3rd bedroom and larger rumpus room
Garage Area	3.97 sq	36.89m²	
Outdoor Area	1.06 sq	9.82m²	
Portico/Court Area	0.64 sq	5.99m²	
Total Home Area	30.36 sq	282.04m²	
Home Width	13.79m		Home Length23.87m
Min Block Width	15.24m*		Min Block Depth32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·



BOTANICA Facades



Façades shown are based on the Botanica 32 & 36. Façade images feature some upgrade items above standard specification and will incur additional costs such as:
feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway • weather board timber lining boards • parapet

Please speak with your New Home Advisor for more details.

· Botanica facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·


CHELSEA


Always one of the Designer by Metricon series most popular homes, the innovative Chelsea offers your own private escape every time you walk through your front door: it is the perfect combination of a family friendly layout with delightful 'retreat spaces'. Living, kitchen and dining areas are spread across the rear of the home, with large windows letting the light flood in. With a magnificent covered outdoor room to complete the package, this home is straight out of a fairytale for those who insist on the very best.





· Image depicts items not supplied by Metricon namely landscaping and fencing ·

Chelsea 37

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Home Area	28.29 sq	262.86m²
Garage Area	4.04 sq	37.49m²
Outdoor Area	3.65 sq	33.93m²
Portico Area	0.78 sq	7.25m²
Total Home Area	36.76 sq	341.53m²
Home Width	15.23m	
Min Block Width	16.63m*	

Popular Design Options


- Revised powder room
- Rumpus Room in place of outdoor room
- Revised ensuite


Home Length	25.19m
Min Block Depth	32m





· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Chelsea 33

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Home Area	25.50 sq	236.88m²
Garage Area	3.90 sq	36.23m²
Outdoor Area	2.92 sq	27.13m²
Portico Area	0.77 sq	7.16m²
Total Home Area	33.09 sq	307.40m²
Home Width	14.75m	
Min Block Width	16.14m*	

Popular Design Options

- Study in place of 4th bedroom
- Add a WIR to master bedroom
- Add a grand dining room
- Add a garage workshop extension

Home Length	24.23m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

CHELSEA Facades



CHELSEA 37 GROVE



CHELSEA 37 CASCADE



CHELSEA 33 PAGODA



CHELSEA 37 CONTEMPORARY



CHELSEA 37 STAMFORD



CHELSEA 37 ASPIRE



CHELSEA 37 ASCENT



CHELSEA 37 RESORT

Façades shown are based on the Chelsea 33 & 37. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway
- parapet

Please speak with your New Home Advisor for more details.


· Chelsea facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·


FORTITUDE


Capturing perfectly the current trend towards larger single storey homes, the Fortitude ticks every box – and then some – with a floorplan which is perfectly proportioned and laid out. There is space for everyone in the family, especially the kids, with a huge rumpus room as well as the family room, all the while Mum and Dad are relaxing in the heaven of their spacious light-filled master bedroom.




Fortitude 37

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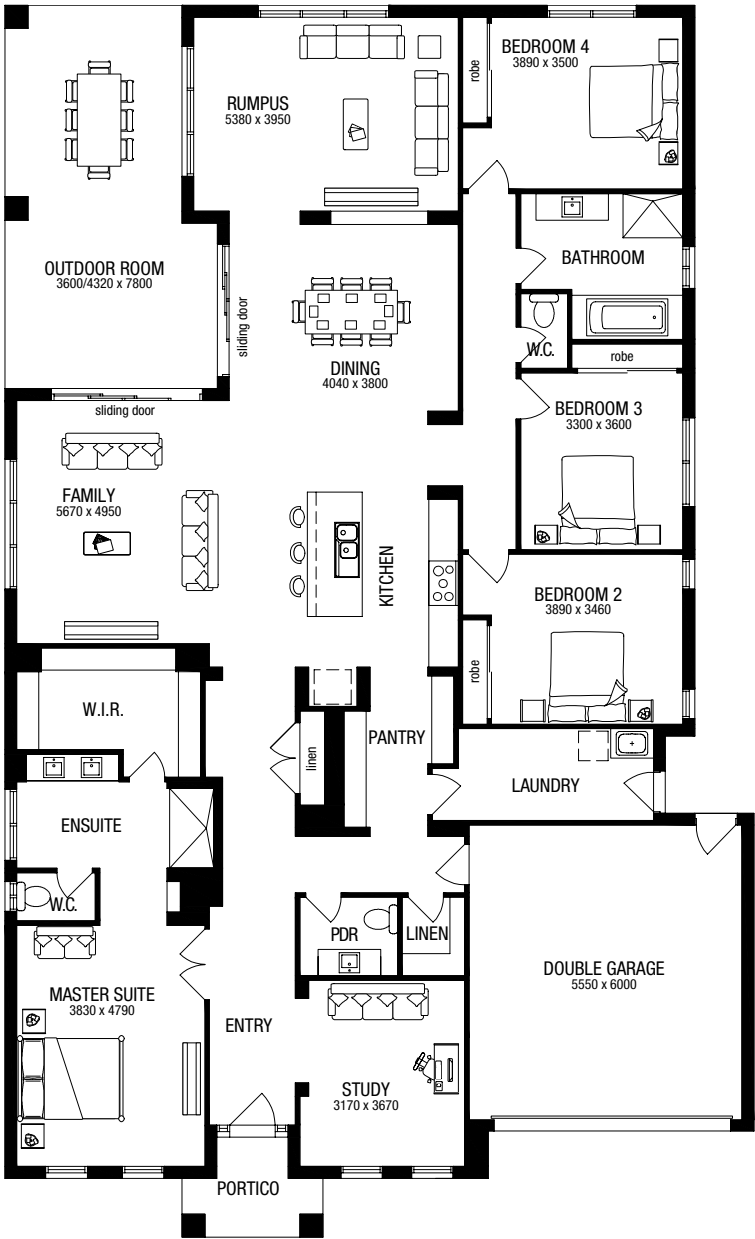
 2

Home Area	28.99 sq	269.46m ²
Garage Area	3.93 sq	36.50m ²
Outdoor Area	3.28 sq	30.51m ²
Portico Area	0.50 sq	4.66m ²
Total Home Area	36.72 sq	341.13m²
Home Width	15.23m	
Min Block Width	16.63m*	

Popular Design Options

- Master bedroom with ensuite & WIR extension
- Alternative pantry with laundry access
- Grand outdoor room
- Extend garage to 3 car garage

Home Length	25.07m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Fortitude 32

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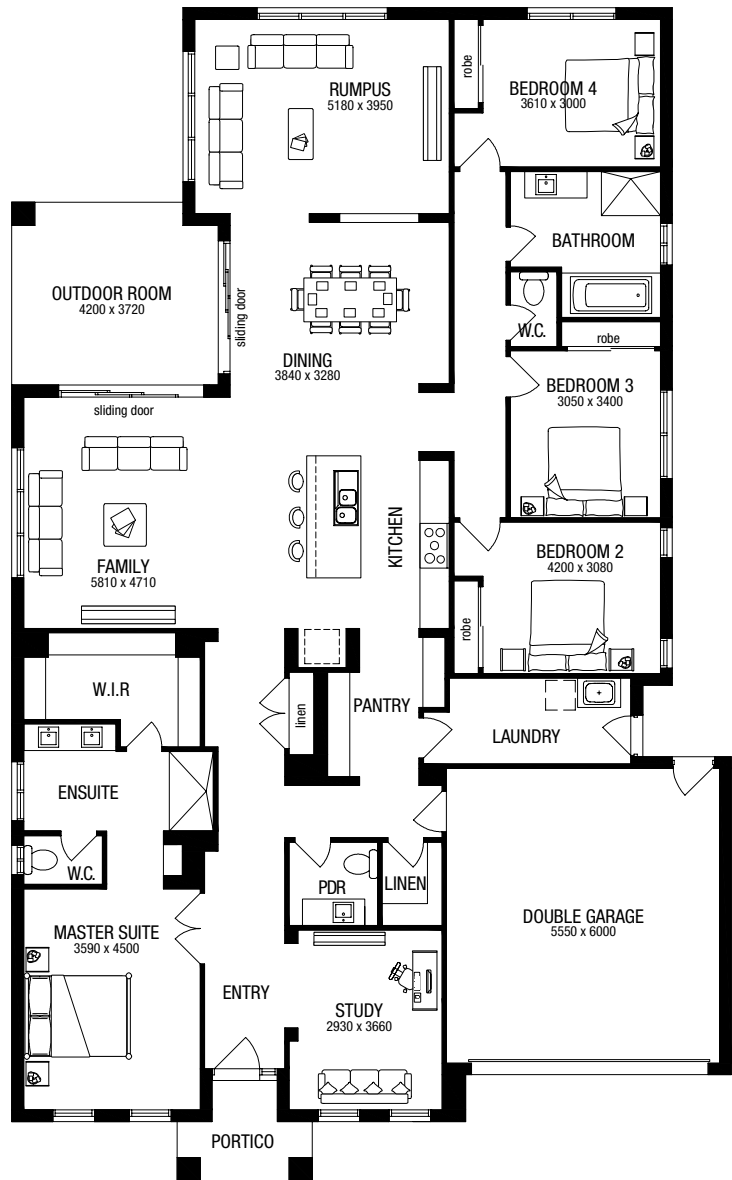
 2

Home Area	25.90 sq	240.63m ²
Garage Area	3.93 sq	36.50m ²
Outdoor Area	1.64 sq	15.29m ²
Portico Area	0.48 sq	4.42m ²
Total Home Area	31.95 sq	296.84m²
Home Width	14.63m	
Min Block Width	16.03m*	

Popular Design Options

- Add a bath to ensuite
- Add a grand outdoor room
- Alternative laundry and 2nd bedroom layout
- Alternative rumpus room location

Home Length	23.87m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

FORTITUDE Facades



Façades shown are based on the Fortitude 32 & 37. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway
- weather board timber lining boards
- parapet

Please speak with your New Home Advisor for more details.

· Fortitude facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

FORTITUDE Facades



FORTITUDE 37 MAINE



FORTITUDE 37 PLANTATION



FORTITUDE 37 ASPIRE

Façades shown are based on the Fortitude 37. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks • front entrance tiling • front timber decking • timber windows • timber garage door • front entry door • brick infills above garage • stain finishes • driveway

Please speak with your New Home Advisor for more details.





LINCOLN


The award-winning Lincoln offers you elegant design coupled with stylish detail, perfect for all families. From the generous yet comfortable leisure spaces, to opulent entertaining areas, the Lincoln ticks every box without compromising on detail. Simply come home, relax and unwind.




Lincoln 37

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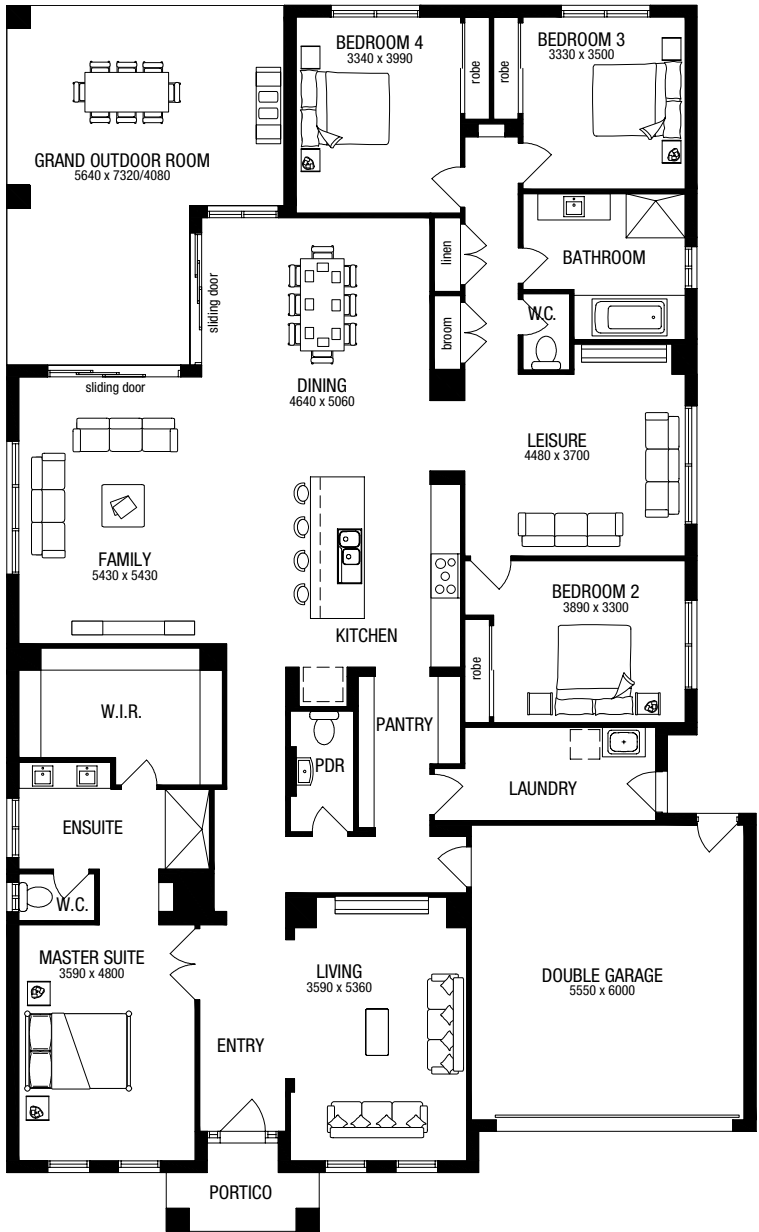
 2

Home Area	28.40 sq	263.85m²
Garage Area	3.93 sq	36.50m²
Outdoor Area	3.77 sq	35.06m²
Portico Area	0.50 sq	4.60m²
Total Home Area	36.60 sq	340.01m²
Home Width	15.23m	
Min Block Width	17m*	

Popular Design Options

- Alternative WIR and ensuite with spa
- Study in place of living room
- Alternative laundry and 2nd bedroom with extended butler's pantry

Home Length	24.95m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

Lincoln 32

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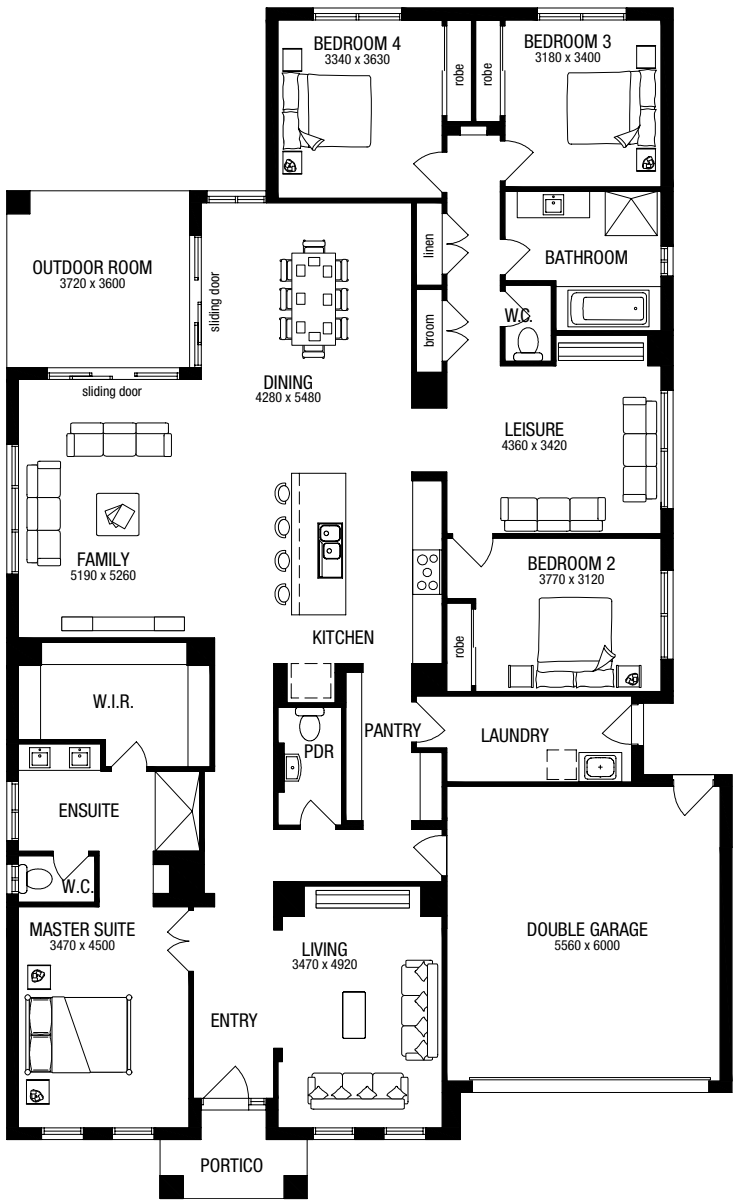
 2

Home Area	26.32 sq	244.47m²
Garage Area	3.93 sq	36.50m²
Outdoor Area	1.44 sq	13.39m²
Portico Area	0.47 sq	4.39m²
Total Home Area	32.16 sq	298.75m²
Home Width	14.75m	
Min Block Width	16m+*	

Popular Design Options

- Alternative laundry and pantry access option
- Add a grand outdoor room
- Master bedroom, ensuite, WIR and family room extension

Home Length	24.23m
Min Block Depth	32m



· Floorplan shown based on Aspire façade. *Subject to orientation and fall of land and developer and council guidelines ·

LINCOLN Facades



Façades shown are based on the Lincoln 37. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway
- extra eaves
- parapet

Please speak with your New Home Advisor for more details.

· Lincoln facades contains features that may change due to regulatory updates. Images contain items not supplied by Metricon namely landscaping, planter boxes, fencing and paths. ·

LINCOLN Facades



Façades shown are based on the Lincoln 37. Façade images feature some upgrade items above standard specification and will incur additional costs such as:

- feature render and bricks
- front entrance tiling
- front timber decking
- timber windows
- timber garage door
- front entry door
- brick infills above garage
- stain finishes
- driveway
- weather board timber lining boards

Please speak with your New Home Advisor for more details.





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NOT AS IT IS,
BUT AS IT COULD BE.

DESIGNER

