

**AFFORDABLE  
LUXURY**

**DESIGNER**





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	72	31.72	4	2	2		✓	✓
	28m	METRO 31	73	31.37	4	2	2	✓	✓	✓
12.5m	30m	LAGUNA 42RF	67	42.17	4	2	3	✓	✓	✓
	30m	VANTAGE 42	99	41.54	4	2	3	✓	✓	✓
	30m	VANTAGE 38	101	37.87	4	2	3	✓	✓	✓
	28m	VANTAGE 35	102	34.84	4	2	3	✓	✓	✓
14m	32m	DOULTON 50	36	50.02	5	5	3	✓	✓	✓
	30m	DOULTON 46	37	45.99	5	3	3	✓		✓
	28m	HAMPSHIRE 46A	58	45.71	5	4	4	✓		✓
	30m	HAMPSHIRE 45	59	45.26	5	3	3	✓	✓	✓
	32m	SOVEREIGN 54	85	53.80	4	4	4	✓	✓	✓
	30m	SOVEREIGN 44	88	44.33	4	4	4	✓	✓	✓
	32m	SENTOSA 45	79	44.86	5	3	3	✓		✓
	30m	VANTAGE 48	96	47.79	4	2	3	✓	✓	✓
	30m	VANTAGE 46	97	45.91	4	2	3	✓	✓	✓
	30m	VANTAGE 45MK2 RF	98	45.21	4	2	3	✓	✓	✓
	28m	VANTAGE 40	100	40.46	4	2	3	✓	✓	✓
15.24m	32m	DOULTON 56	35	56.15	5	5	3	✓	✓	✓
	28m	FRANKLIN 45	47	45.23	4	2	4	✓		✓
	32m	HAMPSHIRE 54	56	47.30	5	5	3	✓	✓	✓
	32m	HAMPSHIRE 46	57	40.08	5	4	3	✓	✓	✓
	32m	SOVEREIGN 57	84	57.18	4	4	4	✓	✓	✓
	32m	SOVEREIGN 50	86	49.82	4	4	4	✓	✓	✓
	32m	SOVEREIGN 46	87	46.43	4	4	4	✓	✓	✓
16m	28m	FRANKLIN 50	45	50.14	4	2	4	✓		✓
	28m	FRANKLIN 48	46	47.82	4	2	4	✓		✓
	32m	SENTOSA 52	78	51.93	5	3	3	✓		✓
16+m	25m	FRANKLIN 53	44	52.53	4	2	4	✓	✓	✓
	25m	FRANKLIN 40	48	40.93	4	2	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	119	25.39	4	2	2	✓		✓
14m	32m	BOHEMIAN 29	118	28.37	4	2	2	✓		✓
15.24m	32m	BOTANICA 30	128	30.36	4	2	2	✓		✓
	38m	BERKSHIRE 39	112	38.53	4	2	1	✓	✓	✓
	35m	BERKSHIRE 34	113	34.29	4	2	2	✓		✓
16m	32m	BOTANICA 32	127	32.52	4	2	2	✓		✓
	32m	CHELSEA 33	135	33.09	4	2	3	✓		✓
	32m	FORTITUDE 32	141	31.95	4	2	2	✓	✓	✓
	32m	LINCOLN 32	149	32.16	4	2	3	✓		✓
16+m	32m	BOTANICA 36	126	35.83	4	2	2	✓		✓
	32m	CHELSEA 37	134	36.76	4	2	3	✓		✓
	32m	FORTITUDE 37	140	36.72	4	2	2	✓	✓	✓
	32m	LINCOLN 37	148	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. MET3911 JAN2020.

A modern living room and kitchen interior. The living room features a grey sofa, a gold metal coffee table with a red book, and a fireplace. The kitchen has dark grey cabinets and a white countertop. A large white circle is overlaid on the image, containing text.

## DESIGNER BY METRICON

Designed for contemporary Australian living, our multi-award winning and much loved series of homes showcase the best in modern design and livability. Be surprised and delighted by the luxurious touches and thoughtful features weaved into every home. And all of this at a very affordable price, within your reach. Come and find out why we proudly say, "Affordable Luxury".





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





A modern living room interior featuring two white armchairs with gold and brown cushions. A large window on the right is covered with white horizontal shutters, allowing natural light to filter in. To the left, a window is covered with patterned curtains. A glass coffee table with a gold frame is in the foreground. A white circular graphic containing text is centered over the image.

## 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.





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



# ANYTHING **BUT ORDINARY**

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.



# BEAUTIFUL **SPACES**

Where you live matters, but how you live while you're there matters even more. Your new home should be an 'urban retreat' from the pressures of life. Intelligent design meets art in your new Designer by Metricon home, providing spaces that are as beautiful and restful as they are practical.

# LUXURY TOUCHES

Great design creates the perfect marriage of functionality and beauty. Our interior design consultants will help you every step of the way. Be inspired by the possibilities.



# INDULGENCE HAPPENS

Find your sanctuary in a stunning Designer by Metricon bathroom. A grand space, filled with luxury high end finishing touches. Taking relaxation to a new level.













## 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 own private resort, every day of the year.



CLASSIC, CONTEMPORARY,  
**MODERN & HAMPTONS**



Whatever style of home you seek, there is a Designer by Metricon home that matches your unique taste.  
A huge range of modern living opportunities explored in fine and infinite detail, so you can truly  
love where you live. Enjoy choosing!





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





· Image depicts items not supplied by Metricon namely landscaping, planter boxes, furniture, swimming pool, timber decking and fencing. ·

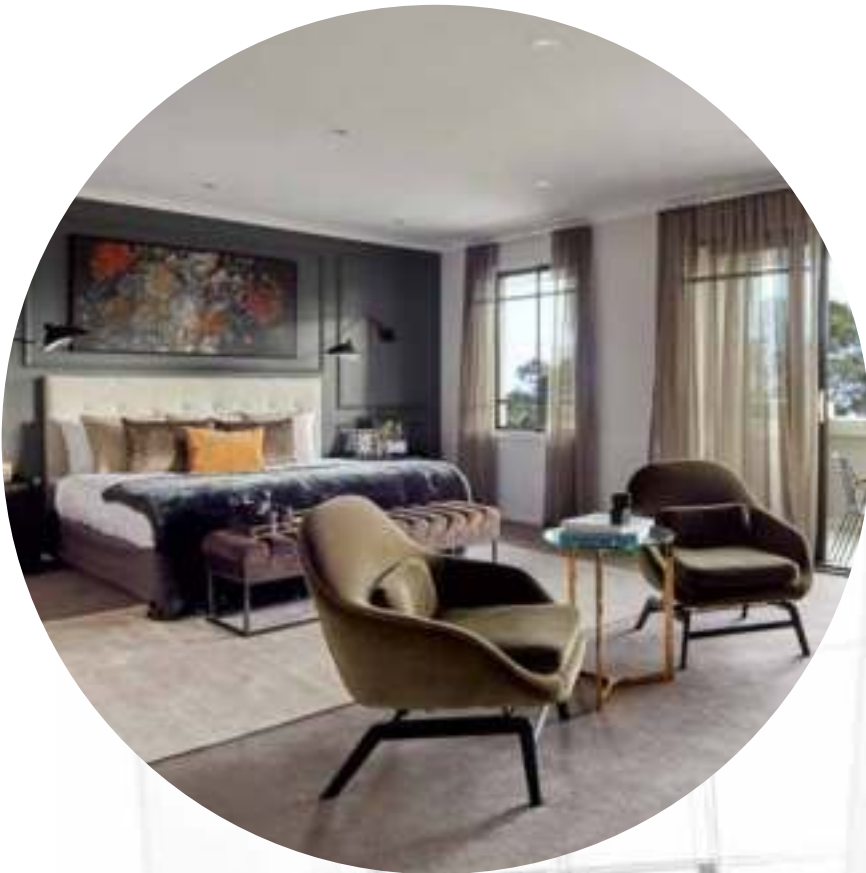




# CONSIDER DESIGN OPTIONS

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 5th bedroom with an ensuite?

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



## 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.



Add an outdoor room to your existing house plan.

Take your outdoor room and make it grand by adding more space.



## 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.







## 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.



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





# 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 fourth 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.





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 centre 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.



## 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









# DOUBLE STOREY LUXURY

- 32. Doulton
- 42. Franklin
- 54. Hampshire
- 64. Laguna
- 70. Metro
- 76. Sentosa
- 82. Sovereign
- 94. Vantage

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



# 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.





· Image depicts items not supplied by Metricon namely landscaping, feature sculpture, paths and fencing ·





# Doulton 56

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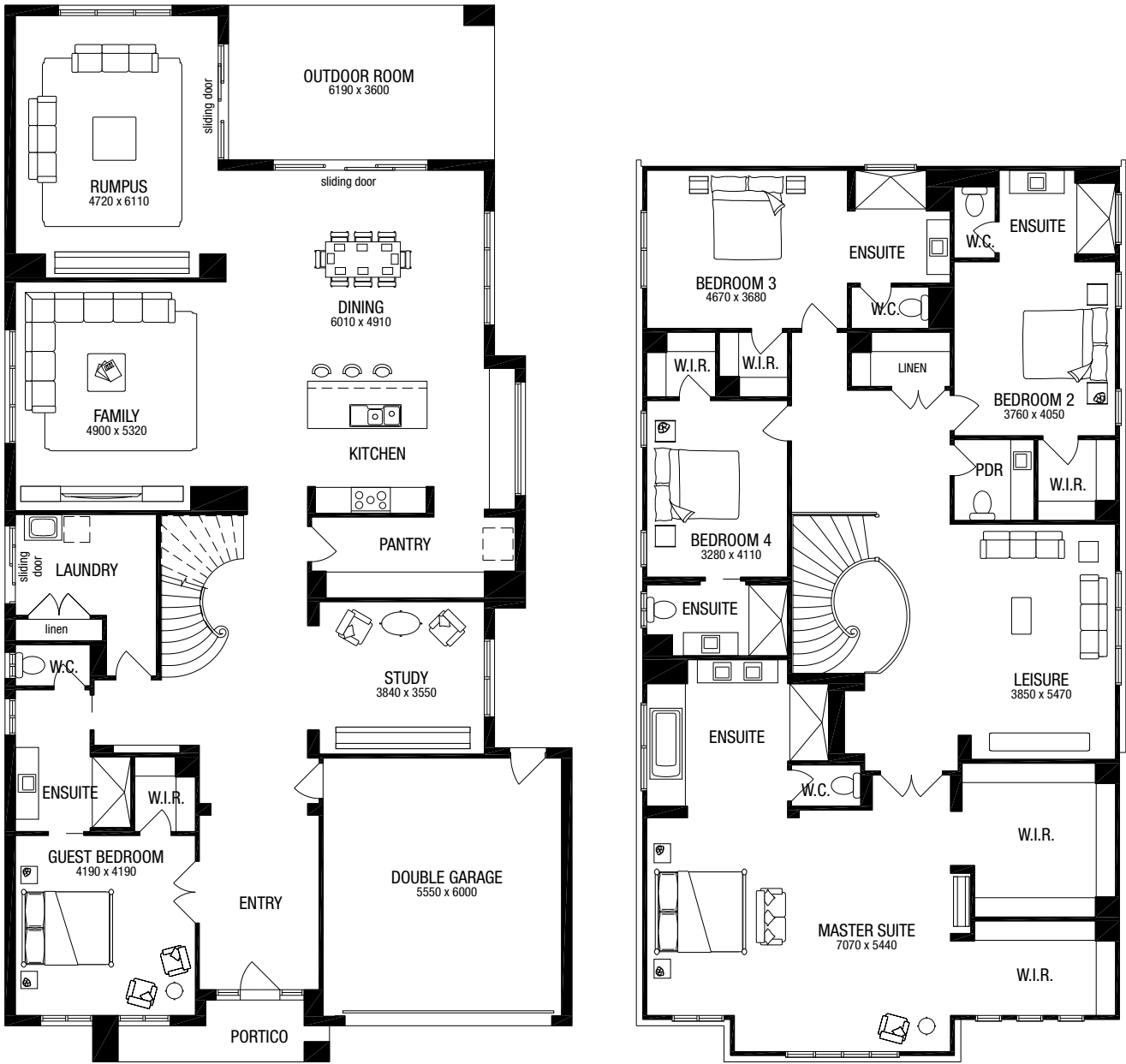
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Home Area	49.15 sq	456.62m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor/Balcony Area	2.40 sq	22.28m <sup>2</sup>
Portico Area	0.67 sq	6.27m <sup>2</sup>
<b>Total Home Area</b>	<b>56.15 sq</b>	<b>521.67m<sup>2</sup></b>
Home Width	13.19m	
<b>Min Block Width</b>	<b>15.24m*</b>	

<b>Popular Design Options</b>	
Reverse front of home	
Leisure room to rear of home	
Shared bathroom option for first floor bedrooms	
Master to rear of home with balcony	
Home Length	24.59m
<b>Min Block Depth</b>	<b>32m</b>



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



# Doulton 50

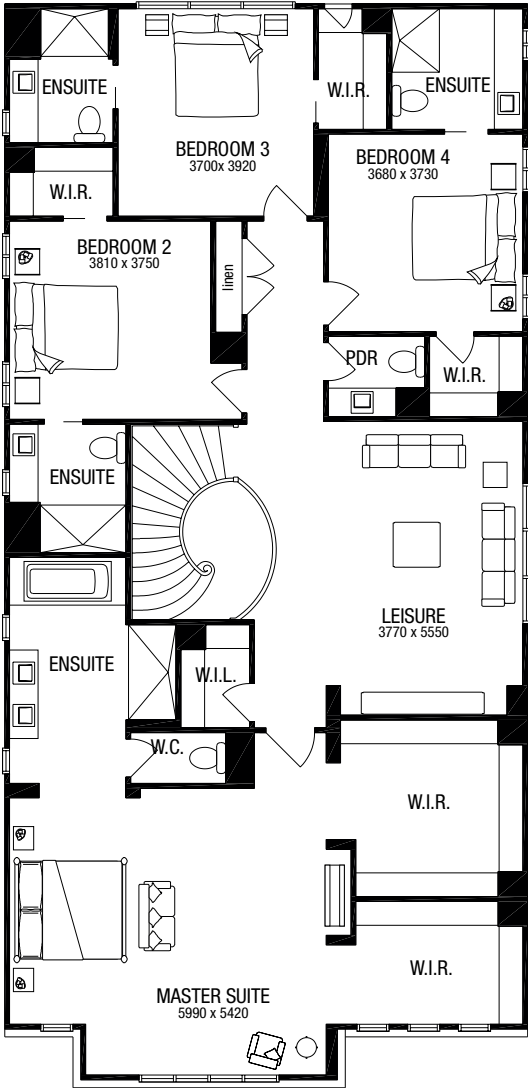
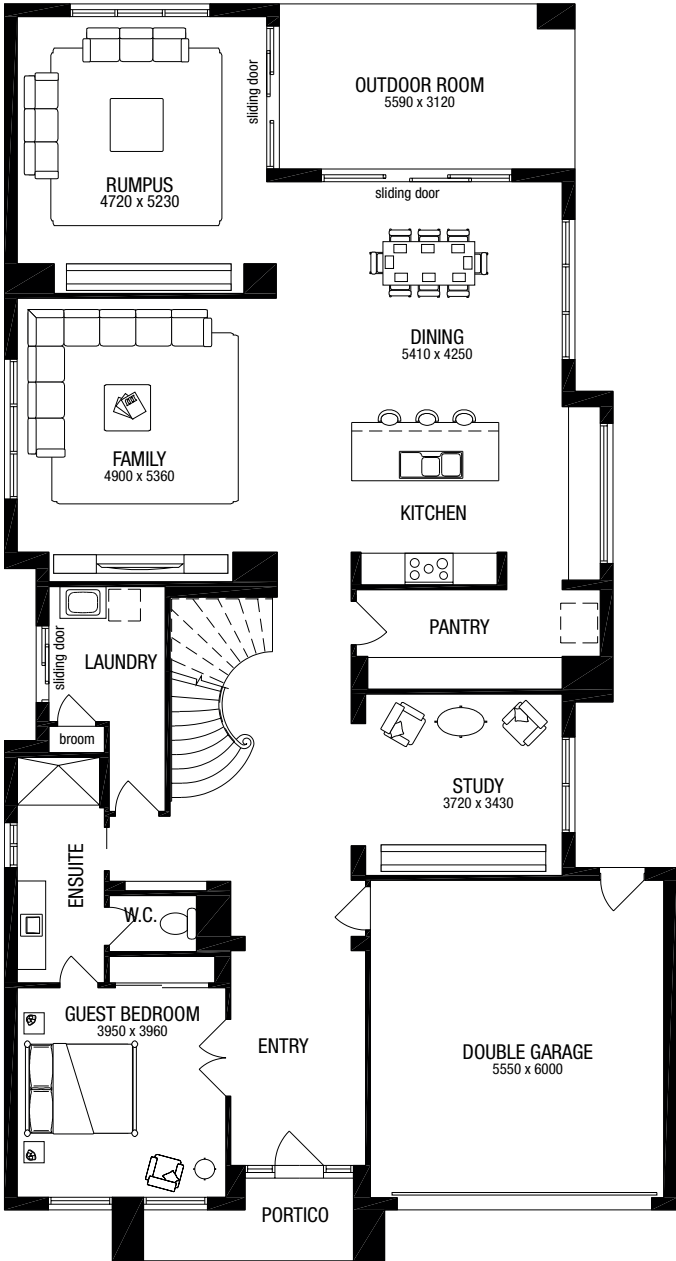
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			Popular Design Options	
Home Area	43.53 sq	404.35m <sup>2</sup>	Master bedroom to rear with balcony	
Garage Area	3.93 sq	36.53m <sup>2</sup>	Reverse front of home	
Outdoor/Balcony Area	1.88 sq	17.44m <sup>2</sup>	Grand outdoor room	
Portico Area	0.68 sq	6.37m <sup>2</sup>	Leisure room to rear of home	
<b>Total Home Area</b>	<b>50.02 sq</b>	<b>464.69m<sup>2</sup></b>	Shared bathroom option for first floor bedrooms	
Home Width		12.71m	Home Length	23.75m
<b>Min Block Width</b>		<b>14m*</b>	<b>Min Block Depth</b>	<b>32m</b>



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

# Doulton 46

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Home Area	39.38 sq	365.85m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor/Balcony Area	2.00 sq	18.50m <sup>2</sup>
Portico Area	0.68 sq	6.37m <sup>2</sup>
<b>Total Home Area</b>	<b>45.99 sq</b>	<b>427.22m<sup>2</sup></b>
Home Width	12.71m	
<b>Min Block Width</b>	<b>14m*</b>	

Popular Design Options	
Living in place of guest bedroom	
Master bedroom to the rear of home	
Bedroom 5 in place of leisure room	
Shared bathroom option for first floor bedrooms	
Prayer Room	
Home Length	21.83m
<b>Min Block Depth</b>	<b>30m</b>



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



# DOULTON Facades





DOULTON 56 CLASSIQUE



DOULTON 56 STAMFORD



DOULTON 56 VERVE



DOULTON 56 PROVINCIAL

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.



# 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

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# 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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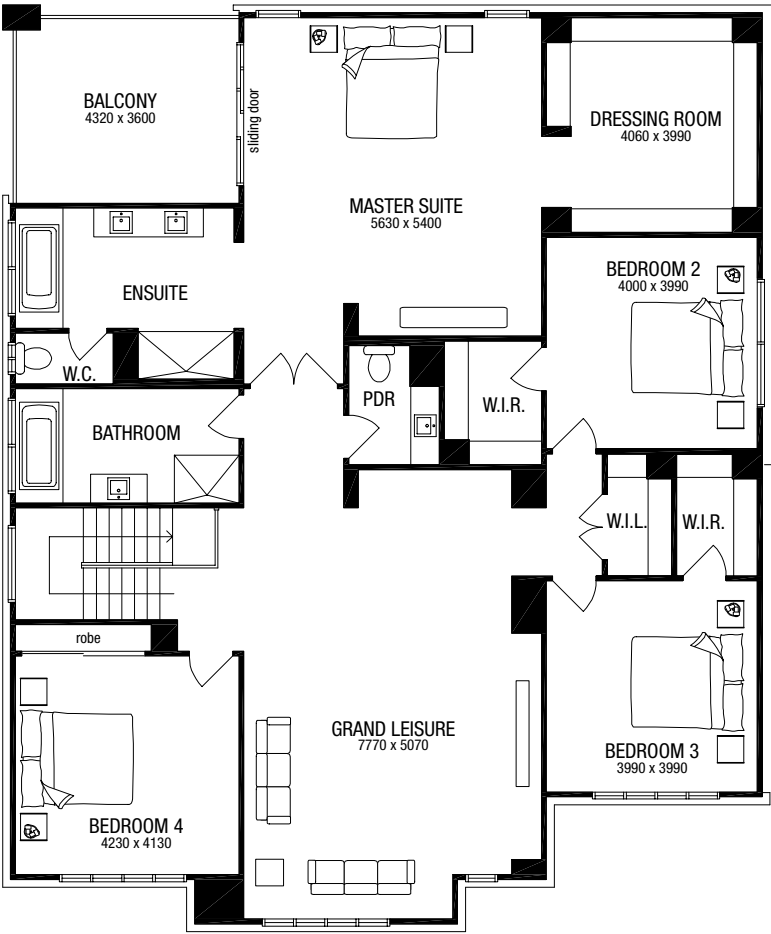
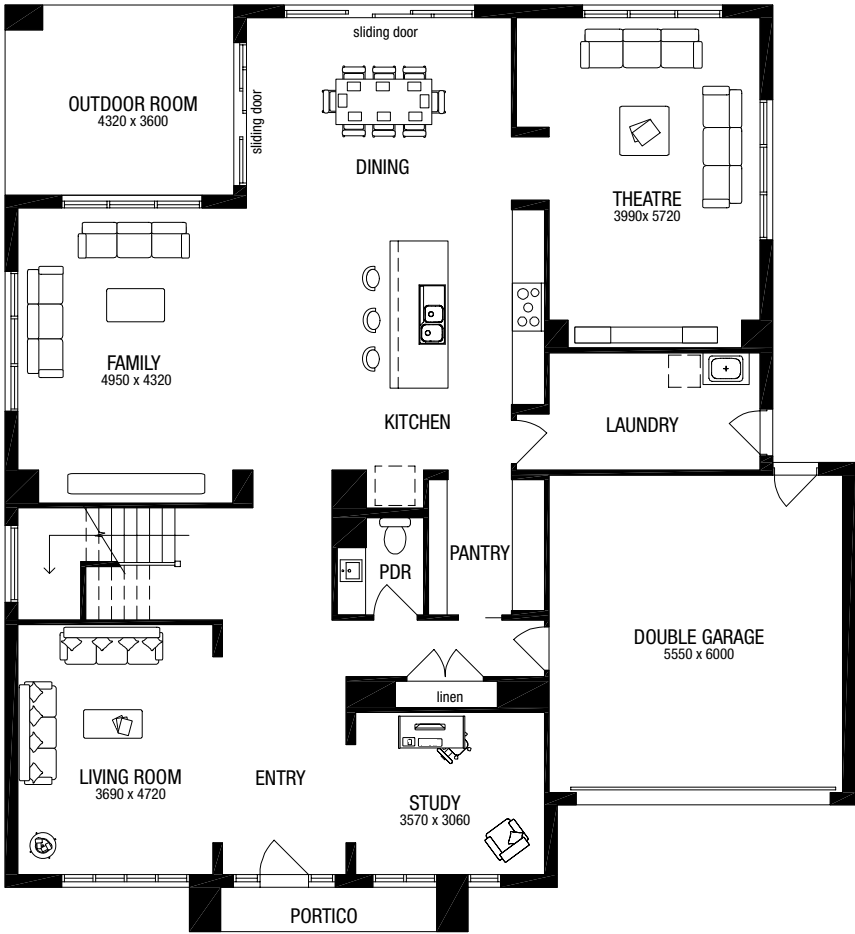
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Home Area	44.77 sq	415.90m <sup>2</sup>
Garage Area	3.92 sq	36.45m <sup>2</sup>
Outdoor/Balcony Area	3.36 sq	31.26m <sup>2</sup>
Portico Area	0.48 sq	4.43m <sup>2</sup>
<b>Total Home Area</b>	<b>52.53 sq</b>	<b>488.04m<sup>2</sup></b>
Home Width	16.07m	
<b>Min Block Width</b>	<b>16+m*</b>	

## Popular Design Options

Guest bedroom in place of living room	
Shared bathroom option	
Master to front	
<hr/>	
Home Length	17.51m
<b>Min Block Depth</b>	<b>25m</b>



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

# Franklin 50

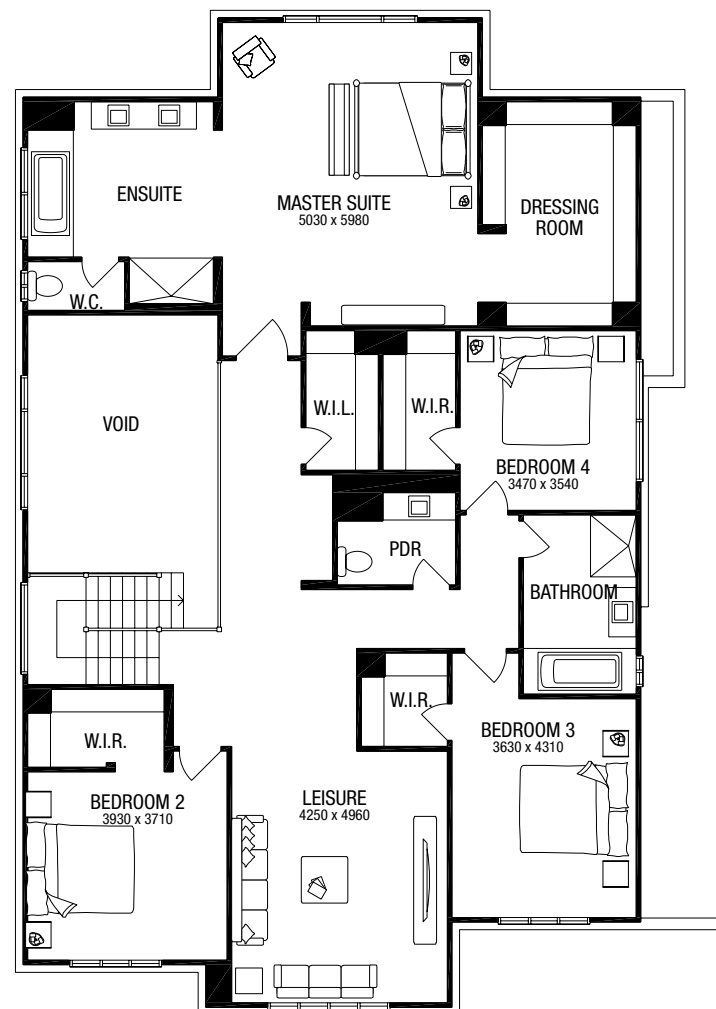
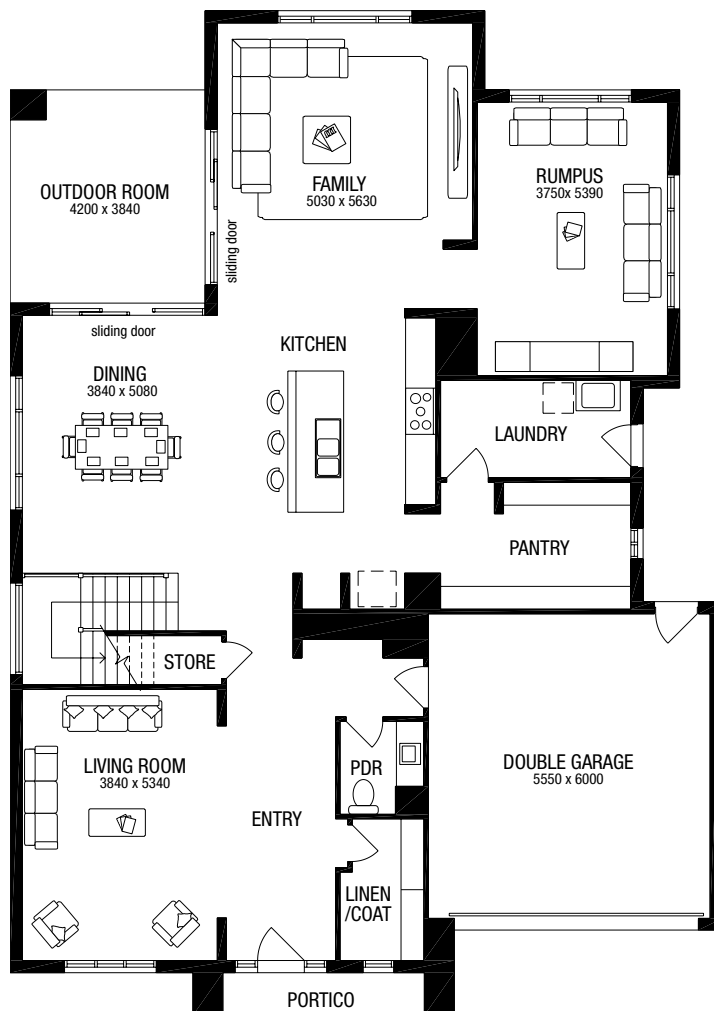
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Home Area	44.02 sq	408.90m <sup>2</sup>
Garage Area	3.92 sq	36.45m <sup>2</sup>
Outdoor/Balcony Area	1.74 sq	16.13m <sup>2</sup>
Portico Area	0.46 sq	4.33m <sup>2</sup>
<b>Total Home Area</b>	<b>50.14sq</b>	<b>465.81m<sup>2</sup></b>
Home Width		14.03m
<b>Min Block Width</b>		<b>16m*</b>

## Popular Design Options

Ensuite to bedroom 2 & Shared Bathroom to  
Bedroom 3 & 4

Home Length	19.79m
<b>Min Block Depth</b>	<b>28m</b>





# Franklin 48

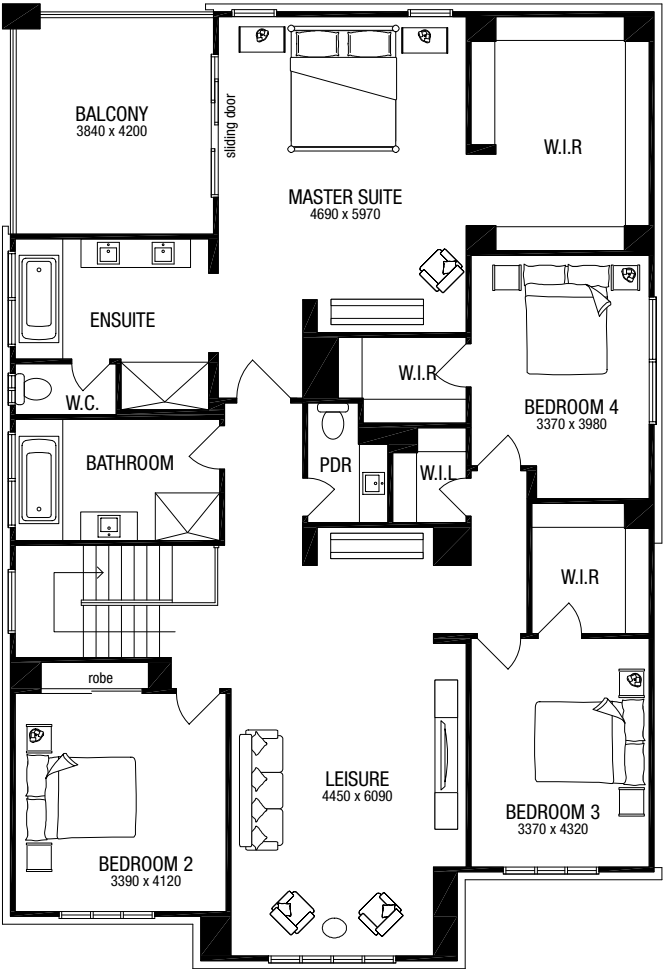
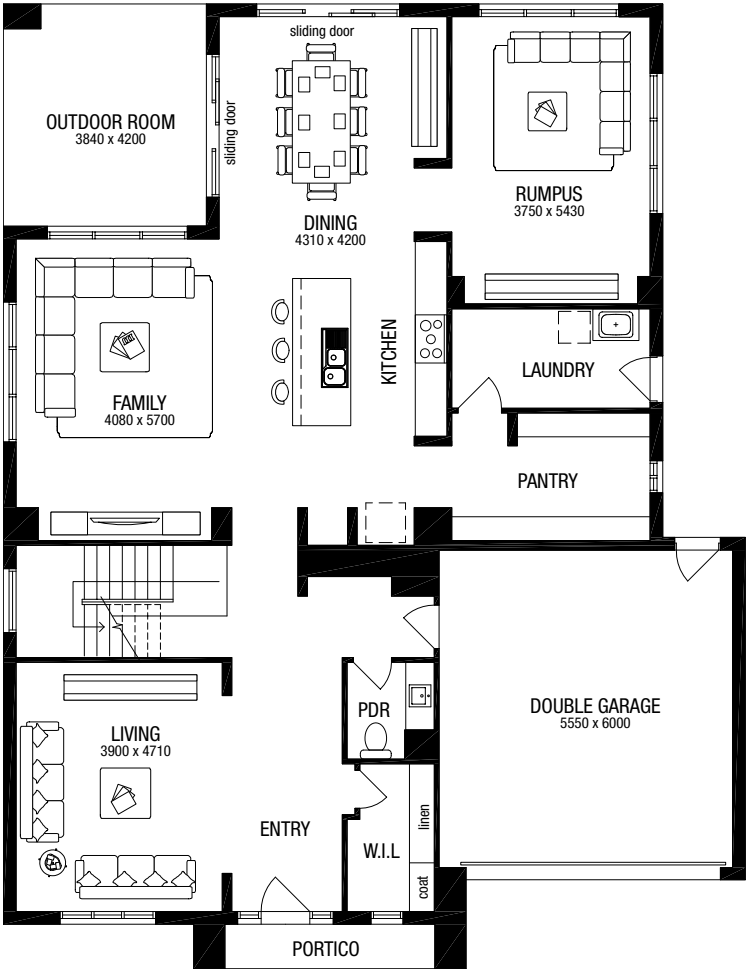
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			Popular Design Options	
Home Area	39.94 sq	371.03m <sup>2</sup>	Master bedroom to front of home	
Garage Area	3.92 sq	36.45m <sup>2</sup>	Ensuite to bedroom 4	
Outdoor/Balcony Area	3.49 sq	32.41m <sup>2</sup>		
Portico Area	0.47 sq	4.33m <sup>2</sup>		
<b>Total Home Area</b>	<b>47.82sq</b>	<b>444.22m<sup>2</sup></b>		
Home Width		14.03m	Home Length	18.23m
<b>Min Block Width</b>		<b>16m*</b>	<b>Min Block Depth</b>	<b>28m</b>

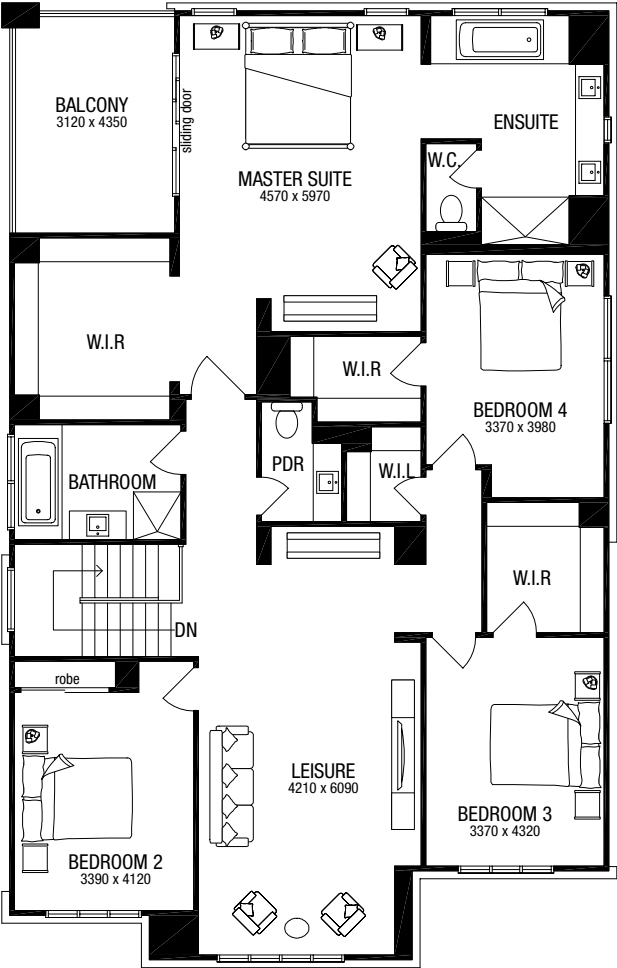
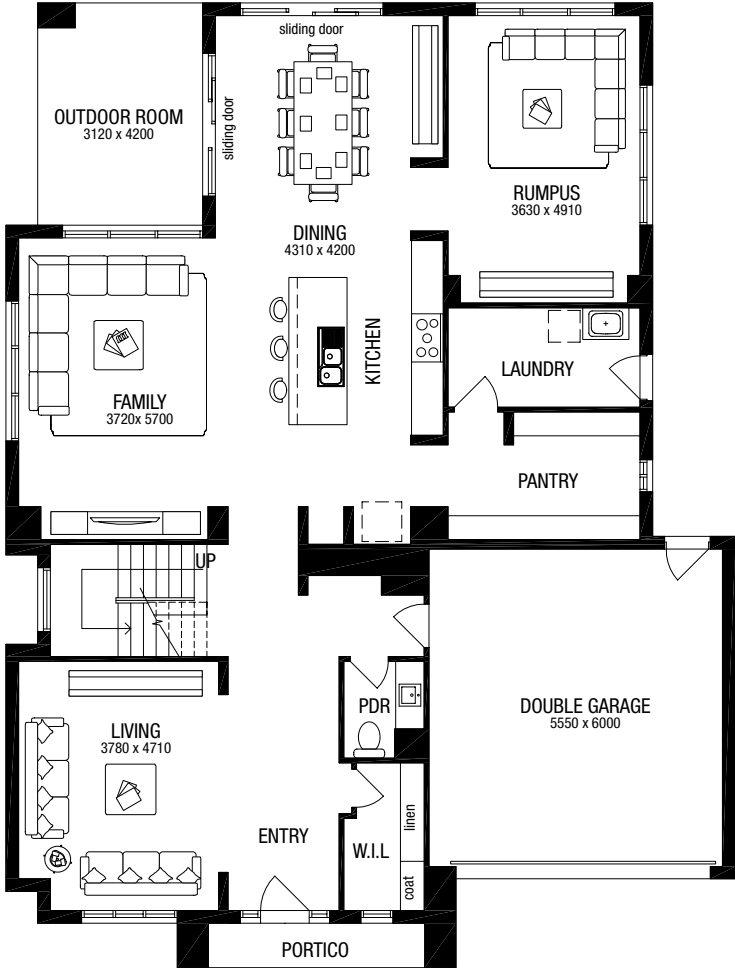


· Floorplan shown based on Aspire façade. \*Subject to orientation and fall of land and developer and council guidelines ·

# Franklin 45

 4	 2	 4	 2
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			Popular Design Options	
Home Area	37.99 sq	352.97m <sup>2</sup>	Store room to garage	
Garage Area	3.92 sq	36.45m <sup>2</sup>	Add a shower to powder room	
Outdoor/Balcony Area	2.84sq	26.36m <sup>2</sup>	Add a butler's pantry	
Portico Area	0.48 sq	4.43m <sup>2</sup>	Add a guest Bedroom	
<b>Total Home Area</b>	<b>45.23sq</b>	<b>420.21m<sup>2</sup></b>	Shared bathroom	
Home Width		13.79m	Home Length	18.23m
<b>Min Block Width</b>		<b>15.24m*</b>	<b>Min Block Depth</b>	<b>28m</b>



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



# Franklin 40

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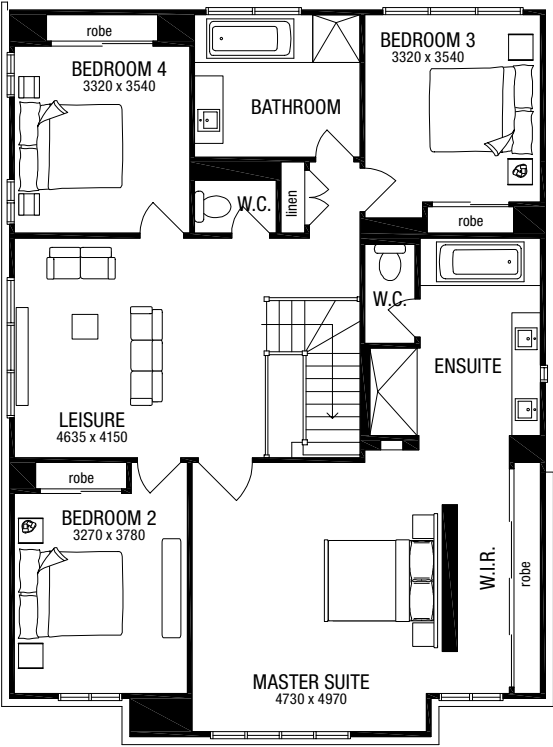
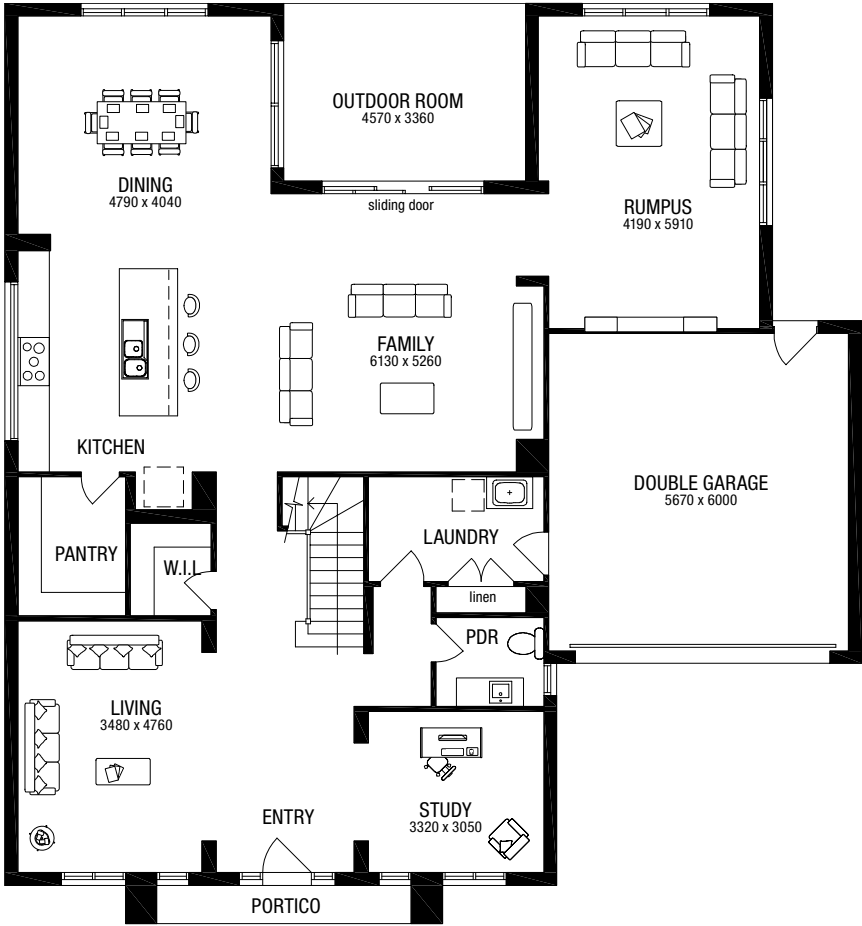
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Home Area	34.80 sq	323.32m <sup>2</sup>
Garage Area	4.01 sq	37.22m <sup>2</sup>
Outdoor/Balcony Area	1.65 sq	15.35m <sup>2</sup>
Portico Area	0.46 sq	4.31m <sup>2</sup>
<b>Total Home Area</b>	<b>40.93 sq</b>	<b>380.20m<sup>2</sup></b>
Home Width	16.19m	
<b>Min Block Width</b>	<b>16+m*</b>	

## Popular Design Options

- Add a grand outdoor room
- Add a garage workshop extension
- Add a spa to ensuite
- Guest bedroom to ground floor in place of living

Home Length	17.39m
<b>Min Block Depth</b>	<b>25m</b>







# FRANKLIN Facades





FRANKLIN 53 STAMFORD



FRANKLIN 53 OAKPARK



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.

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# FRANKLIN Facades



FRANKLIN 53 PROVINCIAL



FRANKLIN 53 ATLANTIC



FRANKLIN 53 PLANTATION



FRANKLIN 48 NAUTIC



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

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# 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. ·



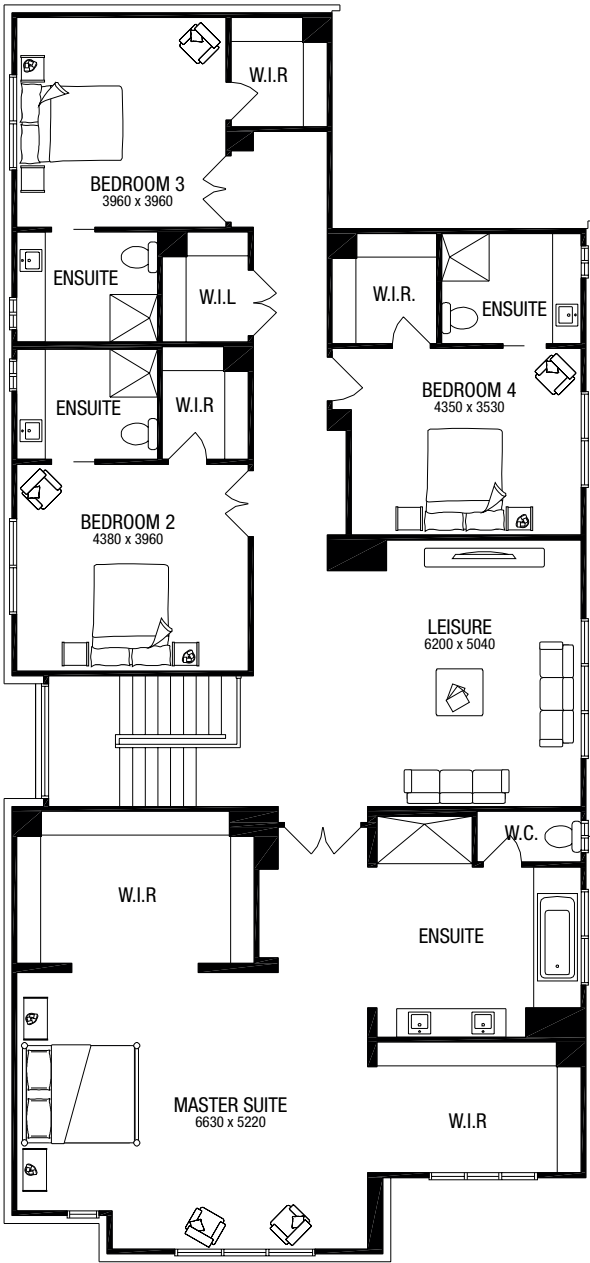
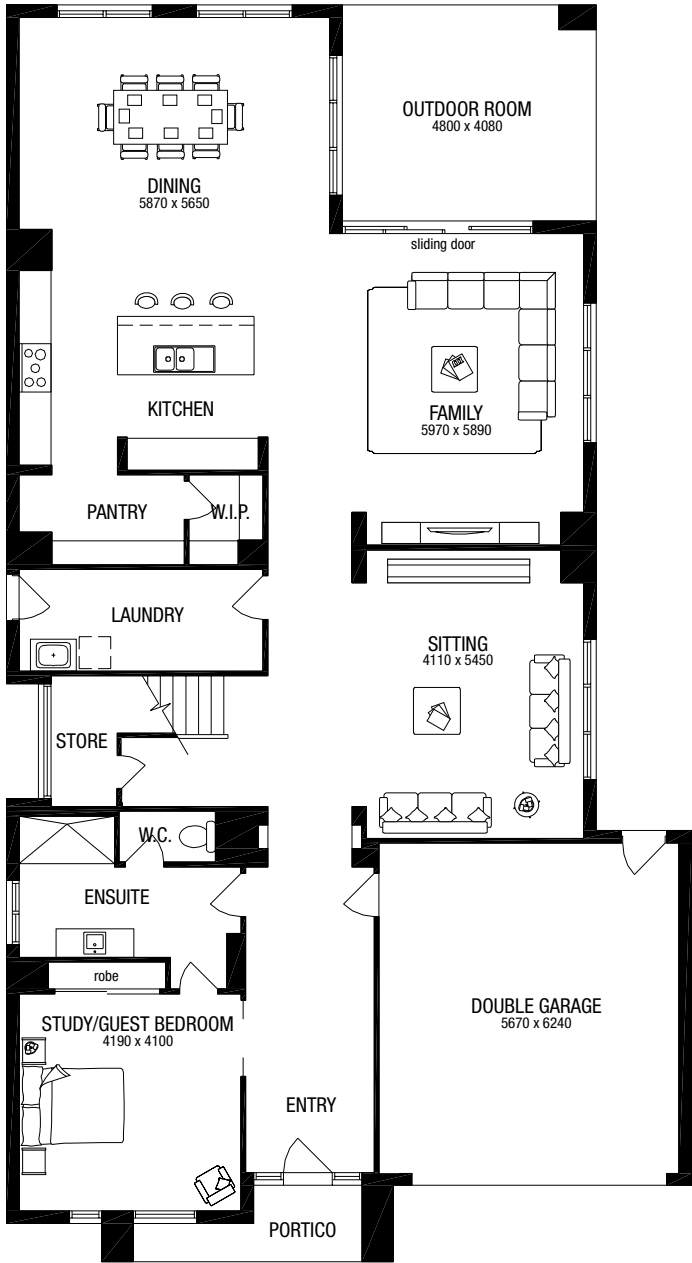
# Hampshire 54

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Home Area	47.30 sq	439.43m <sup>2</sup>
Garage Area	4.16 sq	38.67m <sup>2</sup>
Outdoor/Balcony Area	2.11 sq	19.58m <sup>2</sup>
Portico Area	0.63 sq	5.87m <sup>2</sup>
<b>Total Home Area</b>	<b>54.20 sq</b>	<b>503.55m<sup>2</sup></b>
Home Width	12.95m	
<b>Min Block Width</b>	<b>15.24m*</b>	

## Popular Design Options

Master bedroom to the rear of home	
Store Room to Garage	
Butler's Pantry	
Leisure to Rear with Balcony	
Shared Bathroom	
<hr/>	
Home Length	23.75m
<b>Min Block Depth</b>	<b>32m</b>



# Hampshire 46

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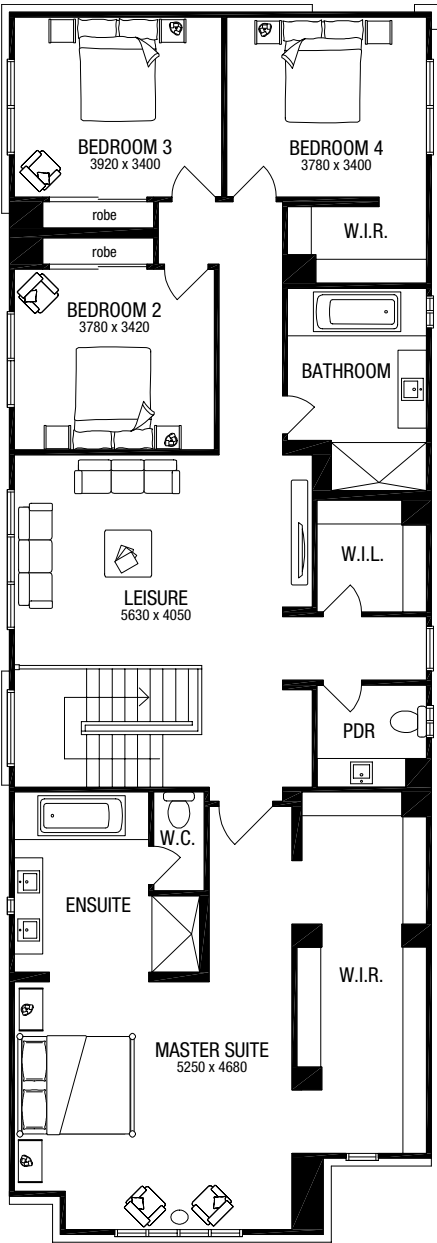
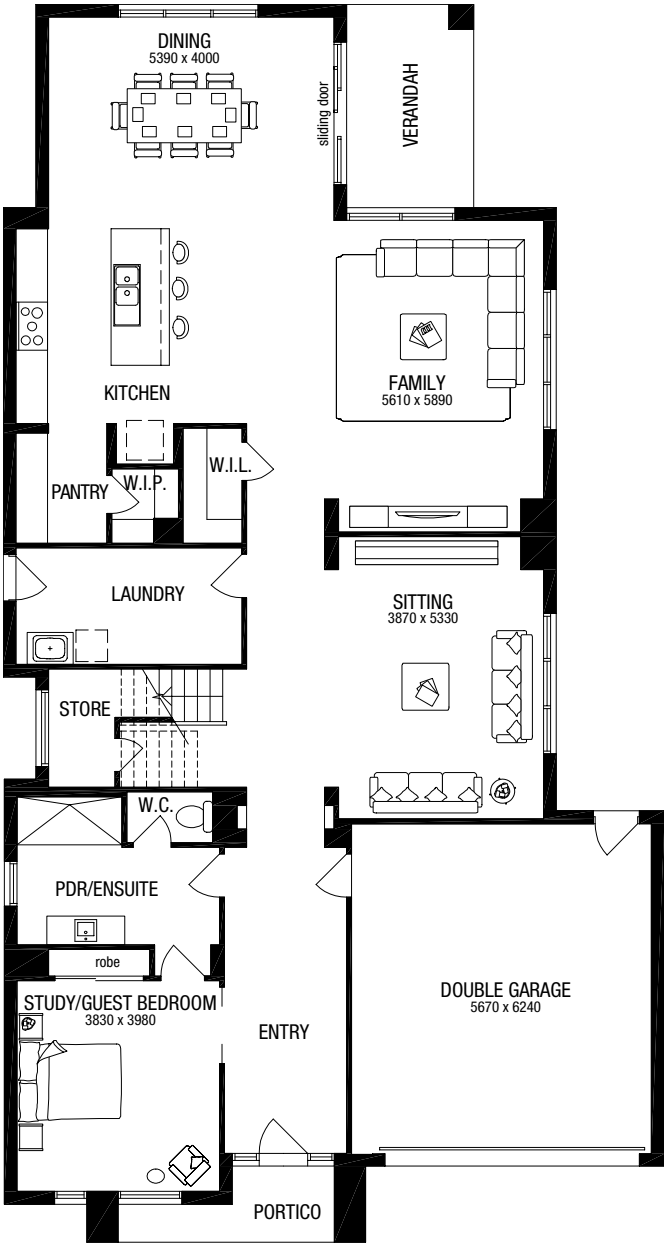
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Home Area	40.08 sq	372.32m <sup>2</sup>
Garage Area	4.17 sq	38.73m <sup>2</sup>
Verandah/Balcony Area	0.99 sq	9.22m <sup>2</sup>
Portico Area	0.60 sq	5.61m <sup>2</sup>
<b>Total Home Area</b>	<b>45.84sq</b>	<b>425.88m<sup>2</sup></b>
Home Width	12.49m	
<b>Min Block Width</b>	<b>15.24m*</b>	

Popular Design Options	
For your full range of options please speak to your New Home Advisor	
Home Length	23.39m
<b>Min Block Depth</b>	<b>32m</b>



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



# Hampshire 46A

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Home Area	39.74 sq	369.21m <sup>2</sup>
Garage Area	3.93 sq	36.50m
Outdoor/Balcony Area	1.53 sq	14.17m
Portico Area	0.51 sq	4.79m*
<b>Total Home Area</b>	<b>45.71sq</b>	<b>424.67m<sup>2</sup></b>
Home Width	12.11m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

For your full range of options please speak to your New Home Advisor

Home Length	20.87m
<b>Min Block Depth</b>	<b>28m</b>



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

# Hampshire 45

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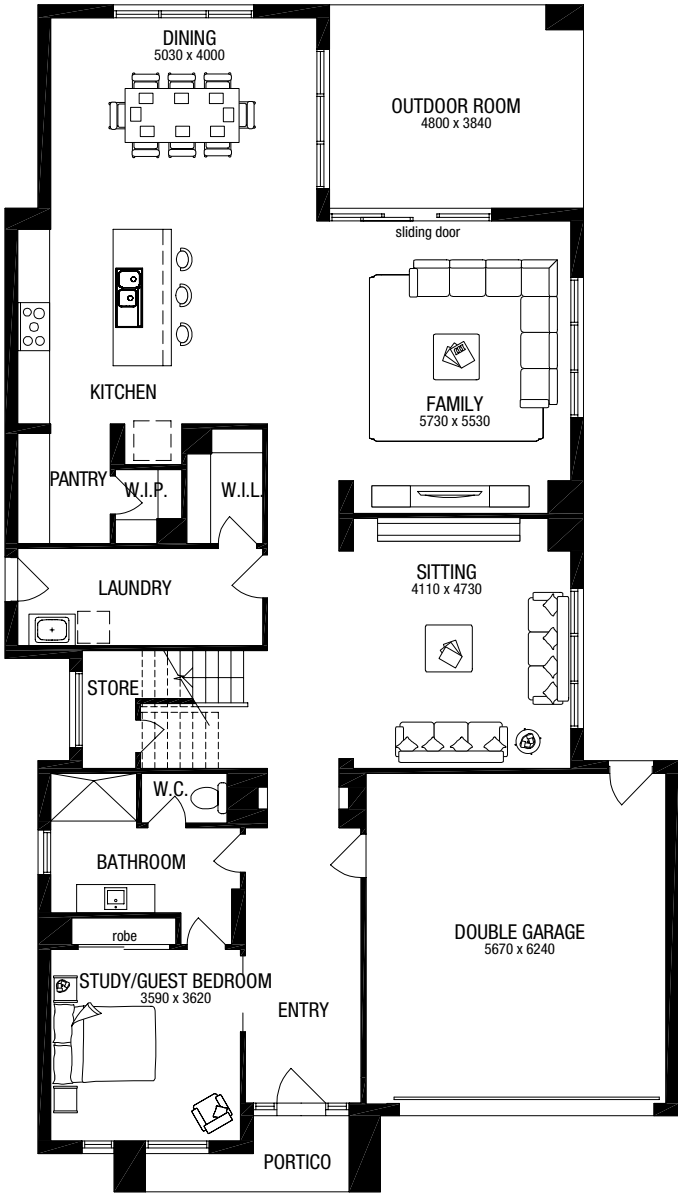
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Home Area	38.60 sq	358.60m <sup>2</sup>
Garage Area	4.16 sq	38.67m <sup>2</sup>
Outdoor Area	1.98 sq	18.43m <sup>2</sup>
Portico Area	0.58 sq	5.35m <sup>2</sup>
<b>Total Home Area</b>	<b>45.32 sq</b>	<b>421.05m<sup>2</sup></b>
Home Width	12.73m	
<b>Min Block Width</b>	<b>14m*</b>	

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 Length	22.43m
<b>Min Block Depth</b>	<b>30m</b>



· 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.

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



# HAMPSHIRE Facades



HAMPSHIRE 45 STAMFORD



HAMPSHIRE 45 PLANTATION



HAMPSHIRE 45 ASPIRE



HAMPSHIRE 45 NAUTIC

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.

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



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



# LAGUNA

Designed for living the perfect bayside life, this opulent home, with its "to die for" first floor master bedroom and large ensuite, is the perfect complement to living near the sea. The incredible design touches and amazing spaces will be sure to impress in this unique and charming home.





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





# Laguna 42RF

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			Popular Design Options	
Home Area	36.04 sq	334.84m <sup>2</sup>	Add a grand outdoor room	
Garage Area	4.06 sq	37.74m <sup>2</sup>	Add a rumpus room	
Outdoor/Balcony Area	1.56 sq	14.52m <sup>2</sup>	Larger family bathroom	
Portico Area	0.50 sq	4.66m <sup>2</sup>		
<b>Total Home Area</b>	<b>42.17 sq</b>	<b>391.76m<sup>2</sup></b>		
Home Width		11.15m	Home Length	22.07m
<b>Min Block Width</b>		<b>12.50m*</b>	<b>Min Block Depth</b>	<b>30m</b>



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



# LAGUNA Facades





LAGUNA 42RF CALIBRE



LAGUNA 42RF MODE



LAGUNA 42RF CUBE



LAGUNA 42RF ASPIRE

Façades shown are based on the Laguna 42RF. 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.



# 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, decorative screen and fencing. ·



# Metro 32

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

 2

Popular Design Options		
Home Area	26.65 sq	247.62m <sup>2</sup>
Garage Area	3.91 sq	36.36m <sup>2</sup>
Verandah/Balcony Area	0.63 sq	5.89m <sup>2</sup>
Portico Area	0.52 sq	4.85m <sup>2</sup>
<b>Total Home Area</b>	<b>31.72 sq</b>	<b>294.72m<sup>2</sup></b>
Home Width	8.99m	Home Length 22.34m
<b>Min Block Width</b>	<b>10m*</b>	<b>Min Block Depth 30m</b>



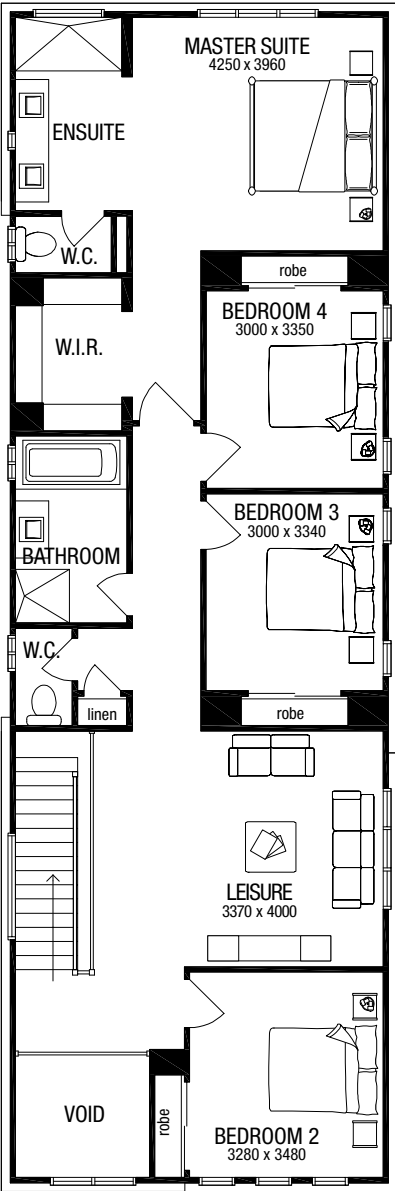
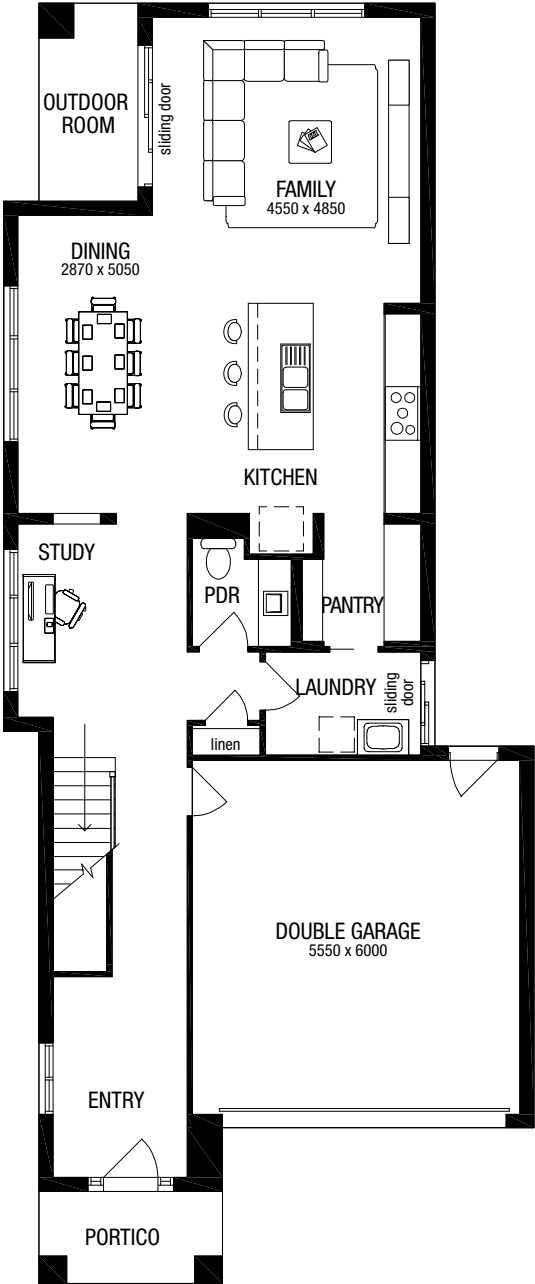
· Floorplan shown based on Coastal façade. \*Subject to orientation and fall of land and developer and council guidelines ·

# Metro 31

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Home Area	26.32 sq	244.47m <sup>2</sup>
Garage Area	3.93 sq	36.47m <sup>2</sup>
Outdoor/Balcony Area	0.61 sq	5.64m <sup>2</sup>
Portico Area	0.52 sq	4.85m <sup>2</sup>
<b>Total Home Area</b>	<b>31.37 sq</b>	<b>291.43m<sup>2</sup></b>
Home Width	8.99m	
<b>Min Block Width</b>	<b>10m*</b>	

Popular Design Options	
Bedroom 5 in place of leisure room	
Additional outdoor room option	
Leisure room to front of home	
Home Length	21.71m
<b>Min Block Depth</b>	<b>28m</b>



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



# METRO Facades





METRO 32 VOGUE



METRO 32 STAMFORD



METRO 32 METRO



METRO 32 MODE

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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Home Area	42.40 sq	393.93m <sup>2</sup>
Garage Area	4.34 sq	40.33m <sup>2</sup>
Outdoor/Balcony Area	2.51 sq	23.29m <sup>2</sup>
Portico/Verandah Area	1.57 sq	14.60m <sup>2</sup>
<b>Total Home Area</b>	<b>51.93 sq</b>	<b>482.40m<sup>2</sup></b>
Home Width	14.27m	
<b>Min Block Width</b>	<b>16m*</b>	

## Popular Design Options

- Add study in place of 5th bedroom
- Increase size of laundry
- Add a balcony to master bedroom

Home Length	24.59m
<b>Min Block Depth</b>	<b>32m</b>



# Sentosa 45

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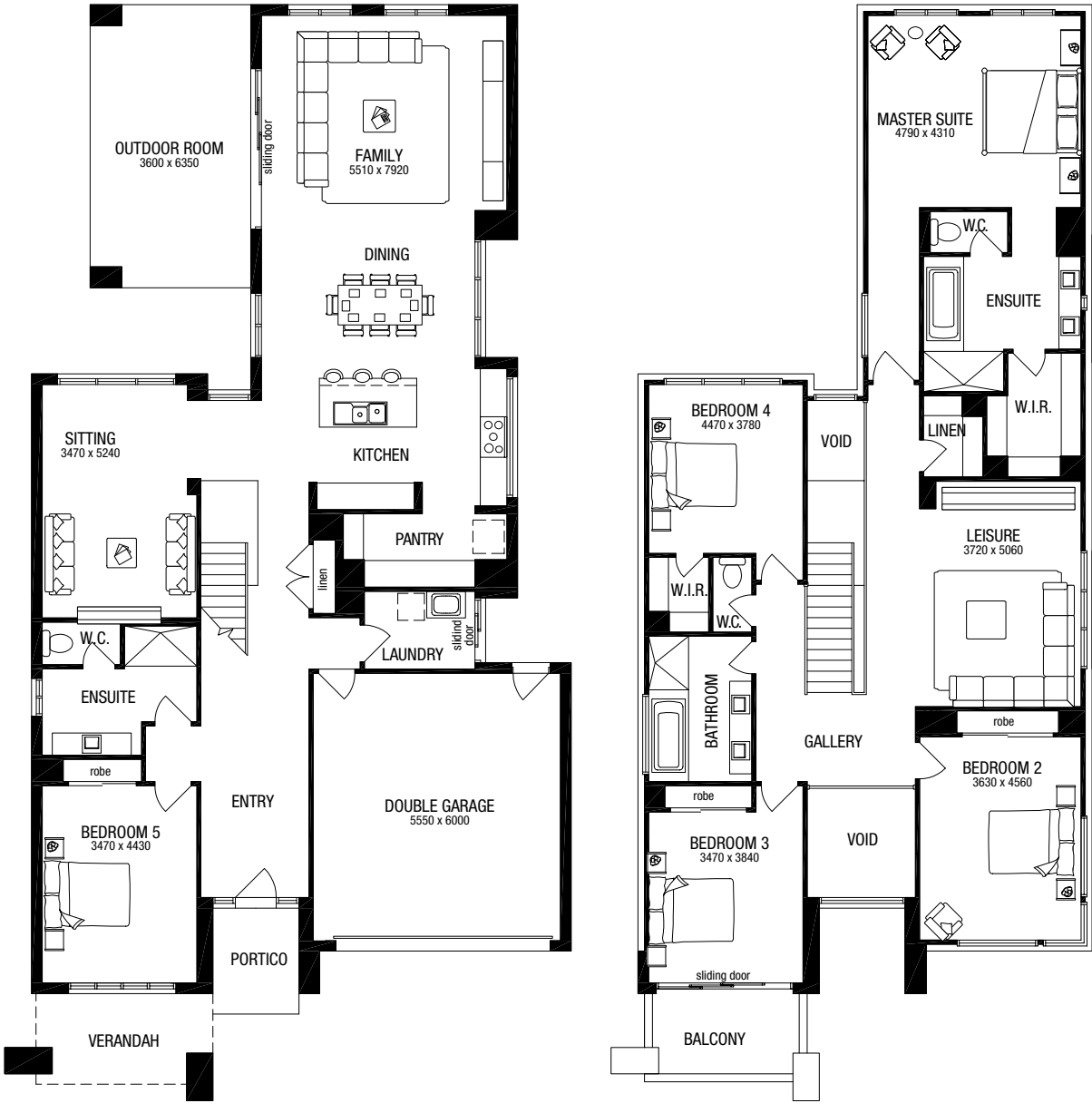
 2

Home Area	36.17 sq	335.98m <sup>2</sup>
Garage Area	3.97 sq	36.84m <sup>2</sup>
Outdoor/Balcony Area	3.38 sq	31.41m <sup>2</sup>
Portico/Verandah Area	1.34 sq	12.49m <sup>2</sup>
<b>Total Home Area</b>	<b>44.86 sq</b>	<b>416.72m<sup>2</sup></b>
Home Width	12.71m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

For your full range of options please speak to your New Home Advisor

Home Length	24.59m
<b>Min Block Depth</b>	<b>32m</b>



· 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, pergola, swimming pool, planter boxes and fencing. ·

# Sovereign 57

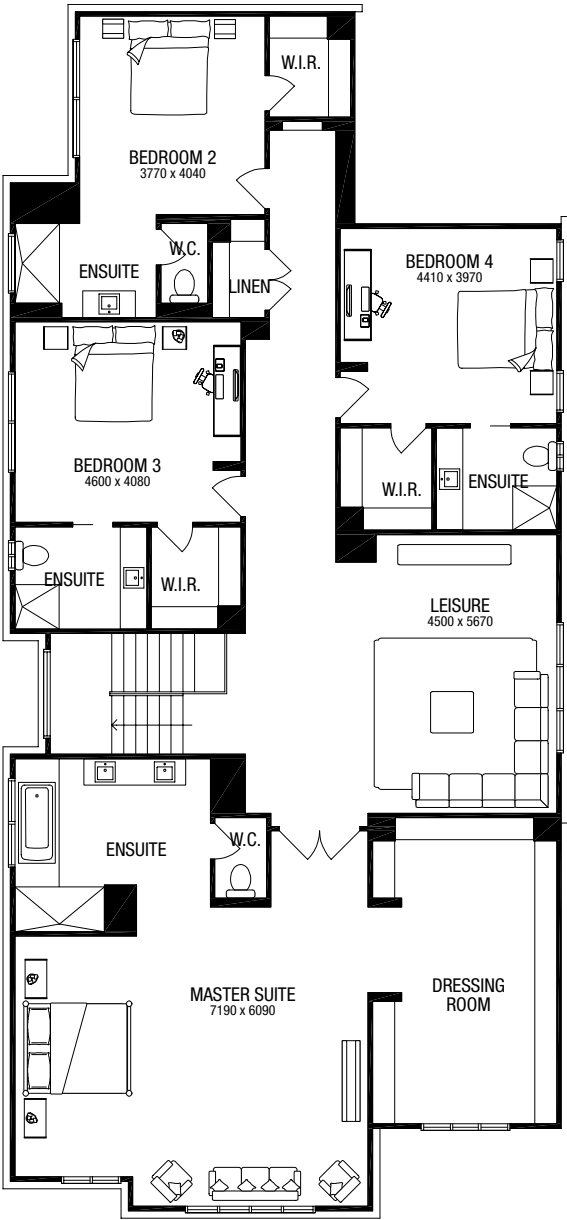
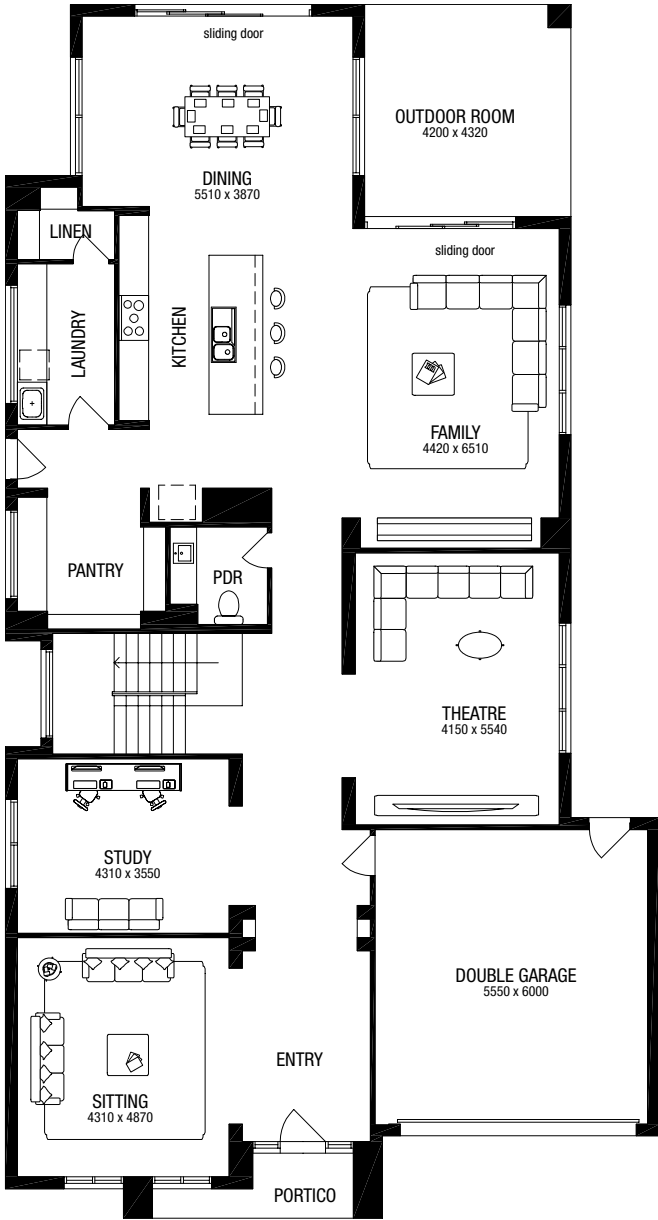
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Home Area	50.76 sq	471.54m²
Garage Area	3.93 sq	36.50m²
Outdoor/Balcony Area	1.95 sq	18.14m²
Portico Area	0.54 sq	5.06m²
<b>Total Home Area</b>	<b>57.18 sq</b>	<b>531.24m²</b>
Home Width	13.31m	
<b>Min Block Width</b>	<b>15.24m*</b>	

## Popular Design Options

- Reverse front to home
- Add a shower to powder room
- Move leisure room with balcony to rear of home
- 5th bedroom built over outdoor room

Home Length	24.70m
<b>Min Block Depth</b>	<b>32m</b>



# Sovereign 54

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-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

Home Area	47.66 sq	442.77m <sup>2</sup>
Garage Area	4.01 sq	37.25m <sup>2</sup>
Outdoor/Balcony Area	1.70 sq	15.75m <sup>2</sup>
Portico Area	0.43 sq	4.03m <sup>2</sup>
<b>Total Home Area</b>	<b>53.80 sq</b>	<b>499.80m<sup>2</sup></b>
Home Width	12.83m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

For your full range of options please speak to your New Home Advisor

Home Length	24.59m
<b>Min Block Depth</b>	<b>32m</b>



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



# Sovereign 50



Home Area	43.78 sq	406.69m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor Area	1.57 sq	14.62m <sup>2</sup>
Portico Area	0.54 sq	5.06m <sup>2</sup>
<b>Total Home Area</b>	<b>49.82 sq</b>	<b>462.87m<sup>2</sup></b>
Home Width	13.07m	
<b>Min Block Width</b>	<b>15.24m*</b>	

## Popular Design Options

- Reverse front to home
- Guest bedroom with ensuite & WIR in place of study, sitting room and powder room
- Move leisure room with balcony to rear of home

Home Length	23.03m
<b>Min Block Depth</b>	<b>32m</b>



# Sovereign 46

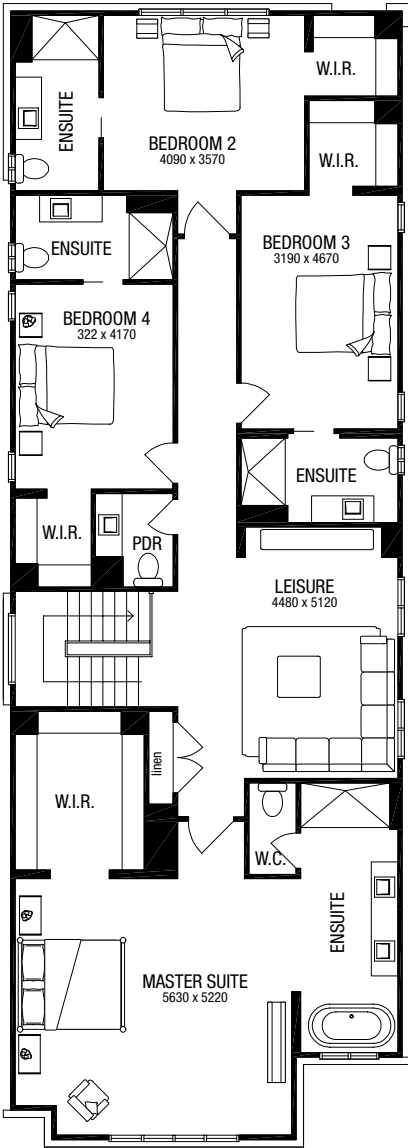
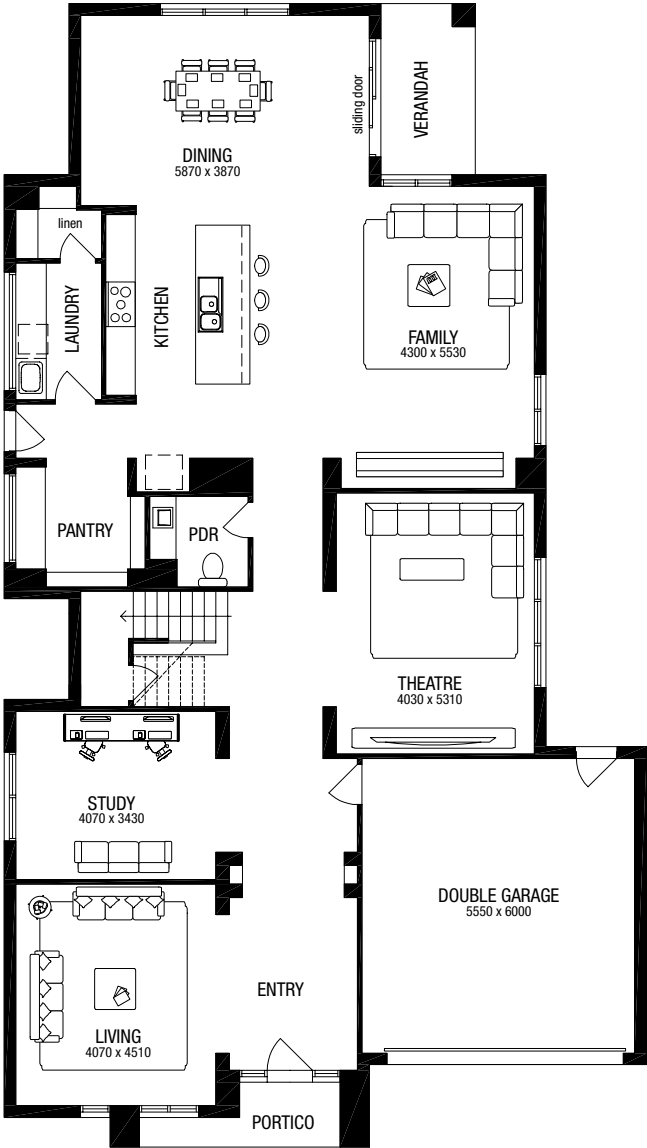
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			Popular Design Options	
Home Area	41.24 sq	383.08m <sup>2</sup>	Outdoor Room	
Garage Area	3.94 sq	36.56m <sup>2</sup>		
Verandah/Balcony Area	0.71 sq	6.68m <sup>2</sup>		
Portico Area	0.54 sq	5.06m <sup>2</sup>		
<b>Total Home Area</b>	<b>46.43 sq</b>	<b>431.38m<sup>2</sup></b>		
Home Width	13.07m		Home Length	23.27m
<b>Min Block Width</b>	<b>15.24m*</b>		<b>Min Block Depth</b>	<b>32m</b>



· 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	357.59m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor/Balcony Area	1.44 sq	13.36m <sup>2</sup>
Portico Area	0.47 sq	4.41m <sup>2</sup>
<b>Total Home Area</b>	<b>44.33 sq</b>	<b>411.86m<sup>2</sup></b>
Home Width	12.23m	
<b>Min Block Width</b>	<b>14m*</b>	

## 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

Home Length	22.31m
<b>Min Block Depth</b>	<b>30m</b>



· 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







SOVEREIGN 50 STAMFORD



SOVEREIGN 44 OAKPARK



SOVEREIGN 50 VERVE



SOVEREIGN 50 VOGUE

Façades shown are based on the Sovereign 44, 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 • 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.

. 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.







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

# Vantage 48

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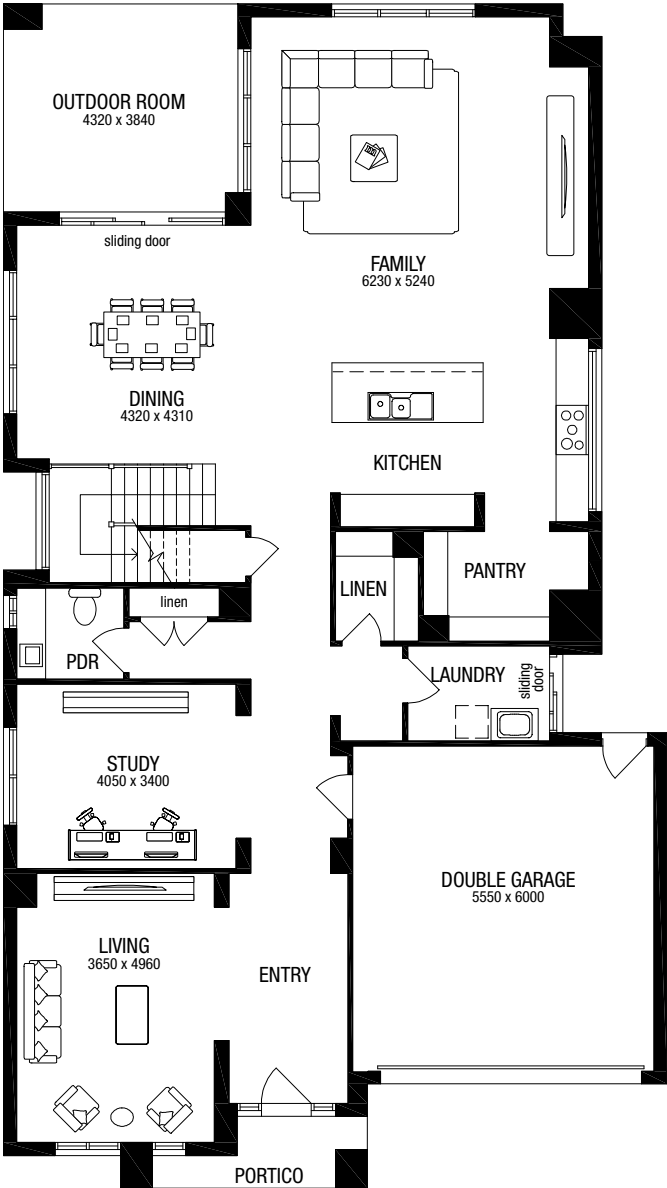
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Home Area	41.60 sq	386.48m <sup>2</sup>
Garage Area	3.93 sq	36.53m <sup>2</sup>
Outdoor/Balcony Area	1.78 sq	16.51m <sup>2</sup>
Portico Area	0.48 sq	4.46m <sup>2</sup>
<b>Total Home Area</b>	<b>47.79 sq</b>	<b>443.98m<sup>2</sup></b>
Home Width	12.23m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

- Add a shower to powder room
- Add a grand outdoor room
- Leisure room to front of home
- Increase size of laundry

Home Length	21.83m
<b>Min Block Depth</b>	<b>30m</b>

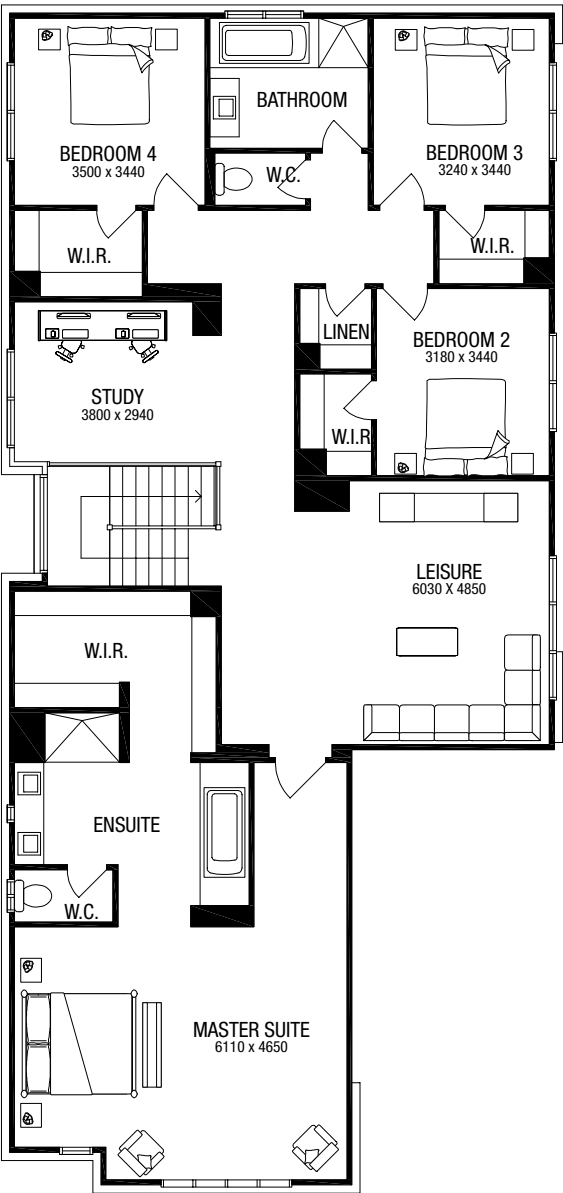
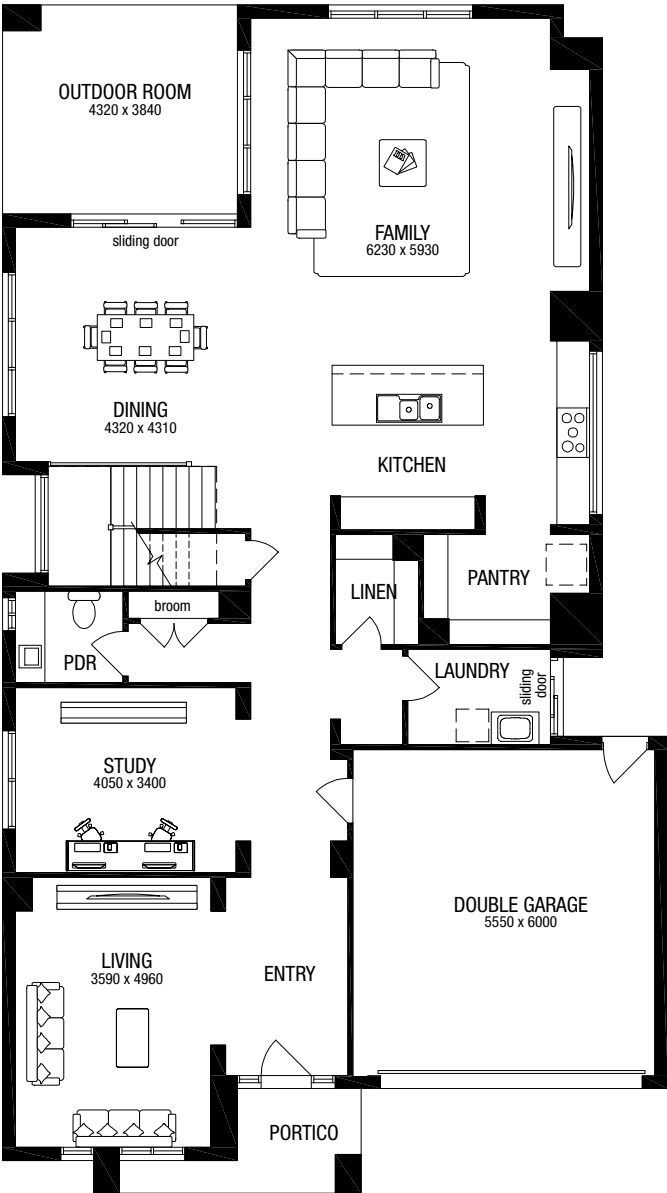


# Vantage 46

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Home Area	39.55 sq	367.41m <sup>2</sup>
Garage Area	3.93 sq	36.53m <sup>2</sup>
Outdoor/Balcony Area	1.79 sq	16.59m <sup>2</sup>
Portico Area	0.64 sq	5.96m <sup>2</sup>
<b>Total Home Area</b>	<b>45.91 sq</b>	<b>426.49m<sup>2</sup></b>
Home Width	12.23m	
<b>Min Block Width</b>	<b>14m*</b>	

Popular Design Options	
Add an ensuite & WIR to all bedrooms	
Add a 5th bedroom to first floor	
Add a shower to powder room	
Move master bedroom & leisure room to rear of home	
Home Length	21.83m
<b>Min Block Depth</b>	<b>30m</b>



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



# Vantage 45MK2 RF

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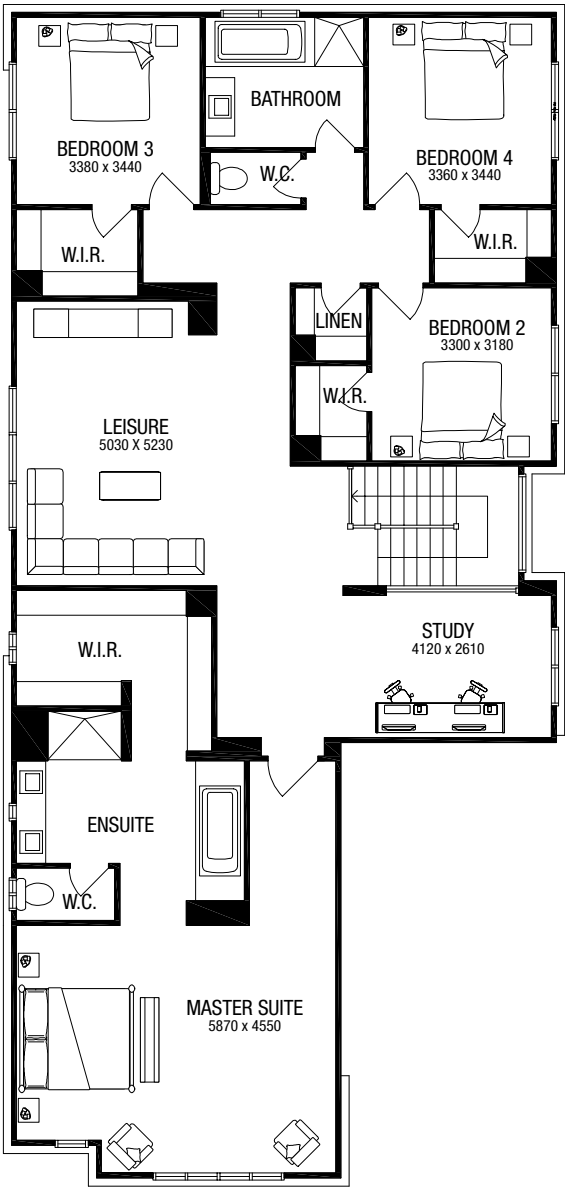
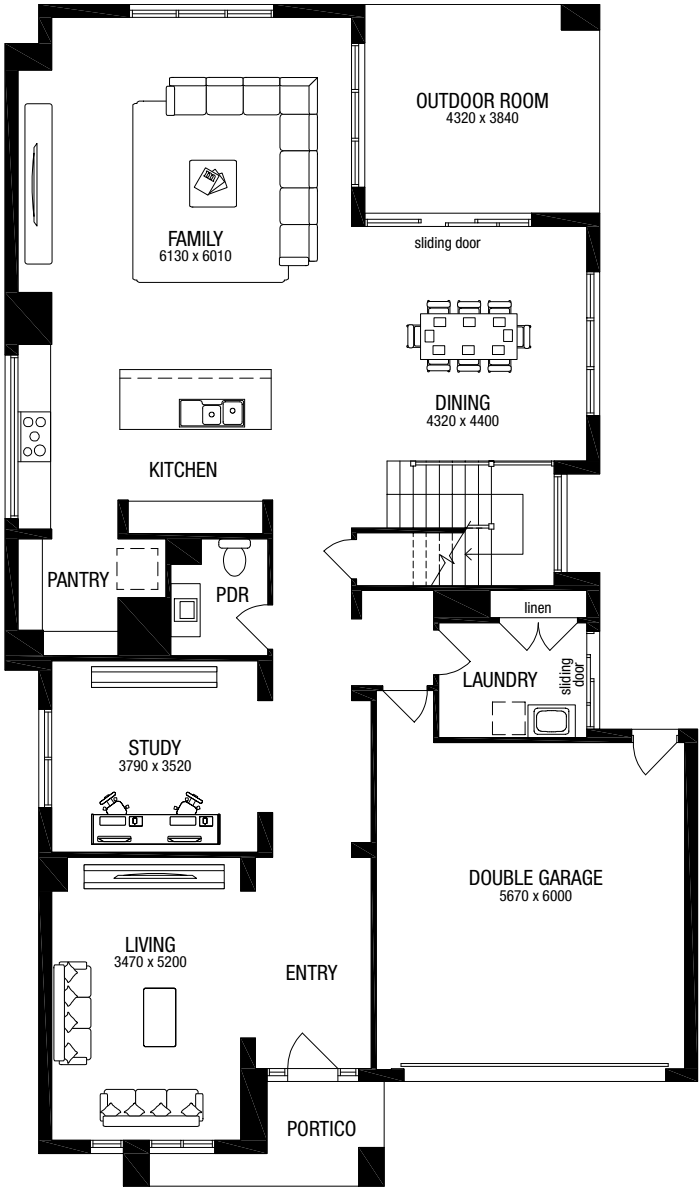
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Home Area	38.69 sq	359.39m <sup>2</sup>
Garage Area	4.12 sq	38.26m <sup>2</sup>
Outdoor/Balcony Area	1.79 sq	16.59m <sup>2</sup>
Portico Area	0.62 sq	5.73m <sup>2</sup>
<b>Total Home Area</b>	<b>45.21 sq</b>	<b>419.97m<sup>2</sup></b>
Home Width	12.73m	
<b>Min Block Width</b>	<b>14m*</b>	

Popular Design Options	
Guest bedroom with ensuite to ground floor	
Add a ensuite to all bedrooms	
Add a shower to powder room	
Home Length	21.71m
<b>Min Block Depth</b>	<b>30m</b>

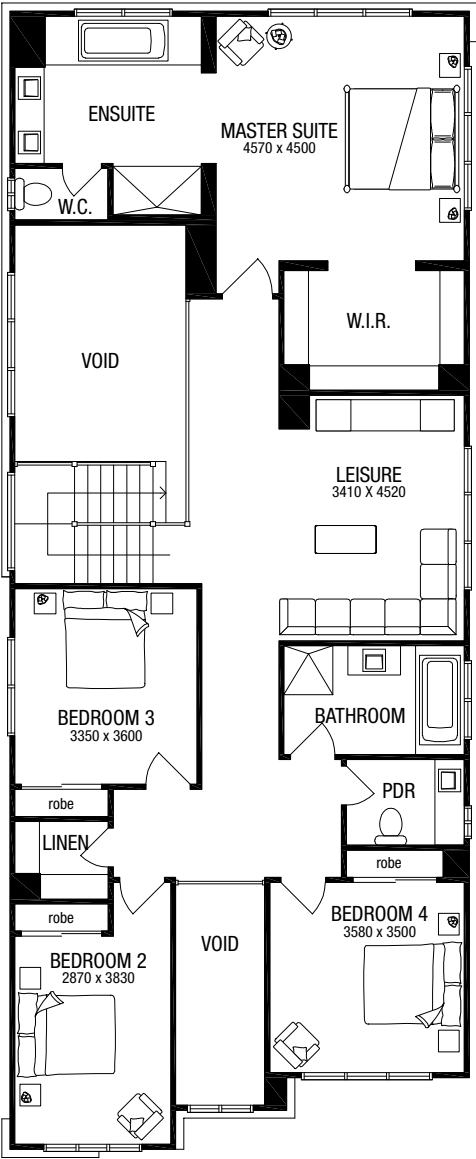
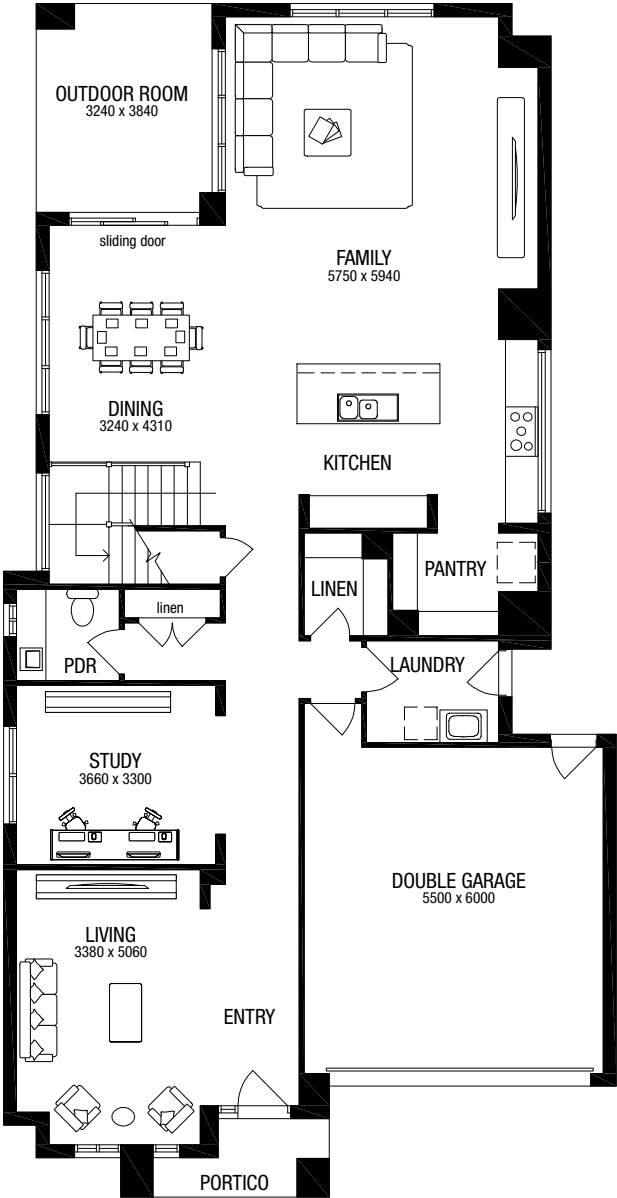


· Image depicts items not supplied by Metricon namely landscaping and fencing. ·

# Vantage 42

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			Popular Design Options	
Home Area	35.76 sq	332.25m <sup>2</sup>	Leisure room to front of home	
Garage Area	3.99 sq	37.08m <sup>2</sup>	Master to front	
Outdoor/Balcony Area	1.33 sq	12.36m <sup>2</sup>	Reverse front to home	
Portico Area	0.46 sq	4.23m <sup>2</sup>	Add a shower to powder room	
<b>Total Home Area</b>	<b>41.54 sq</b>	<b>385.92m<sup>2</sup></b>	Add a grand outdoor room	
Home Width		11.27m	Home Length	21.95m
<b>Min Block Width</b>		<b>12.50m*</b>	<b>Min Block Depth</b>	<b>30m</b>



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

# Vantage 40

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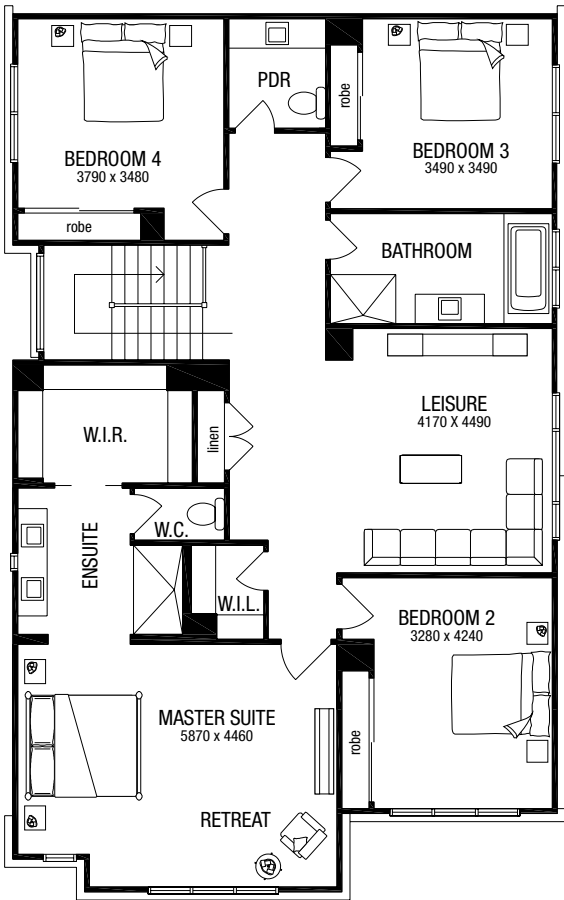
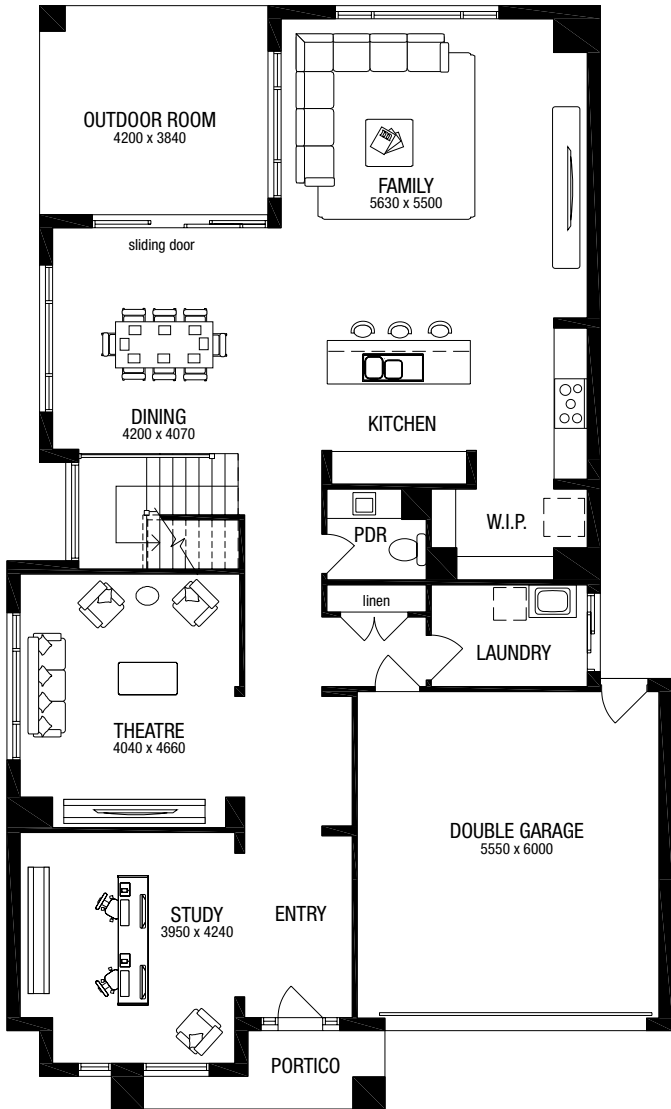
 2

Home Area	34.00 sq	315.87m <sup>2</sup>
Garage Area	4.17 sq	38.78m
Outdoor/Balcony Area	1.74 sq	16.13m
Portico Area	0.55 sq	5.13m*
<b>Total Home Area</b>	<b>40.46sq</b>	<b>375.91m<sup>2</sup></b>
Home Width	12.59m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

For your full range of options please speak to your New Home Advisor

Home Length	20.27m
<b>Min Block Depth</b>	<b>28m</b>



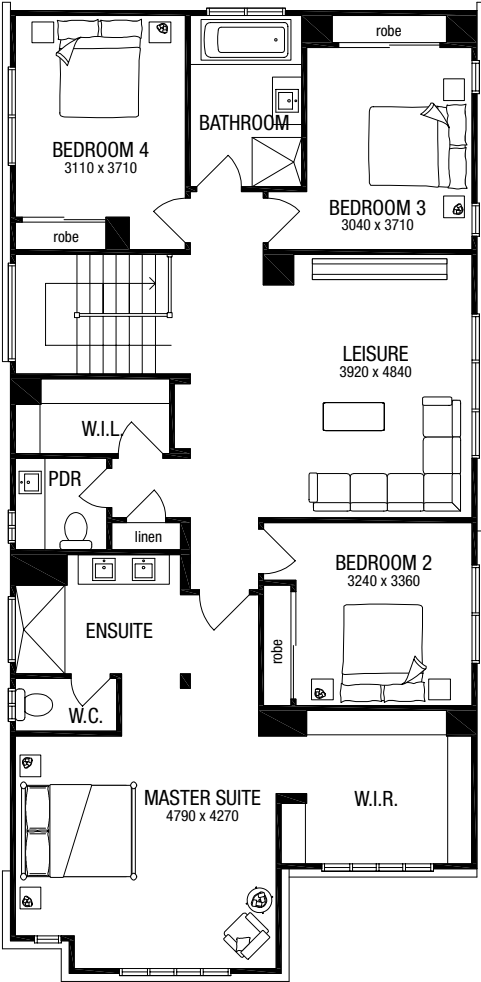
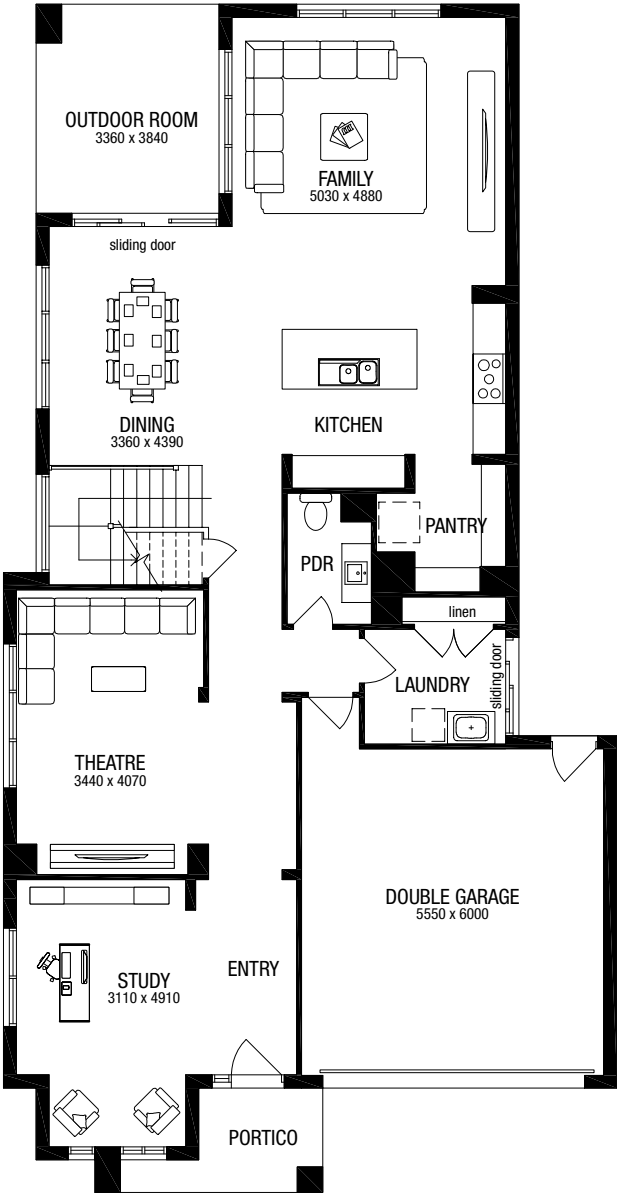


# Vantage 38

 4	 2	 3	 2
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Home Area	31.87 sq	296.05m <sup>2</sup>
Garage Area	4.04 sq	37.51m <sup>2</sup>
Outdoor/Balcony Area	1.39 sq	12.90m <sup>2</sup>
Portico Area	0.59 sq	5.52m <sup>2</sup>
<b>Total Home Area</b>	<b>37.89 sq</b>	<b>351.99m<sup>2</sup></b>
Home Width	11.27m	
<b>Min Block Width</b>	<b>12.50m*</b>	

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 Length	21.83m
<b>Min Block Depth</b>	<b>30m</b>



· 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	270.18m <sup>2</sup>
Garage Area	3.99 sq	37.02m <sup>2</sup>
Outdoor/Balcony Area	1.30 sq	12.10m <sup>2</sup>
Portico Area	0.48 sq	4.43m <sup>2</sup>
<b>Total Home Area</b>	<b>34.85 sq</b>	<b>323.72m<sup>2</sup></b>
Home Width	11.15m	
<b>Min Block Width</b>	<b>12.50m*</b>	

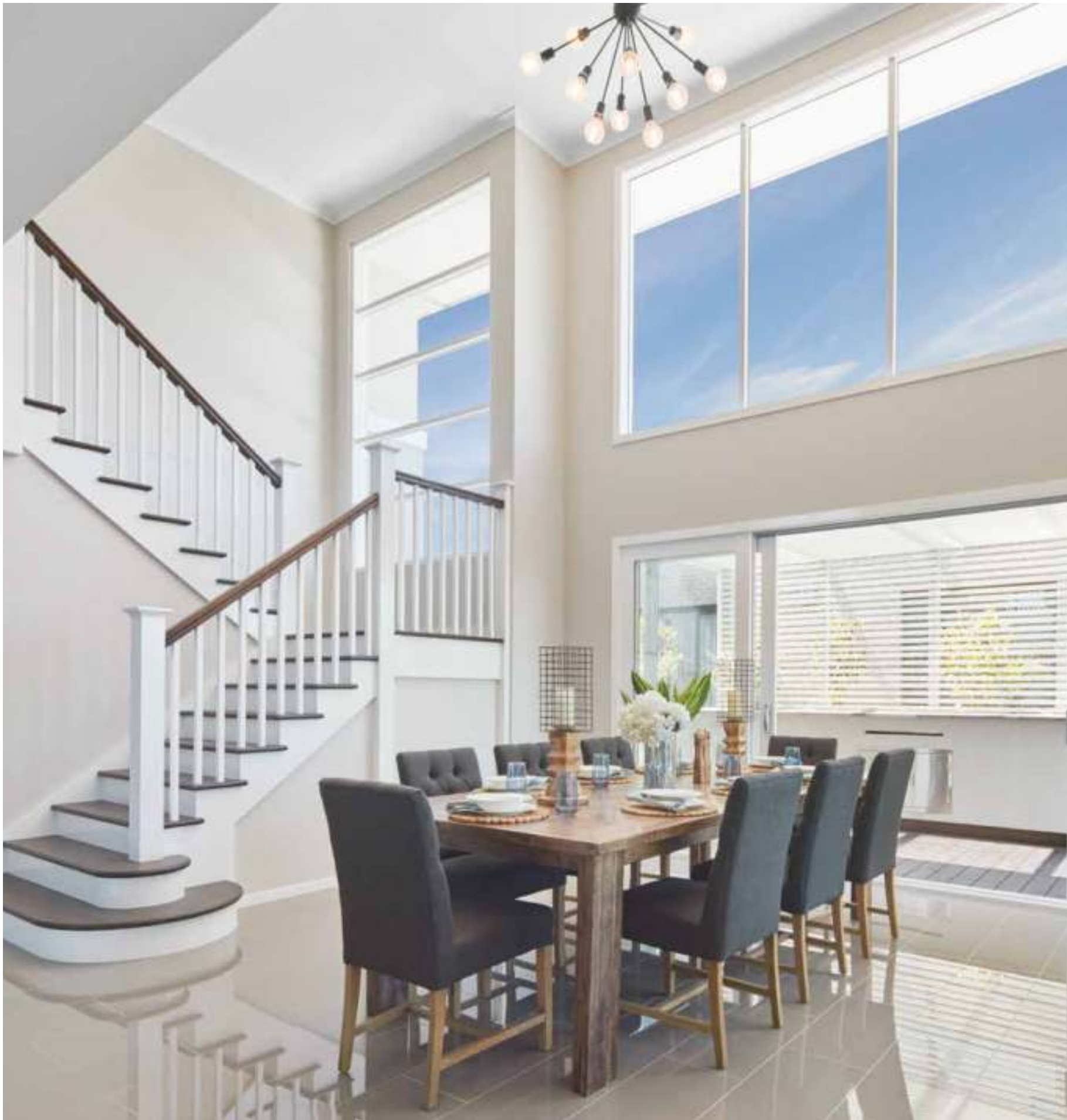
## Popular Design Options

- 5th bedroom in place of leisure room
- Guest bedroom with ensuite to ground floor
- Move master with balcony to rear of home
- Add a shower to powder room

Home Length	20.03m
<b>Min Block Depth</b>	<b>28m</b>



· 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. ·



# VANTAGE Facades





VANTAGE 46 WEMBLEY



VANTAGE 48 CUBE



VANTAGE 46 CALIBRE



VANTAGE 46 OAKPARK

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







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.

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







# SINGLE STOREY LUXURY

- 110. Berkshire
- 116. Bohemian
- 124. Botanica
- 132. Chelsea
- 138. Fortitude
- 146. 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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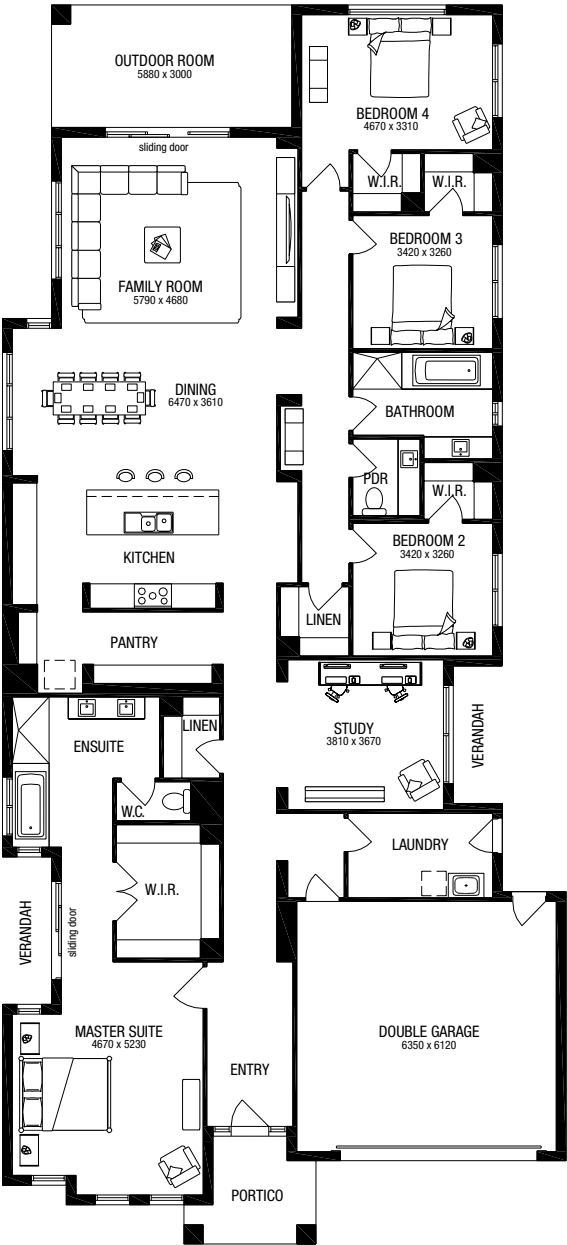
 2

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

## 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
<b>Min Block Depth</b>	<b>38m</b>



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



# Berkshire 34

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 2

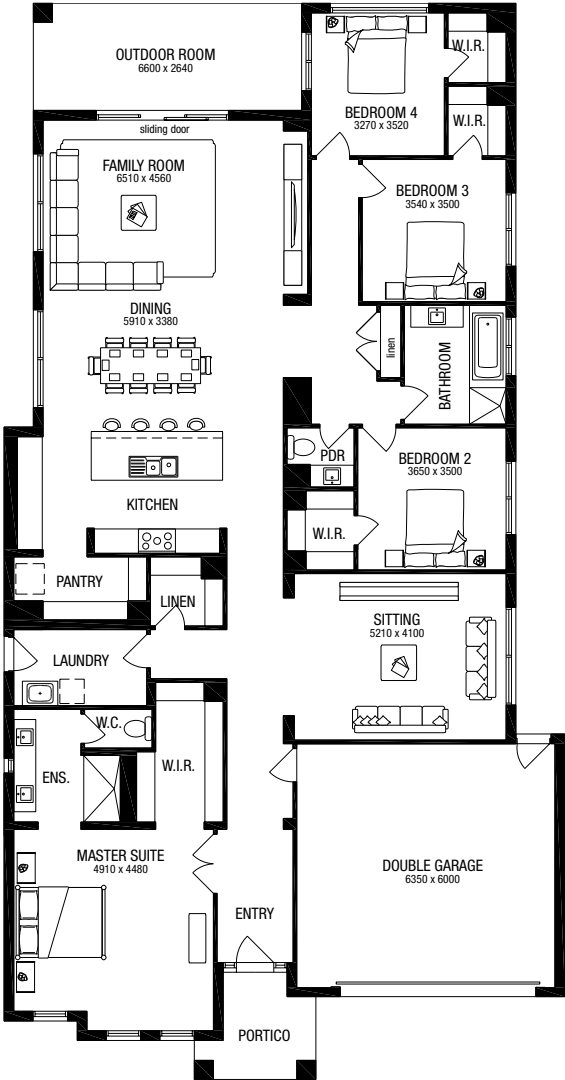
 2

 2

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

## 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
<b>Min Block Depth</b>	<b>35m</b>



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

# BERKSHIRE Facades





BERKSHIRE 39 HARPER



BERKSHIRE 39 STAMFORD



BERKSHIRE 39 CONTEMPORARY



BERKSHIRE 39 GROVE

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.



# 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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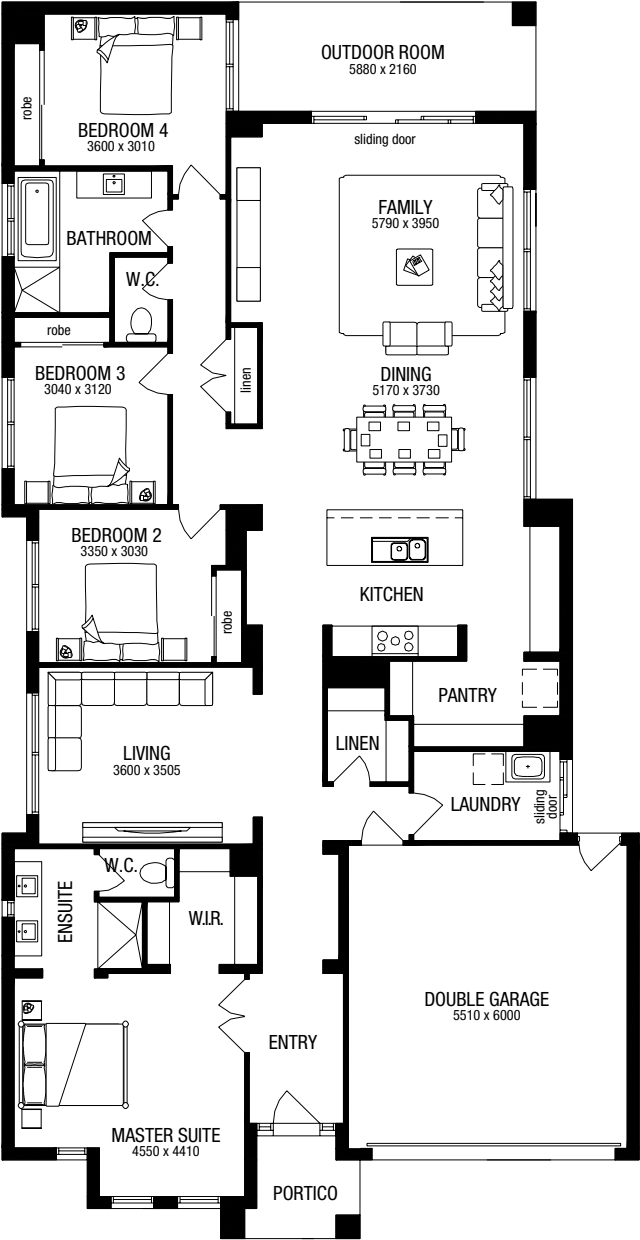
 2

Home Area	22.62 sq	210.16m <sup>2</sup>
Garage Area	3.90 sq	36.25m <sup>2</sup>
Outdoor Area	1.37 sq	12.70m <sup>2</sup>
Portico Area	0.47 sq	4.36m <sup>2</sup>
<b>Total Home Area</b>	<b>28.36 sq</b>	<b>263.47m<sup>2</sup></b>
Home Width	12.59m	
<b>Min Block Width</b>	<b>14m*</b>	

## Popular Design Options

- Add a grand outdoor room
- Walk through pantry in place of linen cupboard
- Sitting room to front of home
- Rumpus room in place of outdoor room

Home Length	24.47m
<b>Min Block Depth</b>	<b>32m</b>



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



# Bohemian 25

 4

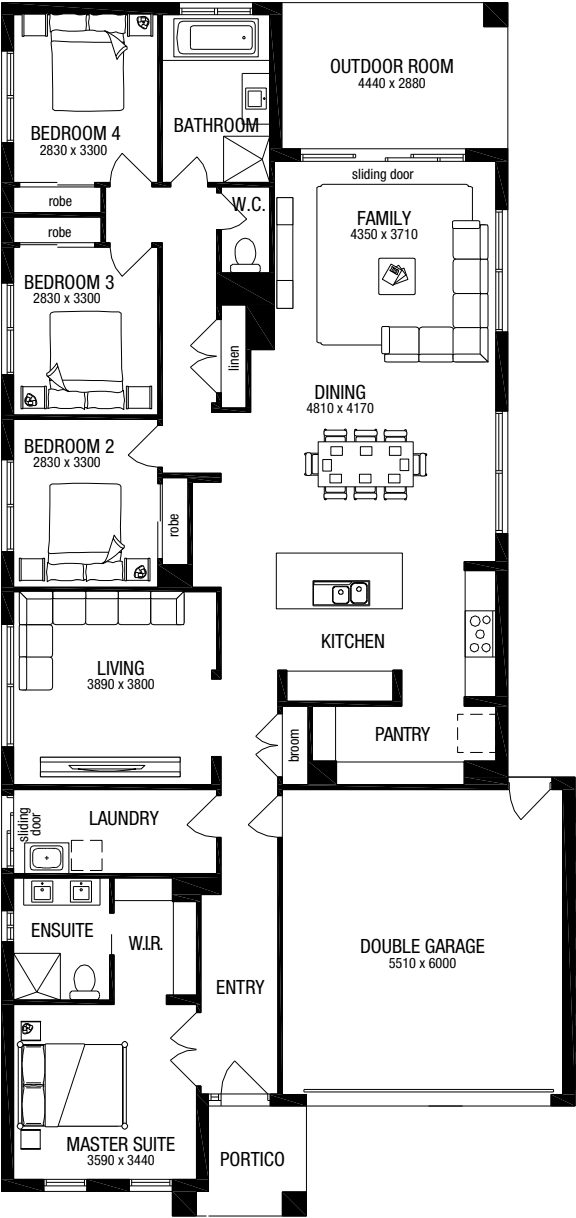
 2

 2

 2

Home Area	19.64 sq	182.47m <sup>2</sup>
Garage Area	3.89 sq	36.14m <sup>2</sup>
Outdoor Area	1.38 sq	12.79m <sup>2</sup>
Portico Area	0.48 sq	4.49m <sup>2</sup>
<b>Total Home Area</b>	<b>25.39 sq</b>	<b>235.89m<sup>2</sup></b>
Home Width	11.27m	
<b>Min Block Width</b>	<b>12.50m*</b>	

<b>Popular Design Options</b>	
Kids retreat in place of 3rd bedroom	
Extend kitchen bench	
Reverse front to home	
Study nook in place of linen cupboard	
Home Length	23.87m
<b>Min Block Depth</b>	<b>32m</b>



· 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 CONTEMPORARY



BOHEMIAN 25 COASTAL



BOHEMIAN 29 STAMFORD



BOHEMIAN 29 RESORT



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.

· 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.

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





# 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-robres 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.







· Image depicts items not supplied by Metricon namely landscaping, decorative screen, pergola and fencing. ·

# Botanica 36

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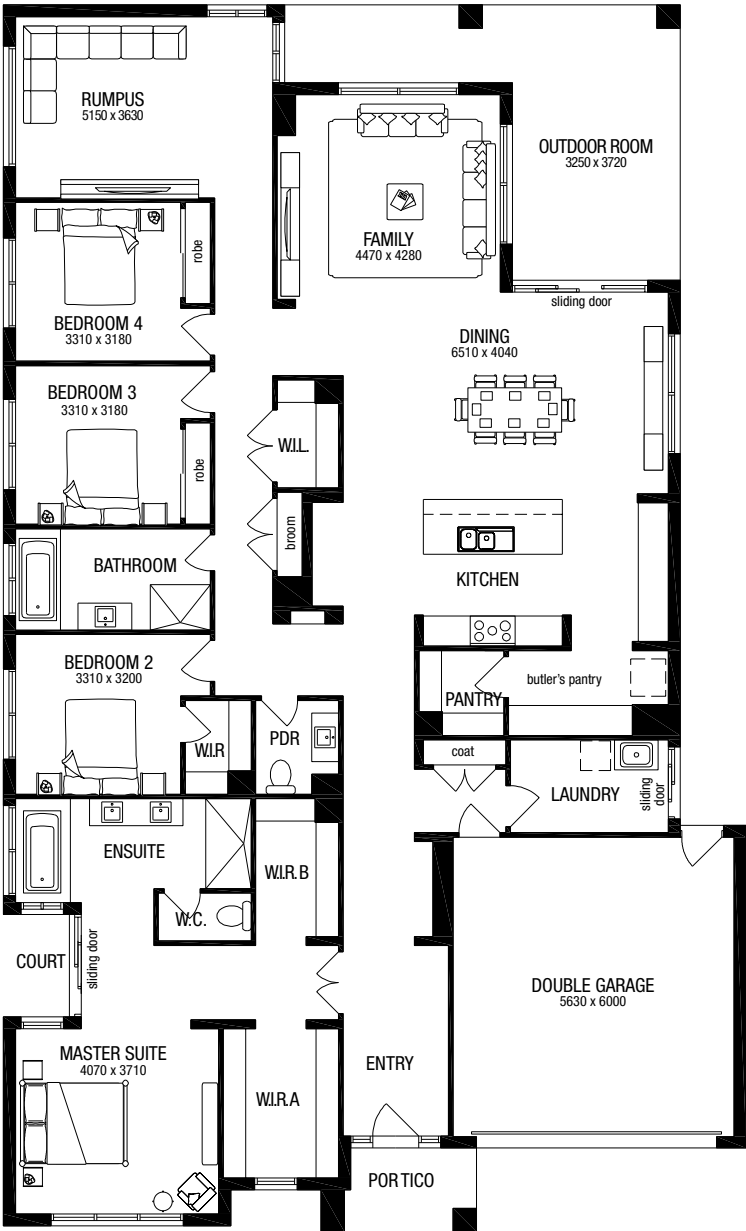
 2

 2

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

## Popular Design Options

3rd bedroom, larger rumpus and shared bathroom	
Reverse front of home	
Home Length	24.59m
<b>Min Block Depth</b>	<b>32m</b>



# Botanica 32

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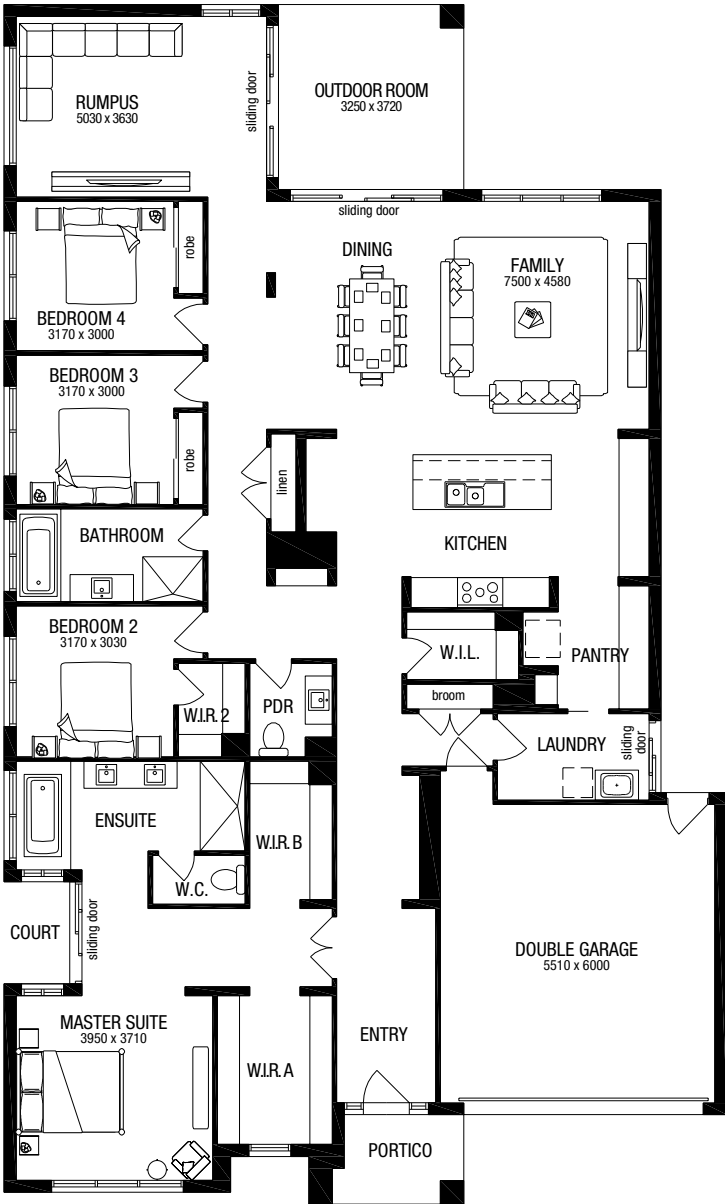
 2

Home Area	26.28 sq	244.12m <sup>2</sup>
Garage Area	3.97 sq	36.93m <sup>2</sup>
Outdoor/Balcony Area	1.49 sq	13.84m <sup>2</sup>
Portico/Court Area	0.77 sq	7.20m <sup>2</sup>
<b>Total Home Area</b>	<b>32.52 sq</b>	<b>302.09m<sup>2</sup></b>
Home Width	14.51m	
<b>Min Block Width</b>	<b>16m*</b>	

## Popular Design Options

- Add an alcove to rumpus room
- Add a grand outdoor room
- Add a butler's pantry

Home Length	24.11m
<b>Min Block Depth</b>	<b>32m</b>



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



# Botanica 30

 4

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 2

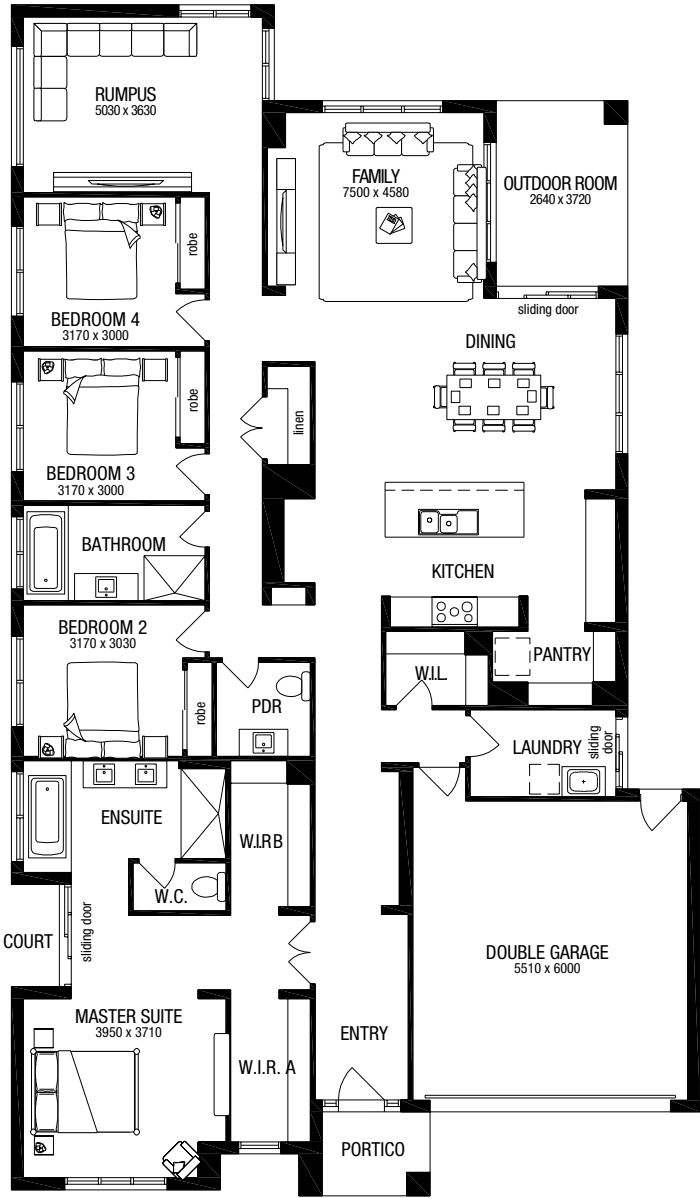
 2

Home Area	24.69 sq	229.34m <sup>2</sup>
Garage Area	3.97 sq	36.89m <sup>2</sup>
Outdoor Area	1.06 sq	9.82m <sup>2</sup>
Portico/Court Area	0.64 sq	5.99m <sup>2</sup>
<b>Total Home Area</b>	<b>30.36 sq</b>	<b>282.04m<sup>2</sup></b>
Home Width	13.79m	
<b>Min Block Width</b>	<b>15.24m*</b>	

## Popular Design Options

- Alternative bedroom and rumpus room layout
- Add a butler's pantry
- Adjoining bathroom to 3rd bedroom and larger rumpus room

Home Length	23.87m
<b>Min Block Depth</b>	<b>32m</b>



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



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

# BOTANICA Facades







BOTANICA 32 ASCENT



BOTANICA 32 CASCADE



BOTANICA 32 GROVE



BOTANICA 36 CONTEMPORARY

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.

# 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.







# Chelsea 37

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Home Area	28.29 sq	262.86m <sup>2</sup>
Garage Area	4.04 sq	37.49m <sup>2</sup>
Outdoor Area	3.65 sq	33.93m <sup>2</sup>
Portico Area	0.78 sq	7.25m <sup>2</sup>
<b>Total Home Area</b>	<b>36.76 sq</b>	<b>341.53m<sup>2</sup></b>
Home Width	15.23m	
<b>Min Block Width</b>	<b>16+m*</b>	

## Popular Design Options

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

Home Length	25.19m
<b>Min Block Depth</b>	<b>32m</b>



# Chelsea 33

	4		2		3		2
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Home Area	25.50 sq	236.88m <sup>2</sup>
Garage Area	3.90 sq	36.23m <sup>2</sup>
Outdoor Area	2.92 sq	27.13m <sup>2</sup>
Portico Area	0.77 sq	7.16m <sup>2</sup>
<b>Total Home Area</b>	<b>33.09 sq</b>	<b>307.40m<sup>2</sup></b>
Home Width	14.75m	
<b>Min Block Width</b>	<b>16+m*</b>	

## 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
<b>Min Block Depth</b>	<b>32m</b>



· 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 37 STAMFORD



CHELSEA 37 ASPIRE





CHELSEA 33 PAGODA



CHELSEA 33 OAKPARK



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.

# 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.







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



# Fortitude 37

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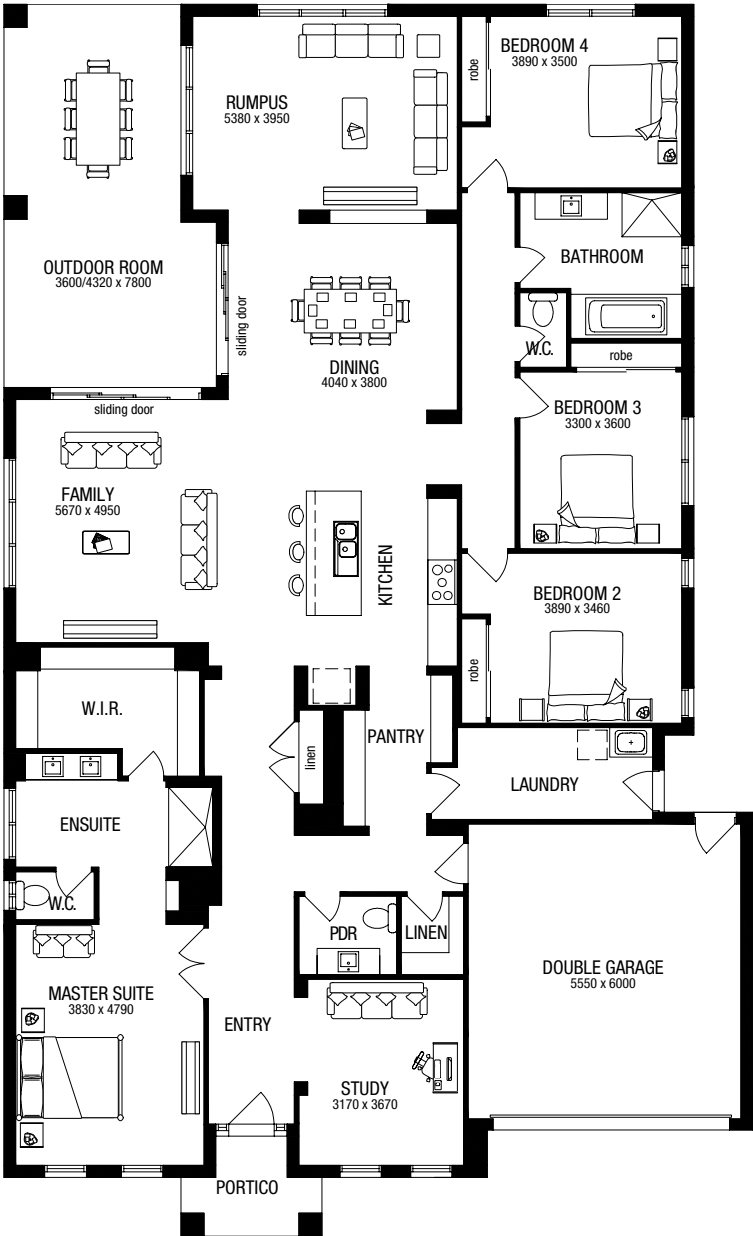
 2

Home Area	29.00 sq	269.46m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor Area	3.28 sq	30.51m <sup>2</sup>
Portico Area	0.50 sq	4.66m <sup>2</sup>
<b>Total Home Area</b>	<b>36.72 sq</b>	<b>341.13m<sup>2</sup></b>
Home Width	15.23m	
<b>Min Block Width</b>	<b>16+m*</b>	

## 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
<b>Min Block Depth</b>	<b>32m</b>



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

# Fortitude 32

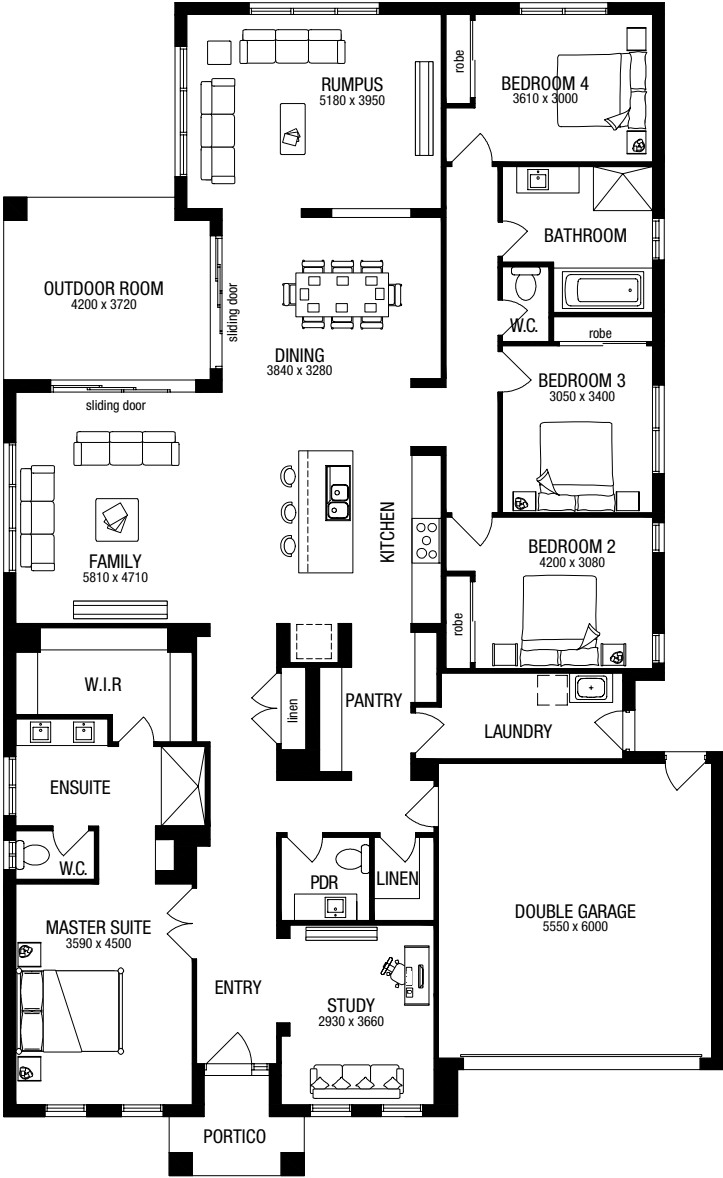
	4		2		2		2
-----------------------------------------------------------------------------------	---	-----------------------------------------------------------------------------------	---	-----------------------------------------------------------------------------------	---	-----------------------------------------------------------------------------------	---

Home Area	25.90 sq	240.63m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor Area	1.64 sq	15.29m <sup>2</sup>
Portico Area	0.48 sq	4.42m <sup>2</sup>
<b>Total Home Area</b>	<b>31.95 sq</b>	<b>296.84m<sup>2</sup></b>
Home Width	14.63m	
<b>Min Block Width</b>	<b>16+m*</b>	

## 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
<b>Min Block Depth</b>	<b>32m</b>



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

# FORTITUDE Facades







FORTITUDE 37 GROVE



FORTITUDE 37 OAKPARK



FORTITUDE 37 VOGUE



FORTITUDE 37 STAMFORD

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.

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







# 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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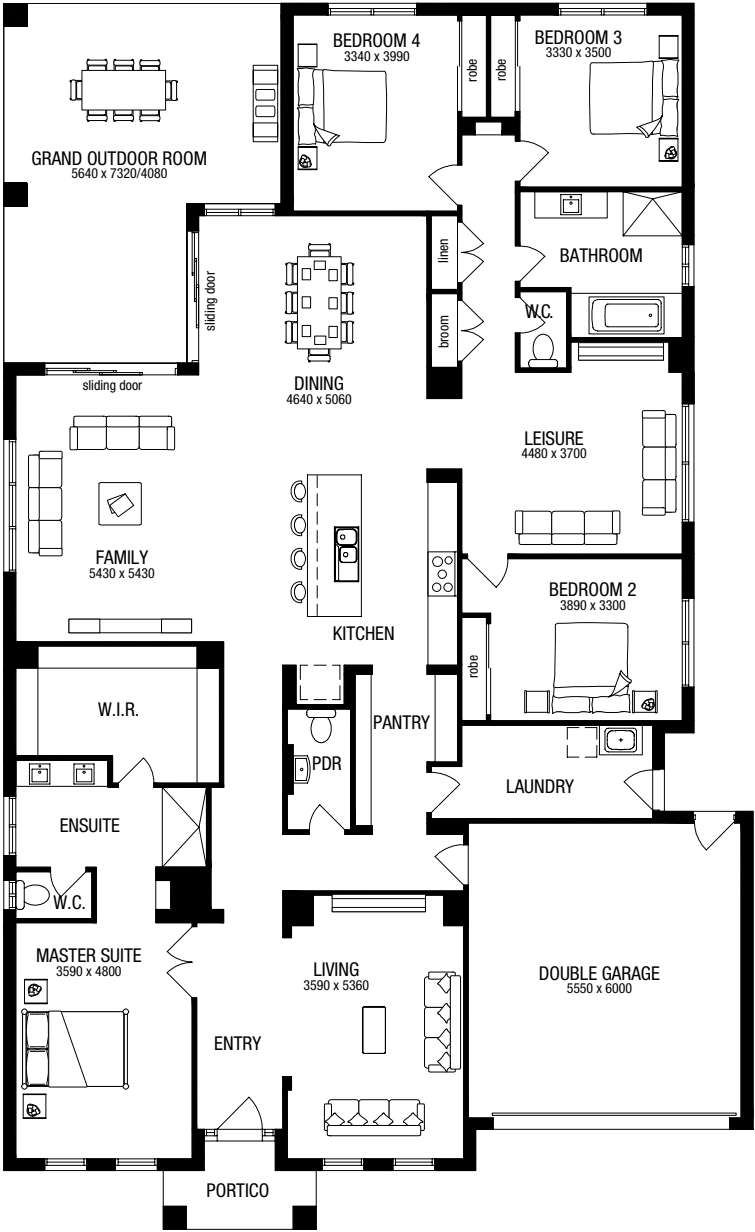
 2

Home Area	28.40 sq	263.85m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor Area	3.77 sq	35.06m <sup>2</sup>
Portico Area	0.50 sq	4.60m <sup>2</sup>
<b>Total Home Area</b>	<b>36.60 sq</b>	<b>340.01m<sup>2</sup></b>
Home Width	15.23m	
<b>Min Block Width</b>	<b>16+m*</b>	

## 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
<b>Min Block Depth</b>	<b>32m</b>





# Lincoln 32

 4

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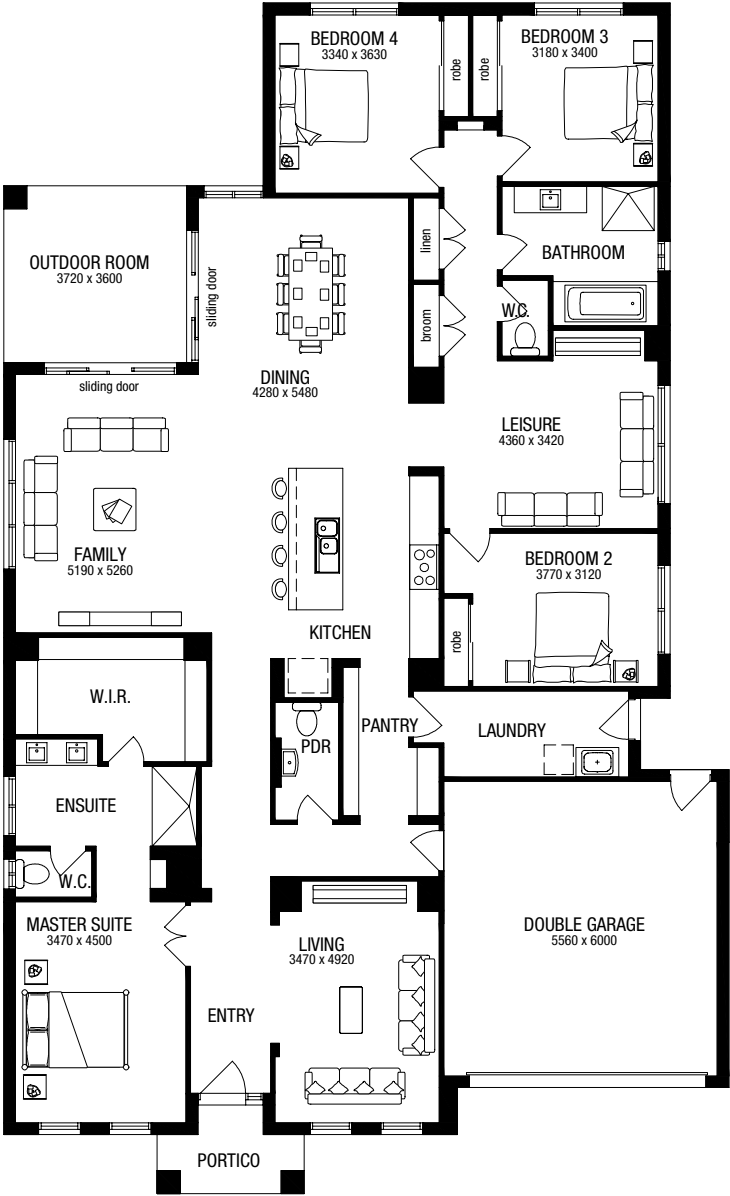
 2

Home Area	26.32 sq	244.47m <sup>2</sup>
Garage Area	3.93 sq	36.50m <sup>2</sup>
Outdoor Area	1.44 sq	13.39m <sup>2</sup>
Portico Area	0.47 sq	4.39m <sup>2</sup>
<b>Total Home Area</b>	<b>32.16 sq</b>	<b>298.75m<sup>2</sup></b>
Home Width	14.75m	
<b>Min Block Width</b>	<b>16+m*</b>	

## 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
<b>Min Block Depth</b>	<b>32m</b>



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

# LINCOLN Facades





LINCOLN 37 STAMFORD



LINCOLN 37 OAKPARK



LINCOLN 37 MAINE



LINCOLN 37 PAGODA

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



LINCOLN 37 PLANTATION



LINCOLN 37 RESORT



LINCOLN 37 GROVE

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.

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











# CONNECT WITH US



## Display

Our displays are located all over Victoria.  
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NOT AS IT IS,  
BUT AS IT COULD BE.

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