

Homes Collection

**Luxton**<sup>®</sup>  
HOMES



®

# Contents

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Introduction & About	5
Home Design & Floorplans	13
Details & Specifications	95





# A new direction in living

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Luxton Homes has set a new standard for living with a series of modern and elegant turnkey homes. Architect designed and in desirable locations, Luxton Homes are a step above in style, quality and sophistication.

At Luxton Homes we are dedicated to providing exceptional service and customer satisfaction. We work hard to ensure the development of your new home or investment meets your needs, with a process that is seamless and enjoyable.

[luxtonhomes.com.au](https://luxtonhomes.com.au)



## Freedom to Choose

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Architecturally designed, all Luxton Homes deliver a unique and modern perspective on living. A carefully considered range of facades and their corresponding floorplans work harmoniously to deliver a range of living options to best suit your lifestyle and needs. Modern yet timeless in both look and layout, your Luxton Home will be a desired asset for years to come.

## Architect Designed

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Luxton Homes are designed by some of Melbourne's leading architects to deliver a new level of quality, sophistication and comfort. Consideration for every detail is key, from intelligent layouts that maximise internal spaces, natural light, privacy and energy efficiency to refined modern facades and lush landscaping.

## Quality Living

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With Luxton Homes, you needn't compromise quality for value. From its luxe modern architectural design to its outstanding craftsmanship, fixtures, fittings and finishing, no detail is spared. Luxton Homes aims to deliver the discerning owner occupier and astute investor a property above all expectations.

And for complete peace of mind, we provide a 10-year structural guarantee.



# The Luxton Difference

Luxton Homes is a residential building company with a long and successful history in property and land development.

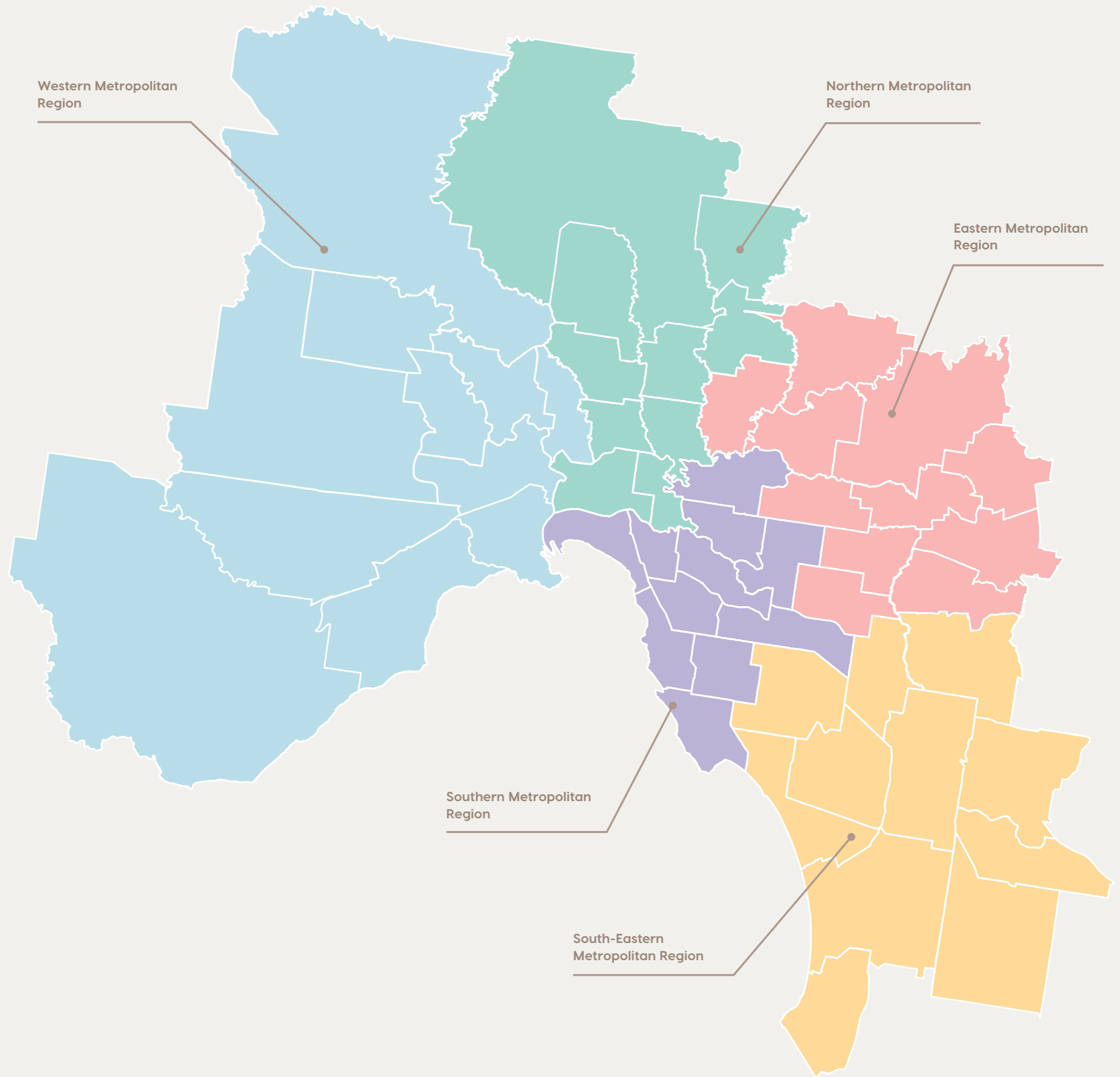
With a combined 30 years' experience in the property development and construction industry, the founders of Luxton Homes aim to offer owner occupiers and astute investors alike, a unique and architecturally designed turn key home where exceptional quality is not compromised for value.

We deliver to our clients a beautiful and fully completed, ready to live in home or investment that allows for great capital growth and rental demand.

At Luxton Homes we are dedicated to providing exceptional service and customer satisfaction. We work hard to ensure the development of your new home or investment meets your needs, with a process that is seamless and enjoyable.

# Our Experience

Luxton Homes Directors have a combined experience in the sales, development and build of over 3,500 homes throughout Victoria.



# Home Design & Floorplans

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Reserve	14
Abode	22
Sanctuary	30
Province	42
Domain	54
Haven	62
Realm	68
Arena	74
Origin	88





Stella Facade

# Reserve

Masterfully arranged single storey family living.

14

Reside in comfort at Reserve, the ideal modern family home. Reserve offers 3 generous bedrooms, the master suite with ensuite and walk in robe. Separate family bathroom and a spacious combined living and dining zone round out this superb home where style and comfort are effortless.





Michel



Stella



Victoria



Addison

# Facade Gallery

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Topaz



Arizona



Olivier



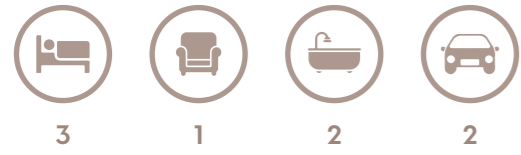
Allegra

# Facade Gallery

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# Reserve

14



## House Dimensions

7.5m x 24.85m

## Designed to fit\* at least

7.5m width x 25m length

## House Specifications

Living Area	88.5m <sup>2</sup>	952sq	952ft <sup>2</sup>
Garage	36.5m <sup>2</sup>	393sq	393ft <sup>2</sup>
Porch	5m <sup>2</sup>	0.54sq	54ft <sup>2</sup>
<b>Total</b>	<b>130.0m<sup>2</sup></b>	<b>13.99sq</b>	<b>1399ft<sup>2</sup></b>



## House Specifications

Kitchen	2.3 x 3.3m	Bedroom 3	2.8 x 2.79m	Walk In Robe	1.8 x 1.91m
Master Bedroom	3.0 x 3.0m	Ensuite	1.8 x 1.91m	Laundry	1.6 x 1.7m
Bedroom 2	2.8 x 2.9m	Bathroom	2.7 x 1.7m	Garage	6.0 x 5.5m





Anton Facade

# Abode

A perfectly proportioned single storey home that maximises living space.

13, 15, 16

Welcome home to the Abode, a perfectly proportioned single storey home that maximises living space. The Abode features a large master suite complete with ensuite and 3 or 4 further spacious bedrooms, large family bathroom and generous combined rear living and dining zone, to meet all your needs in comfort and style.



Sirocco



Mercer



Elmont



Anton

# Facade Gallery

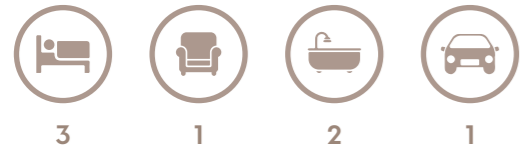
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Aria

# Abode

13



## House Dimensions

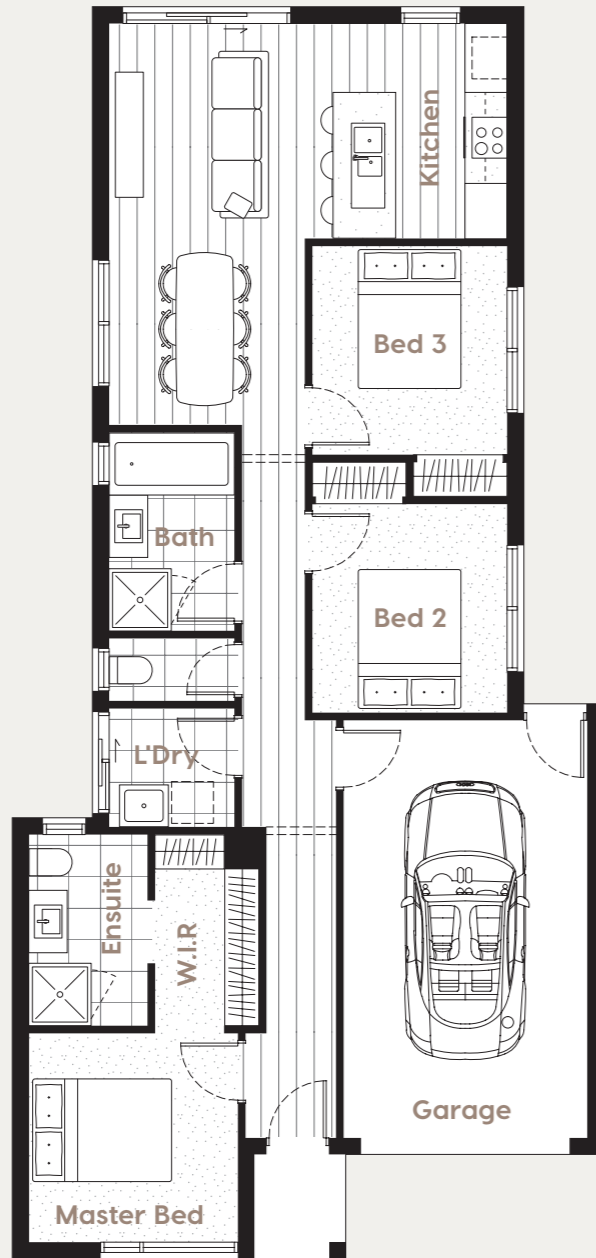
8.5m x 18.0m

## Designed to fit\* at least

8.5m width x 25m length

## House Specifications

Living Area	96.8m <sup>2</sup>	10.42sq	1042ft <sup>2</sup>
Garage	23.6m <sup>2</sup>	2.54sq	254ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
<b>Total</b>	<b>122.4m<sup>2</sup></b>	<b>13.18sq</b>	<b>1318ft<sup>2</sup></b>



## House Specifications

Kitchen	3.0 x 2.5m	Bedroom 3	2.8 x 3.0m	Walk In Robe	1.49 x 2.75m
Master Bedroom	3.0 x 3.0m	Ensuite	1.7 x 2.75m	Laundry	1.8 x 1.7m
Bedroom 2	2.8 x 3.0m	Bathroom	1.8 x 2.85m	Garage	3.5 x 6.0m

# Abode

15



## House Dimensions

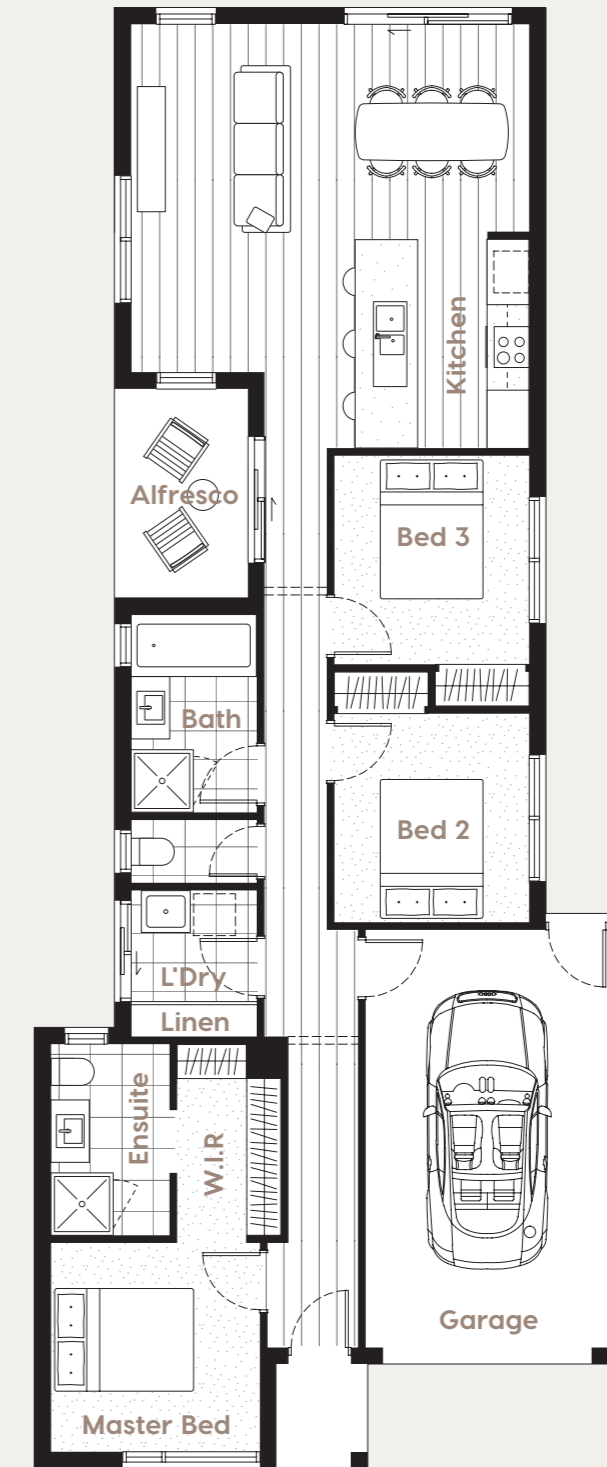
8.5m x 20.89m

## Designed to fit\* at least

8.5m width x 28m length

## House Specifications

Living Area	109.7m <sup>2</sup>	11.81sq	1181ft <sup>2</sup>
Garage	23.6m <sup>2</sup>	2.54sq	254ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
Alfresco	5.7m <sup>2</sup>	0.61sq	61ft <sup>2</sup>
<b>Total</b>	<b>141m<sup>2</sup></b>	<b>15.18sq</b>	<b>1518ft<sup>2</sup></b>

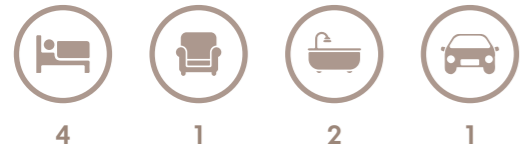


## House Specifications

Kitchen	3.0 x 2.5m	Ensuite	1.2 x 2.75m	Laundry	1.8 x 2.1m
Master Bedroom	3.0 x 3.0m	Bathroom	1.8 x 2.85m	Alfresco	1.91 x 3.0m
Bedroom 2	2.8 x 3.0m	Walk In Robe	1.49 x 2.75m	Garage	3.5 x 6.0m
Bedroom 3	2.8 x 3.0m				

# Abode

16



## House Dimensions

8.5m x 22.52m

## Designed to fit\* at least

8.5m width x 30m length

## House Specifications

Living Area	119.1m <sup>2</sup>	12.82sq	1282ft <sup>2</sup>
Garage	23.6m <sup>2</sup>	2.54sq	254ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
Alfresco	5.7m <sup>2</sup>	0.61sq	61ft <sup>2</sup>
<b>Total</b>	<b>150.4m<sup>2</sup></b>	<b>16.19sq</b>	<b>1619ft<sup>2</sup></b>



## House Specifications

Kitchen	3.9 x 2.5m
Master Bedroom	3.0 x 3.0m
Bedroom 2	2.8 x 3.0m
Bedroom 3	2.8 x 3.0m

Bedroom 4	2.8 x 3.0m
Ensuite	1.7 x 2.75m
Bathroom	1.8 x 2.85m
Walk In Robe	1.49 x 2.75m

Laundry	1.8 x 2.1m
Alfresco	1.91 x 2.75m
Garage	3.5 x 6.0m





Sonoma Facade

# Sanctuary

Spacious family living on one convenient level.

17, 19, 20

The Sanctuary offers spacious family living on one convenient level. Featuring a front luxury master suite complete with ensuite and walk in robe and 3 or 4 further generous bedrooms, everyone can enjoy their own space and privacy. With a spacious family bathroom, and large, well-proportioned living, kitchen and dining zone at the rear of the home, the Sanctuary easily meets all the needs of a growing family.





Sonoma



Sirocco



Fenwick (upgraded facade cost apply)



Elmont

# Facade Gallery

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# Facade Gallery

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Aspen



Grange



Mercer



# Sanctuary

17

 3    
  1    
  2    
  2

### House Dimensions

10.5m x 18.0m

### Designed to fit\* at least

10.5m width x 25m length

### House Specifications

Living Area	117.5m <sup>2</sup>	12.65sq	1265ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
<b>Total</b>	<b>155.5m<sup>2</sup></b>	<b>16.75sq</b>	<b>1675ft<sup>2</sup></b>



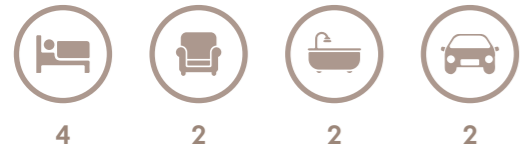
### House Specifications

Kitchen	3.0 x 2.5m	Bedroom 3	3.0 x 3.0m	Walk In Robe	1.49 x 2.75m
Master Bedroom	3.0 x 3.0m	Ensuite	1.7 x 2.75m	Laundry	2.15 x 1.7m
Bedroom 2	3.0 x 3.0m	Bathroom	1.9 x 3.0m	Garage	5.5 x 6.0m

\*Subject to council and developer requirements and guidelines

# Sanctuary

19



## House Dimensions

10.5m x 20.5m

## Designed to fit\* at least

10.5m width x 28m length

## House Specifications

Living Area	138m <sup>2</sup>	14.85sq	1485ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
<b>Total</b>	<b>176m<sup>2</sup></b>	<b>18.95sq</b>	<b>1895ft<sup>2</sup></b>



## House Specifications

Kitchen	3.0 x 2.5m	Ensuite	1.70 x 2.75m	Laundry	2.15 x 1.7m
Master Bedroom	3.0 x 3.0m	Bathroom	1.8 x 2.85m	2nd Living	3.6 x 2.78
Bedroom 2	3.0 x 2.9m	Walk In Robe	1.49 x 2.75m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 2.9m				

# Sanctuary

19a



## House Dimensions

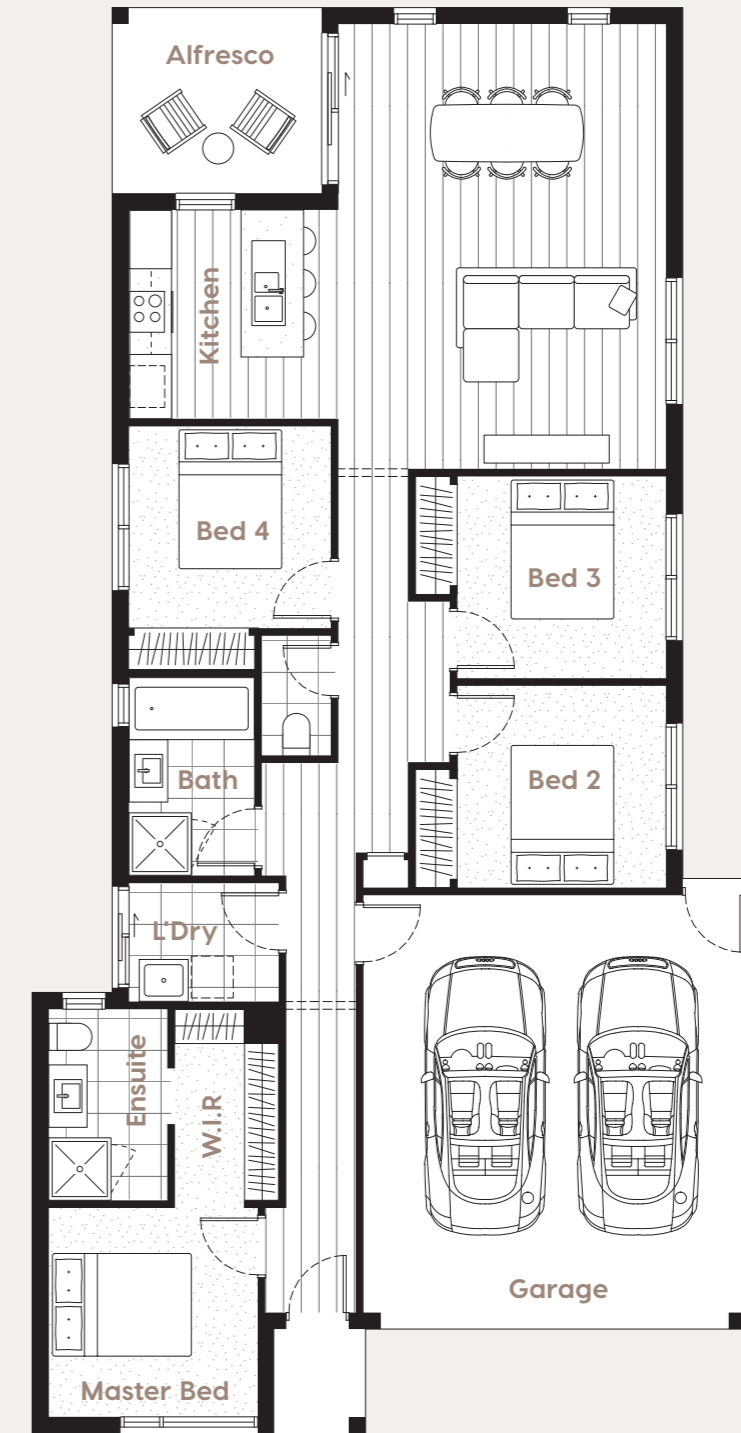
10.5m x 20.5m

## Designed to fit\* at least

10.5m width x 28m length

## House Specifications

Living Area	130m <sup>2</sup>	14.00sq	1400ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
Alfresco	8m <sup>2</sup>	0.86sq	86ft <sup>2</sup>
<b>Total</b>	<b>176m<sup>2</sup></b>	<b>18.96sq</b>	<b>1896ft<sup>2</sup></b>

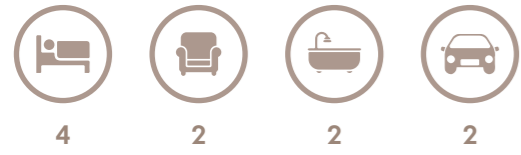


## House Specifications

Kitchen	2.5 x 3.0m	Ensuite	1.70 x 2.75m	Laundry	2.15 x 1.7m
Master Bedroom	3.0 x 3.0m	Bathroom	1.8 x 2.85m	Alfresco	3.01 x 2.67m
Bedroom 2	3.0 x 2.9m	Walk In Robe	1.49 x 2.75m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 2.9m				

# Sanctuary

20



### House Dimensions

10.5m x 22.0m

### Designed to fit\* at least

10.5m width x 30m length

### House Specifications

Living Area	150.3m <sup>2</sup>	16.18sq	1618ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
<b>Total</b>	<b>188.3m<sup>2</sup></b>	<b>20.28sq</b>	<b>2028ft<sup>2</sup></b>



### House Specifications

Kitchen	2.5 x 3.9m	Bedroom 4	2.9 x 2.9m	Laundry	2.15 x 1.7m
Master Bedroom	3.0 x 3.0m	Ensuite	1.70 x 2.75m	2nd Living	3.6 x 3.2m
Bedroom 2	3.0 x 2.9m	Bathroom	1.8 x 2.85m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 2.9m	Walk In Robe	1.49 x 2.75m		

# Sanctuary

20a



### House Dimensions

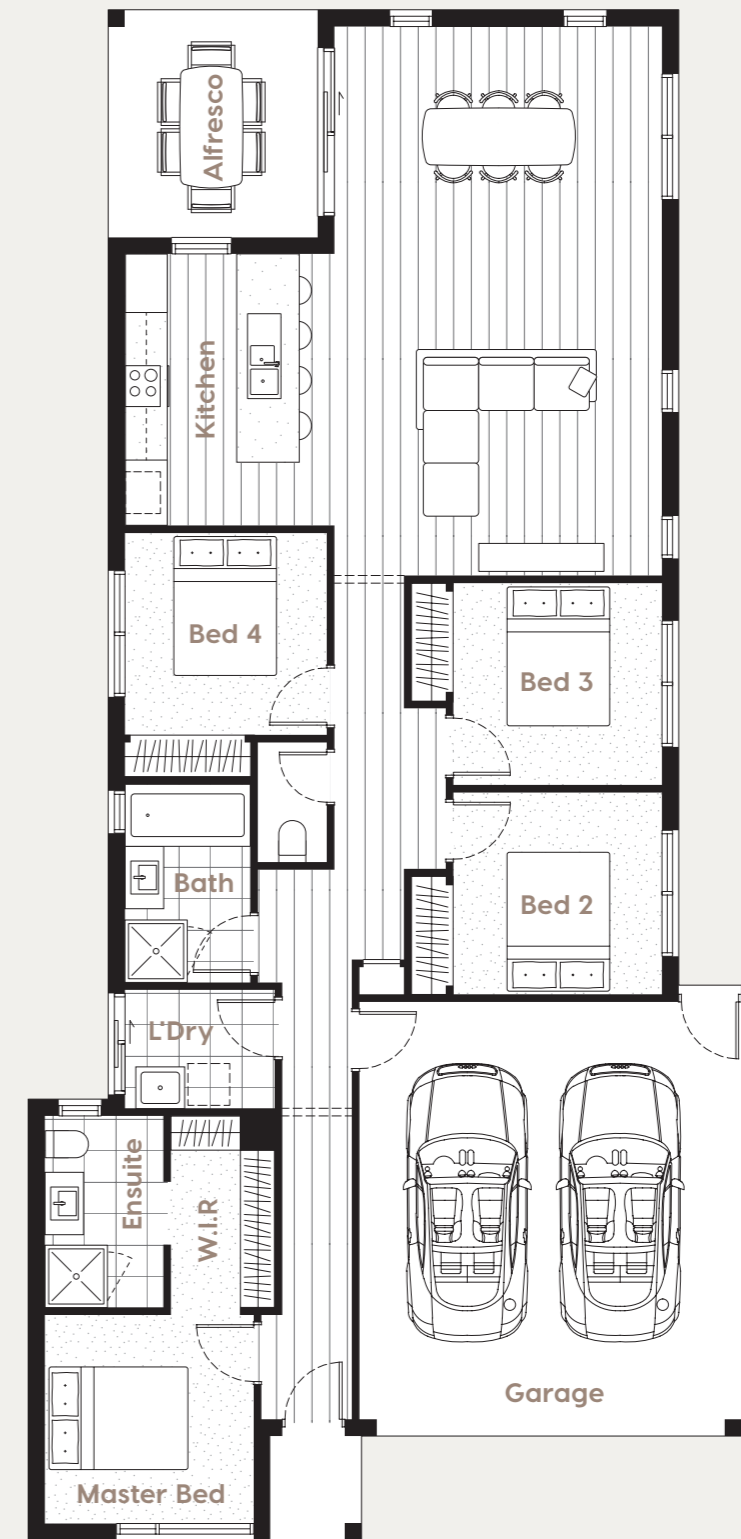
10.5m x 22.0m

### Designed to fit\* at least

10.5m width x 30m length

### House Specifications

Living Area	140.5m <sup>2</sup>	15.12sq	1512ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2m <sup>2</sup>	0.22sq	22ft <sup>2</sup>
Alfresco	9.8m <sup>2</sup>	1.06sq	106ft <sup>2</sup>
<b>Total</b>	<b>188.3m<sup>2</sup></b>	<b>20.28sq</b>	<b>2028ft<sup>2</sup></b>



### House Specifications

Kitchen	2.5 x 3.9m	Bedroom 4	2.9 x 2.9m	Laundry	2.15 x 1.7m
Master Bedroom	3.0 x 3.0m	Ensuite	1.70 x 2.75m	Alfresco	3.01 x 3.27m
Bedroom 2	3.0 x 2.9m	Bathroom	1.8 x 2.85m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 2.9m	Walk In Robe	1.49 x 2.75m		



Mercer Facade

# Province

The perfect place to connect, unwind and entertain.

17, 20, 21, 22, 23

The Province is sure to delight with its spacious bedrooms, including a front master suite with ensuite and walk in robe. Its large light filled kitchen, dining and living zone opening out to an alfresco zone and garden views provides the perfect place to connect, unwind and entertain.



Sonoma



Sirocco



Fenwick (upgraded facade cost apply)



Elmont

# Facade Gallery

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# Facade Gallery

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Aspen



Grange

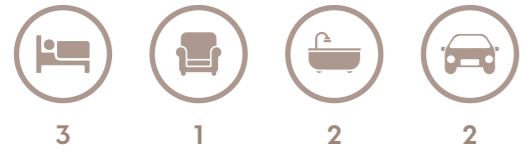


Mercer



# Province

17



## House Dimensions

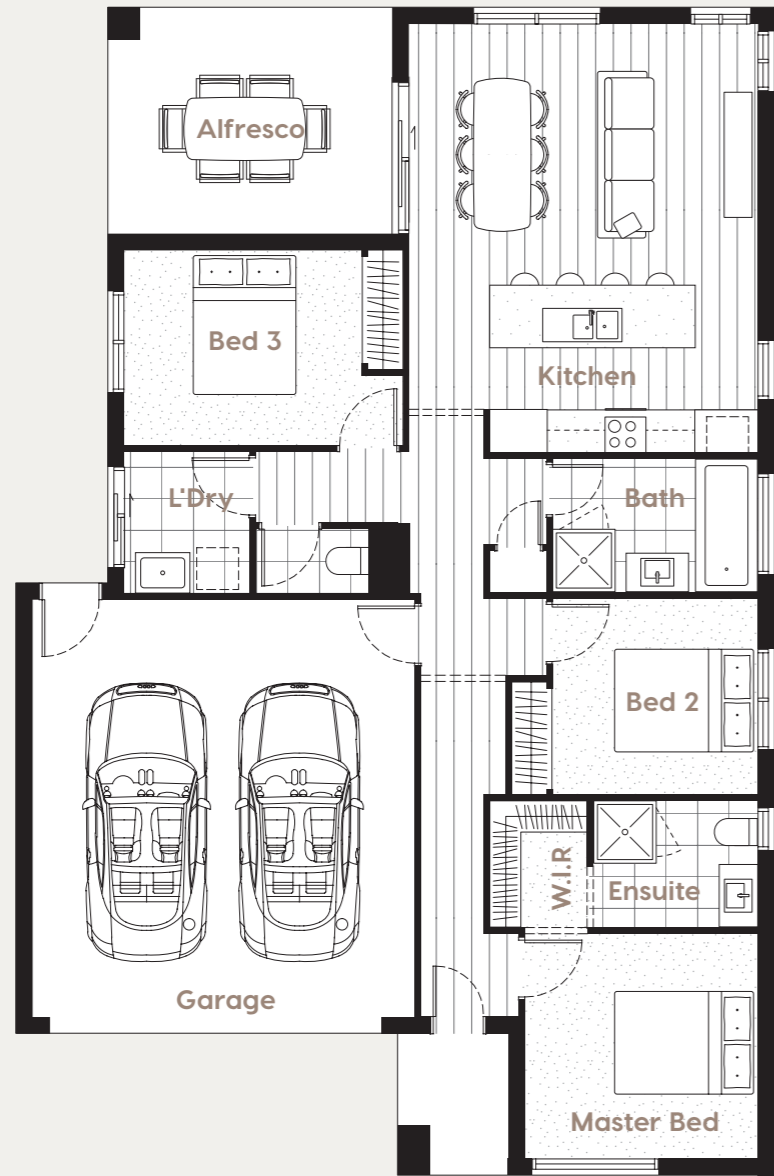
10.9m x 16.8m

## Designed to fit\* at least

12.5m width x 21m length

## House Specifications

Living Area	108.36m <sup>2</sup>	11.66sq	1166ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	3.24m <sup>2</sup>	0.35sq	35ft <sup>2</sup>
Alfresco	13.37m <sup>2</sup>	1.44sq	144ft <sup>2</sup>
<b>Total</b>	<b>161.04m<sup>2</sup></b>	<b>17.33sq</b>	<b>1733ft<sup>2</sup></b>



## House Specifications

Kitchen	3.85 x 2.5m	Ensuite	2.36 x 1.82m	Laundry	1.8 x 2.04m
Master Bedroom	3.83 x 3.23m	Bathroom	2.95 x 1.92m	Alfresco	4.1 x 3.26m
Bedroom 2	2.95 x 2.82m	Walk In Robe	1.4 x 1.82m	Garage	5.5 x 6.0m
Bedroom 3	3.42 x 2.8m				

# Province

20



## House Dimensions

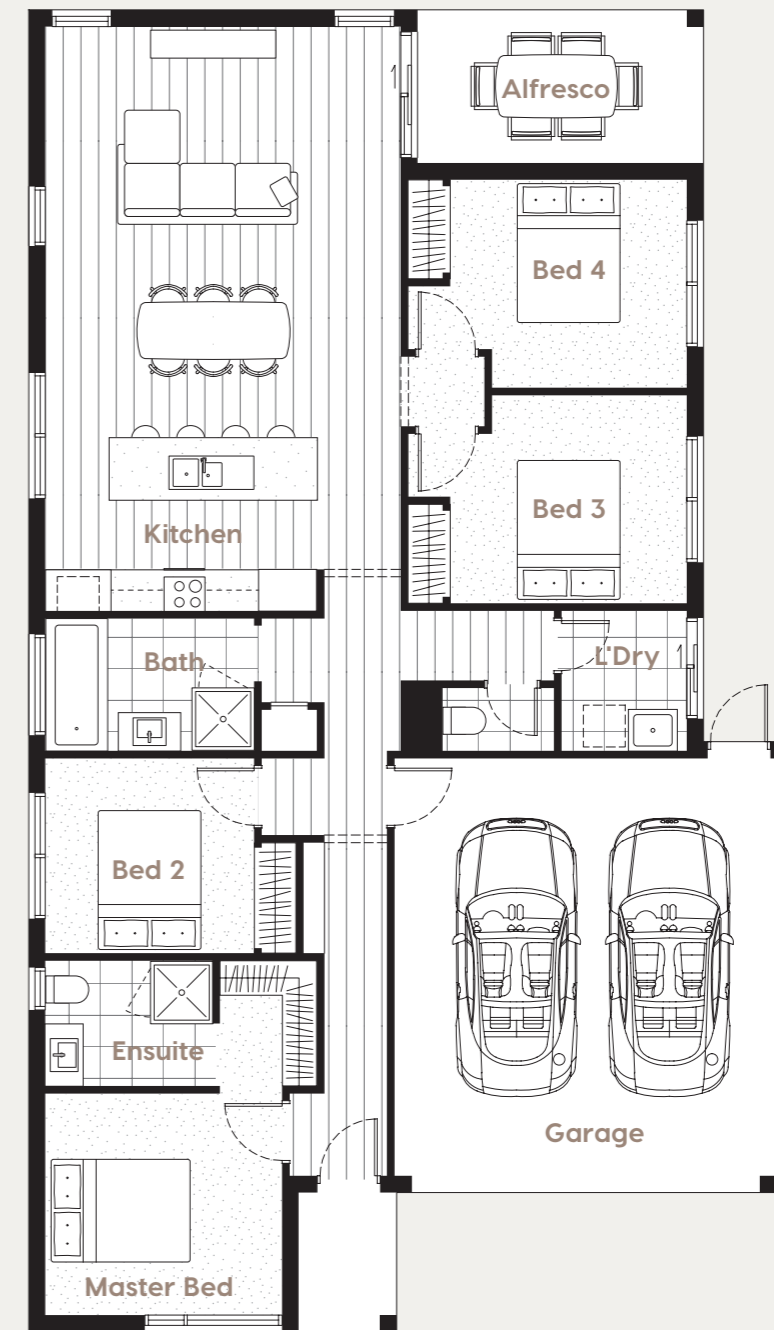
11m x 19m

## Designed to fit\* at least

12.5m width x 25m length

## House Specifications

Living Area	136.1m <sup>2</sup>	14.66sq	1466ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2.8m <sup>2</sup>	0.30sq	30ft <sup>2</sup>
Alfresco	9m <sup>2</sup>	0.97sq	97ft <sup>2</sup>
<b>Total</b>	<b>183.9m<sup>2</sup></b>	<b>19.80sq</b>	<b>1980ft<sup>2</sup></b>

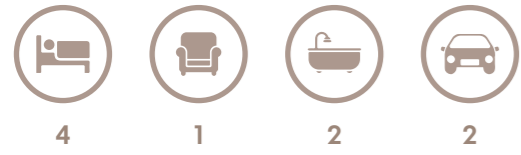


## House Specifications

Kitchen	3.9 x 2.5m	Bedroom 4	3.4 x 2.99m	Laundry	1.8 x 2.01m
Master Bedroom	3.4 x 3.18m	Ensuite	2.4 x 1.8m	Alfresco	4.41 x 2.2m
Bedroom 2	3.0 x 2.8m	Bathroom	3.0 x 1.9m	Garage	5.5 x 6.0m
Bedroom 3	3.4 x 2.99m	Walk In Robe	1.39 x 1.8m		

# Province

21



## House Dimensions

11.35m x 19.6m

## Designed to fit\* at least

12.5m width x 28m length

## House Specifications

Living Area	151.5m <sup>2</sup>	16.30sq	1630ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	1.5m <sup>2</sup>	0.16sq	14ft <sup>2</sup>
Alfresco	11.9m <sup>2</sup>	1.28sq	128ft <sup>2</sup>
<b>Total</b>	<b>200.9m<sup>2</sup></b>	<b>21.61sq</b>	<b>2161ft<sup>2</sup></b>



## House Specifications

Kitchen	4.8 x 2.5m	Bedroom 4	3.0 x 3.0m	Laundry	1.7 x 1.7m
Master Bedroom	3.7 x 3.0m	Ensuite	1.7 x 2.75m	Alfresco	3.71 x 3.22m
Bedroom 2	3.09 x 3.0m	Bathroom	3.0 x 1.9m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 3.0m	Walk In Robe	2.24 x 2.75m		

# Province

22



## House Dimensions

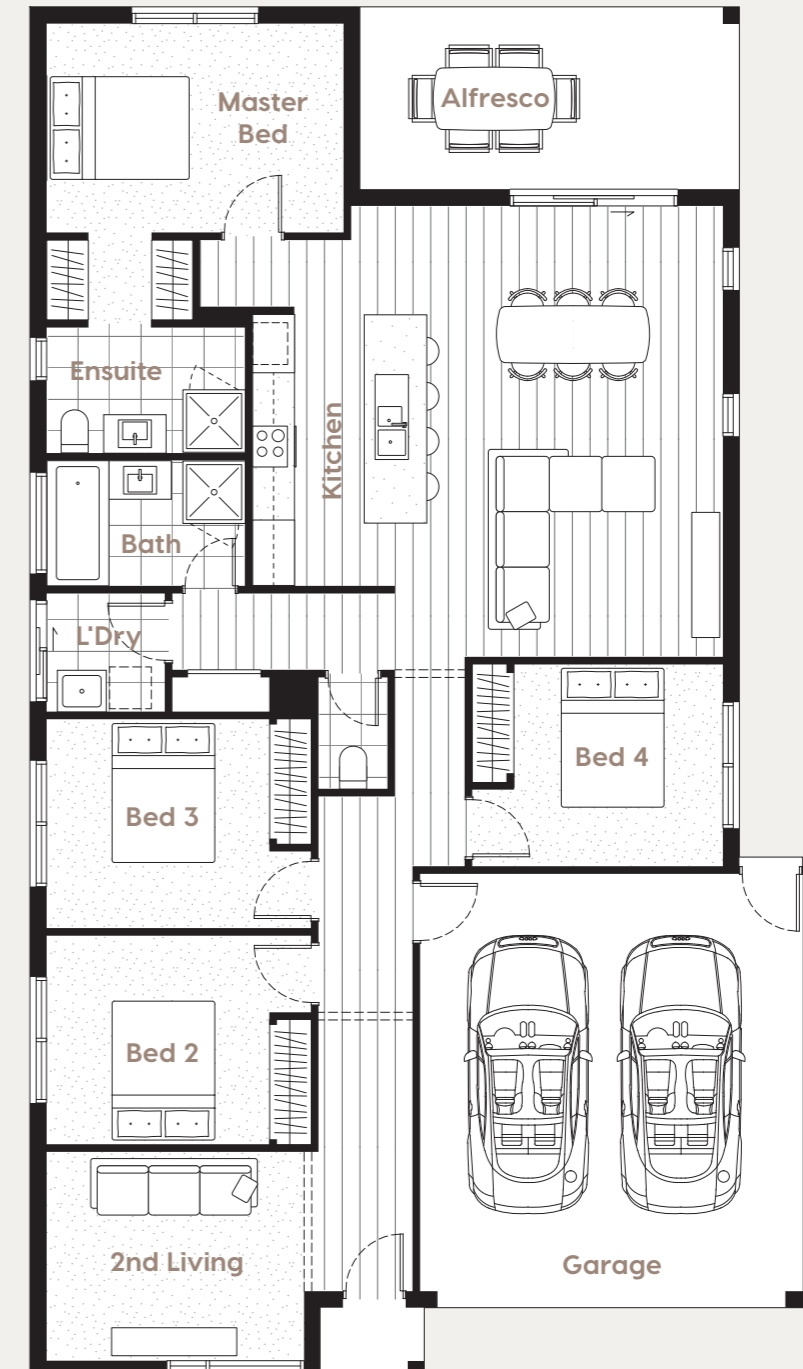
11.35m x 19.7m

## Designed to fit\* at least

12.5m width x 28m length

## House Specifications

Living Area	152m <sup>2</sup>	16.36sq	1636ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	1.5m <sup>2</sup>	0.16sq	16ft <sup>2</sup>
Alfresco	14.3m <sup>2</sup>	1.54sq	154ft <sup>2</sup>
<b>Total</b>	<b>203.8m<sup>2</sup></b>	<b>21.94sq</b>	<b>2194ft<sup>2</sup></b>

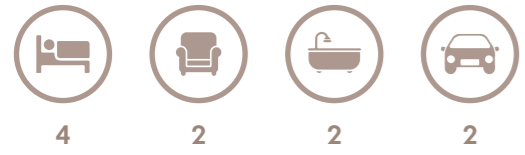


## House Specifications

Kitchen	2.5 x 3.9m	Bedroom 4	3.0 x 2.9m	2nd Living	3.7 x 3.0m
Master Bedroom	4.29 x 3.0m	Ensuite	2.85 x 1.8m	Alfresco	5.45 x 2.62m
Bedroom 2	3.2 x 3.0m	Bathroom	2.85 x 1.8m	Garage	5.5 x 6.0m
Bedroom 3	3.2 x 3.0m	Laundry	1.7 x 1.7m		

# Province

23



### House Dimensions

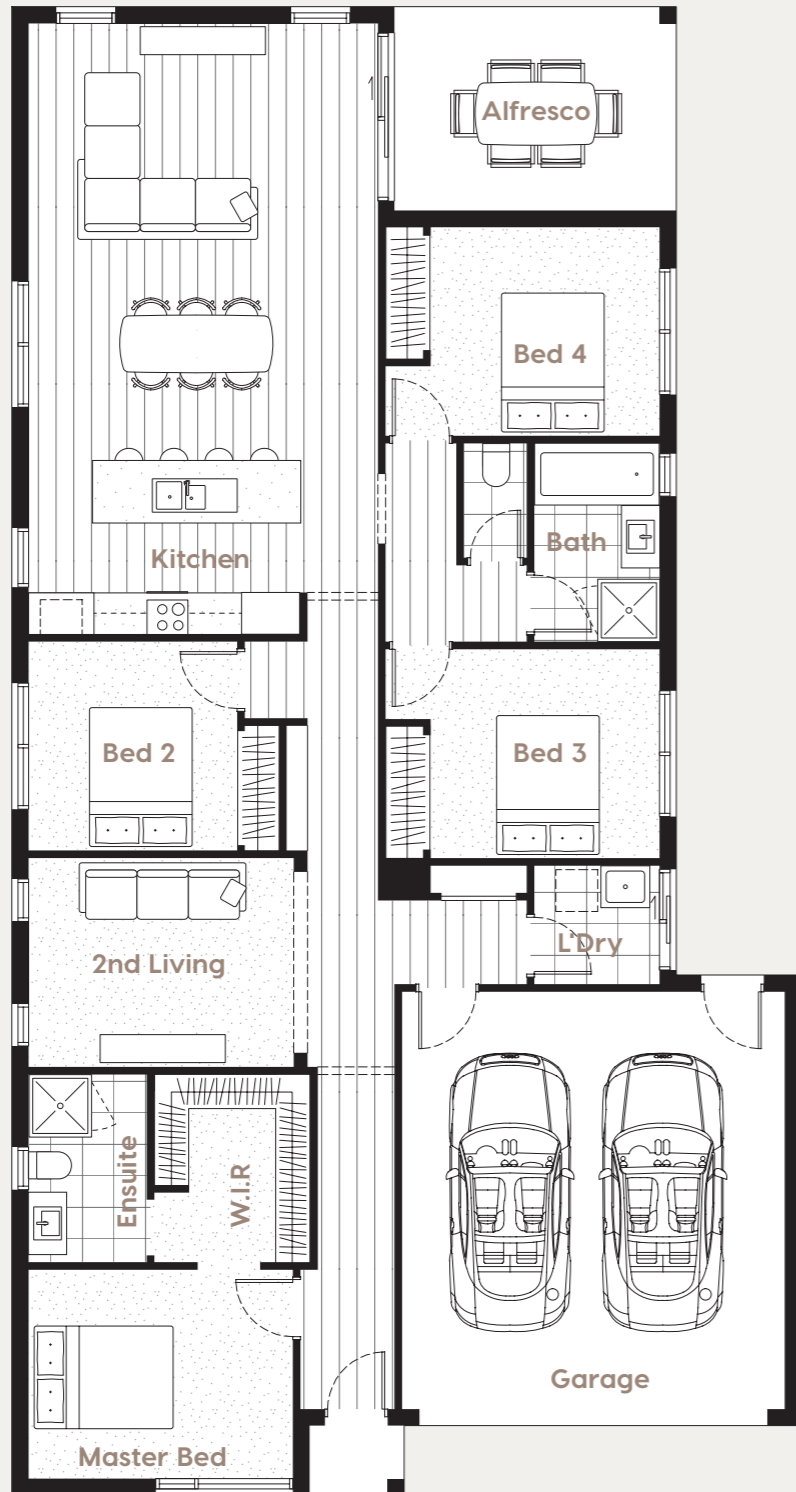
11.35m x 21.5m

### Designed to fit\* at least

12.5m width x 30m length

### House Specifications

Living Area	162.9m <sup>2</sup>	17.53sq	1753ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	1.4m <sup>2</sup>	0.15sq	15ft <sup>2</sup>
Alfresco	11.9m <sup>2</sup>	1.28sq	128ft <sup>2</sup>
<b>Total</b>	<b>212.2m<sup>2</sup></b>	<b>22.84sq</b>	<b>2284ft<sup>2</sup></b>



### House Specifications

Kitchen	3.9 x 2.5m	Bedroom 4	3.29 x 3.0m	Laundry	1.8 x 1.7m
Master Bedroom	3.8 x 3.0m	Ensuite	1.7 x 2.7m	2nd Living	4.01 x 3.0m
Bedroom 2	3.0 x 3.0m	Bathroom	2.85 x 1.8m	Alfresco	4.05 x 2.93m
Bedroom 3	3.29 x 3.0m	Walk In Robe	2.24 x 2.7m	Garage	5.5 x 6.0m





Aspen Facade

# Domain

An entertainer's haven you'll delight in.

17, 21, 23

The Domain with its cleverly designed, light filled layout, offers ample and flexible living space and 4 bedrooms, including a front master suite complete with ensuite and walk in robes. The large, open plan lounge, kitchen and dining zone is the centrepiece of this home, an entertainer's haven you'll delight in.



Fenwick (upgraded facade cost apply)



Grange



Aspen



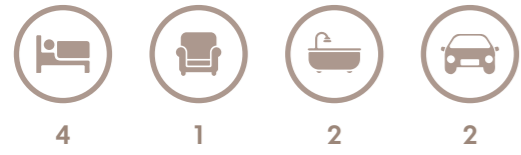
Mercer

# Facade Gallery

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# Domain

17



## House Dimensions

11m x 16.8m

## Designed to fit\* at least

14m width x 21m length

## House Specifications

Living Area	123.7m <sup>2</sup>	13.3lsq	1331ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	2.8m <sup>2</sup>	0.30sq	30ft <sup>2</sup>
<b>Total</b>	<b>162.5m<sup>2</sup></b>	<b>17.49sq</b>	<b>1749ft<sup>2</sup></b>



## House Specifications

Kitchen	3.9 x 2.5m	Bedroom 4	3.4 x 2.99m	Walk In Robe	1.39 x 1.8m
Master Bedroom	3.4 x 3.18m	Ensuite	2.4 x 1.8m	Laundry	1.8 x 2.01m
Bedroom 2	3.0 x 2.8m	Bathroom	3.0 x 1.9m	Garage	5.5 x 6.0m
Bedroom 3	3.4 x 2.99m				

# Domain

21



## House Dimensions

12.85m x 17.3m

## Designed to fit\* at least

14m width x 25m length

## House Specifications

Living Area	144.3m <sup>2</sup>	15.53sq	1553ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	1.5m <sup>2</sup>	0.16sq	16ft <sup>2</sup>
Alfresco	9.7m <sup>2</sup>	1.04sq	104ft <sup>2</sup>
<b>Total</b>	<b>191.5m<sup>2</sup></b>	<b>20.61sq</b>	<b>2061ft<sup>2</sup></b>

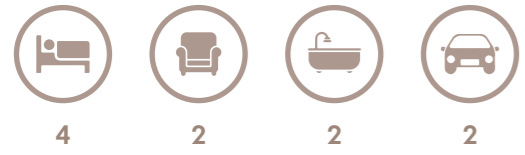


## House Specifications

Kitchen	3.9 x 2.5m	Bedroom 4	3.0 x 3.0m	Laundry	1.8 x 1.7m
Master Bedroom	3.7 x 3.0m	Ensuite	3.0 x 1.7m	2nd Living	2.46 x 3.66m
Bedroom 2	3.0 x 3.0m	Bathroom	2.85 x 1.8m	Alfresco	3.11 x 3.11m
Bedroom 3	3.0 x 3.0m	Walk In Robe	1.39 x 3.0m	Garage	5.5 x 6.0m

# Domain

23



### House Dimensions

12.85m x 19.05m

### Designed to fit\* at least

14m width x 28m length

### House Specifications

Living Area	162.4m <sup>2</sup>	17.48sq	1748ft <sup>2</sup>
Garage	36m <sup>2</sup>	3.88sq	388ft <sup>2</sup>
Porch	1.5m <sup>2</sup>	0.16sq	16ft <sup>2</sup>
Alfresco	9.7m <sup>2</sup>	1.04sq	104ft <sup>2</sup>
<b>Total</b>	<b>209.6m<sup>2</sup></b>	<b>22.56sq</b>	<b>2256ft<sup>2</sup></b>



### House Specifications

Kitchen	3.9 x 2.5m	Bedroom 4	3.0 x 3.0m	2nd Living	2.55 x 4.6m
Walk In Pantry	2.44 x 1.48m	Ensuite	3.0 x 1.7m	Alfresco	3.11 x 3.11m
Master Bedroom	3.7 x 3.0m	Bathroom	2.85 x 1.8m	Garage	5.5 x 6.0m
Bedroom 2	3.0 x 3.0m	Walk In Robe	1.39 x 3.0m	Nook	1.91 x 1.0m
Bedroom 3	3.0 x 3.0m	Laundry	1.8 x 1.7m		





Miami Facade (upgrade option)

# Haven

A place to suit everyone's needs.

22

If you require a spacious home for flexible family living, look no further than the Haven. Featuring a large master suite with ensuite and walk in robe and 3 further bedrooms, there is plenty of space to grow. With 2 living areas and a large rear kitchen/dining opening onto an alfresco area, the Haven has a place to suit everyone's needs.





Mercer



Chelsea



Rochester



Promenade

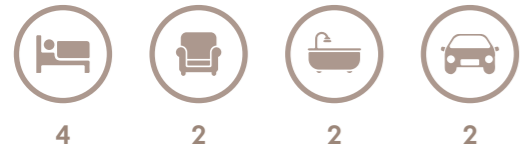
# Facade Gallery



Claremont

# Haven

22



## House Dimensions

13.85m x 18.53m

## Designed to fit\* at least

15m width x 28m length

## House Specifications

Living Area	160.4m <sup>2</sup>	17.27sq	1727ft <sup>2</sup>
Garage	37m <sup>2</sup>	3.98sq	398ft <sup>2</sup>
Porch	1.3m <sup>2</sup>	0.14sq	14ft <sup>2</sup>
Alfresco	9.6m <sup>2</sup>	1.03sq	103ft <sup>2</sup>
<b>Total</b>	<b>208.3m<sup>2</sup></b>	<b>22.42sq</b>	<b>2242ft<sup>2</sup></b>



## House Specifications

Kitchen	4.01 x 2.5m	Bedroom 4	3.0 x 3.0m	Laundry	1.7 x 1.7m
Master Bedroom	3.3 x 3.2m	Ensuite	1.8 x 2.5m	2nd Living	3.05 x 3.48m
Bedroom 2	2.94 x 3.0m	Bathroom	2.85 x 1.8m	Alfresco	4.01 x 2.4m
Bedroom 3	3.0 x 3.0m	Walk In Robe	1.69 x 2.5m	Garage	5.5 x 6.0m





Sirocco Facade

# Realm

The living is easy when every corner of your home is maximised to its full potential.

## 16

The living is easy at Realm, where every corner of your home is maximised to its full potential. A spacious master suite with robes and ensuite, 2 further bedrooms, bathroom and laundry are conveniently situated on the left-hand side of the home, while the right-hand side delivers a generous and light filled living zone comprising of open plan kitchen, dining and lounge.

# Facade Gallery

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Sirocco



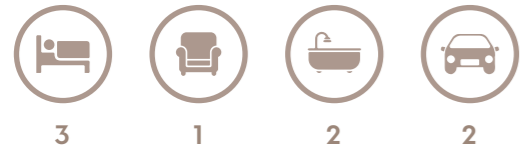
Elmont



Belcombe

# Realm

16



## House Dimensions

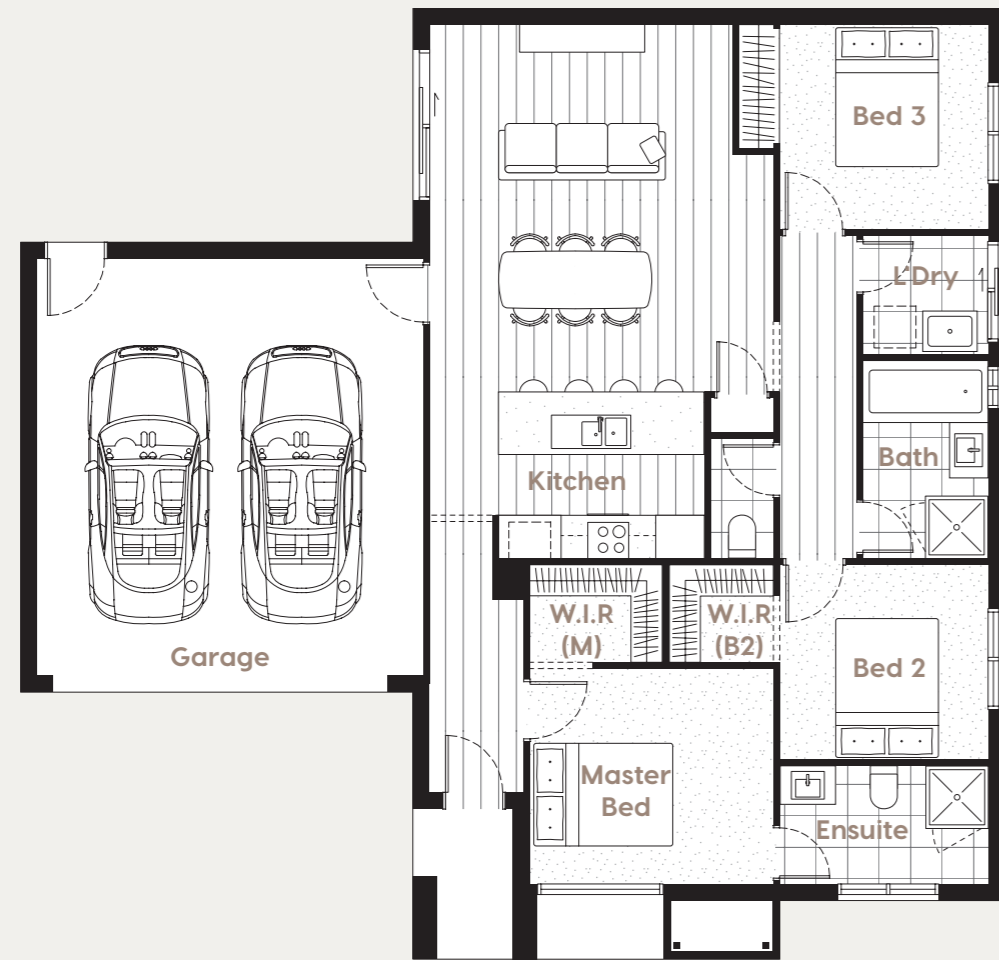
14.15m x 13.67m

## Designed to fit\* at least

16m width x 16m length

## House Specifications

Living Area	107.88m <sup>2</sup>	11.61sq	1161ft <sup>2</sup>
Garage	37.42m <sup>2</sup>	4.03sq	403ft <sup>2</sup>
Porch	3.4m <sup>2</sup>	0.37sq	37ft <sup>2</sup>
<b>Total</b>	<b>148.7m<sup>2</sup></b>	<b>16.01sq</b>	<b>1601ft<sup>2</sup></b>



## House Specifications

Kitchen	2.96 x 2.4m	Ensuite	3.0 x 1.7m	Walk In Robe (B2)	1.5 x 1.4m
Master Bedroom	3.5 x 3.1m	Bathroom	1.8 x 2.85m	Walk In Robe (M)	1.91 x 1.4m
Bedroom 2	3.0 x 2.8m	Laundry	1.8 x 1.7m	Garage	5.5 x 6.0m
Bedroom 3	3.0 x 2.94m				





Kensington Facade

# Arena

A modern luxe 2-level home of sophistication and comfort.

18, 21, 33

With perfect proportions and style, Arena delivers a modern luxe 2-level home of sophistication and comfort. The rear ground floor features expansive resort style living, comprising open plan lounge, dining and kitchen zone opening to alfresco area. A sumptuous master suite, complete with ensuite and walk in robe occupies the front half of the ground floor, along with powder room and laundry, while further bedrooms and a bathroom enjoy complete privacy on the second floor.

Artist interpretation for display purposes only, the finished product may differ in appearance.



Kensington



Riviera



Casmir



Stradbroke

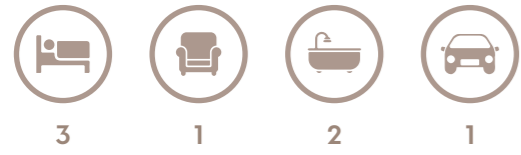
# Facade Gallery

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## Arena 18 (single garage)

# Arena

18



## House Dimensions

8.85m x 16.64m

## Designed to fit\* at least

10m width x 25m length

## House Specifications

Living Area	143.7m <sup>2</sup>	15.47sq	1547ft <sup>2</sup>
Garage	23.7m <sup>2</sup>	2.55sq	255ft <sup>2</sup>
Porch	1.1m <sup>2</sup>	0.12sq	12ft <sup>2</sup>
Alfresco	6.4m <sup>2</sup>	0.69sq	69ft <sup>2</sup>
<b>Total</b>	<b>174.9m<sup>2</sup></b>	<b>18.83sq</b>	<b>1883ft<sup>2</sup></b>



## House Specifications

Kitchen	3.0 x 2.5m	Ensuite	1.7 x 2.6m	Laundry	1.8 x 1.7m
Master Bedroom	3.37 x 4.13m	Bathroom	2.85 x 1.8m	Alfresco	2.12 x 3.0m
Bedroom 2	3.41 x 3.17m	Walk In Robe	1.74 x 1.59m	Garage	3.5 x 6.0m
Bedroom 3	2.8 x 3.0m				







Kensington



Riviera



Casmir



Stradbroke

# Facade Gallery

## Arena 21 (double garage)



# Arena

21



### House Dimensions

10.85 x 16.14m

### Designed to fit\* at least

12m width x 25m length

### House Specifications

Living Area	156m <sup>2</sup>	16.80sq	1680ft <sup>2</sup>
Garage	37m <sup>2</sup>	3.98sq	398ft <sup>2</sup>
Porch	1.1m <sup>2</sup>	0.12sq	12ft <sup>2</sup>
Alfresco	7m <sup>2</sup>	0.75sq	75ft <sup>2</sup>
<b>Total</b>	<b>201.1m<sup>2</sup></b>	<b>21.65sq</b>	<b>2165ft<sup>2</sup></b>



### House Specifications

Kitchen	3.0 x 2.5m	Bedroom 4	2.7 x 3.42m	Laundry	1.8 x 1.7m
Master Bedroom	3.37 x 4.13m	Ensuite	1.7 x 2.6m	Alfresco	2.5 x 2.8m
Bedroom 2	3.41 x 3.17m	Bathroom	3.0 x 1.9m	Garage	5.5 x 6.0m
Bedroom 3	2.8 x 3.0m	Walk In Robe	1.74 x 1.59m		

\* Subject to council and developer requirements and guidelines



Delta



Surrey



Derby



Wakefield

# Facade Gallery

Arena 33 (double garage)

# Arena

33



## House Dimensions

10.83m x 21.5m

## Designed to fit\* at least

12.5m width x 29m length

## House Specifications

Living Area	248.8m <sup>2</sup>	26.78sq	2678ft <sup>2</sup>
Garage	36.5m <sup>2</sup>	3.92sq	392ft <sup>2</sup>
Porch	9.4m <sup>2</sup>	1.01sq	101ft <sup>2</sup>
Outdoor	15.0m <sup>2</sup>	1.62sq	162ft <sup>2</sup>
<b>Total</b>	<b>309.7m<sup>2</sup></b>	<b>33.33sq</b>	<b>333ft<sup>2</sup></b>



## House Specifications

Kitchen	4.0 x 2.5m	Bedroom 4	3.1 x 3.84m	Walk In Robe (M)	3.14 x 1.42m
WIP	2.4 x 2.86m	Guest Bedroom	3.0 x 3.03m	Walk In Robe (G)	2.6 x 1.24m
Master Bedroom	4.0 x 4.71m	Ensuite (M)	3.14 x 2.11m	Laundry	3.45 x 1.77m
Bedroom 2	3.61 x 3.02m	Ensuite (G)	2.6 x 1.7m	Garage	6.0 x 5.5m
Bedroom 3	3.61 x 3.62m	Bathroom	3.92 x 1.77m		





Hawke Facade

# Origin

Sophisticated and spacious double storey living.

## 20, 22

In sophisticated mod luxe style, the Origin delivers a family home of superb proportions. Perfect for entertaining, the ground floor features light filled and expansive open plan kitchen, dining and living zones opening out to alfresco dining area. While upstairs is all about comfort, privacy and luxury with a spacious family bathroom and 3 or 4 generous bedrooms, the luxurious resort style master suite complete with large ensuite and walk in robe.



Hawke



Morrison

# Facade Gallery

## Origin 20 (single garage)

### Origin

20






#### House Dimensions

11.95m x 10.1m

#### Designed to fit\* at least

16m width x 16m length

#### House Specifications

Living Area	153.2m <sup>2</sup>	16.49sq	1649ft <sup>2</sup>
Garage	24.9m <sup>2</sup>	2.68sq	268ft <sup>2</sup>
Porch	3.7m <sup>2</sup>	0.4sq	40ft <sup>2</sup>
Alfresco	6.7m <sup>2</sup>	0.72sq	72ft <sup>2</sup>
<b>Total</b>	<b>188.5m<sup>2</sup></b>	<b>20.29sq</b>	<b>2029ft<sup>2</sup></b>



#### House Specifications

Kitchen	3.0 x 2.5m	Ensuite	2.6 x 1.7m	Retreat Area	3.11 x 3.3m
Master Bedroom	3.4 x 3.0m	Bathroom	3.05 x 1.8m	Seating Area	1.73 x 3.46m
Bedroom 2	3.01 x 2.71m	Walk In Robe	1.4 x 2.07m	Alfresco	3.6 x 1.9m
Bedroom 3	2.7 x 3.0m	Laundry	1.8 x 1.7m	Garage	3.5 x 6.0m

\*Subject to council and developer requirements and guidelines



Hawke



Morrison

# Facade Gallery

## Origin 20 (double garage)

### Origin

22

 4  
  1  
  2  
  2

#### House Dimensions

13.95m x 10.1m

#### Designed to fit\* at least

16m width x 16m length

#### House Specifications

Living Area	153.2m <sup>2</sup>	16.49sq	1649ft <sup>2</sup>
Garage	37.9m <sup>2</sup>	4.08sq	408ft <sup>2</sup>
Porch	3.7m <sup>2</sup>	0.4sq	40ft <sup>2</sup>
Alfresco	6.7m <sup>2</sup>	0.72sq	72ft <sup>2</sup>
<b>Total</b>	<b>201.5m<sup>2</sup></b>	<b>21.69sq</b>	<b>2169ft<sup>2</sup></b>



#### House Specifications

Kitchen	3.0 x 2.5m	Bedroom 4	3.0 x 2.7	Laundry	1.8 x 1.7m
Master Bedroom	3.4 x 3.0m	Ensuite	2.6 x 1.7m	Alfresco	3.6 x 1.9m
Bedroom 2	3.01 x 2.71m	Bathroom	3.05 x 1.8m	Garage	5.5 x 6.0m
Bedroom 3	2.7 x 3.0m	Walk In Robe	1.4 x 2.07m		

# Details & Specifications

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Single Storey Specifications	96
Double Storey Specifications	100
Turnkey Inclusions	104
Internal Colour Legend	107
External Colour Legend	112
External Facade Options	118
Example House Layout	121
Landscape Plan	122
Building Process	128



# Single Storey Specifications

At Luxton Homes our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.

Luxton Homes reserves the right to substitute the make, model or type of any mentioned product to maintain the quality of its homes (changes may be made subject to Res Code Conditions). Window and sliding door sizes may vary due to energy rating requirements. Electricity transfer fee applies. Images may depict finishes, fixtures, and features not supplied by Luxton Homes and are used for illustrative purposes only.

## Kitchen Appliances

<b>Dishwasher:</b>	European stainless steel dishwasher.
<b>Oven:</b>	European fan forced stainless steel oven.
<b>Hot Plate:</b>	European stainless steel 600mm gas cook top with wok hob.
<b>Range Hood:</b>	European stainless steel 600mm wide canopy range hood.
<b>Sink:</b>	Double bowl stainless steel sink.
<b>Tap:</b>	Chrome flickmaster tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets.
<b>Doors/Drawers:</b>	Laminate doors.
<b>Kitchen Bench Top:</b>	Stone square edge kitchen bench top.
<b>Vanity Bench Top:</b>	Laminate square edge.
<b>Handles:</b>	Selected from builder's colour boards.
<b>Pantry:</b>	Full laminate or as per plan.

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	1625mm acrylic bath (white) in tiled podium.
<b>Shower Bases:</b>	Tiled shower bases throughout.
<b>Shower Screens:</b>	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome mixer tapware.
<b>Shower Outlet:</b>	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close top.
<b>Accessories:</b>	600mm single towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

<b>Wall Tiles:</b>	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's colour boards.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.
<b>Floor Boards:</b>	As shown on plan. Selection as per builder's colour boards.

## Carpet

<b>Carpet:</b>	Carpet selection as per builder's colour boards.
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## Paint – 2 coat application

<b>Timberwork:</b>	Gloss enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Gloss enamel to front entry door.
<b>Colours:</b>	Colours selected as per builder's colour boards.

## External Features

<b>Brickwork:</b>	Clay bricks from builder's colour boards.
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific).
<b>Windows:</b>	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
<b>Entry Frame:</b>	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific)
<b>Front Entry Door:</b>	Hume doors with translucent glass.
<b>Door Furniture:</b>	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
<b>Ext. Hinged Door:</b>	Entrance lockset in polished stainless steel to external door.
<b>Infill over windows:</b>	Brick to front facade windows. Pointed cement sheet infill above side and rear elevation windows and doors.
<b>Door Seal:</b>	Door seal and weather seal to all external hinged doors.

## Insulation

<b>Ceiling:</b>	Glasswool batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	Glasswool wall batts including Sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

## Garage

<b>General:</b>	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

## Internal Features

<b>Doors:</b>	Flush panel, 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors.
<b>Door Seals:</b>	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

## Continuous Flow – Gas Hot Water System

<b>Continuous Flow – Gas Hot Water System:</b>	Continuous Flow gas hot water system and necessary electrical and plumbing connections. Note: Compact Flow Panel positioned at the builder's discretion.
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## Laundry

<b>Trough:</b>	Stainless steel tub preformed cabinet with bypass.
<b>Tap:</b>	Chrome Flickmaster tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

**Framing:** Stabilized pine wall frame and roof trusses.

## Plumbing

**Taps:** 2 external taps, 1 to front water meter and 1 to rear of home.

## Roofing

**Roof Pitch:** Roof Pitch to be 22.5 degrees.  
**Material:** Concrete tiles roofing from builder's colour boards.  
**Fascia & Guttering:** Colourbond fascia, guttering and downpipes.

## Heating

**Heating:** Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.

## Storage

**Shelving:** Walk in Robe: One white melamine shelf with hanging rail.  
**Robes:** One white melamine shelf with hanging rail.  
**Pantry/Linen:** Four white melamine shelves.  
**Doors:** Robes – 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen – 2040mm high Redicote flush panel, hinged door(s).  
**Handles:** Flush pull in polished chrome finish.

## Ceilings

**Height:** 2590mm height throughout.

## Electrical

**Internal Light Points:** 1000mm diameter LED fittings (white) throughout as per standard electrical layout.  
**External Lights:** 1000mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.  
**Power Points:** Double power points throughout excluding dishwasher and fridge space.  
**TV Points:** Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.  
**Telephone Point:** Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the Notional Broadband Network (NBN) – Basic pack only.  
**Switch Plates:** White wall mounted switches.  
**Smoke Detector(s):** Hardwired with battery backup.  
**Safety Switches:** RCD safety switch and circuit breakers to meter box.

## Recycled Water Connection

**Recycled Water Connection:** Provide recycled water connection if required (additional charges will apply).

## Site Conditions/Foundations

**Foundation Class:** Up to Class 'H' concrete slab with a maximum of 3000mm fall over building envelope. Allotment up to 6000m<sup>2</sup> with a maximum setback of 5m to the house.  
**Temporary Fencing:** Supply and hire of temporary fencing to site to council requirements.  
**Silt Fence:** Supply and hire of environmental silt fence to front of property as required by council.  
**Rock Allowance:** Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).  
**Termite Treatment:** Termite spray system where required by relevant authority.  
**Angle of Repose:** Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.



# Double Storey Specifications

At Luxton Homes our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.

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## Kitchen Appliances

<b>Dishwasher:</b>	European stainless steel dishwasher.
<b>Oven:</b>	European fan forced stainless steel oven.
<b>Hot Plate:</b>	European stainless steel 600mm gas cook top with wok hob.
<b>Range Hood:</b>	European stainless steel 600mm wide canopy range hood.
<b>Sink:</b>	Double bowl stainless steel sink.
<b>Tap:</b>	Chrome flickmaster tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets
<b>Doors/Drawers:</b>	Laminate doors.
<b>Kitchen Bench Top:</b>	Stone square edge kitchen bench top.
<b>Vanity Bench Top:</b>	Laminate square edge.
<b>Handles:</b>	Selected from builder's colour boards.
<b>Pantry:</b>	Full laminate or as per plan.

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	1625mm acrylic bath (white) in tiled podium.
<b>Shower Bases:</b>	Tiled shower bases throughout.
<b>Shower Screens:</b>	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome mixer tapware.
<b>Shower Outlet:</b>	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close top.
<b>Accessories:</b>	600mm single towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

## Ceramic Tiling

<b>Wall Tiles:</b>	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Selection as per builder's colour boards.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's colour boards.
<b>Floor Boards:</b>	As shown on plan. Selection as per builder's colour boards.

## Carpet

<b>Carpet:</b>	Carpet selection as per builder's colour boards.
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## Paint – 2 coat application

<b>Timberwork:</b>	Gloss enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Gloss enamel to front entry door.
<b>Colours:</b>	Colours selected as per builder's colour boards.

## Staircase

<b>Stairs:</b>	Pine Framed. MDF tread with carpet cover.
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## External Features

<b>Brickwork/cladding:</b>	Clay brick from builder's colour boards/ first floor cladding as per plan (Product Specific).
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per Working Drawings. Acrylic render/ feature to selected areas as per plan (Product Specific).
<b>Windows:</b>	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
<b>Entry Frame:</b>	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
<b>Front Entry Door:</b>	Hume doors with translucent glass.
<b>Door Furniture:</b>	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
<b>Ext. Hinged Door:</b>	Entrance lockset in polished stainless steel to external door.
<b>Infill over windows:</b>	Brick to front facade windows. Pointed cement sheet infill above side and rear elevation windows and doors.
<b>Door Seal:</b>	Door seal and weather seal to all external hinged doors.

## Insulation

<b>Ceiling:</b>	Glasswool Batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	Glasswool wall batts including insulation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

## Garage

<b>General:</b>	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish Door Furniture: Entrance lockset.

## Internal Features

<b>Doors:</b>	Flush panel. 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all rooms.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors.
<b>Door Seals:</b>	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

## Continuous Flow – Gas Hot Water System

<b>Continuous Flow – Gas Hot Water System:</b>	Continuous Flow gas hot water system and necessary electrical and plumbing connections. Note: Compact Flow Panel positioned at the builder's discretion.
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## Laundry

<b>Trough:</b>	Stainless steel tub preformed cabinet with bypass.
<b>Tap:</b>	Chrome Flickmaster tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

**Framing:** Stabilized pine wall frame and roof trusses.

## Plumbing

**Taps:** 2 external taps, 1 to front water meter and 1 to rear of home.

## Roofing

**Roof Pitch:** Roof Pitch to be 22.5 degrees.  
**Material:** Concrete tiles roofing from builder's colour boards.  
**Fascia & Guttering:** Colourbond fascia, guttering and downpipes.

## Heating

**Heating:** Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.

## Storage

**Shelving:** Walk in Robe: One white melamine shelf with hanging rail.  
**Robes:** One white melamine shelf with hanging rail.  
**Pantry/Linen:** Four white melamine shelves.  
**Doors:** Robes: 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen: 2040 high Redicote flush panel, hinged door(s).  
**Handles:** Flush pull in polished chrome finish.

## Ceilings

**Height:** 2590mm height throughout to ground and first floors.

## Electrical

**Internal Light Points:** 100mm diameter LED fittings (white) throughout as per standard electrical layout.  
**External Lights:** 100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.  
**Power Points:** Double power points throughout excluding dishwasher and fridge space.  
**TV Points:** Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.  
**Telephone Point:** Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN)—Basic pack only.  
**Switch Plates:** White wall mounted switches.  
**Smoke Detector(s):** Hardwired with battery backup.  
**Safety Switches:** RCD safely switch and circuit breakers to meter box.

## Recycled Water Connection

**Recycled Water Connection:** Provide recycled water connection if required (additional charges will apply).

## Site Conditions / Foundations

**Foundation Class:** Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m<sup>2</sup> with a maximum setback of 5m to the house.  
**Temporary Fencing:** Supply and hire of temporary fencing to site to council requirements.  
**Silt Fence:** Supply and hire of environmental silt fence to front of property as required by council.  
**Rock Allowance:** Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).  
**Termite Treatment:** Termite spray system where required.  
**Angle of Repose:** Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone account opening fees.



# Turnkey Inclusions

Luxton Homes unique architect designed residences come complete and ready to live in with a comprehensive range of high quality inclusions.

## Landscaping

The front and rear of your home will be fully landscaped and ready to enjoy, with trees, garden beds, grass, pebbles, rocks, mulch and topping where required.

Front landscaping includes a dripper system with timer and a modern concrete letterbox to suit the style of your Luxton home. Rear landscaping includes a dripper system connected to a tap and a discreet fold away clothesline. Depending on your home plans, you may also choose 12m<sup>2</sup> of colour on concrete paving or alfresco area.

## Driveway & Path

Your home includes a coloured front concrete path, driveway and porch.

## Fencing

Your home is fenced on sides and rear boundary at 1800mm high. 1800mm Wing fencing with 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines.

## Window Furnishings & Flyscreens

Modern and stylish Holland Blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

## Split System Air Conditioner

Wall mounted, 3.3kw split system air conditioner with isolation switch and condenser.

## Alarm System

Including key pad entrance and 3 sensors.

## Fibre Optic Ready

Your Luxton Home comes complete and Fibre Optic Ready, for NBN connection or compatible fibre optic services.



Features that other companies call extras are Luxton Homes inclusions. Every upgrade listed comes standard with a Luxton home, making it rent and life ready.

## Included Upgrades

- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points



# Internal Colour Legend

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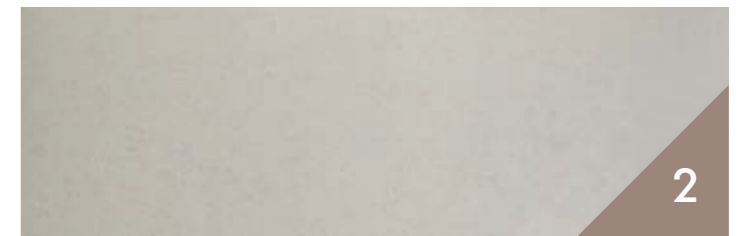
## Scheme 1 – Nordic

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile

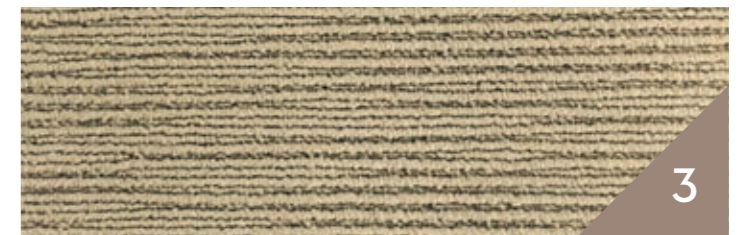
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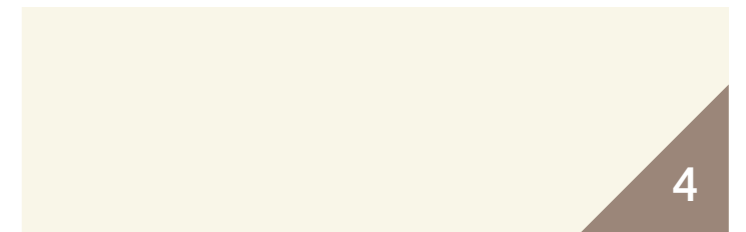
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2



3



4



5



6



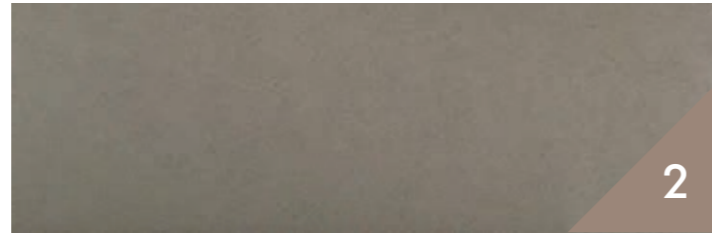
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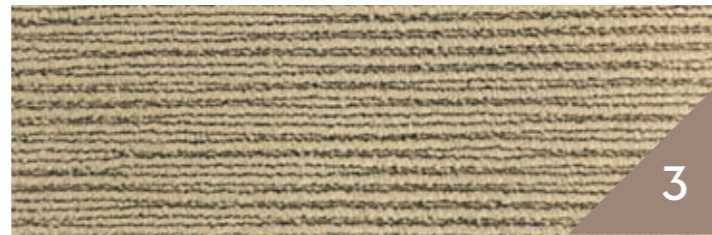
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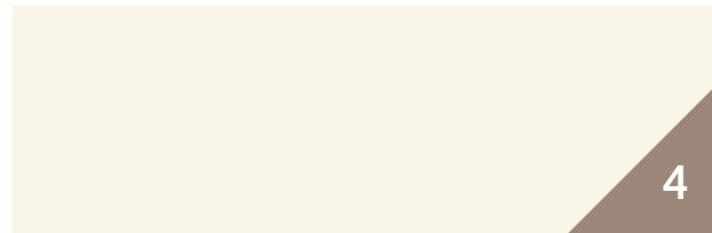
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3



4



5



6



7



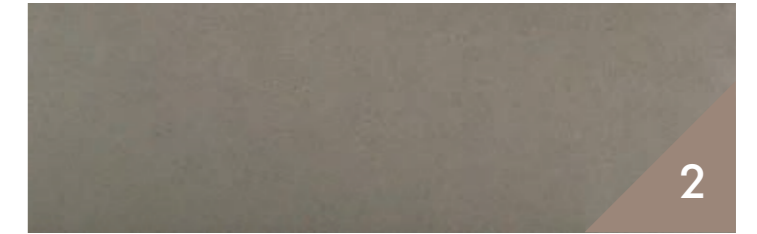
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### Scheme 2 – Nature

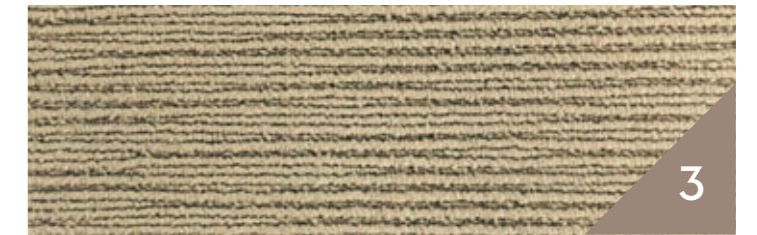
- 1. Timber Floor
- 2. Floor, Wall Tile
- 3. Carpet
- 4. Paint
- 5. Bathroom, Ensuite, Laminate Joinery
- 6. Kitchen Stone Benchtop
- 7. Kitchen Laminate Base Cabinets
- 8. Kitchen, Laundry Splashback Tile



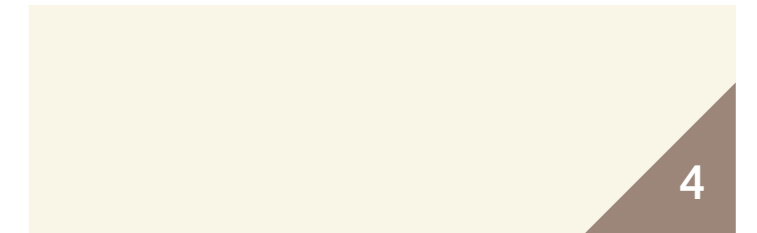
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2



3



4



5



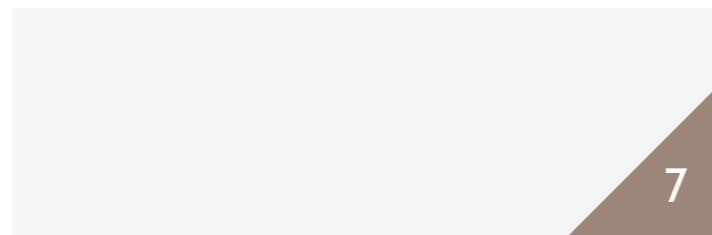
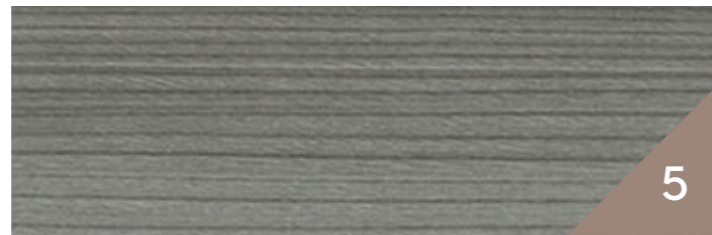
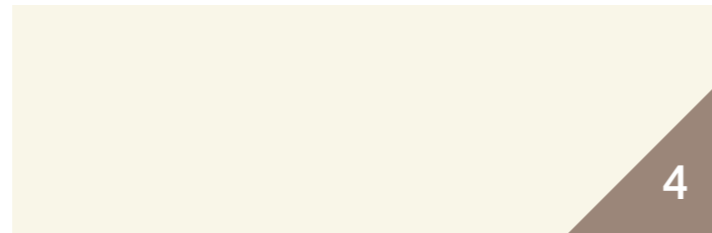
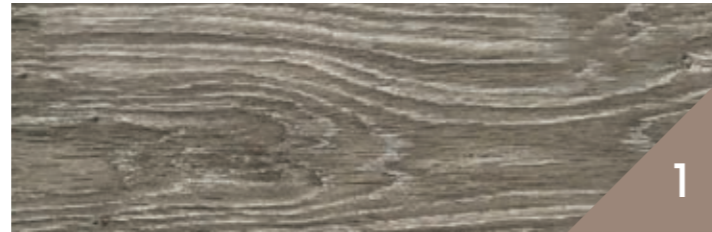
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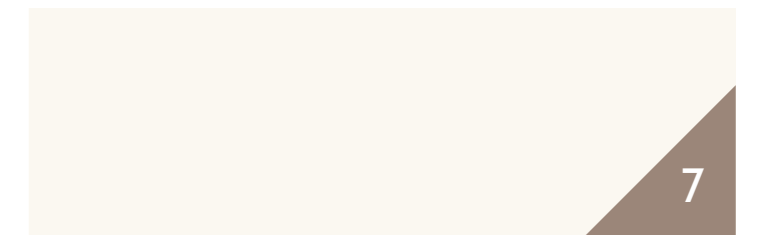
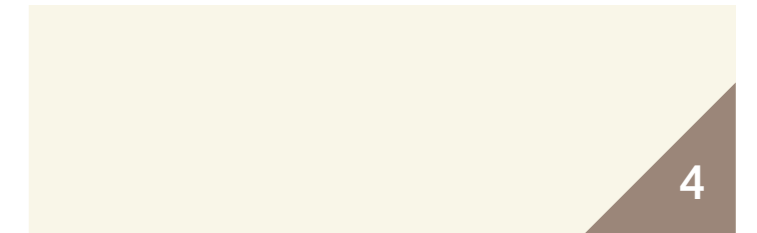
### Scheme 3 – Earth

- 1. Timber Floor
- 2. Floor, Wall Tile
- 3. Carpet
- 4. Paint
- 5. Bathroom, Ensuite, Kitchen Laminate Joinery
- 6. Kitchen Stone Benchtop
- 7. Kitchen, Laundry Splashback Tile



### Scheme 4 – Fog

- 1. Timber Floor
- 2. Floor, Wall Tile
- 3. Carpet
- 4. Paint
- 5. Bathroom, Ensuite, Laminated Joinery
- 6. Kitchen Stone Benchtop
- 7. Kitchen Laminated Base Cabinets
- 8. Kitchen, Laundry Splashback Tile



### Scheme 5 – Twilight

- 1. Timber Floor
- 2. Floor, Wall Tile
- 3. Carpet
- 4. Paint
- 5. Bathroom, Ensuite, Laminated Joinery
- 6. Kitchen Stone Benchtop
- 7. Kitchen Laminated Base Cabinets
- 8. Kitchen, Laundry Splashback Tile

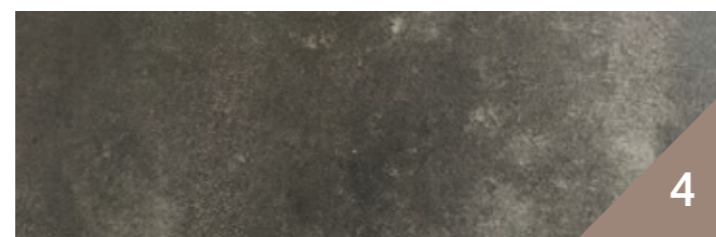
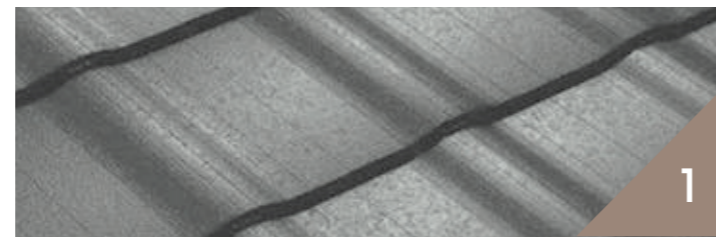


# External Colour Legend

## Scheme 1 – Ore

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork
6. Timber Garage Door^

\*Render B as main/only render to following Facades: Michael, Claremont, Aria & Grange (Domain 21 and 23 Floorplan)  
 \*Render B as second render (if applicable)  
 ^Timber Look Garage Door only applicable to Sonoma Facade

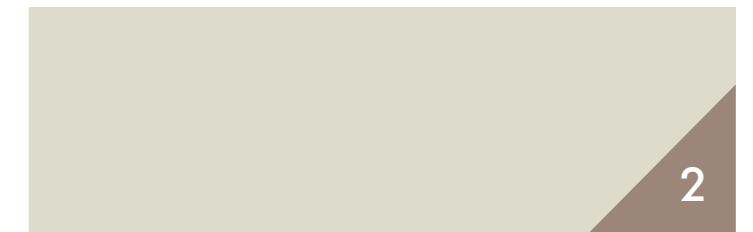
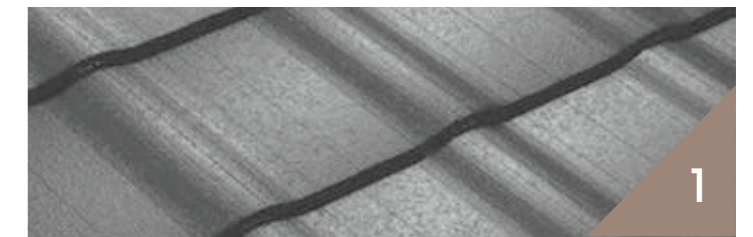


Colour legends are intended to be used as an example only. The colour and shades of the final product may vary due to printing.

## Scheme 2 – Oyster

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork

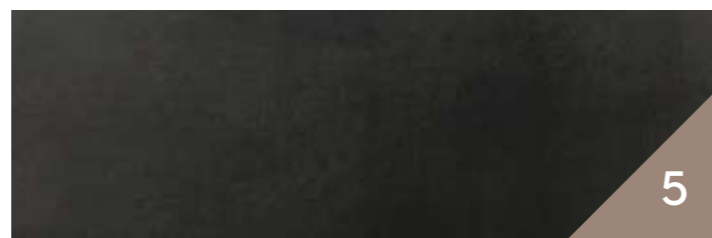
\*Render B as main/only render to Fenwick Facade  
 \*Render B as second render (if applicable)



### Scheme 3 – Pewter

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile A
5. Feature Tile B^
6. Brickwork

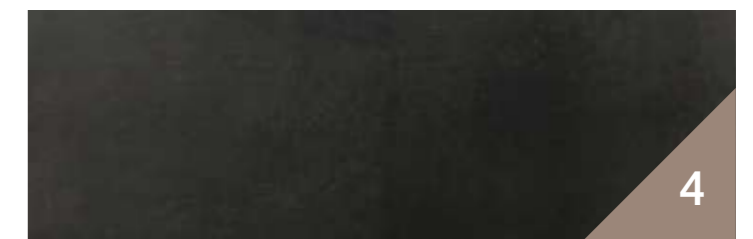
\*Render B as second render (if applicable)  
 ^Feature Tile B only applicable to following facade: Kensington

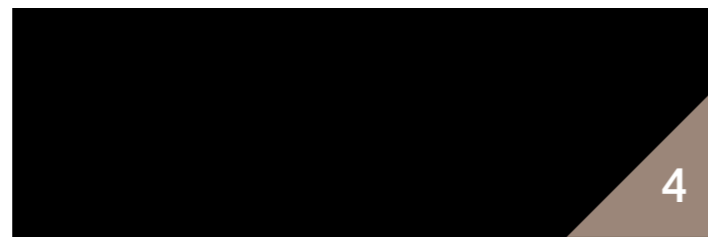
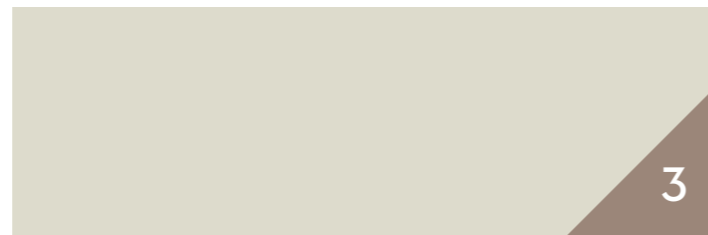
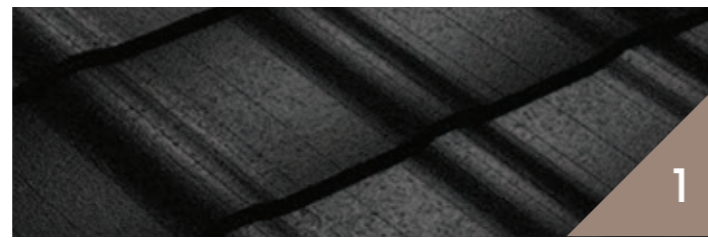


### Scheme 4 – Loam

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B\*
4. Feature Tile
5. Brickwork

\*Render B as second render (if applicable)



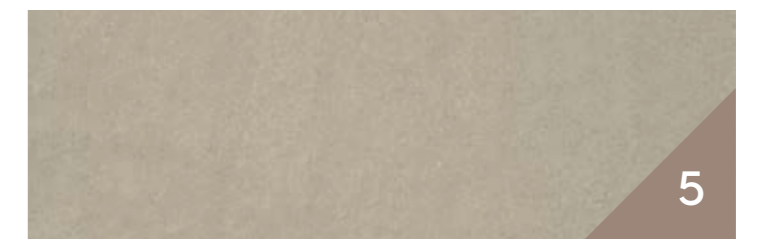
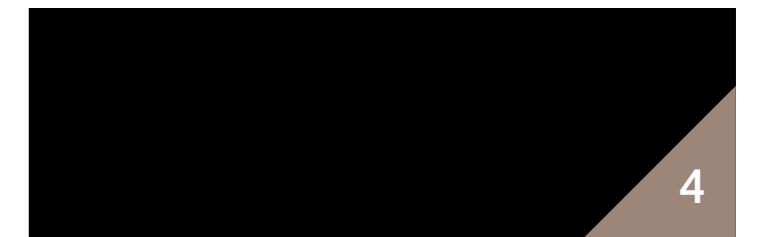
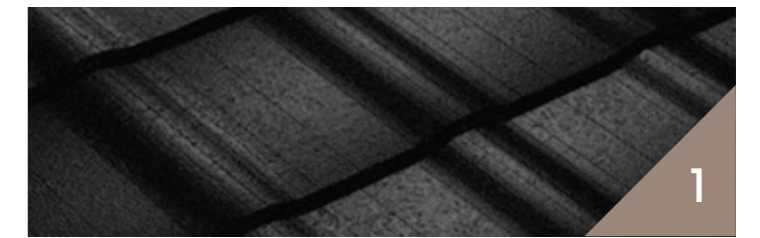


### Scheme 5 – Flint

1. Roof Tile
2. Render A
3. Window, Garage Door, Front Door, Render B\*
4. Gutter / Fascia
5. Feature Tile A
6. Feature Tile B
7. Brickwork

\*Render B as second render (if applicable)

\*Feature Tile B only applicable to following Facade: Elmont & Derby



### Scheme 6 – Dusk

1. Roof Tile
2. Window, Garage Door, Front Door, Render A
3. Render B\*
4. Gutter / Fascia
5. Feature Tile A
6. Feature Tile B
7. Brickwork

\*Render B as main/only render to Promenade Facade.

\*Render B as second render (if applicable)

\*Feature Tile B only applicable to following Facade: Rivera

# External Facade Options

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## Feature Cladding

Silver Ash colour  
by Modwood



## Feature Timber Cladding

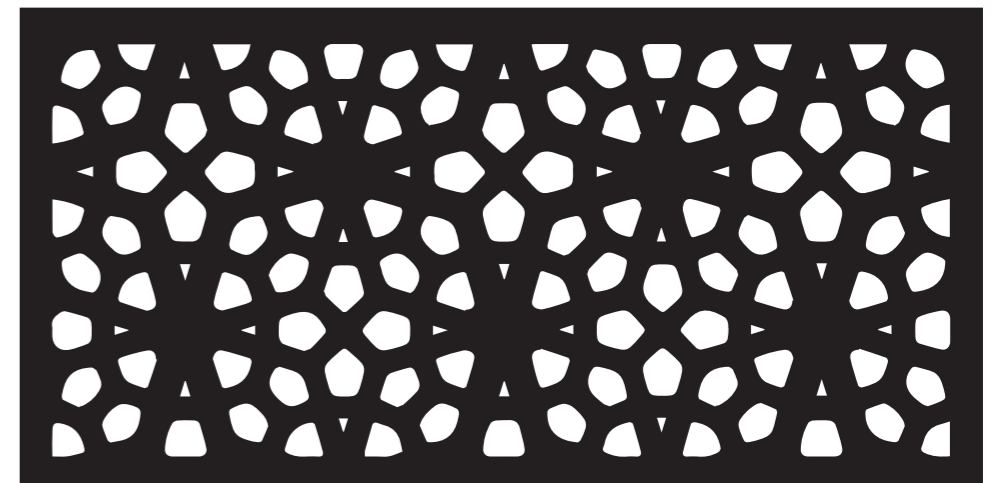
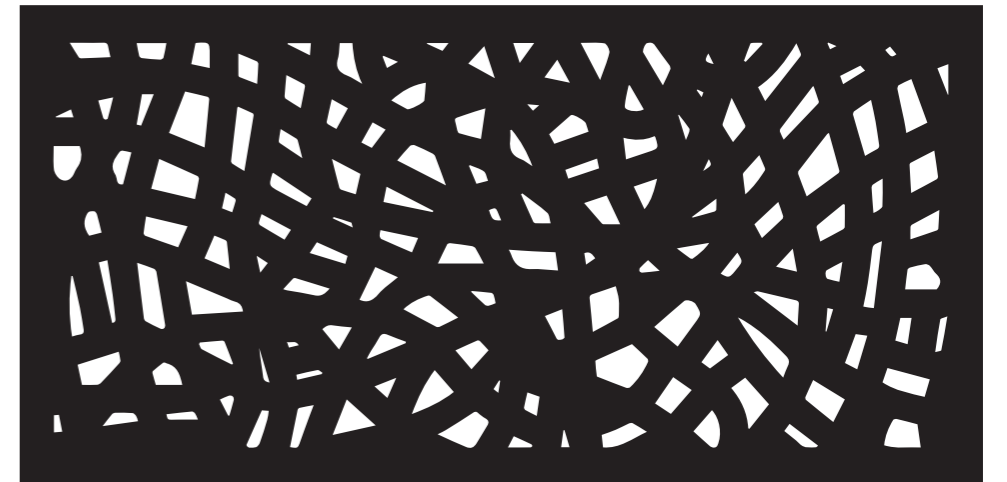
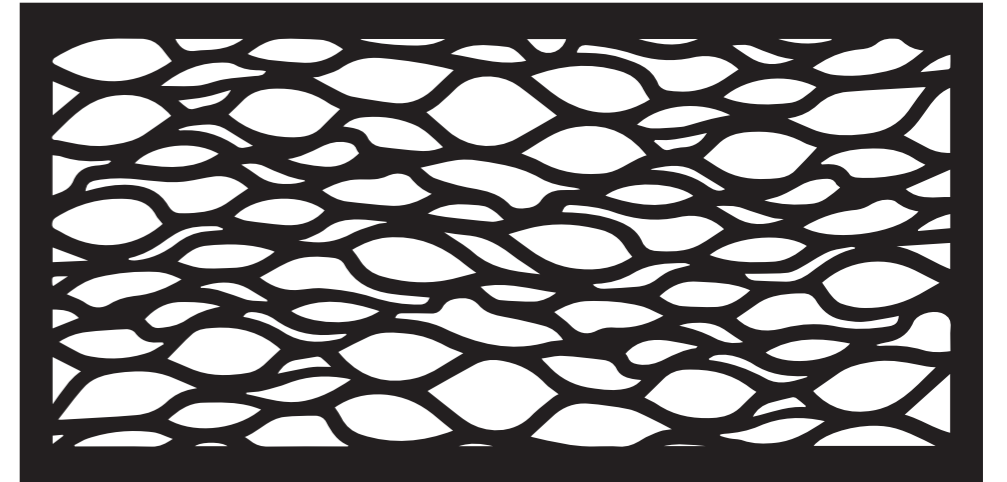
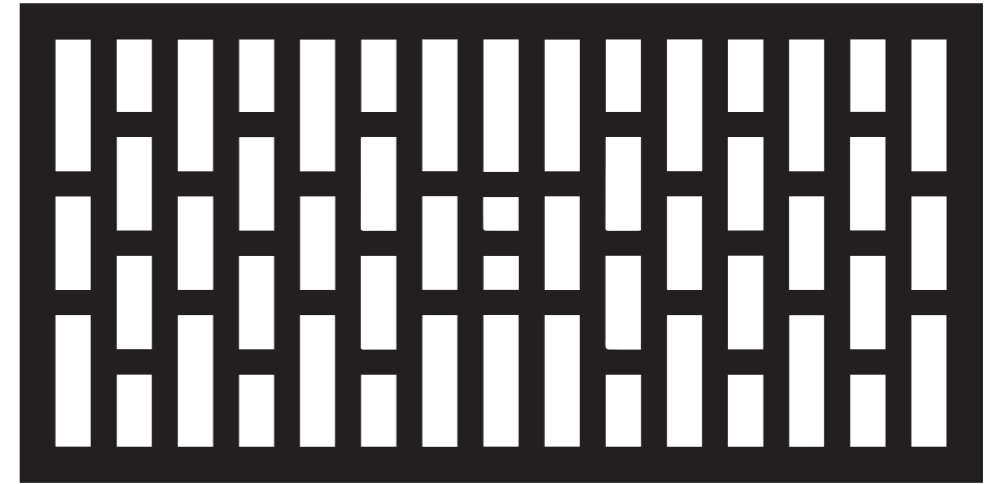
Cedar/Satin Finish  
Colorbond Cedar Look  
Available as a garage door  
upgrade option



## Feature Screens

Modular Decorative  
Screen Panels by OutDeco

- Mahjong (60% privacy)
- Leafstream (60% privacy)
- Nest (80% privacy)
- Marrakesh (80% privacy)





# Example House Layout



This plan is intended to give an indication of the proposed layout only and may vary without notice, or according to lot size. Images are artists' impression for illustrative purposes only.

# Landscape Plan

Your Luxton Home is set amongst carefully considered, thoroughly modern and low maintenance landscaping, with a mixed variety of lush plants and screening trees, ideal for year round entertaining and relaxation in complete privacy.

Each Luxton Home comes complete with garden irrigation system and clothes line.



## Lot size 8.5 x 30m

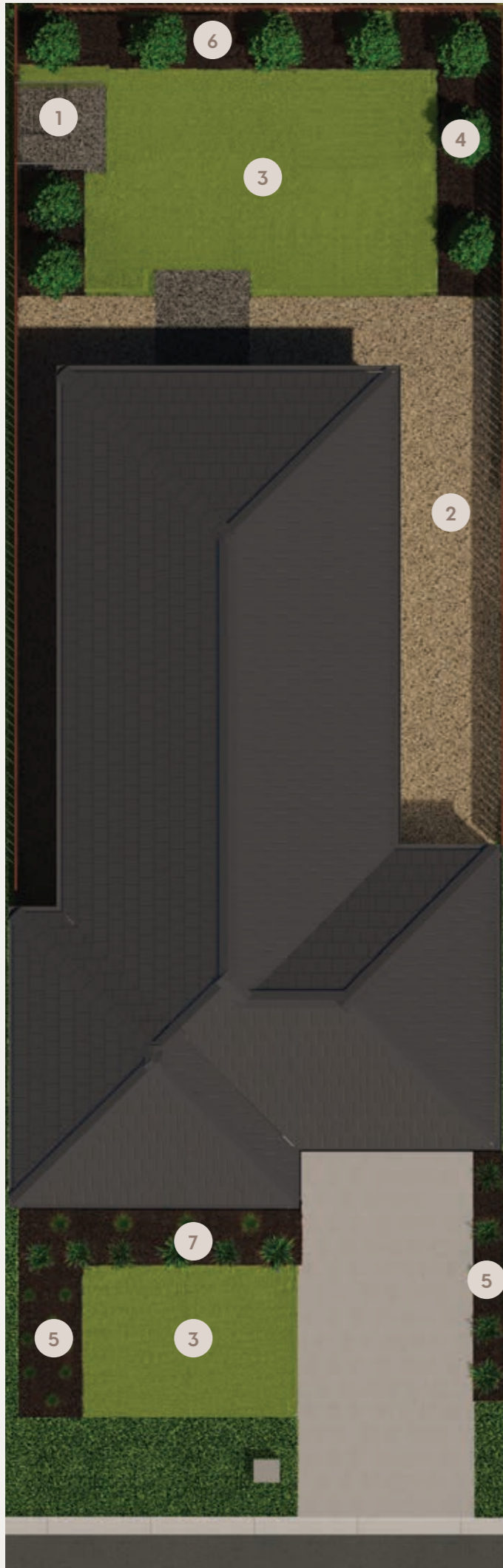
1. Clothes line
2. Compacted topping
3. Instant turf
4. Trees  
1.2m Pittosporums
5. Mixed variety plants  
150–200mm
6. Mulch to garden beds
7. Mulch and river pebbles  
to garden beds

## Irrigation

Rear drip irrigation to garden beds and spray irrigation to lawn area, both on timer.

Front drip irrigation to garden beds on timer, and spray irrigation to lawn area.

These plans are intended to give an indication of the proposed layout only and may vary without notice, or according to lot size. Plants and finishes are subject to availability and may vary depending on lot size and condition. Images are artists' impression for illustrative purposes only.



**Lot size  
10.5 x 30m**

1. Clothes line
2. Compacted topping
3. Instant turf
4. Trees  
1.2m Pittosporums
5. Mixed variety plants  
150–200mm
6. Mulch to garden beds
7. Mulch and river pebbles  
to garden beds

**Irrigation**

Rear drip irrigation to garden beds and spray irrigation to lawn area, both on timer.  
Front drip irrigation to garden beds on timer, and spray irrigation to lawn area.

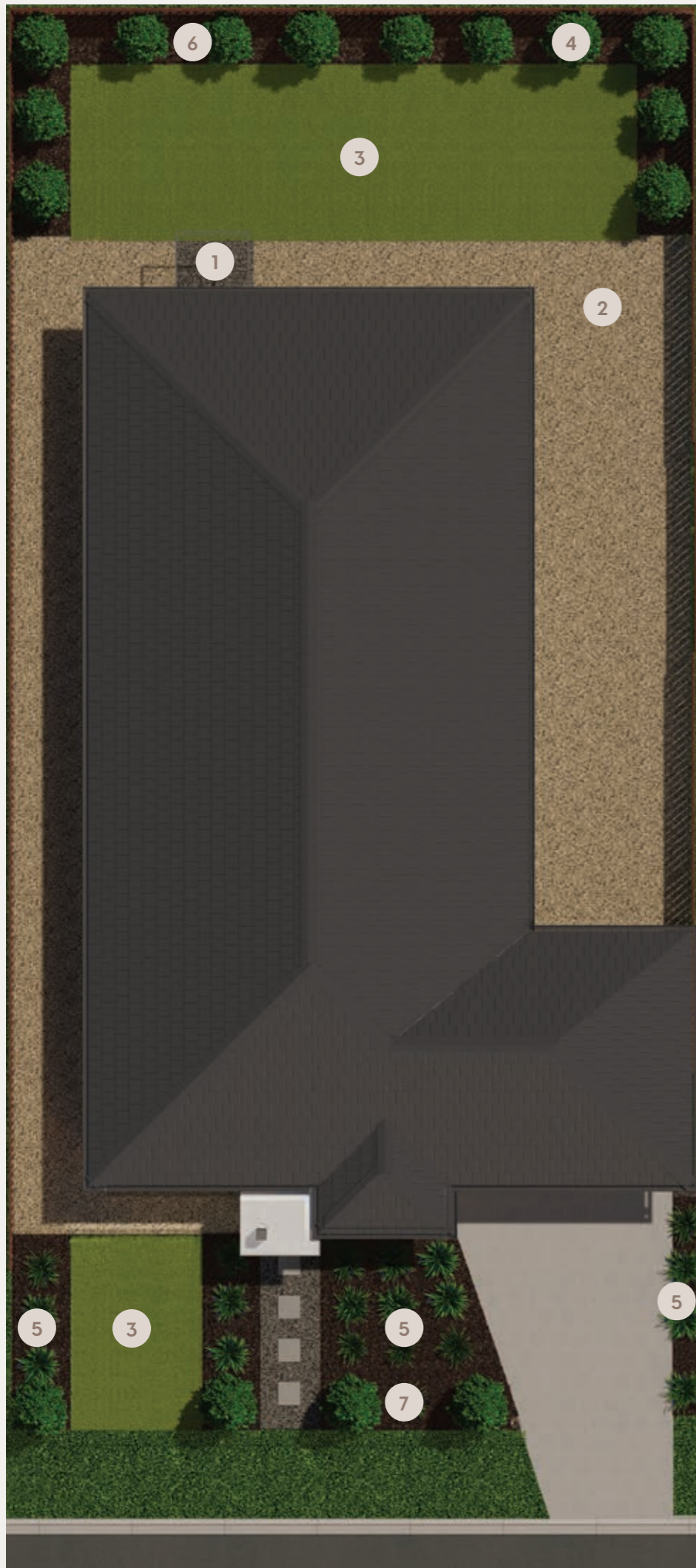


**Lot size  
12.5 x 30m**

1. Clothes line
2. Compacted topping
3. Instant turf
4. Trees  
1.2m Pittosporums
5. Mixed variety plants  
150–200mm
6. Mulch to garden beds
7. Mulch and river pebbles  
to garden beds

**Irrigation**

Rear drip irrigation to garden beds and spray irrigation to lawn area, both on timer.  
Front drip irrigation to garden beds and spray irrigation to lawn area, both on timer.



**Lot size  
14 x 30m**

1. Clothes line
2. Compacted topping
3. Instant turf
4. Trees  
1.2m Pittosporums
5. Mixed variety plants  
150–200mm
6. Mulch to garden beds
7. Mulch and river pebbles  
to garden beds

**Irrigation**

Rear drip irrigation to garden beds and spray irrigation to lawn area, both on timer.  
Front drip irrigation to garden beds and spray irrigation to lawn area, both on timer.



**Lot size  
15 x 28m**

1. Clothes line
2. Compacted topping
3. Instant turf
4. Trees  
1.2m Pittosporums
5. Mixed variety plants  
150–200mm
6. Mulch to garden beds
7. Mulch and river pebbles  
to garden beds

**Irrigation**

Rear drip irrigation to garden beds and spray irrigation to lawn area, both on timer.  
Front drip irrigation to garden beds and spray irrigation to lawn area, both on timer.



# The Building Process

At Luxton Homes we are dedicated to quality, exceptional service and customer satisfaction, and we aim to make the process of building your new home satisfying, enjoyable and hassle free.

As such you will have a dedicated relationship manager for all matters pertaining to your new home. Your relationship manager will be in regular contact, providing you with clear information throughout the build and updating you every step of the way.

Your experienced Luxton Homes site manager will supervise construction works and suppliers for your new home, ensuring each process is completed to the highest standard and on time so you can enjoy your new home without delay.

## 1 Base



15% PROGRESS PAYMENT DUE\*

The very beginning of your new home. The site is set up and plumbing is laid before the concrete slab is poured.

## 2 Frame



25% PROGRESS PAYMENT DUE\*

The carpenters erect the wall frames and roof trusses.

## 3 Lock Up



25% PROGRESS PAYMENT DUE\*

This is the stage at which brickwork, roof tiles, windows and external door frames are fitted. Your house can now be locked up.

## 4 Fixing



20% PROGRESS PAYMENT DUE\*

Inside your home starts to shape up as all internal cladding is fitted and tiling completed. Skirting boards, architraves, internal doors and all cabinetry fitted.

## 5 Completion



NO PROGRESS PAYMENT DUE

This final stage of construction sees all painting and tiling completed as well as electrical and plumbing fit-offs. Bench tops, sinks, shower screens, basins and mirrors are installed. Landscaping and remaining external works are completed.

At this stage you will attend an inspection with your building supervisor. An independent building surveyor will also undertake a quality control inspection. Settlement usually occurs 14 days after your final inspection and independent building inspection has taken place.

## 6 Settlement



10% PROGRESS PAYMENT DUE\*

Congratulations! Your new home is ready. On this day, your building supervisor will conduct an onsite handover, present you with your house keys and arrange a time for appliances to be fitted.

