

urbaneHOMES

2022 PRODUCT RANGE

urbaneHOMES

Our experienced team are focused on ensuring your house & land package is designed to meet your needs with all aspects considered up-front so the house is ready to move into on completion with no hidden surprises or costs.

Leveraging key relationships across the industry, our buying power across both land development & construction ensures that our homes the best quality and value on the market.



25 YEAR STRUCTURAL WARRANTY*

All Urbane Homes proudly feature a 25-year Structural Guarantee. This demonstrates our commitment to giving you peace of mind, knowing that you have made the right decision to build with Urbane Homes & that your home will stand the test of time.



FIXED PRICE TURNKEY HOME

At Urbane Homes turnkey really means turnkey. All house & land packages include everything from full landscaping & letterboxes, to window furnishings & clotheslines so you don't have to do anything except move in.



6 STAR ENERGY RATING

Our homes are designed & sited on each lot to ensure the best possible outcome in terms of cross ventilation & energy efficiency.



ARCHITECT DESIGNED HOMES

Our inhouse design team meticulously focus on all aspects of our homes from both an internal & external perspective.

Proudly part of the Orbit Homes Group, rest assured that your build is in safe hands. We have a long history of building premium homes for Australian families, delivering outstanding service, design excellence and exceptional quality homes since 1979.

We focus on quality, so be sure that our designs, workmanship and relationships with our clients and suppliers, are front-of-mind for all of our team.

Reaching over 40 years is a milestone in any business, but particularly so in the building industry where changes in the housing market, materials innovation, building standards and regulations, not to mention styles and trends, all play a huge part in our day- to-day success.

We stand proudly by the more than 15,000 homes we have built.

THE **urbane**HOMES JOURNEY

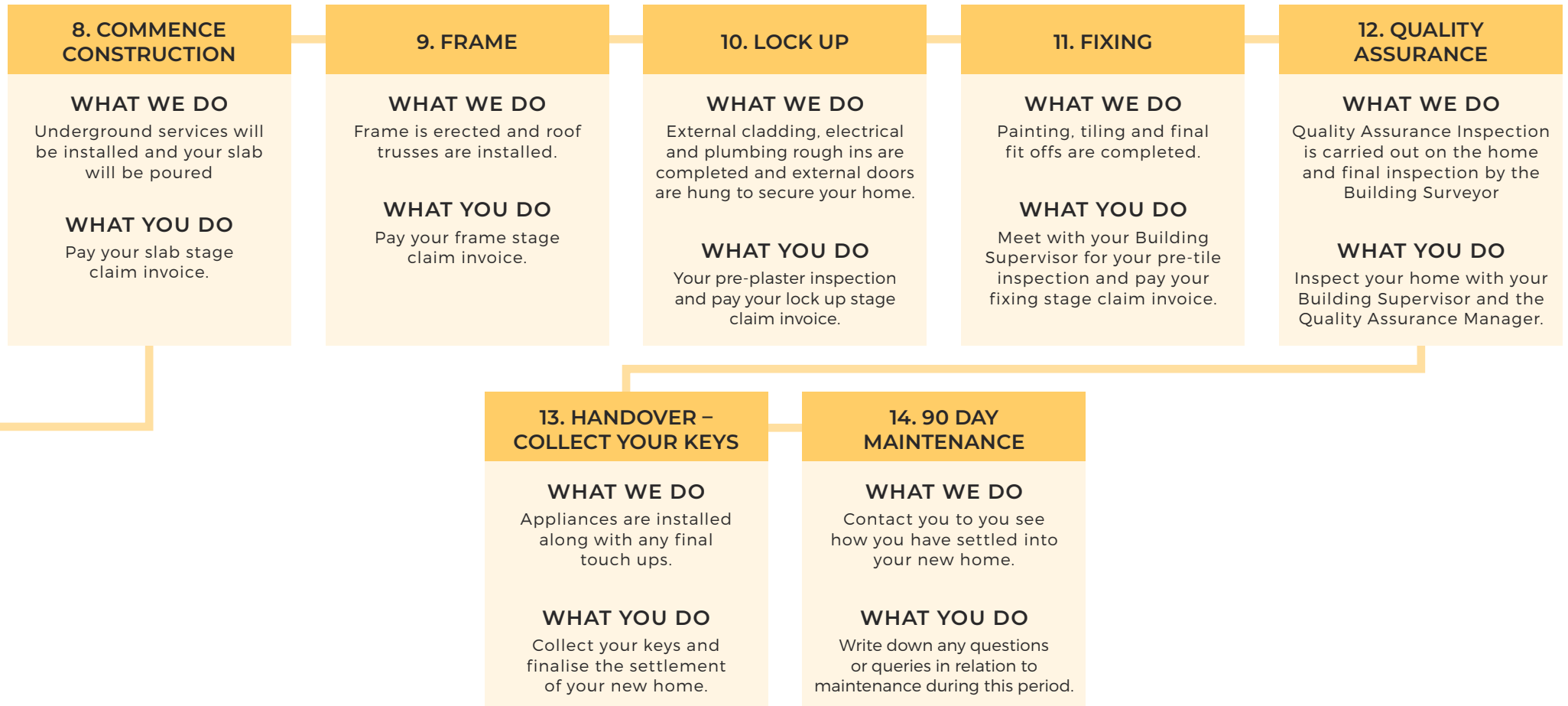
PRE-SITE JOURNEY

At Urbane Homes we believe that you shouldn't be left in the dark when purchasing your brand new home. We will be with you at every stage during your journey.



BUILDING JOURNEY

At Urbane Homes we believe that you shouldn't have to face building your home alone, that's why we will be here at each stage during the construction of your home.



Narrow Lot Facade Options

IMPRESS AND DELIGHT WITH ONE OF OUR STYLISH NARROW LOT FACADES.

Lisbon Facade



PRICE: INCLUDED

ILLUSTRATED ON LENNOX 132 | COLOR SCHEME GREY

Sagres Facade



PRICE: INCLUDED

ILLUSTRATED ON LENNOX 132 | COLOR SCHEME LATTE

Seville Facade



PRICE: INCLUDED

ILLUSTRATED ON LENNOX 132 | COLOR SCHEME BONE

Narrow lot facade options are available on Auburn 143, Lennox 132 & Boston 168 designs.
Facades used for illustrative purposes only, images may not represent facade that will be built. Refer to standard drawings for full elevation depiction.

Standard Facade Options

CHOOSE FROM FOUR MODERN AND STYLISH STANDARD FACADE OPTIONS AT NO EXTRA COST.

THIS SECTION TAKES YOU THROUGH THE DETAILS OF EACH STANDARD FACADE, EXPLAINING ALL INCLUDED ITEMS AND EXTRAS YOU CAN CHOOSE TO ADD ON.

Lisbon Facade



PRICE: INCLUDED

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME BONE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature light
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted render finish to front room protrusion – from but not including entry wall across front and returned 450mm
- Face brick to remainder of front façade
- 2 no 470x470mm face brick piers supporting porch roof
- Armadale style aluminium awning windows to front (window numbers and widths are subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill between top of piers and porch ceiling
- Painted FC infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Sagres Facade



PRICE: INCLUDED

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME GREY

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature pier lights
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted render finish to front room protrusion – from but not including entry wall across front and returned 450mm
- Face brick to remainder of front façade
- 2 no 470x470mm face brick piers supporting porch roof
- 1 no multi transom style aluminium awning window to front with middle sash openable, top and bottom sash fixed (window width is subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Seville Facade



PRICE: INCLUDED

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME LATTE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature pier lights
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted weatherboard look lightweight cladding to front room protrusion – from but not including entry wall across front and returned 450mm with FC corner stops above face brick base.
- Face brick to remainder of front façade
- 2 no 470x470mm face brick piers, mitred brickwork finish to top with exposed 90x90mm timber post to top supporting porch roof
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- 3 no aluminium awning windows to front with FC trimmed external architrave (window numbers and widths are subject to available space – house specific)
- Painted FC infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Vienna Facade



PRICE: INCLUDED

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME BONE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature pier lights
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted vertical look lightweight cladding to top third of front room protrusion – from but not including entry wall across front and returned 450mm with FC corner stops and painted rendered brick base.
- Face brick to remainder of front façade
- 2 no 470x470mm face brick piers supporting porch roof
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill above garage door
- 1 no multi transom style aluminium awning window to front with middle sash openable, top and bottom sash fixed (window width is subject to available space – house specific)
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling

Upgrade Facade Options

A STRIKING FACADE CAN INCREASE THE VALUE OF YOUR INVESTMENT HOME. CHOOSE FROM FOUR STYLISH UPGRADE FACADE OPTIONS.

THIS SECTION DETAILS EACH FACADE, LISTING THE FEATURES INCLUDED IN THE PRICE AS WELL DETAILING ANY EXTRAS YOU CAN CHOOSE TO ADD ON.

Porto Facade



PRICE: \$1,999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME GREY

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature light
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted weatherboard look lightweight cladding to front room protrusion – from but not including entry wall across front and returned 450mm with fc corner stops above face brick base.
- Face brick to remainder of front façade
- 1 no 470x470mm face brick piers, mitred brickwork finish to top with exposed 90x90mm timber post to top supporting porch roof
- 2100 high Colorbond garage door (width is house type and lot size specific)
- 1 no Armadale style aluminium awning window to front with FC trimmed external architrave (window width is subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill above garage door
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 3000mm to sides (eave return on side facades is subject to required boundary clearances).

Palma Facade



PRICE: \$1,999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME LATTE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature light
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted rendered finish to entire façade excluding base brickwork at front room protrusion from but not including entry wall across front and returned 450mm to side elevation to front window sill height
- 1 no 470x470mm face brick pier, mitred brickwork finish to top with exposed 90x90mm timber post to top supporting porch roof
- 1 no metro style aluminium awning window to front with two stick on horizontal moulds evenly spaced (window width is subject to available space – house specific)
- Aluminium cover plate to corner between windows
- 1 no Armadale style aluminium awning window facing entry side with two stick on horizontal moulds evenly spaced (window width is subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 3000mm to sides (eave return on side facades is subject to required boundary clearances).

Nordic Facade



PRICE: \$4,999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME BONE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Downlights to garage eaves
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted render finish to front room protrusion – from but not including entry wall across front and finished at engaged brick pier
- Face brickwork to all other areas of façade
- 2 no 350mm wide x 590mm deep rendered engaged brick pier attached to front wall of house
- Raised roof to porch and across to engaged brick pier above main roof pitching point
- 350mm high rendered bulkhead to front between pier and engaged pier and between front pier and garage wall.
- Painted FC infill above garage door
- Bottom set at 2100mm high. Painted cement sheet shadow line between top of bulkhead and eave lining
- 1 no Armadale style aluminium awning window to front (window width is subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Kobe Facade



PRICE: \$6.999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME GREY

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Feature light
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted render finish to front room protrusion – from but not including entry wall across front and finished at engaged brick pier
- Face brickwork to all other areas of façade
- 1 no 350mm wide x 950mm deep rendered pier at porch corner
- 1 no 350mm wide x 720mm deep rendered engaged brick pier attached to front wall of house
- Raised roof to porch and across to engaged brick pier above main roof pitching point
- 350mm high rendered bulkhead to front between pier and engaged pier and between front pier and garage wall.
- Painted FC infill above garage door
- Bottom set at approx. 50mm below main roof fascia. Painted cement sheet shadow line between top of bulkhead and eave lining
- 4 no Armadale style aluminium awning windows to front (window widths and numbers are subject to available space – house specific)
- 820mm framed front door (width and inclusion of sidelight is house type specific)
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Coastal Facade



PRICE: \$8,999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME LATTE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Downlights to garage eaves
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS

- Concrete tile roof at 22.5° pitch
- Painted render finish to front façade excluding feature face brick section (face brick feature location is subject to façade width – house specific)
- 1 no 350mm wide x 950mm deep rendered pier at porch corner
- 1 no 350mm wide x 720mm deep rendered engaged brick pier attached to front wall of house
- Raised roof to porch and across to engaged brick pier – 300mm above main roof pitching point
- 350mm high rendered bulkhead to front between pier and engaged pier and between front pier and garage wall. Bottom set at approx. 50mm below main roof fascia. Painted cement sheet shadow line between top of bulkhead and eave lining
- 1 no 3 panel Contempo style aluminium awning window to front with middle sash openable (window width is subject to available space – house specific)
- 1 no 3 panel Contempo style fixed window facing entry side
- Aluminium cover plate to corner between windows
- 820mm aluminium framed front door (width and inclusion of sidelight is house type specific)
- Painted FC infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).

Southampton Facade



PRICE: \$9,999

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME BONE

IMAGE VARIATIONS NOT INCLUDED AS STANDARD

- Downlights to garage eaves
- Brickwork infill above garage door
- Landscaping design, refer to plan

SPECIFICATIONS





- Concrete tile roof at 22.5° pitch
- Painted rendered finish to façade excluding weatherboard areas
- Painted stick on mould to top of rendered base brick work 85x15mm (approx.)
- Painted cement sheet weatherboard finish to front room protrusion above rendered base – from but not including entry wall across front and returned 450mm down side façade.
- 2 no 470mm wide x 950mm deep rendered brick piers to front of entry way and 1 no 470x470mm deep rendered brick pier to side of veranda approximately 700mm high (above house finished floor level) with 85x15mm (approx.) Painted stick on mould around top. Each pier to include 2 no ex 120x120mm painted pine posts extending up to support roof. Posts to have 190x20mm (approx.) Painted timber architrave to finish against top of rendered pier and 140x20mm (approx.) Painted timber top trim finishing against soffit lining.
- Gable roof to entry with cement sheet weatherboard finish – fascia and gutter to each side of gable and gutter to return to front of barge.
- Dutch gable to roof with 250mm wide verge, painted FC lining to underside of outriggers and cement sheet weatherboard finish to face (gable size is house specific)
- 1 no Armadale style awning window with hawthorn style stick on bars – window to ave 90x18mm (approx.) external architrave to sides and top
- 820mm aluminium framed front door (width and inclusion of sidelight is house type specific)
- Painted fc infill above garage door
- 2100 high Colorbond garage door (width is house type and lot size specific)
- FC sheet lining to porch ceiling
- 450mm eaves to front façade and returned 1500mm to sides (eave return on side facades is subject to required boundary clearances).
- Additional area of raised roof shown on illustration is available only on certain home styles where the width of the home is sufficient.

Floor Plans

OUR RANGE INCLUDES A VARIETY OF HOMES TO SUIT YOUR SPECIFIC NEEDS.

Product Matrix

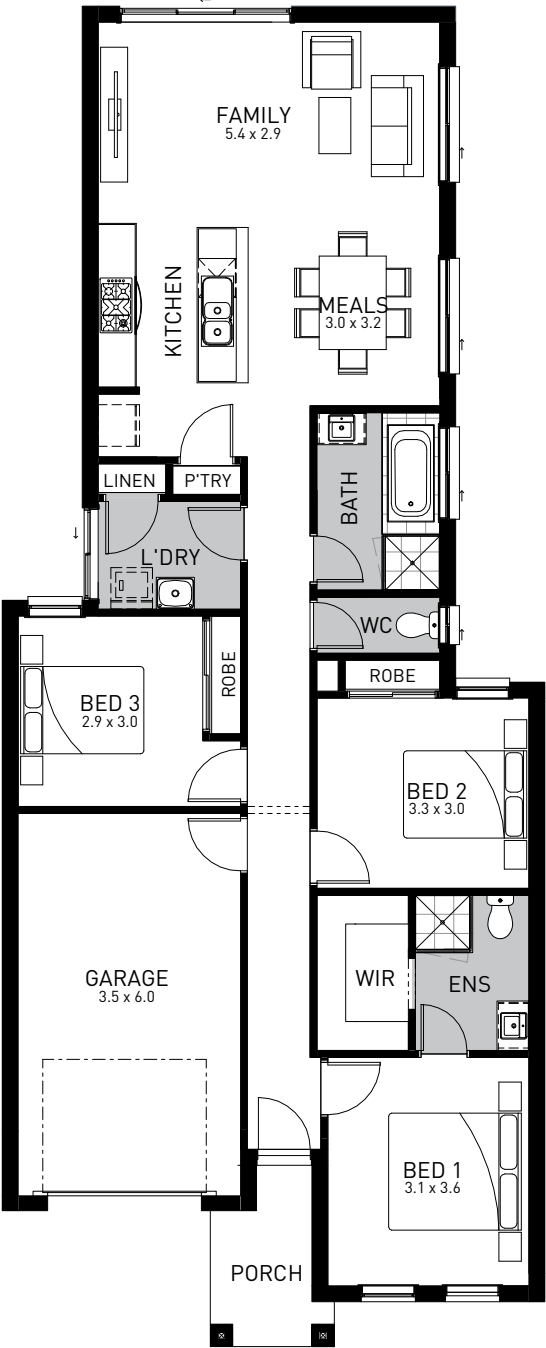
FIND THE HOME THAT'S RIGHT FOR YOUR EVERY NEED AT A GLANCE

LOT WIDTH (m)	LOT DEPTH (m)	HOME	PAGE	TOTAL AREA (m ²)	TOTAL AREA (sq.)					OUTDOOR LIVING	WALK-IN PANTRY
8.5	28	AUBURN 143	22	143	15.37	3	2	1	1	-	-
10.5	21	LENNOX 132	23	133	14.32	3	2	1	1	-	-
	28	PARKLEA 151	24	154	16.58	3	2	1	2	✓	-
	28	BOSTON 168	25	167	18.02	3	2	1	1	✓	✓
	28	BELMONT 174	26	174	18.73	4	2	1	2	✓	-
	28	NELSON 176	27	176	18.83	4	2	1	2	-	✓
12.5	21	LENNOX 160	28	160	17.22	3	2	2	2	-	-
	25	SURREY 180	29	178	19.11	4	2	1	2	✓	-
	28	BRAMPTON 192	30	193	20.77	3	2	2	2	✓	-
	28	LOGAN 199	31	199	21.42	4	2	2	2	✓	✓
	28	LOGAN 209	32	208	22.38	4	2	2	2	✓	✓
	28	LINCOLN 209	33	210	22.55	4	2	2	2	✓	✓
	28	WINDSOR 210	34	210	22.58	4	2	2	2	✓	✓
	30	LOGAN 216	35	215	23.14	4	2	2	2	✓	✓
14	21	LENNOX 171	36	171	18.41	3	2	1	2	-	-
	25	CHELSEA 206	37	206	22.20	4	2	1	2	✓	-
	28	RIPLEY 233	38	234	25.14	4	2	2	2	✓	✓
	28	CANTERBURY 235	39	235	25.25	4	2	2	2	✓	✓

^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.

AUBURN 143 (15.4SQ)

 3
  2
  1
  1
  8.5m
  28m

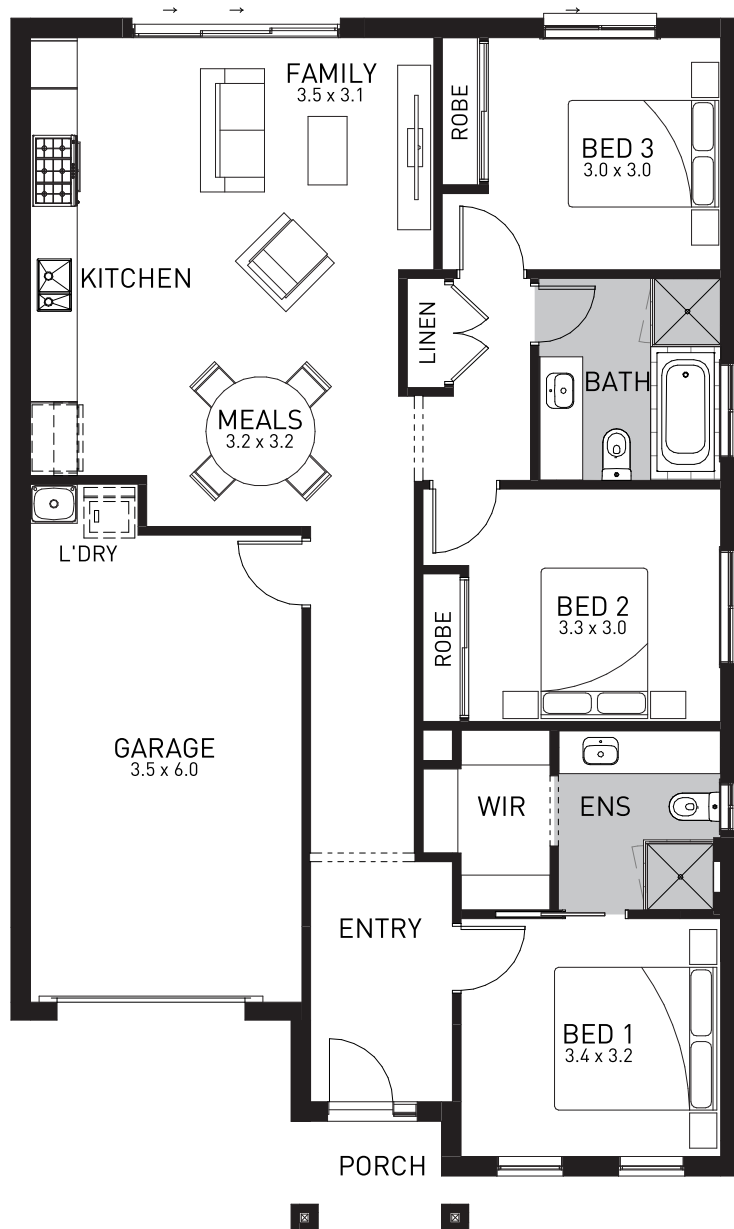


HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	8.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	142.8
TOTAL AREA (sq)	15.4
HOUSE WIDTH	8.5
HOUSE LENGTH	21

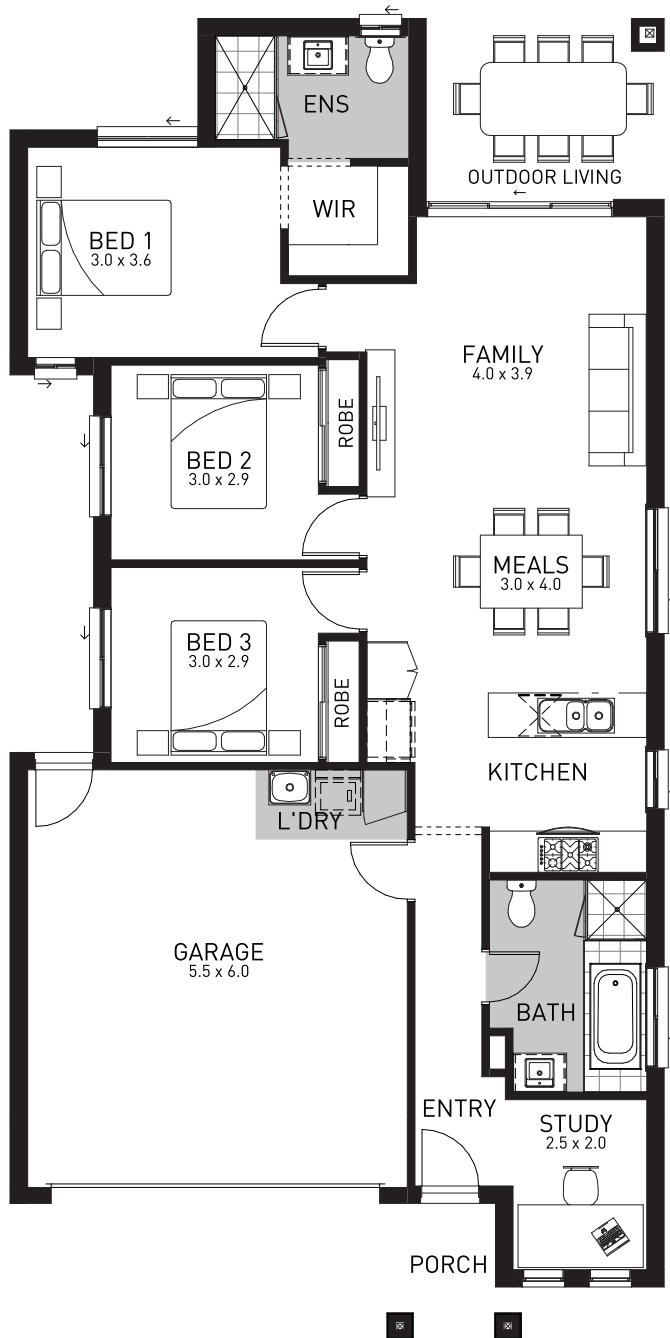
LENNOX 132 (14.3SQ)

 3
  2
  1
  1
  10.5m
  21m



HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	10.5
TO SUIT LOT DEPTH	21
TOTAL AREA (m ²)	133
TOTAL AREA (sq)	14.3
HOUSE WIDTH	9.4
HOUSE LENGTH	14.9



PARKLEA 151 (16.6SQ)

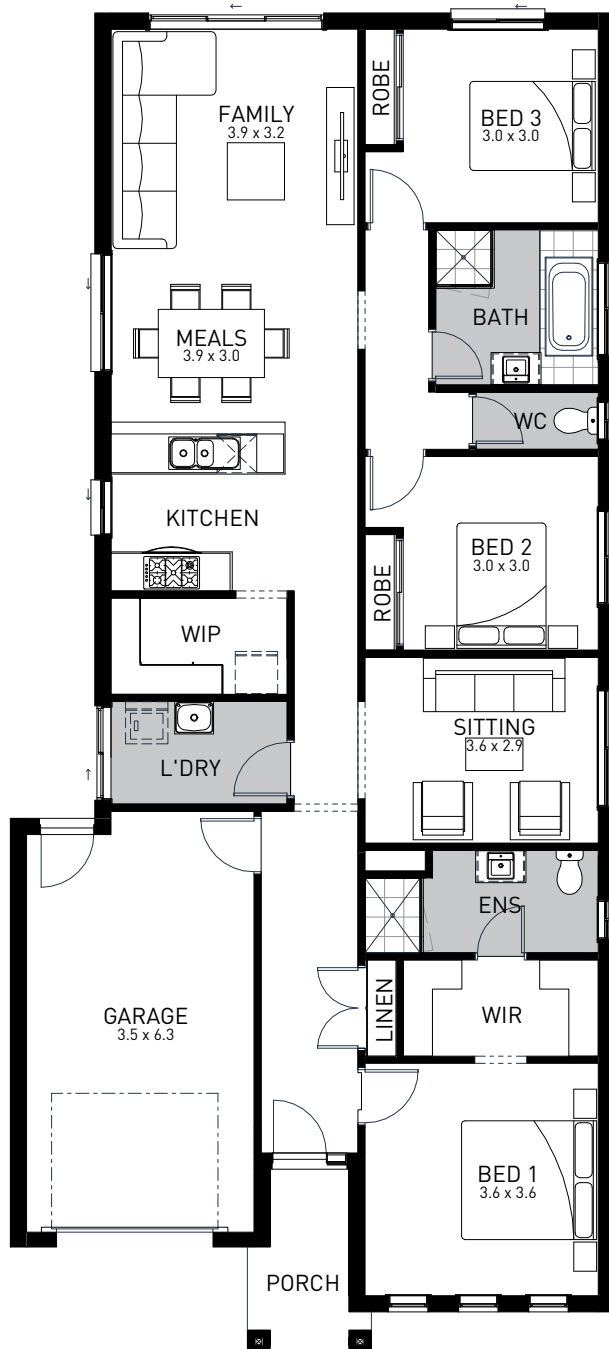
3
 2
 1
 2
 10.5m
 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	10.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	154
TOTAL AREA (sq)	16.6
HOUSE WIDTH	9.4
HOUSE LENGTH	19

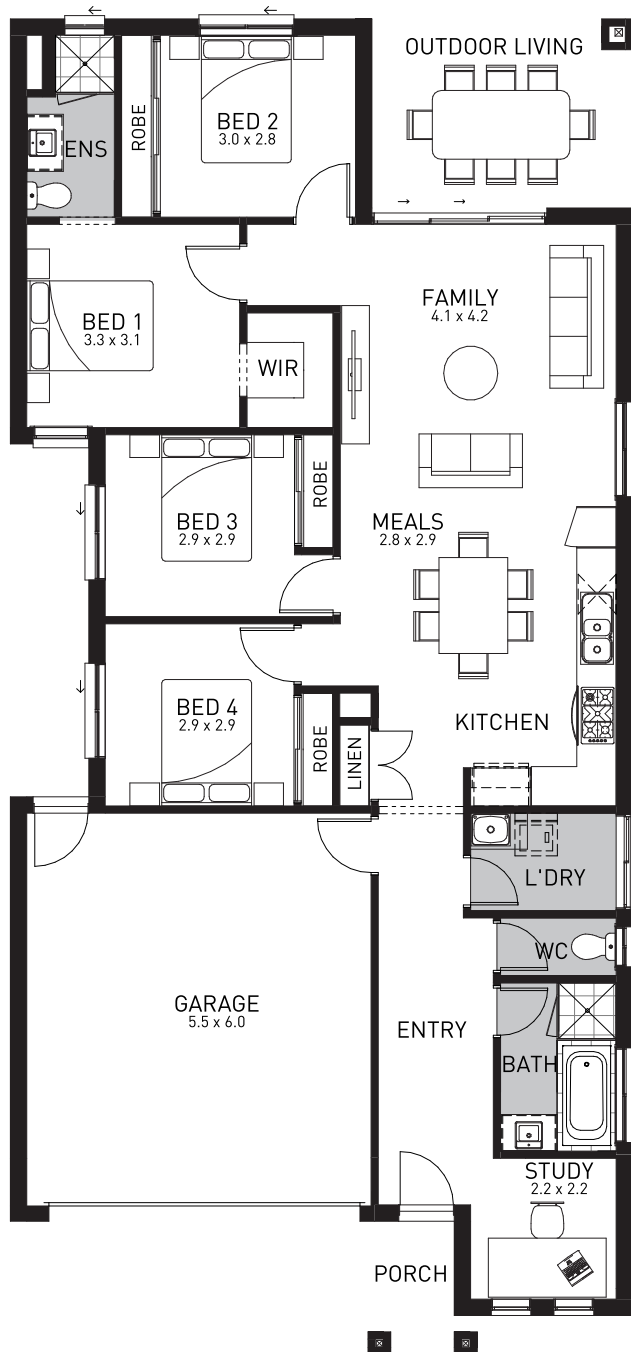
BOSTON 168 (18.0SQ)

 3
  2
  1
  1
  10.5m
  28m



HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	10.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	167.4
TOTAL AREA (sq)	18
HOUSE WIDTH	9.3
HOUSE LENGTH	20.6



BELMONT 174 (18.8SQ)

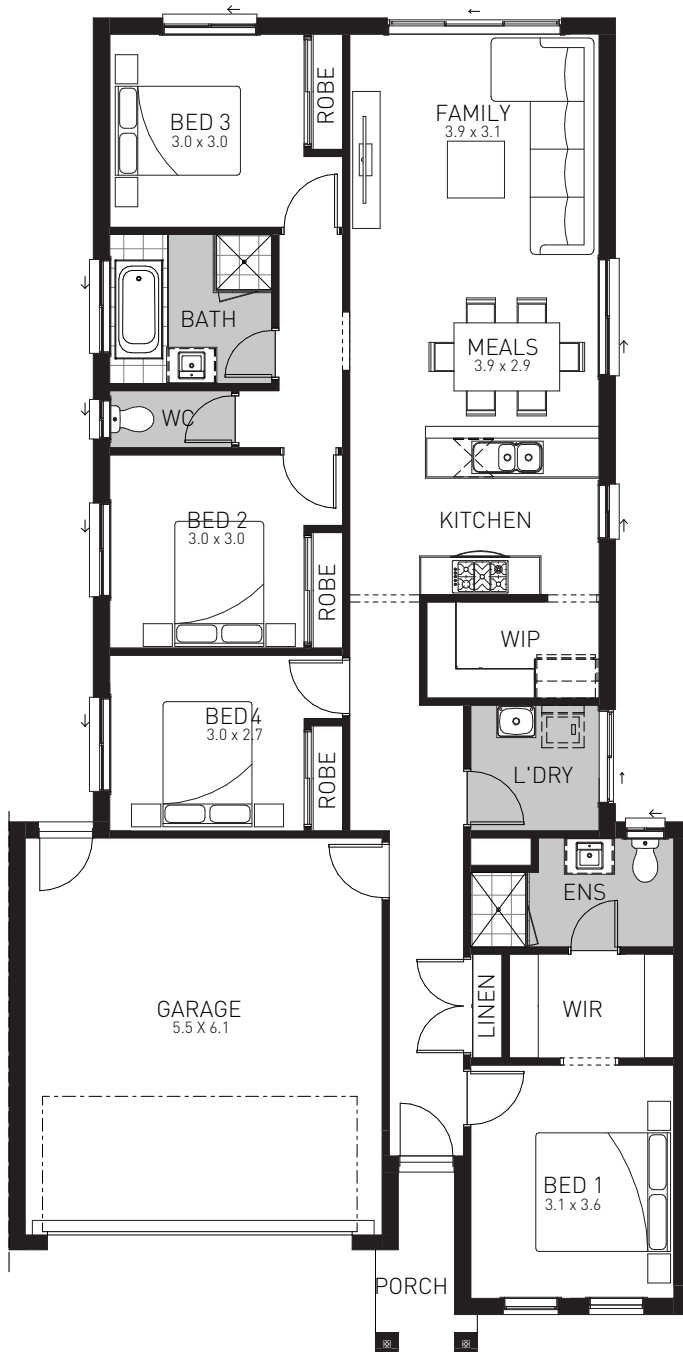
4
 2
 1
 2
 10.5m
 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	10.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	175
TOTAL AREA (sq)	18.8
HOUSE WIDTH	9.5
HOUSE LENGTH	19.8

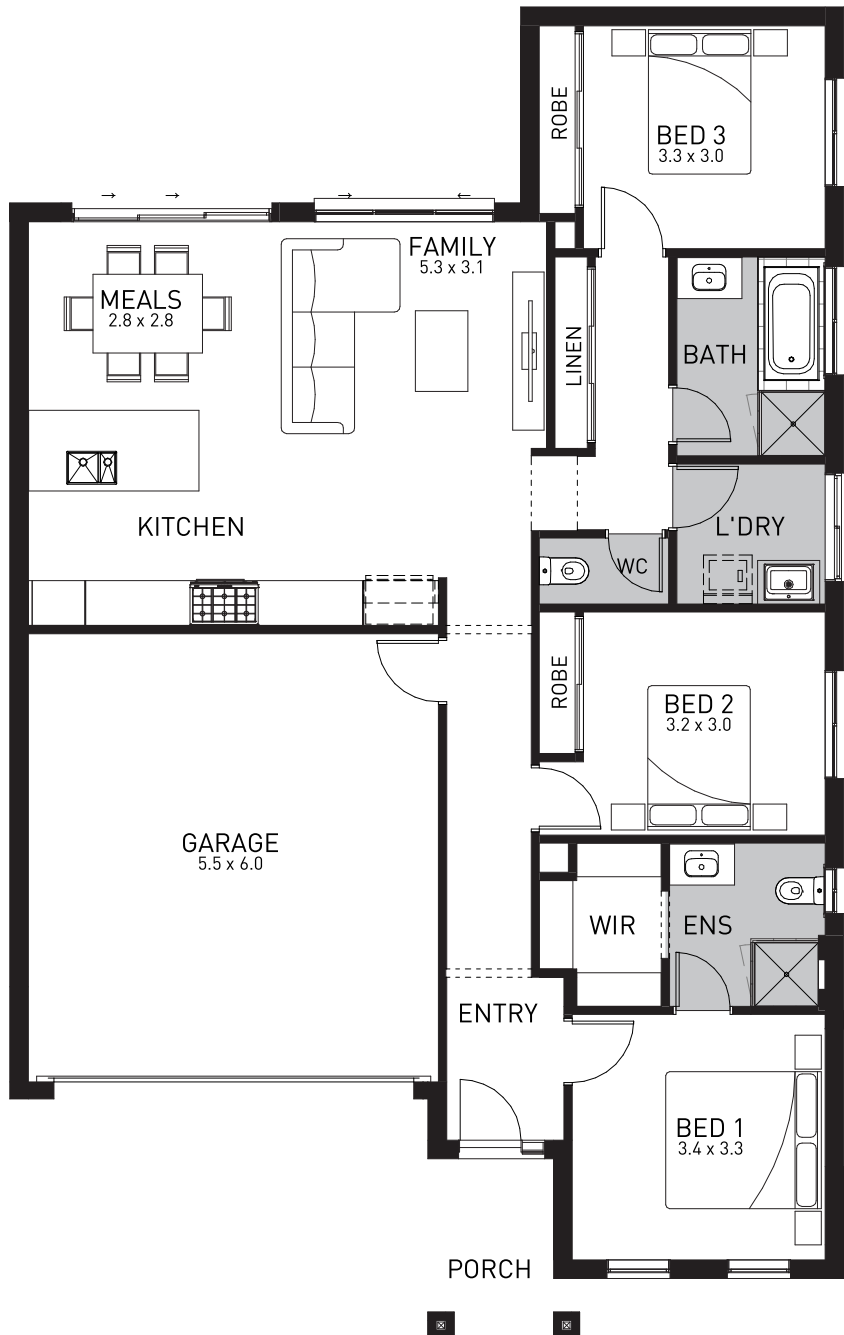
NELSON 176 (18.8SQ)

 4
  2
  1
  2
  10.5m
  28m



HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	10.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	175
TOTAL AREA (sq)	18.8
HOUSE WIDTH	10.5
HOUSE LENGTH	20.6



LENNOX 160 (17.2SQ)

3
 2
 1
 2
 12.5m
 21m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	21
TOTAL AREA (m ²)	160
TOTAL AREA (sq)	17.2
HOUSE WIDTH	11.2
HOUSE LENGTH	17.8



SURREY 180 (19.1SQ)

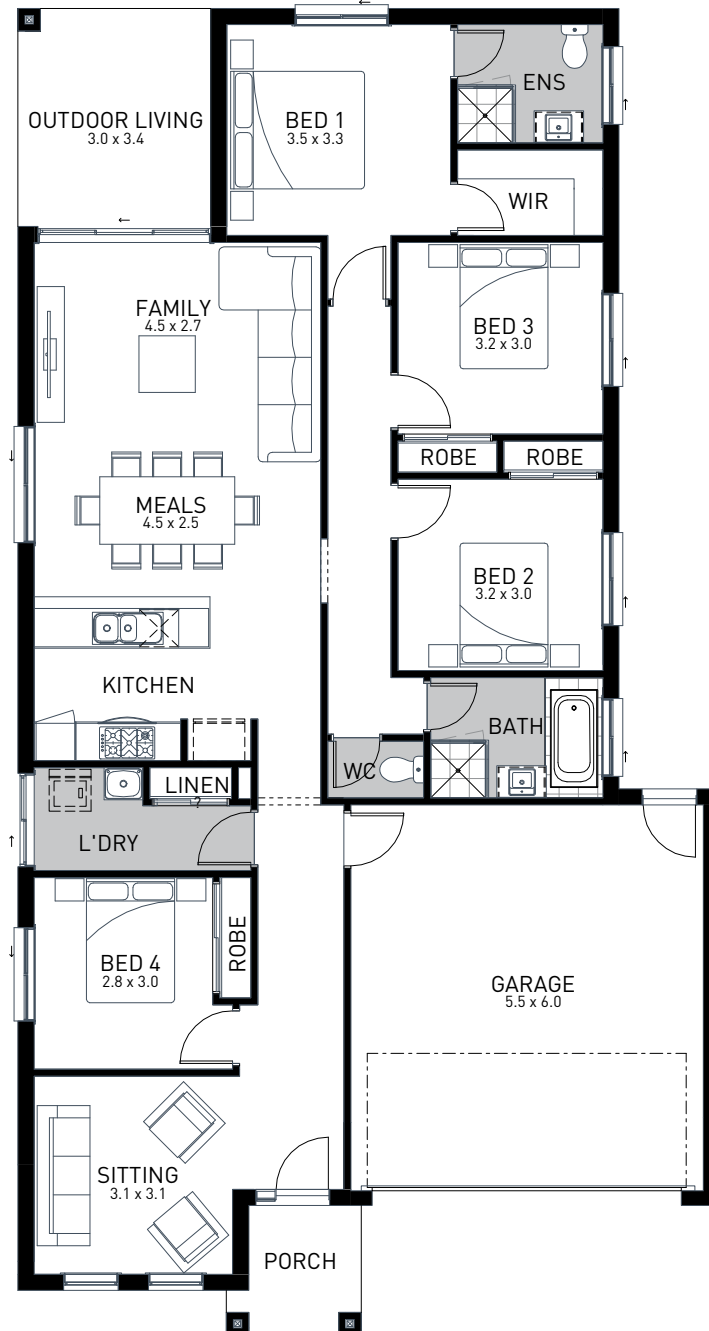
🛏 4 🚿 2 🚗 1 🚗 2 📏 12.5m 📏 25m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	25
TOTAL AREA (m ²)	178
TOTAL AREA (sq)	19.1
HOUSE WIDTH	11.15
HOUSE LENGTH	17.8

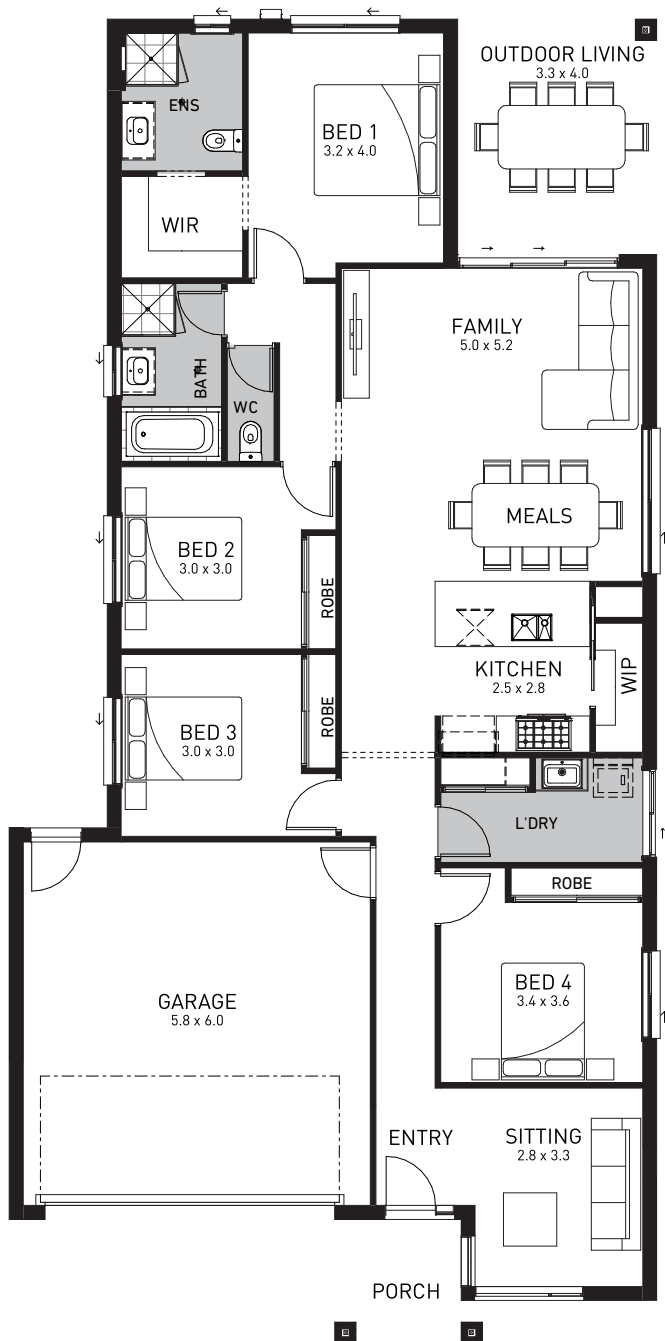
BRAMPTON 192 (20.7SQ)

 4
  2
  2
  2
  12.5m
  28m



HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	193
TOTAL AREA (sq)	20.7
HOUSE WIDTH	10.9
HOUSE LENGTH	20.6

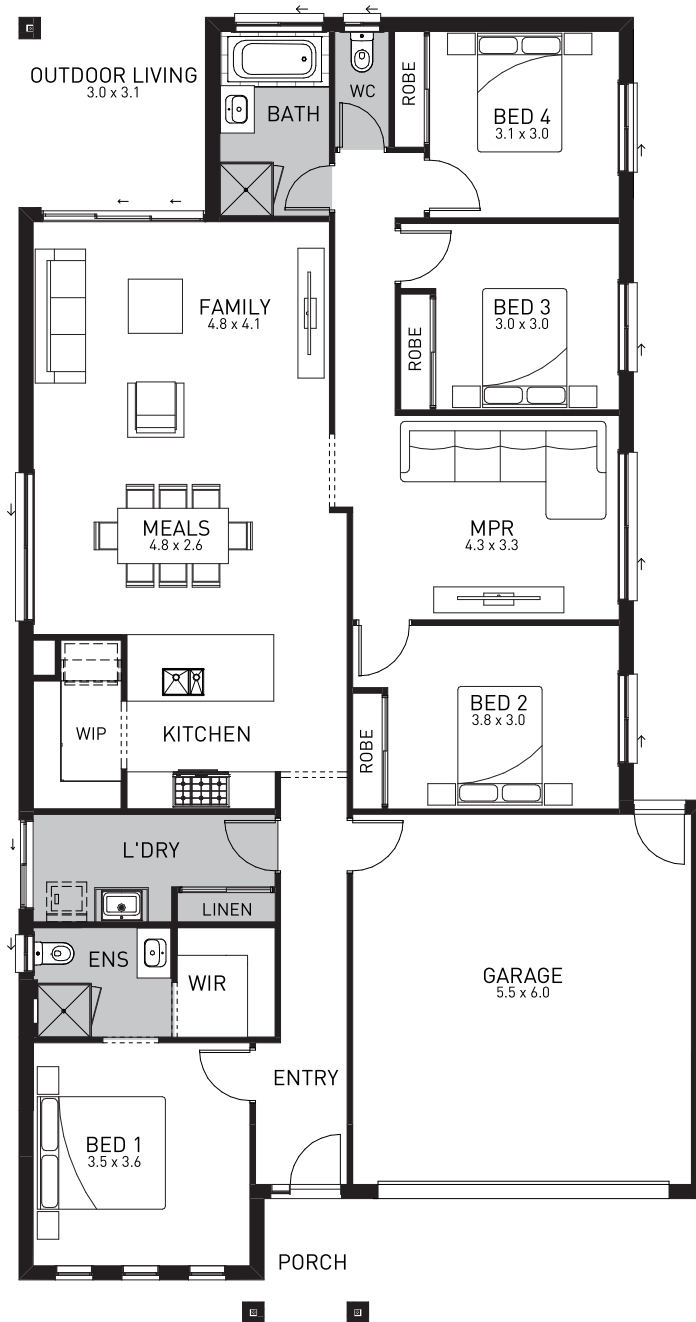


LOGAN 199 (21.4SQ)

🛏️ 4 🚿 2 🚗 2 🚗 2 📏 12.5m 📏 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	199
TOTAL AREA (sq)	21.4
HOUSE WIDTH	10.7
HOUSE LENGTH	21.9



LOGAN 209 (22.4SQ)

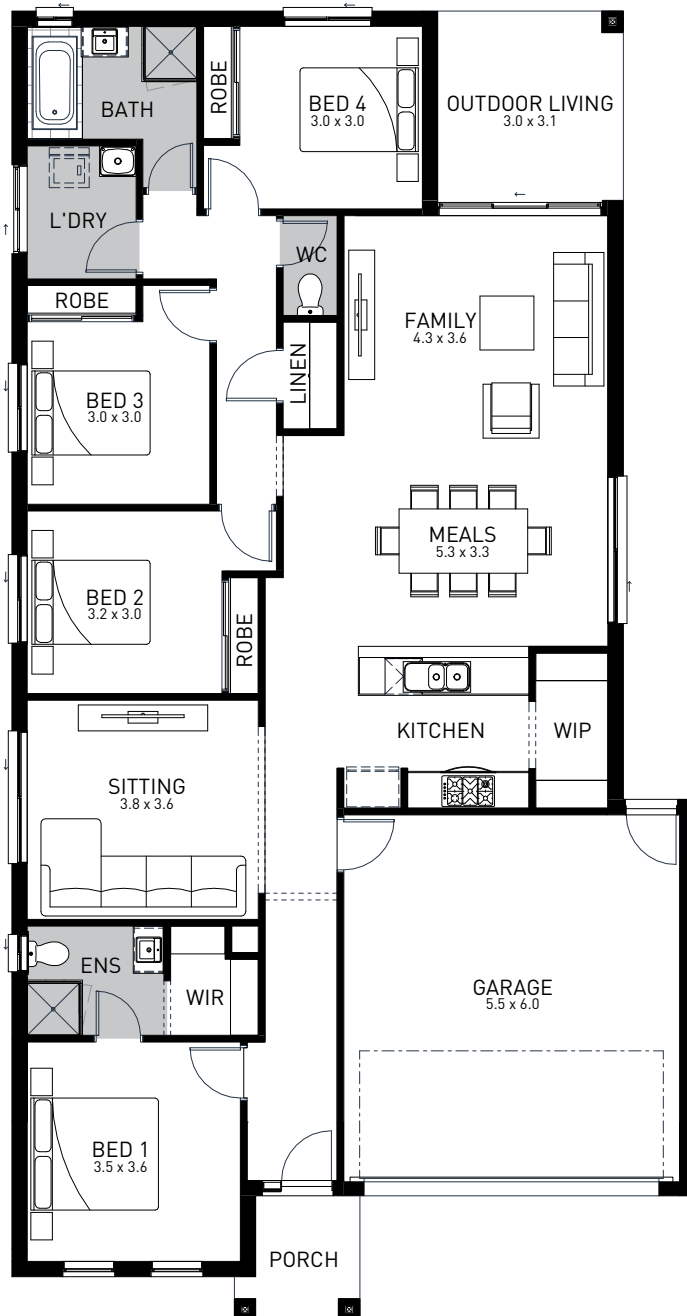
4
 2
 2
 12.5m
 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	208
TOTAL AREA (sq)	22.4
HOUSE WIDTH	11.1
HOUSE LENGTH	20.5

LINCOLN 209 (22.6SQ)

 3
  2
  2
  2
  12.5m
  28m

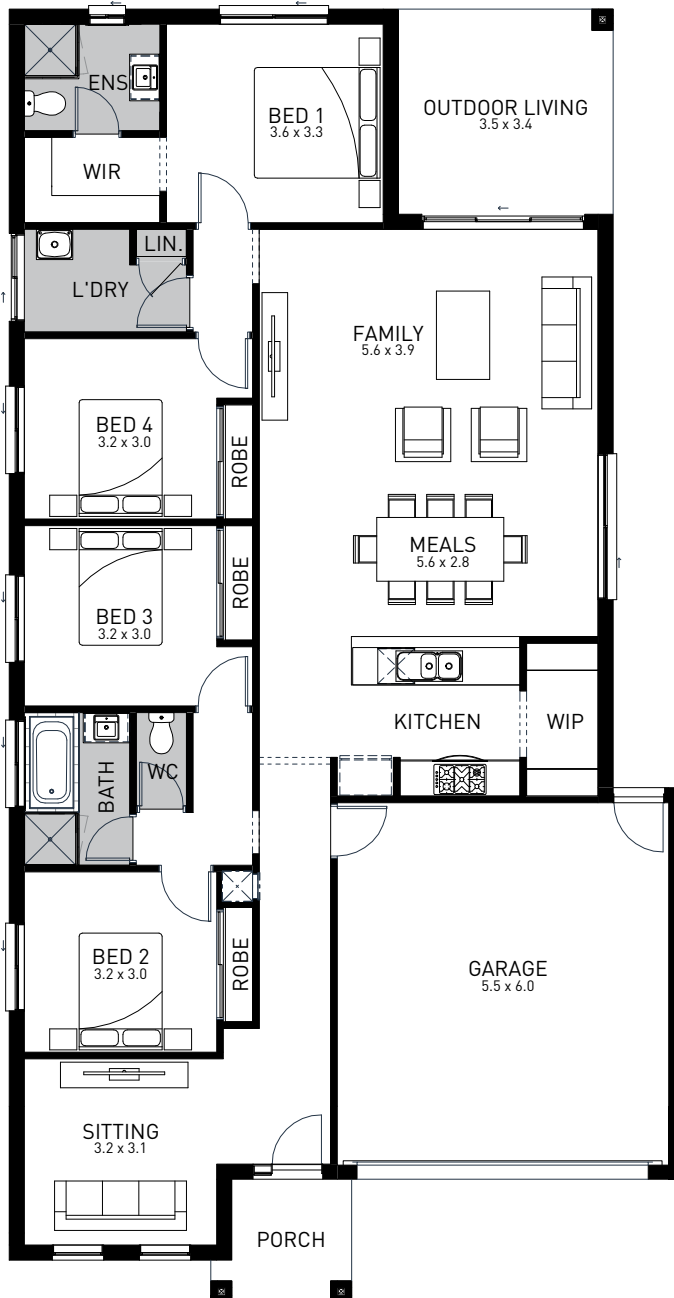


HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	210
TOTAL AREA (sq)	22.6
HOUSE WIDTH	11.2
HOUSE LENGTH	21.4

DESIGNER OPTIONS AVAILABLE (NOT INCLUDED)

- BUTLERS PANTRY
- GRAND ALFRESCO
- MIDDLE LIVING
- REAR RUMPUS



WINDSOR 210 (22.6SQ)

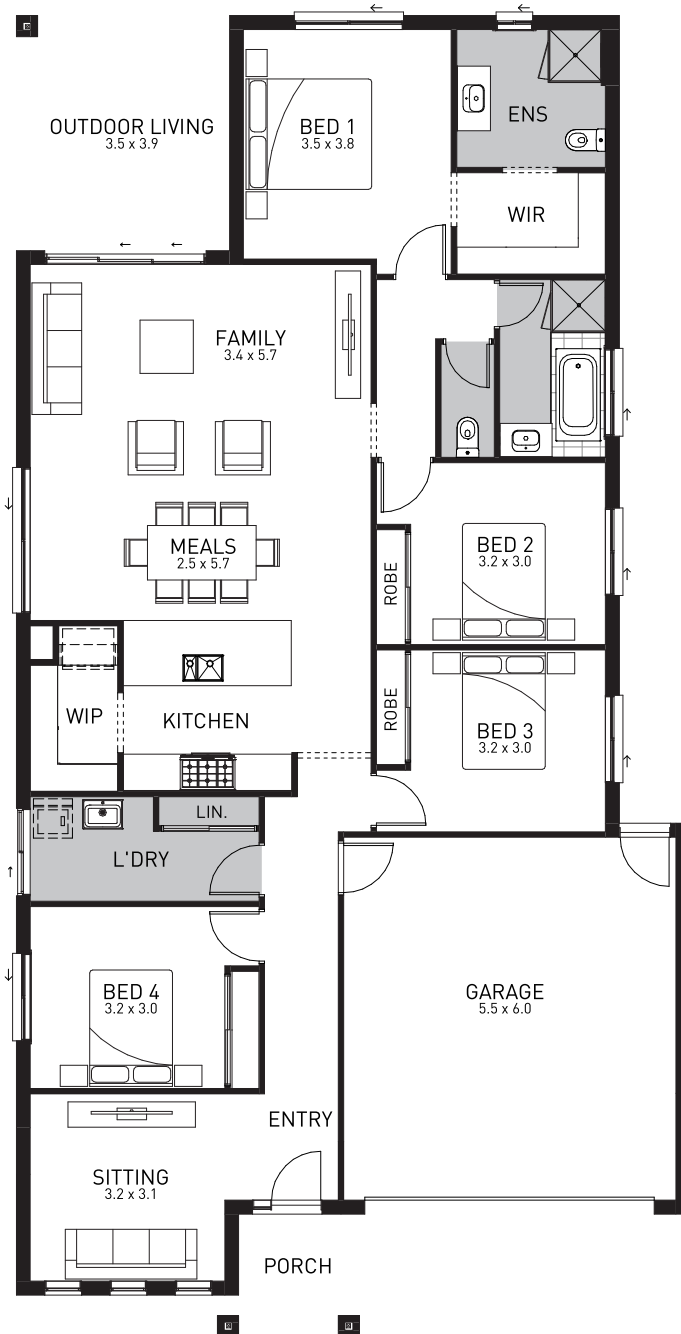
 4
  2
  2
  2
  12.5m
  28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	210
TOTAL AREA (sq)	22.6
HOUSE WIDTH	11.2
HOUSE LENGTH	21.4

DESIGNER OPTIONS AVAILABLE (NOT INCLUDED)

- BUTLERS PANTRY
- GRAND ALFRESCO
- MIDDLE LIVING
- REAR RUMPUS

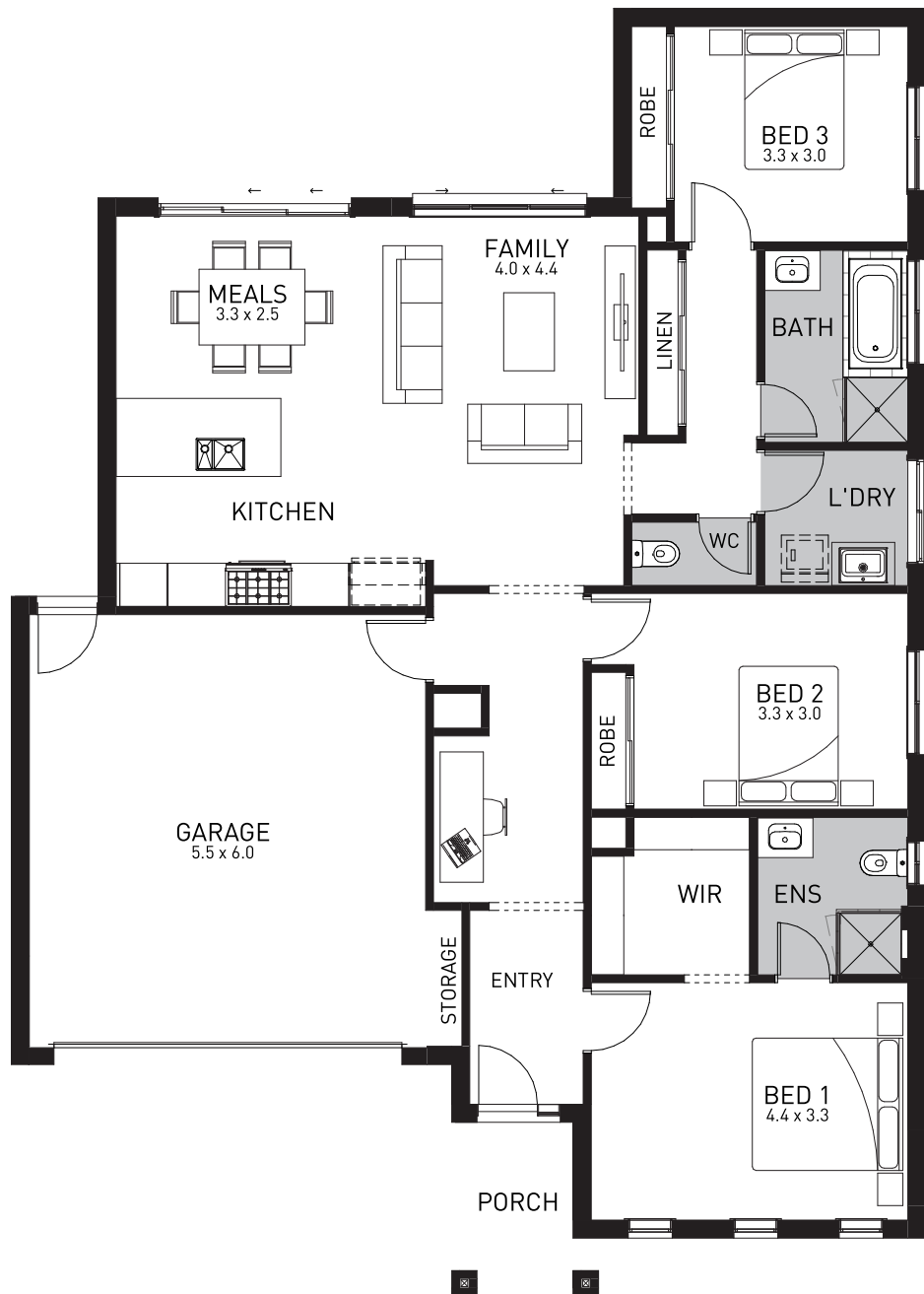


LOGAN 216 (23.1SQ)

4
 2
 2
 2
 12.5m
 30m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	12.5
TO SUIT LOT DEPTH	30
TOTAL AREA (m ²)	215
TOTAL AREA (sq)	23.1
HOUSE WIDTH	11.1
HOUSE LENGTH	21.2



LENNOX 171 (18.4SQ)

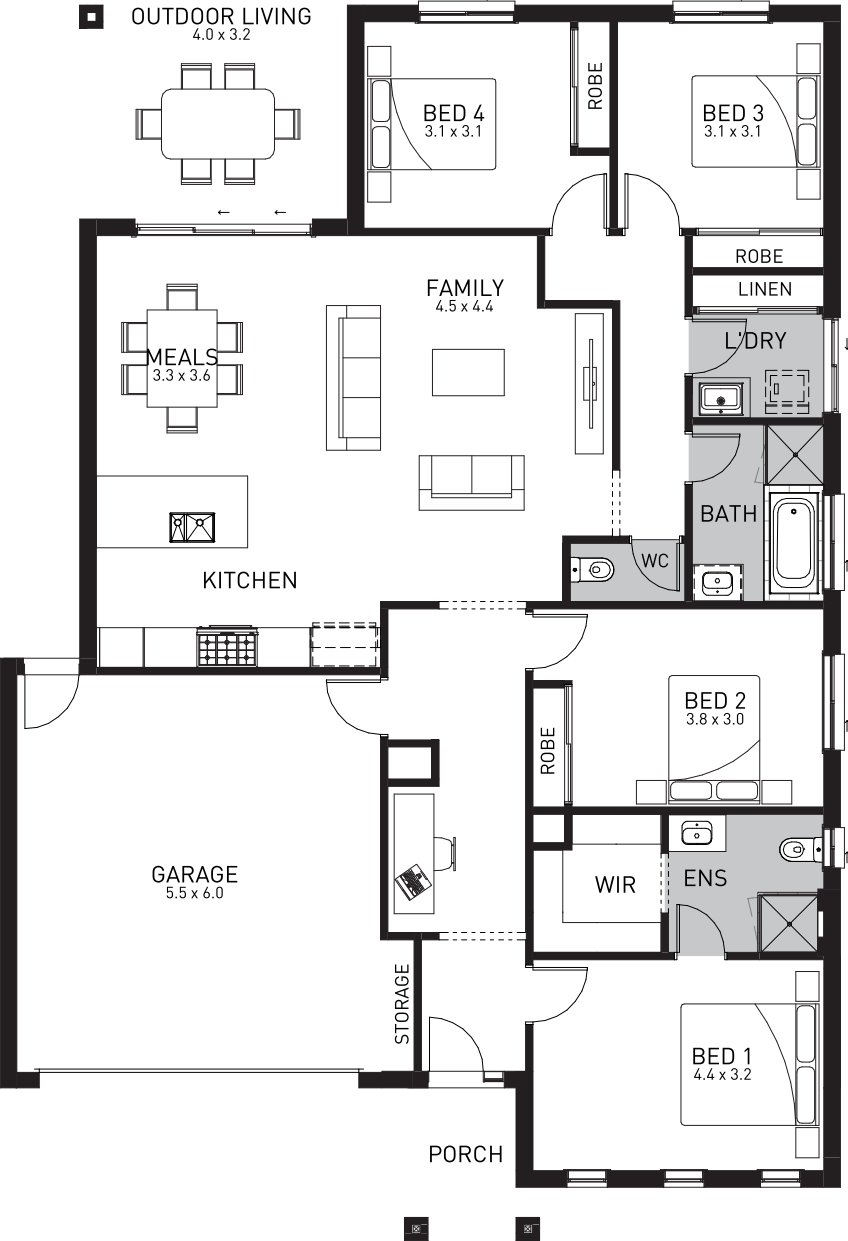
3
 2
 1
 2
 14m
 21m

HOME SPECIFICATION (m)

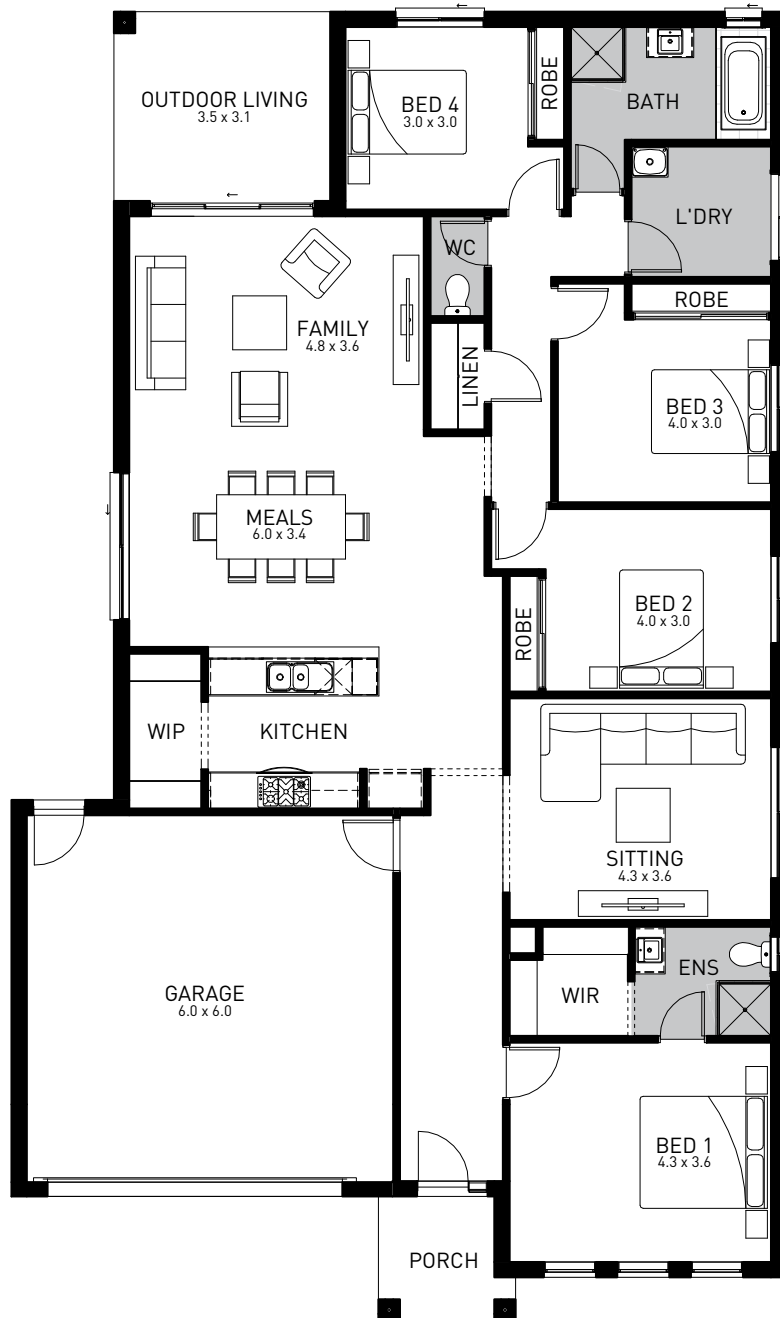
TO SUIT LOT WIDTH	14
TO SUIT LOT DEPTH	21
TOTAL AREA (m ²)	171
TOTAL AREA (sq)	18.4
HOUSE WIDTH	9.3
HOUSE LENGTH	14.8

CHELSEA 206 (22.2SQ)

 4
  2
  1
  2
  14m
  25m



HOME SPECIFICATION (m)	
TO SUIT LOT WIDTH	14
TO SUIT LOT DEPTH	25
TOTAL AREA (m ²)	206
TOTAL AREA (sq)	22.2
HOUSE WIDTH	12.65
HOUSE LENGTH	17.8



RIPLEY 233 (25.1SQ)

🛏️ 4 🚿 2 🚗 2 🚗 2 📏 14m 📏 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	14
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	234
TOTAL AREA (sq)	25.1
HOUSE WIDTH	12.6
HOUSE LENGTH	21.4

DESIGNER OPTIONS AVAILABLE (NOT INCLUDED)

- BUTLERS PANTRY
- GRAND ALFRESCO
- MIDDLE LIVING
- REAR RUMPUS



CANTERBURY 235 (25.3SQ)

🛏️ 4 🚿 2 🚗 2 🚗 2 📏 14m 📏 28m

HOME SPECIFICATION (m)

TO SUIT LOT WIDTH	14
TO SUIT LOT DEPTH	28
TOTAL AREA (m ²)	235
TOTAL AREA (sq)	25.3
HOUSE WIDTH	12.7
HOUSE LENGTH	21.4

DESIGNER OPTIONS AVAILABLE (NOT INCLUDED)

- BUTLERS PANTRY
- GRAND ALFRESCO
- MIDDLE LIVING
- REAR RUMPUS

Inclusions & Upgrades

EXPERIENCE LUXURY, CRAFTED SPECIFICALLY FOR YOU,
WITH THESE INCLUSIONS.

Upgrade Matrix

VIEW OUR PRE-DETERMINED UPGRADES AVAILABLE

LOT WIDTH (m)	LOT DEPTH (m)	HOME	BUTLERS PANTRY	GRAND ALFRESCO	MIDDLE LIVING	REAR RUMPUS	CAVITY SLIDER TO ENSUITE	DOUBLE VANITY TO ENSUITE	1200MM SHOWER TO ENSUITE	DOWNLIGHTS THROUGHOUT (EXC GARAGE)
8.5	28	AUBURN 143	-	-	-	-	✓	-	-	12 MORE NEEDED
10.5	21	LENNOX 132	-	-	-	-	✓	✓	-	12 MORE NEEDED
	28	PARKLEA 151	-	-	-	-	✓	✓	✓	12 MORE NEEDED
	28	BOSTON 168	-	-	-	-	✓	✓	✓	17 MORE NEEDED
	28	BELMONT 174	-	-	-	-	✓	-	✓	17 MORE NEEDED
	28	NELSON 176	-	-	-	-	✓	-	✓	17 MORE NEEDED
12.5	21	LENNOX 160	-	-	-	-	✓	-	✓	15 MORE NEEDED
	25	SURREY 180	-	-	-	-	✓	-	✓	18 MORE NEEDED
	28	BRAMPTON 192	-	-	-	-	✓	-	✓	18 MORE NEEDED
	28	LOGAN 199	-	-	-	-	✓	-	✓	20 MORE NEEDED
	28	LOGAN 209	-	-	-	-	✓	-	-	20 MORE NEEDED
	28	LINCOLN 209	✓	✓	✓	✓	✓	-	-	19 MORE NEEDED
	28	WINDSOR 210	✓	✓	✓	✓	✓	✓	-	19 MORE NEEDED
	30	LOGAN 216	-	-	-	-	✓	✓	-	19 MORE NEEDED
14	21	LENNOX 171	-	-	-	-	✓	-	✓	14 MORE NEEDED
	25	CHELSEA 206	-	-	-	-	✓	-	✓	18 MORE NEEDED
	28	RIPLEY 233	✓	✓	✓	✓	✓	-	-	22 MORE NEEDED
	28	CANTERBURY 235	✓	✓	✓	✓	✓	✓	-	20 MORE NEEDED

^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.

Exterior, Doors & Windows

URBANE HOMES WIDE RANGE OF PREMIUM INCLUSIONS MEANS YOUR HOME CAN REFLECT YOUR INDIVIDUAL STYLE AND TASTES ON THE OUTSIDE AS WELL AS IT DOES INSIDE.



INCLUSIONS



LETTERBOX



FENCING



CLOTHESLINE



FLY SCREENS TO DOORS AND WINDOWS



FIXED PRICE SITE COSTS



FIXED PRICE ROCK REMOVAL COSTS

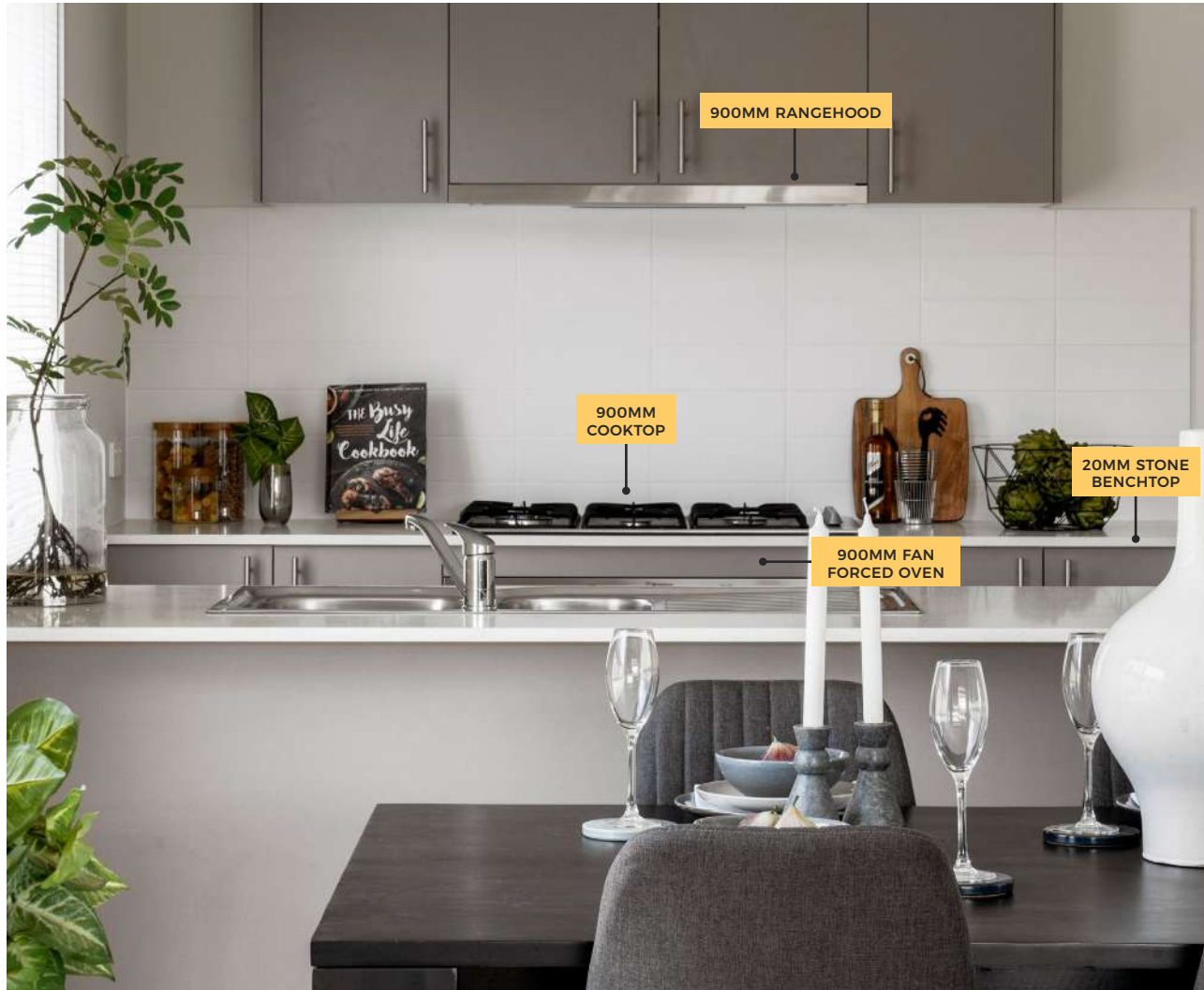
OPTIONAL UPGRADES

- LOW PROFILE ROOF TILES
PRICE: \$825
- BRICK INFILL ABOVE GARAGE DOOR
PRICE: \$990
- CAPPED WATER POINT
PRICE: \$205
- 820MM WIDE PAINTED HUME NEWINGTON XN1 HINGED DOOR WITH CLEAR GLAZING
PRICE: \$430
- 920MM WIDE PAINTED HUME NEWINGTON XN1 HINGED DOOR WITH CLEAR GLAZING
PRICE: \$880
- EXPOSED AGG TO DRIVEWAY & PORCH
PRICE: \$35 PER M²
- COLORBOND ROOF
PRICE: \$999
- BRICK ABOVE WINDOWS & EXTERNAL DOORS
PRICE: POA

ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME LATTE

Kitchen

YOUR KITCHEN NEEDS TO BE STYLISH, PRACTICAL AND HARD-WEARING SO THAT YOU CAN COOK AND ENTERTAIN IN STYLE. OUR QUALITY RANGE OF INCLUSIONS MEANS YOUR KITCHEN WILL LOOK GOOD AND PERFORM WELL FOR YEARS TO COME.



OPTIONAL UPGRADES



GLASS SPLASHBACK TO KITCHEN
PRICE: \$2,196

EXTERNAL FLUE KIT TO RANGEHOOD
PRICE: \$550



UP TO 800MM POT DRAWER (BANK OF 2)
PRICE: \$280



40MM STONE TO ENTIRE KITCHEN
PRICE: \$850

UP TO 800MM POT DRAWER (BANK OF 3)
PRICE: \$420

Bathroom & Ensuite

EVERY CONSIDERED DETAIL ENSURES YOUR BATHROOM AND ENSUITE PROVIDE AN INDULGENT EXPERIENCE.



INCLUSIONS



TOILET ROLL HOLDER AND TOWEL RING



MIXER TAPS TO BASINS & BATHS

OPTIONAL UPGRADES

- 400X400MM TILED NICHE TO SHOWER (EACH)
PRICE: \$450
- 400X600MM TILED NICHE TO SHOWER (EACH)
PRICE: \$600

Laundry

AS YOUR HOME'S ENGINE ROOM, WE MAKE SURE YOUR LAUNDRY IS A GREAT SPACE TO USE.



OPTIONAL UPGRADES



UP TO 1000MM
BASE CUPBOARDS
WITH LAMINATE
BENCHTOP TO
LAUNDRY
PRICE: \$800



UP TO 1000MM
OVERHEAD
CUPBOARDS
TO LAUNDRY
PRICE: \$650

20MM STONE TO LAUNDRY IN LIEU OF
LAMINATE BENCHTOP
PRICE: \$550

Living Luxuries

QUALITY FINISHINGS ARE JUST AS IMPORTANT AS QUALITY FOUNDATIONS IN ENSURING YOUR HOME ENDURES AS A COMFORTABLE AND STYLISH RESIDENCE.



OPTIONAL UPGRADES



- ADDITIONAL LED DOWNLIGHT (EACH)**
PRICE: \$115
- EVAPORATIVE COOLING ILO 2 SPLIT SYSTEMS**
PRICE: \$400
- 2550MM HIGH CEILINGS IN LIEU OF 2400MM HIGH TO SINGLE STOREY**
PRICE: \$18 (PER M2)
- 2700MM HIGH CEILINGS IN LIEU OF 2400MM HIGH TO SINGLE STOREY**
PRICE: \$40 (PER M2)
- ALARM SYSTEM (KEYPAD OPERATED)**
PRICE: \$1,425
- 2 X 'UP/DOWN' LIGHTS TO FRONT PORCH PIERS**
PRICE: \$400
- WHITE CEILING FAN WITH LIGHT (EACH)**
PRICE: \$425
- 820MM WIDE CAVITY SLIDING DOOR IN LIEU OF HINGED DOOR (EACH)**
PRICE: \$410
- UP TO 820MM WIDE CAVITY SLIDING DOOR IN LIEU OF OPENING UP TO 1200MM (EACH)**
PRICE: \$585
- ADDITIONAL 2.5KW REVERSE CYCLE SPLIT SYSTEM (BACK TO BACK INSTALL)**
PRICE: \$3,520

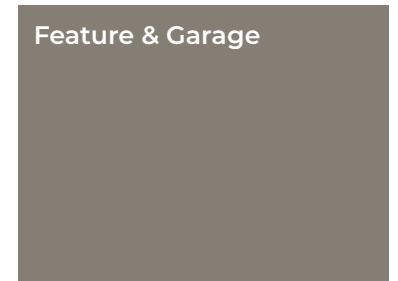
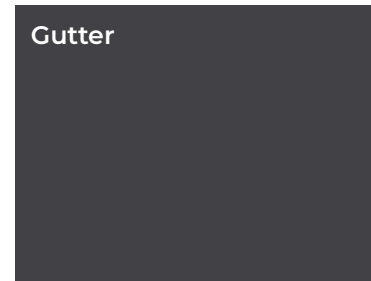
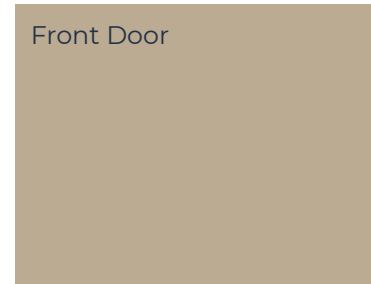
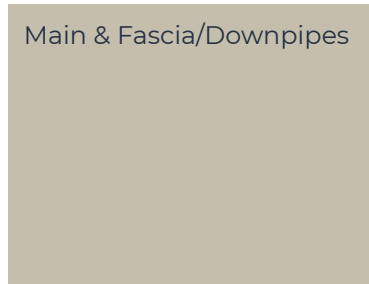
Colour Scheme Options

SELECT ONE OF OUR THREE ON-TREND COLOUR SCHEMES
FOR YOUR NEW HOME.

Bone Scheme

BONE IS A LIGHT, NEUTRAL COLOUR SCHEME BROUGHT TO LIFE WITH A YELLOW-WHITE PALETTE AND SUBTLE GREEN UNDERTONES. THIS SCHEME PAIRS PERFECTLY WITH WARM DECOR AND RICH, DARK HIGHLIGHTS.

External



Internal

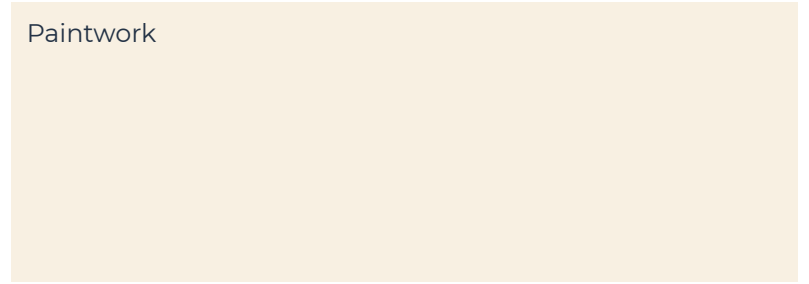
Kitchen & Bathroom Bench Tops



Kitchen & Bathroom Cabinetry



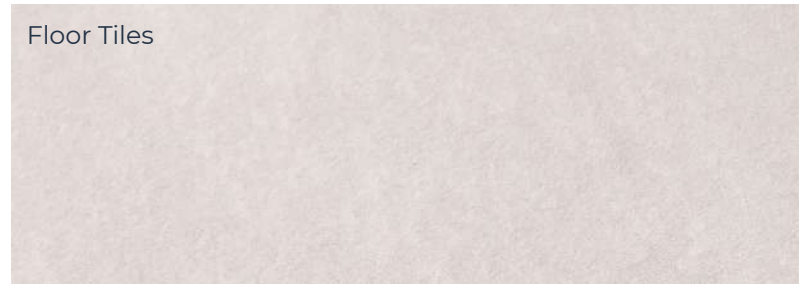
Paintwork



Kitchen Wall & Wet Area Wall Tiles



Floor Tiles



Carpet



Grey Scheme

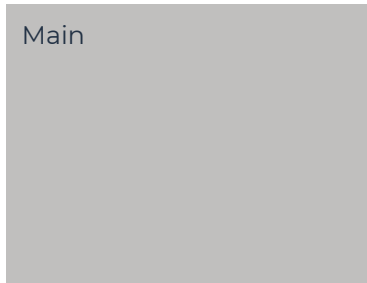
GREY IS A VERSATILE COLOUR SCHEME MAKING IT SUITABLE FOR EVERY STYLE OF HOME. SOFT AND SERENE, GREYS CREATE A FLEXIBLE BACKDROP FOR STRONGER MORE CONTRASTING COLOURS.

External

Aluminum Frames



Main



Paving



Roof Tiles



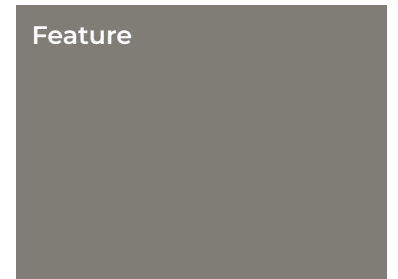
Bricks



Front Door, Garage, Gutter & Fascia/Downpipes



Feature



Internal

Kitchen & Bathroom Bench Tops



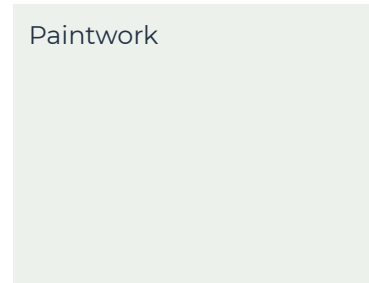
Kitchen & Bathroom Cabinetry



Kitchen Wall Tiles



Paintwork



Wet Area Wall Tiles



Floor Tiles



Carpet



Latte Scheme

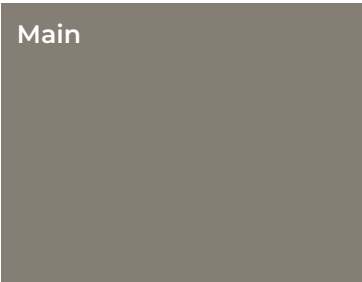
LATTE IS A WARM AND SOPHISTICATED NEUTRAL SCHEME THAT COORDINATES WITH PRACTICALLY ANY COLOR AND DESIGN STYLE. IT CREATES A SENSE OF STYLE, CALM, AND A SOFT MASCULINE FEEL.

External

Aluminum Frames



Main



Paving



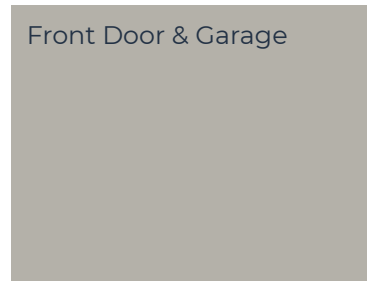
Roof Tiles



Bricks



Front Door & Garage



Feature, Gutter & Fascia/
Downpipes



ILLUSTRATED ON LINCOLN 209 | COLOR SCHEME LATTE

Internal

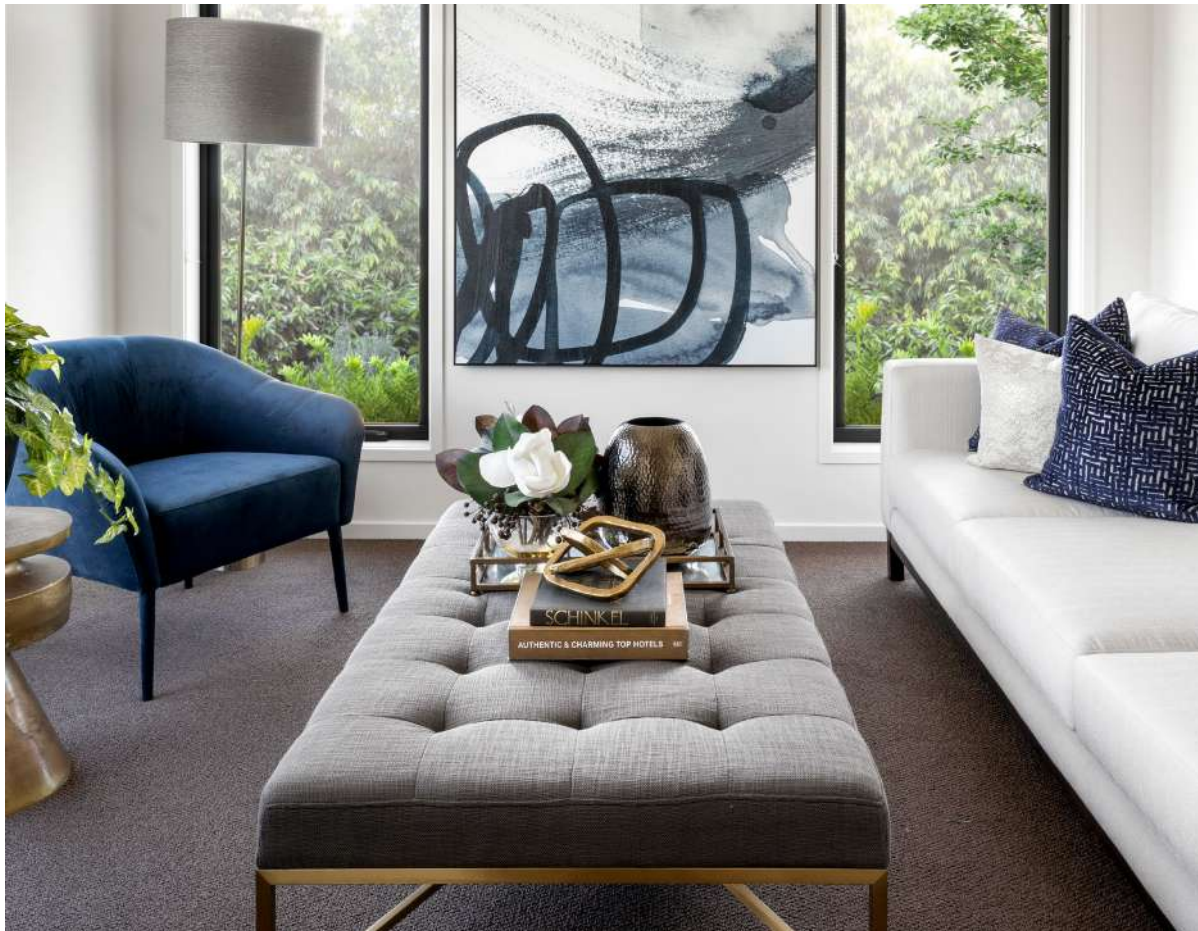
Kitchen & Bathroom Bench Tops



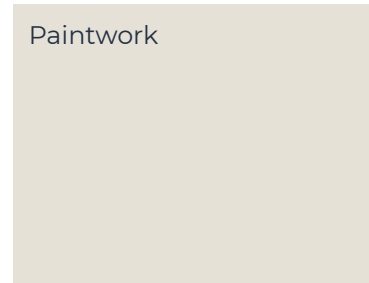
Kitchen & Bathroom Cabinetry



Kitchen Wall Tiles



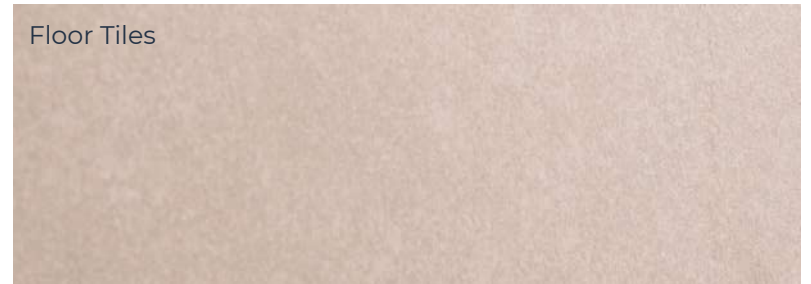
Paintwork



Wet Area Wall Tiles



Floor Tiles

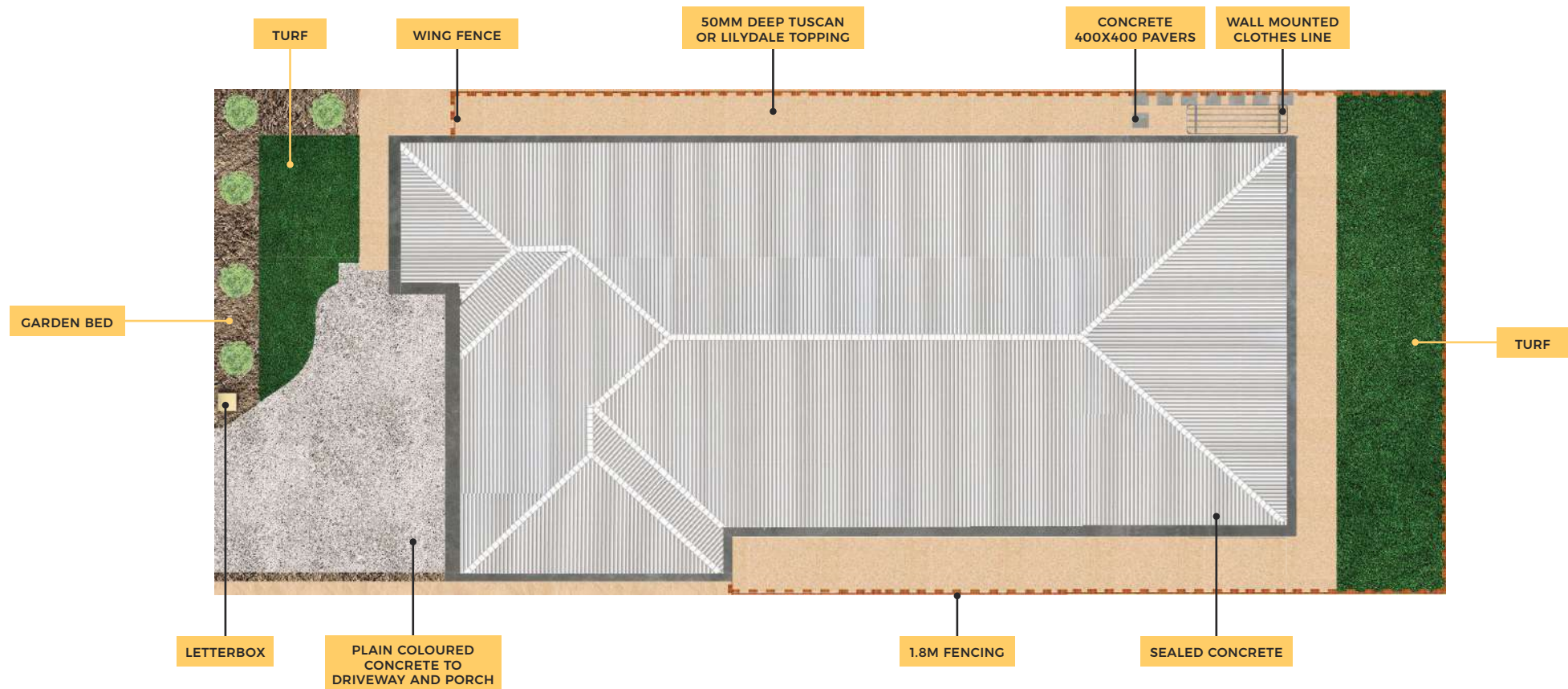


Carpet



Landscaping Plan

A BIRDS EYE VIEW OF HOW YOUR INVESTMENT LANDSCAPE WILL LOOK.

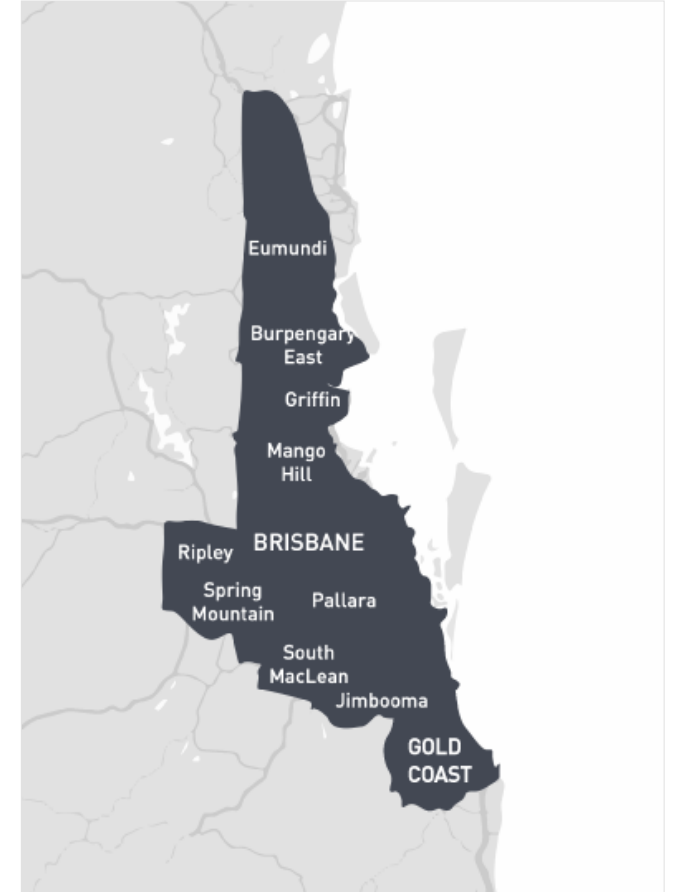


Where We Build



VICTORIA

- Bacchus Marsh
- Ballarat
- Bannockburn
- Bendigo
- Broadford
- Clyde
- Craigieburn
- Digger's Rest
- Drouin
- Geelong
- Gisborne
- Kilmore
- Kyneton
- Melton
- Mickleham
- Pakenham
- Portsea
- Riddles Creek
- Romsey
- Safety Beach
- Sunbury
- Tarneit
- Torquay
- Wallan
- Warragul
- Werribee
- Wollert
- Woodend



QUEENSLAND

- Brisbane
- Burpengary East
- Eumundi
- Griffin
- Jimbooma
- Mango Hill
- Pallara
- Ripley
- South MacLean
- Spring Mountain

Inclusions

1. KITCHEN PRODUCTS

- 1.1 Technika Bellissimo TB90FSS-5 900mm electric underbench stainless steel oven.
- 1.2 Technika Bellissimo TB95GWFSS-3 900mm stainless steel gas cook top.
- 1.3 Technika SREC0190SS-2 900mm stainless steel recirculating slide-out rangehood
- 1.4 Veneto CSDW60SS-5 freestanding stainless steel dishwasher.
- 1.5 Stylus R150 1.75 end bowl stainless steel sink.
- 1.6 Caroma Acqua sink mixer tap (Chrome).

2. KITCHEN CABINETRY

- 2.1 Laminex Lamiwood melamine base and overhead cabinetry, as per plan. Colour as per predetermined colour boards.
- 2.2 20mm Caesarstone benchtops to Kitchen from builders' group 1 Investor range and predetermined colour boards.
- 2.3 Handles selected from builders' group 1 Investor range.

3. BATHROOM & ENSUITE

- 3.1 Laminex Lamiwood melamine base cabinetry with Clark Square 1TH Inset Basin CL40013. W1 - White. Colour as per pre-determined colour boards.
- 3.2 20mm Caesarstone benchtops from builders' group 1 Investor range and pre-determined colour boards.
- 3.3 Polished edge mirrors full length of vanity.
- 3.4 Caroma Luna 1525mm (Four Tile Flange) white acrylic bath in tiled podium.
- 3.5 Tiled shower bases with hob from builders' group 1 Investor range and pre-determined colour boards.
- 3.6 Semi framed shower screens with clear glazed pivot door and overlap.
- 3.7 Stylus Blaze Pin mixer taps to Bathroom & Ensuite basins, showers, bath including Stylus 200mm bath outlet to bath (Chrome).
- 3.8 Caroma Elegance multi-function shower on rail (Chrome).
- 3.9 Stylus Symphony connector toilet suite (White).
- 3.10 Caroma Cosmo 600mm single towel rails and Caroma Cosmo toilet roll holders (Chrome).

4. FLOOR & WINDOW COVERINGS

- 4.1 Wall tiles to Kitchen, Bathroom, Ensuite and Laundry, as per plans. Selection from builders group 1 Investor range and pre-determined colour boards.
- 4.2 Floor tiles to Ensuite, Bathroom, Laundry, WC, Kitchen, Meals and Entry, as per plans. Selection from builders' group 1 Investor range and pre-determined colour boards.
- 4.3 Carpet to non-tiled areas. Selection from builders' group 1 Investor range and pre-determined colour boards.
- 4.4 Flyscreens and window locks to be installed to all openable window sashes.
- 4.5 Sliding doors with keyed locks and fly screen doors.
- 4.6 Satinlite glazing to the Bathroom, Ensuite and WC windows.
- 4.7 Block-Out Roller (single) blinds to all windows and sliding doors, excludes Sidelight(s), Bathroom, Ensuite and WC windows.

5. PAINT

- 5.1 2 coats Solver Duraguard Matt to external surfaces (where applicable)
- 5.2 2 coats Watty Trade Ceiling White to ceilings, cornices and eaves.
- 5.3 3 Coats Watty Trade Interior Matt to internal walls.
- 5.4 2 coats Watty Aqua Trim Gloss to external doors, internal doors and internal woodwork (doors, skirtings & architraves).
- 5.5 Colours selected as per builders pre-determined colour boards.

6. INTERNAL FEATURES

- 6.1 Flush panel doors, 2040mm high hinged or cavity sliding, as per plan.
- 6.2 Gainsborough Amelia levers door furniture to all internal hinged doors, excluding garage.
- 6.3 Gainsborough 396 circular flush pull handles to internal cavity sliding doors (design specific)
- 6.4 67 x 12mm Bevelled MDF skirting & 42 x 12mm Bevelled MDF architraves.
- 6.5 White cushion door stops to hinged doors (where applicable).
- 6.6 Door seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

7. EXTERNAL FEATURES

- 7.1 Face Brickwork as per plans from builders' group 1 Investor range and pre-determined colour boards.
- 7.2 Natural colour rolled mortar joints.
- 7.3 Front Elevations as per Working Drawings.
- 7.4 Feature aluminium windows to front elevation (facade specific). Sliding aluminium windows to sides and rear.
- 7.5 820mm entry frame, powder coat finish, clear glazed sidelight(s) (design specific).
- 7.6 Hume Vacluse (DuraXP) XV1 & XV10 (2040mm high x 820mm wide painted) entrance door.
- 7.7 Gainsborough Traditional series Trilock Leverset double cylinder entrance lock to front door only.
- 7.8 Brick infills over front facade windows and front entry (design specific). Painted FC Sheet infills to side and rear windows and doors.
- 7.9 Door seal and weather seal to all external hinged doors.

8. INSULATION

- 8.1 Glasswool Batts to ceiling of roof space only (excludes garage ceiling).
- 8.2 Glasswool Batts including sisalation to external brick veneer walls (excludes garage) and wall between garage and house

Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

9. GARAGE

- 9.1 Double garage with tiled hip roof including painted FC sheet infill over garage door, plaster ceiling and concrete floor.
- 9.2 Automatic sectional garage door with two remote handsets.
- 9.3 Face brickwork from the builders' group 1 Investor range.
- 9.4 Weatherproof flush panel external hinged door to rear of garage (design specific).
- 9.5 Gainsborough Terrace entrance set to external hinged door & internal garage hinged door.
- 9.6 Aluminium door frame with powder coat finish (design specific).

10. HOT WATER SYSTEM

- 10.1 Solar hot water system with gas boost back up and the necessary electrical and plumbing connections.

Note: Panel and storage tank positioned at the builder discretion.

11. LAUNDRY

- 11.1 45 Litre stainless steel bowl and white metal cabinet with bypass.
11.2 Clark Cross Wall Sink Set CL10042.C4A – Chrome
11.3 Clark Cross Washing Machine Set CL10037.C – Chrome

12. PLASTER

- 12.1 10mm plasterboard to ceiling and wall, villaboard to ensuite, bathroom walls and above laundry trough.
12.2 75mm cove cornice throughout.

13. FRAMING

- 13.1 Stabilized pine wall frame (90mm) and roof trusses.

14. PLUMBING

- 14.1 2 No. external taps (1 to front and 1 to rear).

15. ROOFING

- 15.1 Roof pitch to be 22.5 degrees or that meets or exceeds estate design guidelines.
15.2 Concrete roof tiles from builders' group 1 Investor range as pre-determined colour boards.
15.3 Colorbond gutters and fascia.
15.4 Colorbond 100mm x 50mm downpipes.

16. COOLING/HEATING

- 16.1 6.0kW reverse cycle split system air-conditioner to Family.
16.2 2.6kW reverse cycle split system air-conditioner to Bedroom 1.
16.3 Gas ducted heating to Living Areas and Bedrooms (excludes wet areas). Total number of points and unit (design specific).

17. STORAGE

- 17.1 (1) 450mm white melamine shelf with hanging rail to walk-in robe.
17.2 (1) 450mm white melamine shelf with hanging rail to robes and coat cupboards, where applicable.
17.3 (4) 450mm white melamine shelves to pantry/linen closets.
17.4 2100mm high vinyl sliding doors to robes and linen (design specific).
17.5 2040mm high flush panel hinged doors to pantry and linen (design specific).

18. CEILINGS

- 18.1 2440mm (nominal) height throughout or that meets or exceeds estate design guidelines.

19. ELECTRICAL

- 19.1 LED IC rated downlights to Main Living Areas, not exceeding 14 in total, as per electrical plan.
19.2 Beacon Astro II 40cm round (SKU 080281) light fittings to Porch, Bedrooms, Rear Passage, Bathroom, Ensuite, WC, Powder Room (if applicable), Garage and Outdoor Living, as per electrical plan.
19.3 (2) 250mm exhaust fans units to (1) Bathroom and (1) Ensuite, only.

- 19.4 Weatherproof flood light to rear yard, as per electrical plan.
19.5 Double power points throughout, excluding dishwasher and fridge space (White).
19.6 TV Antenna connected to two (2) points within dwelling. (1) Bedroom 1 and (1) Family.
19.7 (2) Pre-wired telephone points to (1) Kitchen & (1) Bedroom 1, with wall plate including under ground draw wire with the ability to connect to supply pit.
19.8 Wall mounted switch plates (White).
19.9 Hardwired smoke detectors with battery backup.
19.10 RCD safety switch and circuit breakers to meter box.
19.11 Basic NBN requirements including conduit run in and internal point, double power point.

20. LANDSCAPING

- 20.1 Plain Coloured concrete paving to Driveway, Path to Porch and Porch.
20.2 Plain Coloured concrete paving to Outdoor Living.
20.3 Polytek Key Largo pre-cast painted letterbox with street number(s).
20.4 Foldaway wall mounted clothesline to be installed at rear of property, includes Plain Coloured concrete paving underneath (not exceeding 4m²)
20.5 Drought tolerant front and rear landscaping consisting of a mixture of turf, mulch, pebbles, rocks, garden beds, 1no Advanced tree to front yard and that meets or exceeds estate design guidelines.
20.6 Fencing with 1 metre wide side gate. 1800mm high. Full share allowed in contract and meeting estate design guidelines.

21. GENERAL INCLUSIONS

- 21.1 Site costs include council requirements (termite treatment included – if applicable), Class H1 concrete slab and site fall up to 500mm of fall over the property, excludes concrete bored piers, screw piles, recycled water tapping, re-establishment survey, timber sleeper retaining walls and bushfire requirements.
21.2 Fixed price rock excavation and removal (where required).
21.3 Construction Insurance, Public Liability & BSA Insurance.
21.4 Covenant, Certification and Council application fees.
21.5 Soil tests, engineering reports and full working drawings.
21.6 Engineering plans.
21.7 6 Star energy rating included.
21.8 Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.
21.9 All developer estate design requirements to be determined and priced accordingly

22. CLEANING

- 22.1 Thorough internal and external builders clean to allow presentation of property for occupancy.

23. MISCELLANEOUS TERMS AND CONDITIONS

- 23.1 Unless otherwise specified, the works shall be constructed in accordance with the Building Act (as amended) Australian Domestic Construction Manual and where appropriate the AS 1684 SAA Timber Framing Code.
23.2 Any valuations required by the lending body are to be the responsibility of the owner.
23.3 The builder reserves the right to replace any item at any time of construction with an equivalent product.
23.4 Building Plans and Colour Selections are subject to change and may be altered to meet with Engineering, Council and Estate requirements and guidelines.

urbaneHOMES

ORBIT HOMES AUSTRALIA PTY LTD · CDB –U 50505

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