

Refined Living

DOUBLE STOREY COLLECTION



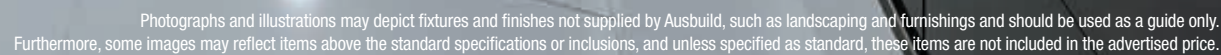
AUSBUILD[®]



Refined to enhance
the everyday.



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Refined Living

We believe that quality design is achieved through innovative thought, elegant delivery, and simple presentation.

Some people refer to it as 'classic or timeless design' and others define it as 'true or long lasting value'.

We chose to call it... Refined Living.

AUSBUILD 30 YEARS STRONG

At Ausbuild, we have over 30 years' experience in creating vibrant residential communities and are passionate about providing you with a home that fits your family and your lifestyle.

Build with us and rest assured, your new home is in the hands of one of Queensland's most respected and trusted builders.





THE STUDIO EXPERIENCE

Interior Design is an exciting stage in our building process and ensures that your personality is what brings your home to life.

The Studio Experience is one of the most exciting parts of the design process and one you will be guided through by a talented Interior Designer whose goal is to assist you in creating a home that you will love for years to come.

Expressions
DESIGN STUDIO





INTRODUCING HOME OPTIONS

Home Options are an exciting and innovative set of pre-designed components available with our Refined Living Collection. We've refined 30 years' of experience to create a range of options that deliver cost effective, beneficial and popular enhancements that will add the most value to your home.

These Home Options grant you the power to personalise your home with absolute ease, all while knowing that your selection is expertly designed, consumer tested and cost effective to build.

Home Options not only empower your design, they also refine the building process by reducing unwanted delays, saving time, and money, which ultimately has you living in your home sooner.





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USING HOME OPTIONS

Throughout our Collection, you will notice that each home design will showcase a standard floorplan, as well as a selection of Home Options. These Home Options give you the opportunity to personalise your home, ensuring it perfectly fits your needs and your lifestyle.

Perhaps you want to enhance the current space, extend or add your ‘must-have’ elements, or maybe you want to swap or reconfigure just one room or the whole floor – Home Options make this possible!

We have listed a few Home Option samples that you can expect to see throughout our Collection.

The number of Home Options that can be integrated into each plan will depend on the individual home, and can be clarified by speaking with your Ausbuild Consultant.

Reconfigure

Ok, so all the parts are there but you’d like to re-arrange them to fit your lifestyle better? Easy done! Our reconfigure options typically utilise the same area but moves all the parts around in a clever way to get a different outcome.

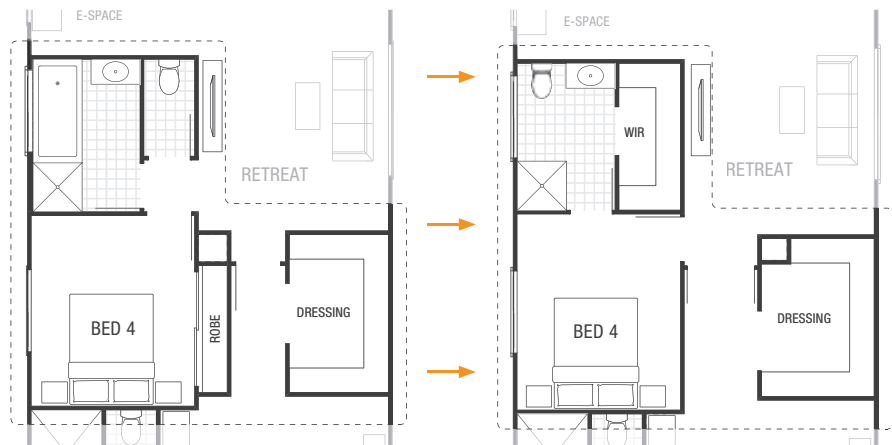
In this option, we reconfigure the first floor to give a rear facing grand master suite.



Enhance

So, your current space ticks most of the boxes... but you'd like to enhance it just a little more. These options do just that. They work with your existing layout and make them that little bit better.

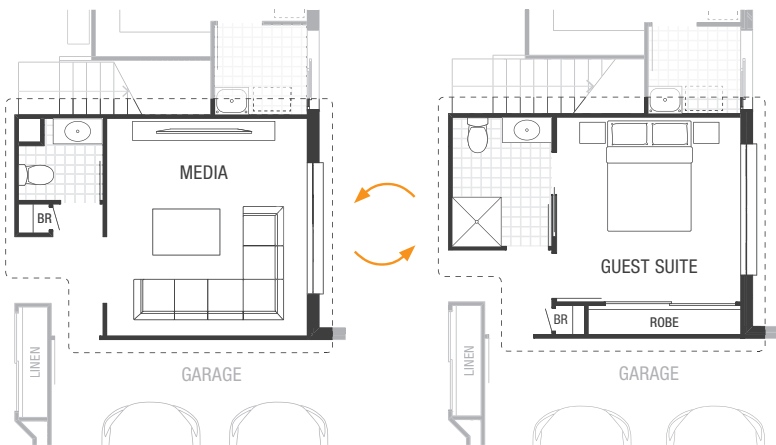
In this option we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.



Swap

So, you don't need one room but want another? No worries! With these options, we take 'Room A' and replace it with 'Room B'. This small change can really transform the way the home fits your needs.

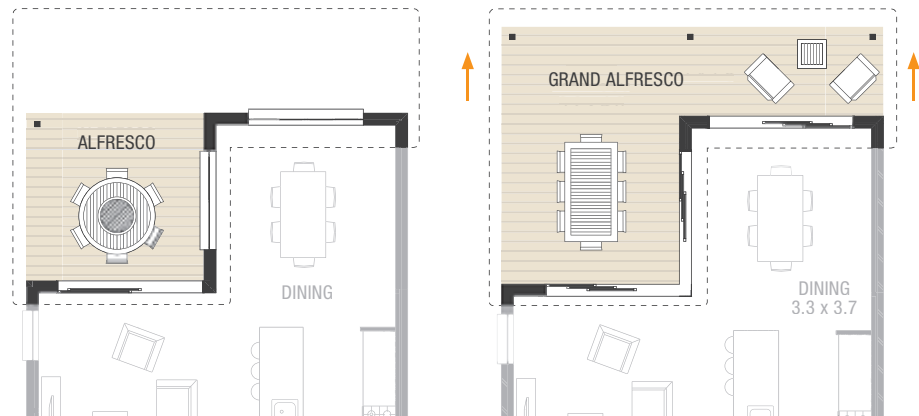
In this option, we swap the media room for a downstairs guest suite.



Extend

The layout is perfect, but lets make it more grand in size. An easy fix with our extension options, we simply take the area and extend it to create more usable space.

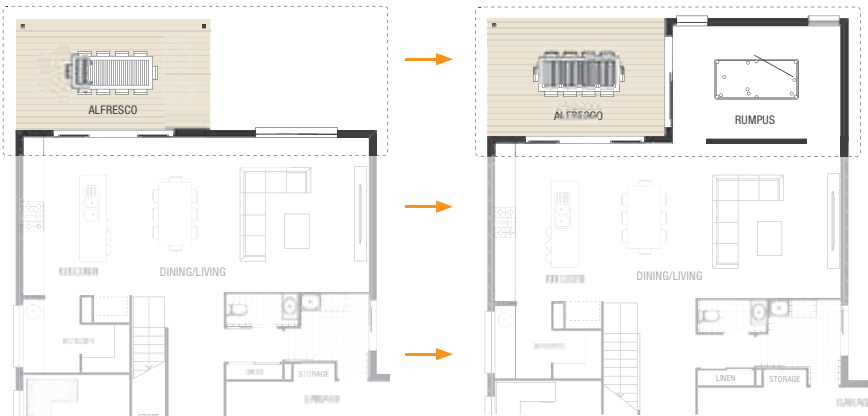
In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.



Add

Let's embrace what you already have and simply add a bit more to the home. Maybe it's a fifth bedroom, a triple car garage or another living area? Adding Home Options makes this easily achievable.

In this option we added a rumpus room alongside the alfresco - the perfect social companion.



MAKE IT PERSONAL

We know that every family is different in their needs, their lifestyle and what they want their home to be. We know that not everyone will like the same things, and this is why we created Home Options. Some Home Options will work for your family better than others, but we want to encourage you to mix and match! Come up with your perfect home, a home that fits you and your family to a tee.

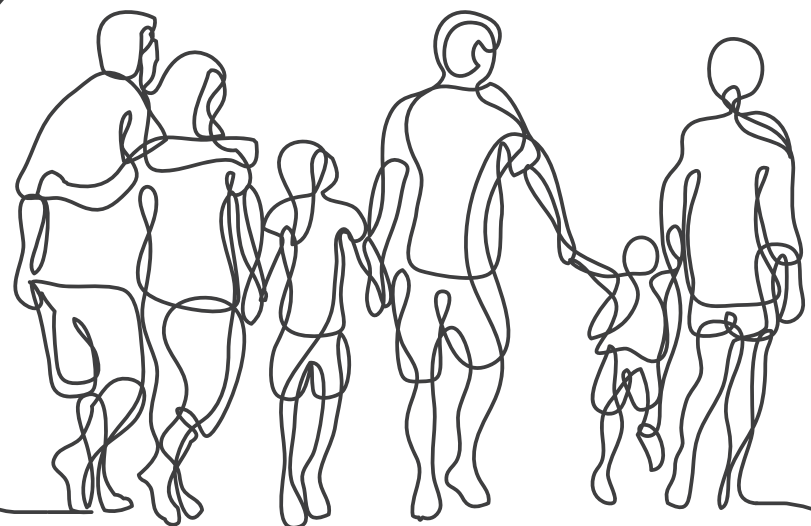
Meet Our Growing Family

They're your typical growing family with mum, dad and two young kids. The open plan living and family area is the heart of the home, filled with love, laughter and noise. The breakfast bar lets mum ensure everyone eats before going off to work or school, while the media room is dad's ultimate relaxation escape.

Entertaining is a weekly event with either friends or grandparents popping in, so an outdoor entertaining and dining area is a must have. Cooking is a family affair with mum and dad sharing dinner duty, until grandma comes around and takes over the kitchen - that's why they need the butler's pantry.

The kids absolutely adore when their grandparents come and stay, so having a complete guest suite on the ground floor (with no stairs involved) makes it easy and convenient. Ultimately, this is a busy family home so space is key.

Space for time together, to mingle, entertain and grow, and space for time apart, to relax, unwind and regroup.

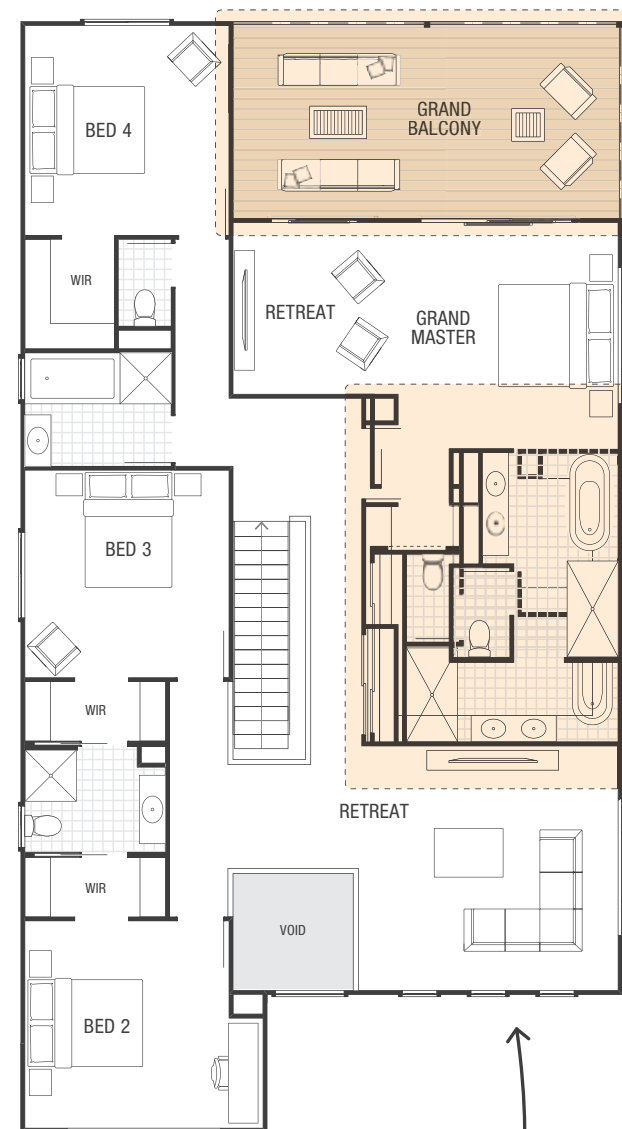
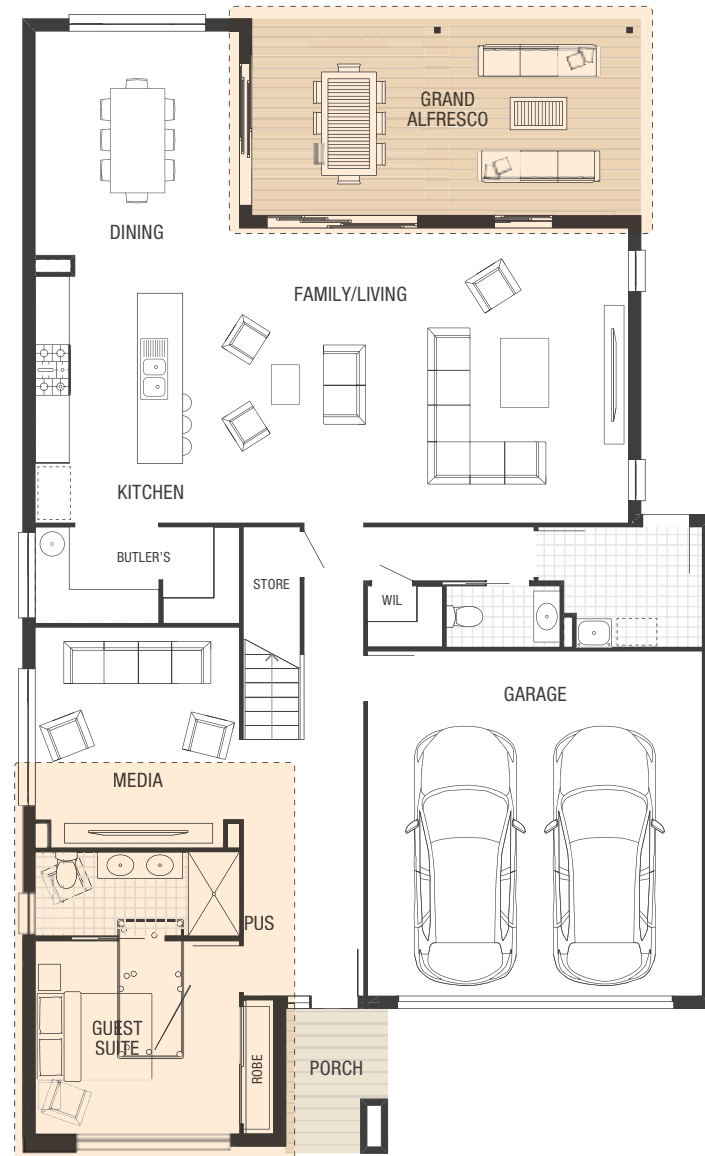


A grand alfresco would come in handy for entertaining our extended family all year round

We could add this to maximise our stunning city views

What a master suite! Kid free zone

I love this kitchen!



Dad's movie room

This would be a good swap so that our parents can stay over comfortably to spend time with the kids

Kid's zone - game on!

I think this layout is better suited for us. Let's price it up for consideration



PATTERSON

A comfortable, well designed family home

Inside this clever design, you'll discover open plan living flowing to outdoor entertaining, a spacious master suite and three good-sized children's bedrooms, all with tidy built-in wardrobes.



Façade illustrations may reflect some items above the specific façade type's standard specifications. This may include items such as landscaping and decking, garage doors and front doors, window furnishings, driveway and paths. Accordingly, prices may not include the supply of these items. For full details speak with a consultant.



“Recognising the need is the primary condition for design.”

CHARLES EAMES

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PATTERSON

 4 |  2½ |  2 |  1 | 

Ground Floor	8.2sq	76.5m ²
First Floor	8.0sq	74.5m ²
Garage	3.8sq	35.4m ²
Alfresco	1.2sq	11.2m ²

Porch	0.4sq	3.6m ²
Total Area	21.7sq	201.2m²
Min. Lot Width	10.0m	



Standard Design

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Home Options

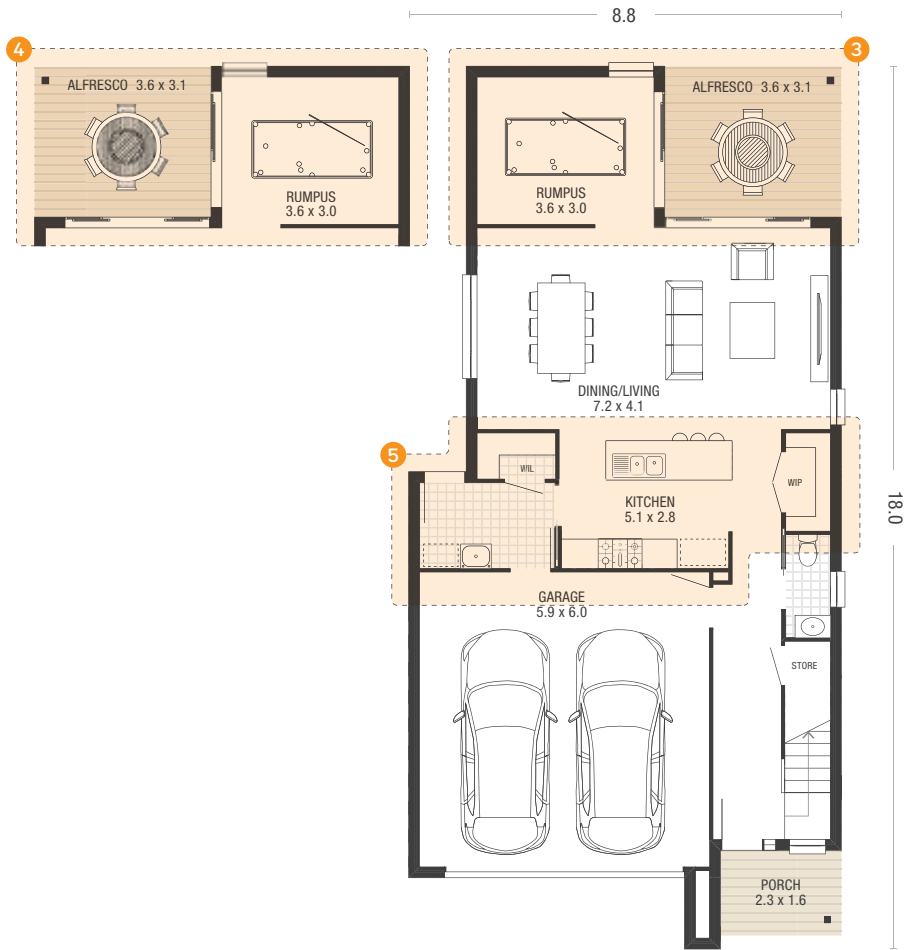
- 1 Reconfigure Alfresco
- 2 Extend Grand Alfresco



Ground Floor

Home Options

- 3 Add Rumpus Room
- 4 Reconfigure Alfresco and Add Rumpus Room
- 5 Reconfigure Kitchen, Laundry and Walk-in Linen

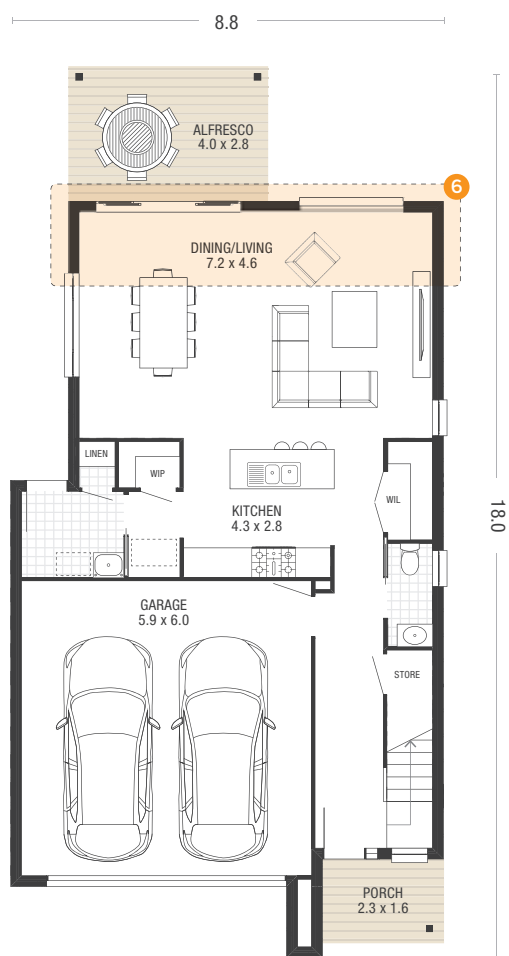


Ground Floor

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Home Options

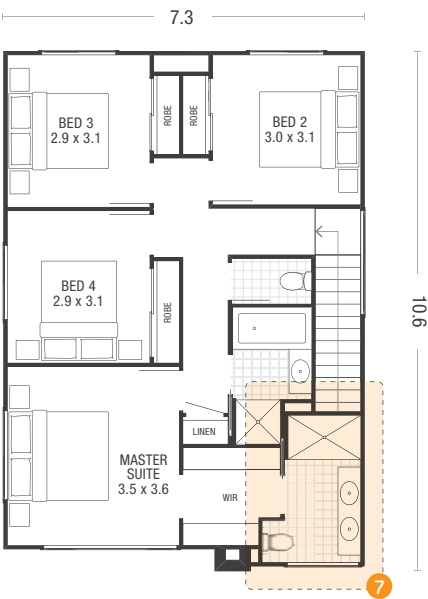
6 Extend Dining and Living Rooms



Ground Floor

Home Options

7 Enhance Ensuite

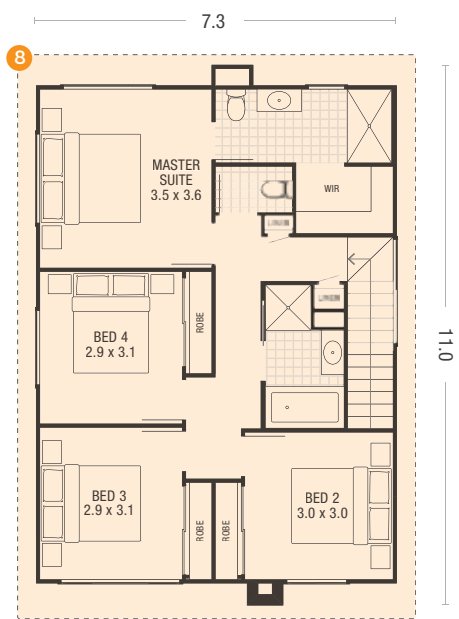


First Floor

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Home Options

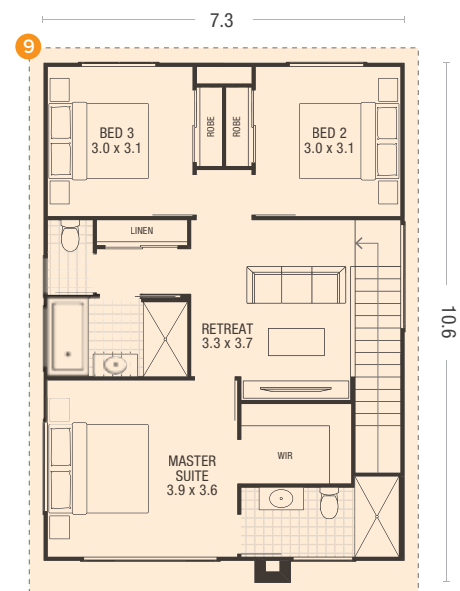
- 8
- Reconfigure First Floor



First Floor

Home Options

- 9
- Reconfigure First Floor and Swap Private Retreat and Bedroom 4

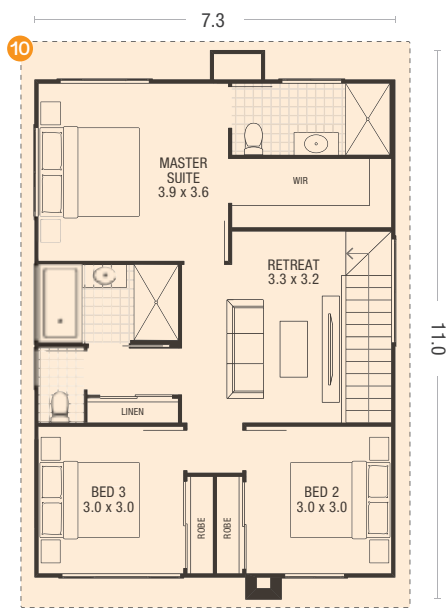


First Floor

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Home Options

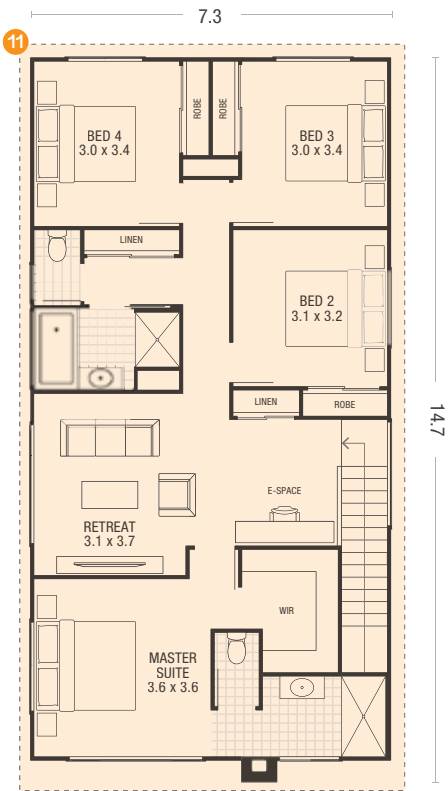
- 10
- Reconfigure First Floor and Swap Private Retreat and Bedroom 4



First Floor

Home Options

- 11
- Reconfigure First Floor and Add Private Retreat and E-Space



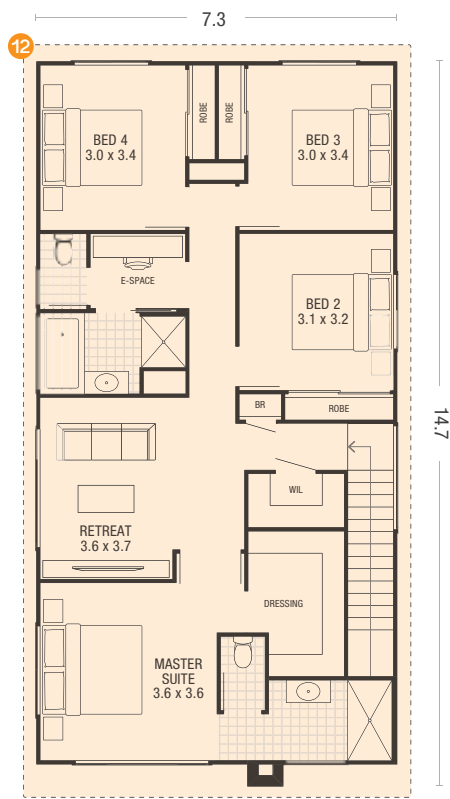
First Floor

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Home Options

- 12

Reconfigure First Floor and Add Private Retreat, Walk-in Linen and E-Space

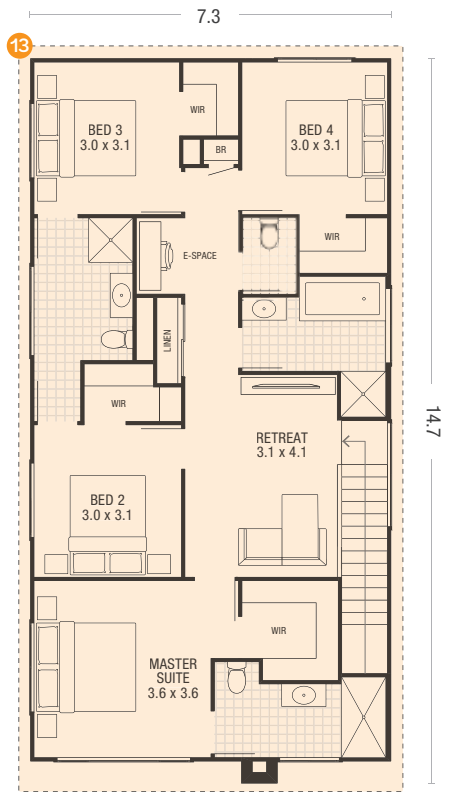


First Floor

Home Options

- 13

Reconfigure First Floor and Add Private Retreat, E-Space and Shared Ensuite

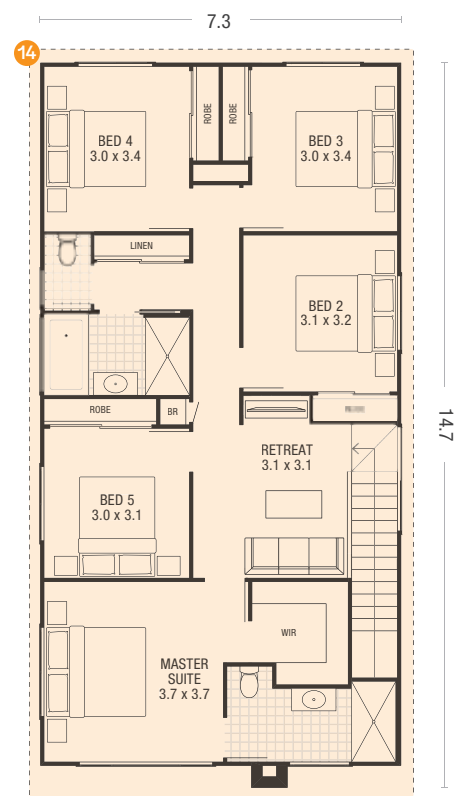


First Floor

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Home Options

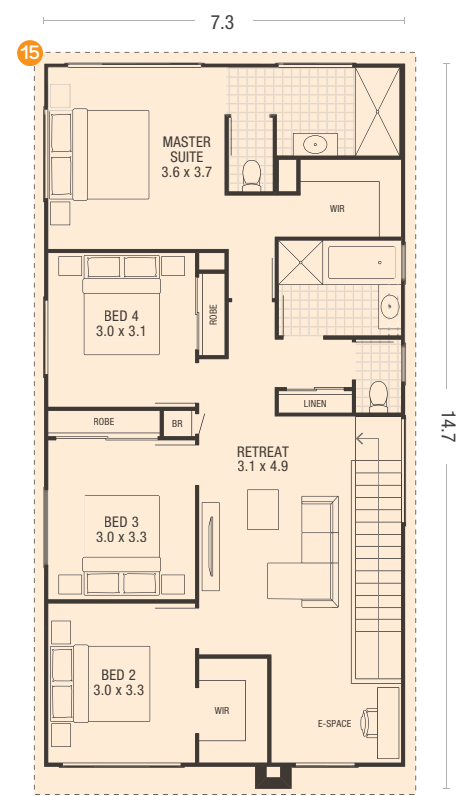
14 Reconfigure First Floor and Add Private Retreat and Bedroom 5



First Floor

Home Options

15 Reconfigure First Floor and Add Private Retreat and E-Space

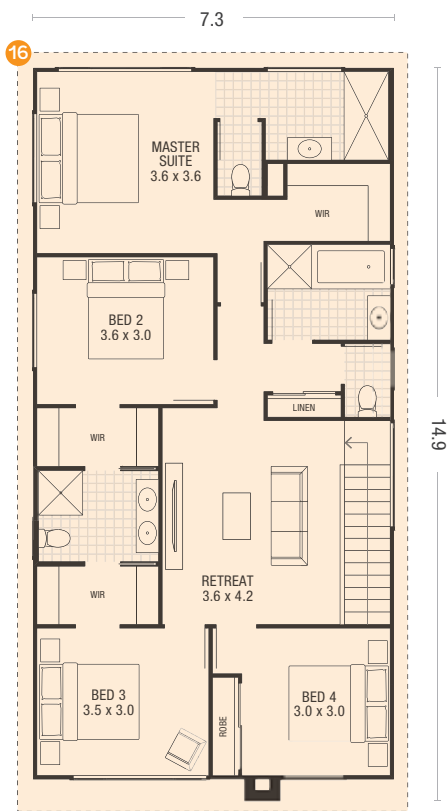


First Floor

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Home Options

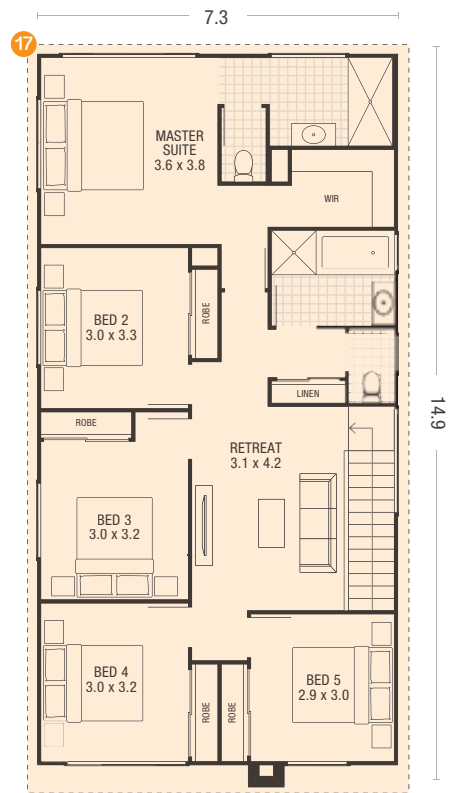
- 16
- Reconfigure First Floor and Add Private Retreat and Shared Ensuite



First Floor

Home Options

- 17
- Reconfigure First Floor and Add Private Retreat and Bedroom 5



First Floor

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MIDDLETON

Relaxation central, a haven to retreat in

This beautifully designed home, with its open plan living, meals and kitchen with walk-in pantry will be your new haven to retreat in. Be impressed by a grand master suite with freestanding bath for ultimate luxe levels.



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SIGNATURE



GRAND

“Buildings should serve people,
not the other way around.”

JOHN PORTMAN

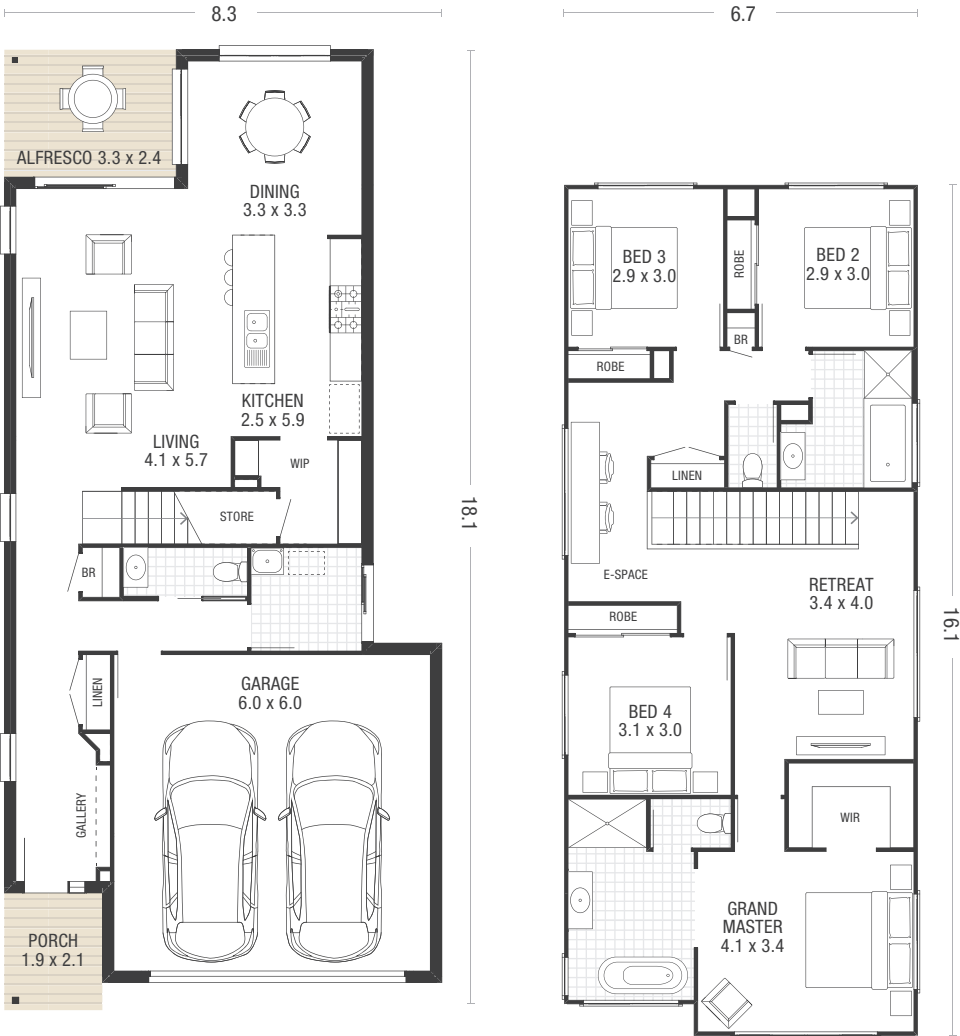
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MIDDLETON

 4 |  2½ |  2 |  2 |  | 

Ground Floor	11.5sq	106.6m ²
First Floor	9.2sq	85.2m ²
Garage	3.9sq	36.0m ²
Alfresco	0.9sq	7.9m ²

Porch	0.4sq	3.9m ²
Total Area	25.8sq	239.6m²
Min. Lot Width	10.0m	

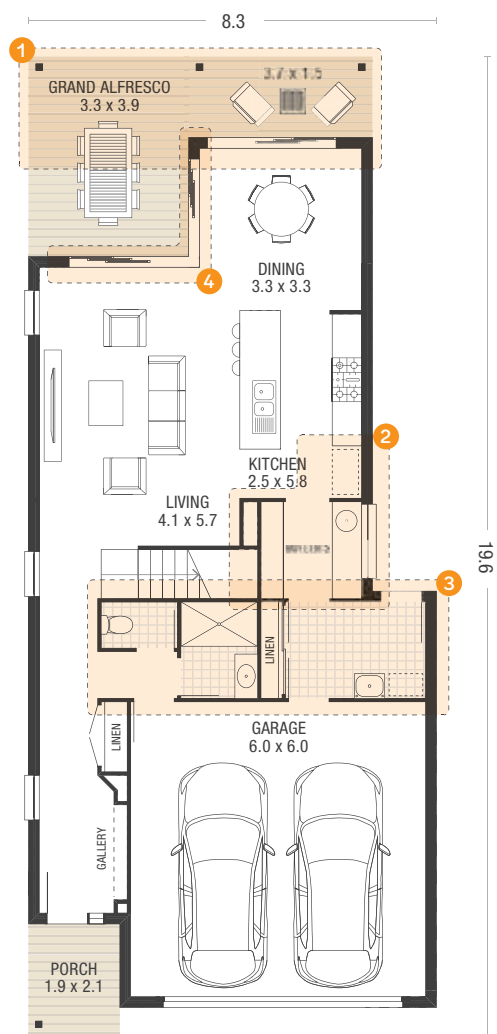


Standard Design

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Home Options

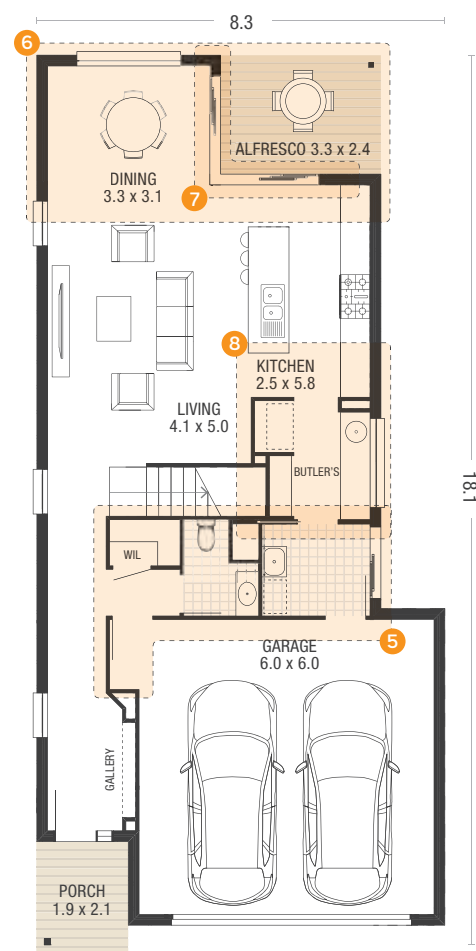
- 1 Extend Grand Alfresco
- 2 Enhance Butler's Pantry
- 3 Enhance Bathroom and Laundry
- 4 Enhance Cornerless Sliding Doors



Ground Floor

Home Options

- 5 Reconfigure Laundry and Walk-in Linen
- 6 Reconfigure Dining Room and Alfresco
- 7 Enhance Cornerless Sliding Doors
- 8 Enhance Butler's Pantry

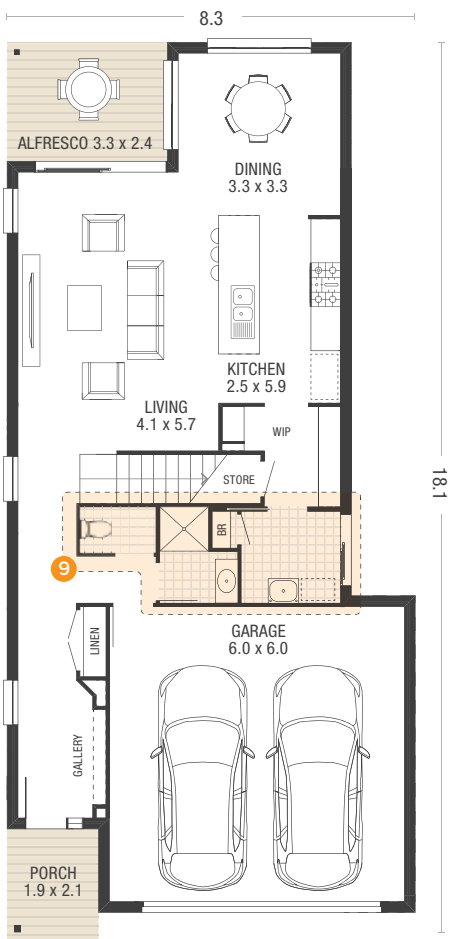


Ground Floor

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Home Options

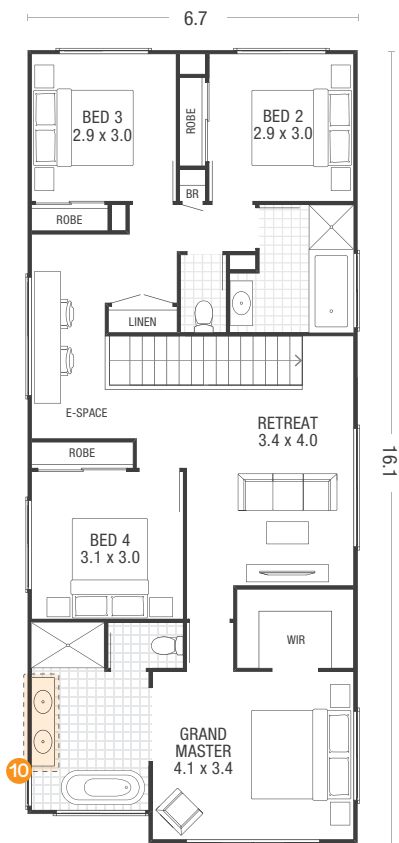
9 Reconfigure Laundry and Bathroom



Ground Floor

Home Options

10 Enhance Grand Ensuite

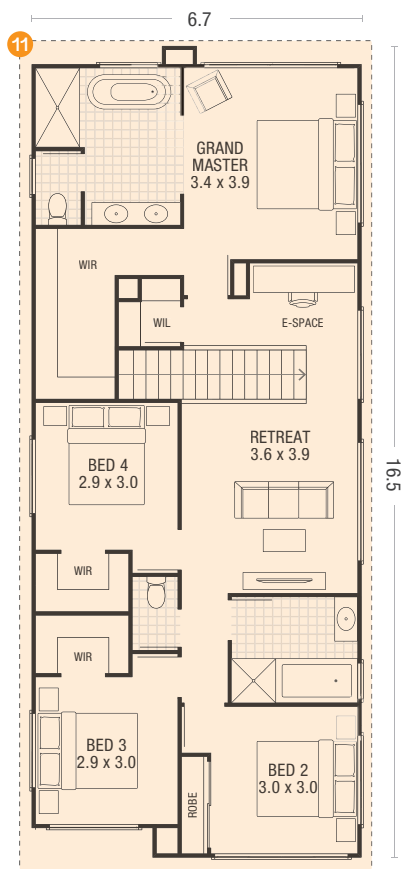


First Floor

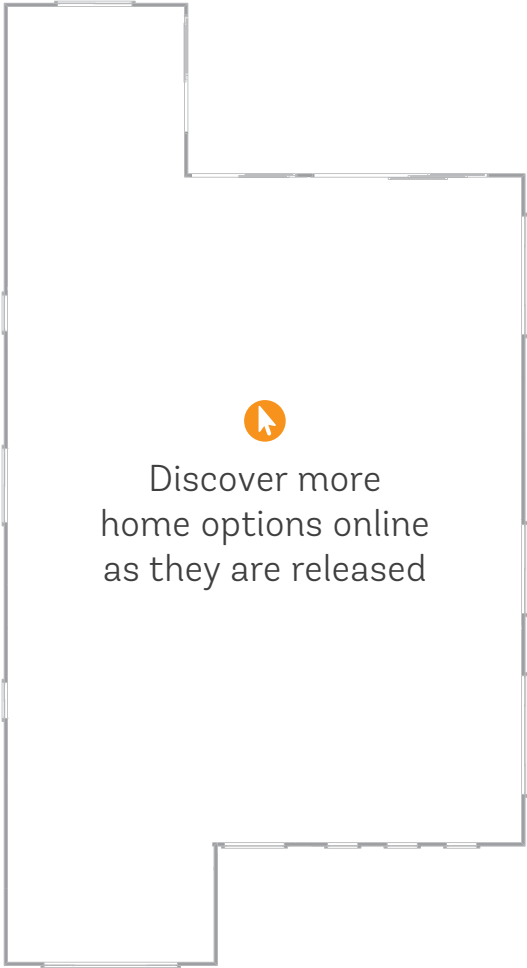
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Home Options

11 Reconfigure First Floor



First Floor



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HUDSON

Entertain, enjoy and relax all in one home

Perfectly balanced between living and entertaining, this home has it all. Downstairs, wide hallways open to a media room and open plan living space, while upstairs you'll find space, storage, and practical design.



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“Fashion fades, only style remains the same.”

COCO CHANEL

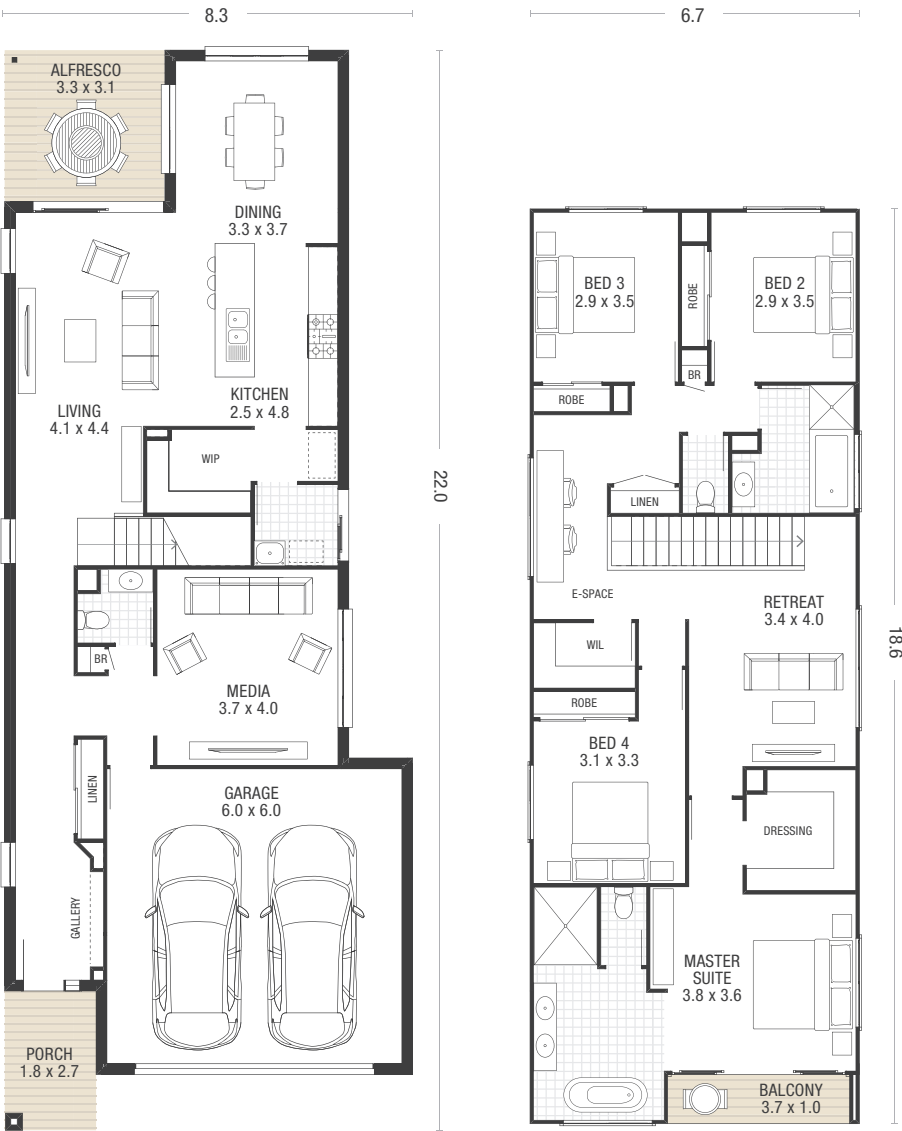
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HUDSON

 4 |  2½ |  2 |  3 |  |  | 

Ground Floor	13.0sq	121.0m ²
First Floor	11.3sq	105.1m ²
Garage	3.9sq	36.0m ²
Alfresco	1.1sq	10.0m ²

Porch	0.6sq	5.3m ²
Balcony	0.4sq	3.7m ²
Total Area	30.2sq	280.8m²
Min. Lot Width	10.0m	

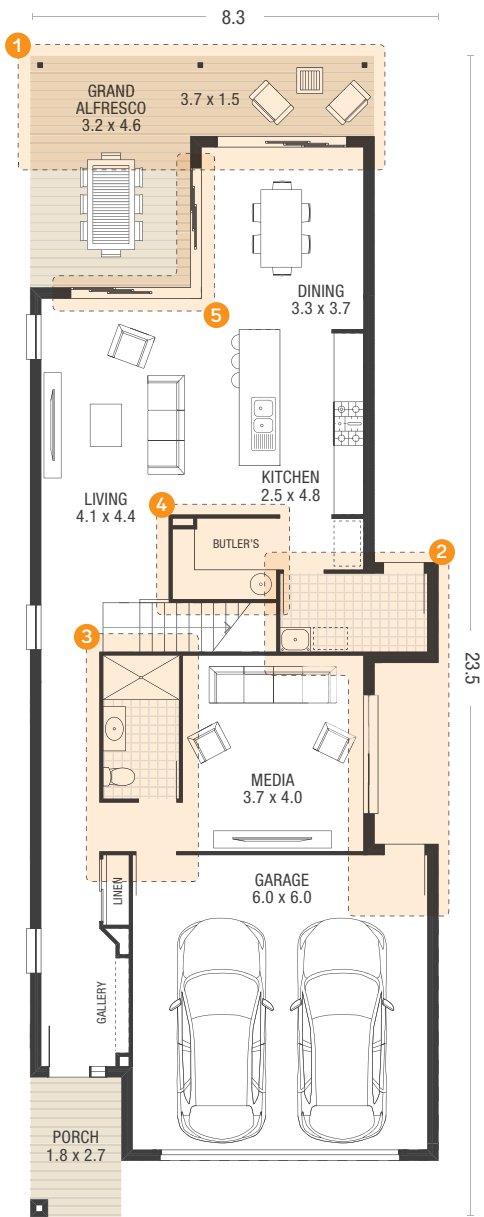


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Home Options

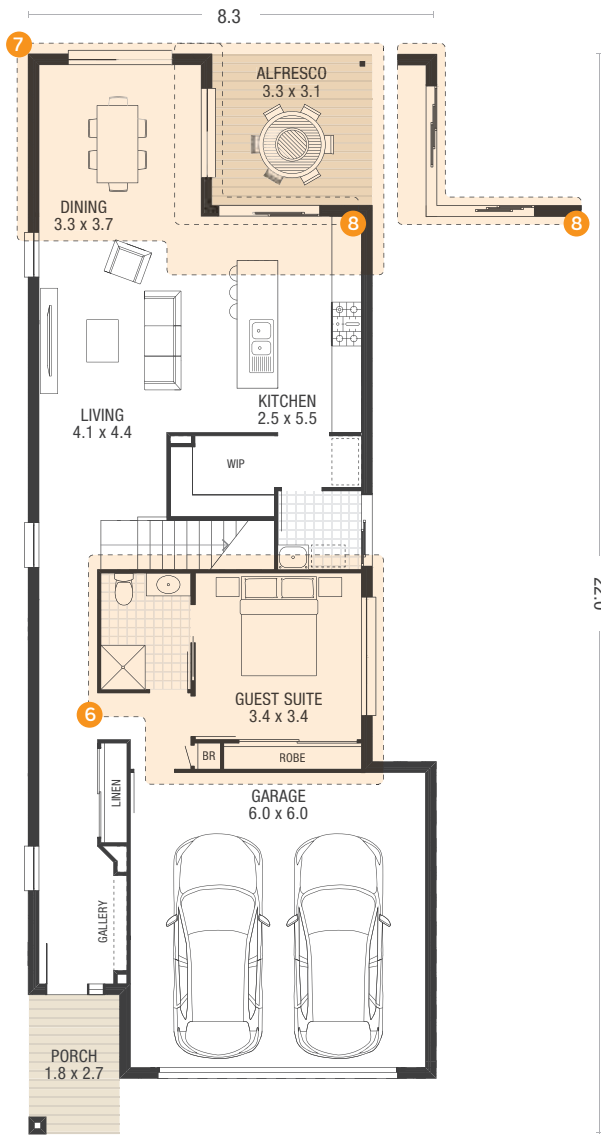
- 1 Extend Grand Alfresco
- 2 Extend Laundry
- 3 Enhance Bathroom
- 4 Enhance Butler's Pantry
- 5 Enhance Cornerless Sliding Doors



Ground Floor

Home Options

- 6 Swap Guest Suite and Media Room
- 7 Reconfigure Alfresco and Dining
- 8 Enhance Cornerless Sliding Doors

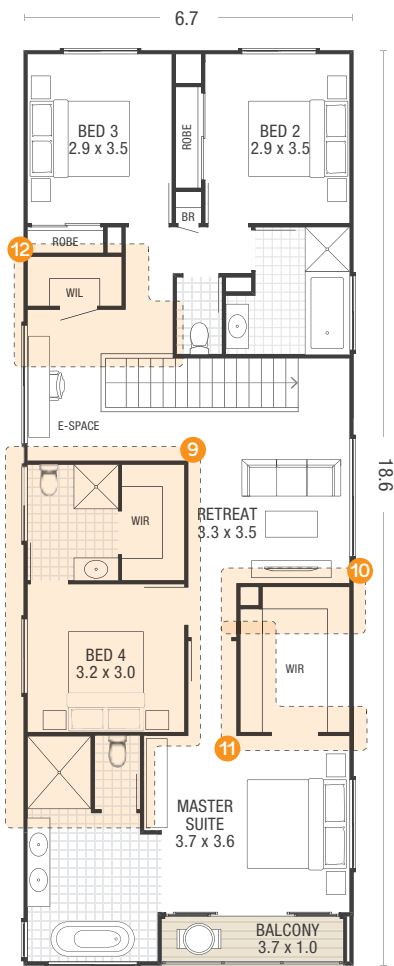


Ground Floor

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Home Options

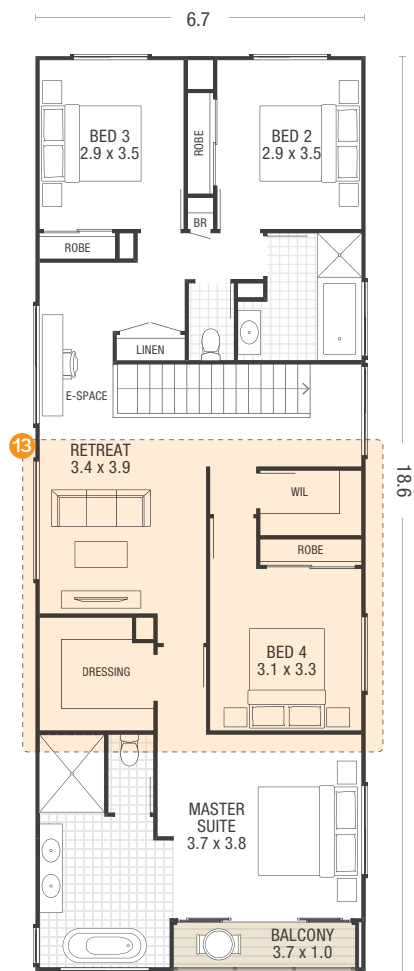
- 9 Add Ensuite and Walk-in Wardrobe
- 10 Extend Walk-in Wardrobe
- 11 Reconfigure Walk-in Wardrobe
- 12 Reconfigure Walk-in Linen



First Floor

Home Options

- 13 Reconfigure Private Retreat, Dressing Room and Bedroom 4



First Floor

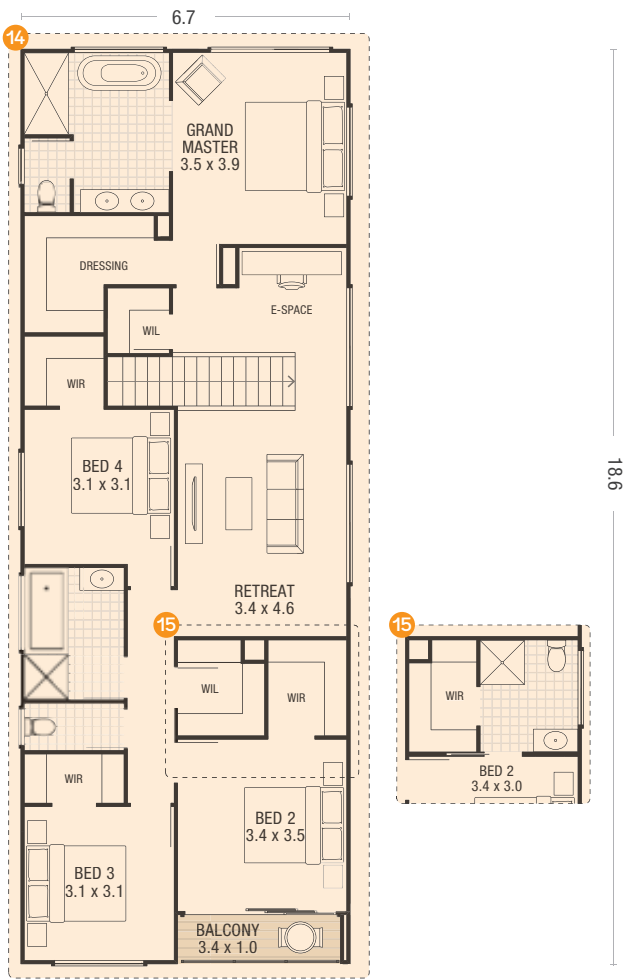
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Home Options

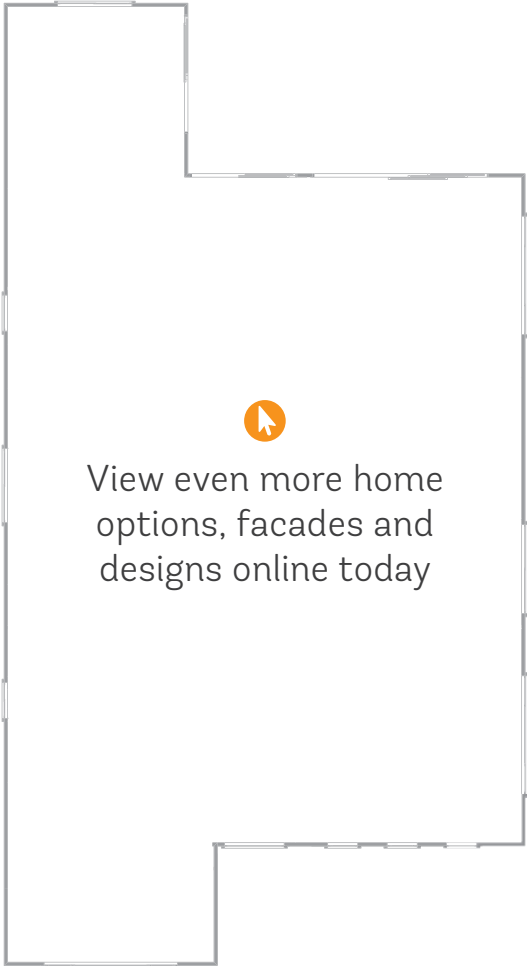
- 14

Reconfigure First Floor
- 15

Swap Bedroom Ensuite and Walk-in Linen



First Floor



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OAKVIEW

Two storey entertainers delight to take in the view

A stunning upstairs entertainment space to showcase your home's views, with hidden luxuries like his and hers walk-in wardrobes and a downstairs children's rumpus room.



Façade illustrations may reflect some items above the specific façade type's standard specifications. This may include items such as landscaping and decking, garage doors and front doors, window furnishings, driveway and paths. Accordingly, prices may not include the supply of these items. For full details speak with a consultant.



“Perfection is achieved not when there is nothing more to add, but when there is nothing left to take away.”

ANTOINE DE SAINT-EXUPÉRY

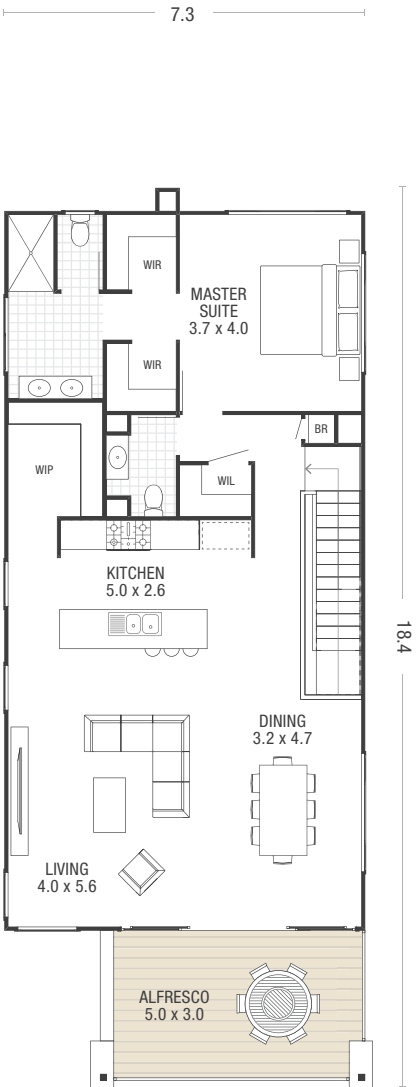
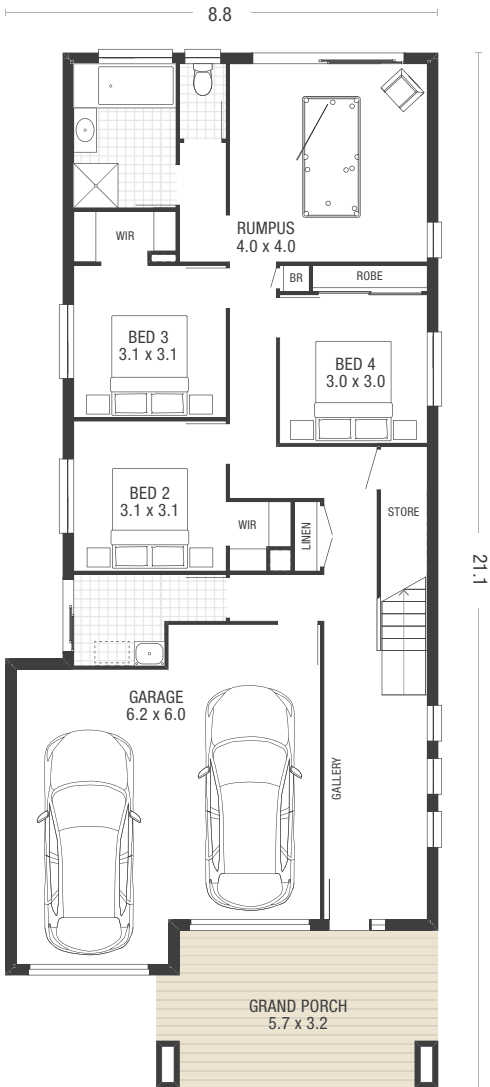
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OAKVIEW



Ground Floor	11.7sq	108.7m ²
First Floor	11.6sq	107.5m ²
Garage	4.0sq	37.2m ²
Porch	1.8sq	16.6m ²

Alfresco	1.8sq	16.9m ²
Total Area	30.9sq	286.8m²
Min. Lot Width	10.0m	

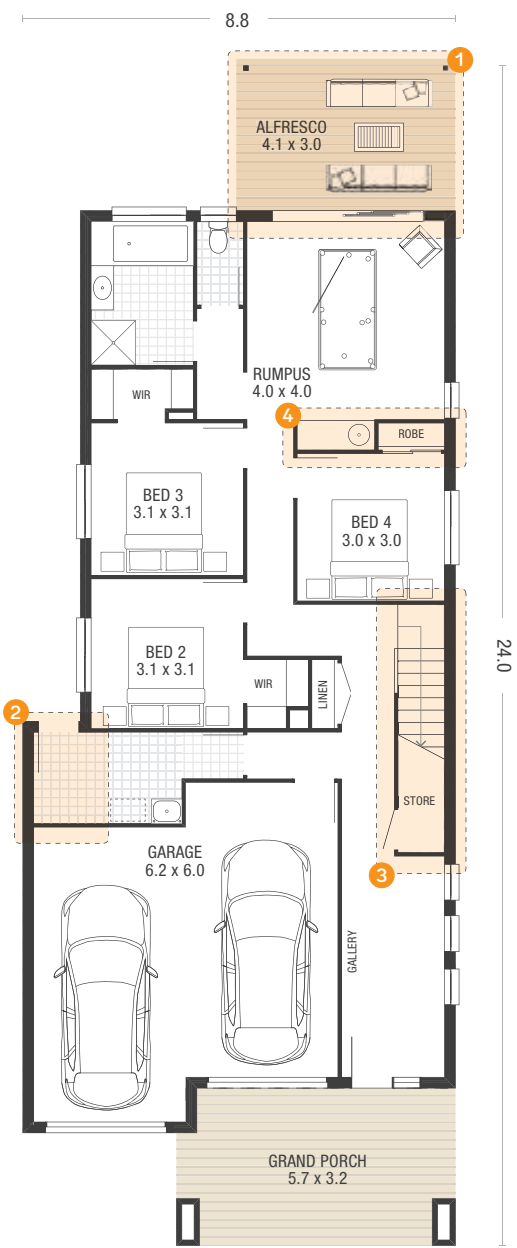


Standard Design

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Home Options

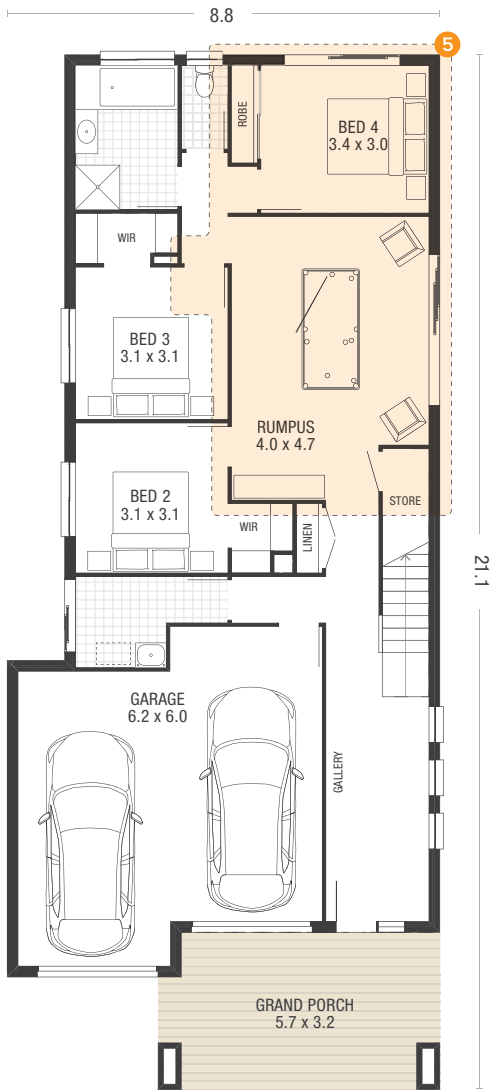
- 1 Add Alfresco
- 2 Extend Laundry
- 3 Reconfigure Staircase
- 4 Add Bar



Ground Floor

Home Options

- 5 Reconfigure Bedroom 4 and Rumpus Room

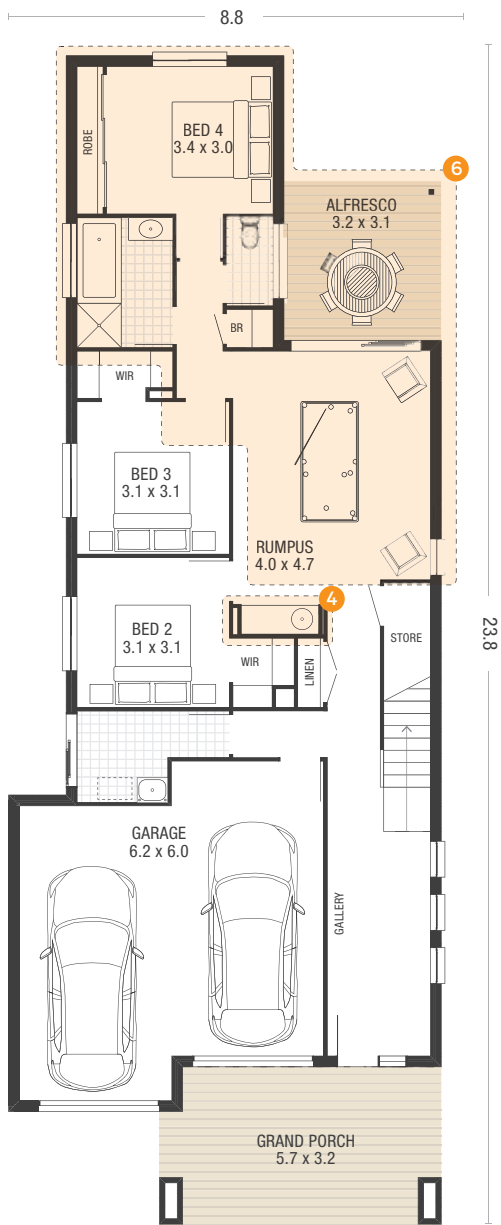


Ground Floor

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Home Options

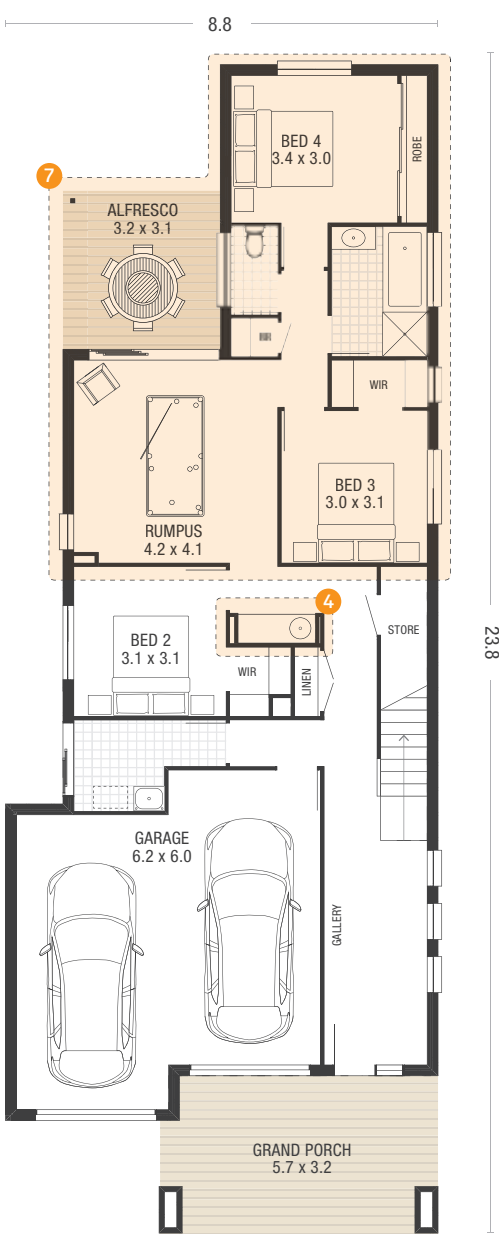
- 4 Add Bar
- 6 Reconfigure Bedroom 4, Bathroom, Rumpus Room and Add Alfresco



Ground Floor

Home Options

- 4 Add Bar
- 7 Reconfigure Bedroom 3, Bedroom 4, Rumpus Room and Add Alfresco

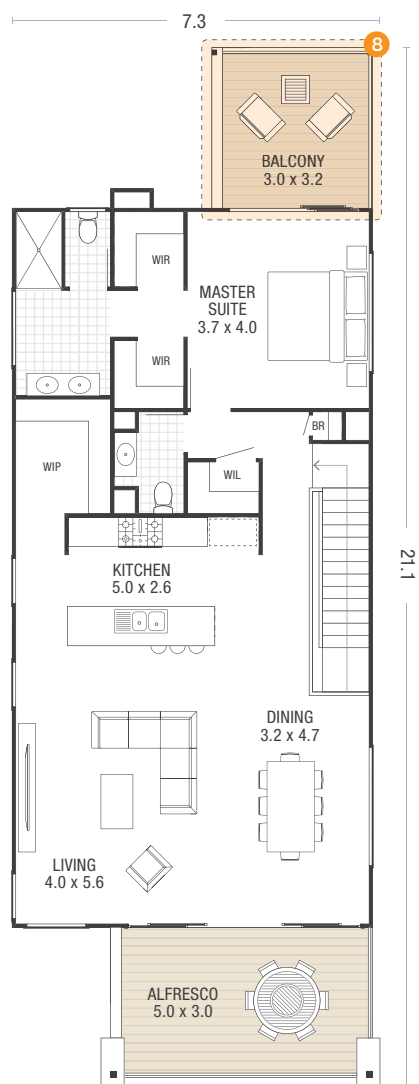


Ground Floor

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Home Options

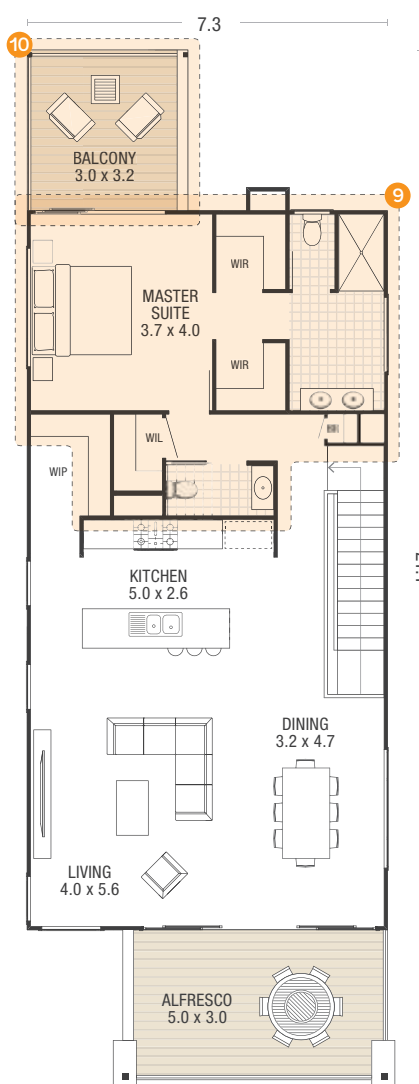
- 8 Add Balcony



First Floor

Home Options

- 9 Reconfigure Master Suite
- 10 Add Balcony

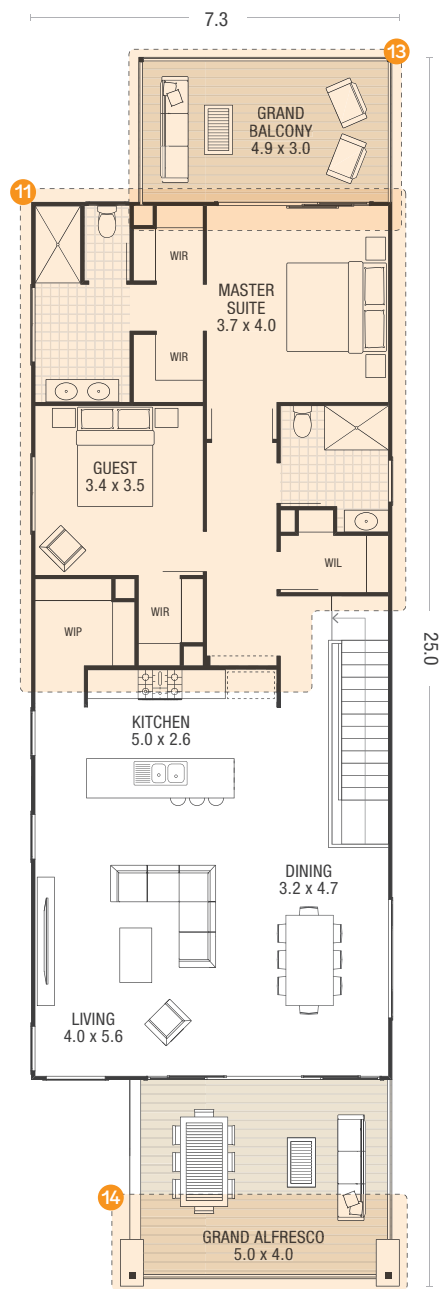


First Floor

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Home Options

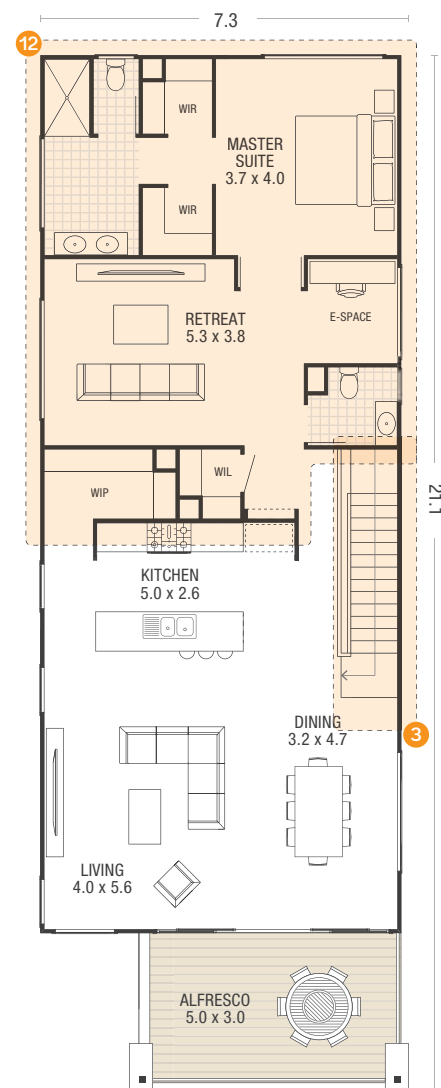
- 11 Add Guest Room and Reconfigure Bathroom
- 13 Add Grand Balcony
- 14 Extend Grand Alfresco



First Floor

Home Options

- 3 Reconfigure Staircase
- 12 Add Private Retreat and E-Space

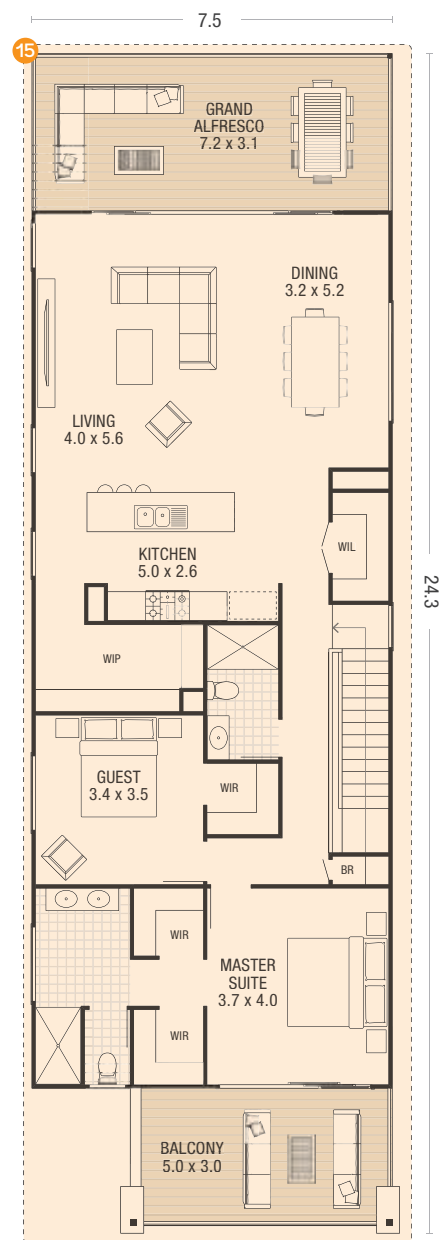


First Floor

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Home Options

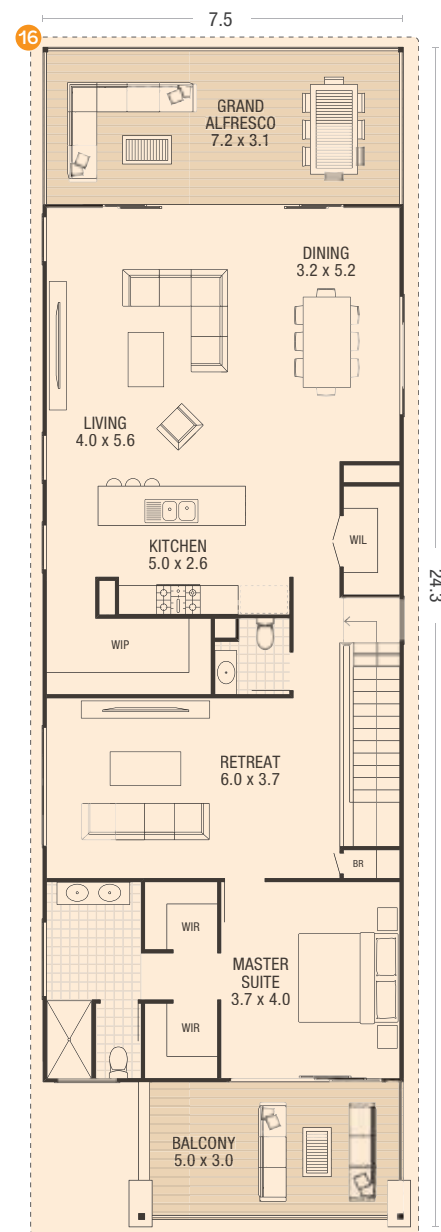
15 Reconfigure and Extend First Floor and Add Guest Room



First Floor

Home Options

16 Reconfigure and Extend First Floor and Add Private Retreat



First Floor

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CLAREMONT

The traditional home... with more inside than what meets the eye

A dream kitchen with butler’s pantry and plenty of bench space that opens to a free-flowing meals, living and alfresco entertainment space. You’ll never be far from the life of the party or the heart of the home.



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SIGNATURE



GRAND

“Great design is a multi-layered relationship between human life and its environment.”

NAOTO FUKASAWA

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CLAREMONT

 4

 3½

 2

 3









Ground Floor	12.2sq	113.4m ²
First Floor	13.9sq	129.2m ²
Garage	3.9sq	36.6m ²
Alfresco	2.2sq	20.8m ²

Porch	0.5sq	4.8m ²
Balcony	0.4sq	3.7m ²
Total Area	33.2sq	308.5m²
Min. Lot Width	10.0m	

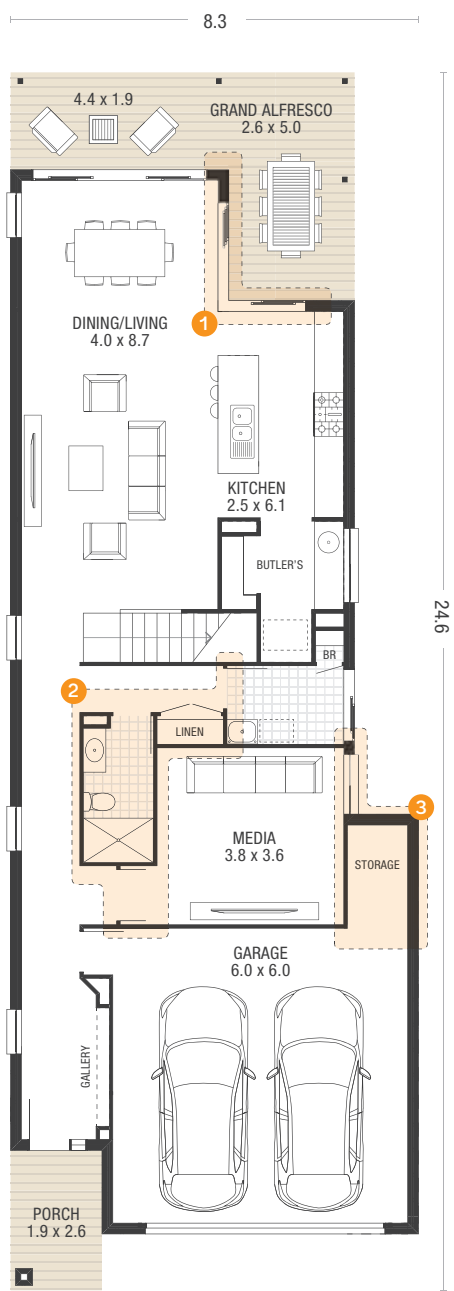


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Home Options

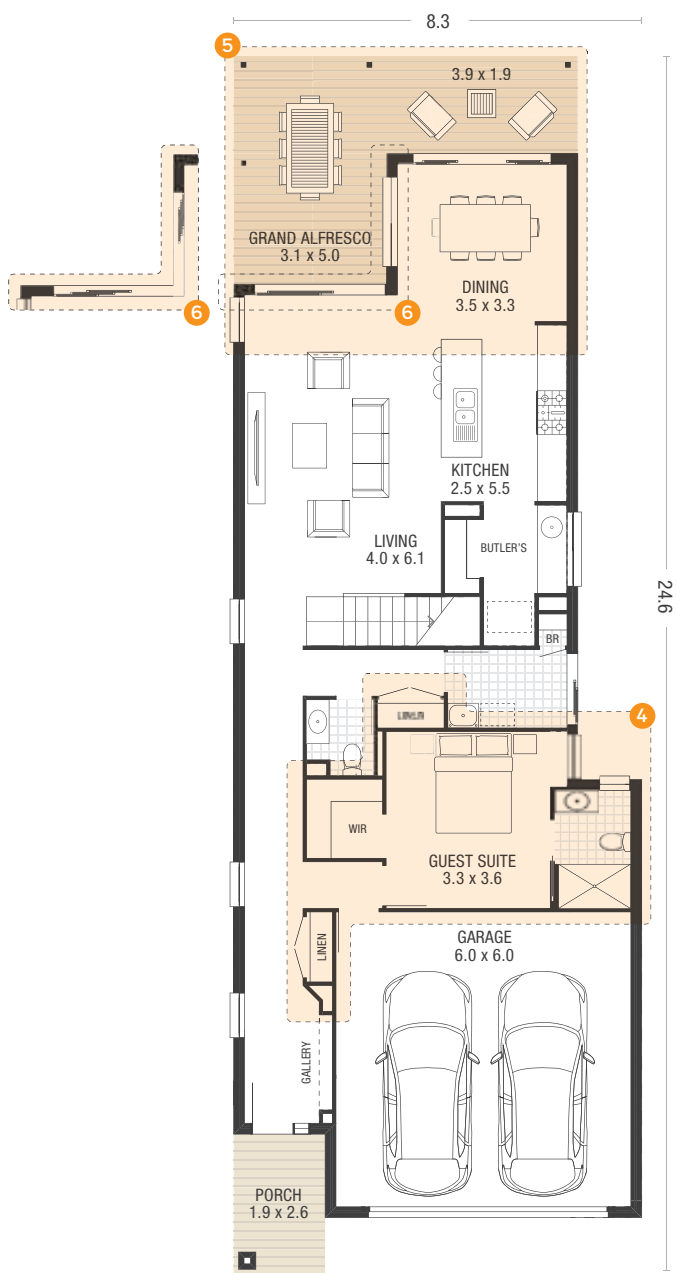
- 1 Enhance Cornerless Sliding Doors
- 2 Enhance Bathroom
- 3 Add Storage



Ground Floor

Home Options

- 4 Swap Guest Suite and Media Room
- 5 Reconfigure Alfresco and Dining Room
- 6 Enhance Cornerless Sliding Doors



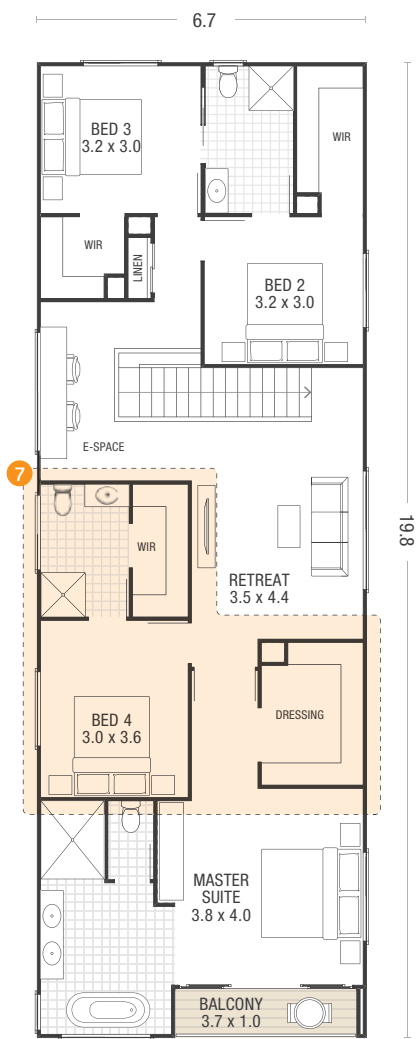
Ground Floor

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Home Options

- 7

Enhance Ensuite and Walk-in Wardrobe and Dressing Room



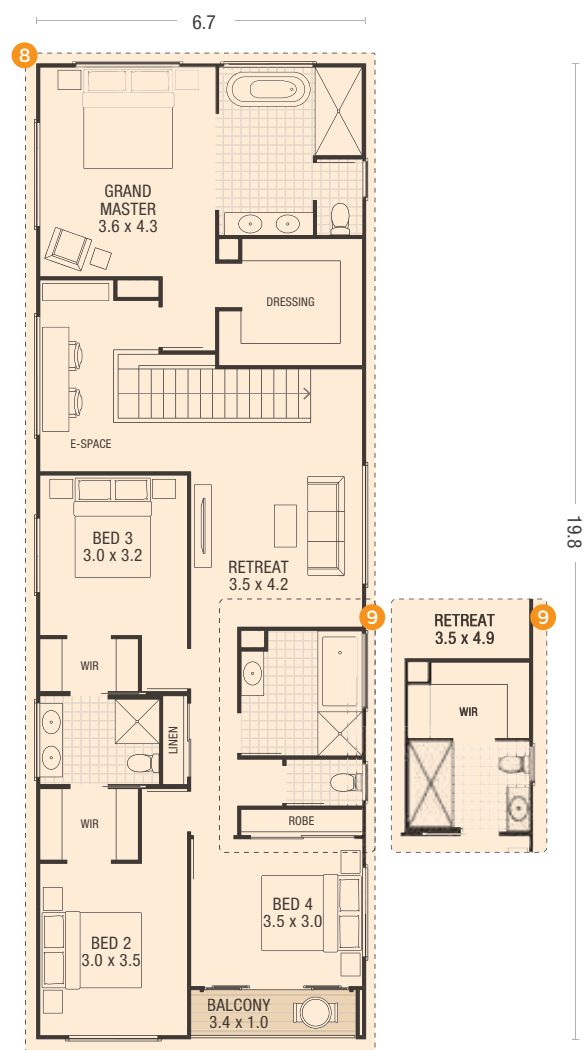
First Floor

Home Options

- 8

Reconfigure First Floor
- 9

Swap Bedroom Ensuite and Walk-in Wardrobe

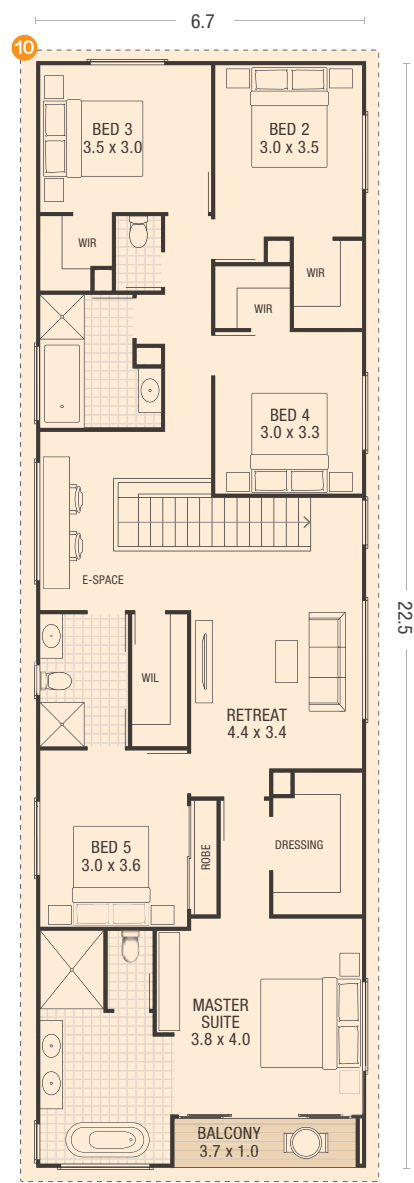


First Floor

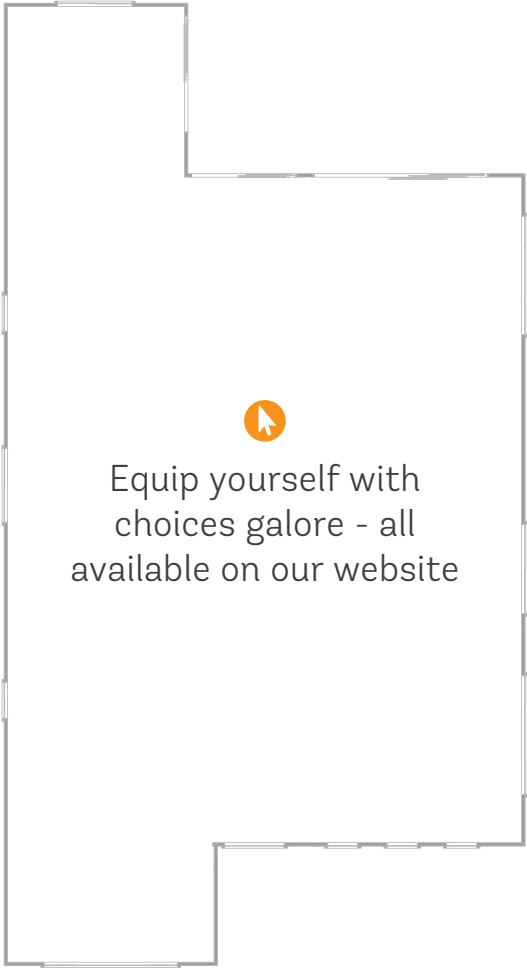
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Home Options

10 Reconfigure First Floor and Add Bedroom 5



First Floor



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Elegant simplicity
and sophistication.



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Refined
Living
COLLECTION