

Refined Living

DOUBLE STOREY COLLECTION



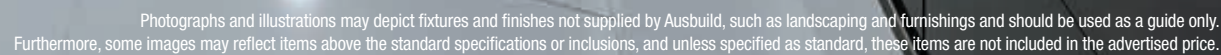
AUSBUILD[®]



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.

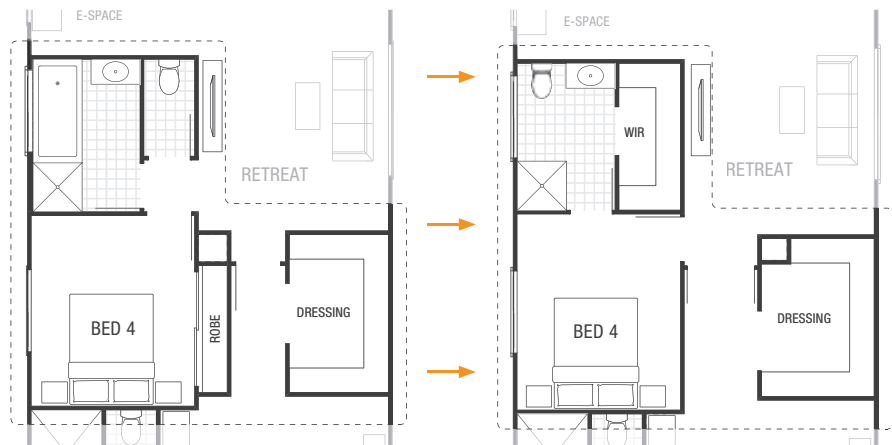
In this option, we reconfigure the first floor to give a rear facing grand master suite.



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.

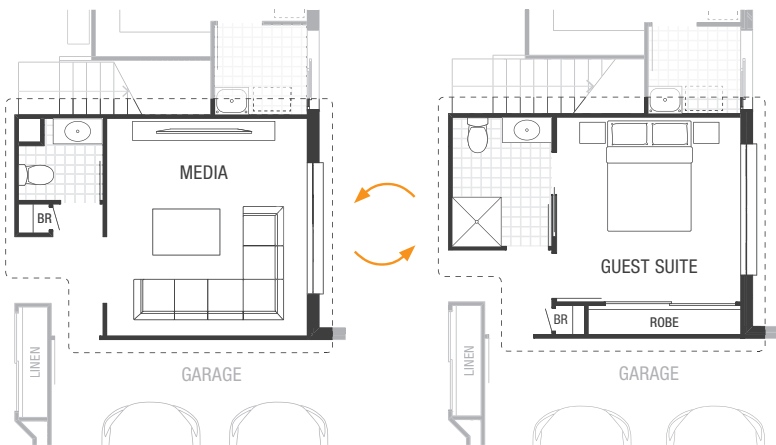
In this option we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.



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.

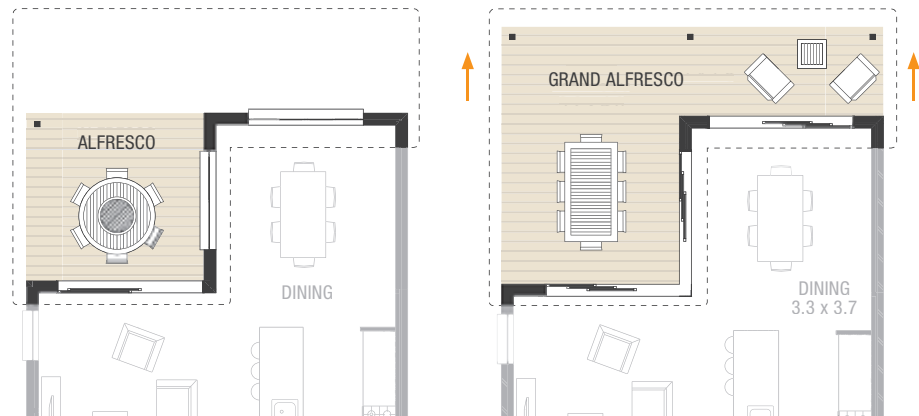
In this option, we swap the media room for a downstairs guest suite.



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.

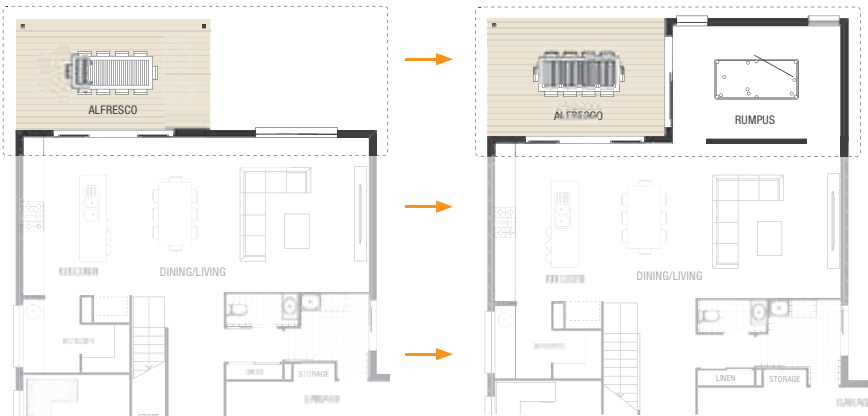
In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.



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.

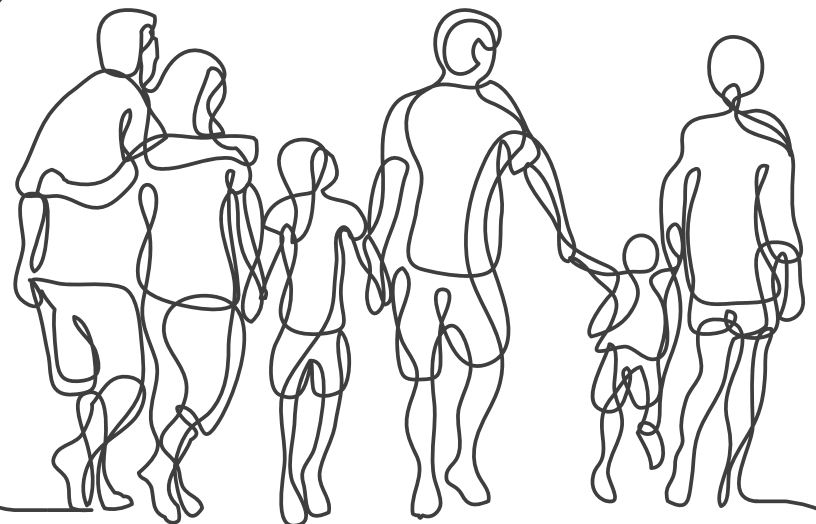
Meet Our Growing Family

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.

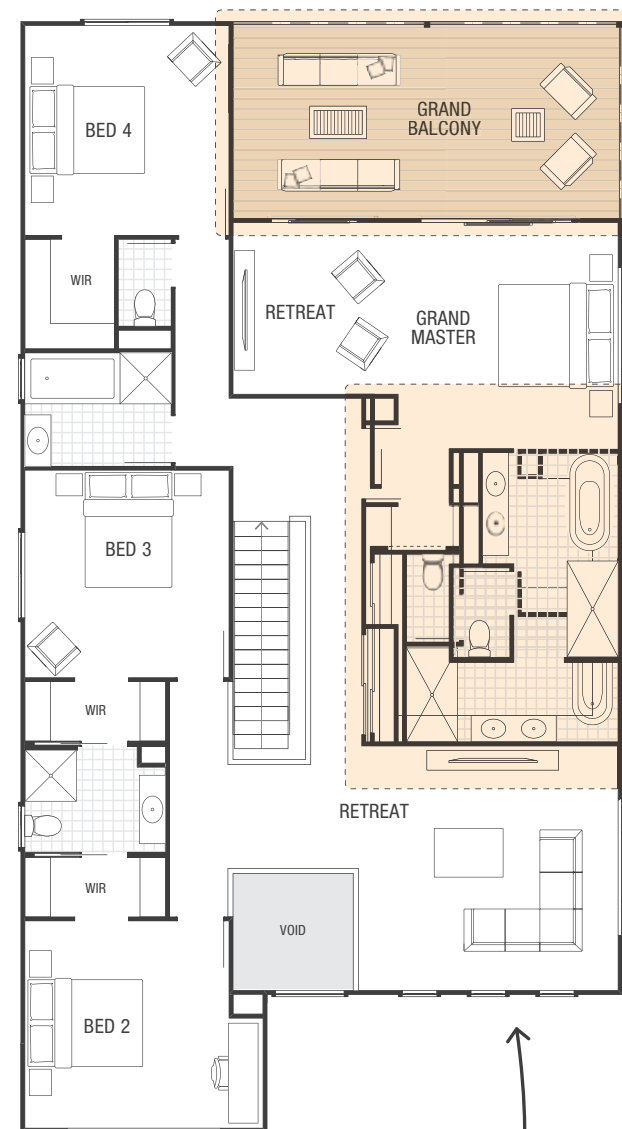
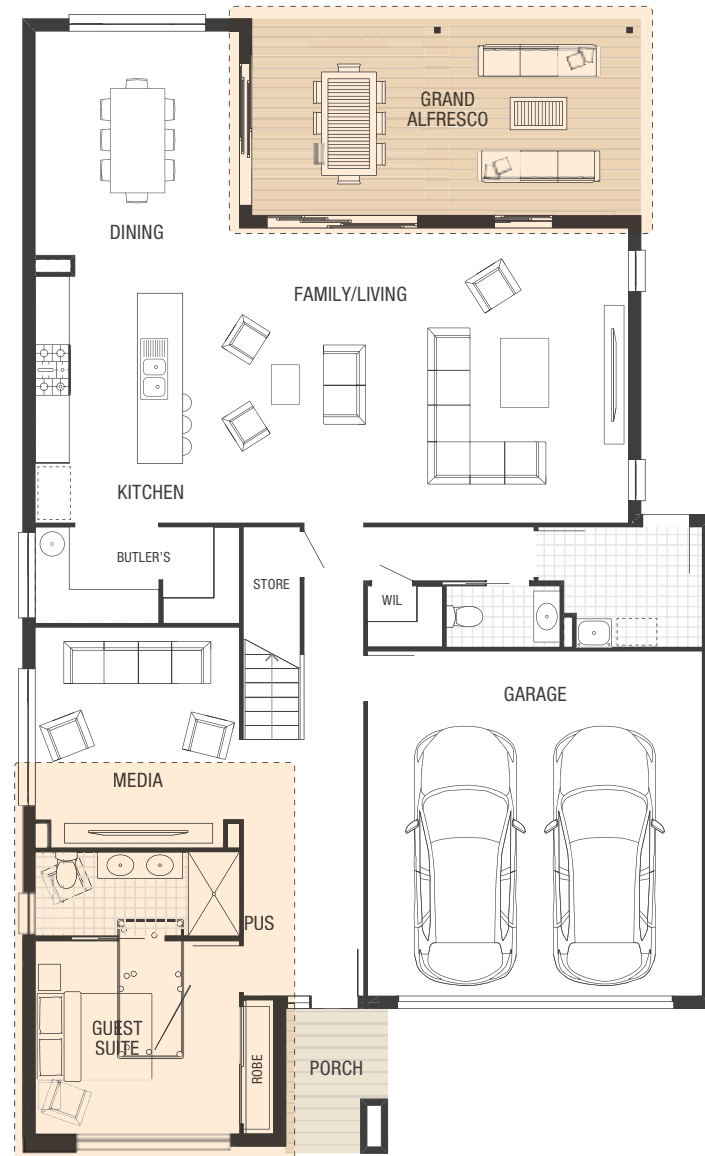


A grand alfresco would come in handy for entertaining our extended family all year round

We could add this to maximise our stunning city views

What a master suite! Kid free zone

I love this kitchen!



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

Kid's zone - game on!

Dad's movie room

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



ELTON

Symphony of luxury and practicality

Reach a new level of sophistication and luxury with a large master suite, secluded media room and an open plan ground floor practical, stylish and chic, all rolled into one home.



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.

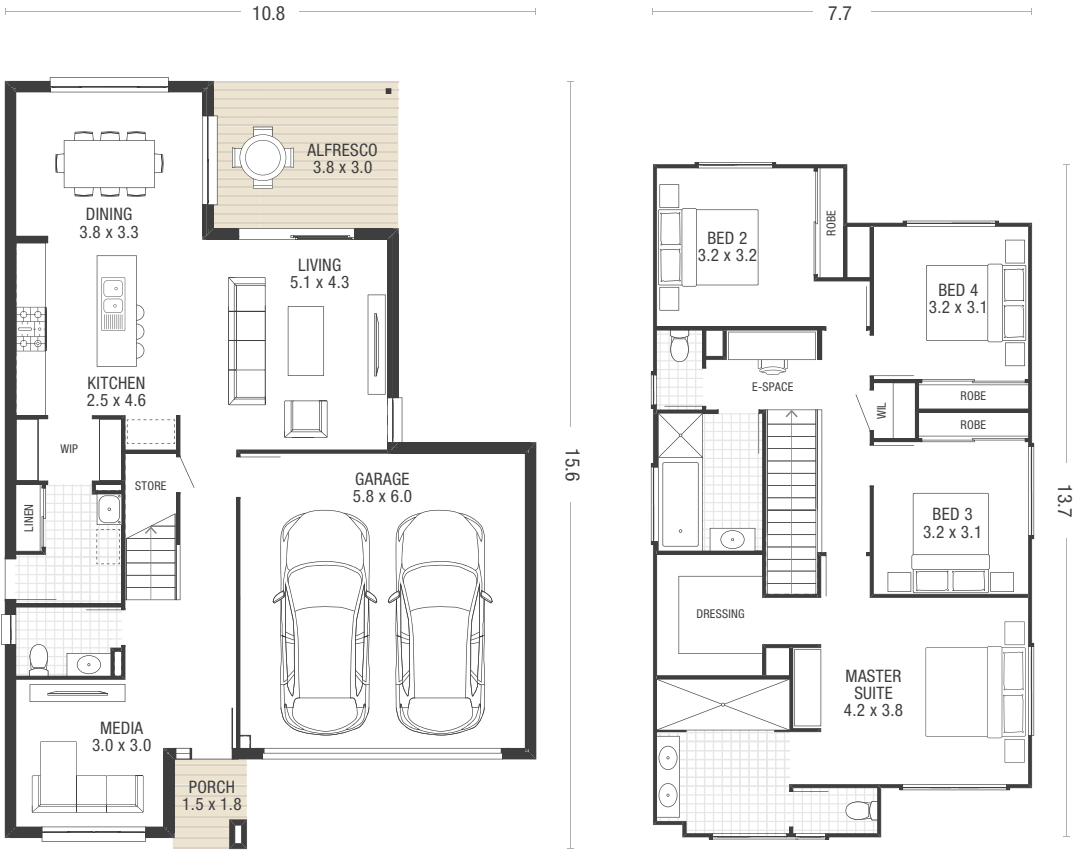


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ELTON

 4 |  2½ |  2 |  2 |  | 

Ground Floor	9.4sq	87.7m ²	Porch	0.3sq	2.5m ²
First Floor	10.5sq	97.6m ²	Total Area	25.2sq	233.9m²
Garage	3.7sq	34.8m ²	Min. Lot Width	12.5m	
Alfresco	1.2sq	11.3m ²			

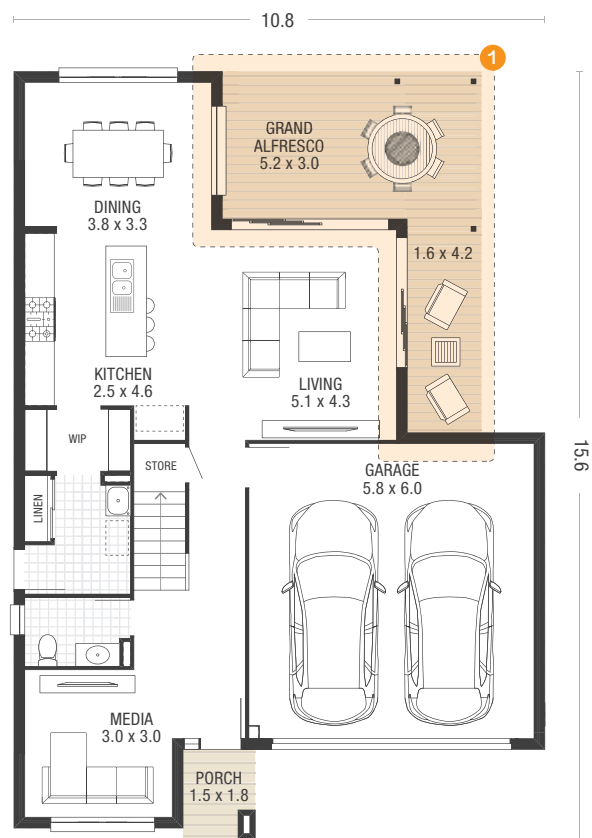


Standard Design

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Home Options

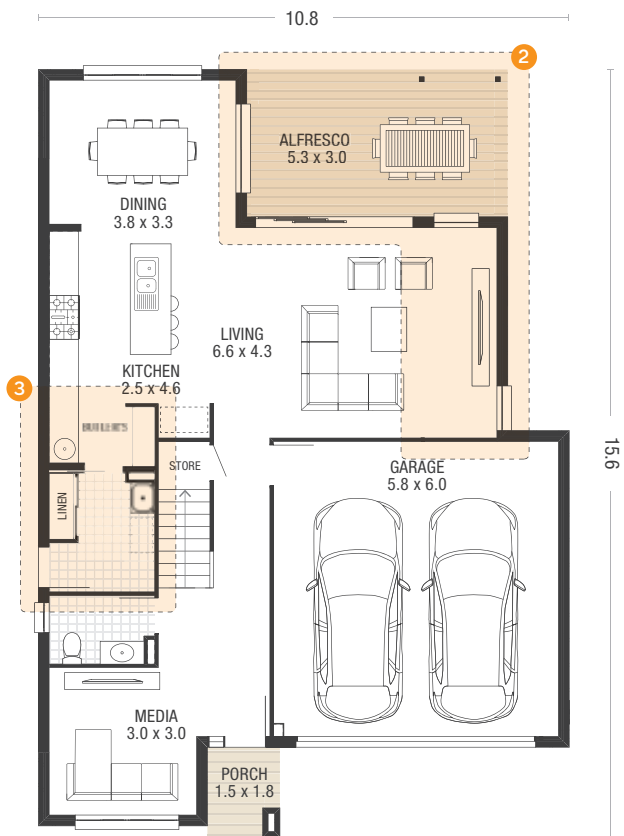
- 1 Extend Grand Alfresco



Ground Floor

Home Options

- 2 Extend Living Room and Alfresco
- 3 Enhance Butler's Pantry

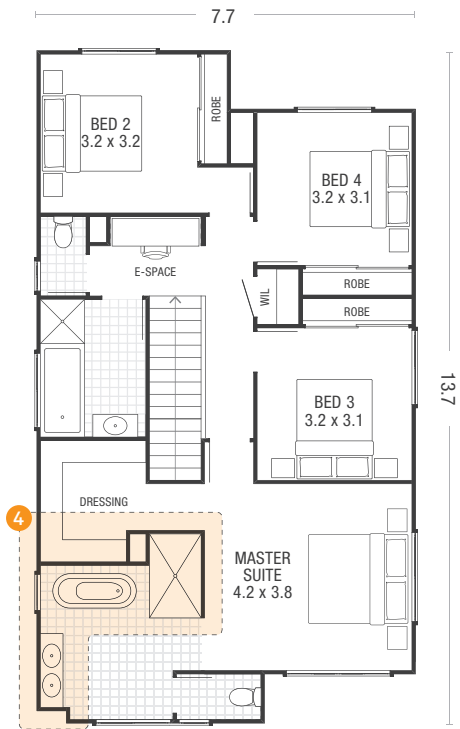


Ground Floor

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Home Options

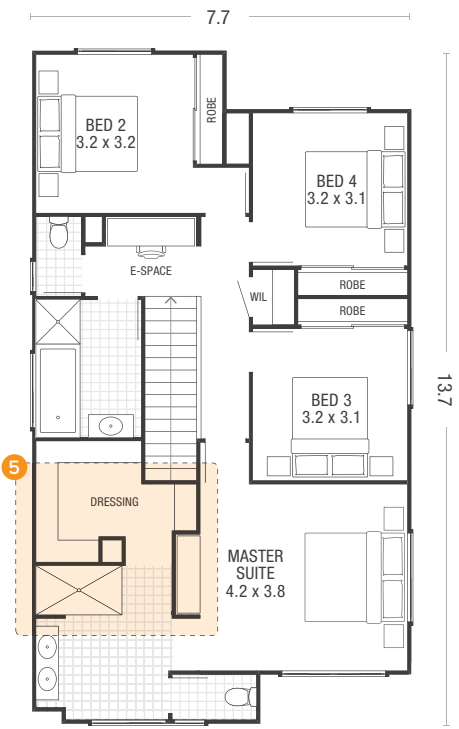
4 Enhance Grand Ensuite



First Floor

Home Options

5 Reconfigure Ensuite and Dressing Room



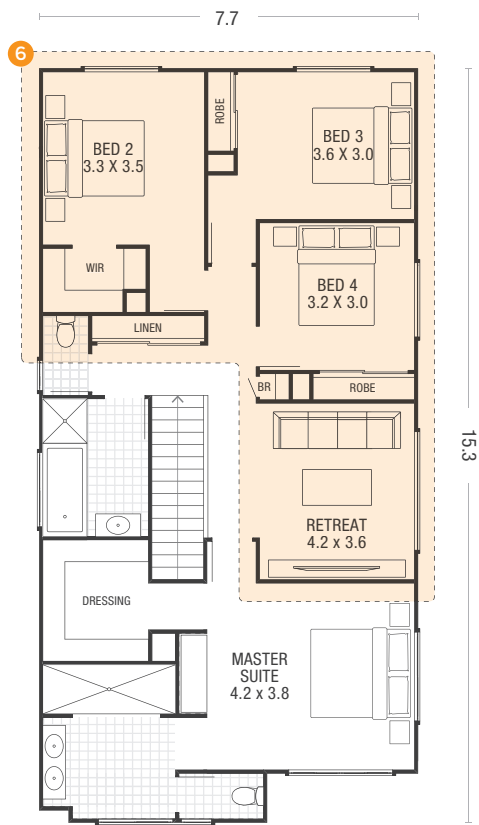
First Floor

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Home Options

- 6

Add Private Retreat

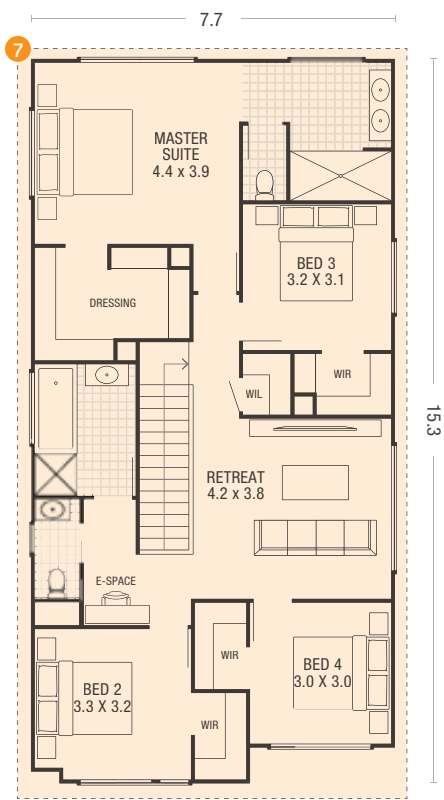


First Floor

Home Options

- 7

Reconfigure First Floor and Add Private Retreat

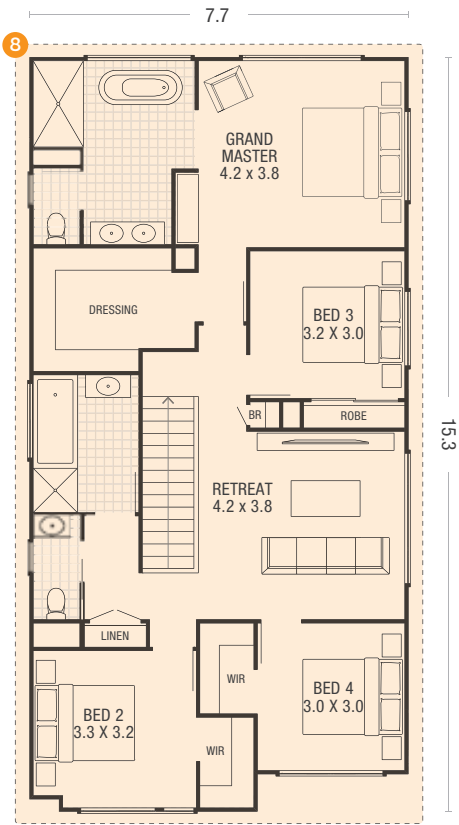


First Floor

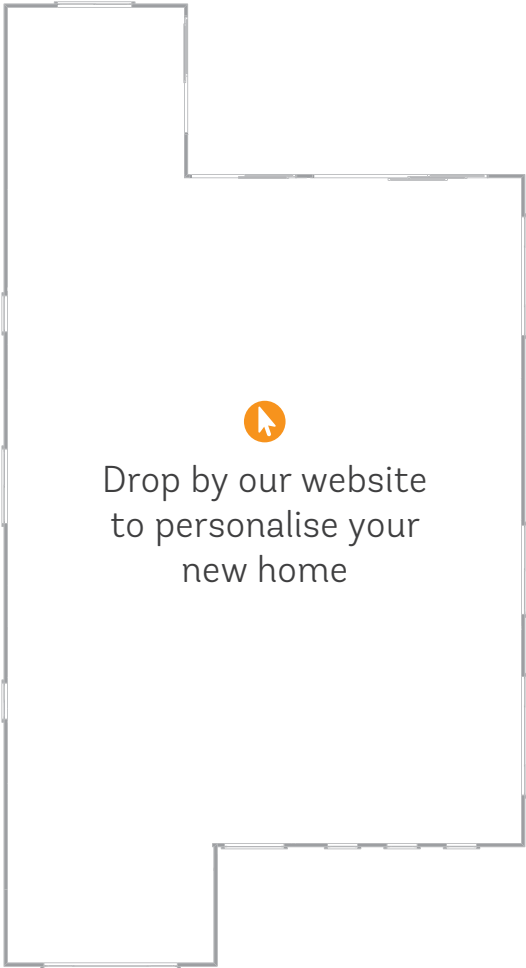
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Home Options

- 8
- Reconfigure and Add Rear Grand Master Suite and Private Retreat



First Floor

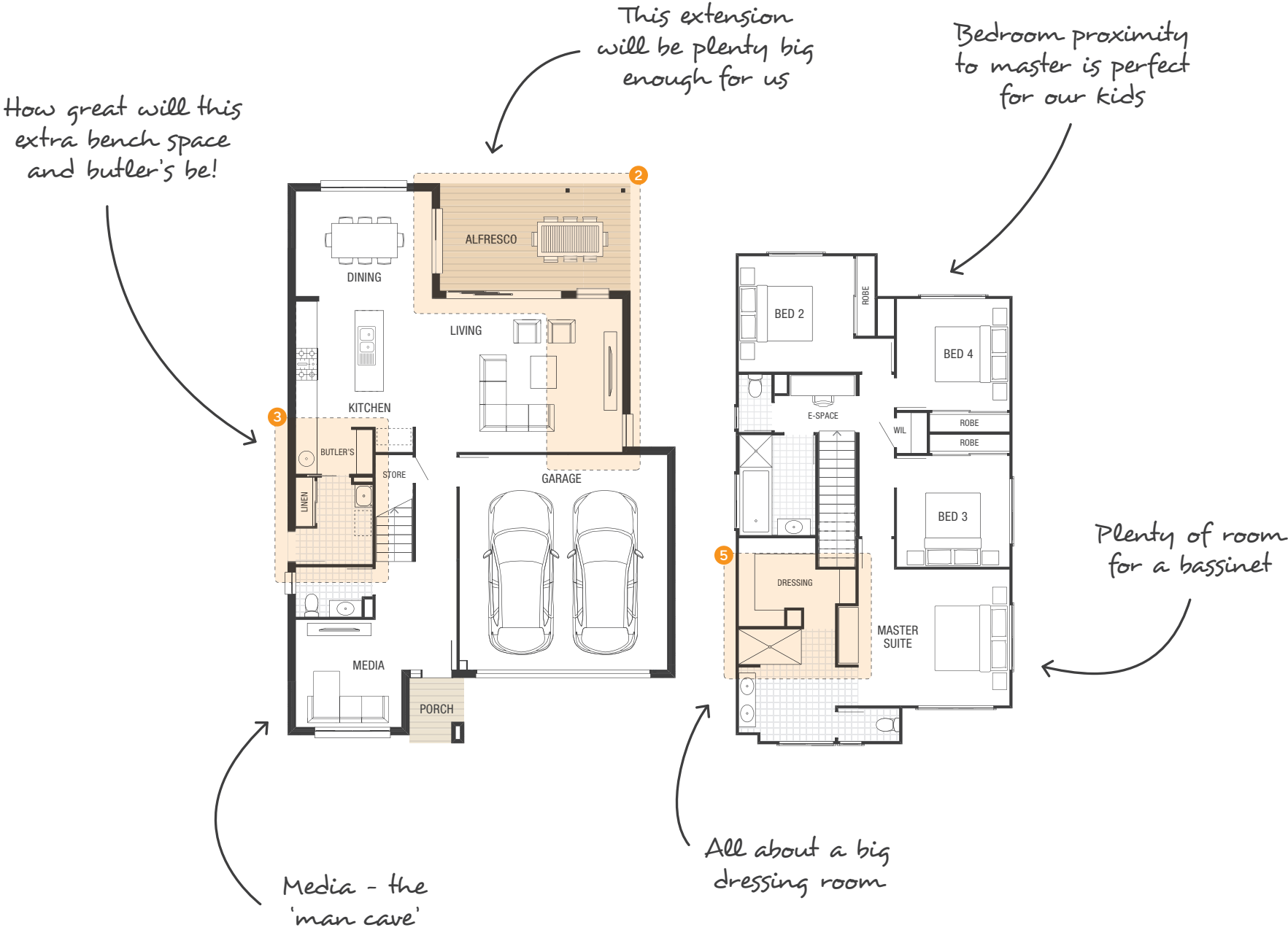


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ELTON

Meet Our Young Family

They're a young family who have made the decision to sell their first home and build a home they can grow with. Not wanting to spend all the budget on upgrades, the standard design has a lot of the features they're wanting, already included.



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FORRESTER

Be the envy of the street

With room for everyone, everything, and then some, this grand home design will boast a street appeal your neighbours will be envious of.



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FORRESTER

5 | 3 | 2 | 1 |  | 

Ground Floor	9.6sq	89.0m ²	Porch	0.5sq	4.8m ²
First Floor	10.9sq	101.6m ²	Total Area	26.0sq	241.4m²
Garage	3.7sq	34.8m ²	Min. Lot Width	12.5m	
Alfresco	1.2sq	11.3m ²			

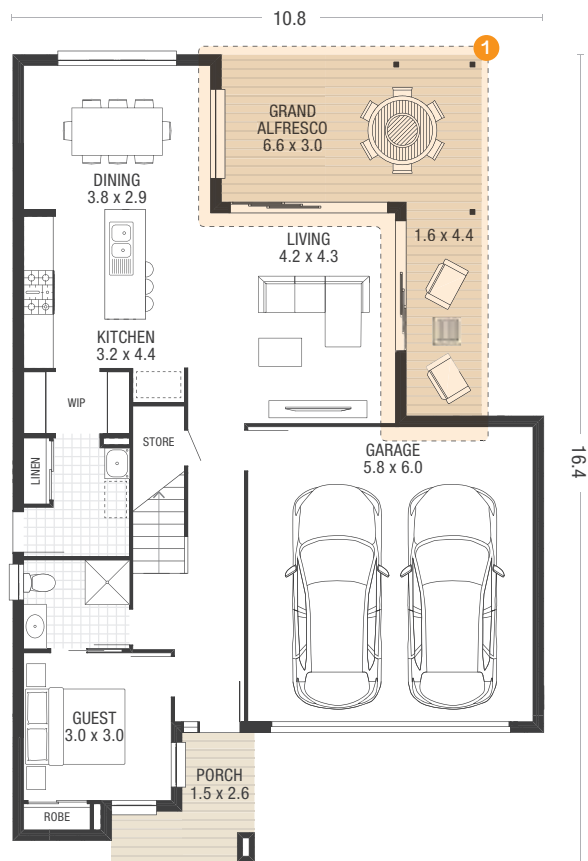


Standard Design

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Home Options

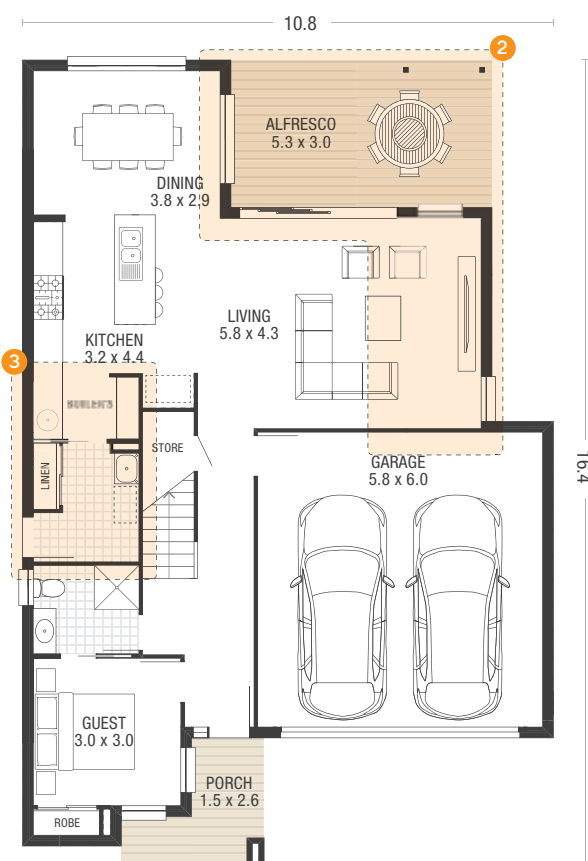
- 1 Extend Grand Alfresco



Ground Floor

Home Options

- 2 Extend Living Room and Add Alfresco
- 3 Enhance Butler's Pantry



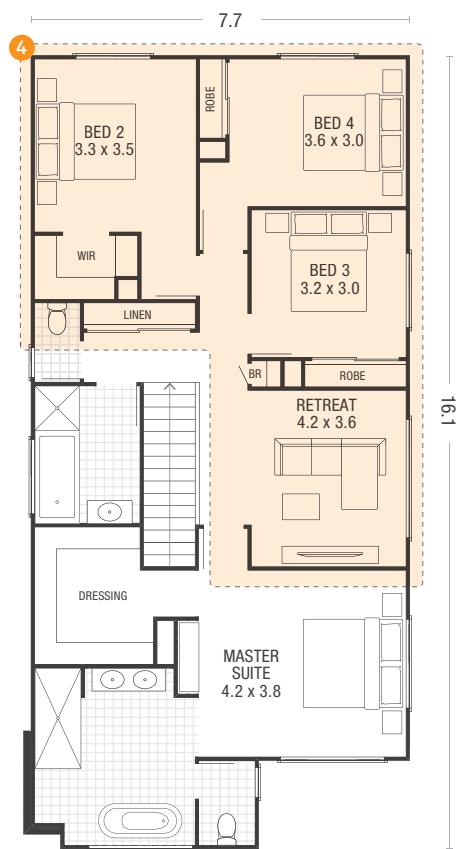
Ground Floor

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Home Options

- 4

Add Private Retreat

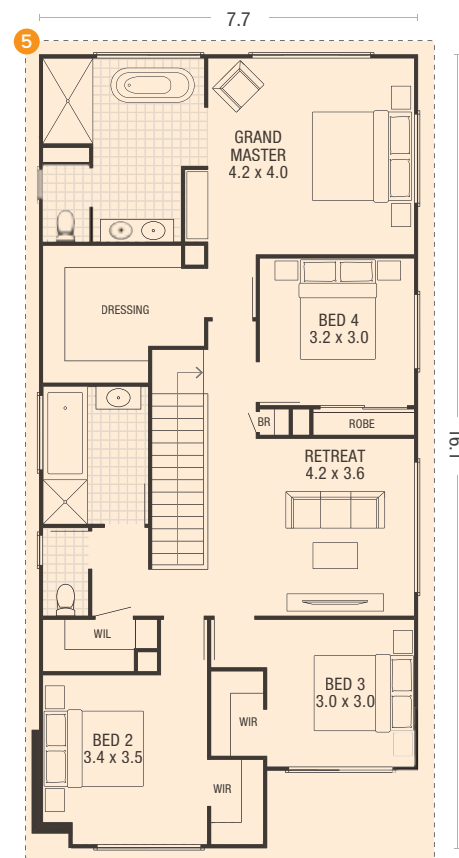


First Floor

Home Options

- 5

Reconfigure First Floor and Add Private Retreat



First Floor

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FORRESTER

Meet Our Traditional Family

A traditional family - dad's a high flying executive at work while mum helps part time at the kid's school. Nana has moved in downstairs and loves cooking up a feast and spending quality time with the grandkids.



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REGENCY

A home that fits perfectly into your lifestyle

Enjoy open plan living where inside is joined nicely with the outside by dual sliding doors to the alfresco space, while upstairs you'll find a grand master suite and additional private retreat to enjoy.



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SIGNATURE



GRAND

“Architecture should speak of its time and place, but yearn for timelessness.”

FRANK GEHRY

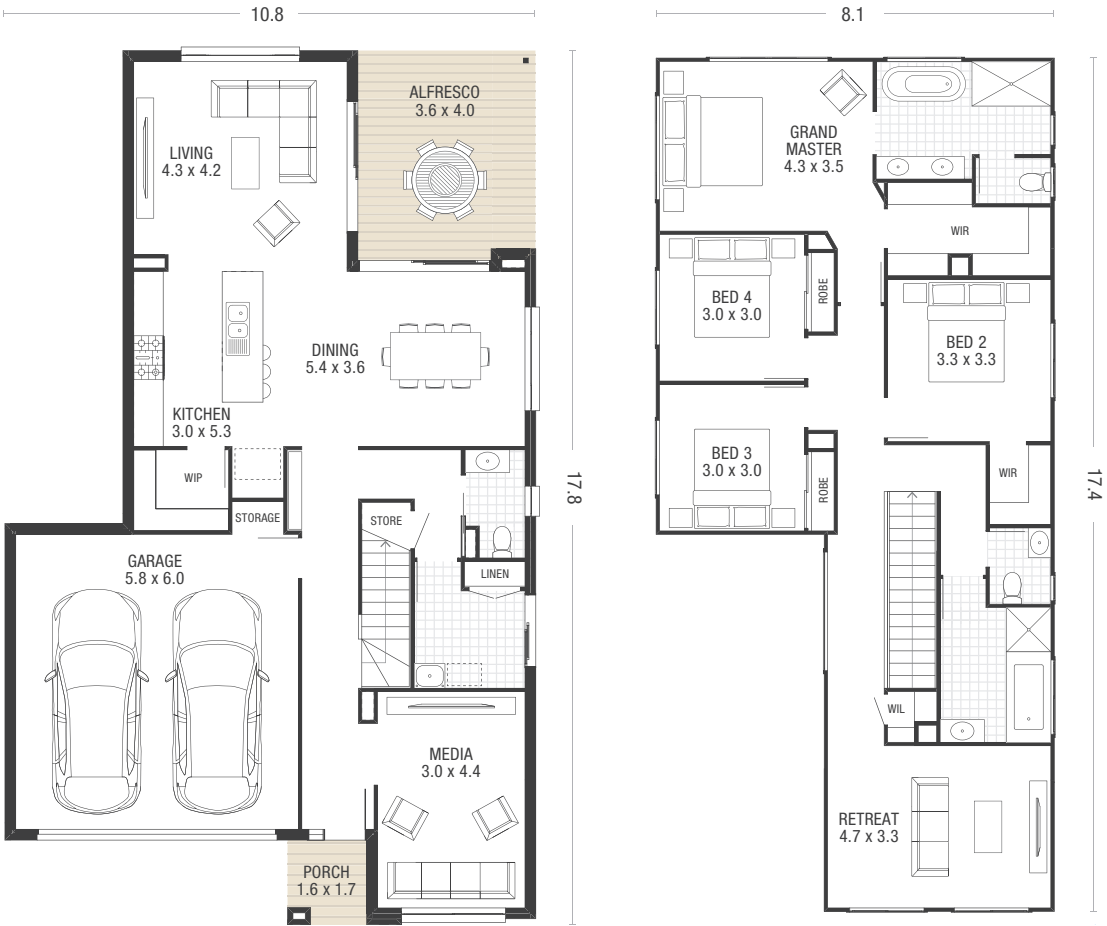
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REGENCY

 4 |  2½ |  2 |  3 | 

Ground Floor	11.4sq	105.5m ²
First Floor	12.5sq	116.4m ²
Garage	3.8sq	35.2m ²
Alfresco	1.6sq	15.2m ²

Porch	0.3sq	2.8m ²
Total Area	29.6sq	275.1m²
Min. Lot Width	12.5m	



Standard Design

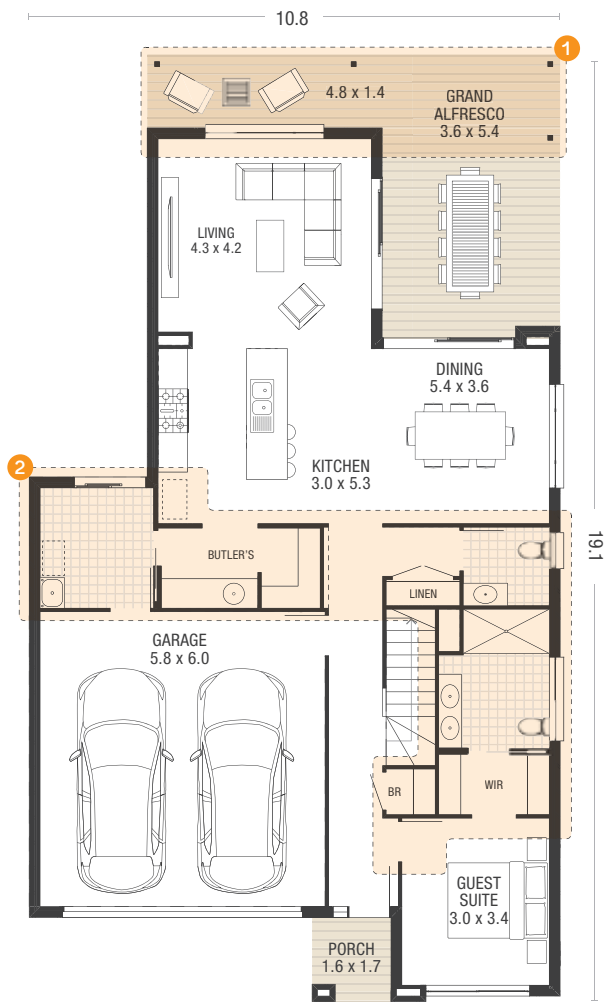
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Home Options

- 1

Extend Grand Alfresco
- 2

Reconfigure and Extend Guest Suite, Butler's Pantry and Laundry



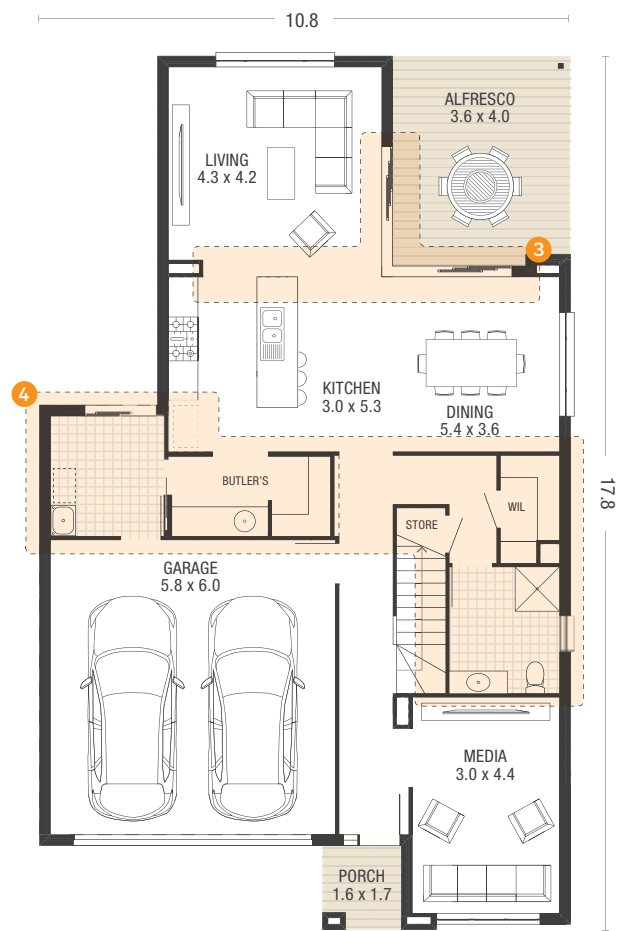
Ground Floor

Home Options

- 3

Enhance Cornerless Sliding Door
- 4

Reconfigure and Extend Bathroom, Butler's Pantry and Laundry

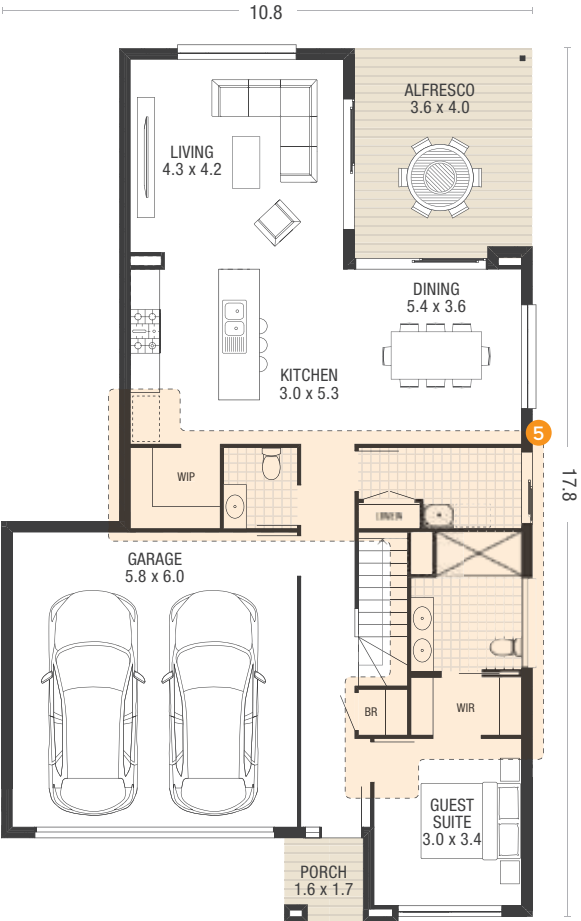


Ground Floor

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Home Options

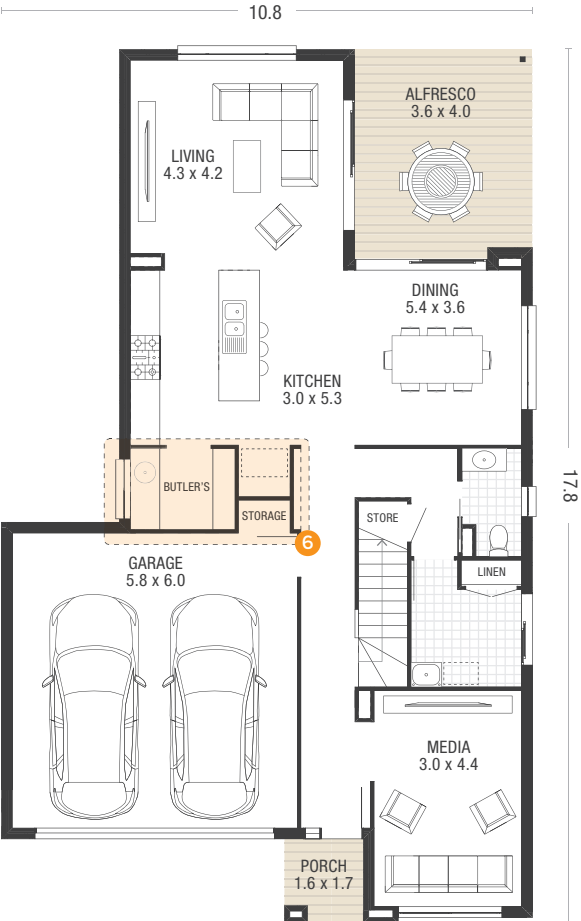
- 5
- Reconfigure and Enhance Guest Suite,
Walk-in Pantry and Laundry



Ground Floor

Home Options

- 6
- Enhance Butler's Pantry

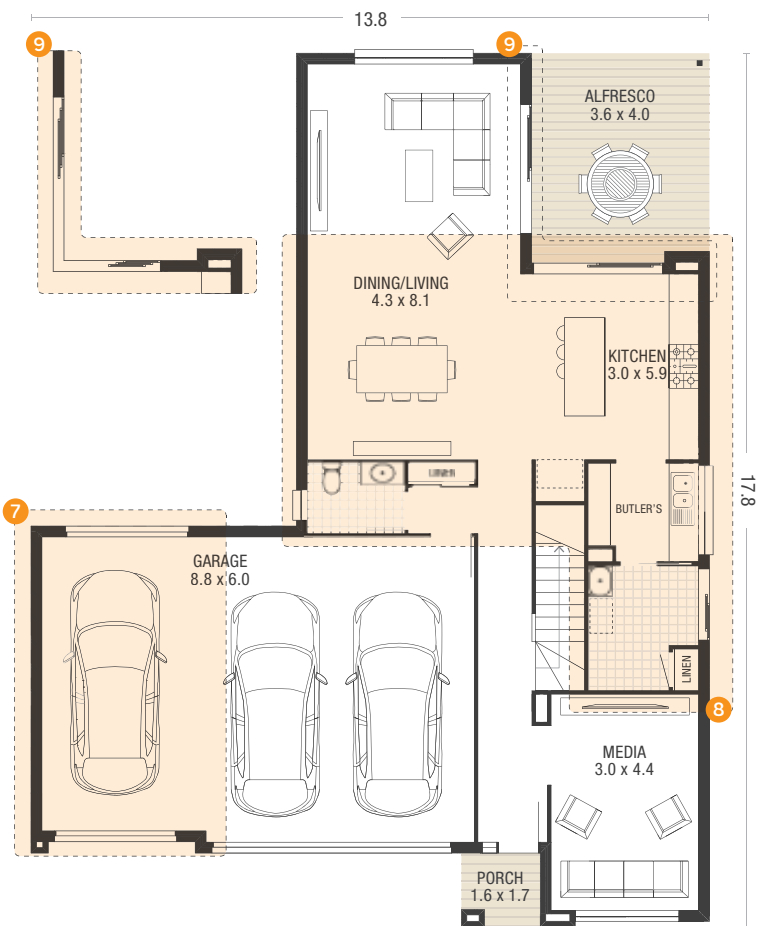


Ground Floor

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Home Options

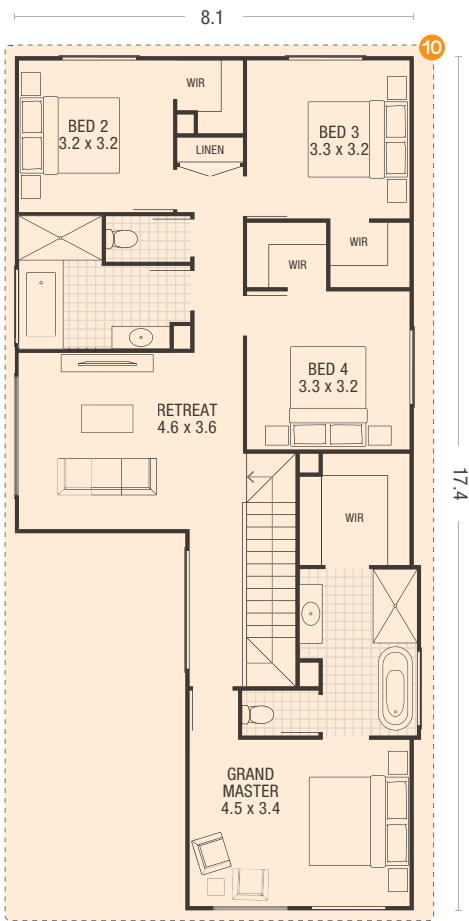
- 7 Add Third Garage
- 8 Reconfigure and Enhance Kitchen, Dining Room, Butler's Pantry and Laundry
- 9 Enhance Cornerless Sliding Door



Ground Floor

Home Options

- 10 Reconfigure and Enhance First Floor



First Floor

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JORDAN

Flexible family living with functionality galore

Packed full of features including a designated e-space, upstairs retreat, downstairs media room, and a butler’s pantry too! Move through your new home with ease - this clever layout maximises space.



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JORDAN

 4

 2½

 2

 4







Ground Floor	12.2sq	113.7m ²
First Floor	12.7sq	118.3m ²
Garage	3.9sq	35.9m ²
Alfresco	1.4sq	12.7m ²

Porch	0.3sq	2.9m ²
Total Area	30.5sq	283.5m²
Min. Lot Width	12.5m	

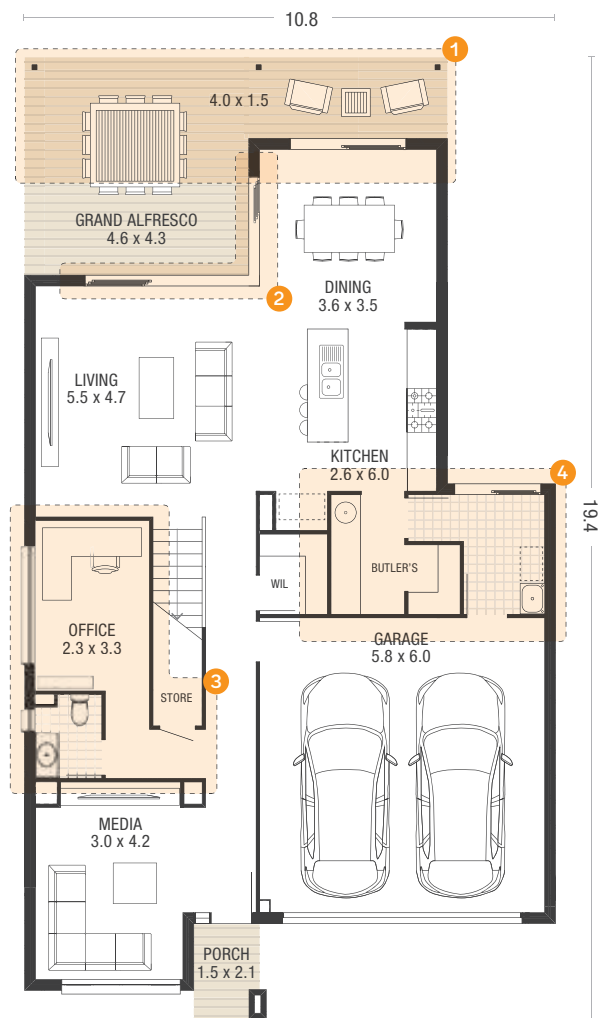


Standard Design

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Home Options

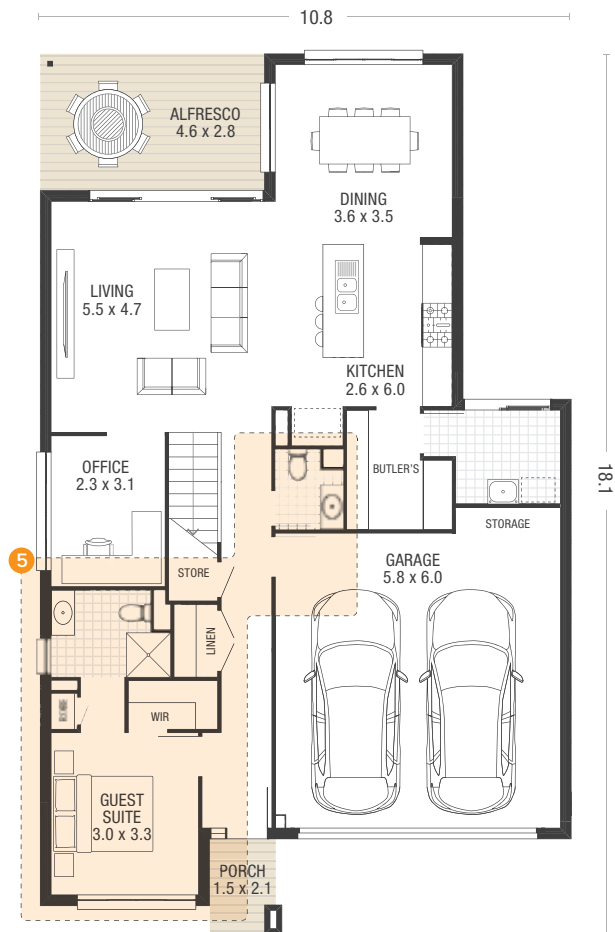
- 1 Extend Grand Alfresco
- 2 Enhance Cornerless Sliding Doors
- 3 Reconfigure Home Office
- 4 Enhance Butler's Pantry and Laundry



Ground Floor

Home Options

- 5 Swap Guest Suite and Media Room



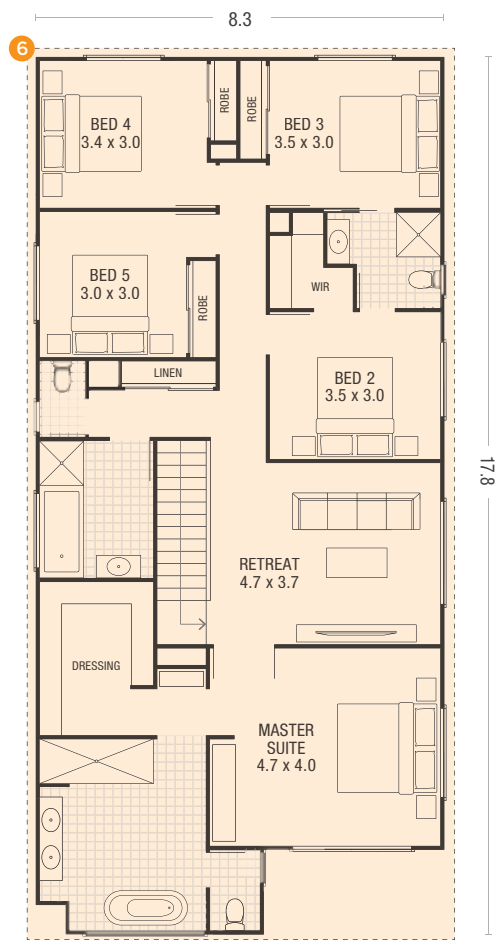
Ground Floor

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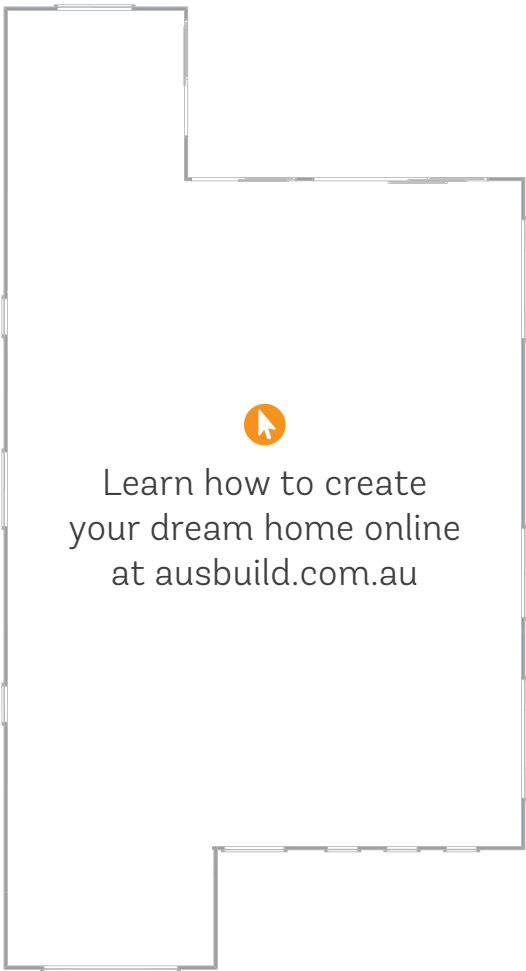
Home Options

6

Reconfigure and Extend First Floor



First Floor

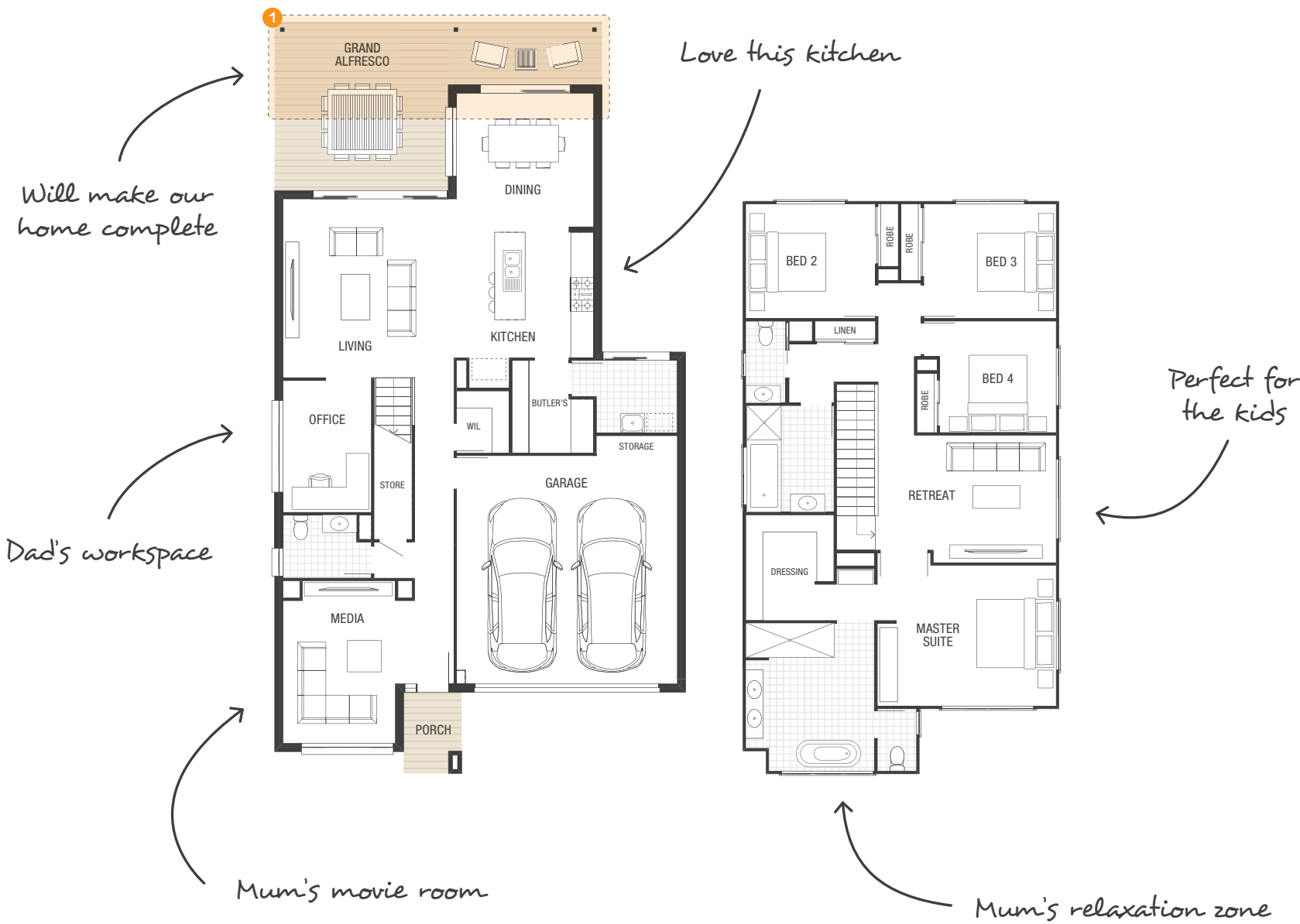


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JORDAN

Meet Our Work-From-Home Family

Dad runs a successful business from home while mum is busy running around after the kids, creating separation of space is a definite in this household. A secluded home office suits dad perfectly, while the kids can enjoy making noise upstairs with their toys in their own retreat.



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MANSFIELD

Purpose built to enjoy your new spectacular views

Designed with first floor living, let your new home allow your breathtaking view to be the focal point while the kids are entertained downstairs with their own space.



NATIVE



TREND



ALLURE



CALIBRE

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.



“Good design is obvious. Great design is transparent.”

JOE SPARANO

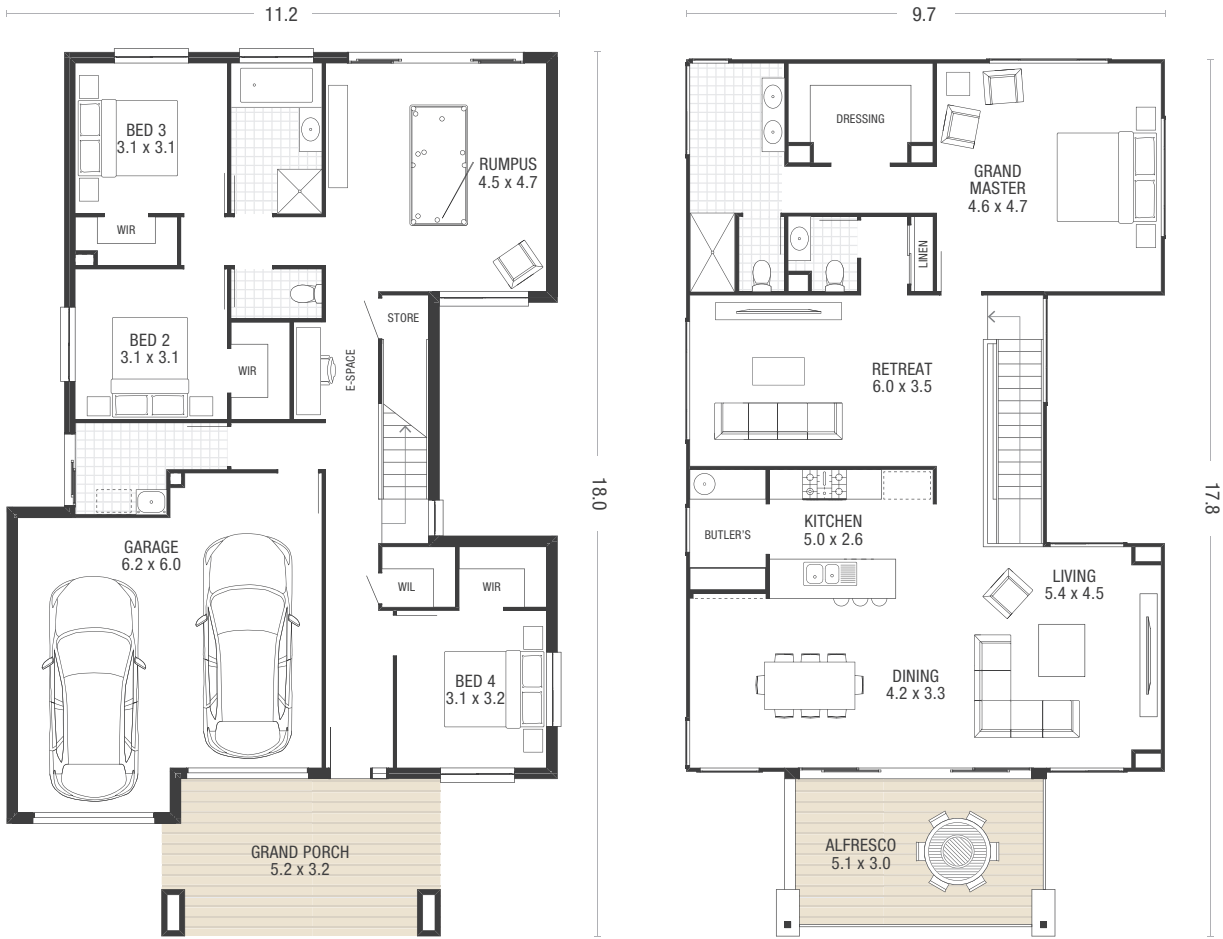


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MANSFIELD



Ground Floor	11.8sq	109.4m ²	Porch	1.8sq	16.4m ²
First Floor	14.0sq	129.6m ²	Total Area	33.3sq	309.1m²
Garage	4.0sq	37.1m ²	Min. Lot Width	12.5m	
Alfresco	1.7sq	16.6m ²			

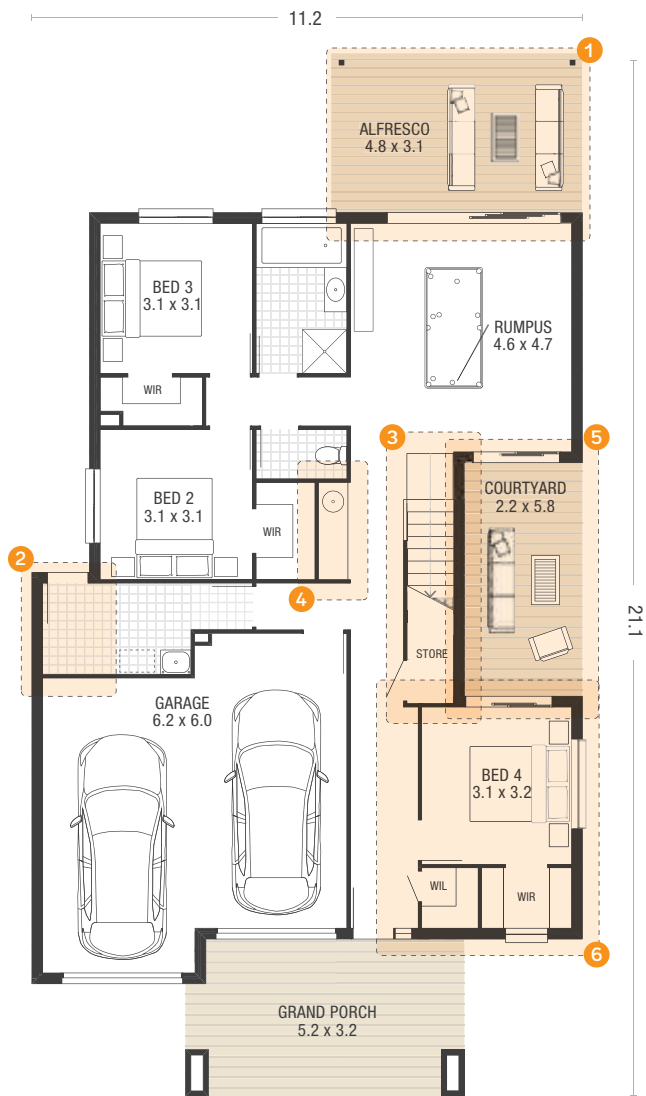


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Home Options

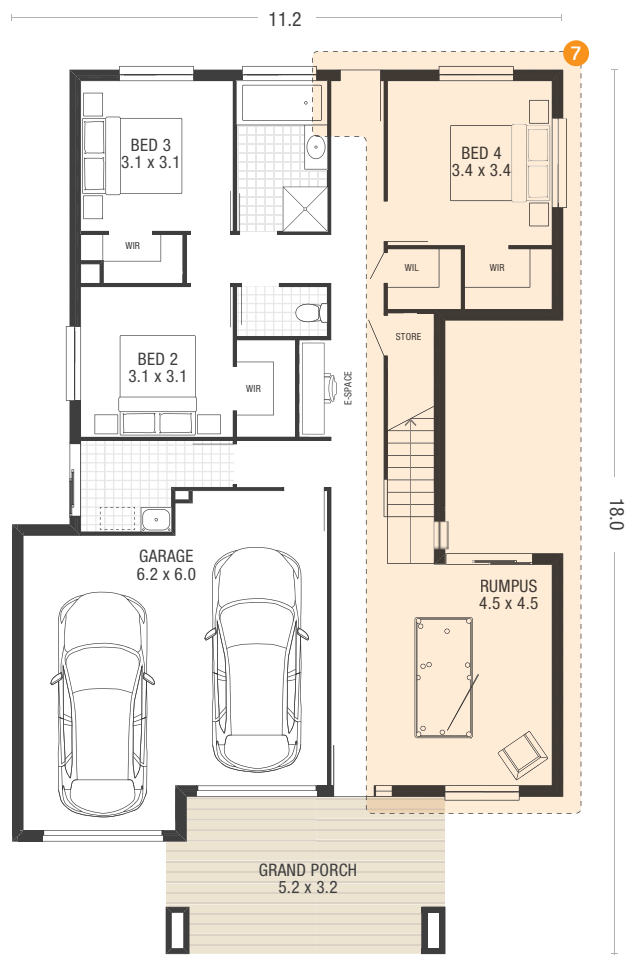
- 1 Add Alfresco
- 2 Extend Laundry
- 3 Reconfigure Staircase
- 4 Swap Bar and E-Space
- 5 Add Courtyard
- 6 Reconfigure Bedroom 4



Ground Floor

Home Options

- 7 Reconfigure Bedroom 4 and Rumpus Room

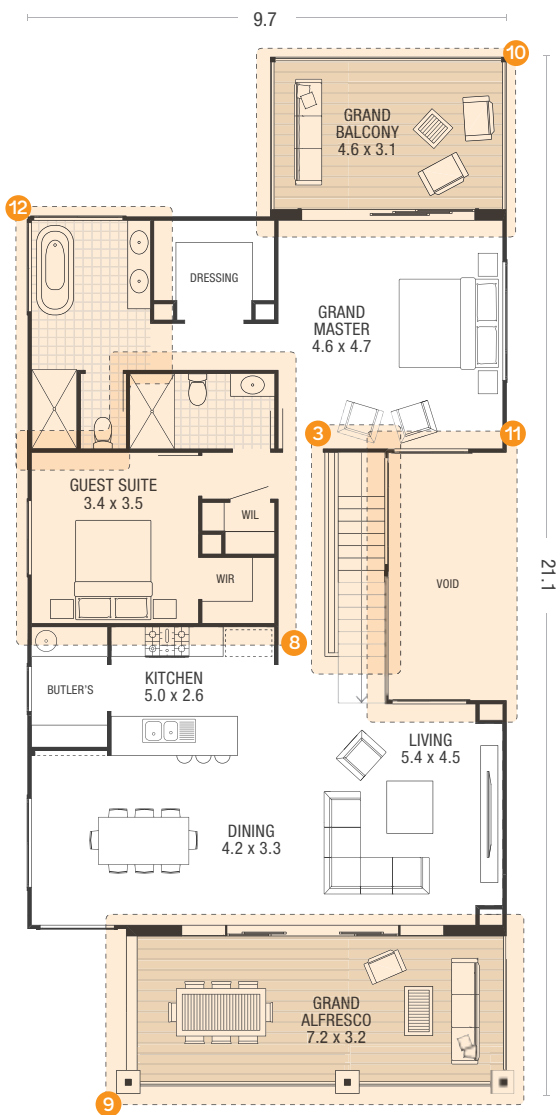


Ground Floor

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Home Options

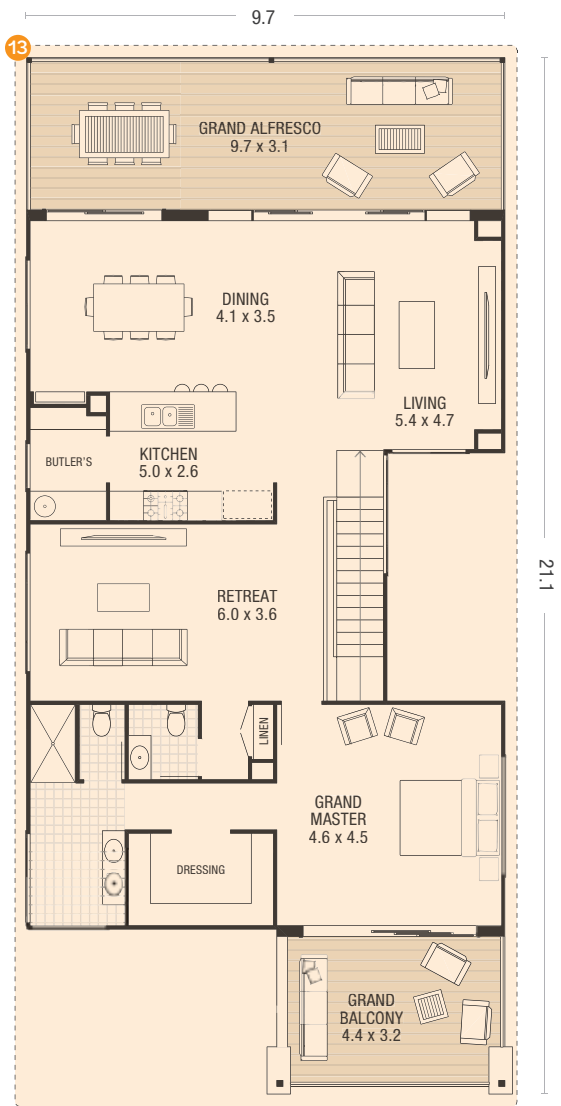
- 3 Reconfigure Staircase
- 8 Swap Guest Suite and Private Retreat
- 9 Extend Grand Alfresco
- 10 Add Grand Balcony
- 11 Extend Main Roofline for Courtyard
- 12 Enhance Grand Ensuite



First Floor

Home Options

- 13 Reconfigure First Floor



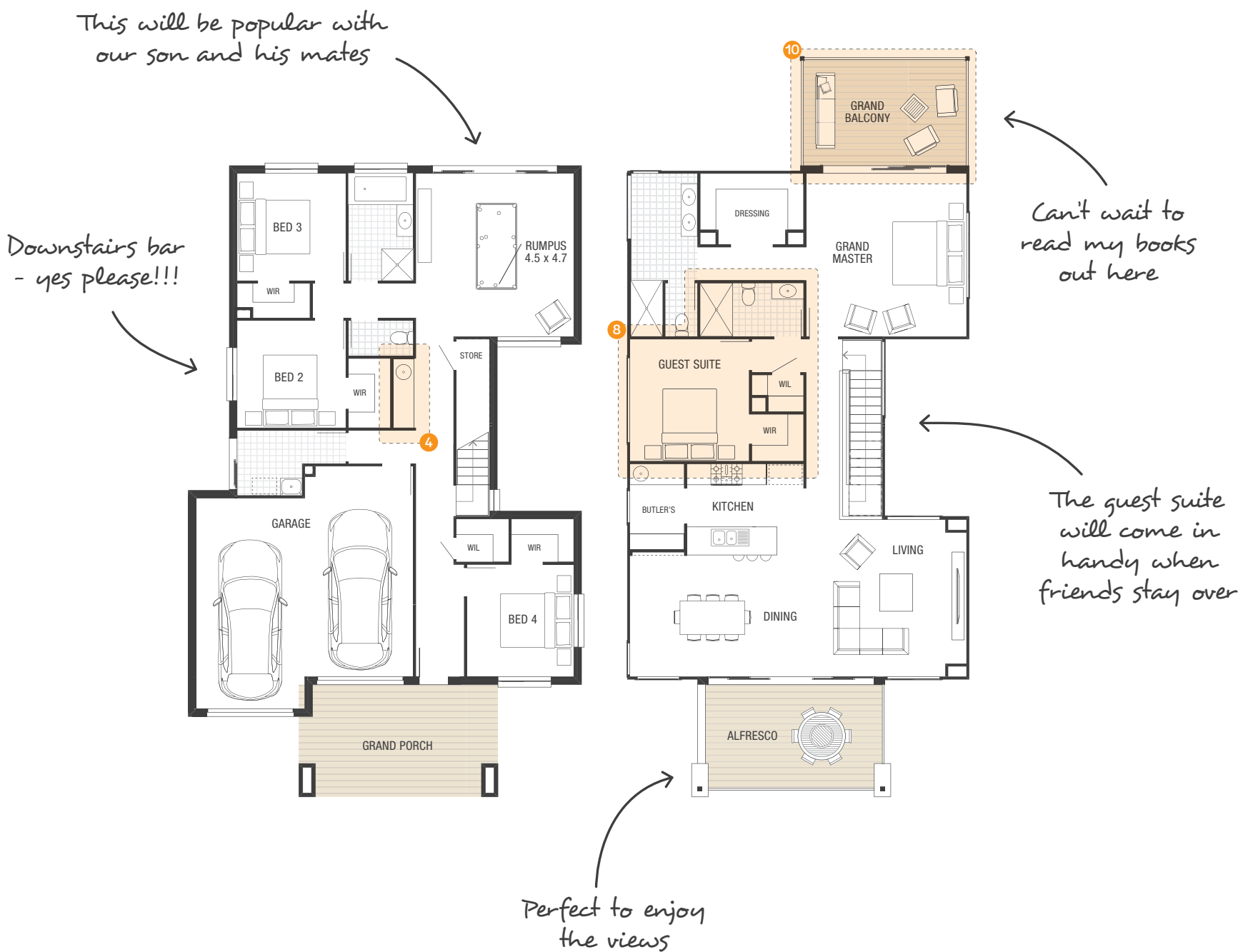
First Floor

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MANSFIELD

Meet Our Empty Nesting Family

Meet a couple of empty nesters... well almost! With one independent young adult still living at home, it suits him perfectly to have the ground floor to himself, while mum and dad enjoy their city views with a design focused on upstairs living.



GARLAND

The home of your dreams, with an abundance of luxuries

With five bedrooms, luxurious master suite, butler’s pantry, media room and an upstairs retreat, this home really is the home you’ve been dreaming of.



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GARLAND



Ground Floor	12.8sq	118.9m ²	Porch	0.3sq	2.9m ²
First Floor	17.4sq	161.3m ²	Total Area	36.1sq	335.7m²
Garage	3.8sq	35.8m ²	Min. Lot Width	12.5m	
Alfresco	1.8sq	16.8m ²			

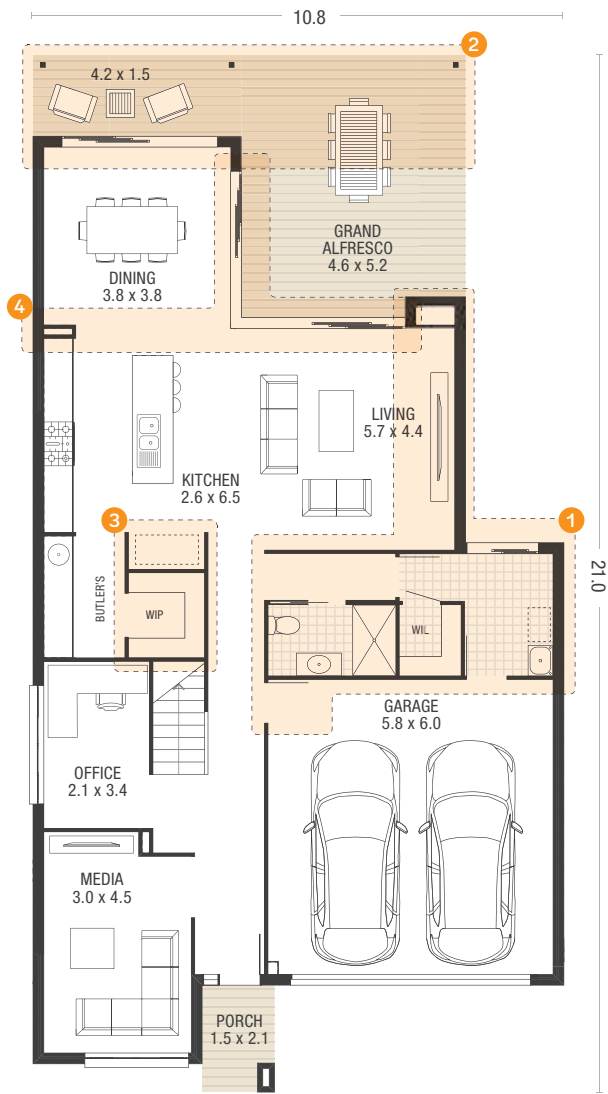


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Home Options

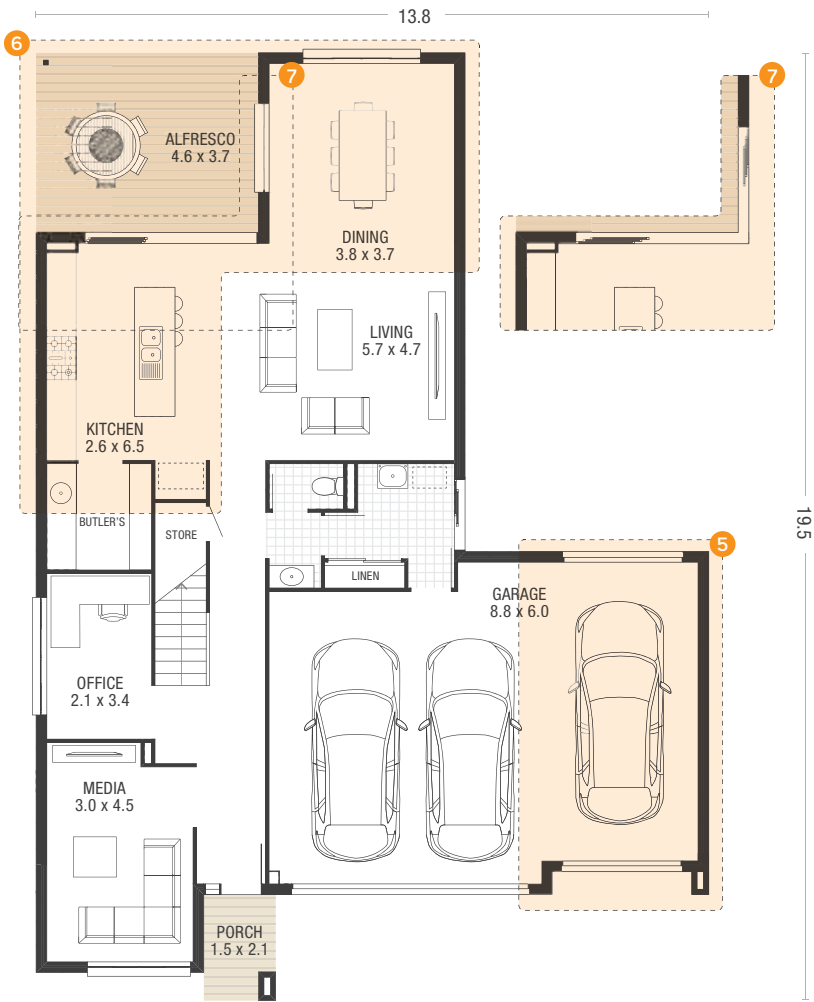
- 1 Extend and Enhance Laundry and Bathroom
- 2 Extend Grand Alfresco
- 3 Enhance Butler's Pantry
- 4 Enhance Cornerless Sliding Doors



Ground Floor

Home Options

- 5 Add Third Garage
- 6 Reconfigure Alfresco and Dining Room
- 7 Enhance Cornerless Sliding Doors

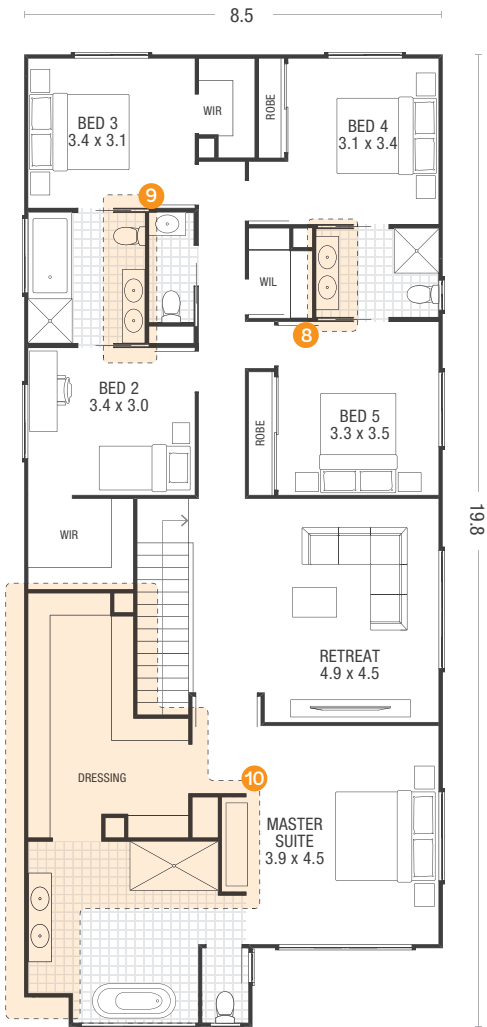


Ground Floor

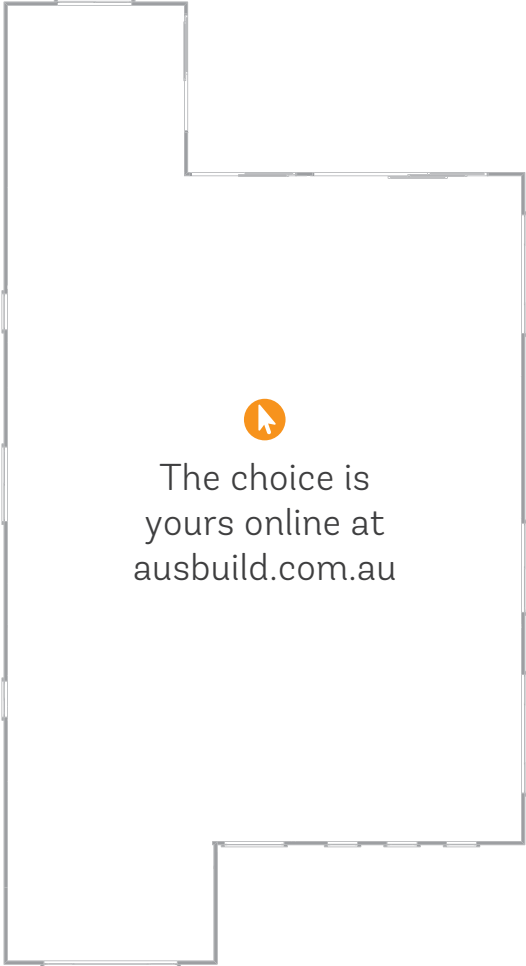
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Home Options

- 8 Enhance Ensuite
- 9 Enhance Ensuite
- 10 Enhance Dressing Room



First Floor



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GARLAND

Meet Our Blended Family

Meet two families in one, with a corporate mum, stay at home dad, a teen doing his apprenticeship, two still in school, plus a new born. They're in need of a house with clever use of space and plenty of room to be together, and apart.

Think of how great family Christmas would be out here

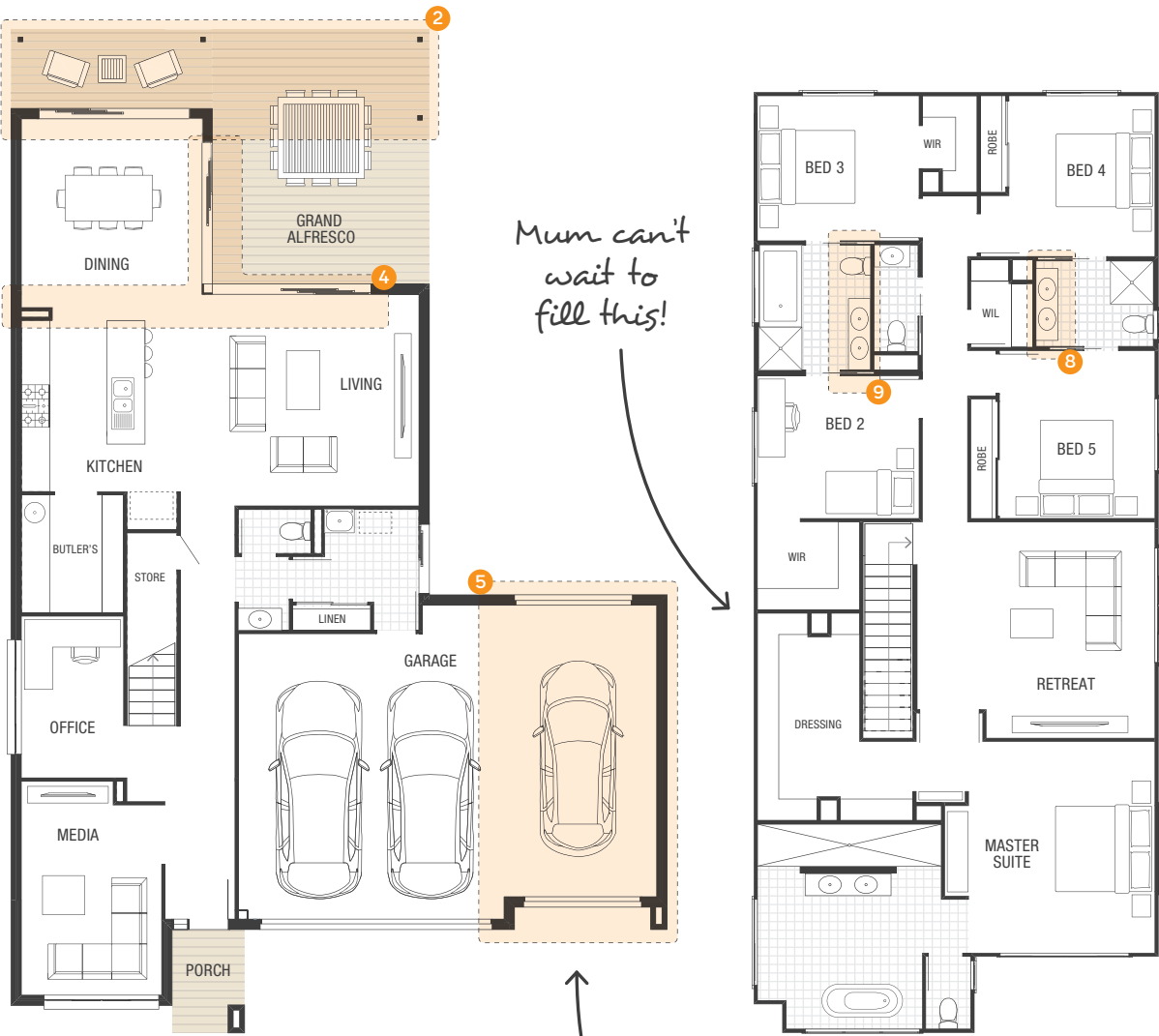
This will really open up this whole space

Butler's pantry - Dad's dream!

Mum can't wait to fill this!

Double basins are a MUST!

For all our cars



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Elegant simplicity
and sophistication.



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Living
COLLECTION