

# Refined Living

COLLECTION



AUSBUILD 





Photographs and illustrations may depict fixtures and finishes not supplied by Ausbuild, such as landscaping and furnishings and should be used as a guide only. Furthermore, some images may reflect items above the standard specifications or inclusions, and unless specified as standard, these items are not included in the advertised price.

# 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.*

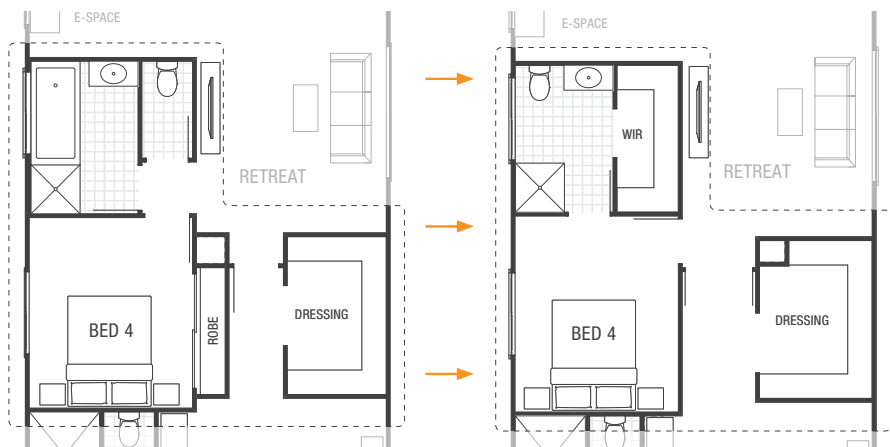




Enhance

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.

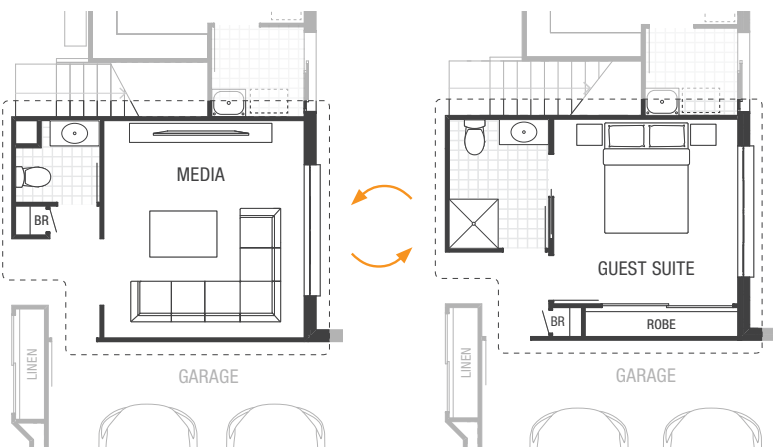
*In this option we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.*



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.

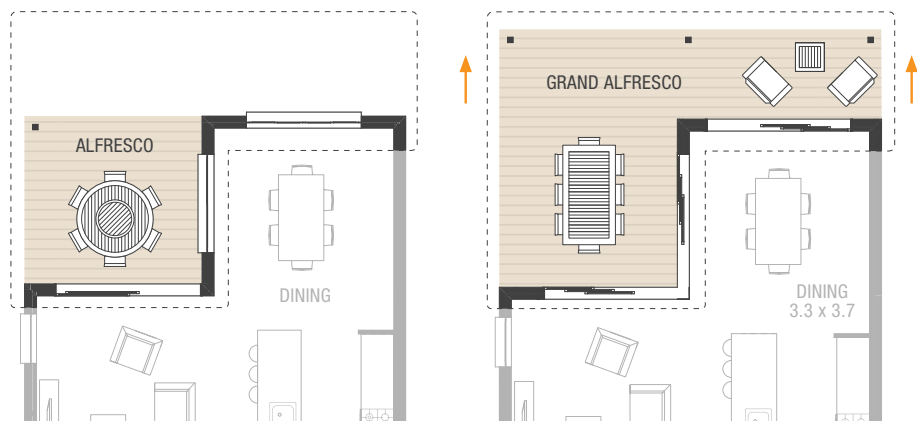
*In this option, we swap the media room for a downstairs guest suite.*



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.

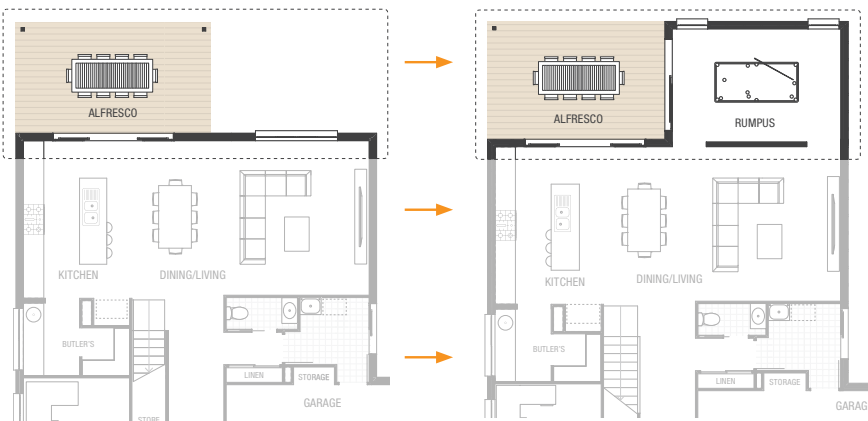
*In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.*



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.

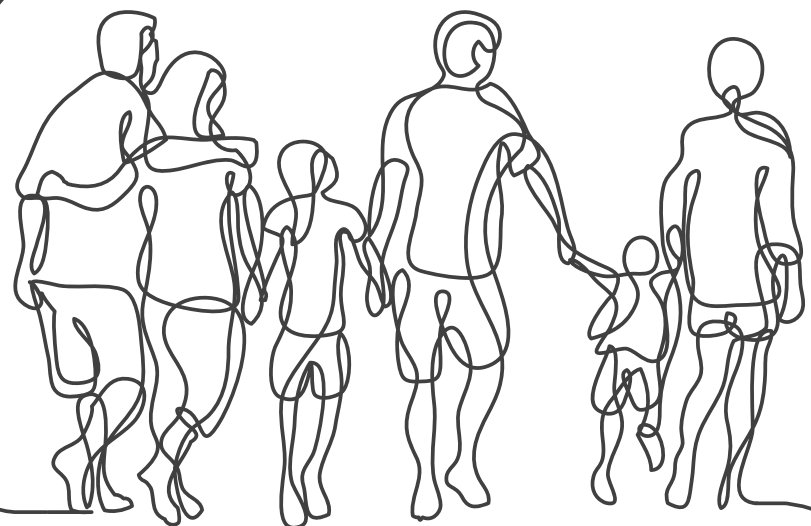
## Meet Our Growing Family

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.



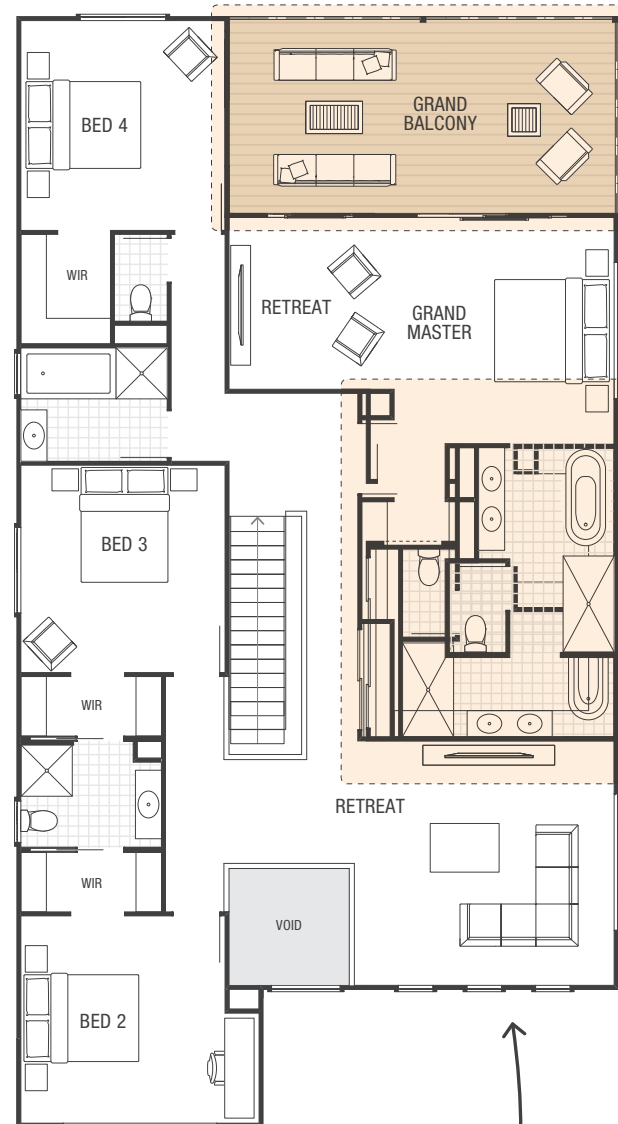
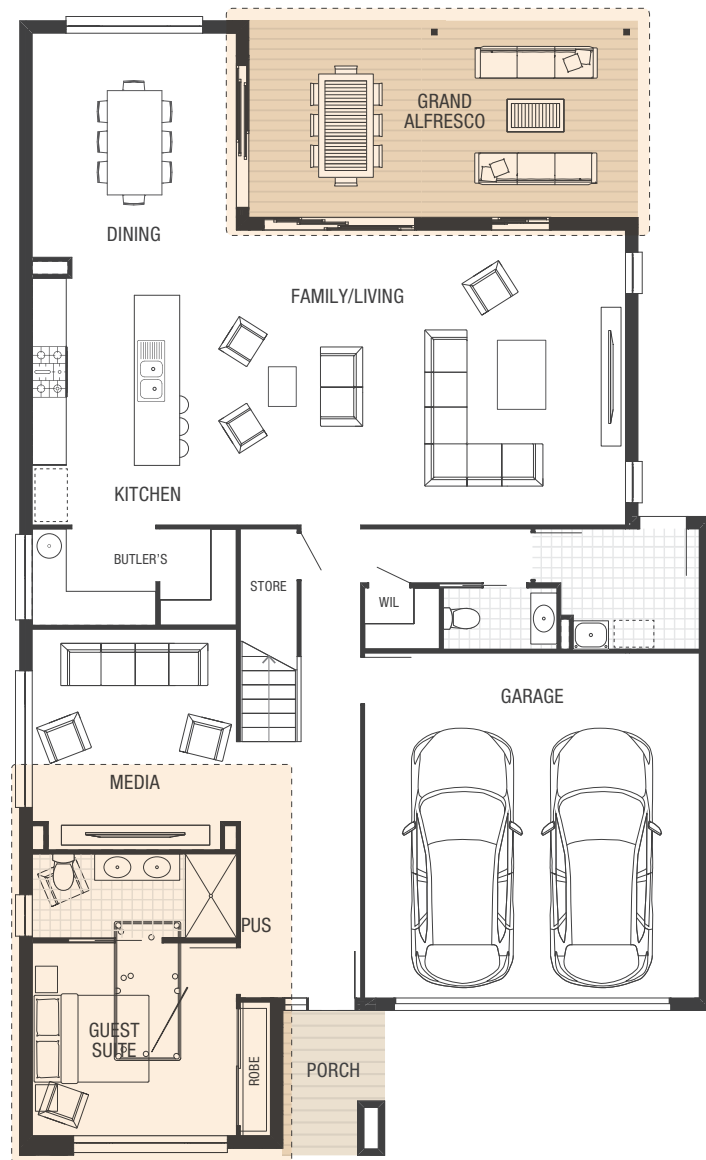


A grand alfresco would come in handy for entertaining our extended family all year round

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

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!



# KIMBER

## Entertain in style, relax in elegance

A home that is effortlessly entertainer ready, all day every day! And for when you're looking for some alone time, find the peace and quiet you seek in your upstairs sanctuary.



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“Design is not just what it looks like  
and feels like. Design is how it works.”

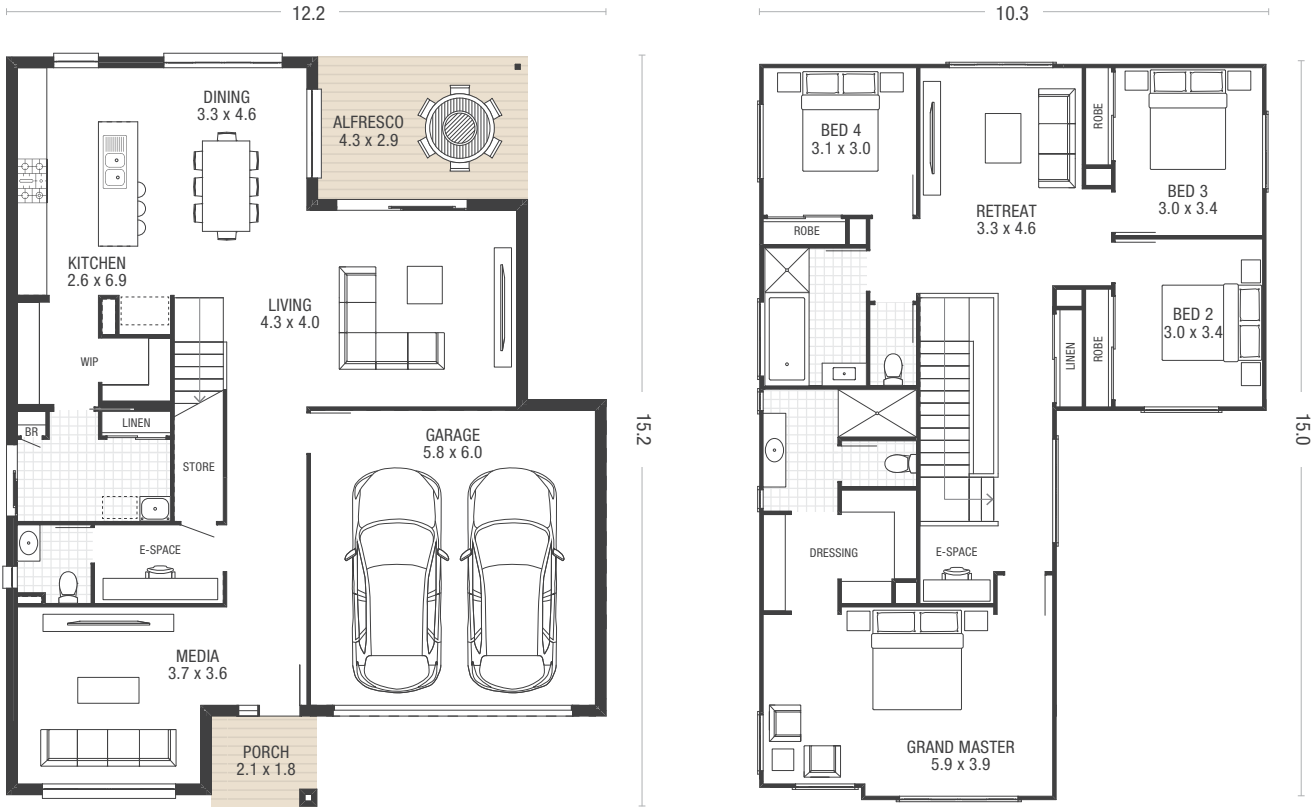
STEVE JOBS



# KIMBER



Ground Floor	12.0sq	111.9m²	Porch	0.4sq	3.5m²
First Floor	12.9sq	119.8m²	<b>Total Area</b>	<b>30.4sq</b>	<b>282.4m²</b>
Garage	3.7sq	34.8m²	<b>Min. Lot Width</b>	<b>14.0m</b>	
Alfresco	1.3sq	12.4m²			

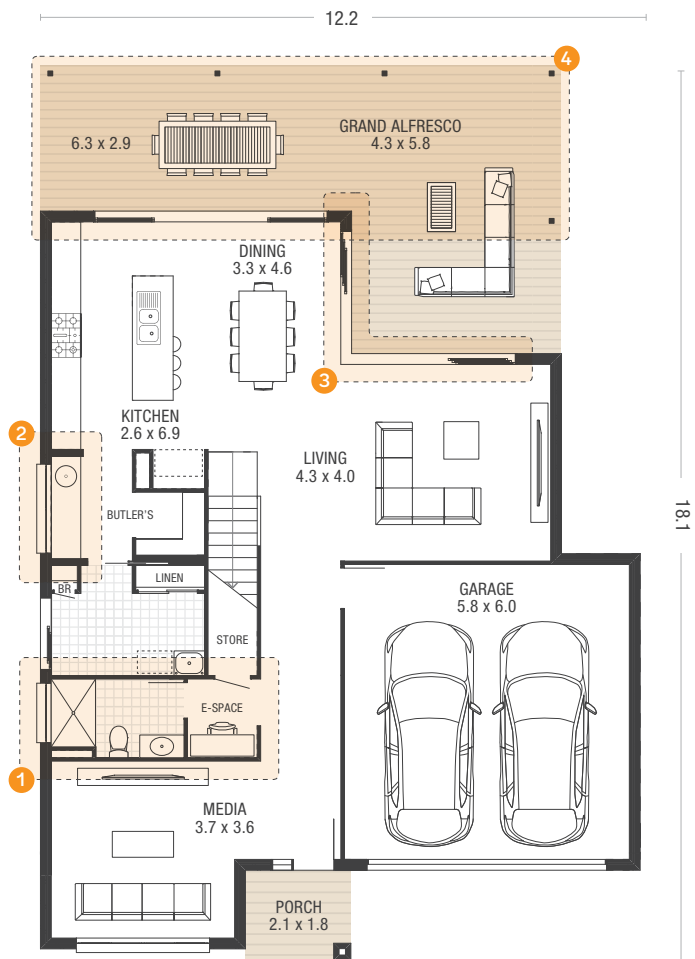


Standard Design

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# Home Options

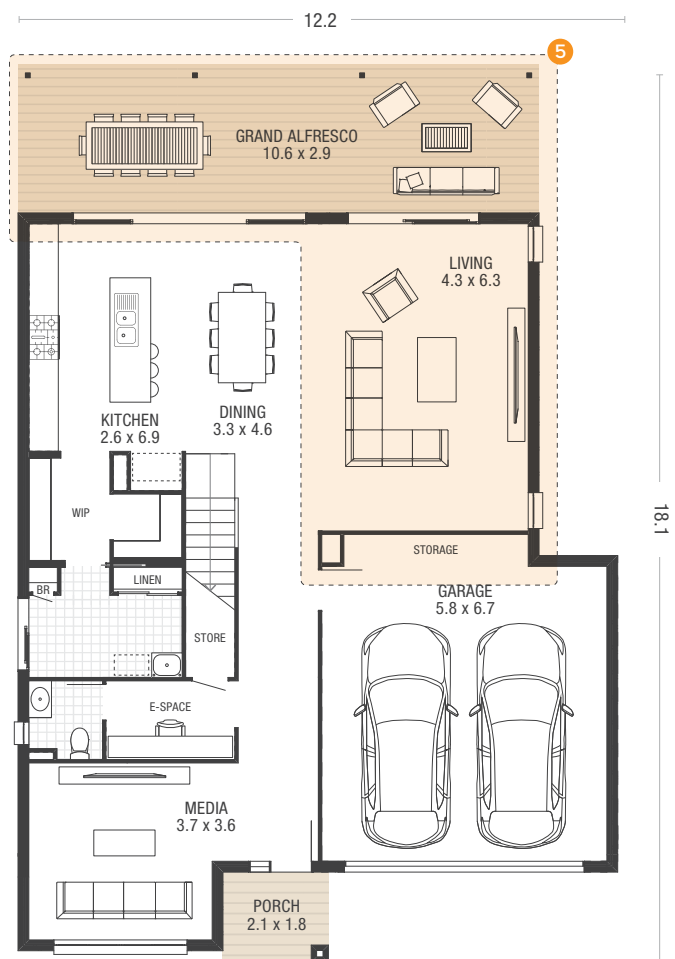
- 1 Enhance Bathroom
- 2 Enhance Butler's Pantry
- 3 Enhance Cornerless Sliding Doors
- 4 Extend Grand Alfresco



Ground Floor

# Home Options

- 5 Extend Grand Alfresco, Living Room and Add Storage



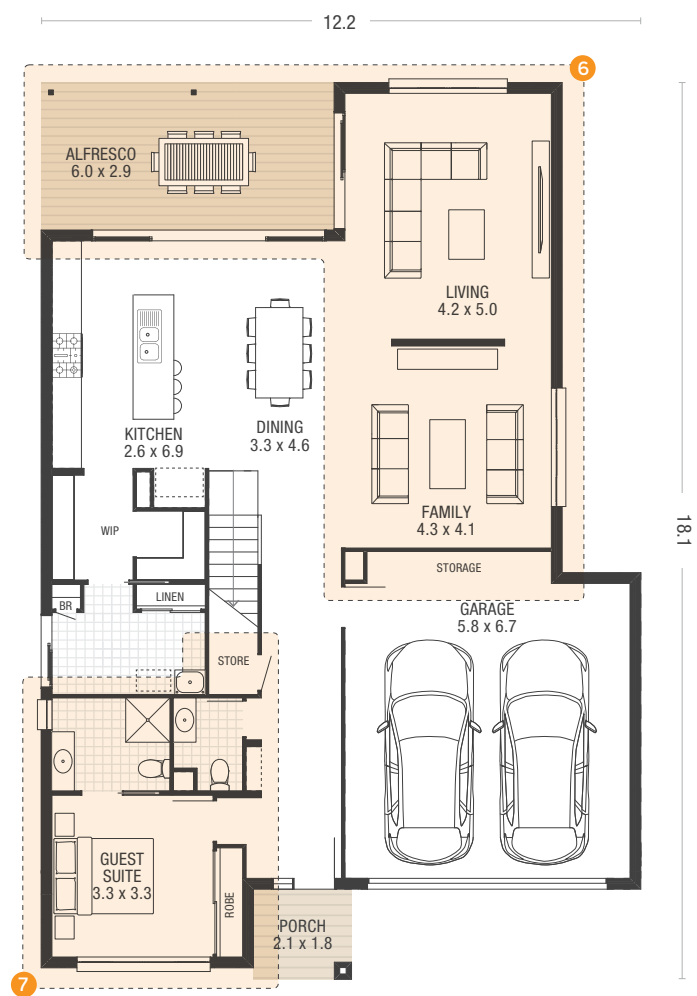
Ground Floor

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# Home Options

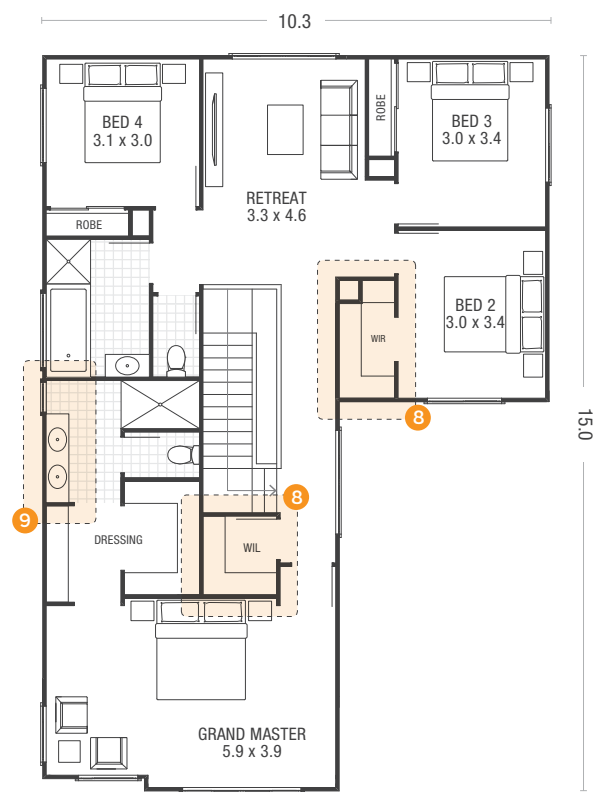
- 6 Extend Living Room and Add Family Room and Storage
- 7 Swap Guest Suite and Media Room



Ground Floor

# Home Options

- 8 Swap Walk-in Linen and E-Space and Enhance Walk-in Wardrobe
- 9 Enhance Ensuite

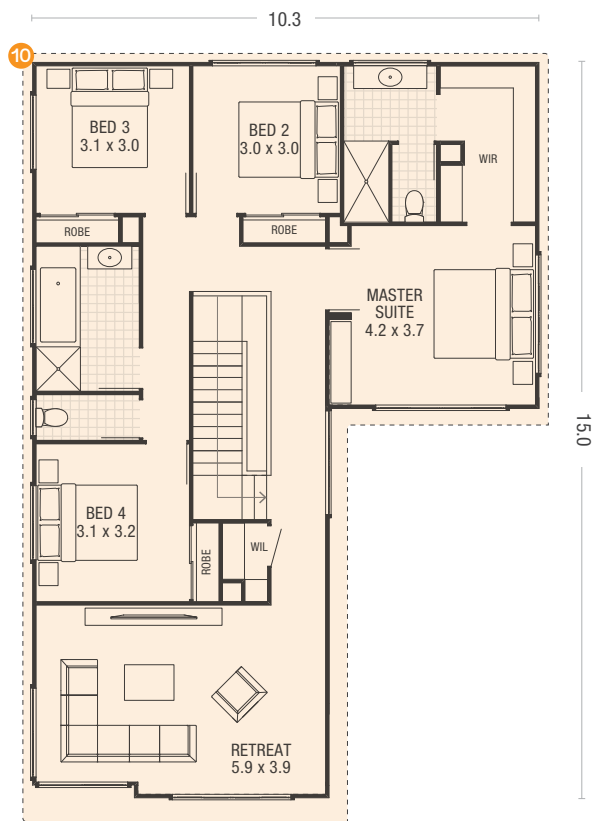


First Floor

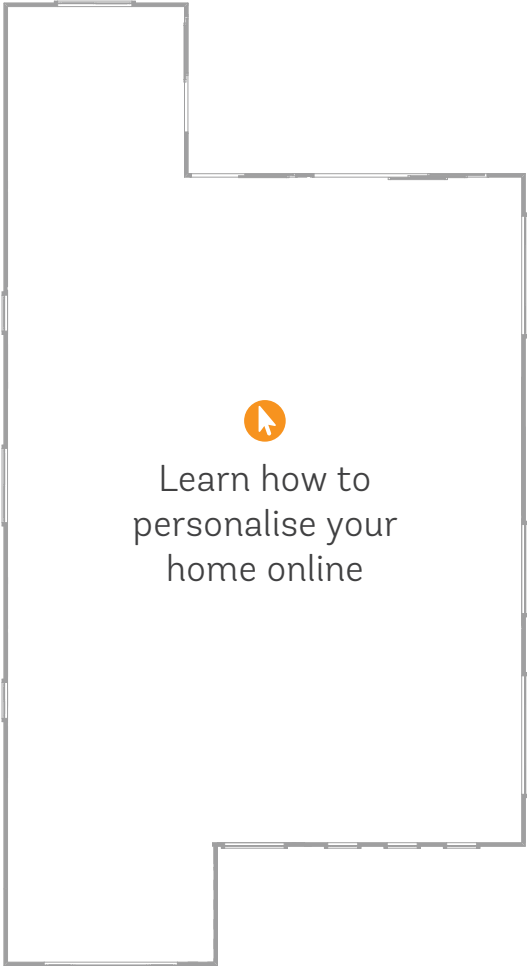
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# Home Options

10 Reconfigure First Floor



First Floor



Ground Floor First Floor

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# LINDEMAN

## Effortless flow, from downstairs to upstairs

Experience seamless, free flowing design indoors and out, downstairs and up in your new home.  
This grand design provides surprising luxuries, with room to enjoy all the home's features.



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“We shape our buildings:  
therefore they shape us.”

WINSTON CHURCHILL

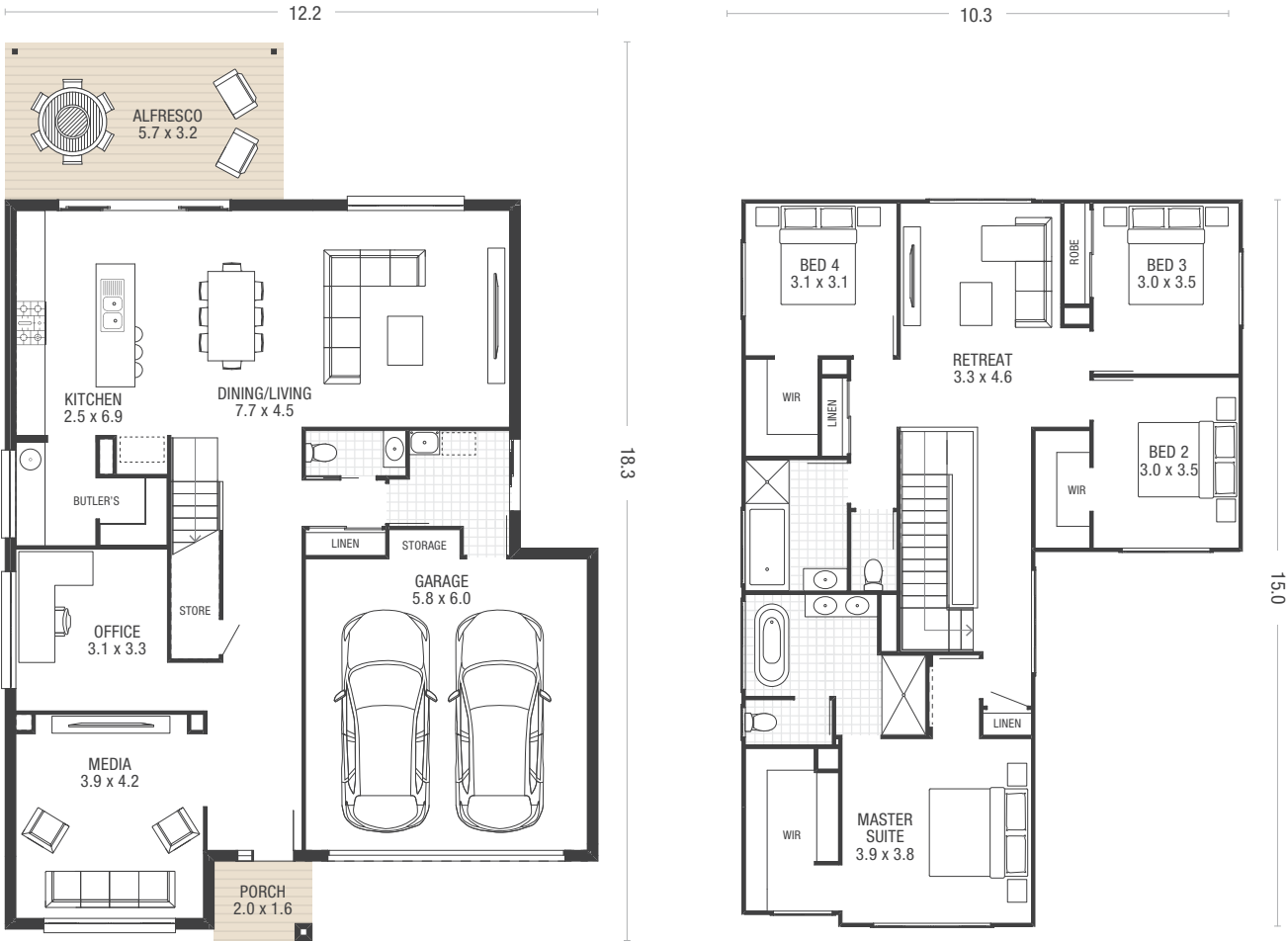


# LINDEMAN



Ground Floor	13.4sq	124.9m <sup>2</sup>
First Floor	13.0sq	120.6m <sup>2</sup>
Garage	3.8sq	35.7m <sup>2</sup>
Alfresco	2.0sq	18.6m <sup>2</sup>

Porch	0.3sq	2.9m <sup>2</sup>
<b>Total Area</b>	<b>32.6sq</b>	<b>302.7m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

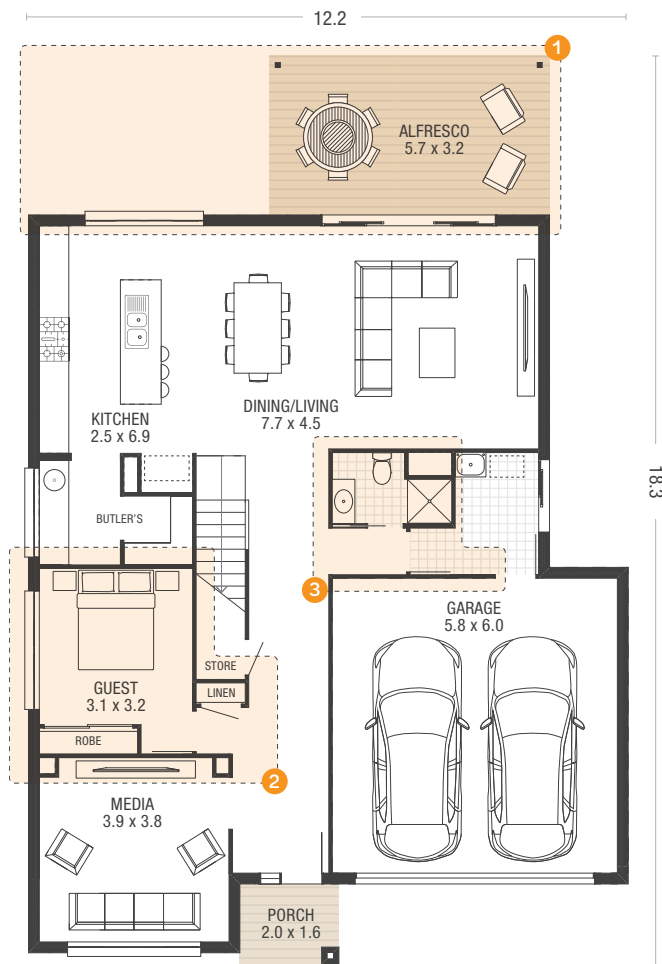


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# Home Options

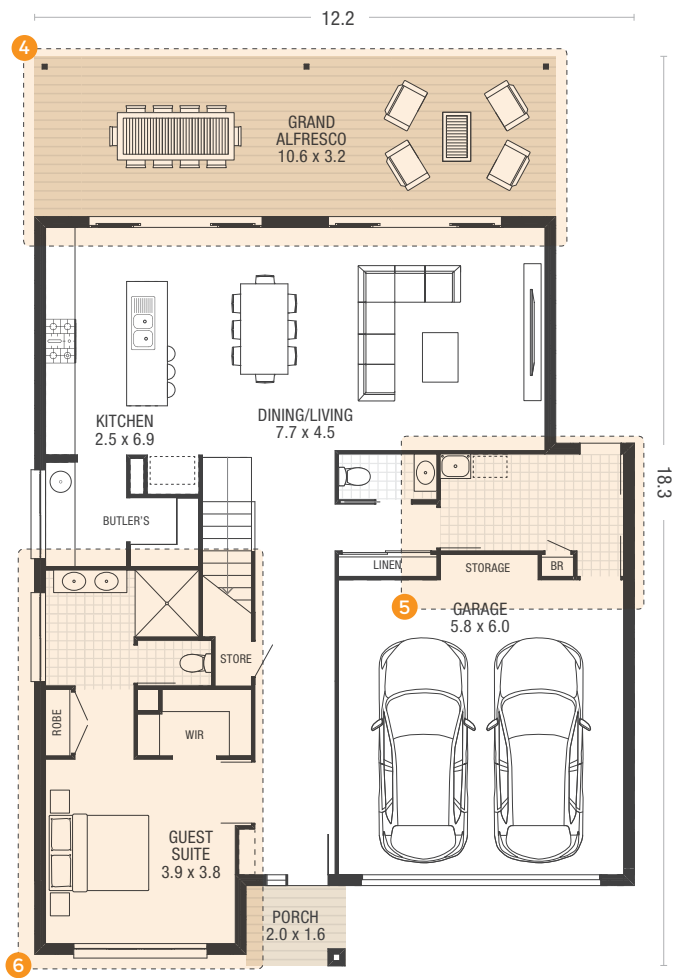
- 1 Reconfigure Alfresco
- 2 Swap Guest Room and Home Office
- 3 Enhance Bathroom



Ground Floor

# Home Options

- 4 Extend Grand Alfresco
- 5 Extend Laundry and Storage
- 6 Swap Guest Suite and Media Room and Home Office



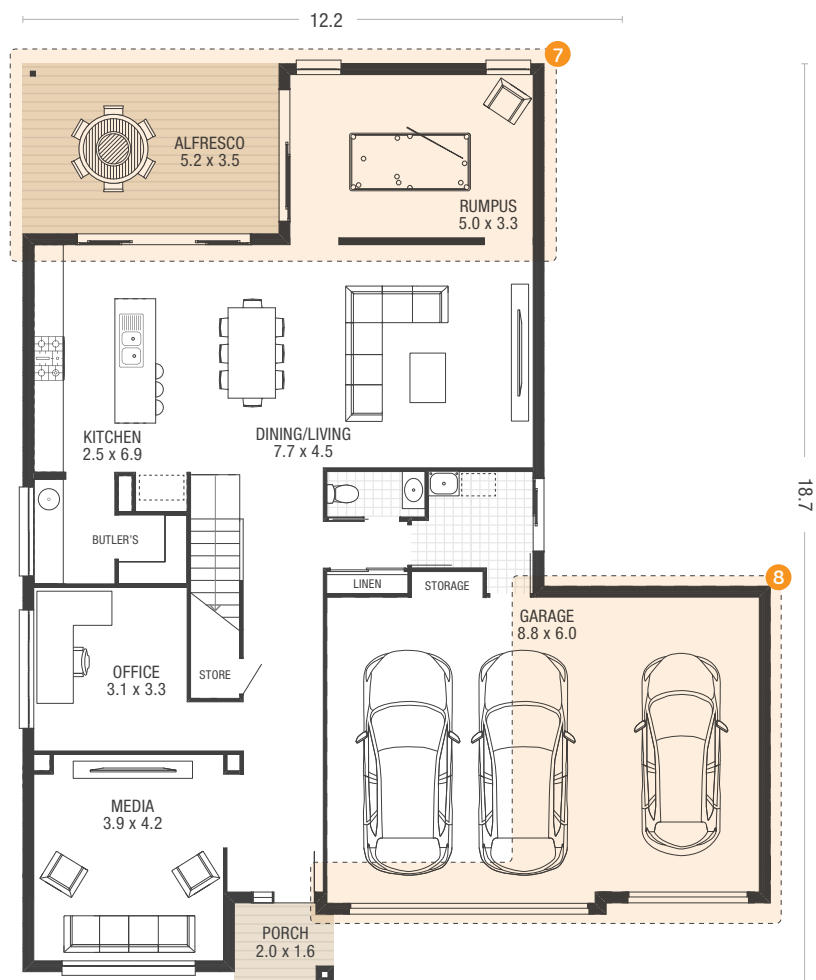
Ground Floor

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# Home Options

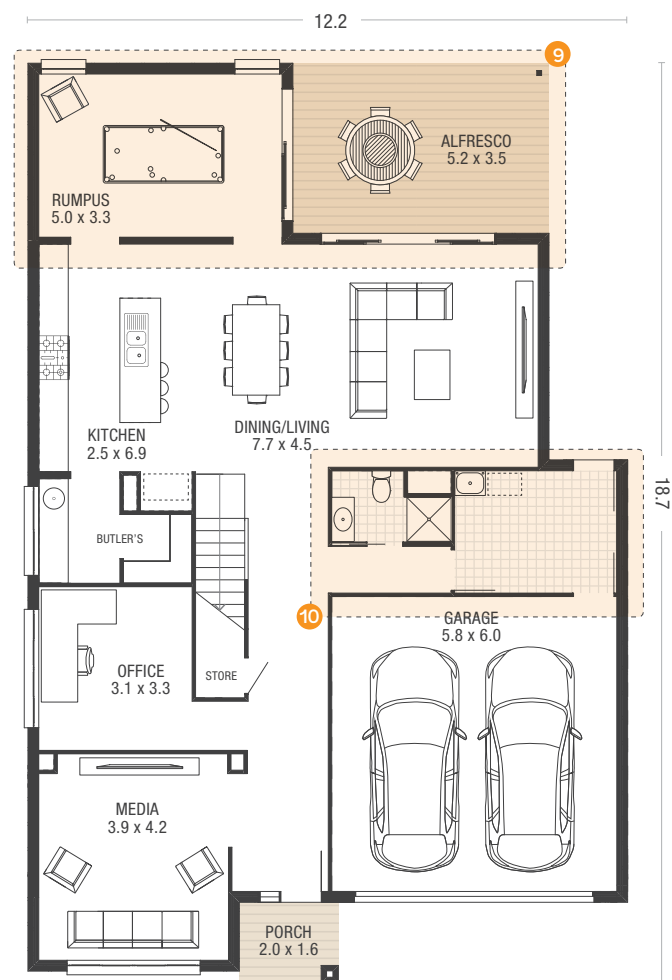
- 7 Add Rumpus Room
- 8 Add Third Garage



Ground Floor

# Home Options

- 9 Add Rumpus Room and Reconfigure Alfresco
- 10 Extend Laundry and Enhance Bathroom

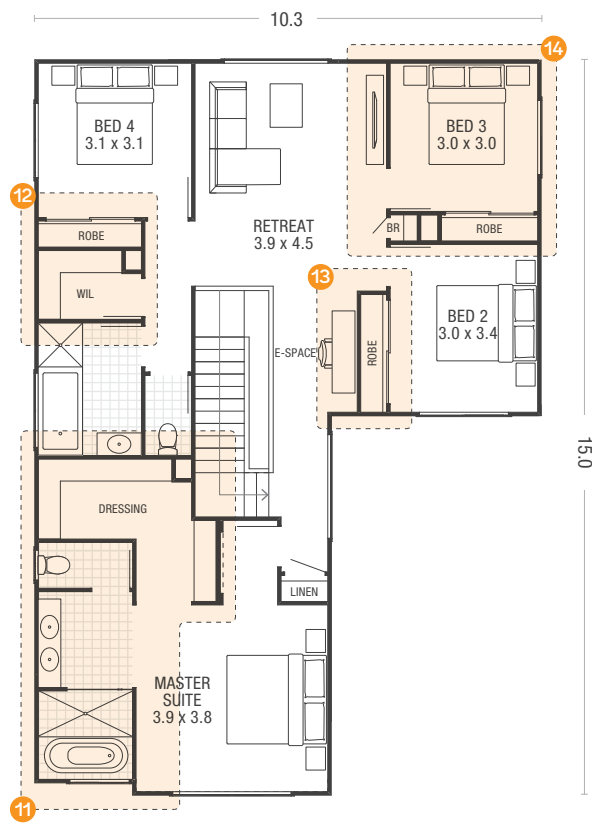


Ground Floor

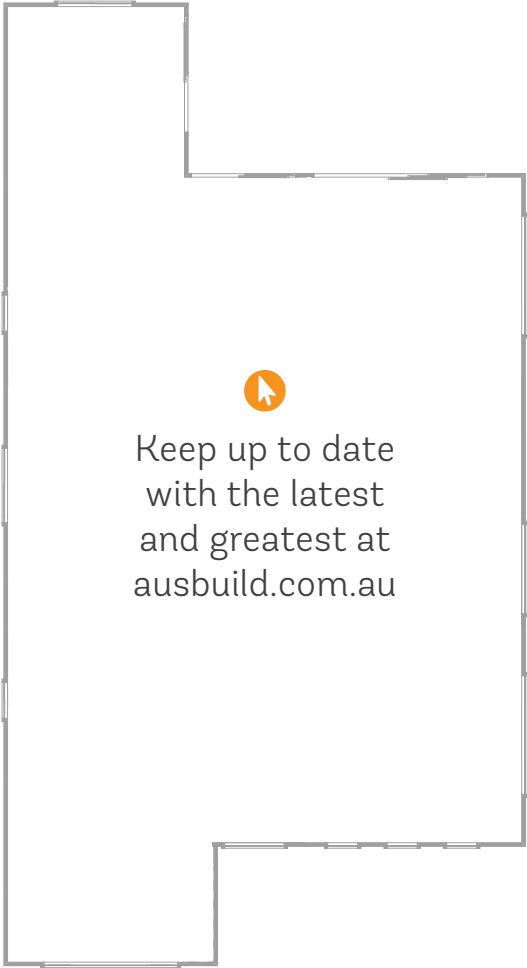
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# Home Options

- 11 Reconfigure Master Suite
- 12 Enhance Walk-in Linen
- 13 Swap E-Space and Walk-in Wardrobe
- 14 Enhance Private Retreat



First Floor



Ground Floor First Floor

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# BANNON

## Stylish innovation in contemporary living

A grand double storey home with innovative zoning between living, entertaining and sleeping quarters. Relish in the seamless transitions between inside and out.



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“It’s kind of fun to do the impossible.”

WALT DISNEY

Façade illustrations may reflect some items above the specific façade type's standard specifications. This may include items such as flat profile roof tile, 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.

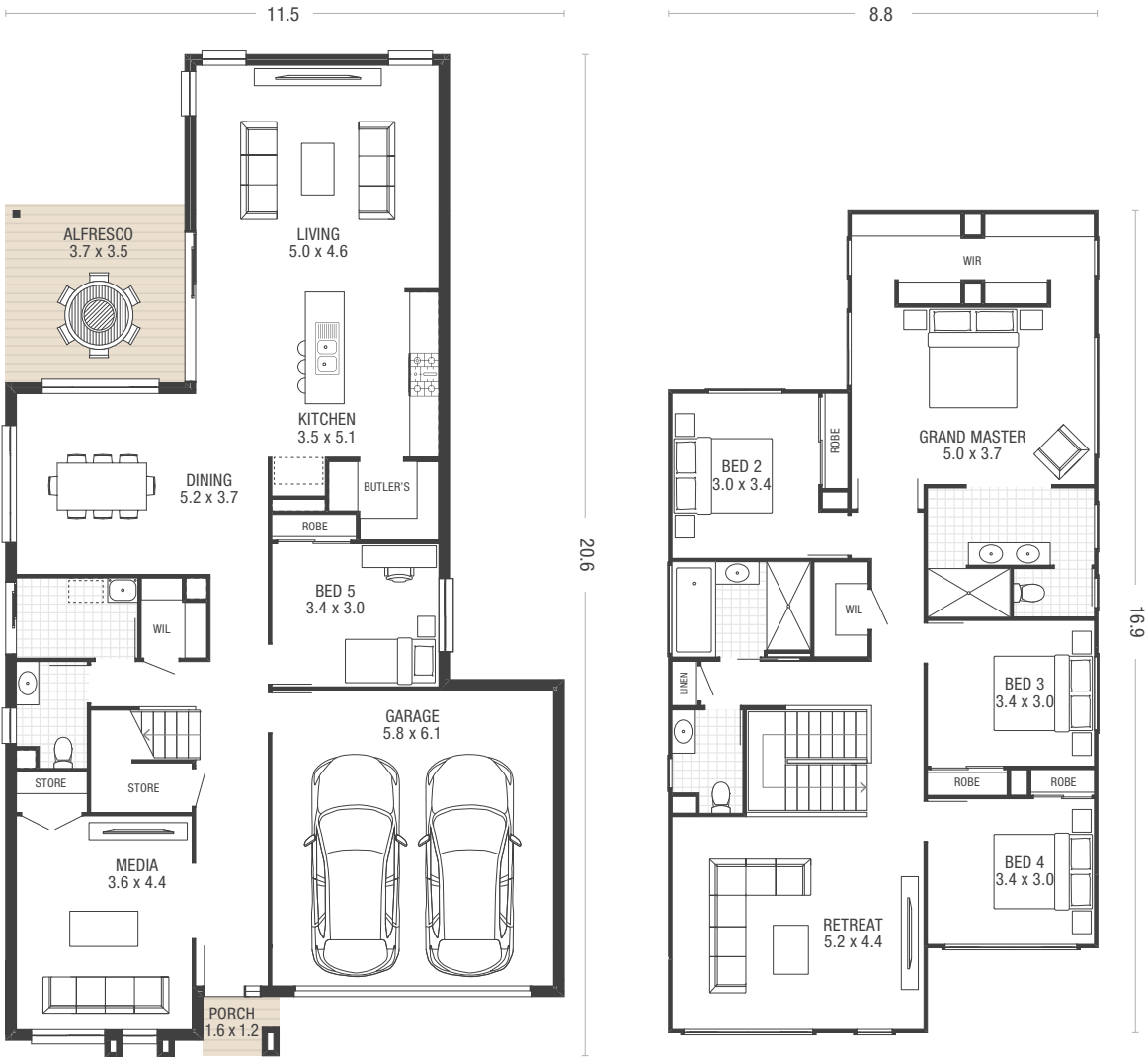


# BANNON



Ground Floor	14.7sq	136.4m <sup>2</sup>
First Floor	14.0sq	129.9m <sup>2</sup>
Garage	3.8sq	35.3m <sup>2</sup>
Alfresco	1.5sq	13.6m <sup>2</sup>

Porch	0.1sq	1.3m <sup>2</sup>
<b>Total Area</b>	<b>34.1sq</b>	<b>316.5m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

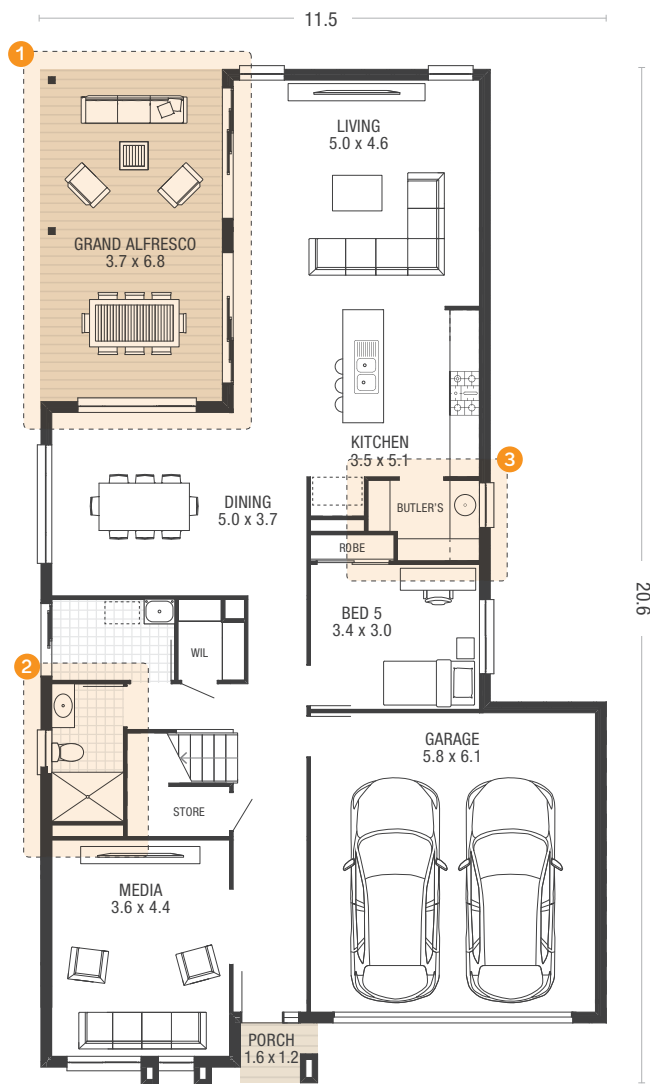


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# Home Options

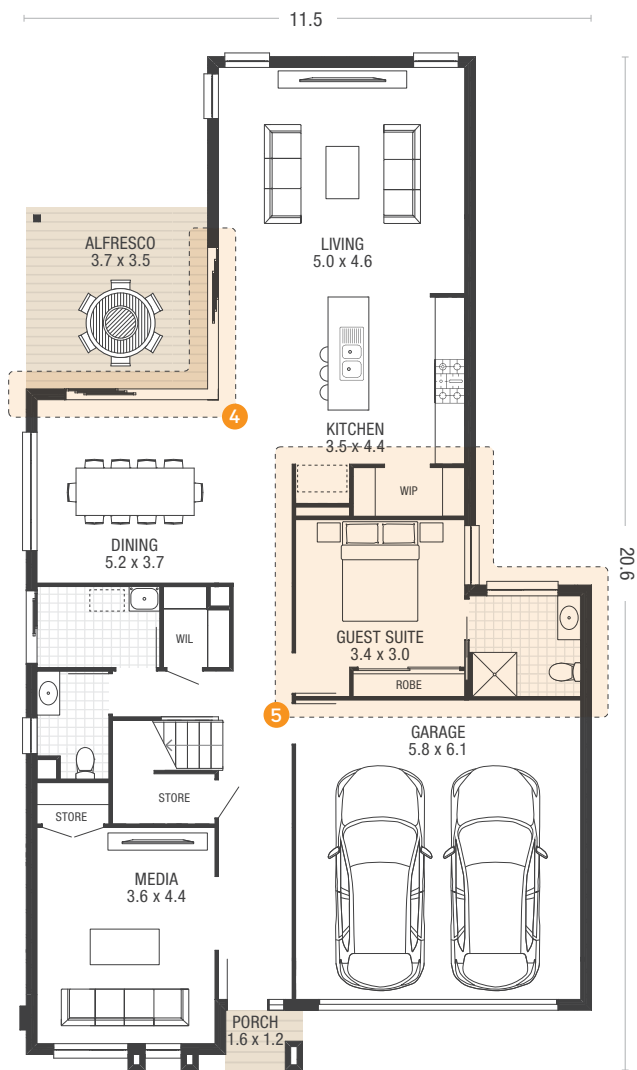
- 1 Extend Grand Alfresco
- 2 Enhance Bathroom
- 3 Enhance Butler's Pantry



Ground Floor

# Home Options

- 4 Enhance Cornerless Sliding Doors
- 5 Swap Guest Suite and Bedroom 5



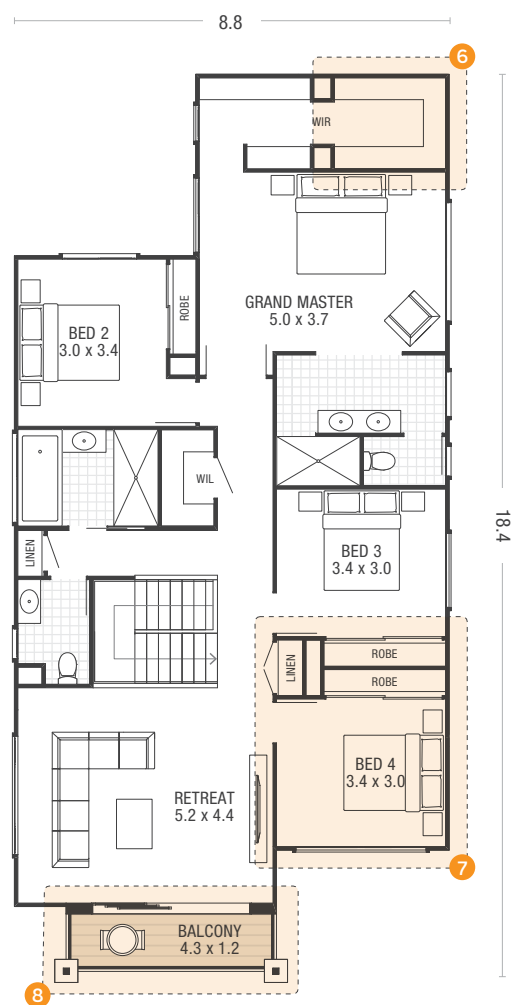
Ground Floor

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# Home Options

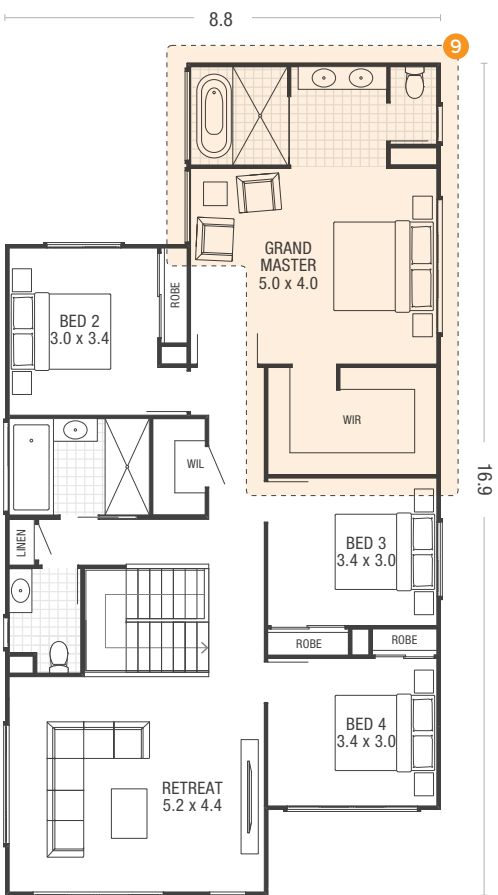
- 6 Enhance Walk-in Wardrobe
- 7 Reconfigure and Extend Bedroom 3 and Bedroom 4 Wardrobes
- 8 Add Balcony



First Floor

# Home Options

- 9 Enhance and Reconfigure Grand Master Suite



First Floor

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## 10 Reconfigure First Floor and Add E-Space



BANNON

14.0



# LANDCASTER

## Cleverly designed for a calming sanctuary

Enjoy a home design with a grand master suite complete with parent's only retreat and a front facing balcony to enjoy the views. Wind down in comfort after a long day and enjoy your new surroundings.



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SIGNATURE



DESIGNER



GRAND

“Every great design begins  
with an even better story.”

LORINDA MAMO

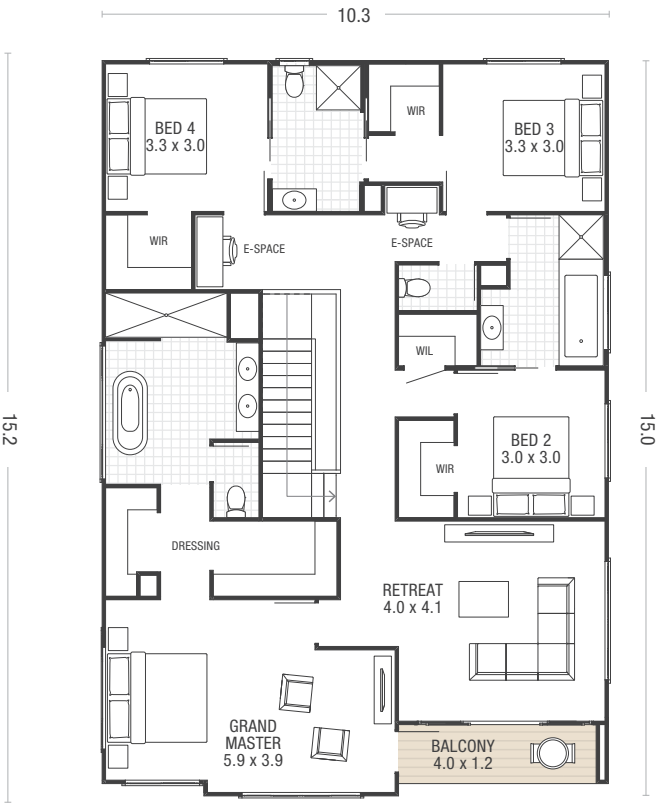
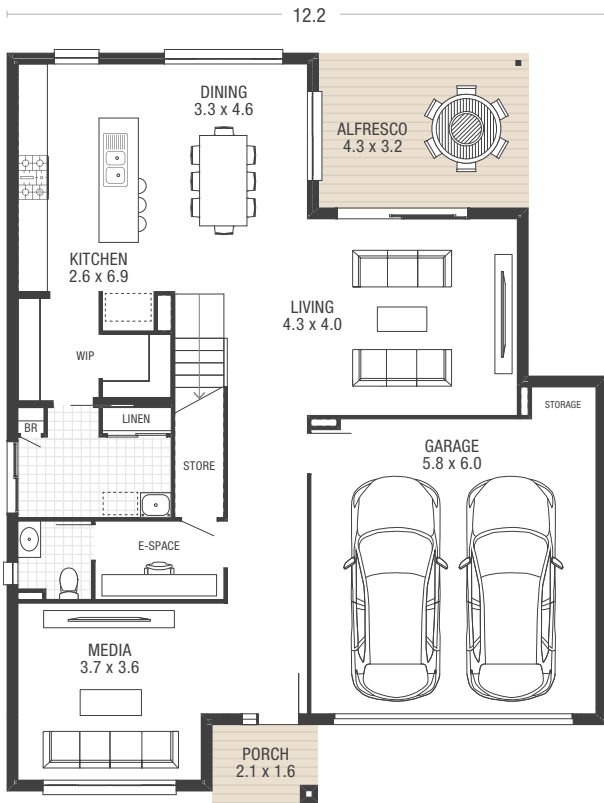


# LANDCASTER



Ground Floor	12.1sq	112.7m <sup>2</sup>
First Floor	15.9sq	147.7m <sup>2</sup>
Garage	3.8sq	35.7m <sup>2</sup>
Alfresco	1.5sq	13.5m <sup>2</sup>

Porch	0.3sq	3.0m <sup>2</sup>
Balcony	0.5sq	4.8m <sup>2</sup>
<b>Total Area</b>	<b>34.2sq</b>	<b>317.3m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

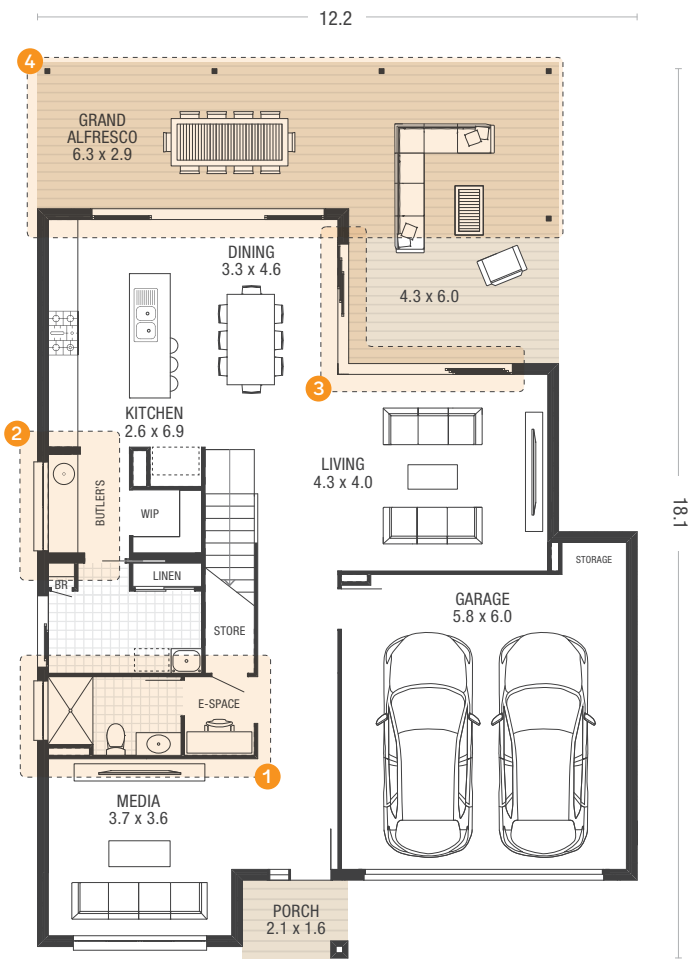


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# Home Options

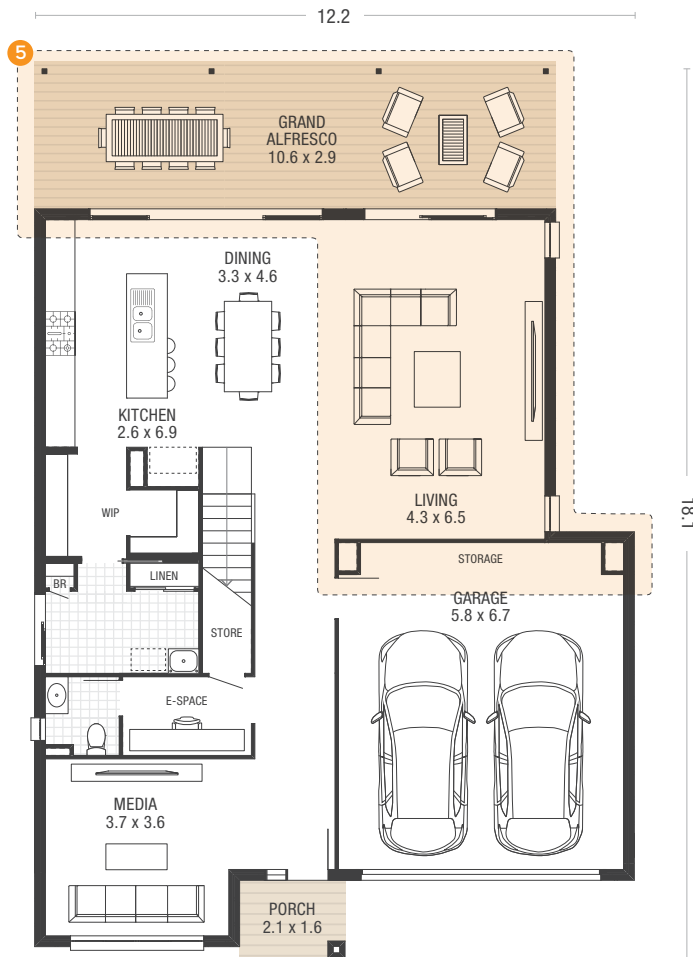
- 1 Enhance Bathroom
- 2 Enhance Butler's Pantry
- 3 Enhance Cornerless Sliding Doors
- 4 Extend Grand Alfresco



Ground Floor

# Home Options

- 5 Extend Grand Alfresco, Living Room and Add Storage

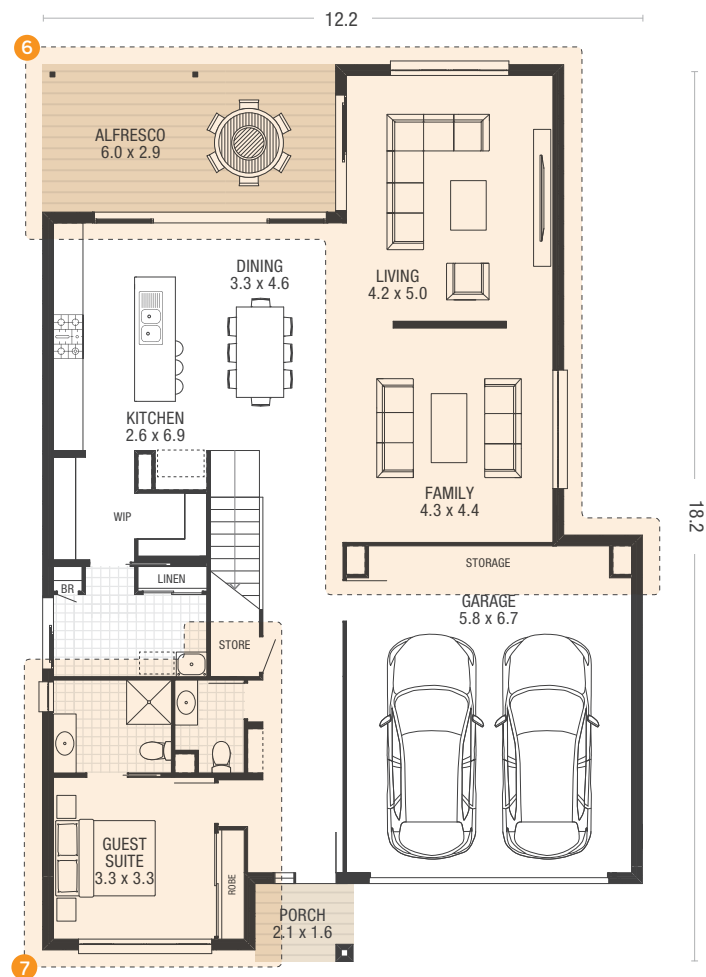


Ground Floor

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## Home Options

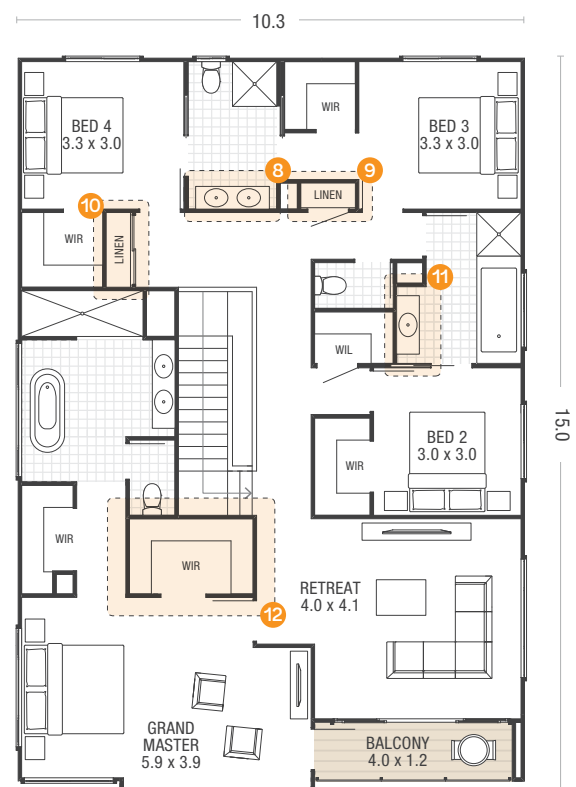
- 6 Extend Living Room and Add Family Room and Storage
- 7 Swap Guest Suite and Media Room



Ground Floor

## Home Options

- 8 Enhance Ensuite
- 9 Swap Linen Closet and E-Space
- 10 Swap Linen Closet and E-Space
- 11 Enhance Ensuite
- 12 Reconfigure Walk-in Wardrobe



First Floor

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# LANDCASTER

## Meet Our Busy Family

With two kids in high school, one at university, and mum and dad working fulltime, this house needs to have it all – and it does! Inside there's plenty of spaces to study, enough bathrooms, living areas and rooms to relax in, there won't be any arguments in this house.

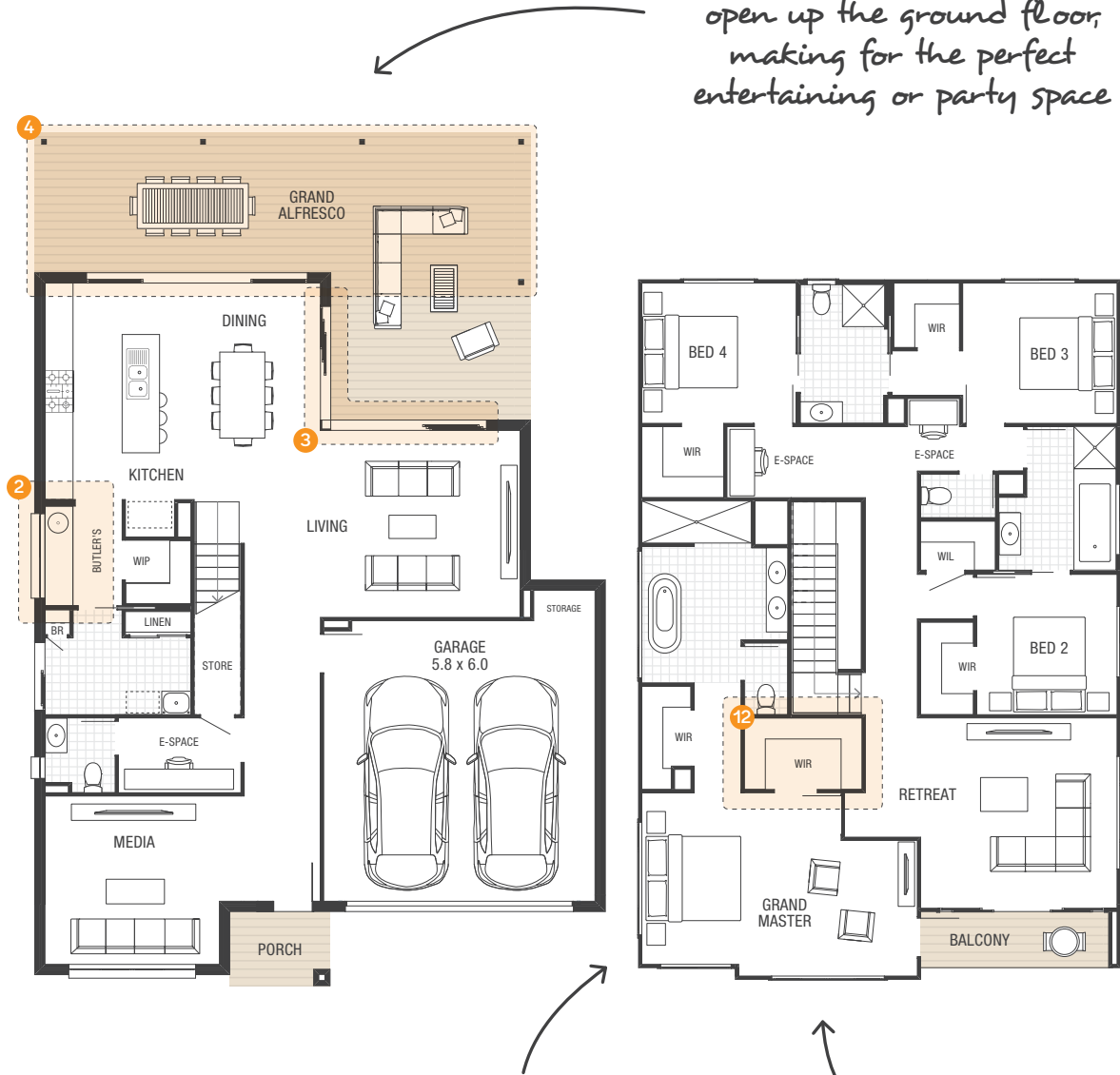
*This extension will really open up the ground floor, making for the perfect entertaining or party space*

*Extra places to store all my kitchen gadgets*

*Plenty of space to spread out and enjoy*

*'His' and 'Hers' robes - definite must have!*

*Now this is my type of Master Suite!*



Ground Floor First Floor

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# MARRIOT

**Bold and powerful, this home is set to impress**

With an impressive master suite and bedrooms with ensuites and walk-in wardrobes and ample living space, you'll find room to unwind, set up a home office or enjoy a family movie night in.



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.





SIGNATURE



DESIGNER



GRAND

“The room is there for the human being  
– not the human being for the room.”

EL LISSITZKY

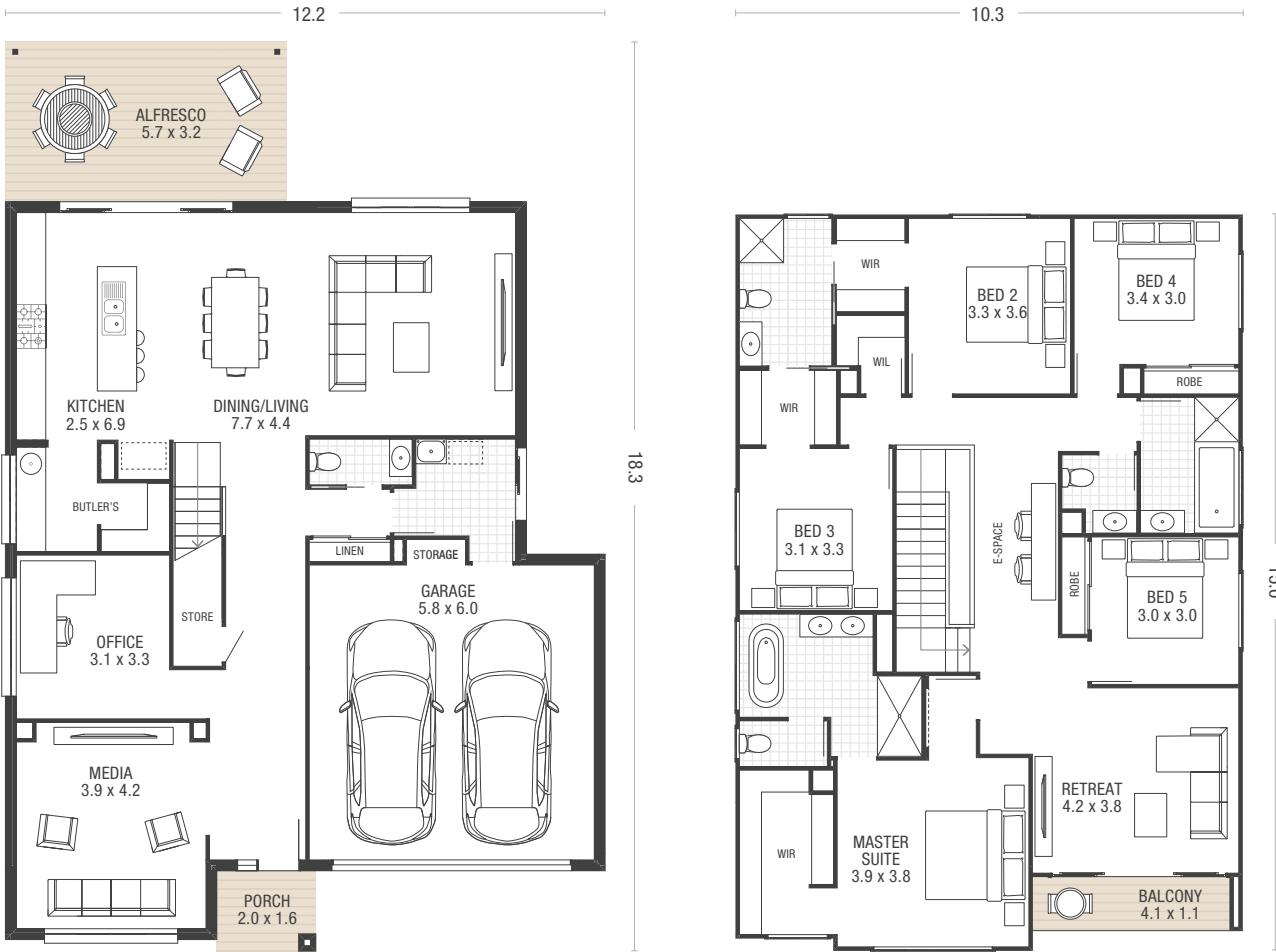


# MARRIOT



Ground Floor	13.5sq	125.2m <sup>2</sup>
First Floor	15.9sq	147.5m <sup>2</sup>
Garage	3.8sq	35.4m <sup>2</sup>
Alfresco	2.0sq	18.6m <sup>2</sup>

Porch	0.4sq	3.3m <sup>2</sup>
Balcony	0.5sq	4.4m <sup>2</sup>
<b>Total Area</b>	<b>36.0sq</b>	<b>334.4m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

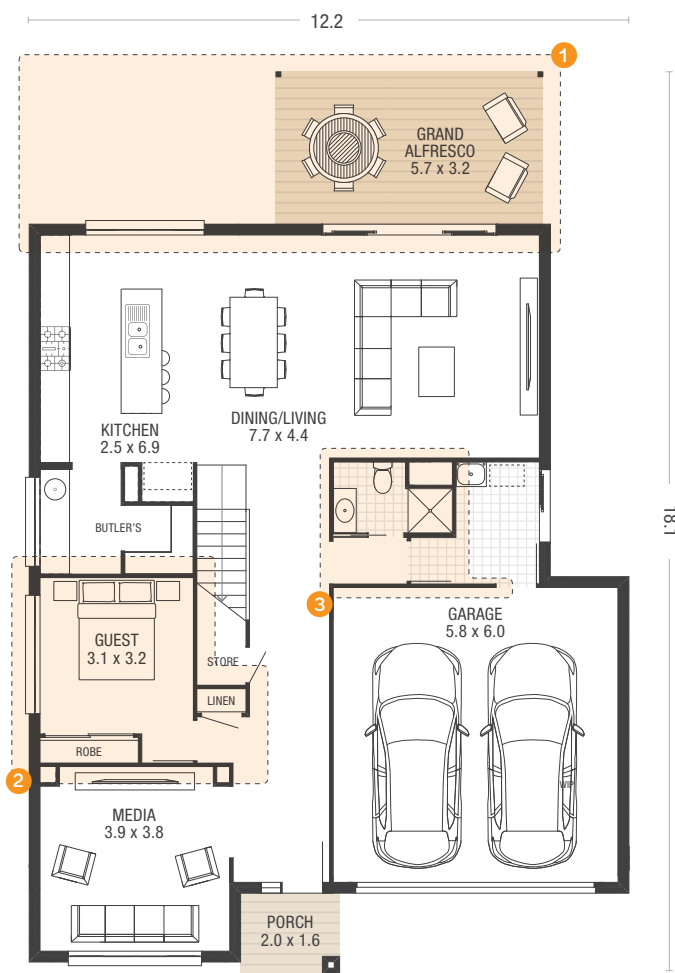


Standard Design

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# Home Options

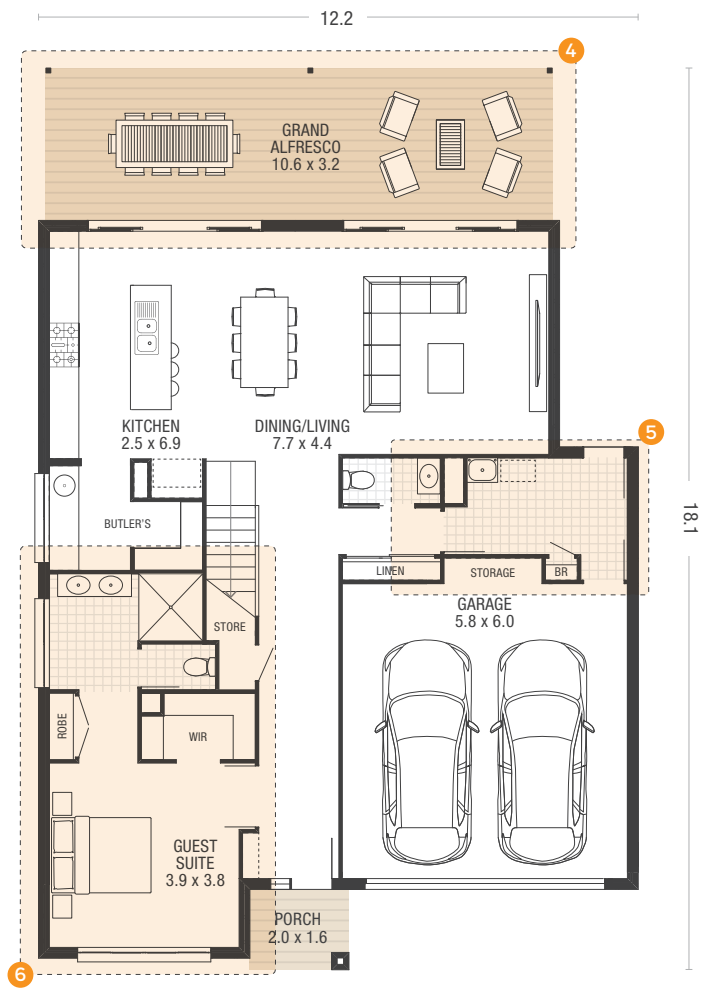
- 1 Reconfigure Alfresco
- 2 Swap Guest Room and Home Office
- 3 Enhance Bathroom



Ground Floor

# Home Options

- 4 Extend Grand Alfresco
- 5 Extend Laundry and Add Storage
- 6 Swap Guest Suite and Media Room and Home Office

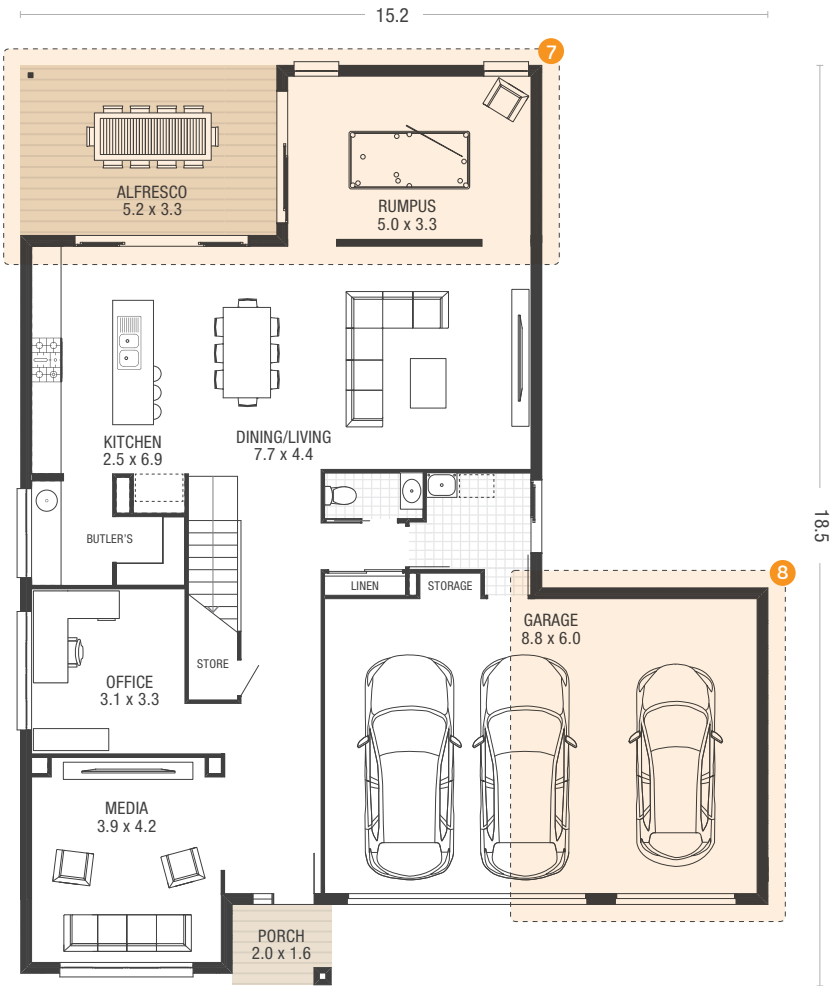


Ground Floor

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# Home Options

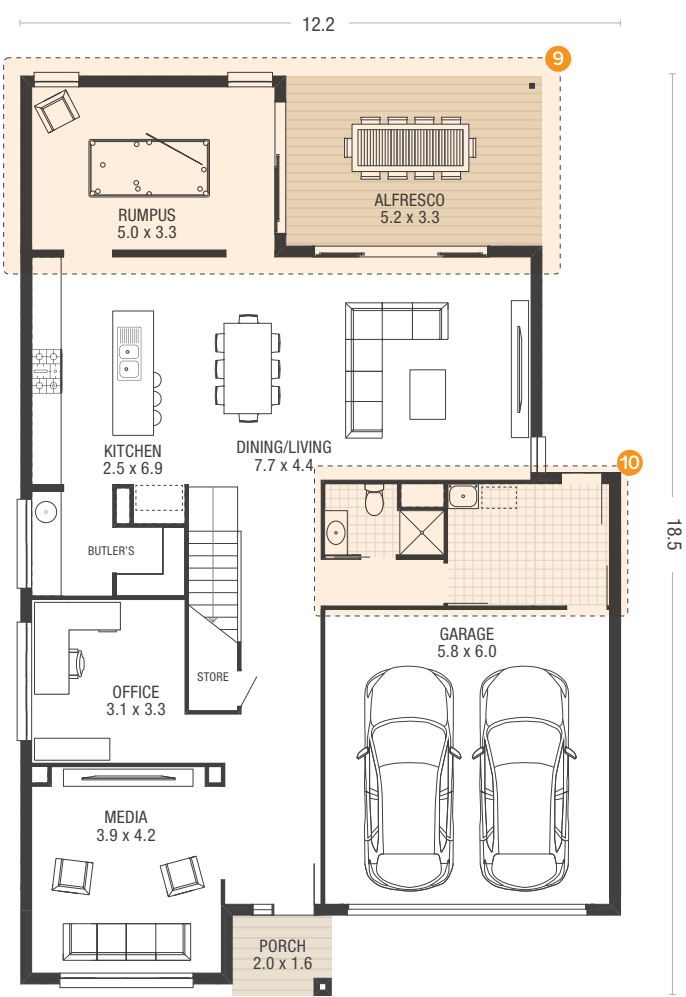
- 7 Add Rumpus Room
- 8 Add Third Garage



Ground Floor

# Home Options

- 9 Reconfigure Alfresco and Add Rumpus
- 10 Enhance Bathroom and Laundry



Ground Floor

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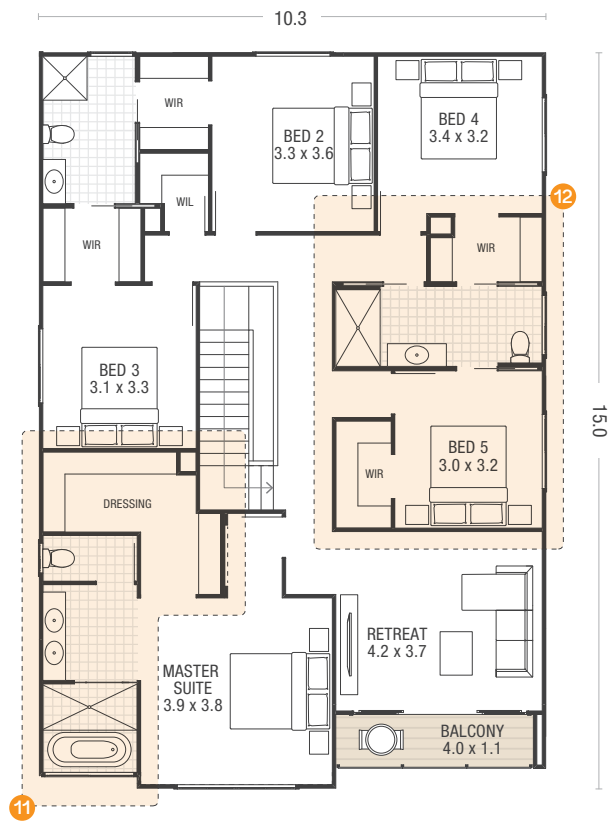


# Home Options

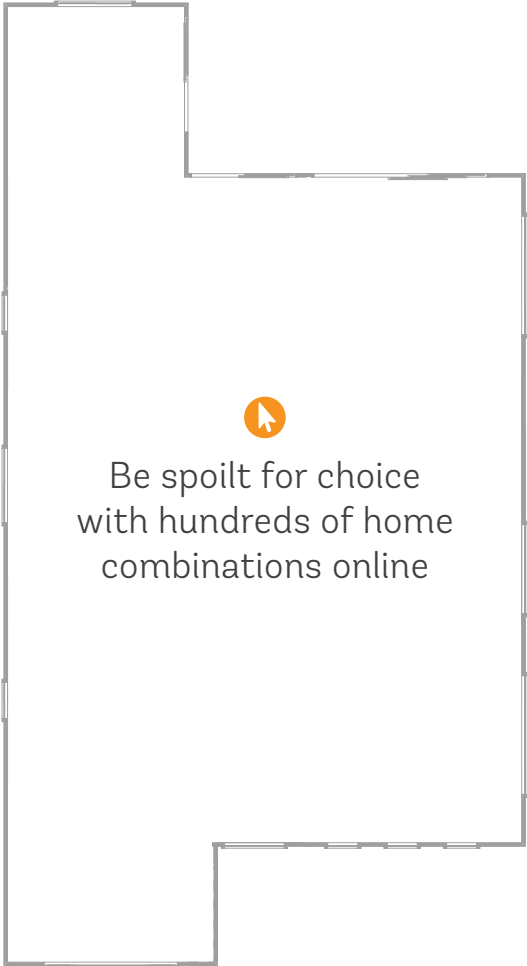
- 11

Reconfigure Master Suite
- 12

Swap Walk-in Wardrobe and E-Space and Enhance Bathroom



First Floor



Ground Floor First Floor

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# HARWOOD

## Expansive living, comfortable living, stylish living

Designed to accentuate every section of the home, experience an abundance of stylish design choices to make life at home a breeze!



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“Design has allowed us to stand out;  
to look different and show that  
difference boldly.”

JOE MANSUETO



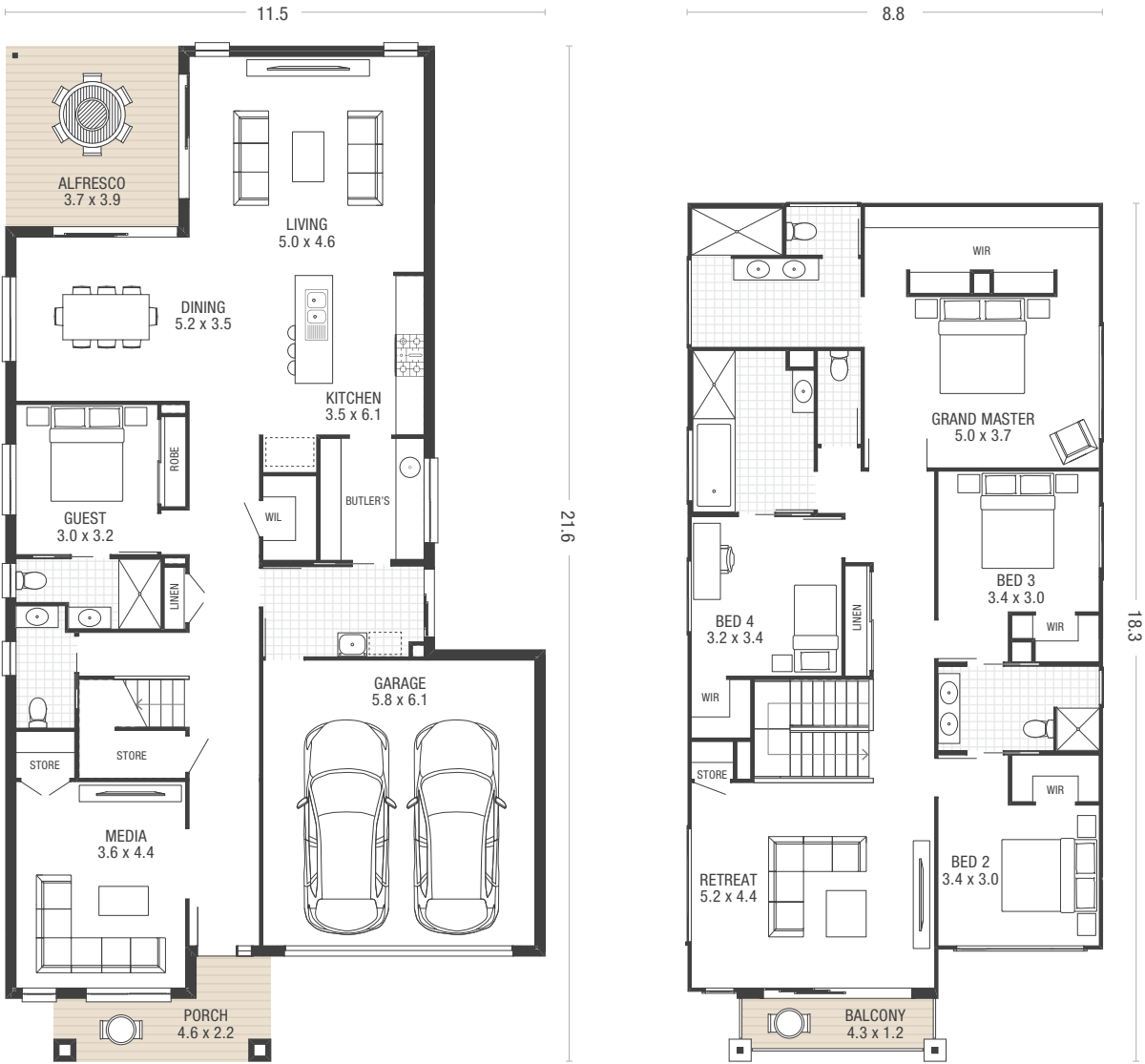


# HARWOOD



Ground Floor	15.8sq	146.9m <sup>2</sup>
First Floor	15.7sq	146.0m <sup>2</sup>
Garage	3.8sq	35.3m <sup>2</sup>
Alfresco	1.5sq	14.2m <sup>2</sup>

Porch	0.7sq	6.6m <sup>2</sup>
Balcony	0.6sq	5.3m <sup>2</sup>
<b>Total Area</b>	<b>38.1sq</b>	<b>354.2m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

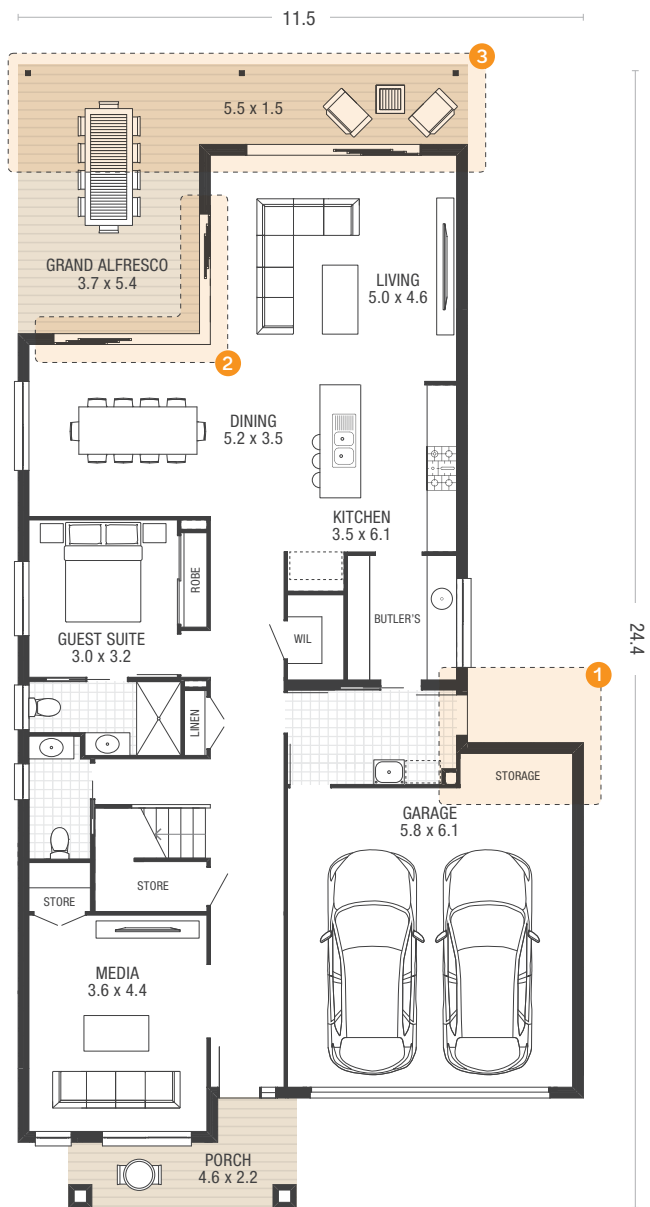


Standard Design

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# Home Options

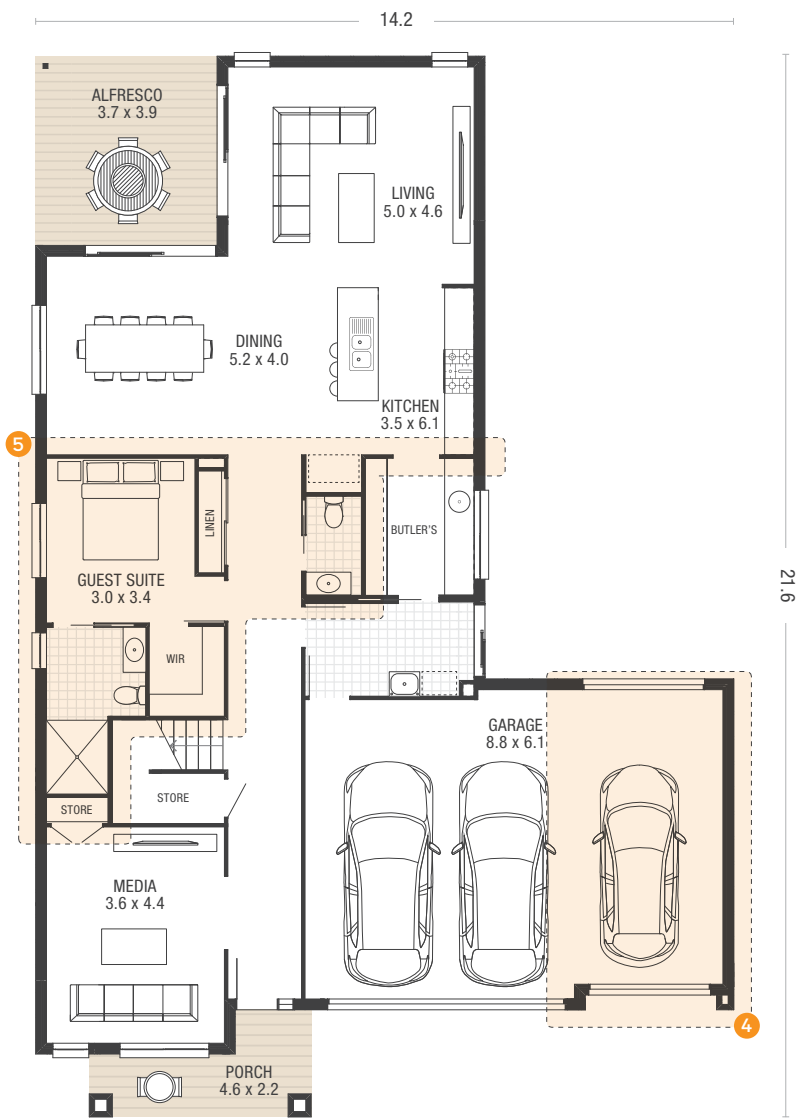
- 1 Add Storage
- 2 Enhance Cornerless Sliding Door
- 3 Extend Grand Alfresco



Ground Floor

# Home Options

- 4 Add Third Garage
- 5 Enhance and Reconfigure Guest Suite

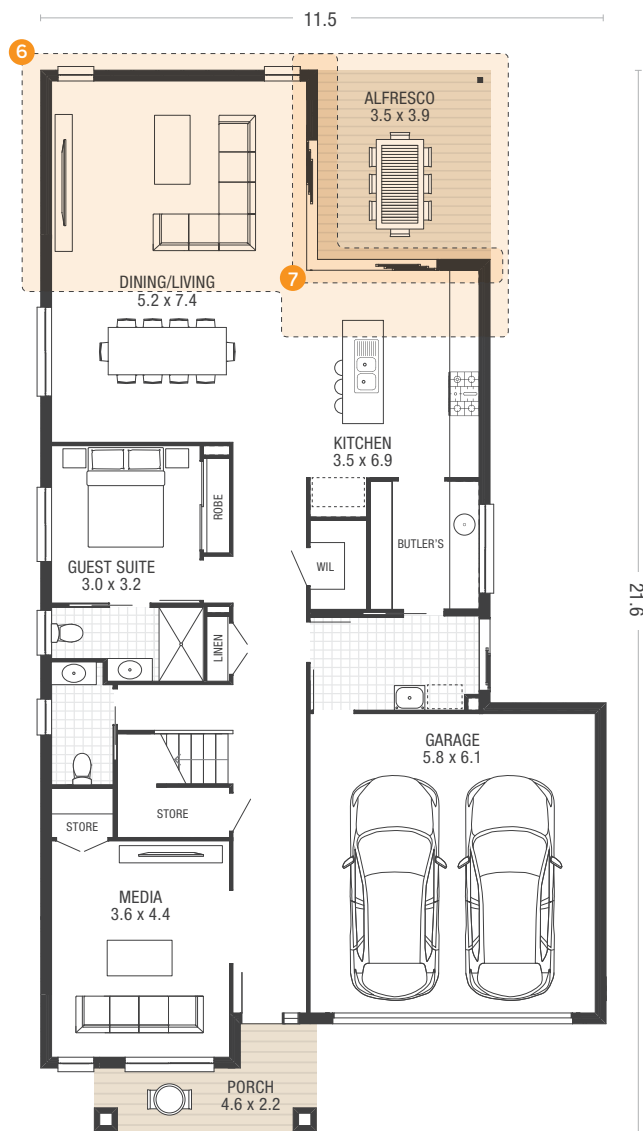


Ground Floor

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# Home Options

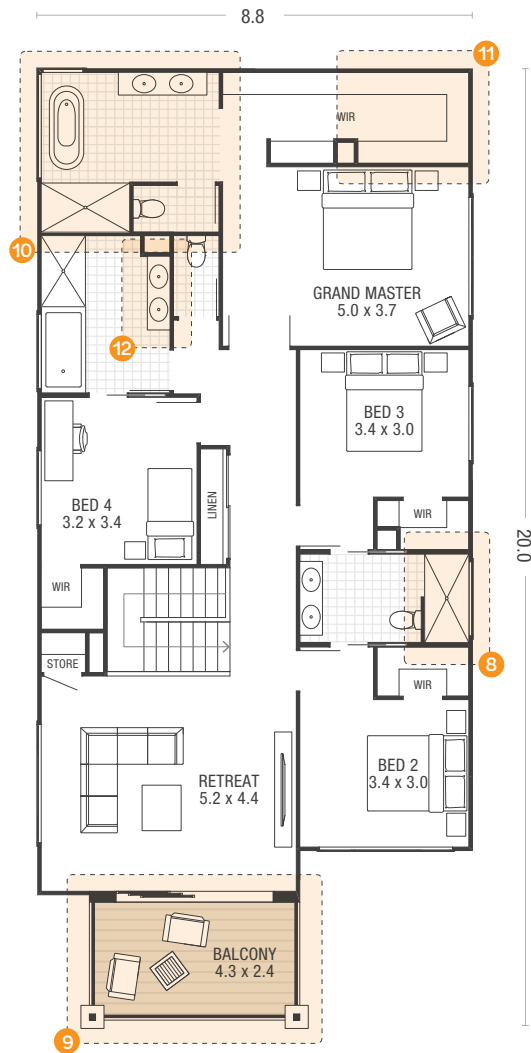
- 6 Reconfigure Living Room and Alfresco
- 7 Enhance Cornerless Sliding Door



Ground Floor

# Home Options

- 8 Enhance Ensuite
- 9 Extend Balcony
- 10 Enhance Grand Ensuite
- 11 Enhance Walk-in Wardrobe
- 12 Enhance Bathroom



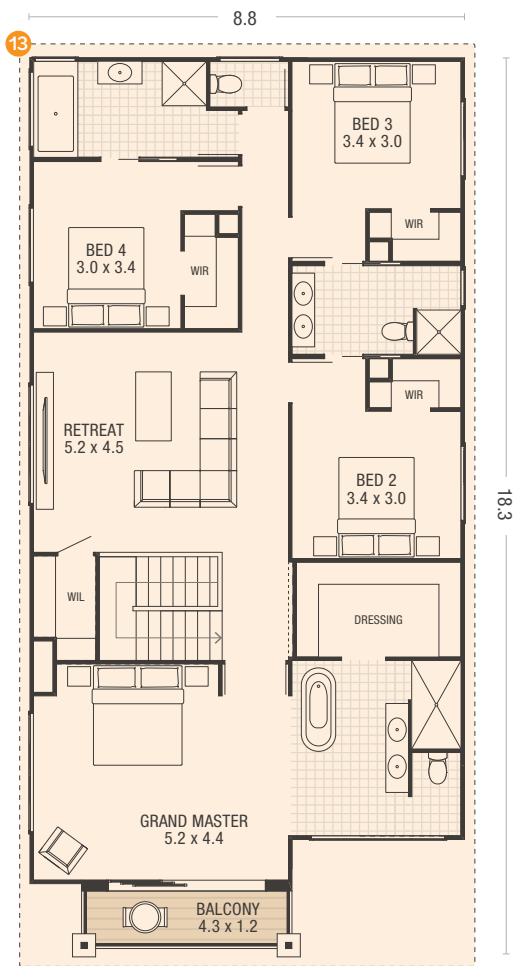
First Floor

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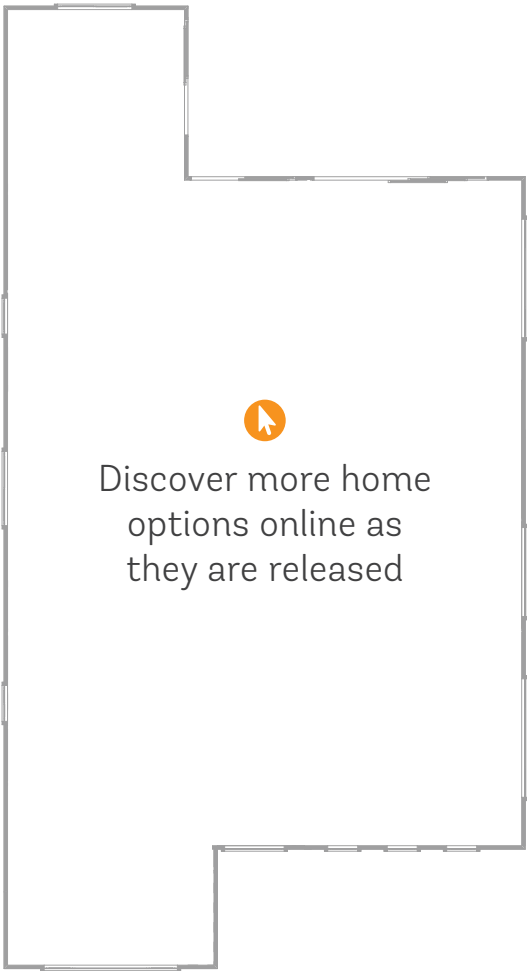


# Home Options

13 Reconfigure First Floor



First Floor



Ground Floor First Floor

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# WHITMORE

## Understated luxury with room to move

Luxurious hotel living will become the norm in the Whitmore, with a grand master suite to relax in after a long day, an open plan kitchen, living and family rooms, media room, rumpus room and upstairs private retreat.



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SIGNATURE



DESIGNER



GRAND

“Design is art optimised to meet objectives.”

SHIMON SHMUELI



# WHITMORE



Ground Floor	16.5sq	153.2m <sup>2</sup>
First Floor	18.1sq	168.5m <sup>2</sup>
Garage	3.9sq	35.9m <sup>2</sup>
Alfresco	1.3sq	12.0m <sup>2</sup>

Porch	0.5sq	4.2m <sup>2</sup>
<b>Total Area</b>	<b>40.2sq</b>	<b>373.9m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>14.0m</b>	

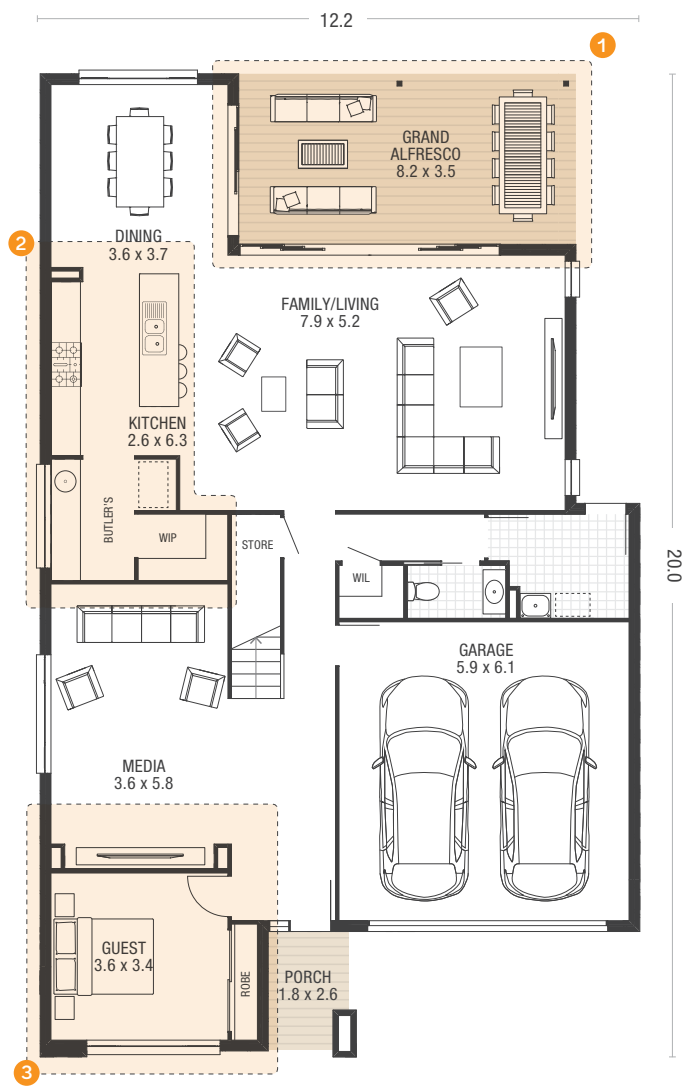


Standard Design

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# Home Options

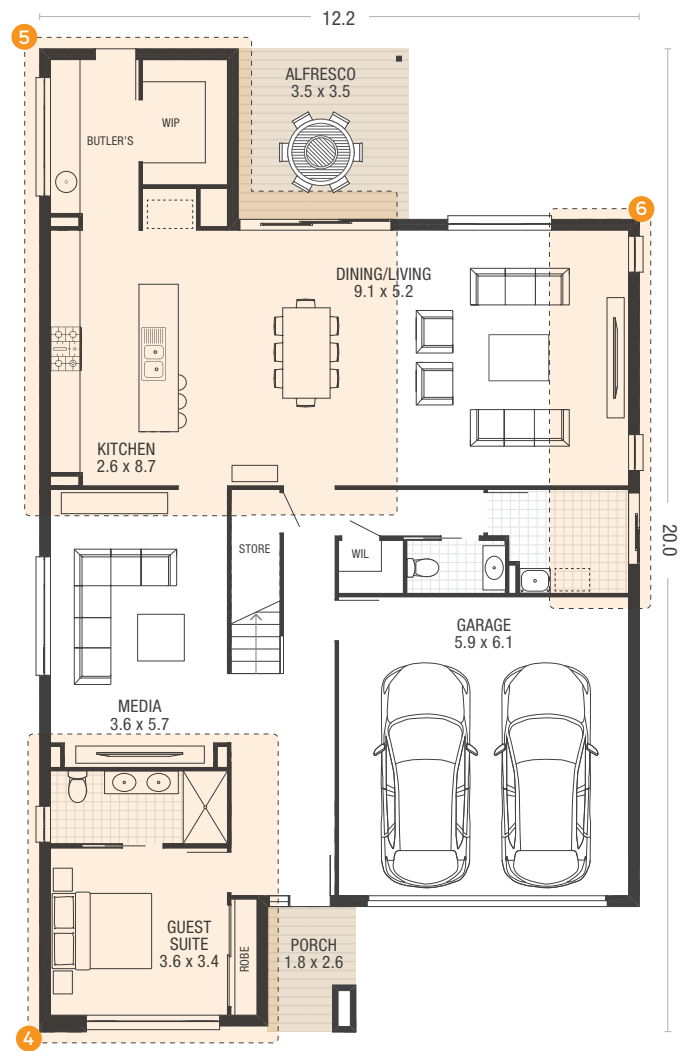
- 1 Extend Grand Alfresco
- 2 Reconfigure Butler's Pantry
- 3 Swap Guest Room and Rumpus Room



Ground Floor

# Home Options

- 4 Swap Guest Suite and Rumpus
- 5 Reconfigure and Enhance Kitchen and Dining Room
- 6 Extend Living Room and Laundry

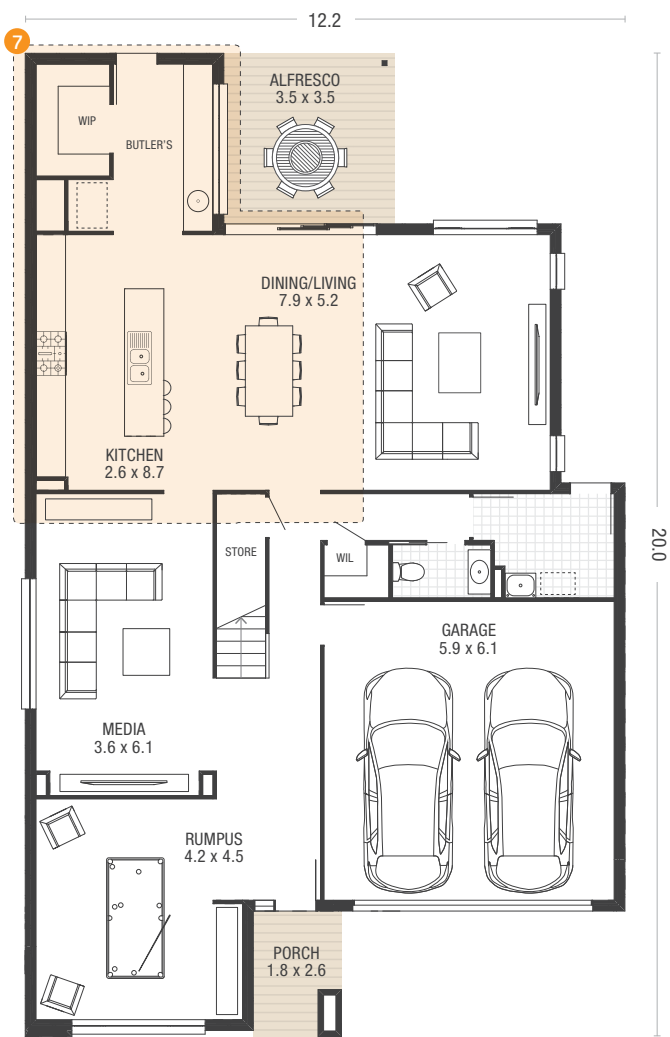


Ground Floor

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# Home Options

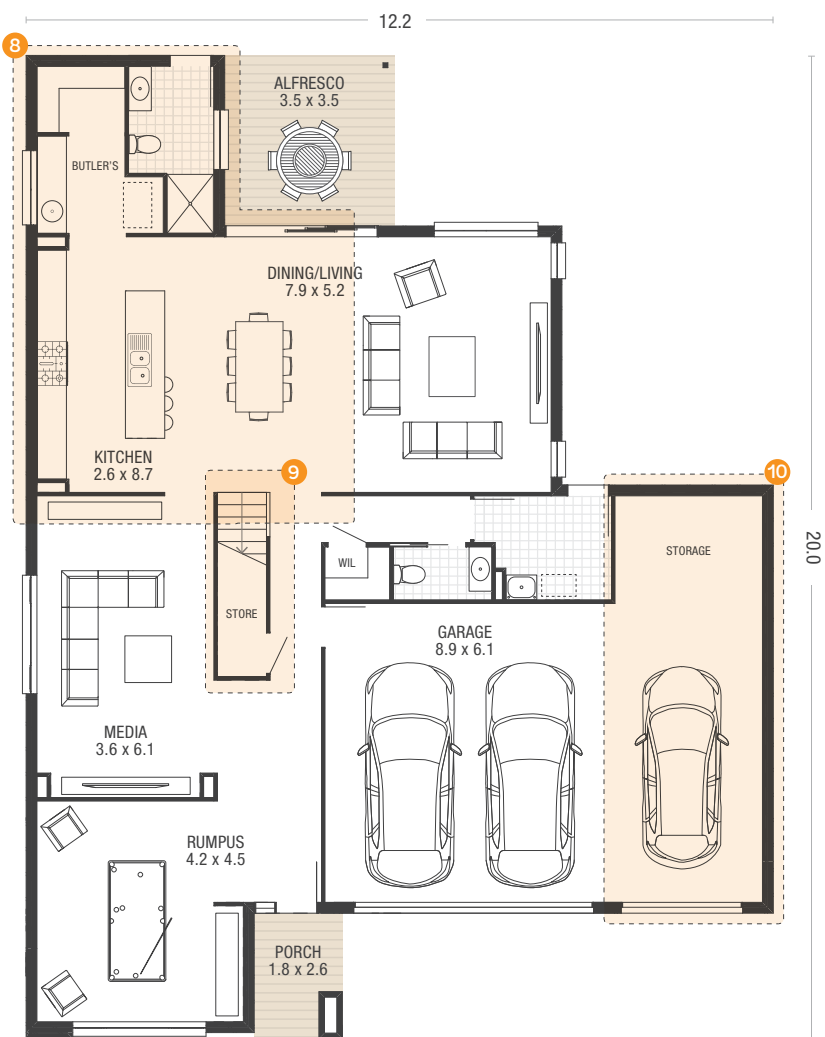
- 7 Reconfigure and Enhance Kitchen and Dining Room



Ground Floor

# Home Options

- 8 Reconfigure and Enhance Kitchen, Bathroom and Dining Room
- 9 Reconfigure Staircase
- 10 Add Third Garage and Storage



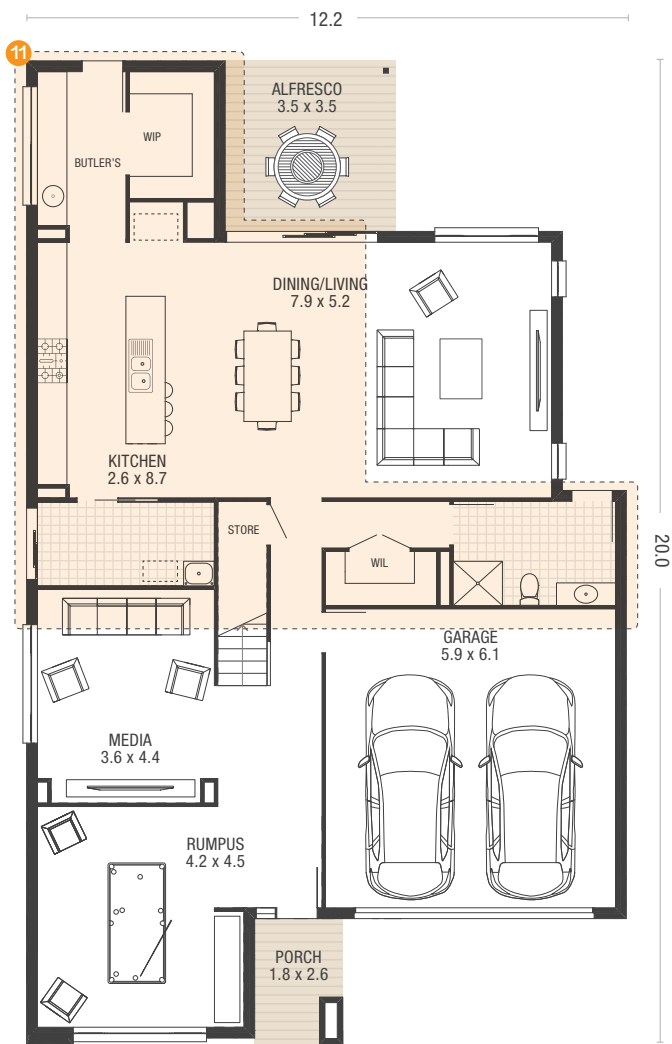
Ground Floor

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# Home Options

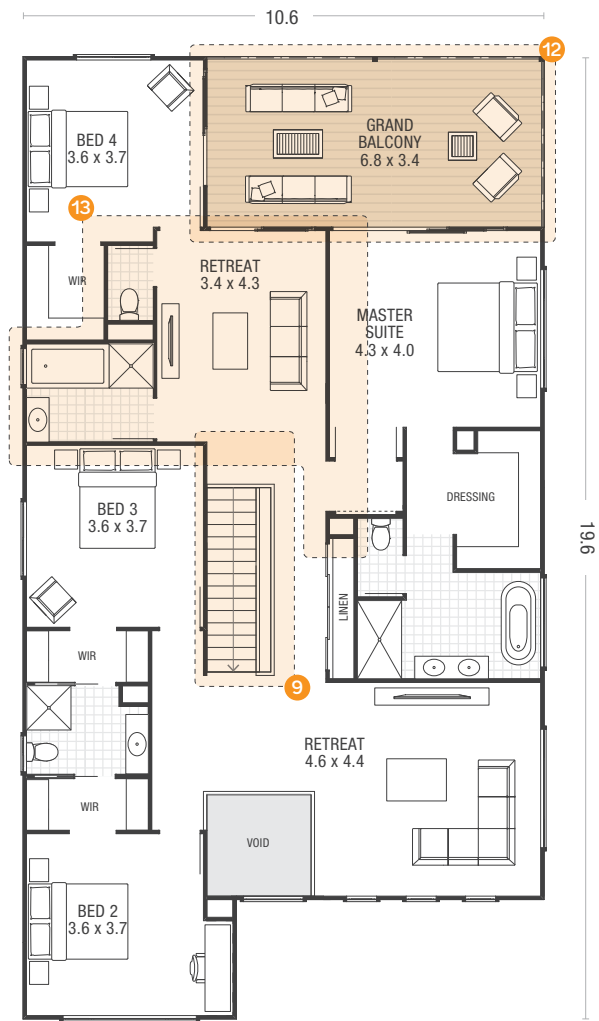
- 11 Reconfigure Kitchen, Dining Room, Laundry and Bathroom



Ground Floor

# Home Options

- 9 Reconfigure Staircase
- 12 Add Grand Balcony
- 13 Reconfigure Private Retreat

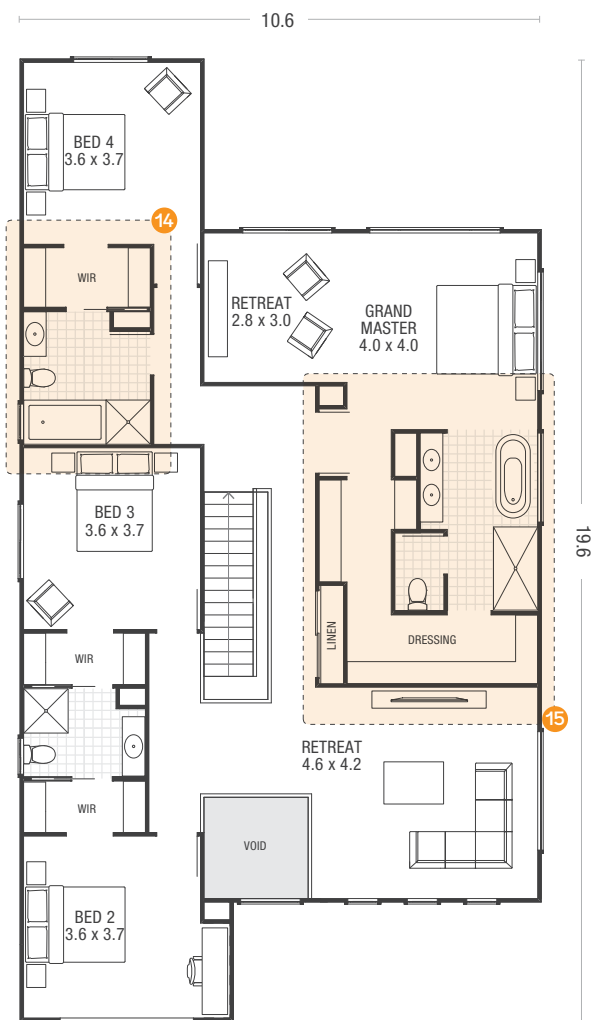


Ground Floor

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# Home Options

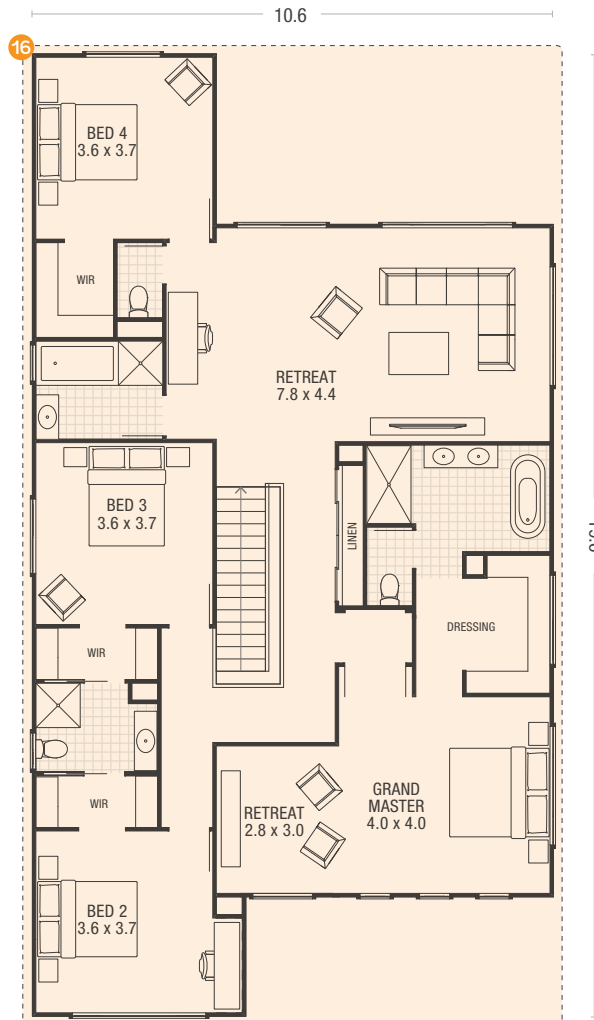
- 14 Reconfigure Bathroom
- 15 Enhance Dressing Room and Ensuite



First Floor

# Home Options

- 16 Reconfigure First Floor



First Floor

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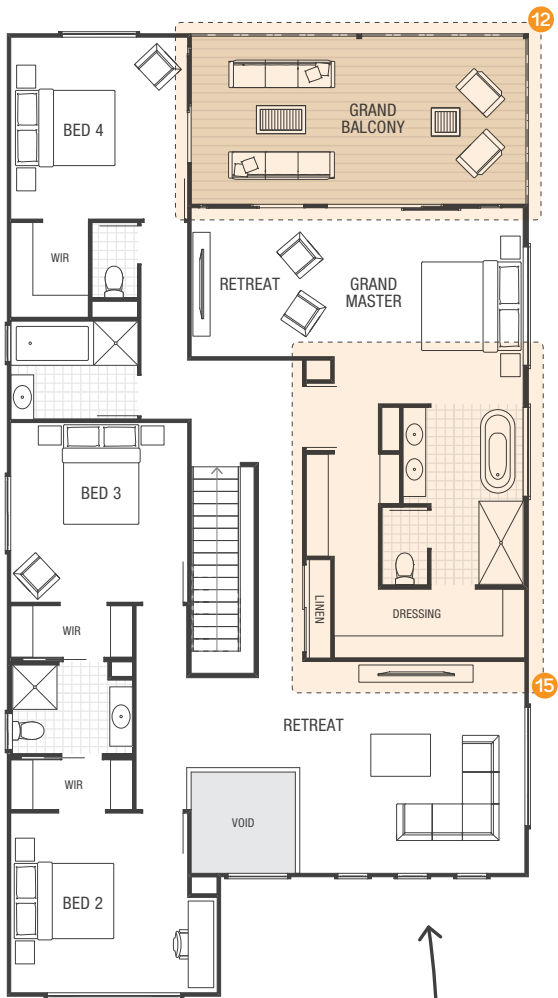
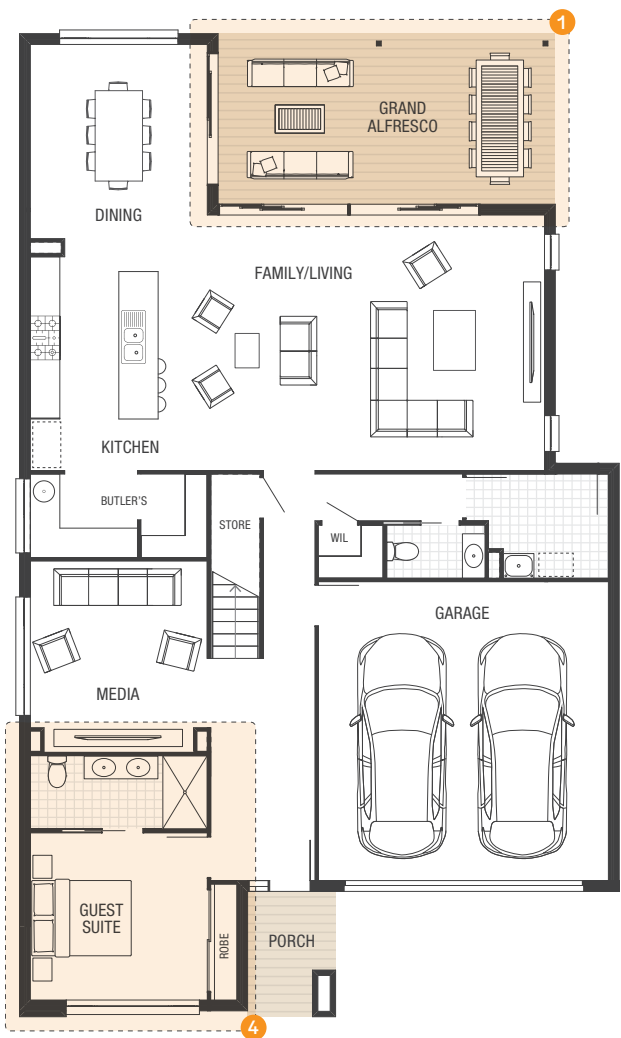
# WHITMORE

## Meet Our Growing Family

They're your growing family with mum, dad and two young kids. The breakfast bar lets mum ensure everyone eats, while the media room is dad's relaxation escape. The kids adore when their grandparents visit, so a ground floor guest suite makes it easy and convenient.

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



I think this layout is better suited for us

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!

Ground Floor First Floor

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Living  
COLLECTION