

# Refined Living

DOUBLE STOREY COLLECTION



AUSBUILD<sup>®</sup>





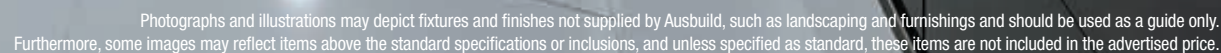
Refined to enhance  
the everyday.





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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.*

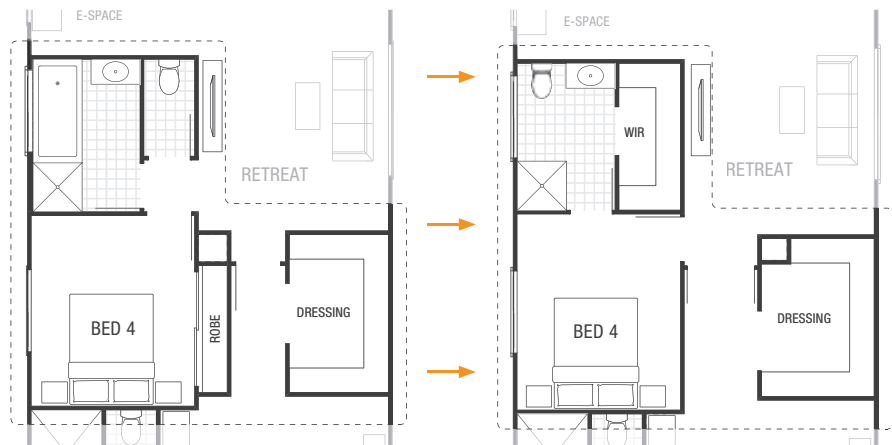




Enhance

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.

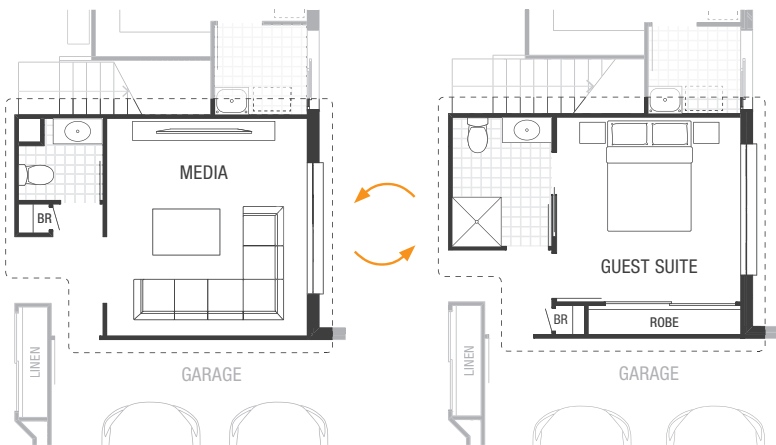
*In this option we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.*



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.

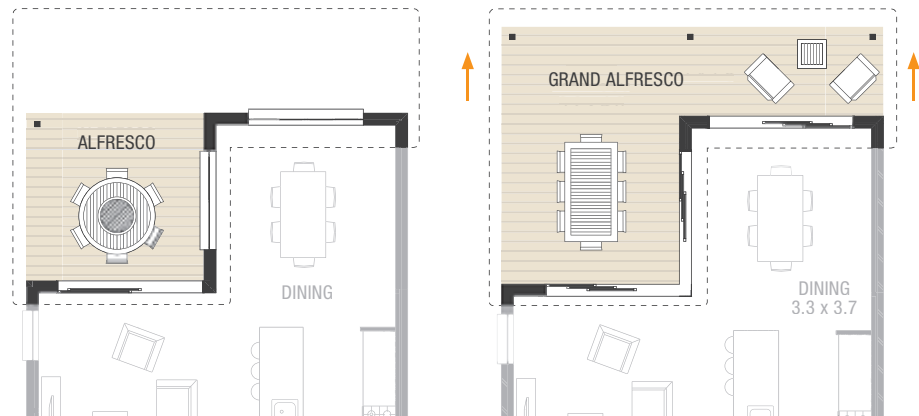
*In this option, we swap the media room for a downstairs guest suite.*



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.

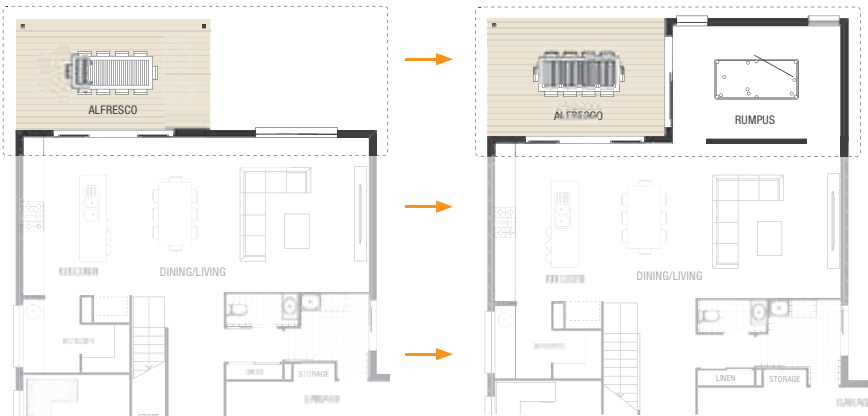
*In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.*



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.

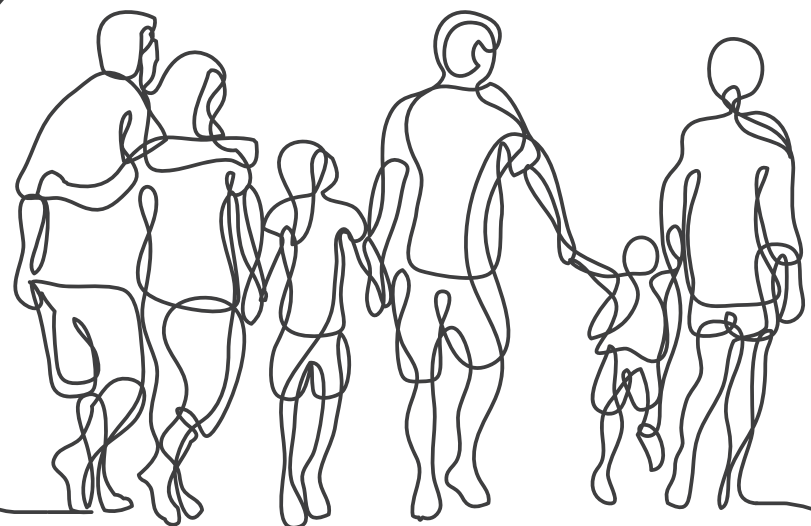
## Meet Our Growing Family

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.



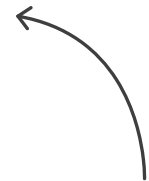
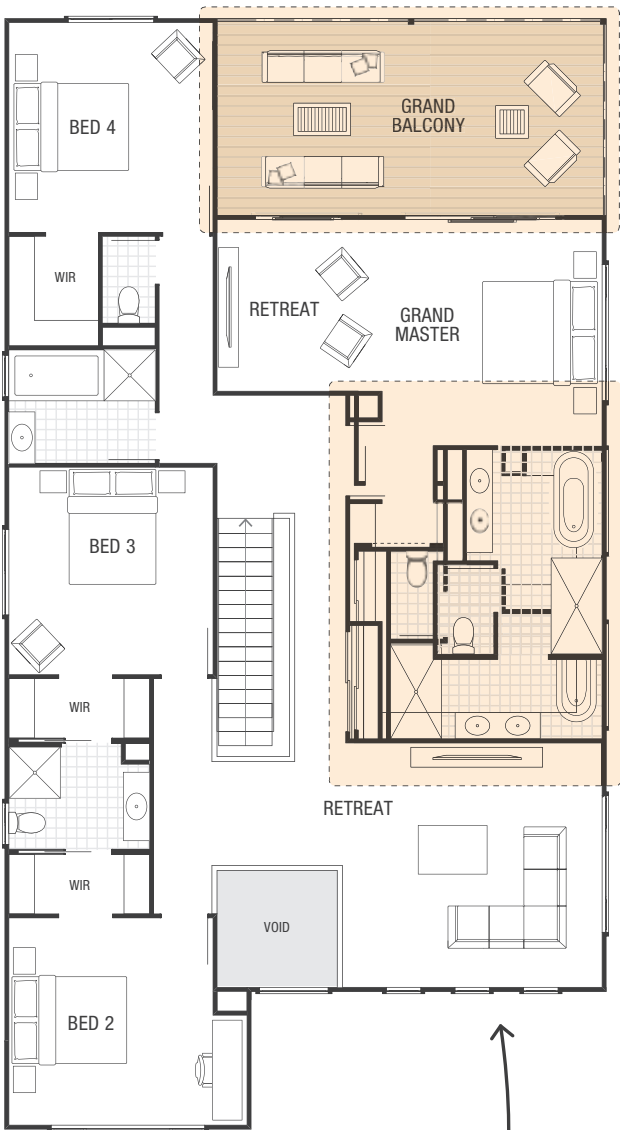
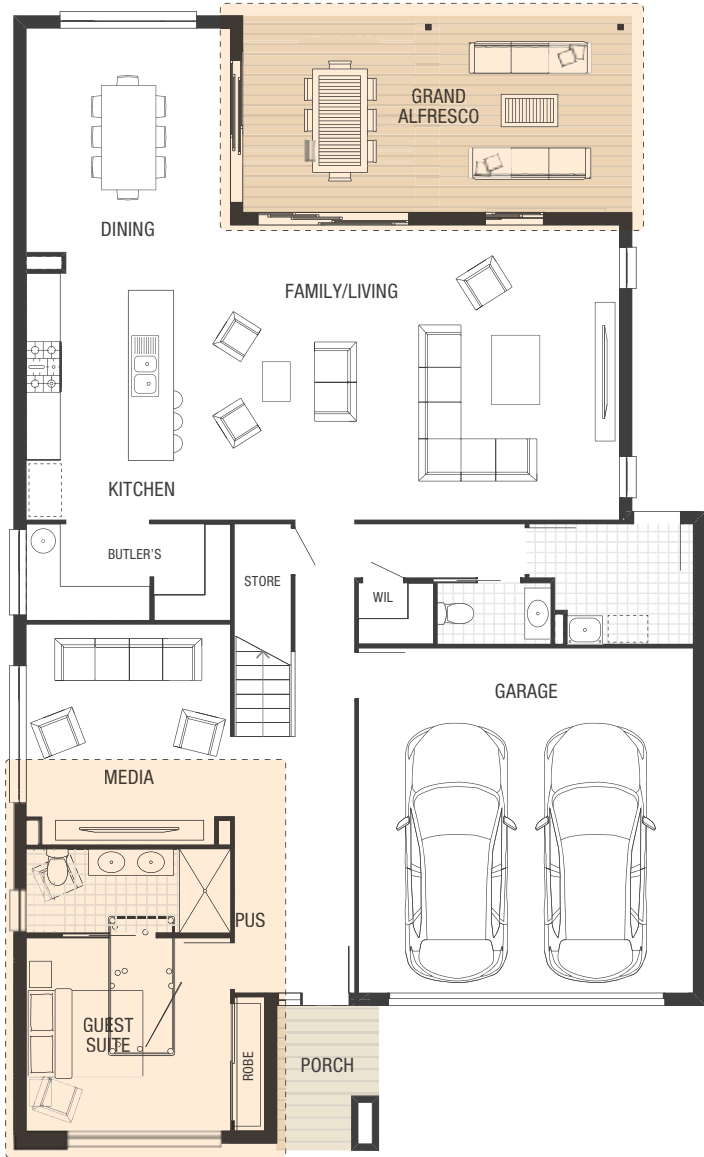


A grand alfresco would come in handy for entertaining our extended family all year round

We could add this to maximise our stunning city views

What a master suite! Kid free zone

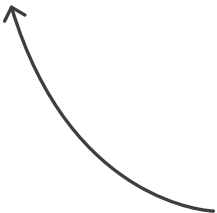
I love this kitchen!



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



Dad's movie room



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





# ABBOTT

## Flexible family living with room to grow

Be together or be apart, but spend your days enjoying this cleverly designed home. With a secluded grand master suite, room to move and ample storage, delight in a home that will grow with your family.



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.





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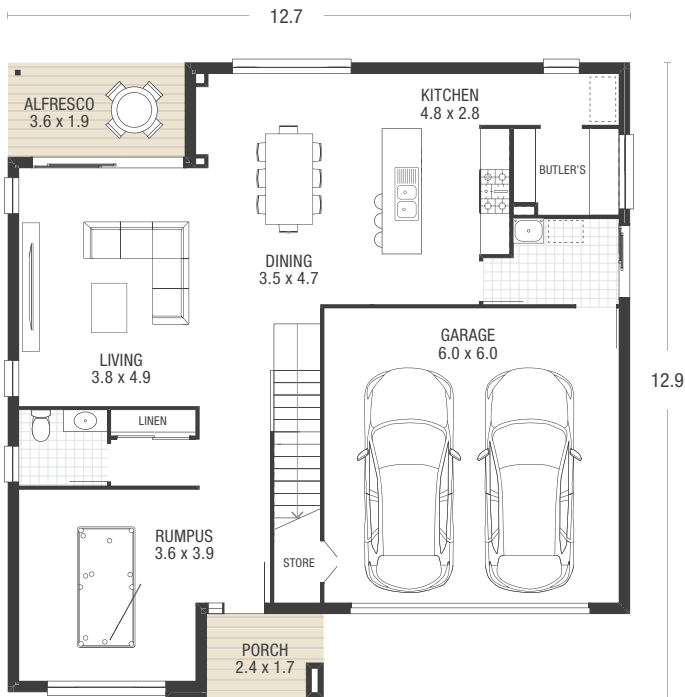


# ABBOTT

 4 |  2½ |  2 |  3 |  |  | 

Ground Floor	11.3sq	105.4m <sup>2</sup>
First Floor	15.0sq	138.9m <sup>2</sup>
Garage	3.9sq	36.0m <sup>2</sup>
Alfresco	0.7sq	6.9m <sup>2</sup>

Porch	0.4sq	4.1m <sup>2</sup>
<b>Total Area</b>	<b>31.4sq</b>	<b>291.3m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>16.0m</b>	

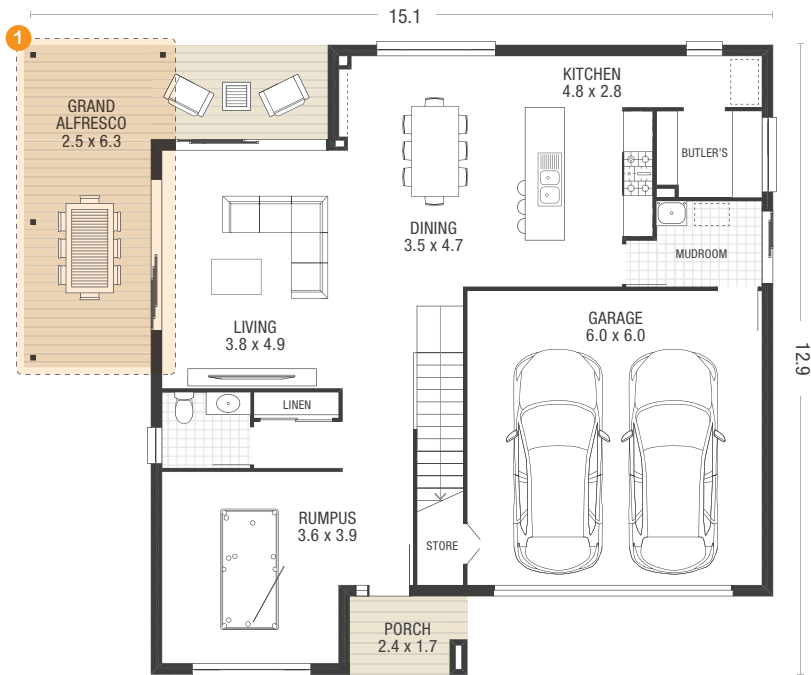


Standard Design

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# Home Options

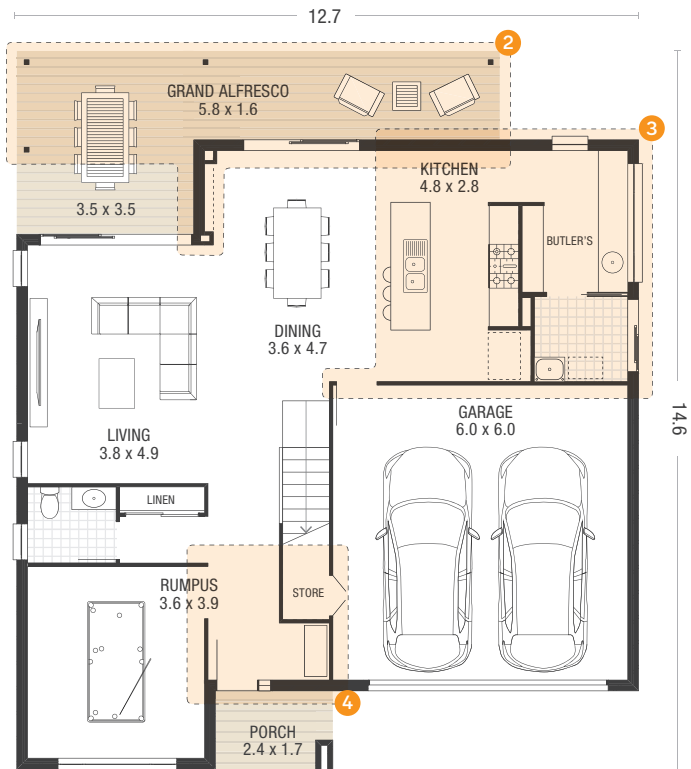
- 1 Extend Grand Alfresco



Ground Floor

# Home Options

- 2 Extend Grand Alfresco
- 3 Reconfigure Kitchen, Butler's Pantry and Laundry
- 4 Enhance Grand Entry



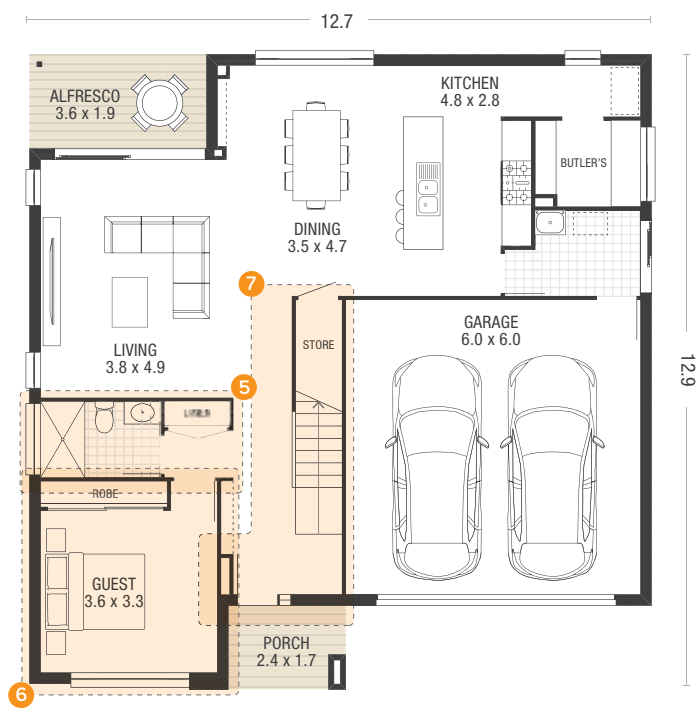
Ground Floor

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# Home Options

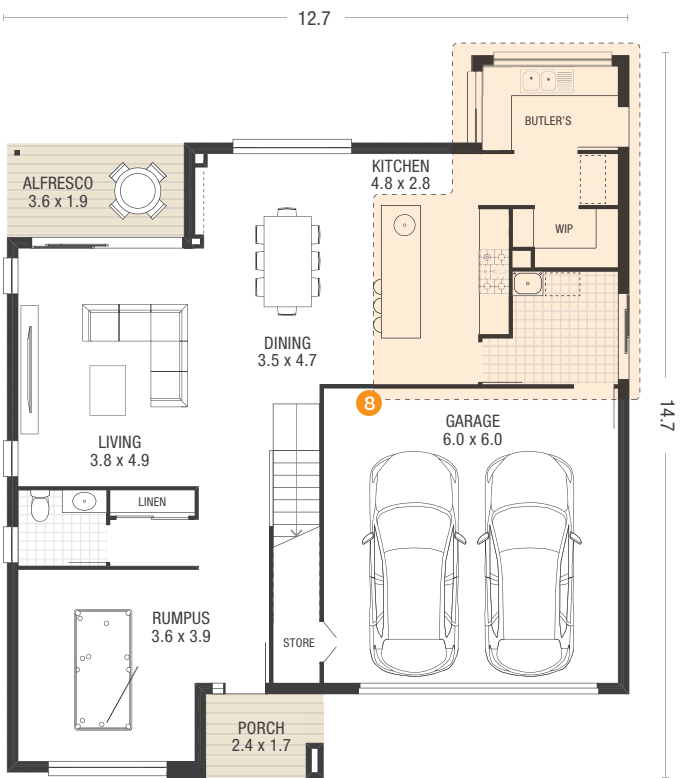
- 5 Reconfigure Linen Closet and Bathroom
- 6 Swap Guest Suite and Rumpus Room
- 7 Reconfigure Grand Entry and Staircase



Ground Floor

# Home Options

- 8 Extend Butler's Pantry

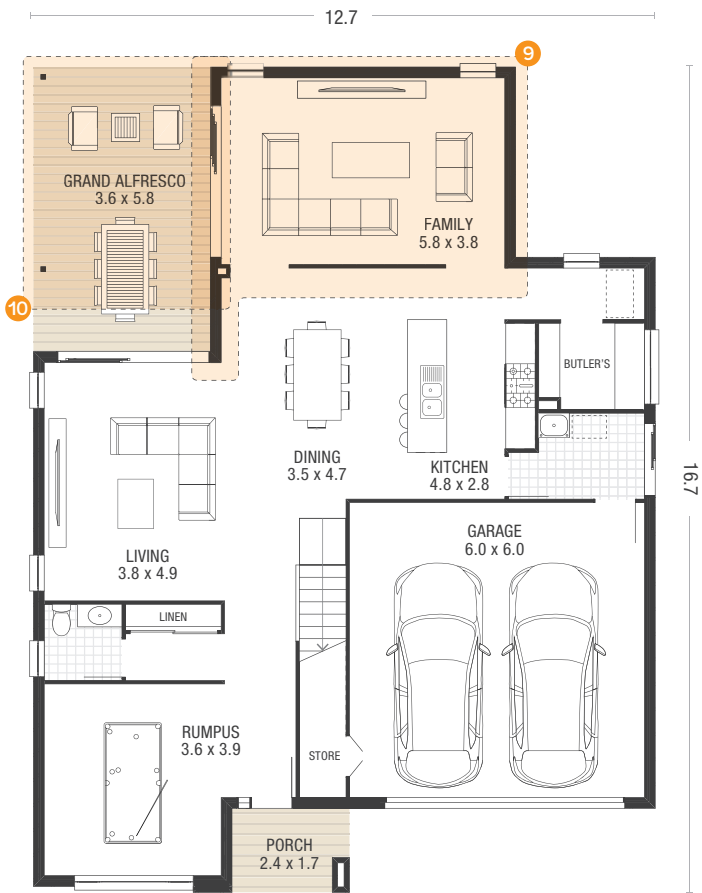


Ground Floor

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# Home Options

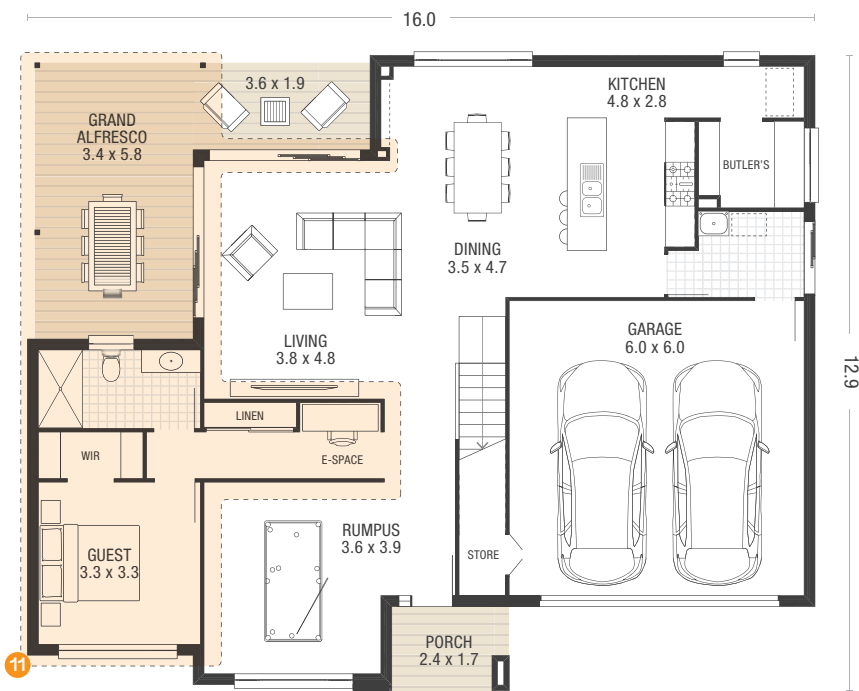
- 9 Add Family Room
- 10 Extend Grand Alfresco



Ground Floor

# Home Options

- 11 Extend Grand Alfresco, Enhance Bathroom and Add E-Space



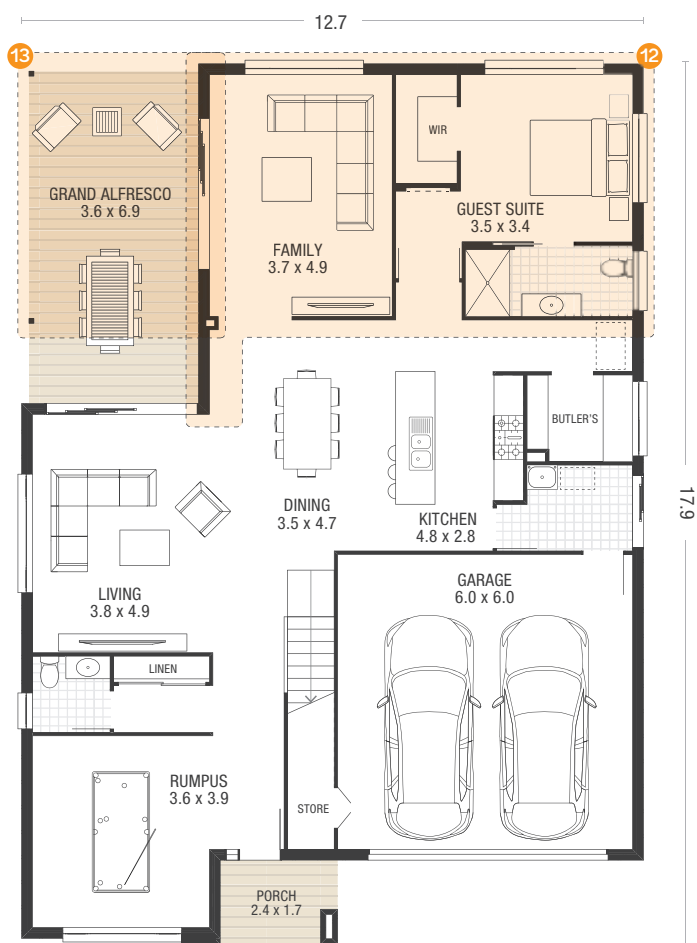
Ground Floor

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# Home Options

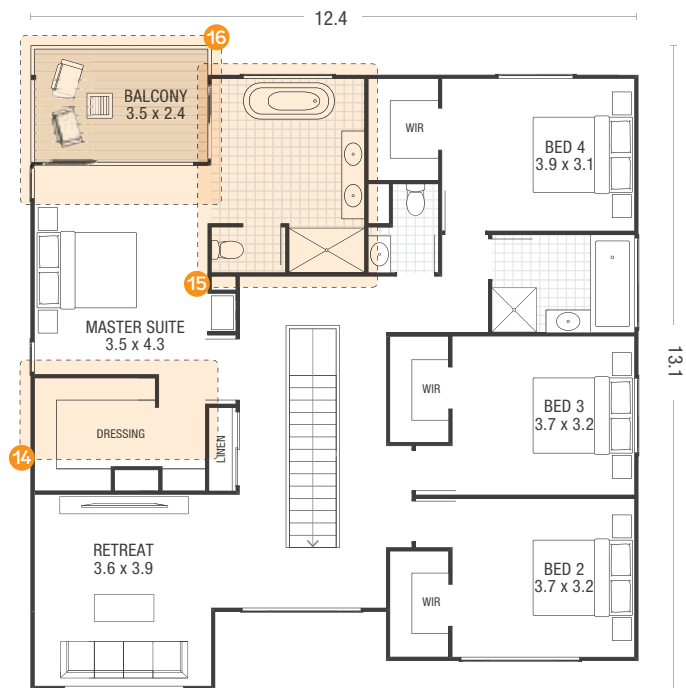
- 12 Add Guest Suite and Family Room
- 13 Extend Grand Alfresco



Ground Floor

# Home Options

- 14 Enhance Dressing Room
- 15 Enhance Grand Ensuite
- 16 Add Balcony



First Floor

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# Home Options

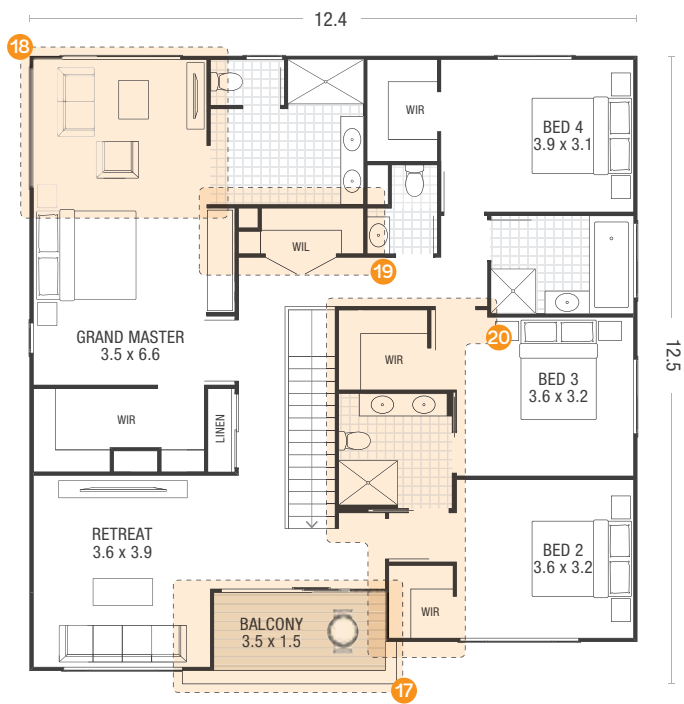
- 17

Add Balcony
- 18

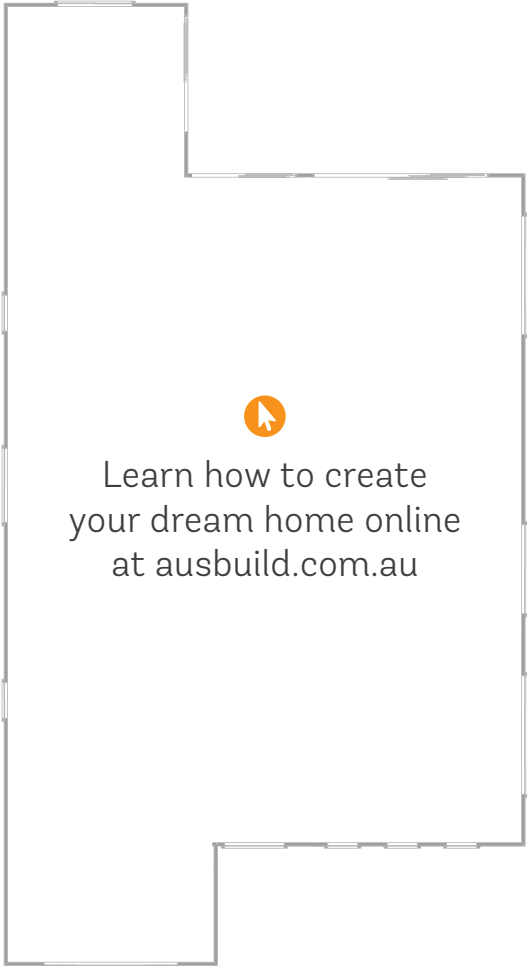
Extend Grand Master Suite
- 19

Add Walk-in Linen
- 20

Reconfigure Shared Ensuite to Bedroom 2 and Bedroom 3



First Floor



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# WINDSOR

## Upsize in comfort with life's luxuries

A grand family home with the perfect balance between living and entertaining. Take comfort in a home designed with a grand master suite, butler's pantry, media room and guest bedroom.



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SIGNATURE



SIGNATURE WITH BALCONY HOME OPTION 14



GRAND



GRAND WITH BALCONY HOME OPTION 14

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# WINDSOR



Ground Floor	14.7sq	137.0m <sup>2</sup>
First Floor	15.3sq	142.1m <sup>2</sup>
Garage	3.9sq	36.0m <sup>2</sup>
Alfresco	1.8sq	16.9m <sup>2</sup>

Porch	0.5sq	4.8m <sup>2</sup>
<b>Total Area</b>	<b>36.2sq</b>	<b>336.7m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>16.0m</b>	

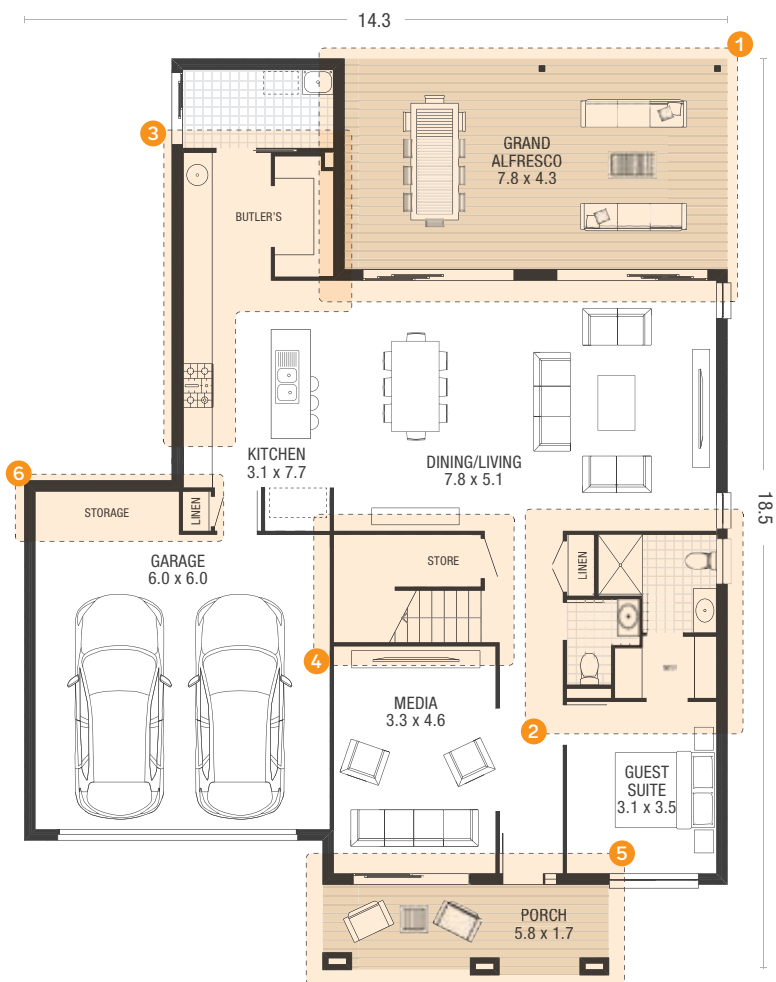


Standard Design

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# Home Options

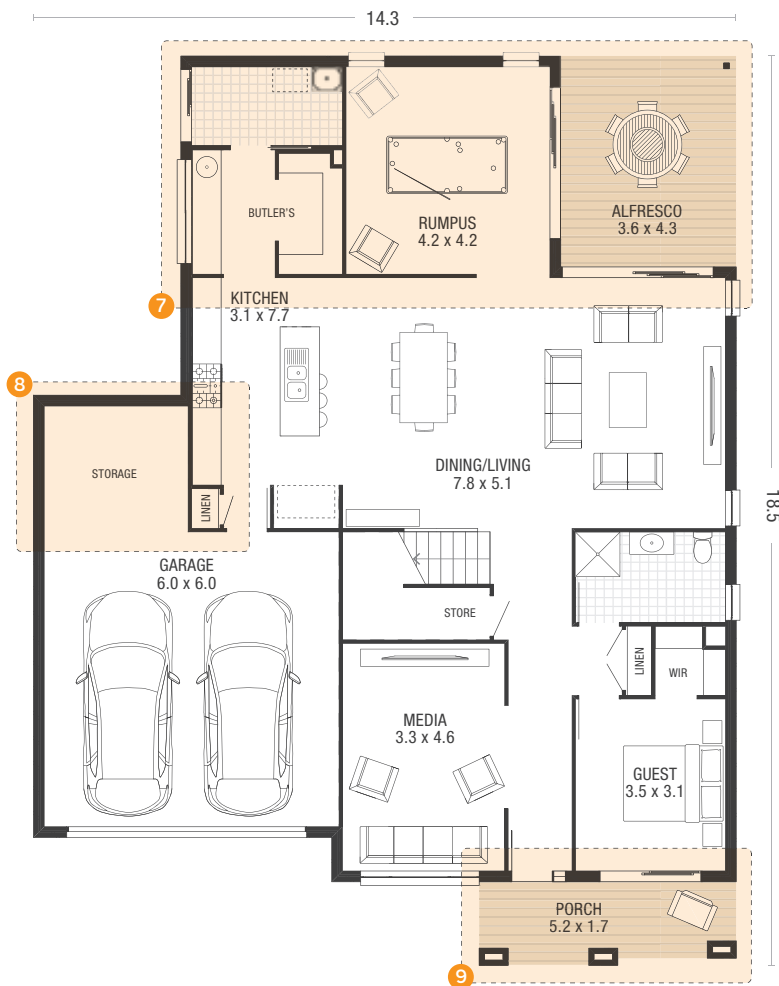
- 1 Extend Grand Alfresco
- 2 Enhance Guest Suite
- 3 Enhance Kitchen
- 4 Reconfigure Staircase
- 5 Extend Porch
- 6 Add Storage



Ground Floor

# Home Options

- 7 Add Rumpus Room and Enhance Kitchen
- 8 Add Storage
- 9 Extend Porch



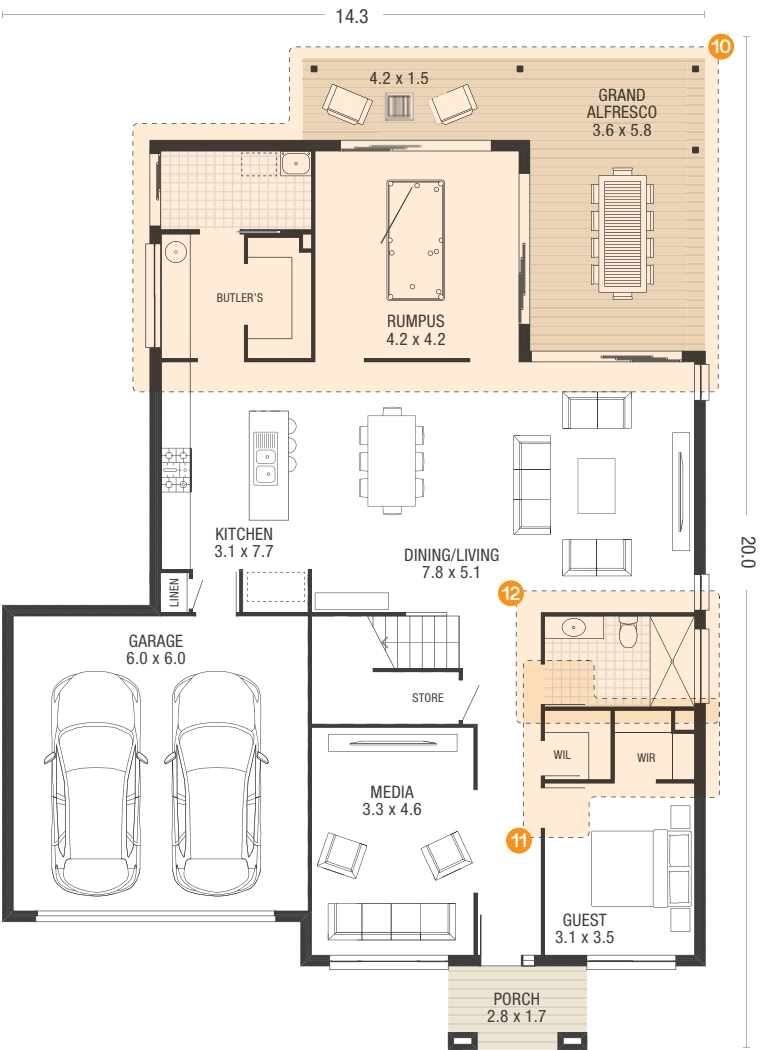
Ground Floor

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# Home Options

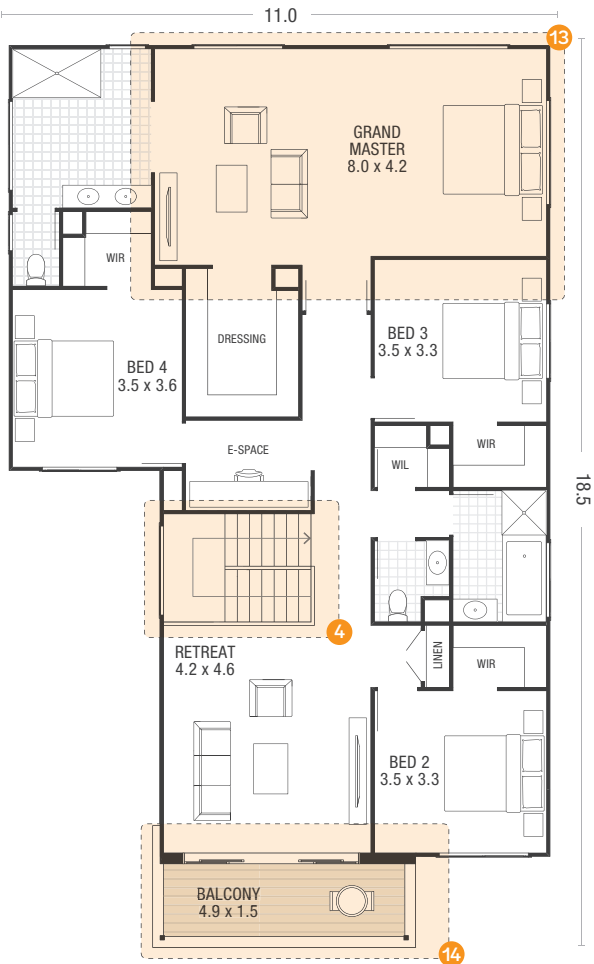
- 10 Extend Grand Alfresco and Add Rumpus Room
- 11 Enhance Walk-in Linen
- 12 Reconfigure Bathroom



Ground Floor

# Home Options

- 13 Enhance Grand Master
- 14 Add Balcony
- 4 Reconfigure Staircase

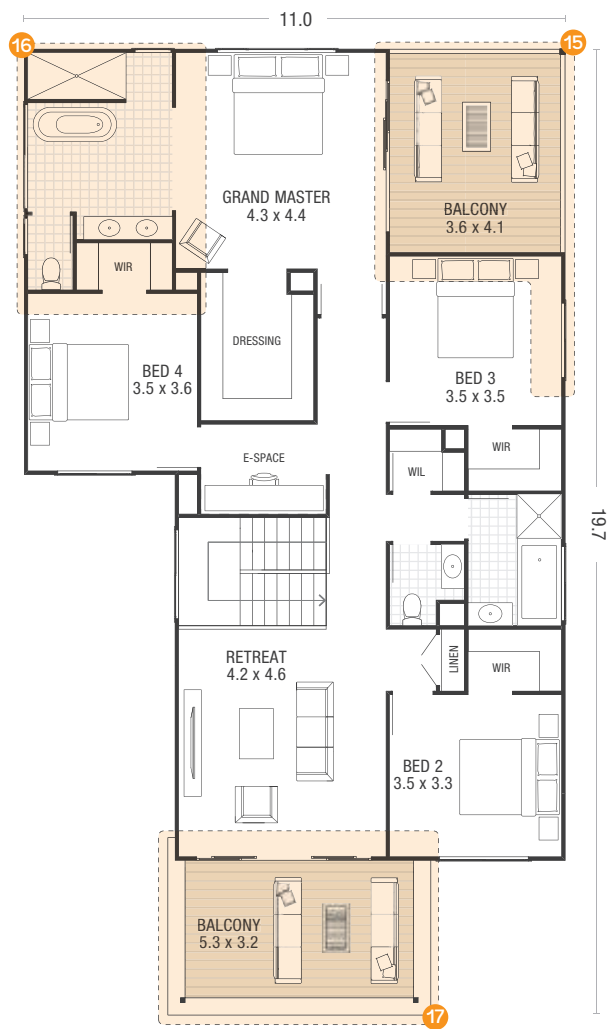


First Floor

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# Home Options

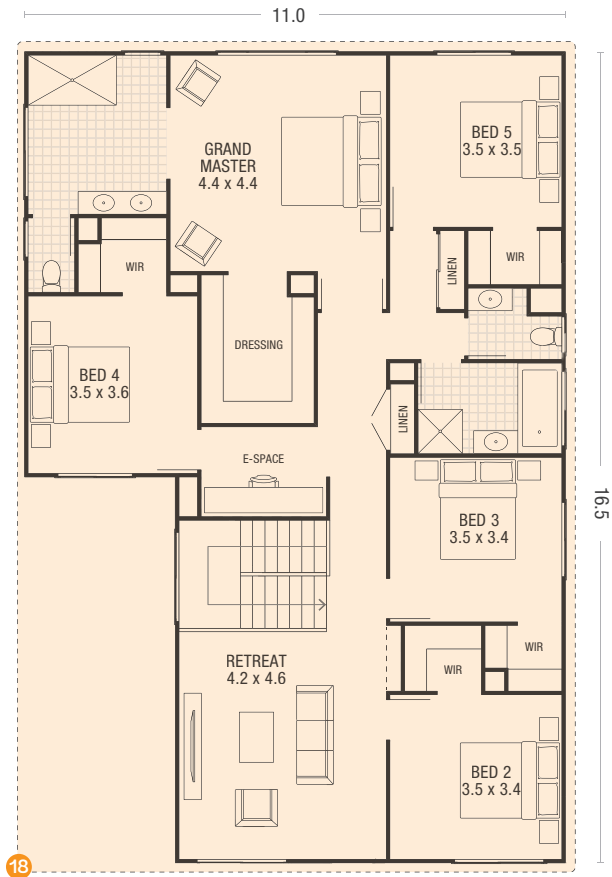
- 15 Add Balcony
- 16 Enhance Grand Ensuite
- 17 Add Balcony



First Floor

# Home Options

- 18 Reconfigure and Extend First Floor and Add Bedroom 5



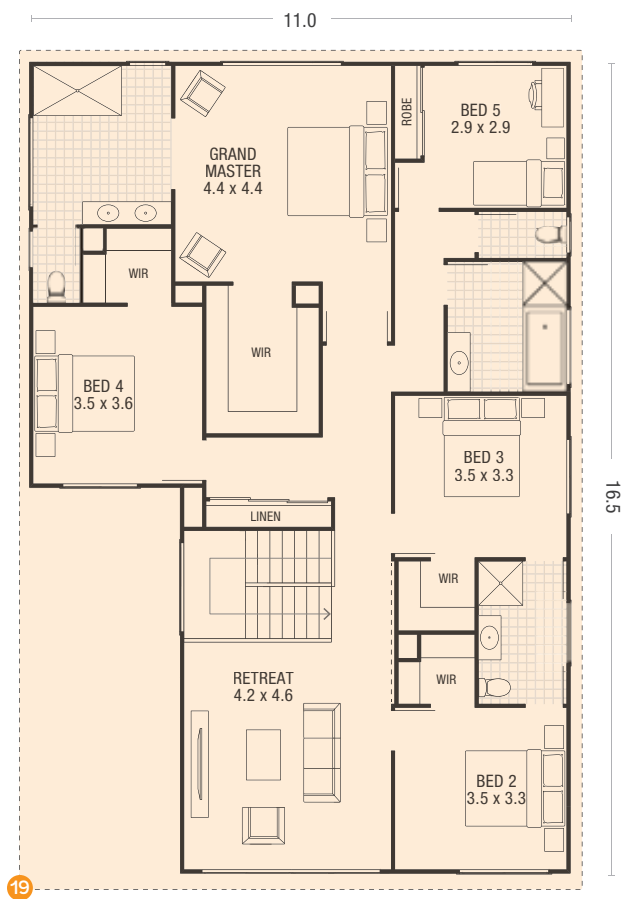
First Floor

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# Home Options

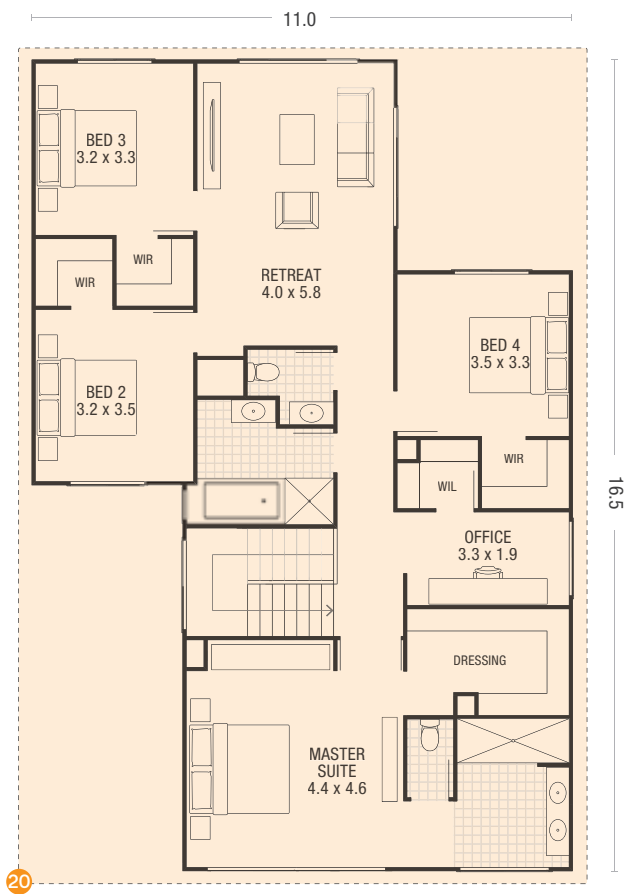
19 Reconfigure First Floor and Add Bedroom 5 and Shared Ensuite



First Floor

# Home Options

20 Reconfigure First Floor and Add Home Office

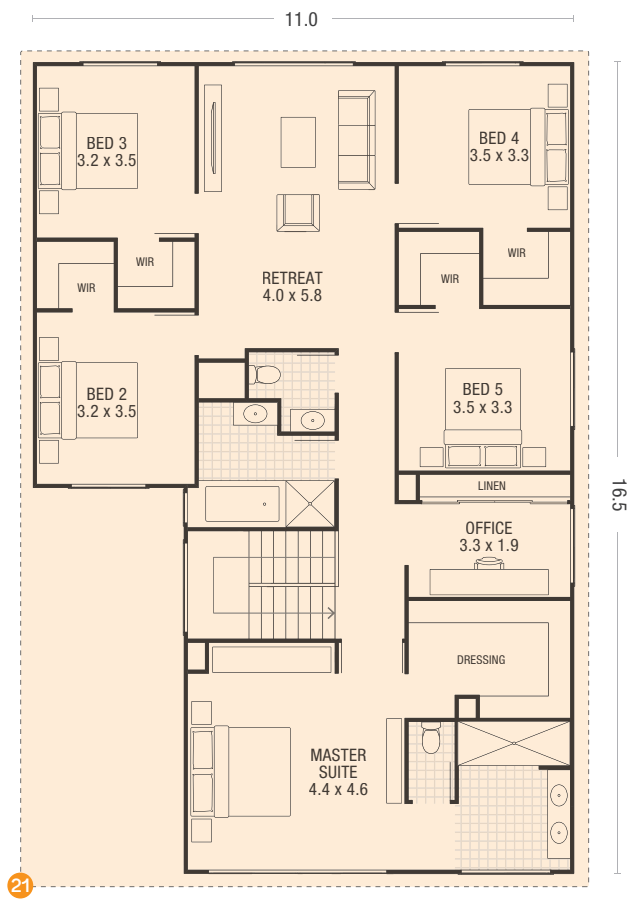


First Floor

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# Home Options

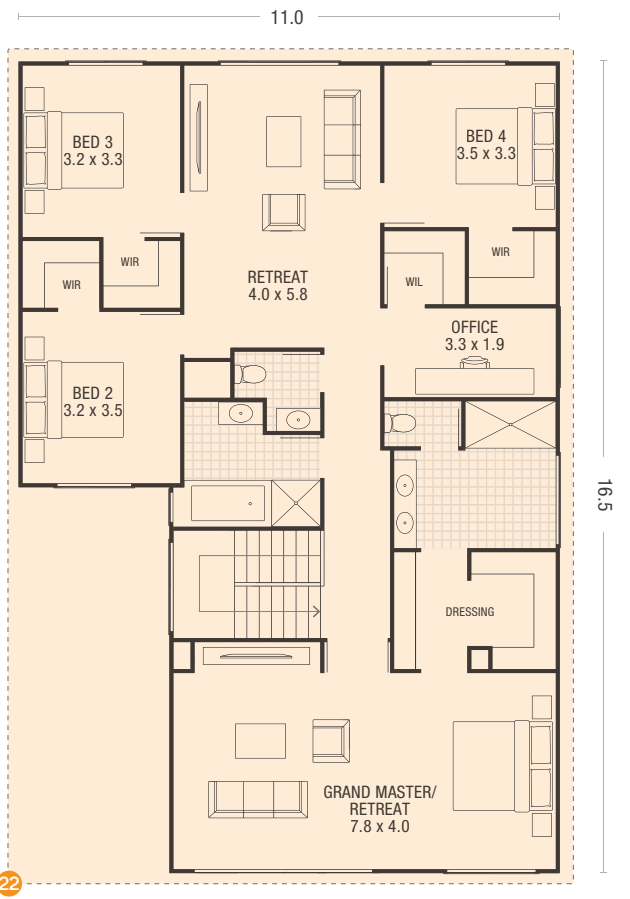
- 21
- Reconfigure First Floor and Add Bedroom 5 and Home Office.



First Floor

# Home Options

- 22
- Reconfigure First Floor, Extend Grand Master Suite and Add Home Office.



First Floor

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# ADDERLEY

Let your new home give you a life of luxury

Perfect for a family with older children, where each bedroom is paired with a walk-in wardrobe and ensuite, and parents can retreat to a luxurious grand master suite at the end of the day.



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SIGNATURE



GRAND

“The desire to create is one of the deepest yearnings of the human soul.”

DIETER F. UCHTDORF

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# ADDERLEY

5 | 4½ | 2 | 4 | |

Ground Floor	20.3sq	188.8m <sup>2</sup>
First Floor	19.1sq	177.4m <sup>2</sup>
Garage	4.3sq	40.4m <sup>2</sup>
Alfresco	2.0sq	18.6m <sup>2</sup>

Porch	0.2sq	2.2m <sup>2</sup>
<b>Total Area</b>	<b>46.0sq</b>	<b>427.4m<sup>2</sup></b>
<b>Min. Lot Width</b>	<b>16.0m</b>	



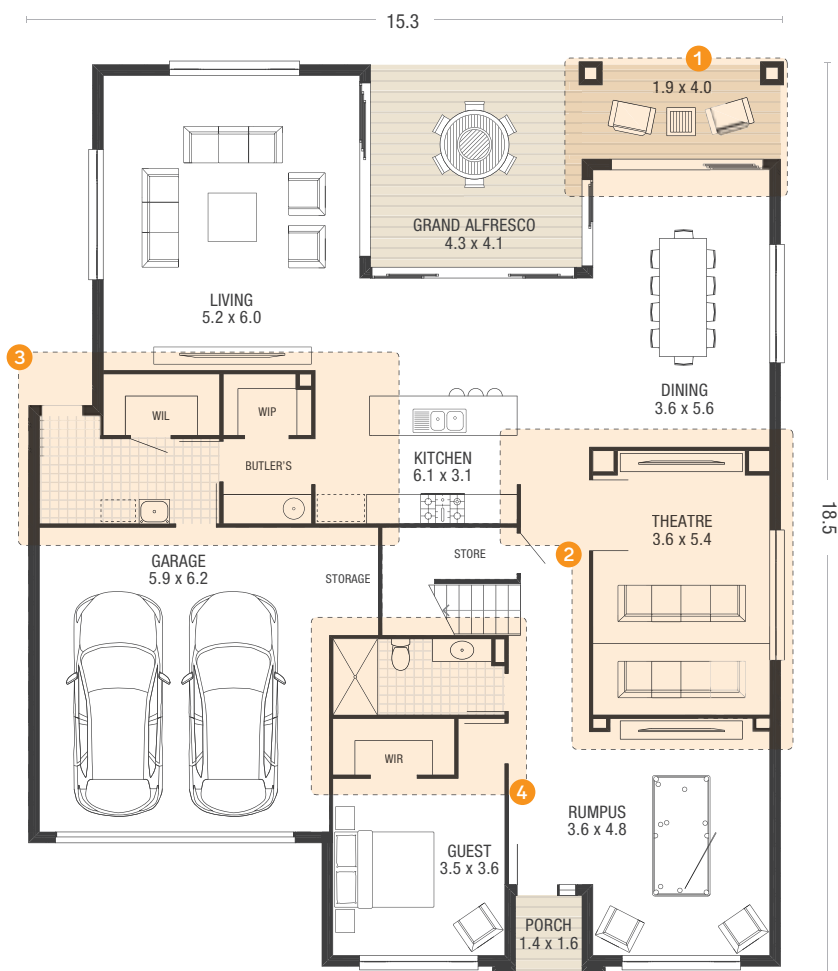
Standard Design

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# Home Options

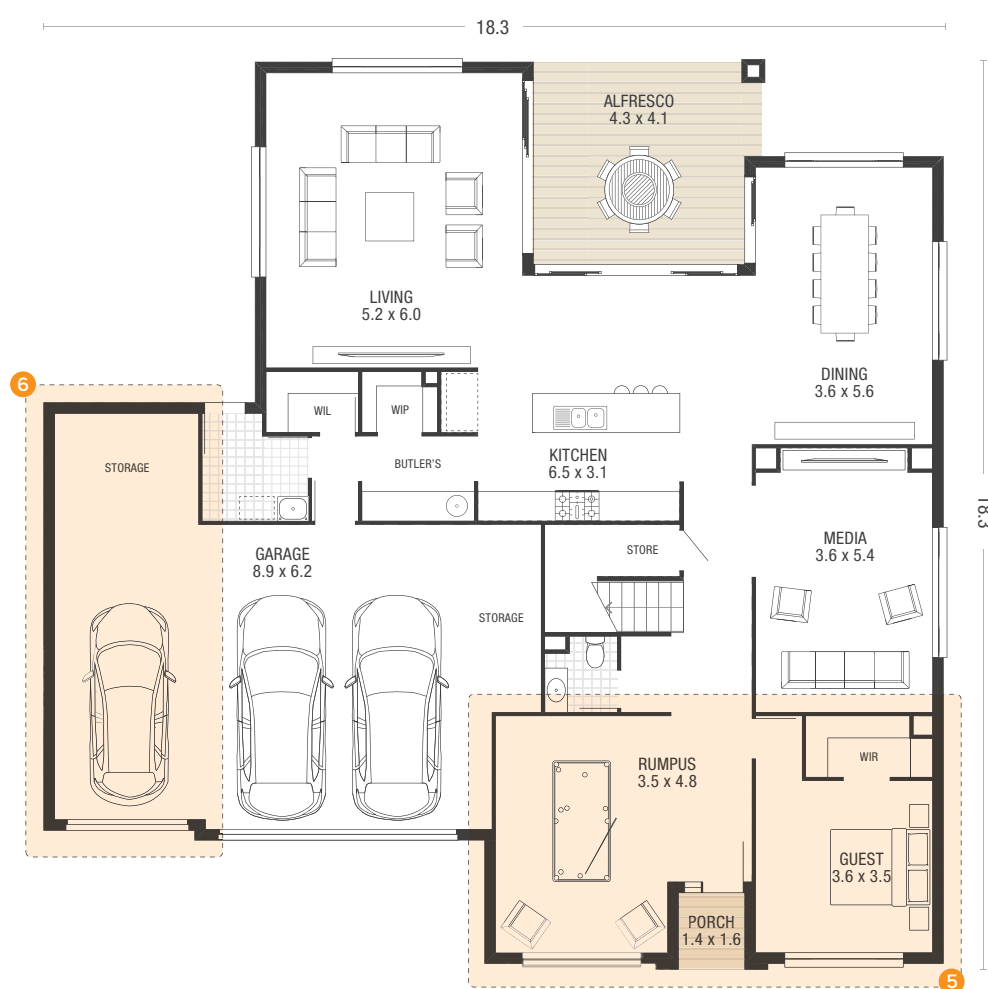
- 1 Extend Grand Alfresco
- 2 Enhance Theatre
- 3 Enhance Laundry
- 4 Enhance Bathroom



Ground Floor

# Home Options

- 5 Reconfigure Guest Room and Rumpus Room
- 6 Add Third Garage with Storage

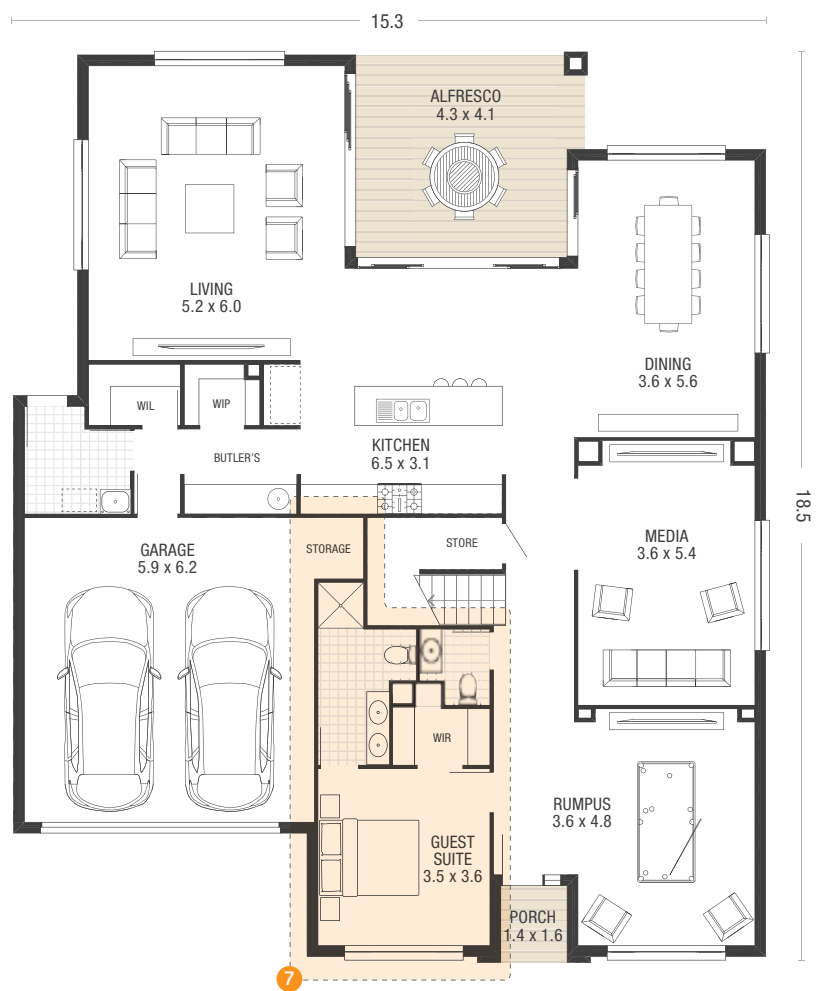


Ground Floor

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# Home Options

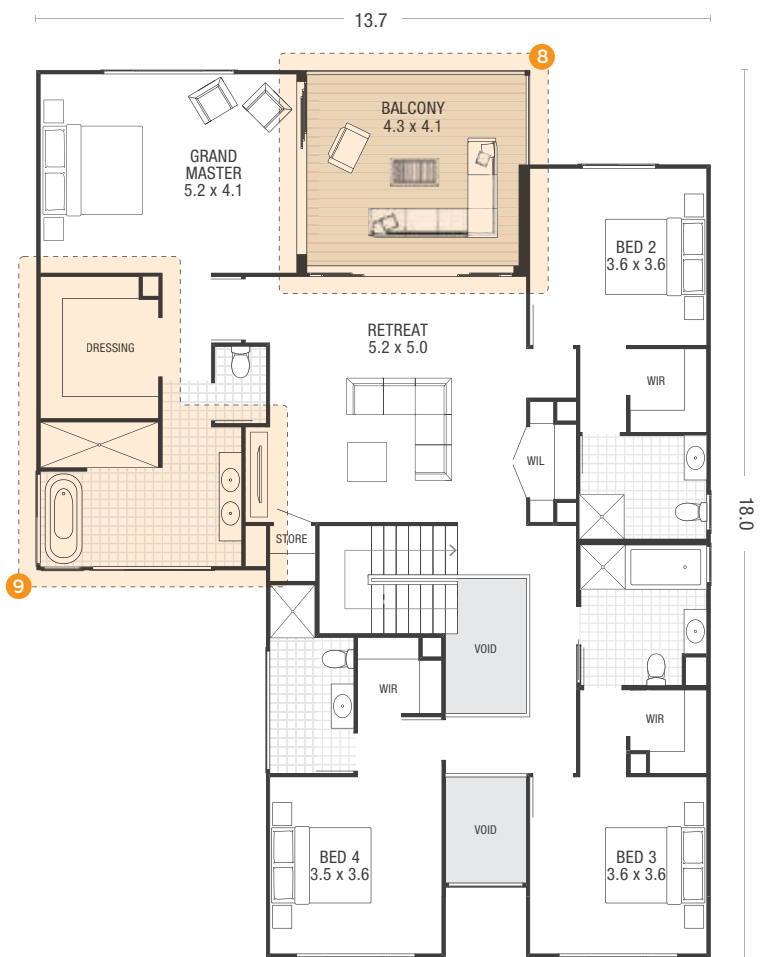
- 7 Enhance Guest Suite



Ground Floor

# Home Options

- 8 Add Balcony
- 9 Extend Dressing Room and Ensuite

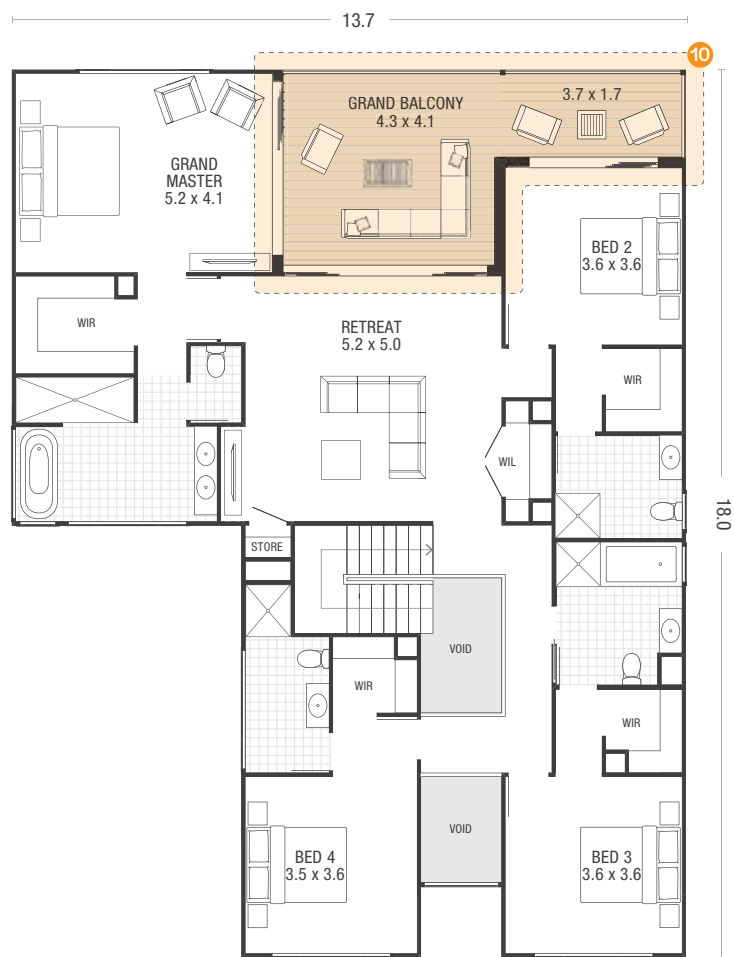


First Floor

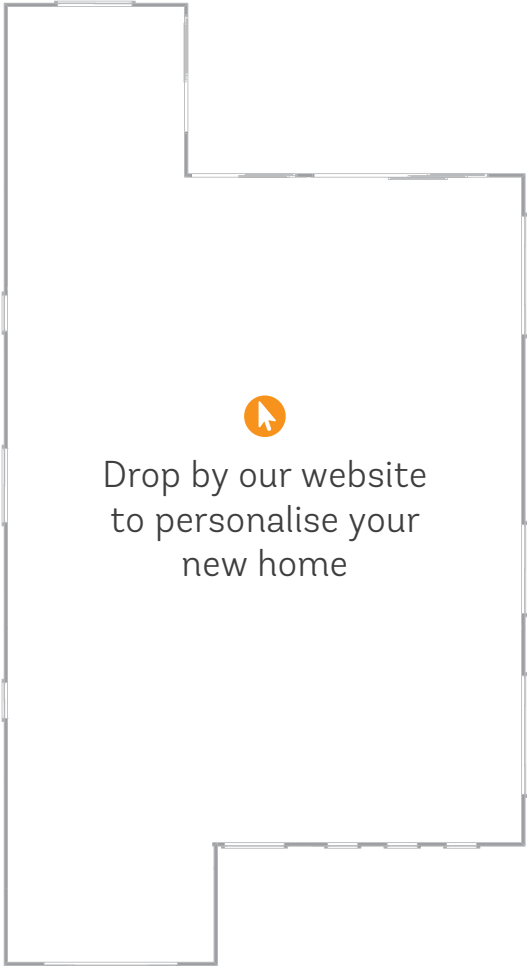
Home illustrations, dimensions and façades are for illustration purposes and should only be used as a guide. Illustration reflects Native façade. Illustration may include items not supplied by Ausbuild such as furnishing and landscaping. Lot width based on zero lot boundary and subject to estate covenant and local government set-back criteria. Room dimensions are indicative and calculated using straight lines which may result in part of an adjoining area being included in the calculation. All calculations are rounded to the nearest decimal point. Home appearance, layout and dimensions will change with façade selection. Ausbuild recommends that before making a final purchase decision you refer to the 'working drawings' provided by your consultant. Ausbuild reserves the right to change home illustrations as required. All illustrations and façades remain the property of Ausbuild Pty Ltd and cannot be copied or reproduced without prior written consent.

# Home Options

10 Add Grand Balcony



First Floor



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