

Refined Living

SINGLE STOREY COLLECTION





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.





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THE STUDIO EXPERIENCE

Choosing how your new home looks is an exciting part in your building journey.

Our dedicated Expressions team is here to guide you through every step when it comes to styling your new home. As qualified interior designers, they will help create a home that brings your personality to life, a home that you'll love for years to come.

Express your style at Expressions.





Expression
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!

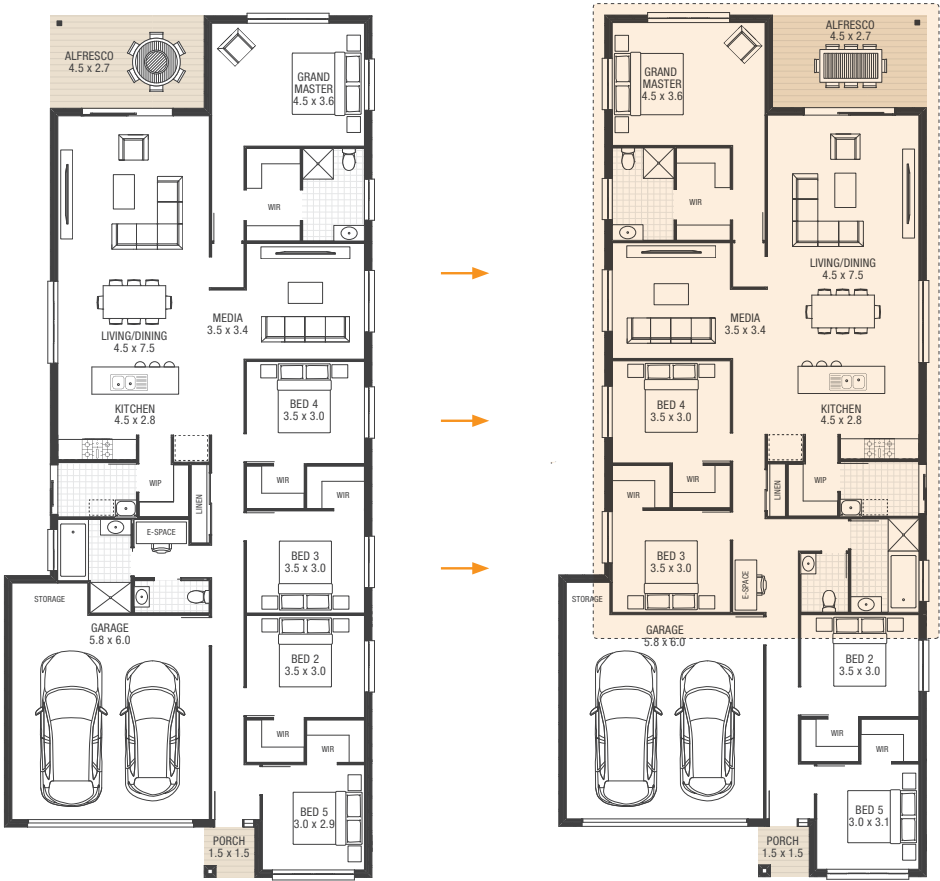
We have listed a few Home Option samples that you can expect to see throughout our Collection.

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.

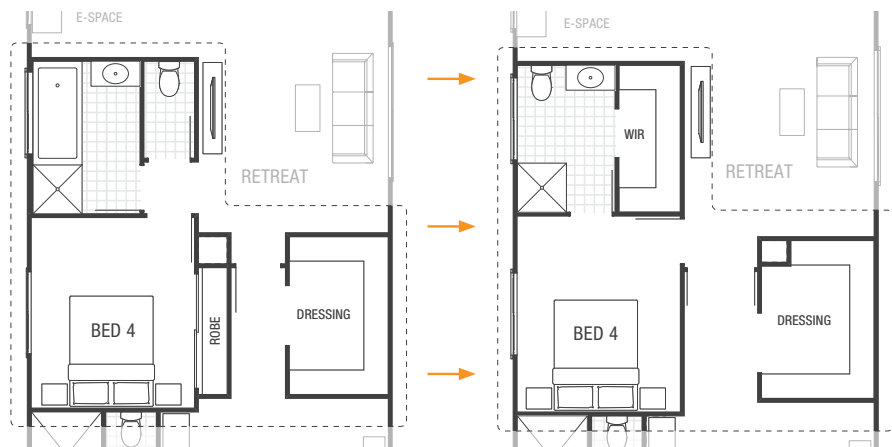
In this option, we reconfigure the rear of the home to give a mirrored layout



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.

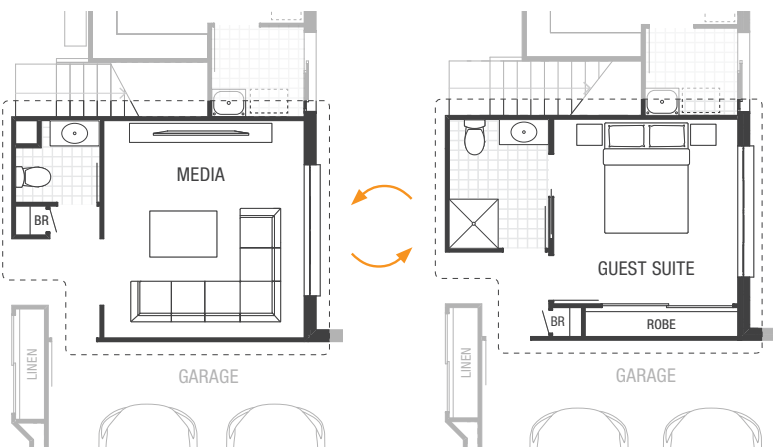
In this option, we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.



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.

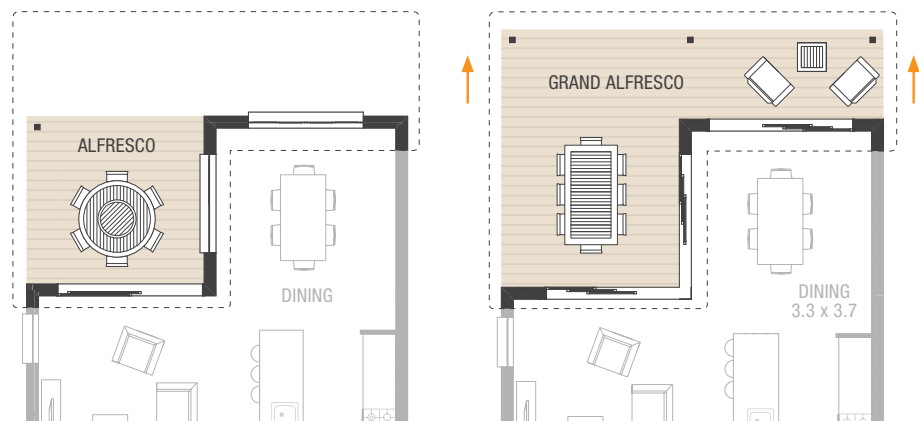
In this option, we swap the media room for a guest suite.



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.

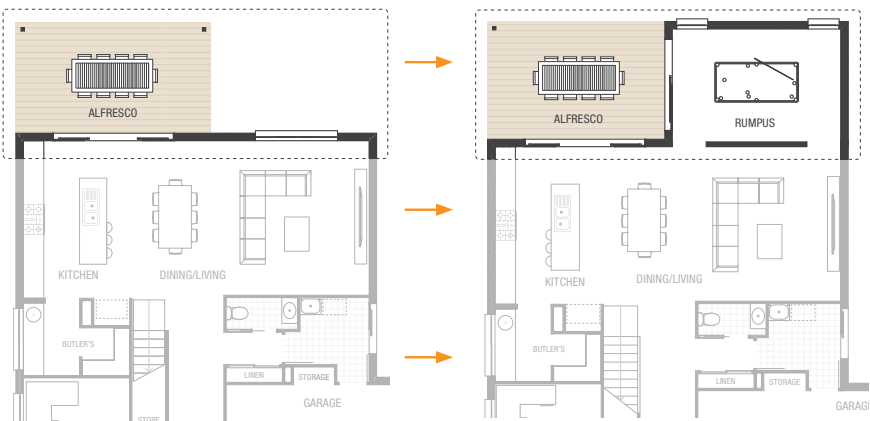
In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.



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 Almost Grown Up Family

With two high school aged kids and hardworking parents, this is the home of their dreams. They love their quality time spent together, but they also love having their own space to wind down in after a busy day.

Dad loves cooking up a feast, so a big kitchen with all the latest gadgets is a must. Sunday barbeques and family get-togethers will be a dream to host with this stunning open plan layout.

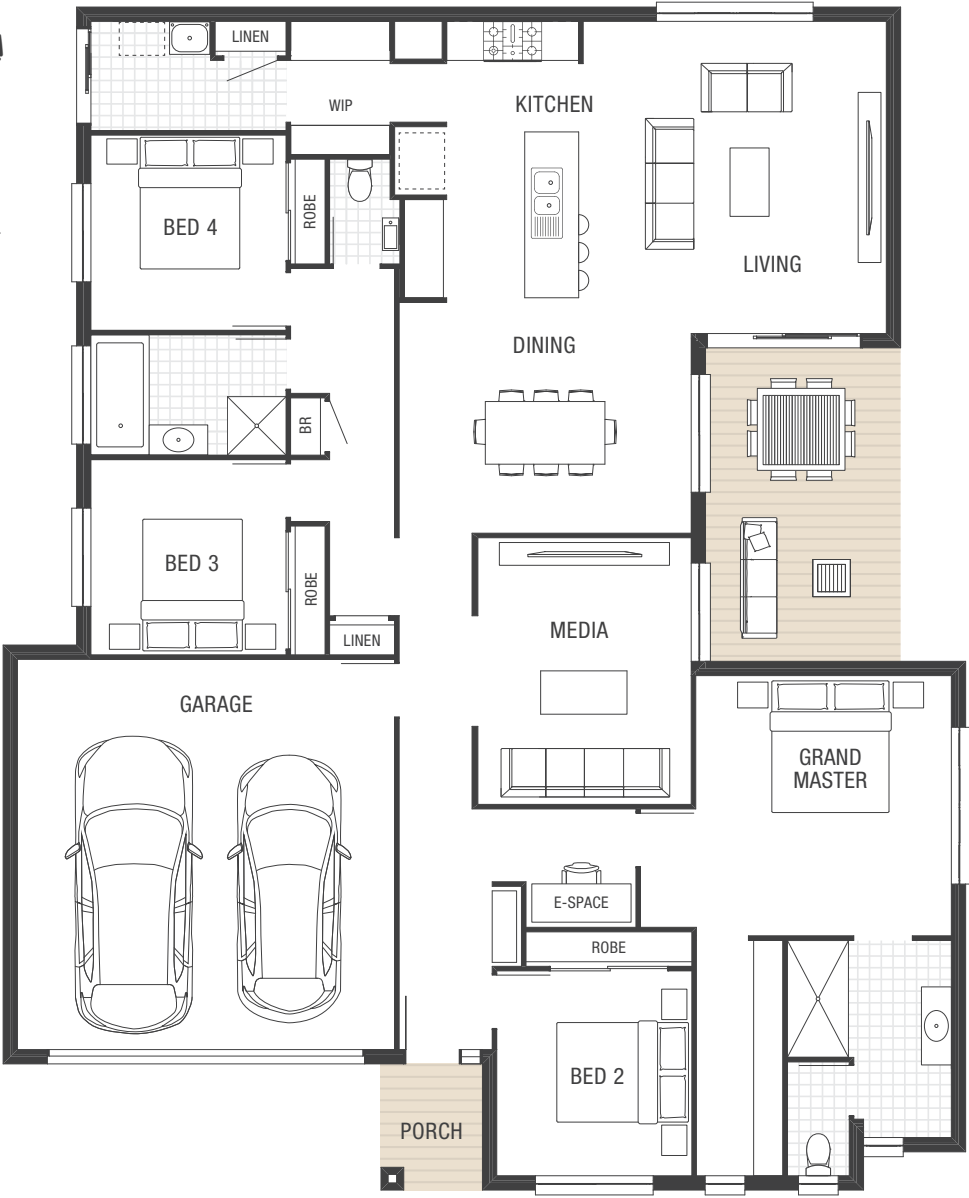
With bedroom 4 empty, there's space for friends or family to stay the night. And the triple garage means that all three cars will have a place out of the weather, and there's even some extra storage space for all of dad's tools.

In a busy family home, space is key. Space for time together, to mingle, entertain and grow, and space for time apart, to relax, unwind and regroup.



Love this layout! The perfect family hub

Perfect for when our extended family come to stay



BALLARD

Comfort and simplicity at its finest

Enjoy a home that provides generous spaces, thoughtful independence for bedrooms, ample storage and open-plan living, ideal for bringing the best of the outdoors in.



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“Be faithful to your own taste,
because nothing you really
like is ever out of style.”

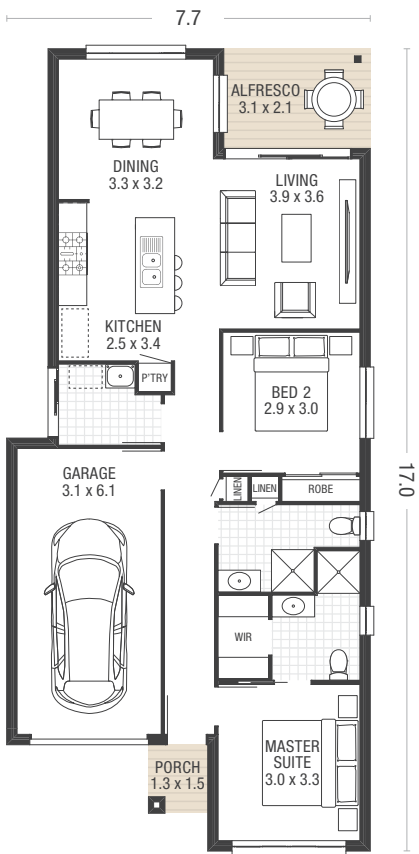
BILLY BALDWIN

The Signature, Designer, Grand and Freedom facades shown may have been drawn based from similar home designs. When applied to this specific home design, the final facade shown on your contract drawings may include minor changes to the overall home width, effecting items such as brickwork, cladding and window configurations. The overall style and finishes of the facade will remain consistent with what is shown. 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.

BALLARD

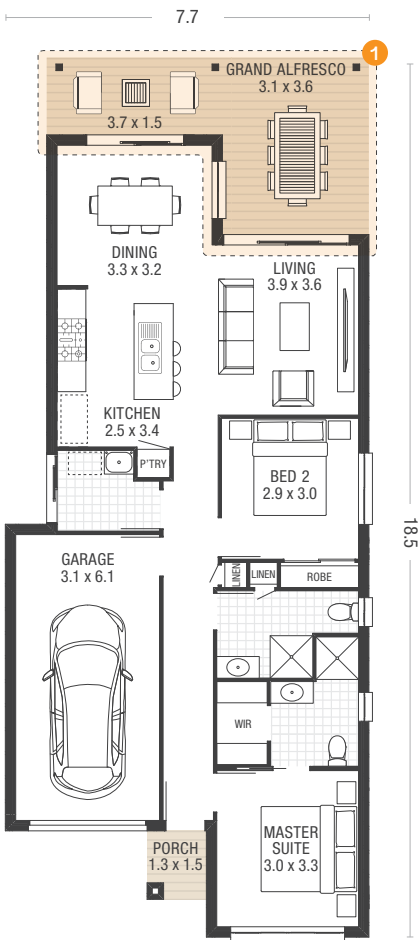
2 2 1 1

Ground Floor	9.6sq	88.9m ²	Porch	0.2sq	1.8m ²
Garage	2.0sq	18.5m ²	Total Area	12.5 sq	115.7m²
Alfresco	0.7sq	6.5m ²	Min. Lot Width	10.0m	



Home Options

1 Extend Grand Alfresco

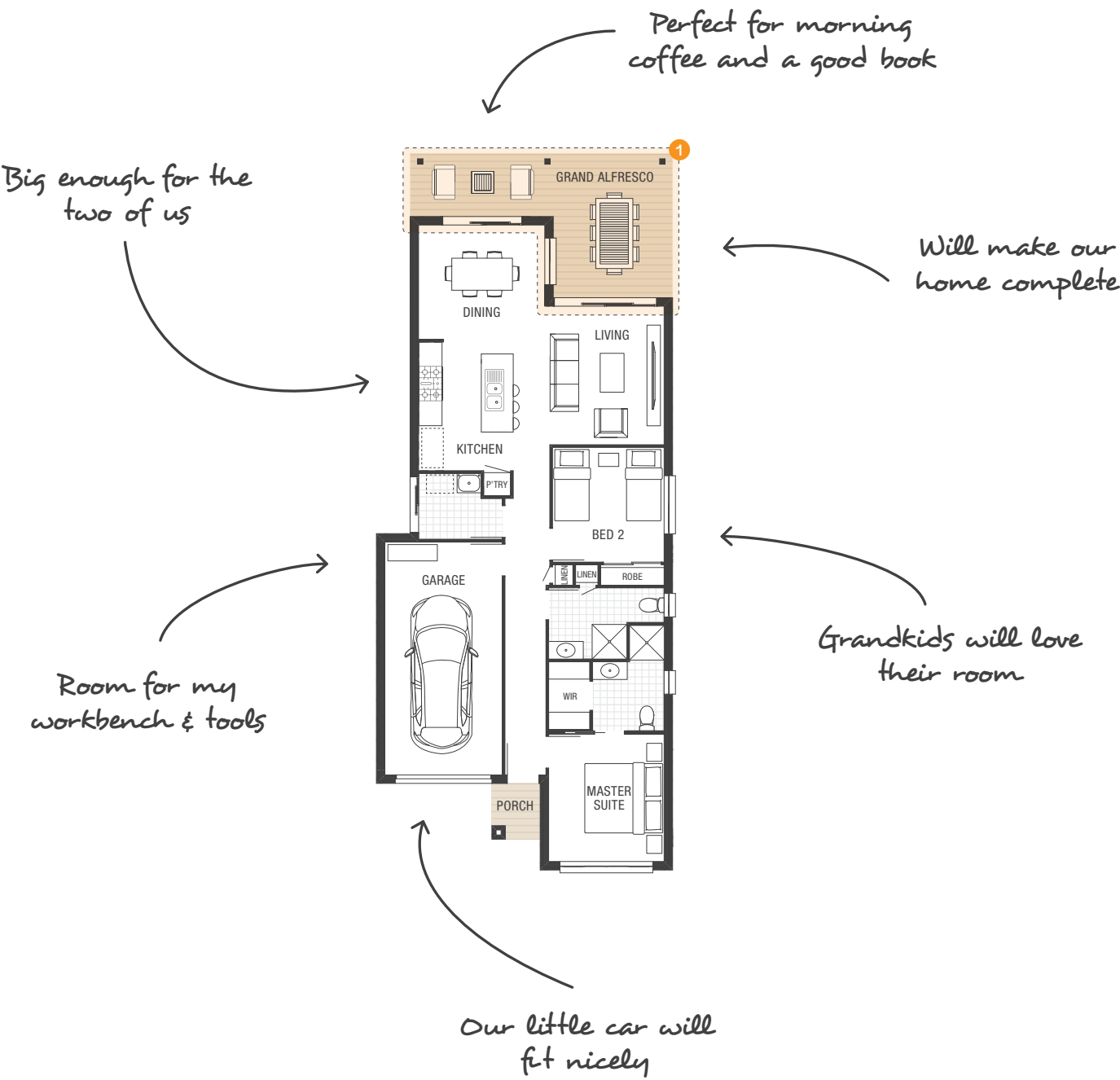


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BALLARD

Meet Our Grandparents

The perfect home for grandparents, with all the luxuries they are used to but less rooms to clean. A home big enough to have everything they need including a spare room for the grandkids to stay in.



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RAYMONT

Optimal home for a narrow block

Perfectly suited to a narrow block, this home is functional and beautiful. Featuring three bedrooms, two bathrooms and an open living and dining area, alfresco and kitchen with walk-in pantry.



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“The details are not the details.
They make the design.”

CHARLES EAMES

MINIMUM
LOT WIDTH

10.0

12.5

14.0

16.0+

SPECIAL
DESIGN

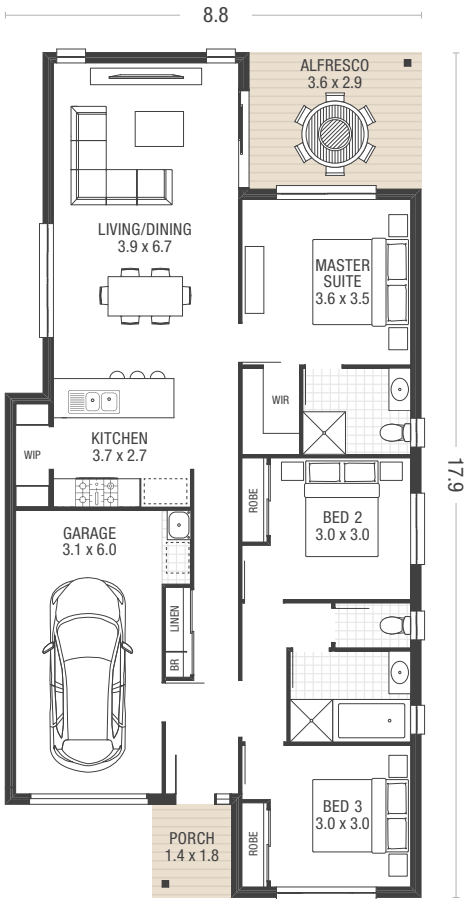
RAYMONT

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RAYMONT

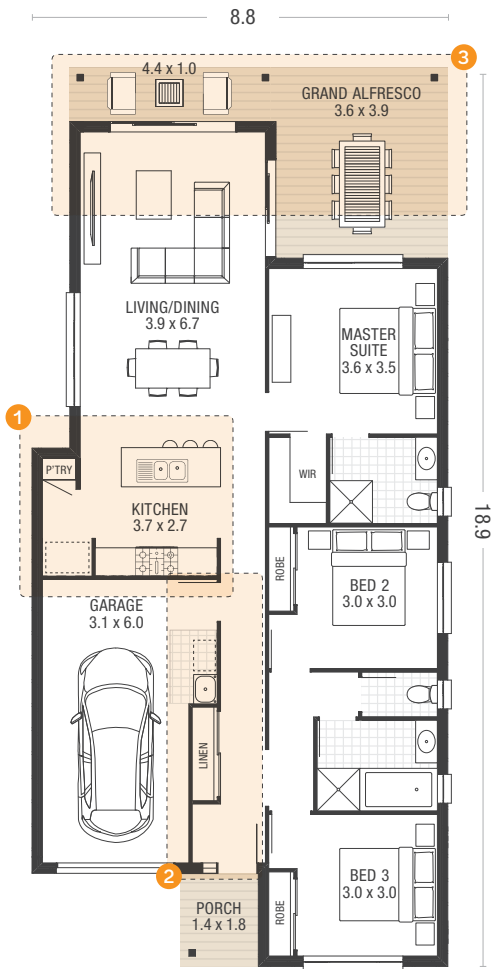
3 2 1 1

Ground Floor	12.1sq	112.2m ²	Porch	0.3sq	2.6m ²
Garage	2.1sq	19.5m ²	Total Area	15.6sq	144.9m²
Alfresco	1.1sq	10.5m ²	Min. Lot Width	10.0m	



Home Options

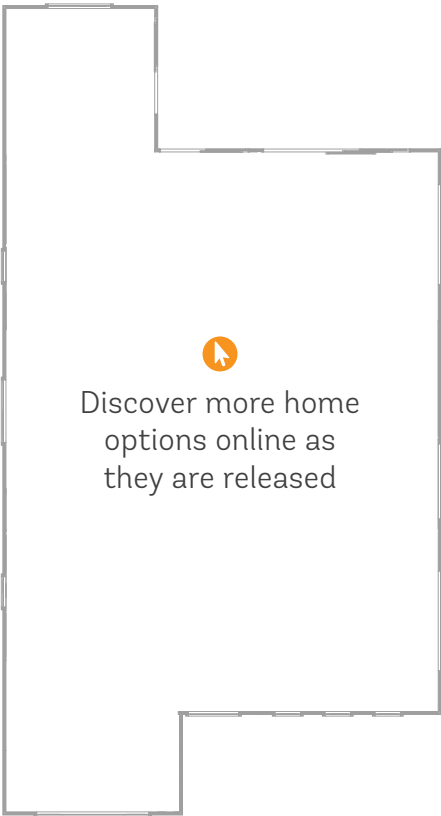
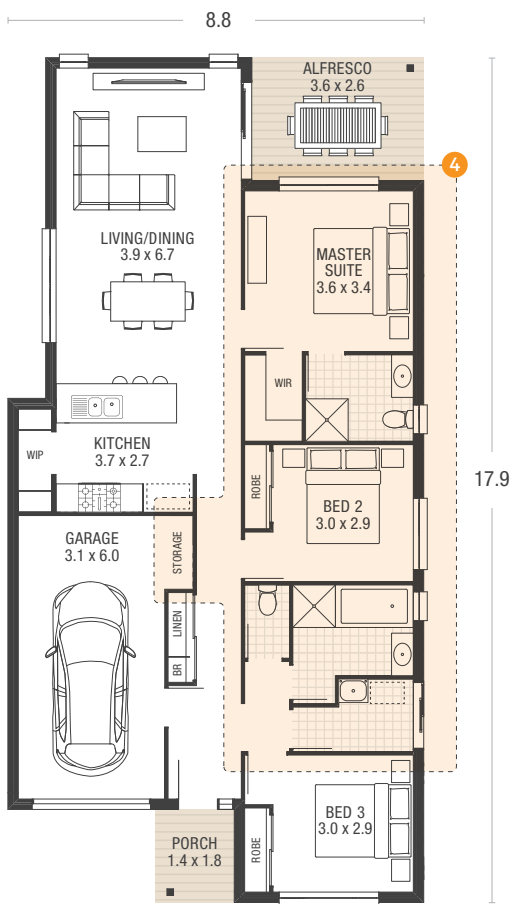
- 1 Enhance Kitchen
- 2 Enhance Linen Closet and Reconfigure Garage and Laundry
- 3 Extend Grand Alfresco



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Home Options

4 Enhance Laundry



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DALLAS

A comfortable, purpose built home

This home features an open plan design, bringing the essence of the outside in. The bedrooms are fitted with generous sized wardrobes, with the master positioned at the front for ultimate privacy and seclusion.



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“There are two things that make a room timeless: a sense of history and a piece of the future.”

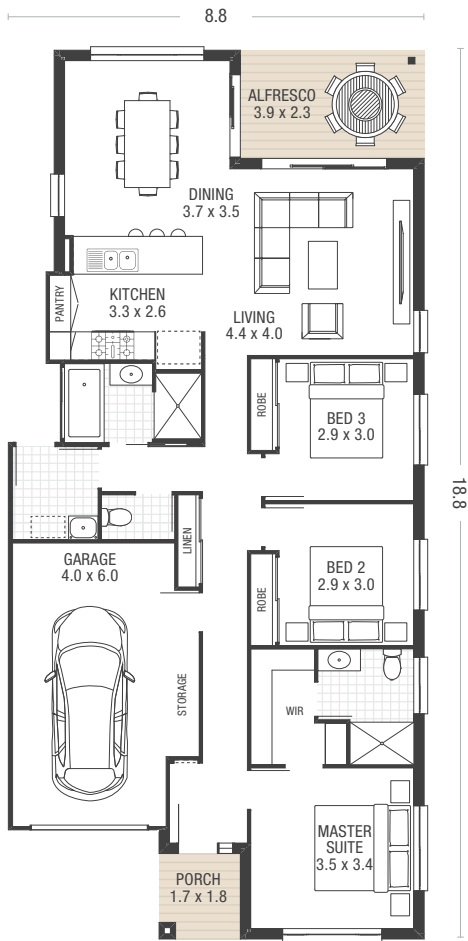
CHARLOTTE MOSS

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DALLAS

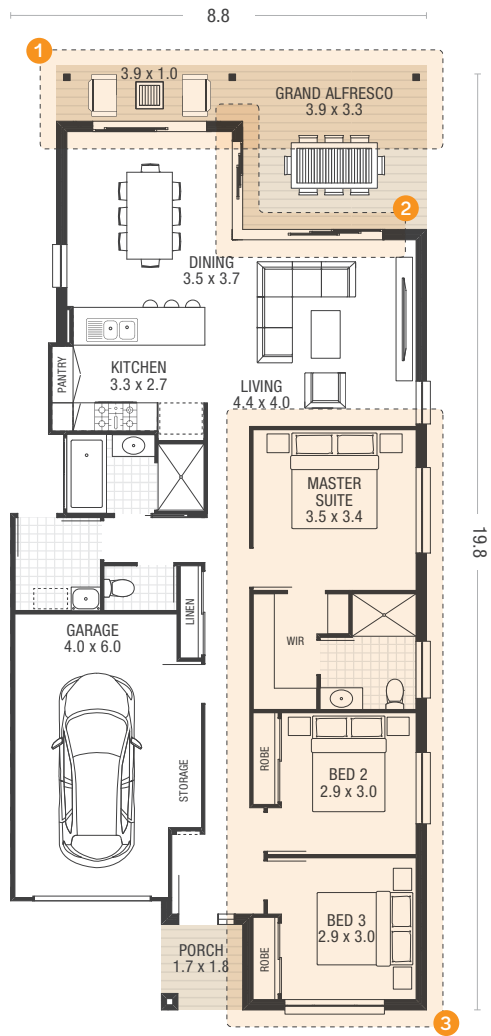


Ground Floor	12.5sq	116.0m ²	Porch	0.3sq	3.1m ²
Garage	2.4sq	22.1m ²	Total Area	16.2sq	150.2m²
Alfresco	1.0sq	8.9m ²	Min. Lot Width	10.0m	



Home Options

- 1 Extend Grand Alfresco
- 2 Enhance Cornerless Sliding Door
- 3 Reconfigure Master Suite, Bedroom 2 and Bedroom 3



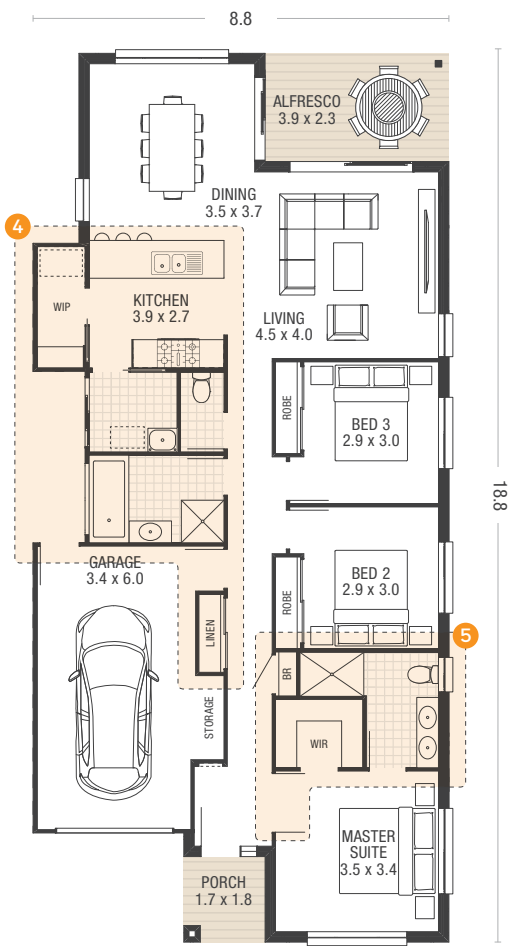
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Home Options

- 4

Reconfigure Kitchen and Laundry and Enhance Bathroom
- 5

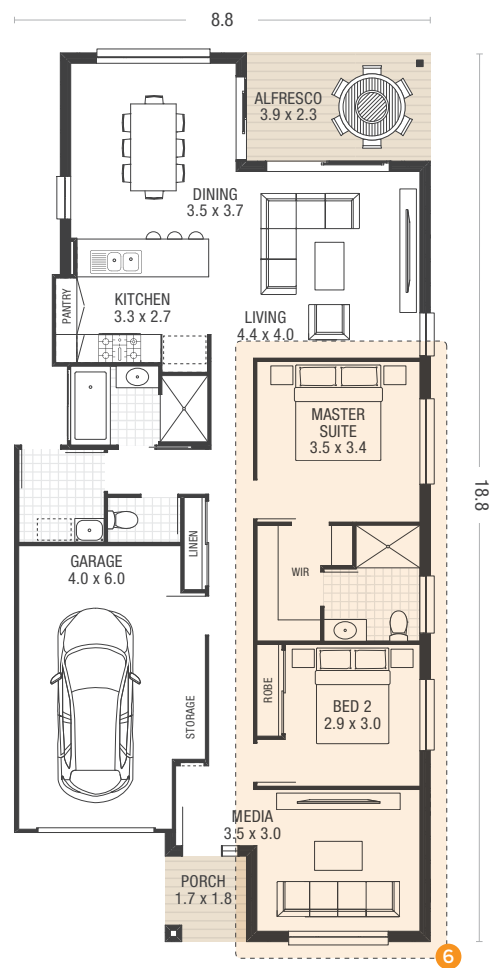
Enhance Ensuite and Walk-in Robe



Home Options

- 6

Swap Media Room and Bedroom 3 and Reconfigure Master Suite



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EMMETT

Perfectly suited for low maintenance blocks

The perfect home for those smaller blocks, the Emmett has you covered for all of the necessities, while still providing room for you to grow.



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“The best rooms always have something to say about the people who live in them.”

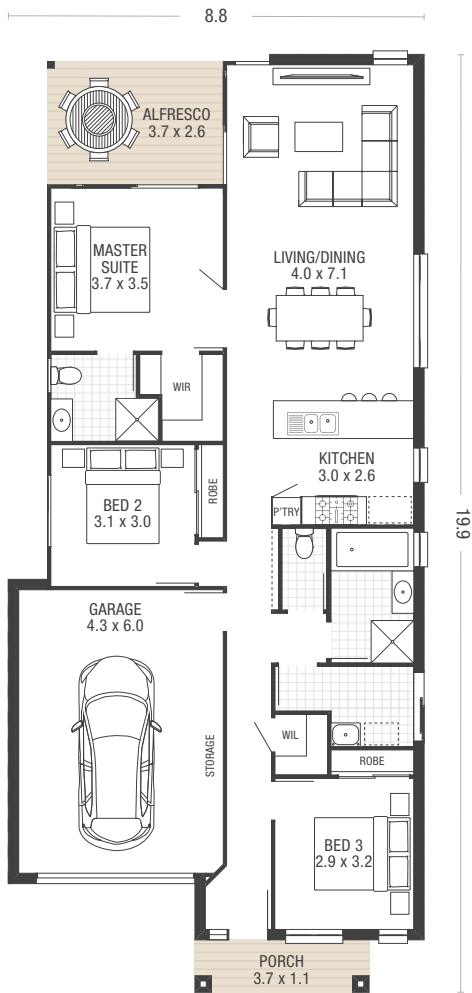
DAVID HICKS

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EMMETT

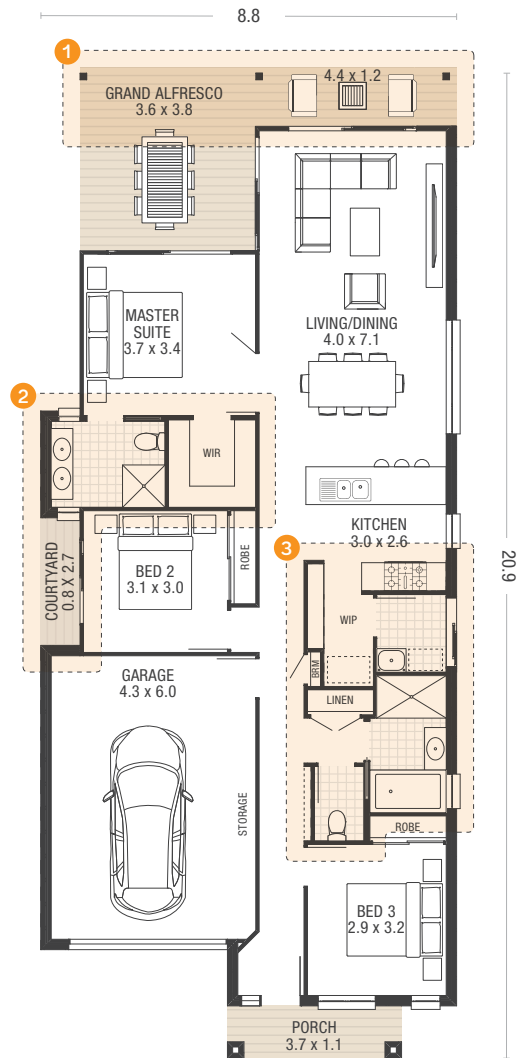


Ground Floor	12.3sq	114.6m ²	Porch	0.4sq	4.1m ²
Garage	2.8sq	26.0m ²	Total Area	16.7sq	155.2m²
Alfresco	1.1sq	10.5m ²	Min. Lot Width	10.0m	



Home Options

- 1 Extend Grand Alfresco
- 2 Enhance Ensuite and Walk-in Robe Add Courtyard
- 3 Enhance Walk-in Pantry and Reconfigure Bathroom, Laundry and Linen Closet

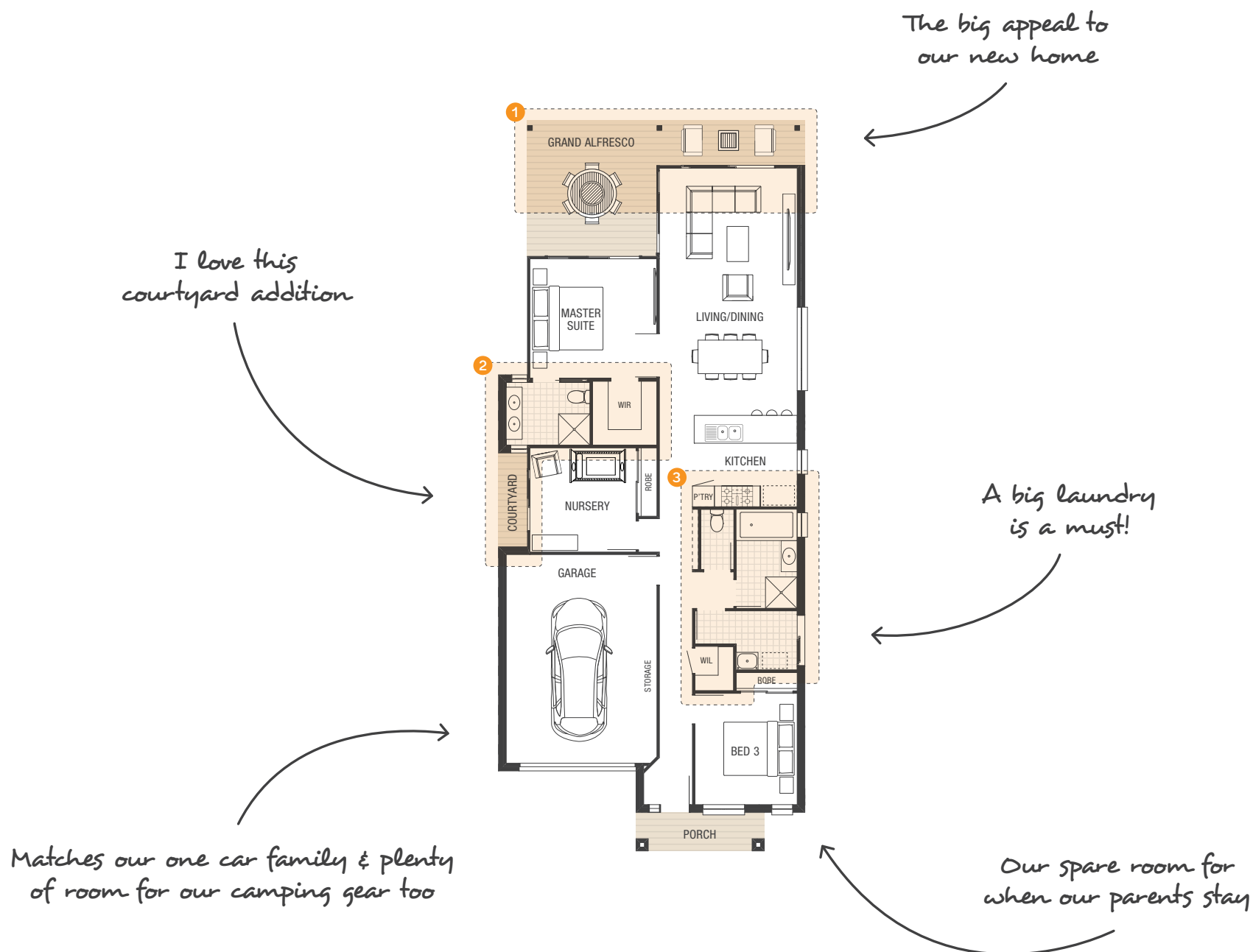


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EMMETT

Meet Our Young Family

A young couple with a newborn have just found their perfect home. The single garage suits their one-car family perfectly and the layout is just what they're after – simple, comfortable and contemporary.



LAMONT

Live in style, relax in simplicity

Enjoy the comfort and space of luxurious living all cleverly designed for a smaller block, with open plan living, separation of space and ample storage.



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SIGNATURE



GRAND

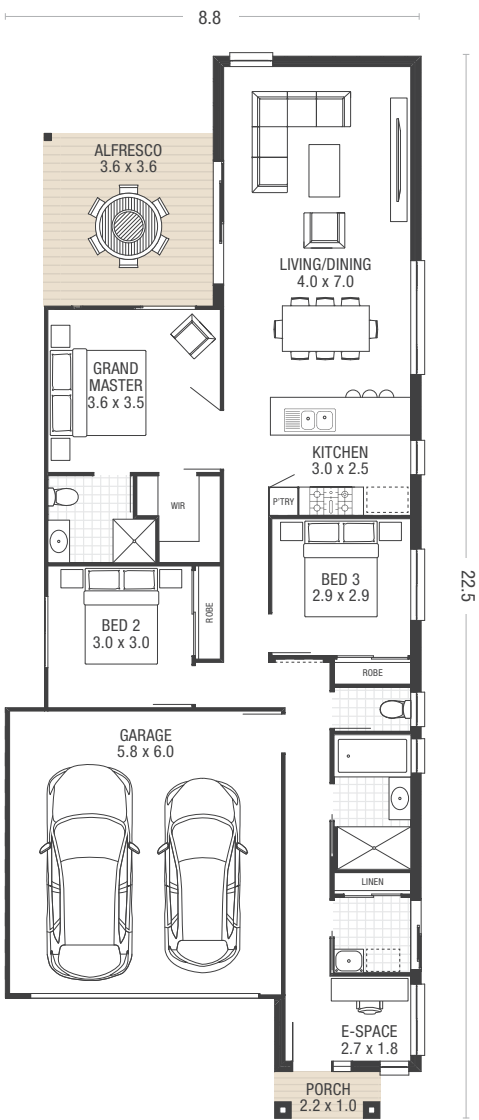
“Architecture should speak of its time and place but yearn for timelessness.”

FRANK GEHRY

LAMONT



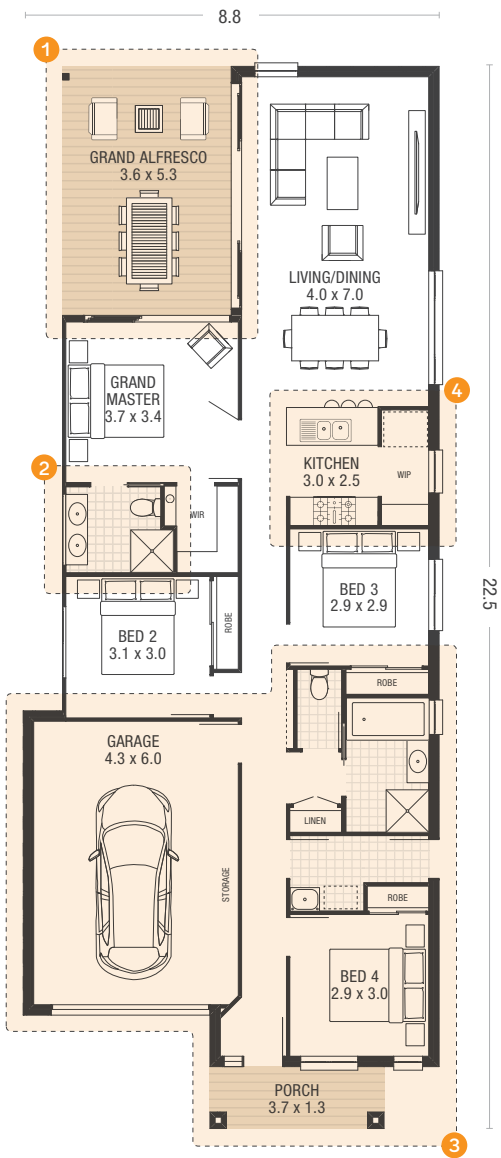
Ground Floor	12.4sq	115.2m ²	Porch	0.2sq	2.2m ²
Garage	3.7sq	34.6m ²	Total Area	17.7sq	164.9m²
Alfresco	1.4sq	13.0m ²	Min. Lot Width	10.0m	



Home Options

- 1 Extend Grand Alfresco
- 2 Enhance Ensuite
- 3 Swap Bedroom 4 and E-Space and Reconfigure Garage
- 4 Enhance Kitchen

This home option utilises facades from the Emmett home design.

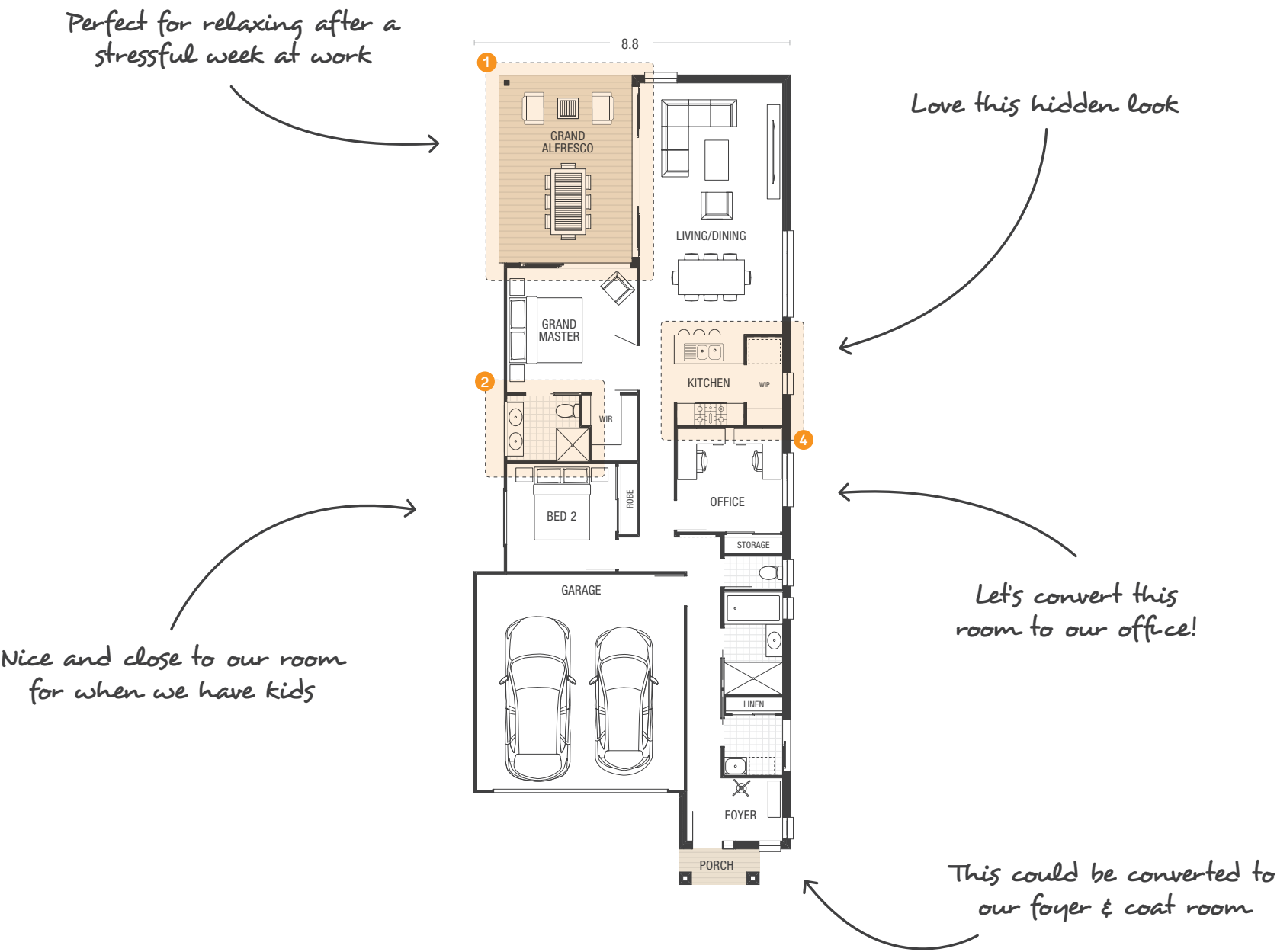


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LAMONT

Meet Our Professional Family

A husband and wife, both are highly flying executives who love their jobs. No children just yet, but they need a home that can support their frequent after-hours work, and some children in the future.



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TAIT

Streamlined living without the sacrifices

With four bedrooms, open plan living which connects to the alfresco and a separate media room to unwind in, everyone and everything has a place to call home in the Tait.





SIGNATURE



DESIGNER



GRAND



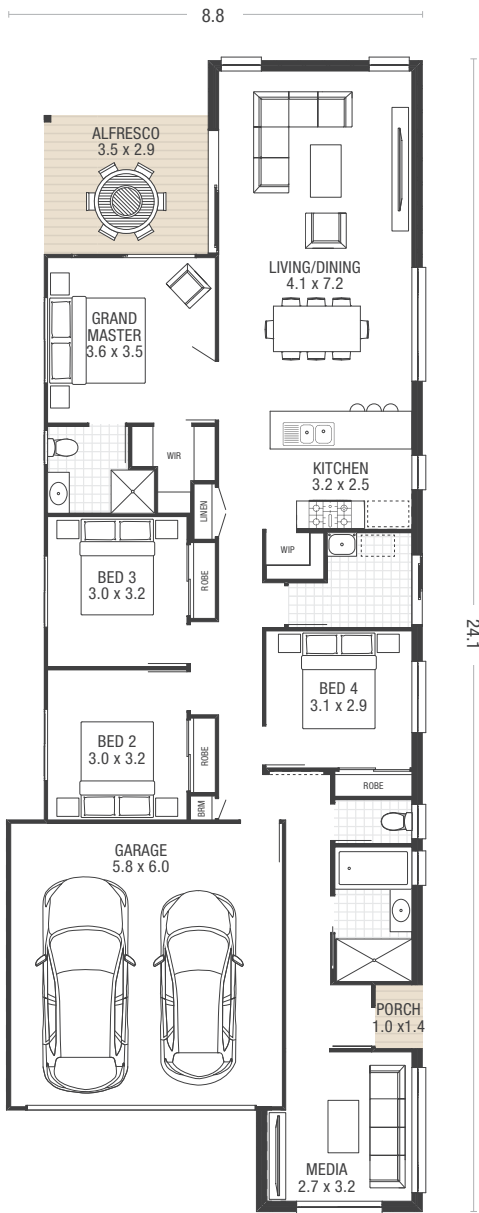
FREEDOM

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TAIT



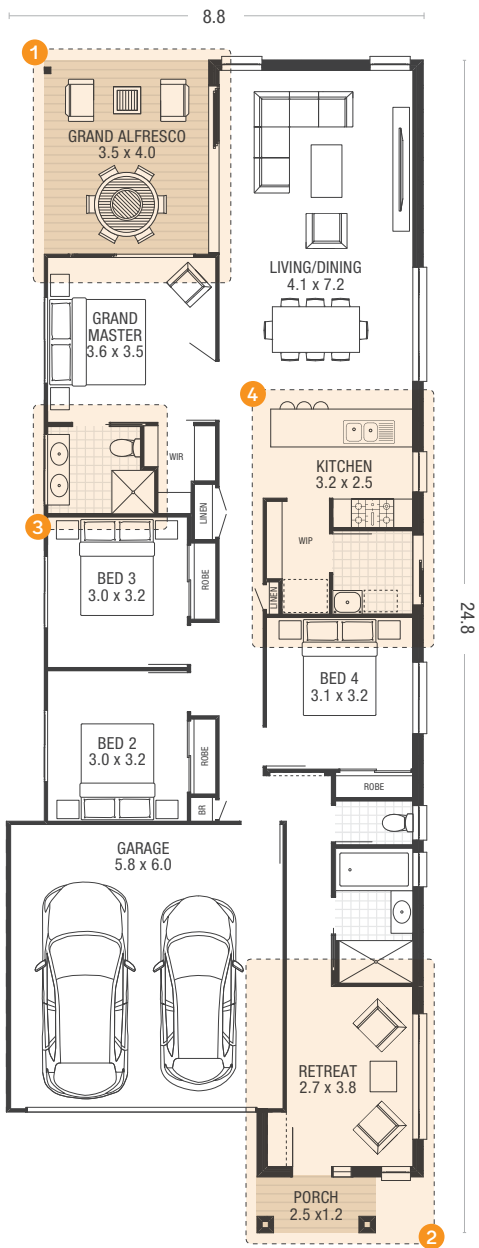
Ground Floor	15.1sq	140.2m ²	Porch	0.1sq	1.2m ²
Garage	3.7sq	34.5m ²	Total Area	20.0sq	186.1m²
Alfresco	1.1sq	10.2m ²	Min. Lot Width	10.0m	



Home Options

- 1 Extend Grand Alfresco
- 2 Swap Private Retreat and Media Room and Reconfigure Porch
- 3 Enhance Ensuite
- 4 Reconfigure Kitchen and Laundry

This home option utilises facades from the Lamont home design.



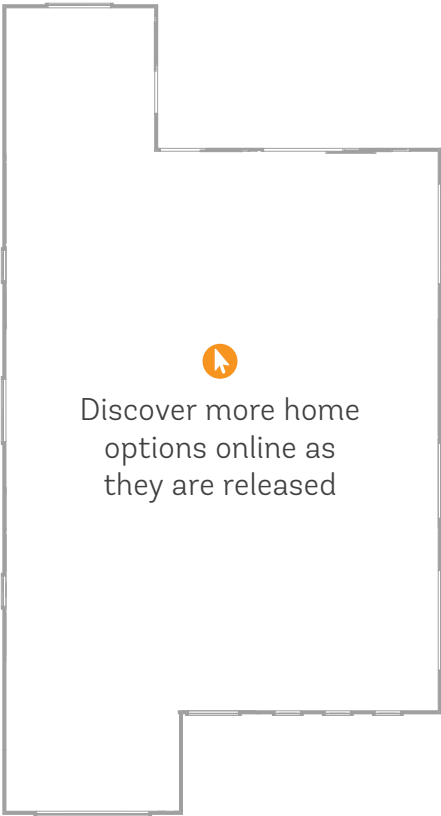
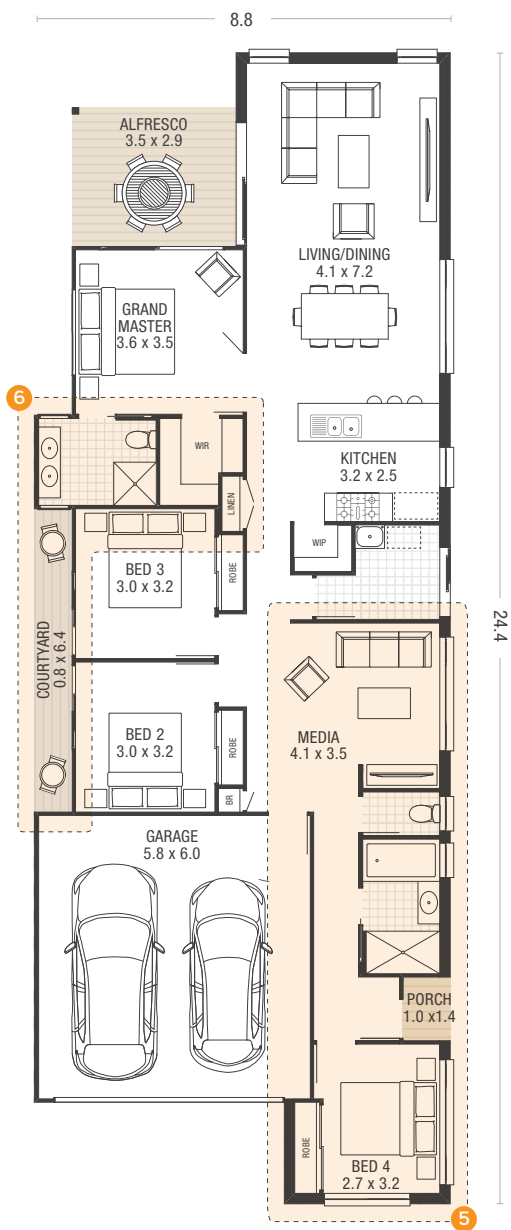
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Home Options

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Reconfigure Bedroom 4 and Swap Retreat and Media Room
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Enhance Ensuite and Walk-in Robe and Add Courtyard



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HOME UPGRADES

Personalising your home doesn't stop with Home Options. You can also select one or more of our value filled upgrade packs that tastefully combine the perfect blend of fixtures and finishes.

Take your home to the next level with Home Upgrades.





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