

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!

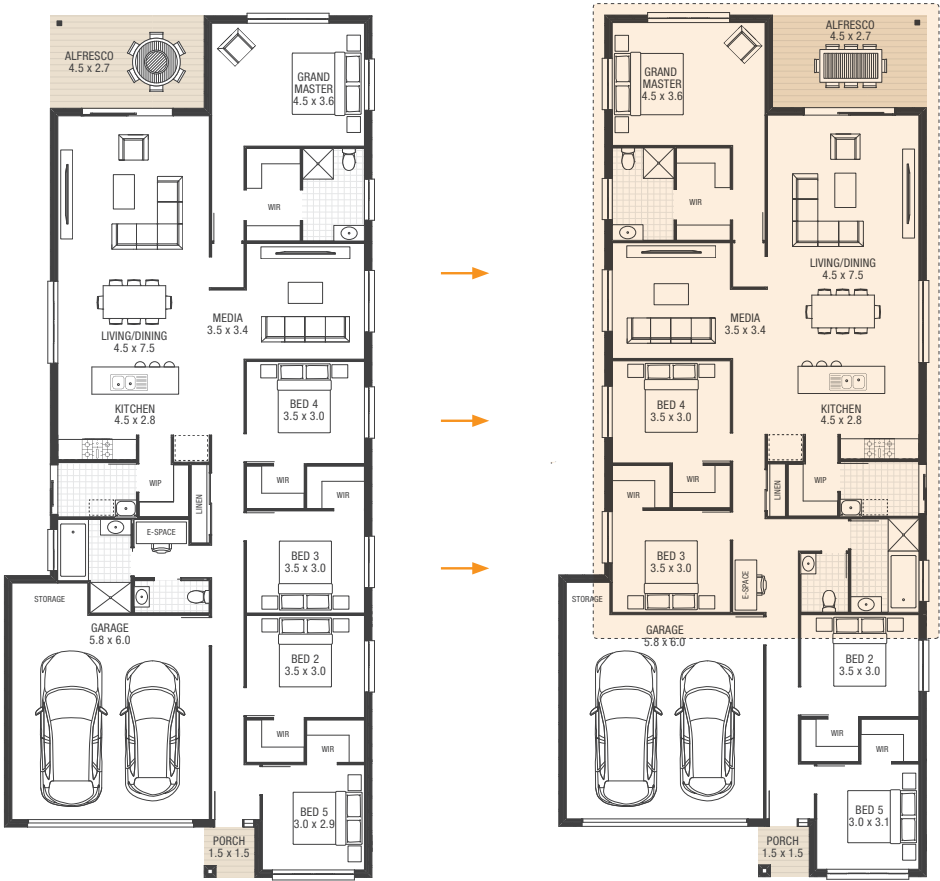
We have listed a few Home Option samples that you can expect to see throughout our Collection.

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.

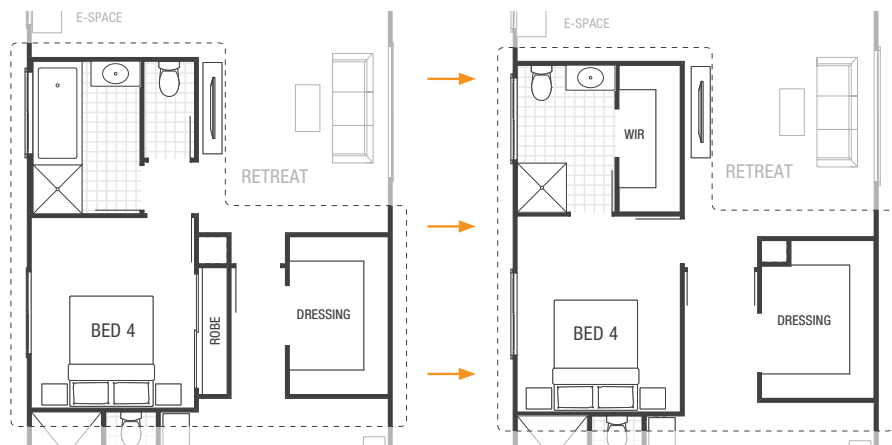
In this option, we reconfigure the rear of the home to give a mirrored layout



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.

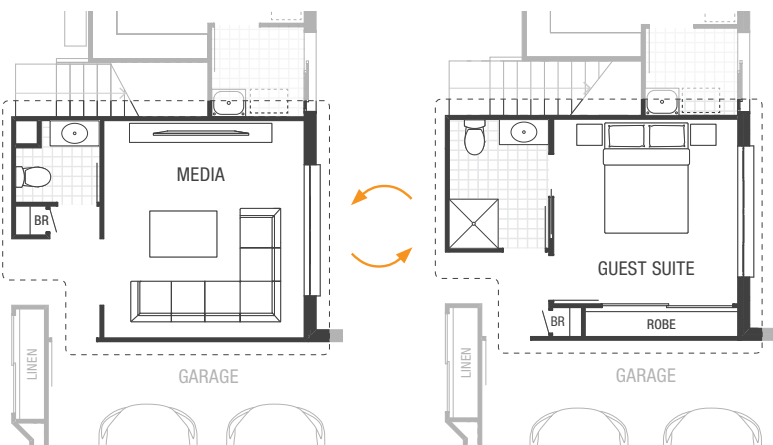
In this option, we enhanced bedroom 4 by integrating the toilet into the bathroom which made space for a spacious walk-in wardrobe.



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.

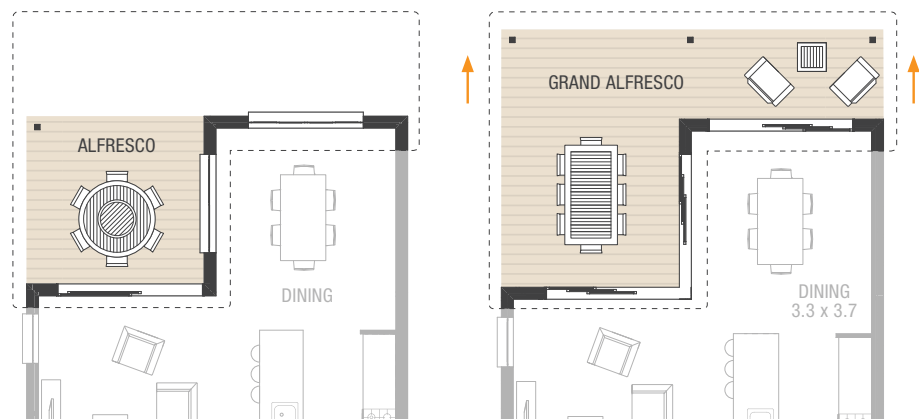
In this option, we swap the media room for a guest suite.



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.

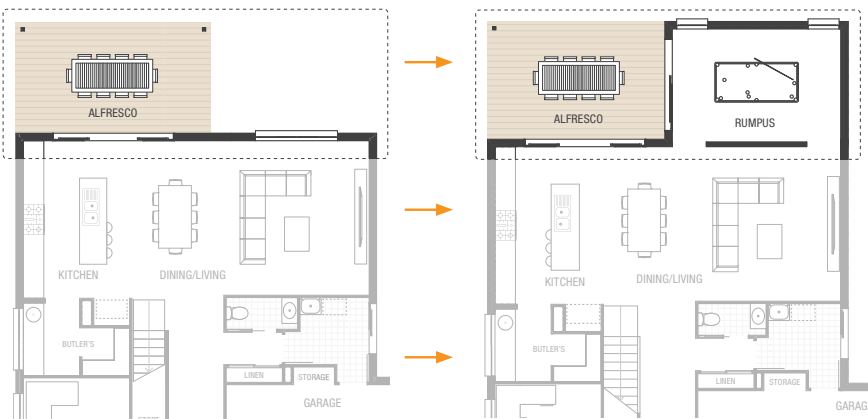
In this option, we extend the alfresco space to give an outdoor dining space and a second seating area to enjoy your backyard activities.



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.

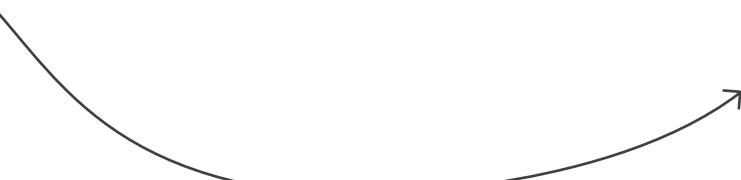
With bedroom 4 empty, there's space for friends or family to stay the night. And the triple garage means that all three cars will have a place out of the weather, and there's even some extra storage space for all of dad's tools.

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.



Perfect for when our extended family come to stay

Love this layout! The perfect family hub



MADDISON

An entertainer’s delight

Designed for when all the family is over, the Maddison has a stunning and inviting kitchen, living and dining layout that opens up to the alfresco area, making entertaining guests an easy task.



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SIGNATURE



DESIGNER



GRAND

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

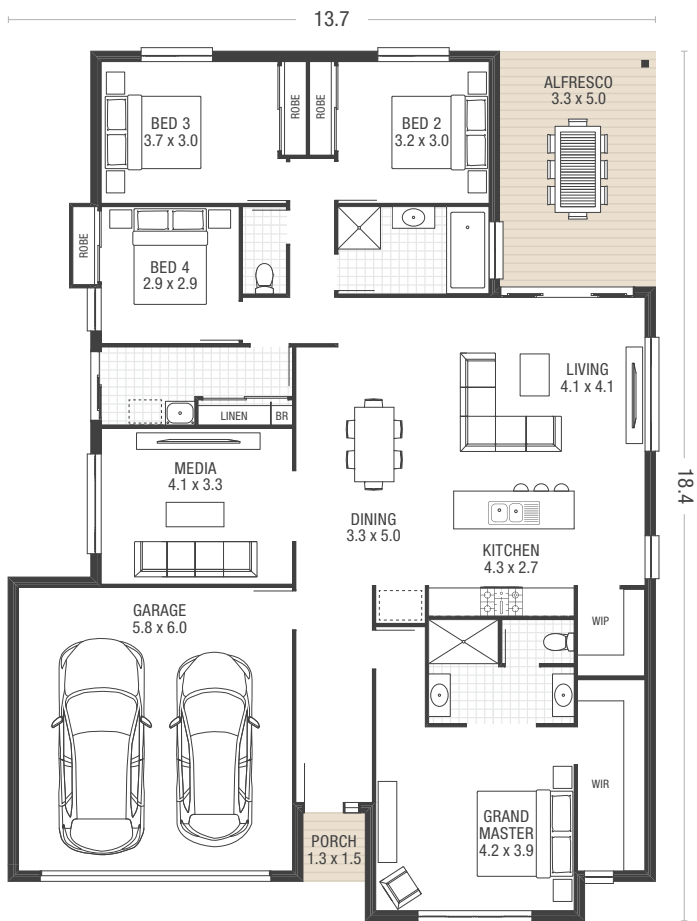
ANTOINE DE SAINT-EXUPERY

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MADDISON

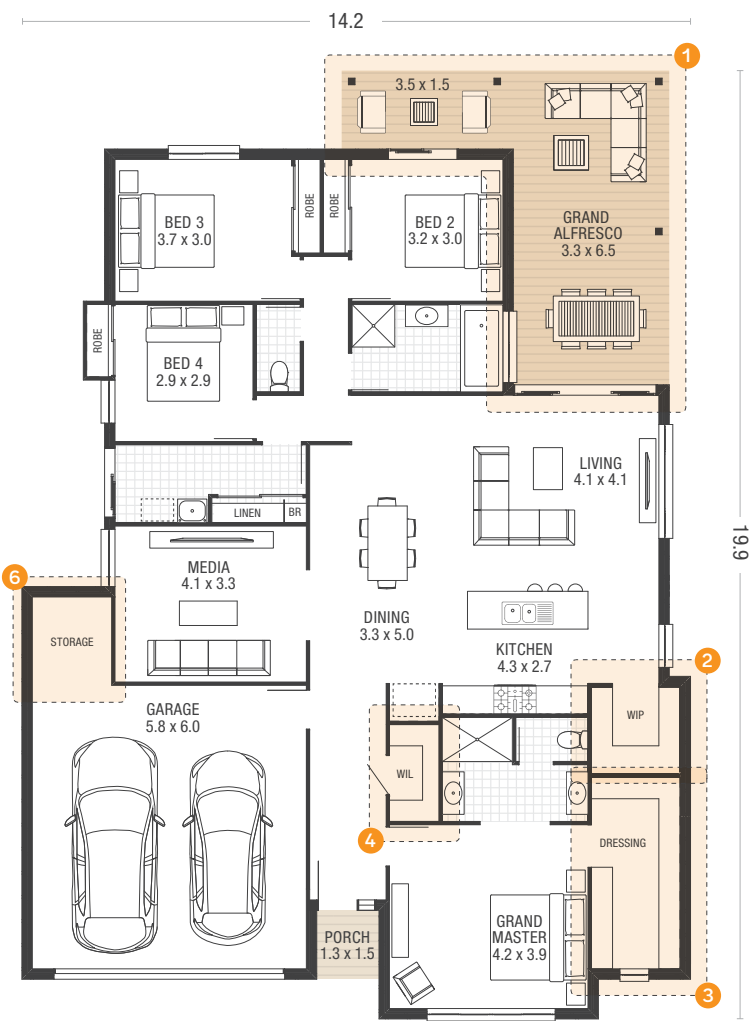


Ground Floor	18.6sq	172.8m ²	Porch	0.2sq	1.9m ²
Garage	3.7sq	34.8m ²	Total Area	24.3sq	225.9m²
Alfresco	1.8sq	16.5m ²	Min. Lot Width	16.0m+	



Home Options

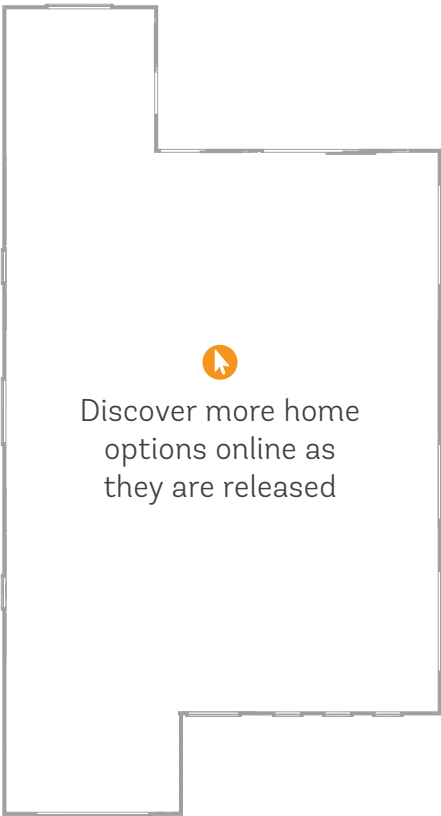
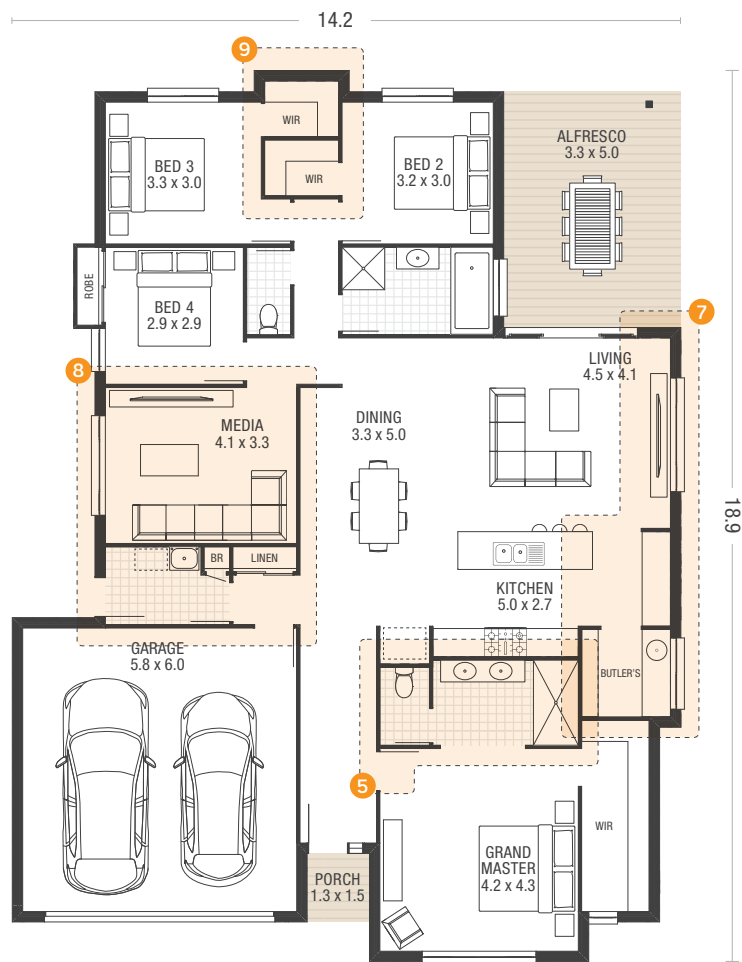
- 1 Extend Grand Alfresco
- 2 Enhance Walk-in Pantry
- 3 Enhance Dressing Room
- 4 Add Walk-in Linen
- 6 Add Storage to Garage



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Home Options

- 5 Enhance Ensuite
- 7 Extend Living and Kitchen and Enhance Butler's Pantry
- 8 Reconfigure Media Room and Laundry
- 9 Enhance Walk-in Robe to Bedroom 2 and Bedroom 3



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BERKLEY

Functional family living with effortless style

Centralised around family living, enjoy a luxurious grand master suite with alfresco, dedicated kids wing, open plan living and entertaining space, and stunning kitchen with a walk-in pantry.



NATIVE



TREND



ALLURE



CALIBRE

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“Everything should be made as simple as possible, but not simpler.”

ALBERT EINSTEIN

MINIMUM
LOT WIDTH

10.0

12.5

14.0

16.0+

SPECIAL
DESIGN

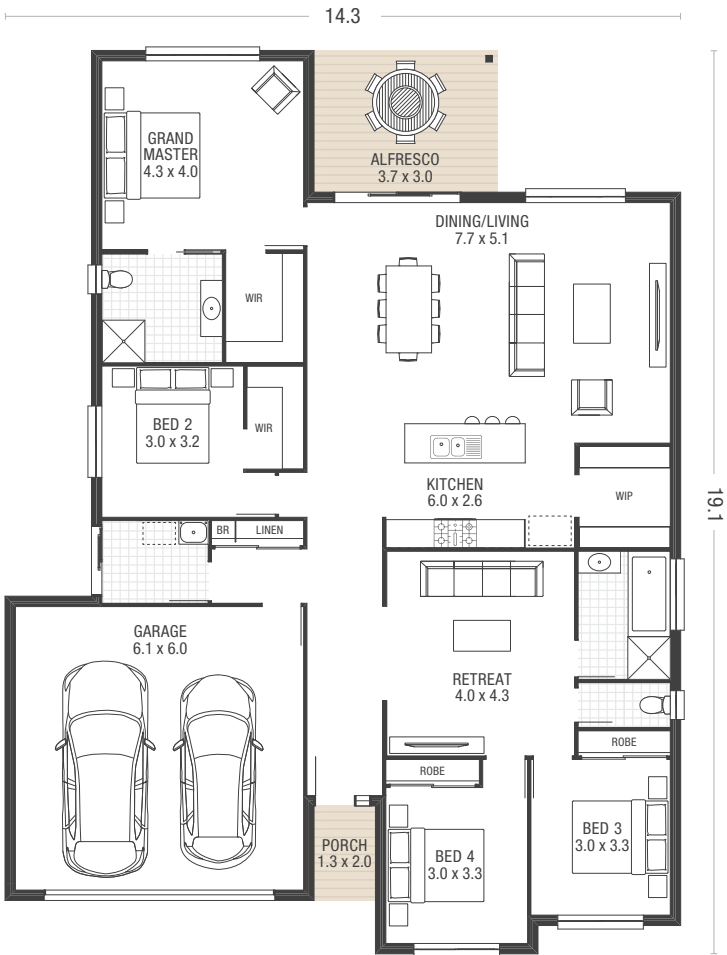
BERKLEY

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BERKLEY

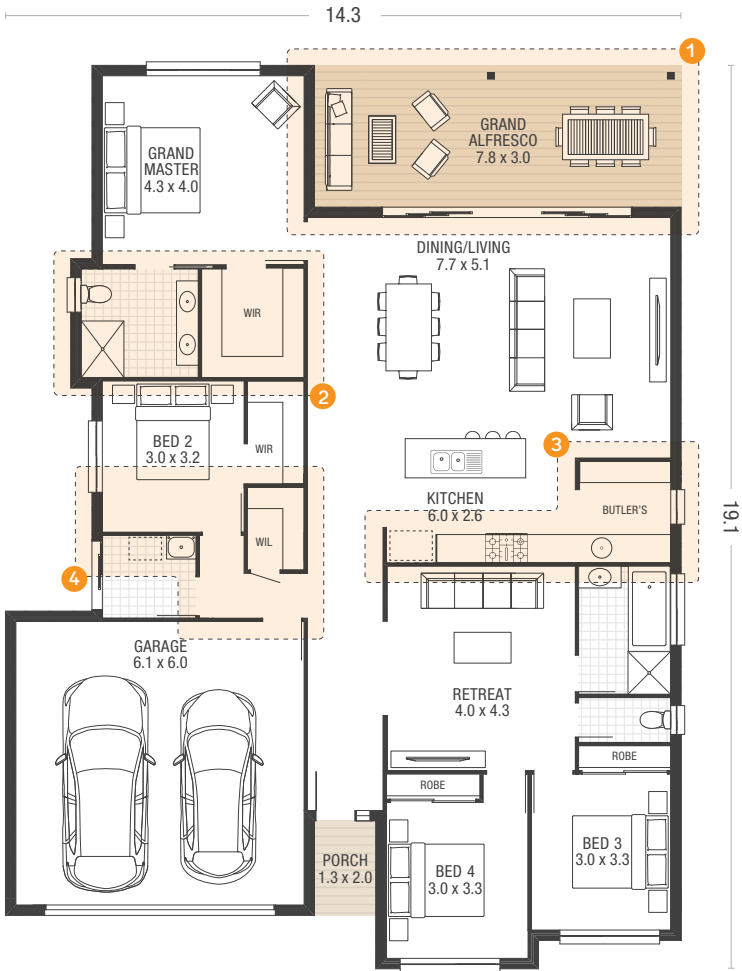


Ground Floor	19.3sq	179.1m ²	Porch	0.3sq	2.6m ²
Garage	3.9sq	36.6m ²	Total Area	24.7sq	229.8m²
Alfresco	1.2sq	11.5m ²	Min. Lot Width	16.0m+	



Home Options

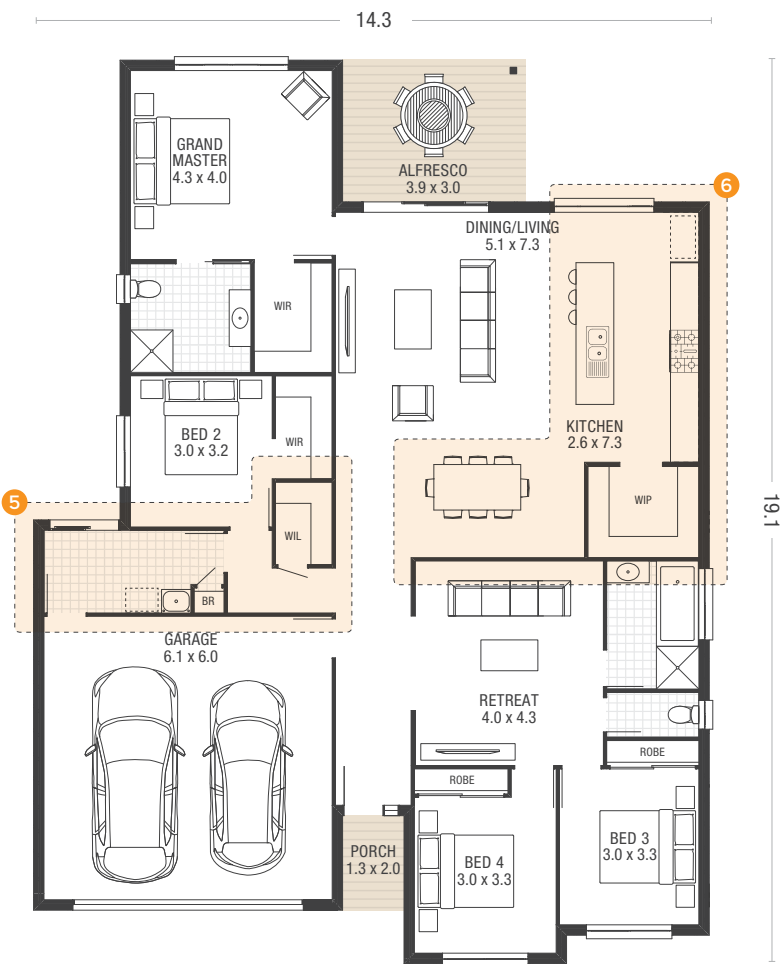
- 1 Extend Grand Alfresco
- 2 Enhance Walk-in Robe and Ensuite
- 3 Enhance Butler's Pantry
- 4 Enhance Walk-in Linen



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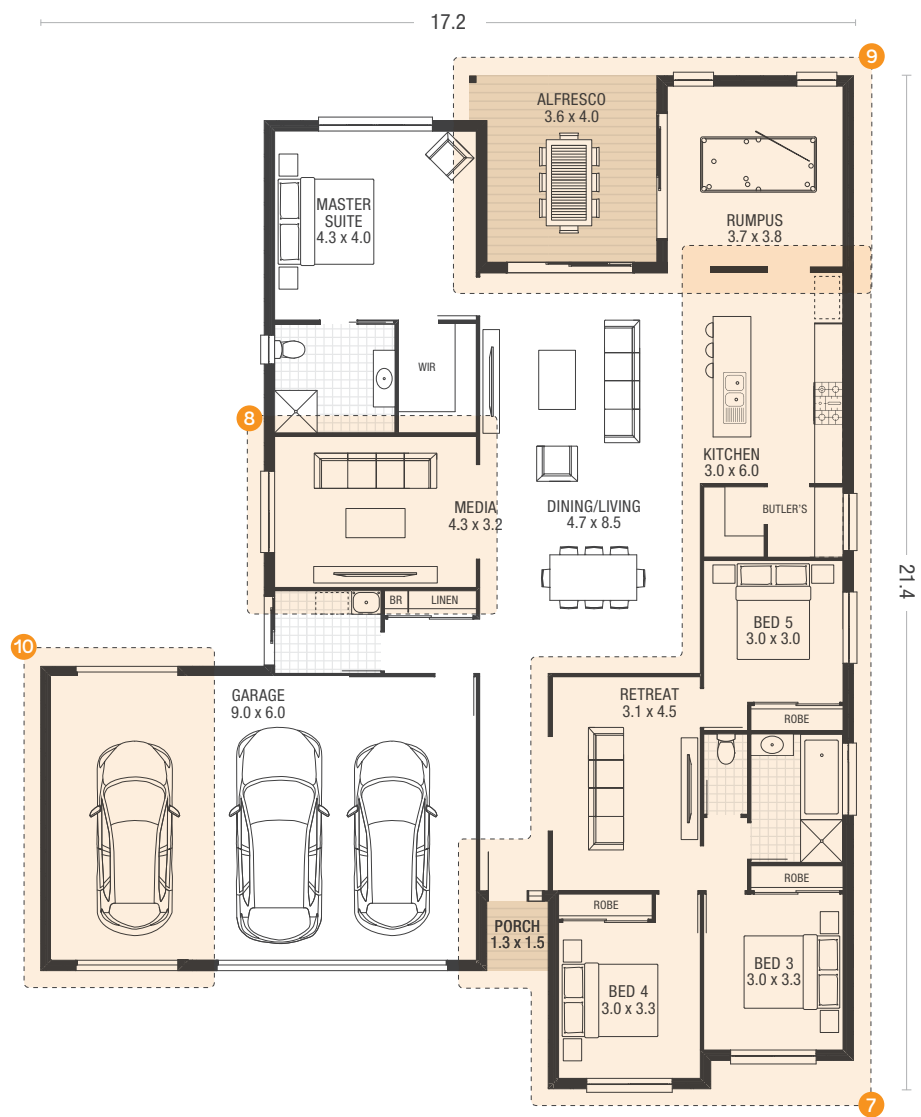
Home Options

- 5 Extend Laundry and Enhance Walk-in Linen
- 6 Reconfigure Kitchen, Living Room and Dining Room



Home Options

- 7 Reconfigure Kitchen, Living Room, Dining Room and Bathroom, Enhance Butler's Pantry and Add Bedroom 5
- 8 Swap Media Room and Bedroom 2
- 9 Add Rumpus Room
- 10 Add Third Garage



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HUNTLEY

Intelligent, modular design to inspire

Providing retreat and convenience for every member of the family, the Huntley facilitates spacious common areas and tranquil seclusion within the master suite.



NATIVE



TREND



ALLURE



CALIBRE

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“The soul never thinks without an image.”

ARISTOTLE

MINIMUM
LOT WIDTH

10.0

12.5

14.0

16.0+

SPECIAL
DESIGN

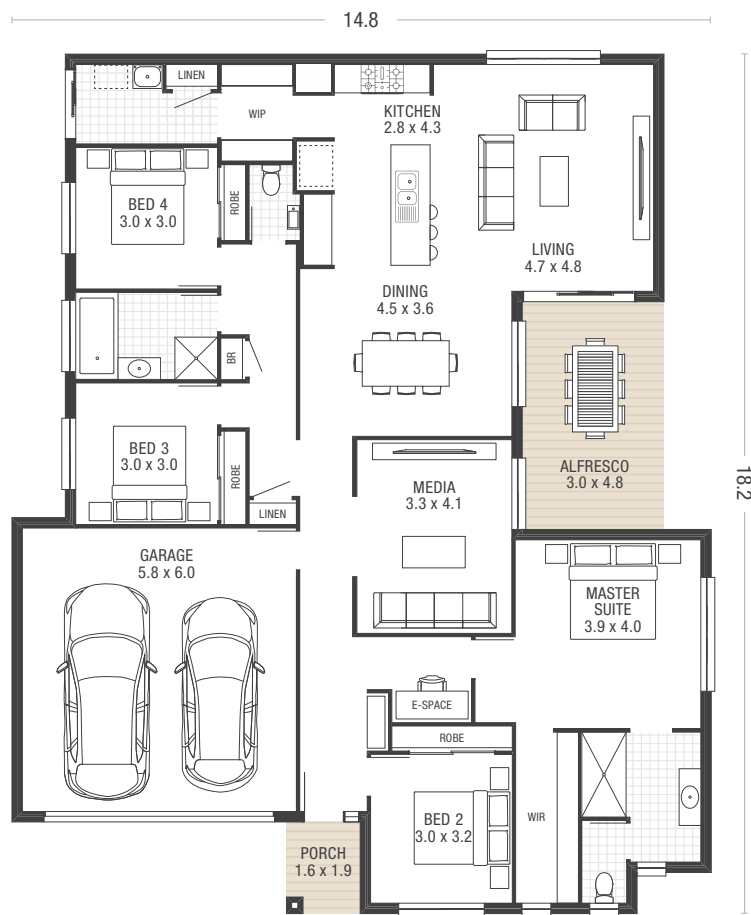
HUNTLEY

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HUNTLEY

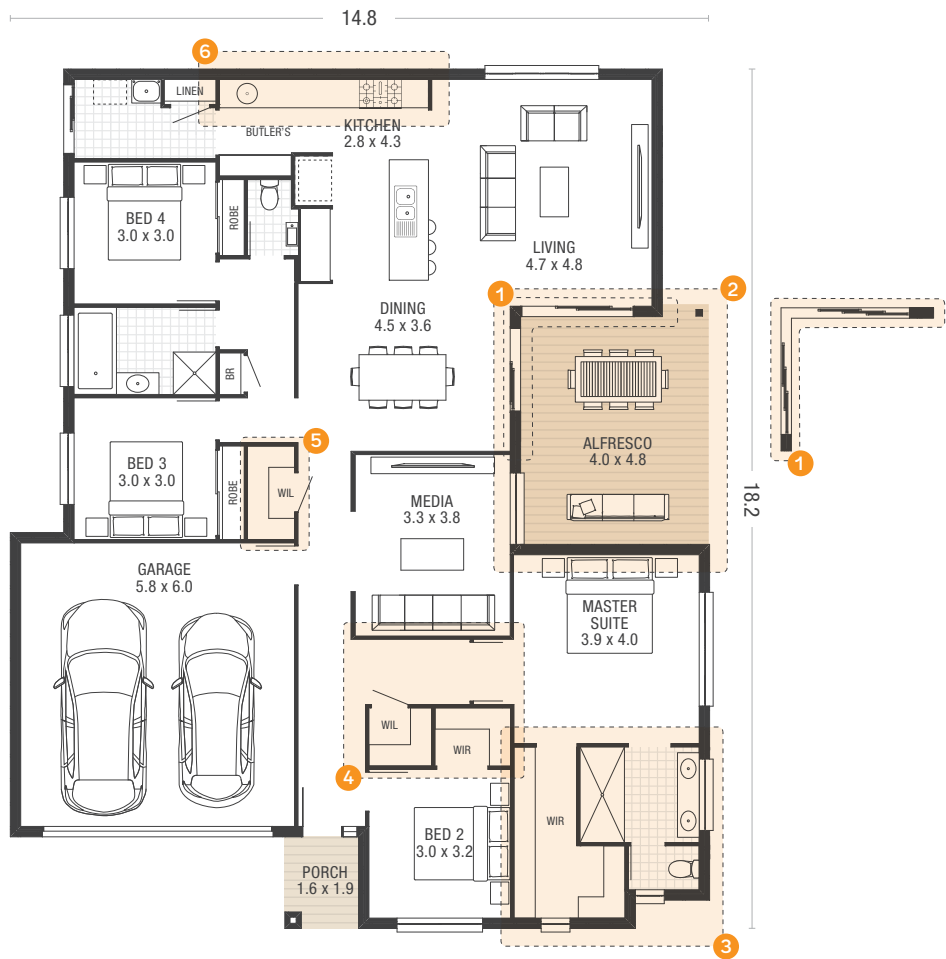


Ground Floor	19.7sq	183.1m ²	Porch	0.3sq	3.0m ²
Garage	3.7sq	34.8m ²	Total Area	25.3q	235.4m²
Alfresco	1.6sq	14.5m ²	Min. Lot Width	16.0m+	



Home Options

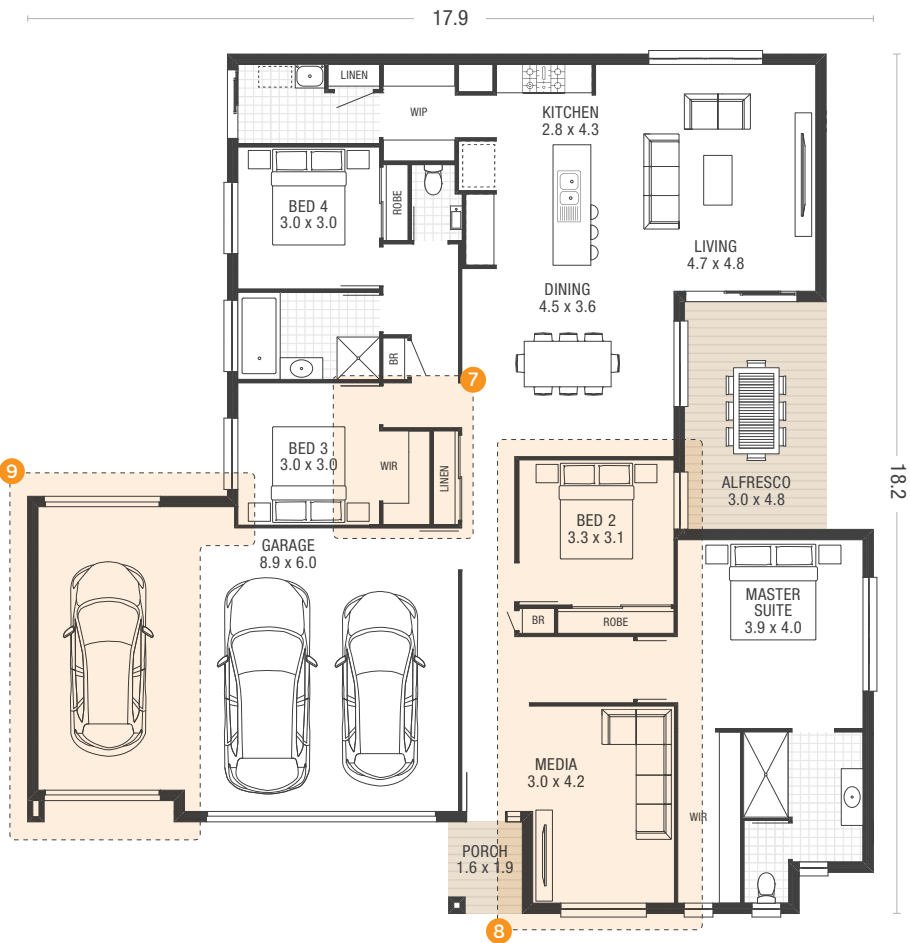
- 1 Enhance Cornerless Sliding Doors
- 2 Extrend Alfresco
- 3 Enhance Ensuite and Walk-in Robe
- 4 Swap Walk-in Linen and E-space and Enhance Walk-in Robe
- 5 Enhance Walk-in Linen
- 6 Enhance Butler's Pantry



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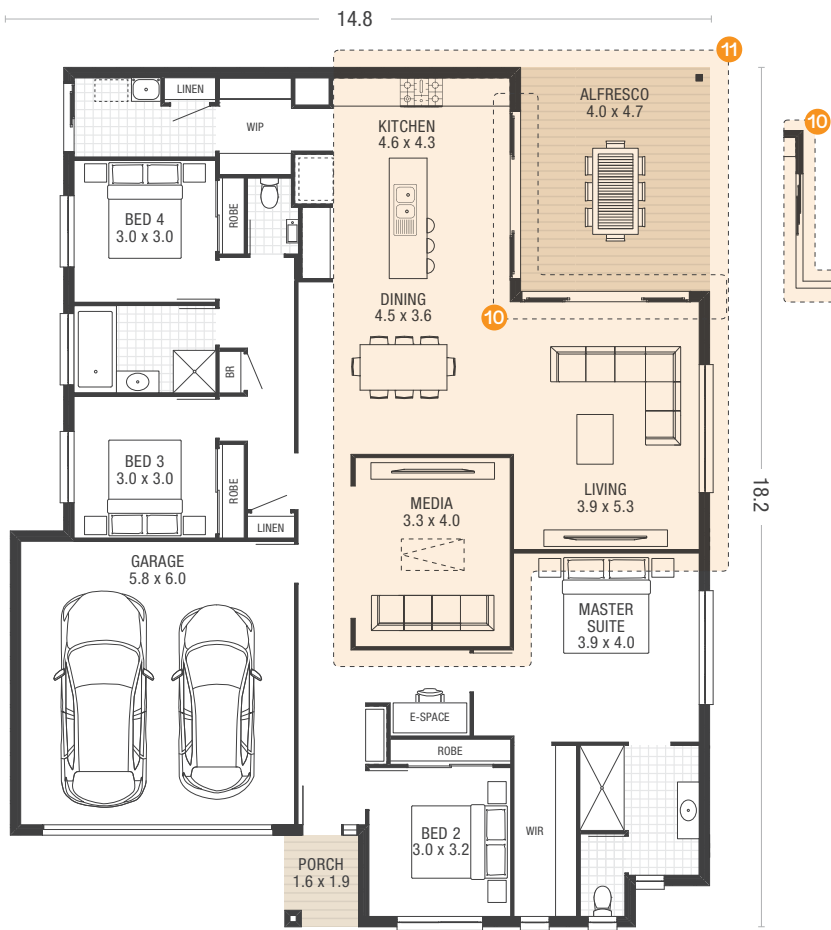
Home Options

- 7 Enhance Walk-in Robe
- 8 Reconfigure Bedroom 2 and Media Room
- 9 Add Third Garage



Home Options

- 10 Enhance Cornerless Sliding Doors
- 11 Reconfigure Kitchen, Living Room, Dining Room and Alfresco and Enhance Media Room with Skylight



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SHERIDAN

Entertain in style every day

A home that is effortlessly entertainer-ready every day. Relish the smooth separation between the large, open indoor and outdoor living, dining and kitchen space from the rear bedroom quarters.



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“Design creates culture. Culture shapes values. Values determine the future.”

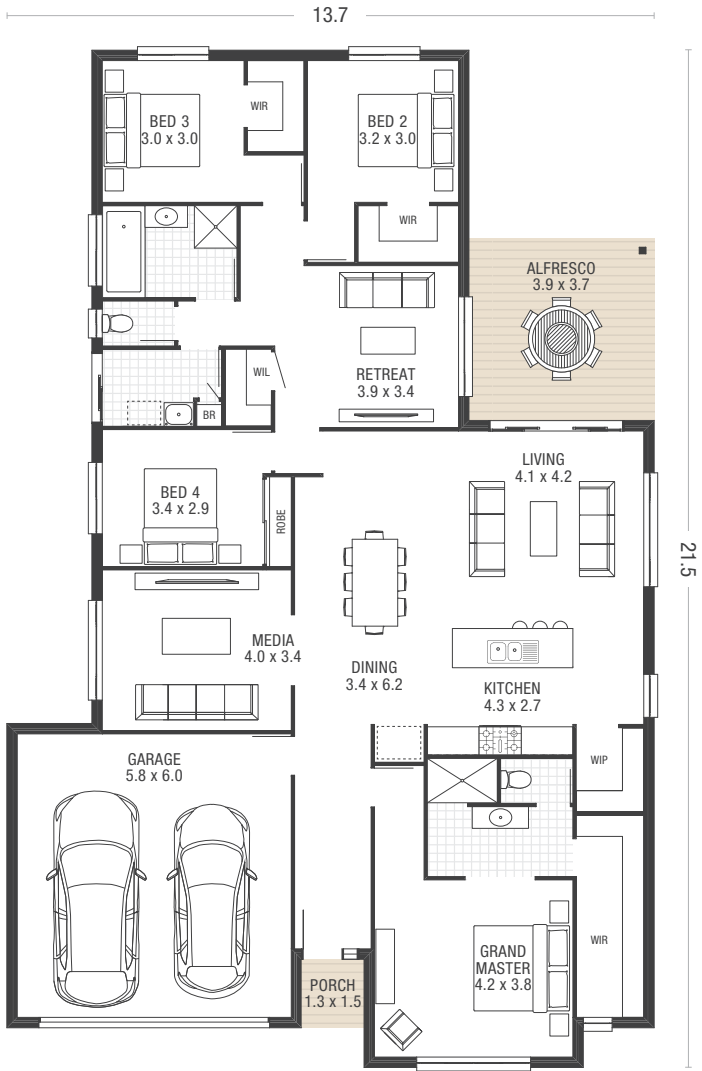
ROBERT L. PETERS

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SHERIDAN

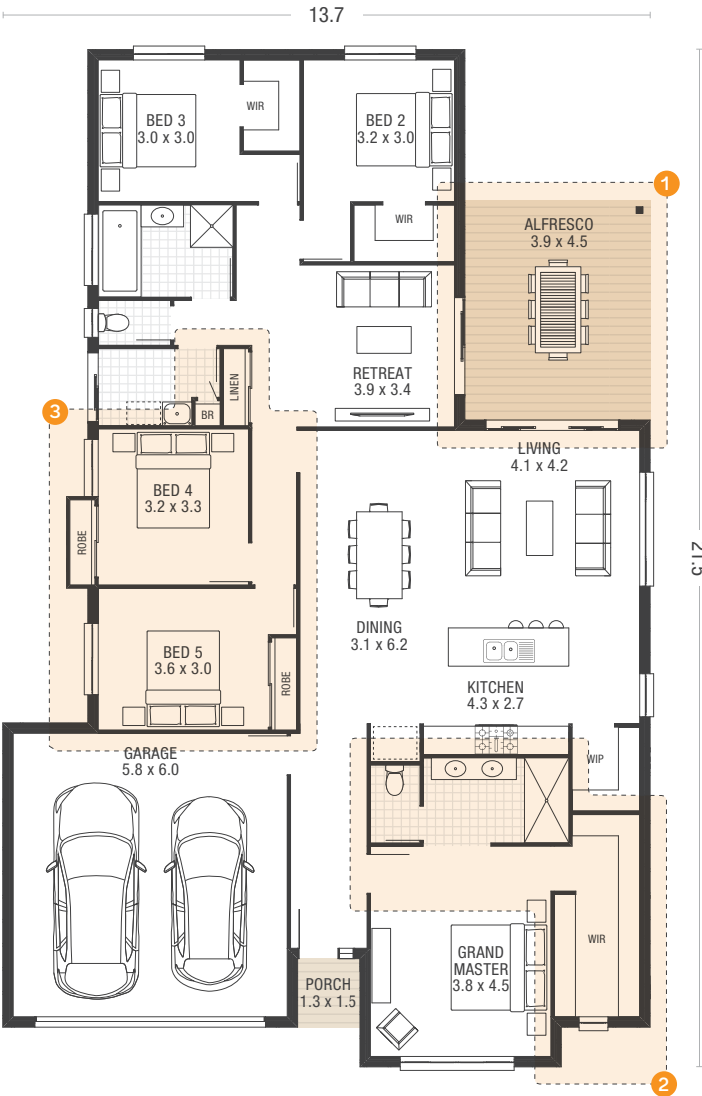


Ground Floor	20.9sq	194.3m ²	Porch	0.2sq	1.9m ²
Garage	3.7sq	34.8m ²	Total Area	26.4sq	245.2m²
Alfresco	1.5sq	14.2m ²	Min. Lot Width	16.0m+	



Home Options

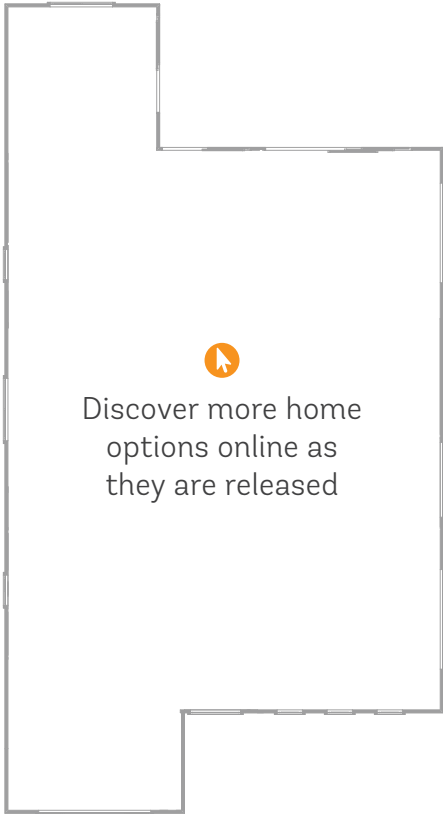
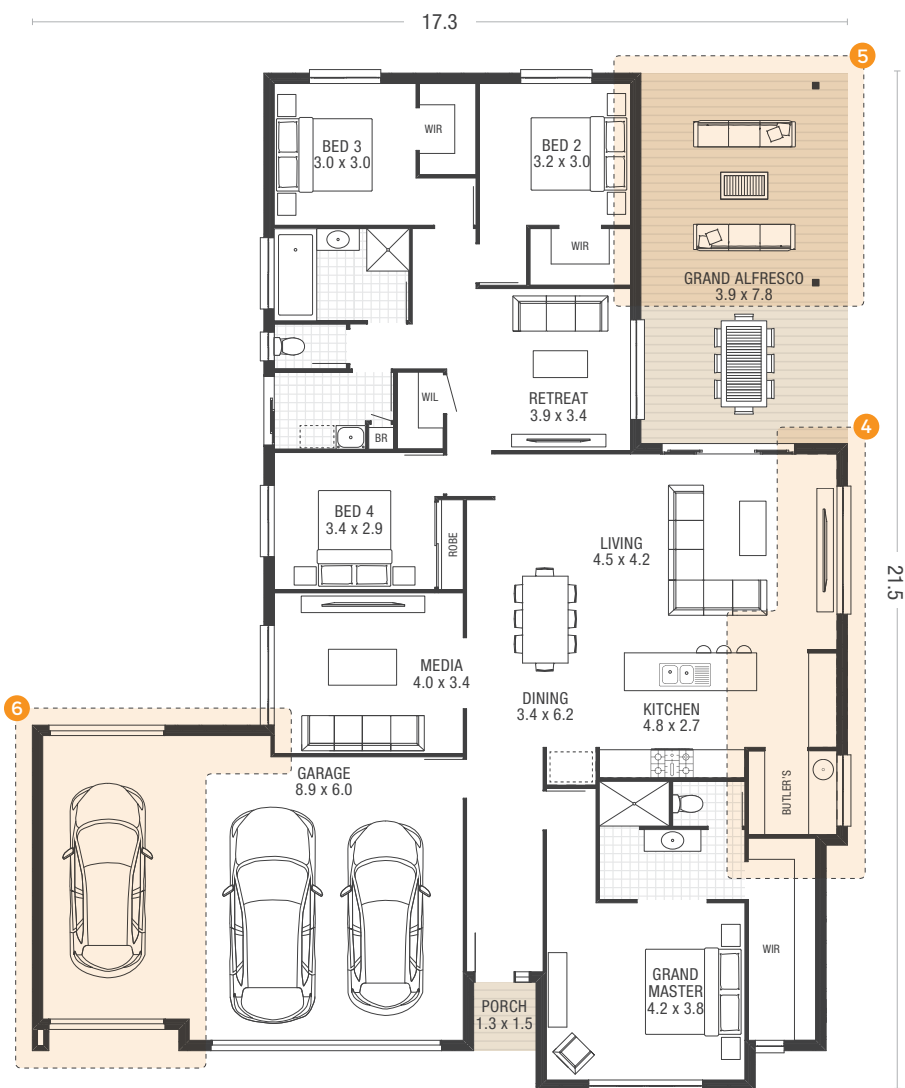
- 1 Extend Alfresco
- 2 Enhance Grand Master Suite
- 3 Swap Bedroom 5 and Media Room and Reconfigure Bedroom 4



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Home Options

- 4 Extend Living Room and Kitchen and Enhance Butler's Pantry
- 5 Extend Grand Alfresco
- 6 Add Third Garage



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OXLEY

Countryside scale with contemporary style

Revel in a design boasting the size of a country home with the style and versatility necessary for a suburban setting. Features five bedrooms, three living spaces and a beautiful open plan kitchen and dining.



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SIGNATURE



GRAND

“The best ideas come as jokes. Make your thinking as funny as possible.”

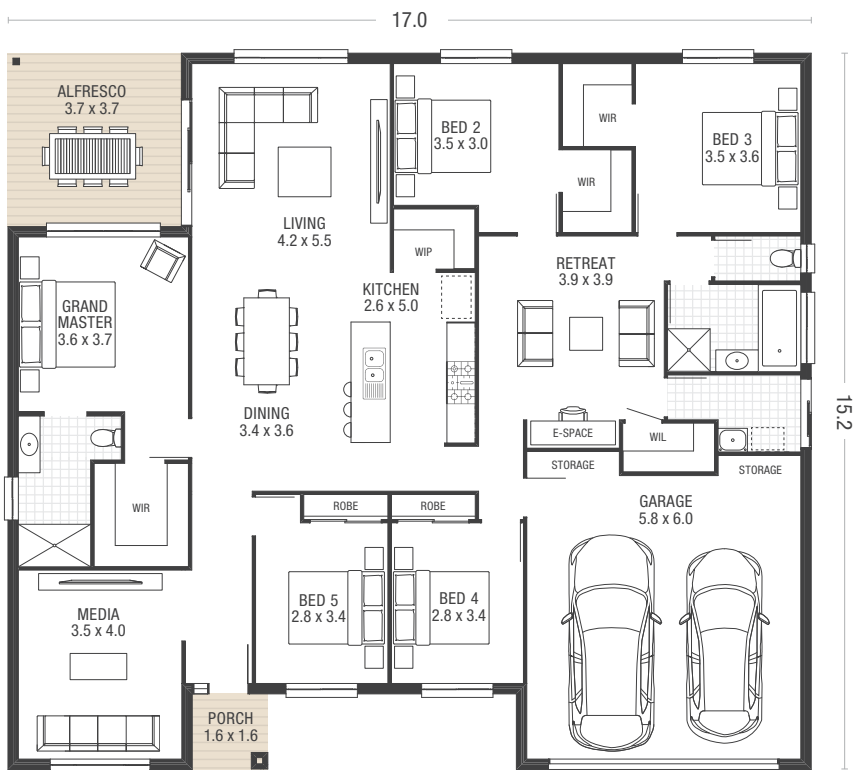
DAVID OGILVY

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OXLEY

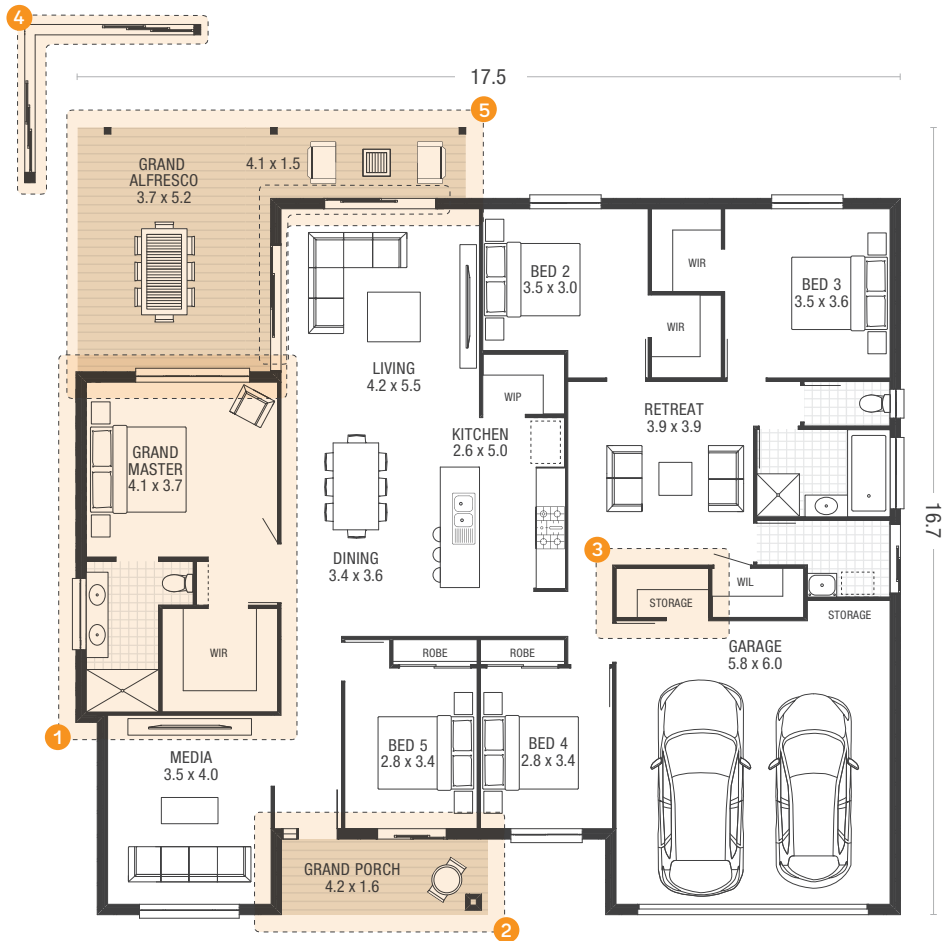


Ground Floor	21.2sq	196.7m ²	Porch	0.3sq	2.6m ²
Garage	3.9sq	36.5m ²	Total Area	26.8sq	249.3m²
Alfresco	1.4sq	13.5m ²	Min. Lot Width	16.0m+	



Home Options

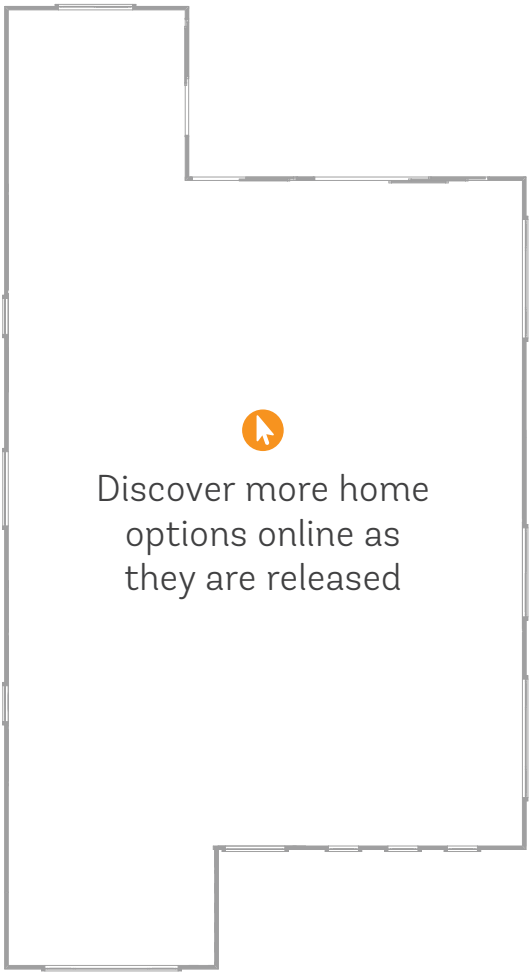
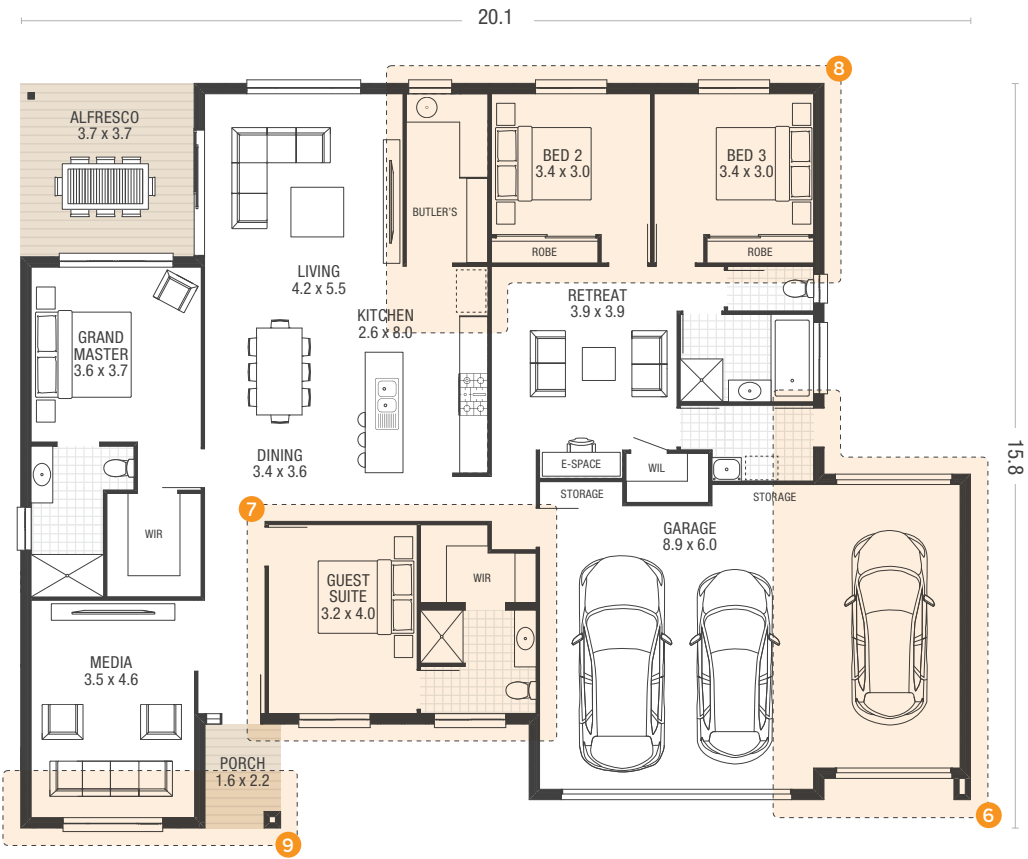
- 1 Enhance Grand Master Suite
- 2 Extend Grand Porch
- 3 Enhance Walk-in Linen and Storage
- 4 Enhance Cornerless Sliding Doors
- 5 Extend Grand Alfresco



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Home Options

- 6 Add Third Garage
- 7 Swap Guest Suite and Bedroom 4 and Bedroom 5
- 8 Reconfigure Bedroom 2 and Bedroom 3 and Enhance Butler's Pantry
- 9 Extend Media Room and Porch



Discover more home options online as they are released

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CRESMORE

A stunning oasis complete with everything

A four bedroom home with innovative zoning between living space and sleeping quarters, the Cresmore provides your own private oasis with seamless transition to the outdoors.



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SIGNATURE



GRAND

“Design is intelligence made visible.”

ALINA WHEELER

CRESMORE

SPECIAL
DESIGN

16.0+

14.0

12.5

10.0

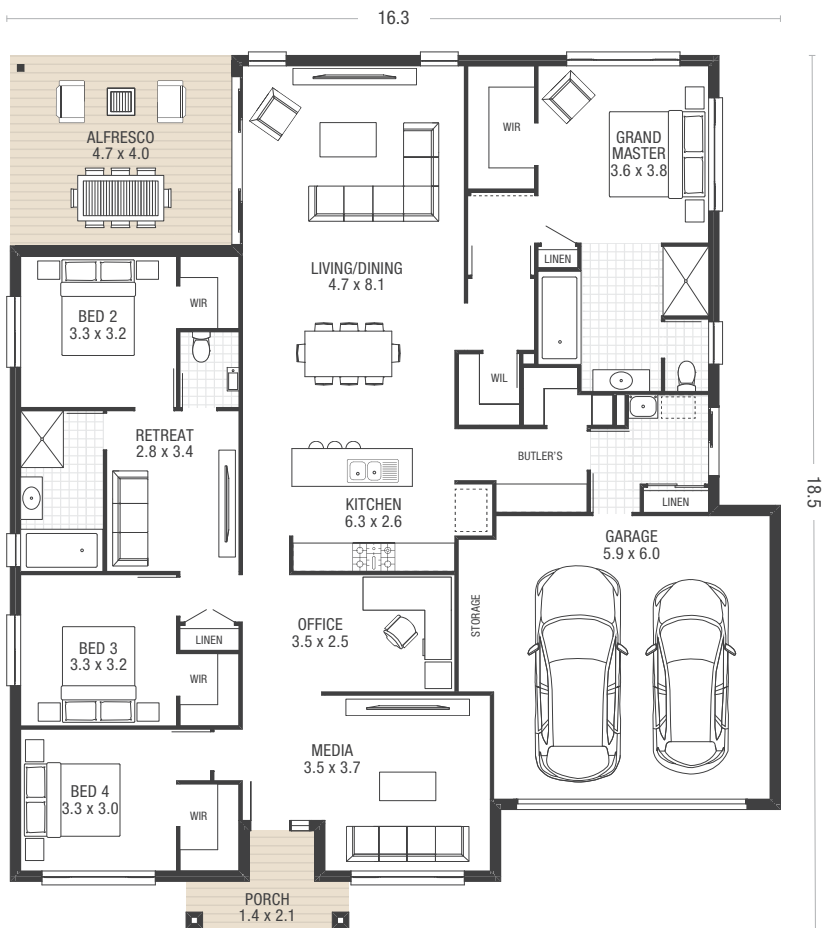
MINIMUM
LOT WIDTH

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CRESMORE

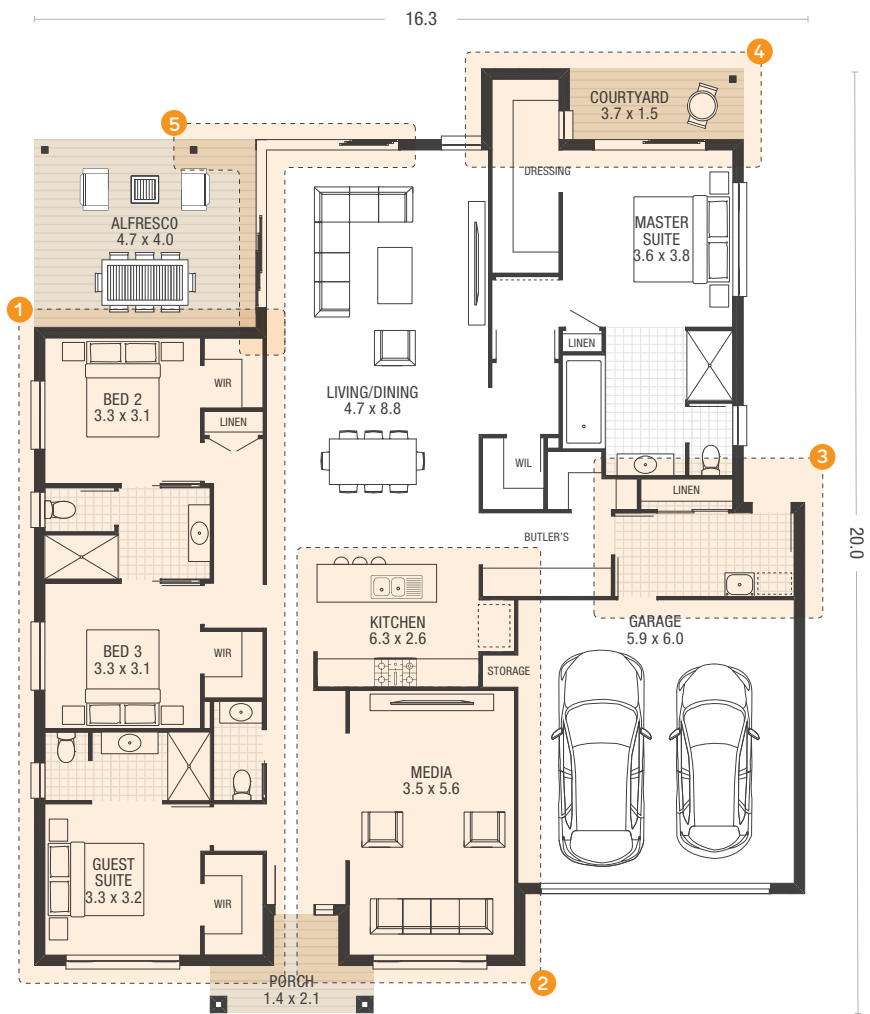


Ground Floor	22.1sq	205.7m ²	Porch	0.5sq	4.9m ²
Garage	4.0sq	37.5m ²	Total Area	28.7sq	267.0m²
Alfresco	2.0sq	18.9m ²	Min. Lot Width	16.0m+	



Home Options

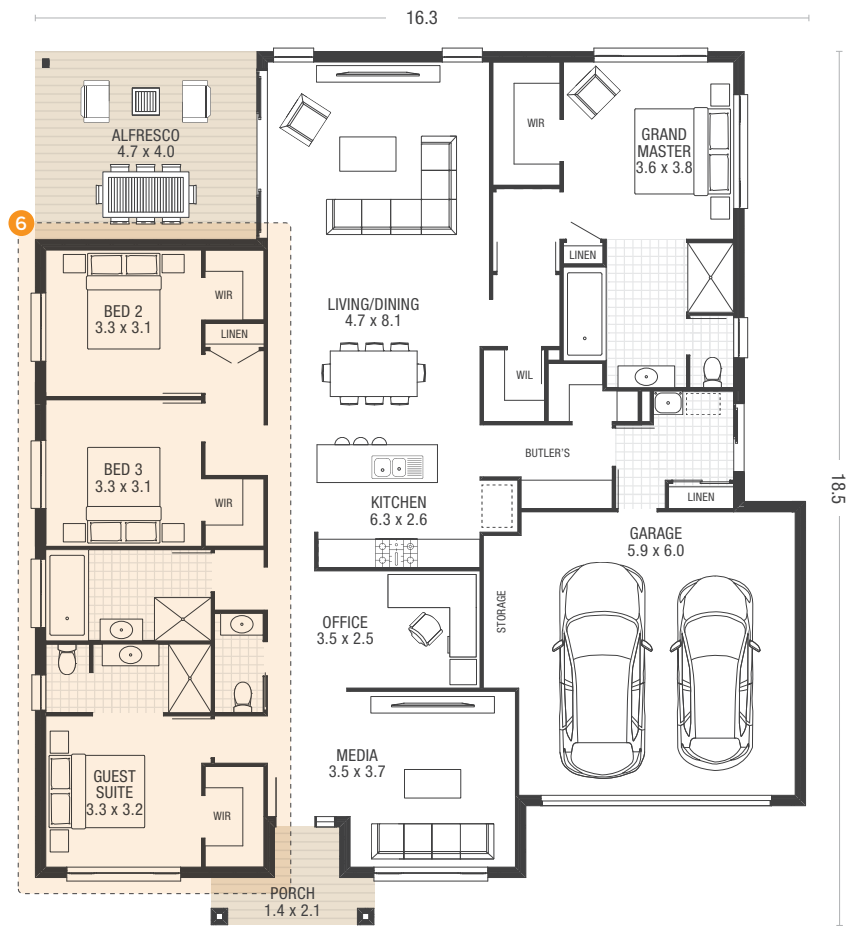
- 1 Swap Guest Suite and Bedroom 4 and Enhance Ensuite
- 2 Reconfigure Media Room
- 3 Extend Laundry
- 4 Enhance Dressing Room and Add Courtyard
- 5 Enhance Cornerless Sliding Doors



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Home Options

- 6
- Swap Guest Suite and Bedroom 4 and Reconfigure Bathroom



Home Options

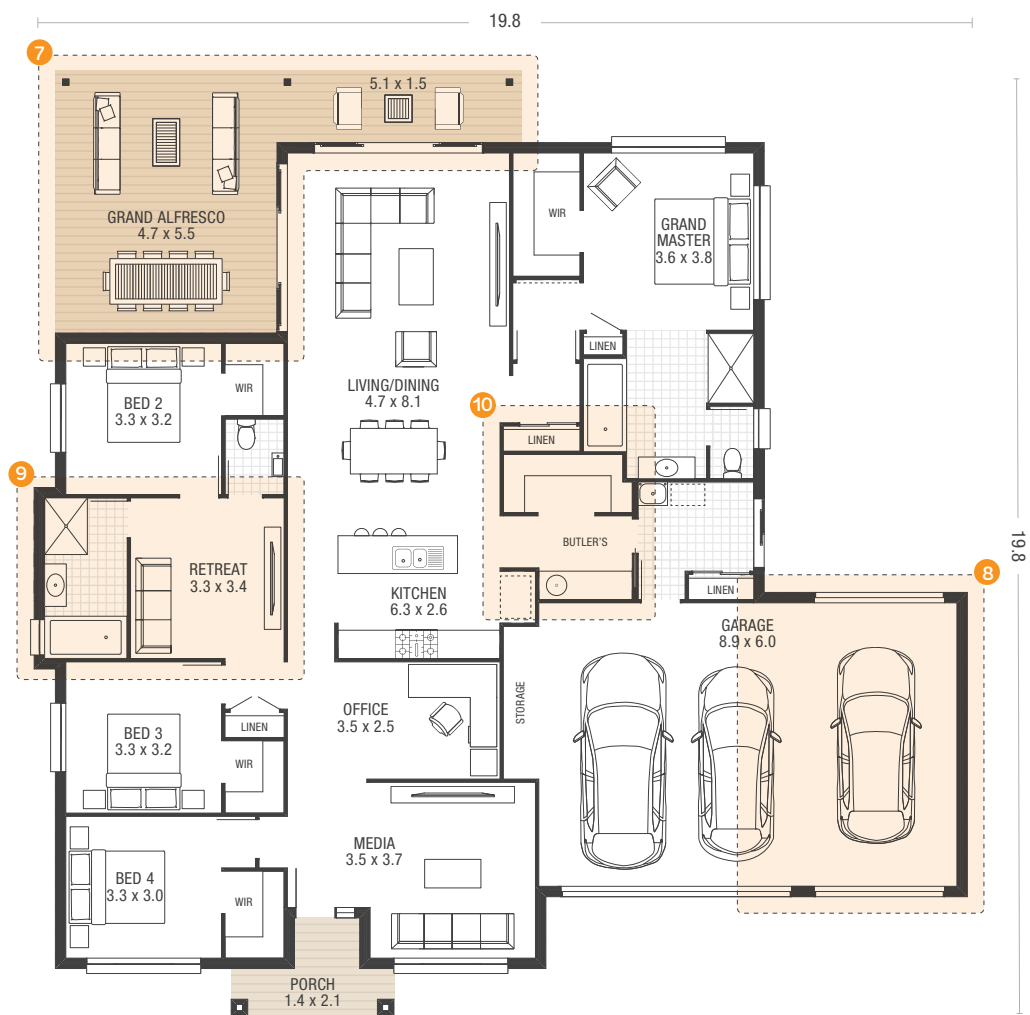
- 11
- Extend Alfresco and Living Room



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Home Options

- 7 Extend Grand Alfresco
- 8 Add Third Garage
- 9 Extend Private Retreat
- 10 Enhance Butler's Pantry

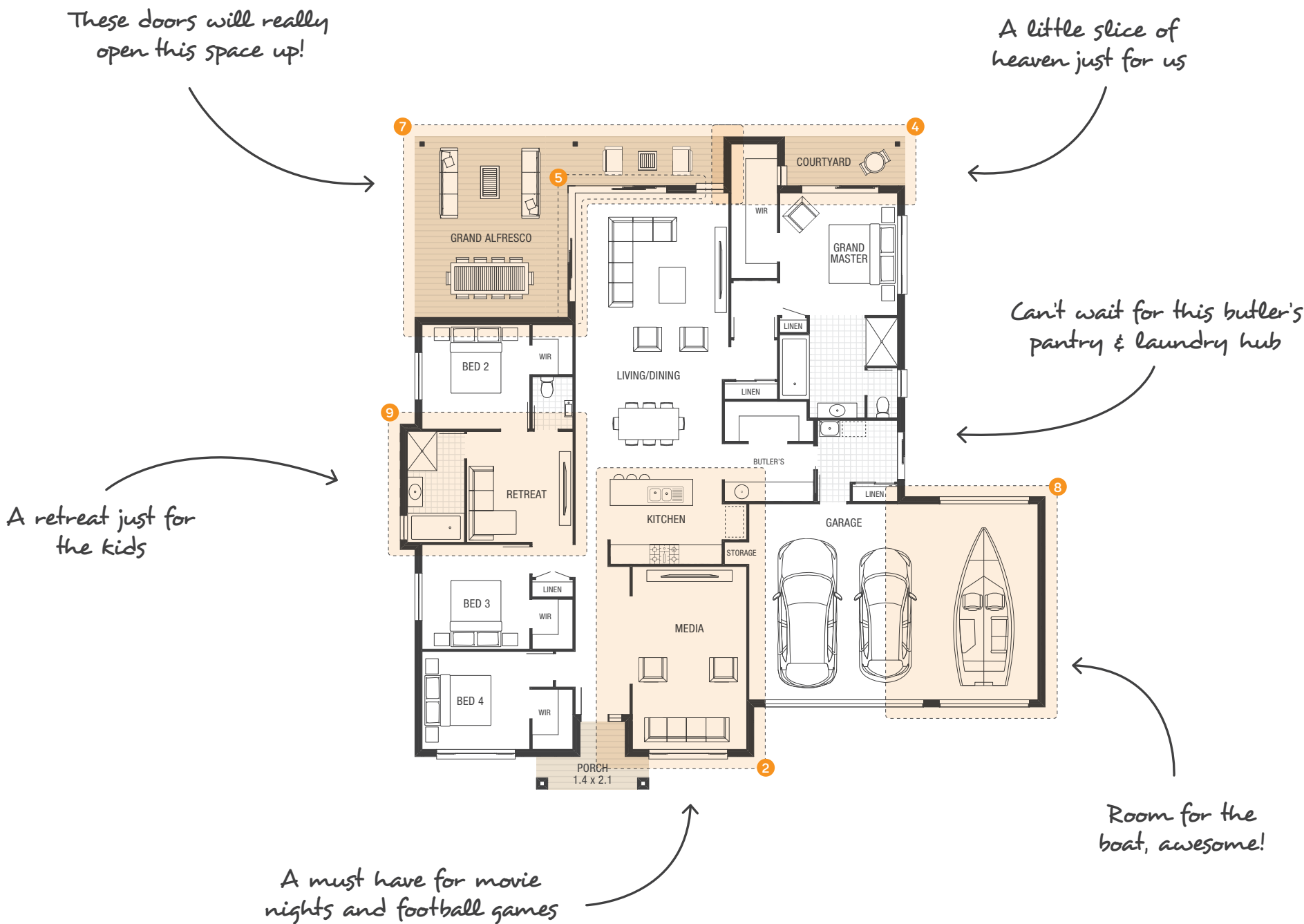


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CRESMORE

Meet Our Upgrading Family

Finally building the home of their dreams, this home will have it all! Plenty of space throughout so mum, dad and the three kids can spread out, but also come together and enjoy their family time together.



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CAPRICE

Suitable design for corner and battle-axe blocks

The Caprice lets you enjoy the best of both worlds. Your new home has been purposefully designed to accommodate functional family living with an air of elegance attached.



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TREND



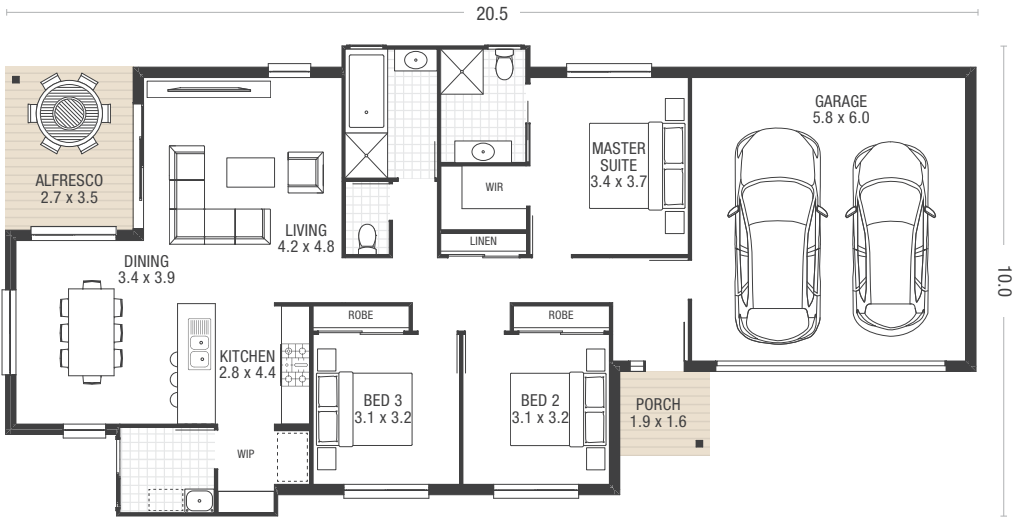
CALIBRE

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CAPRICE

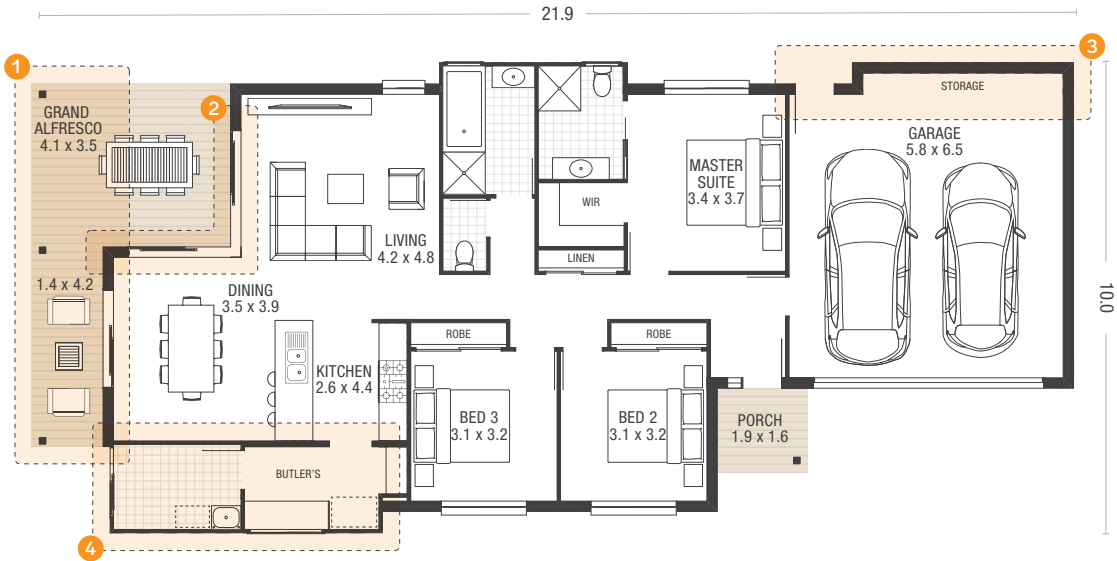


Ground Floor	13.2sq	122.4m ²
Garage	3.7sq	34.8m ²
Alfresco	1.0sq	9.3m ²
Porch	0.3sq	2.8m ²
Total Area	18.2sq	169.3m²
Special Design		



Home Options

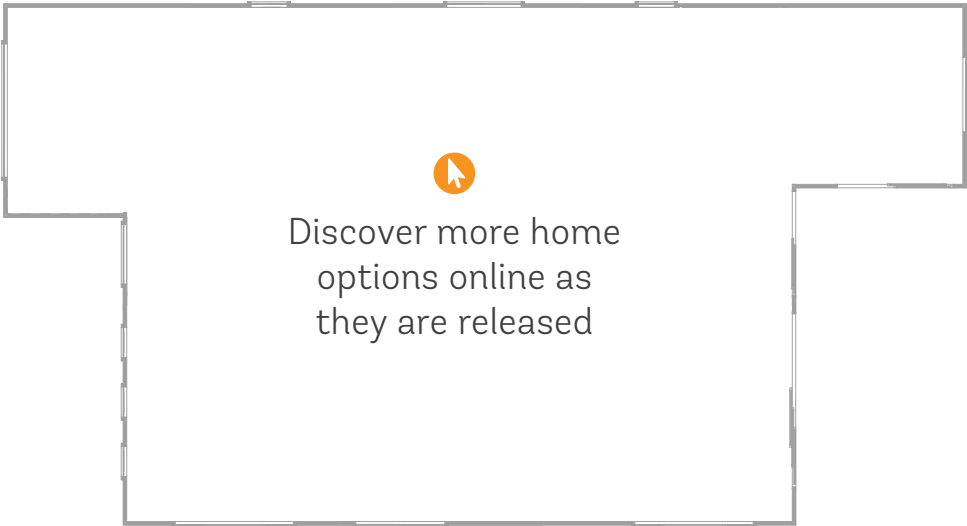
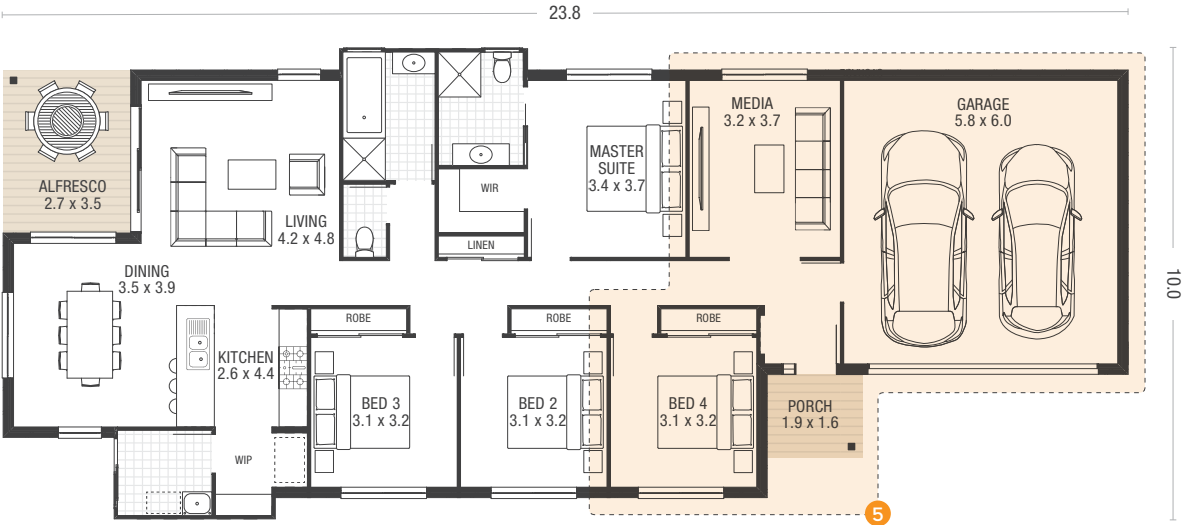
- 1 Extend Grand Alfresco
- 2 Enhance Cornerless Sliding Doors
- 3 Extend Garage
- 4 Enhance Butler's Pantry and Laundry



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Home Options

5 Add Media Room and Bedroom 4



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OXFORD

Flexible design to support a growing family

Designed to work around the needs of a growing family, this home has a flexible design and plenty of space and storage throughout to support your lifestyle.



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TREND



CALIBRE

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OXFORD

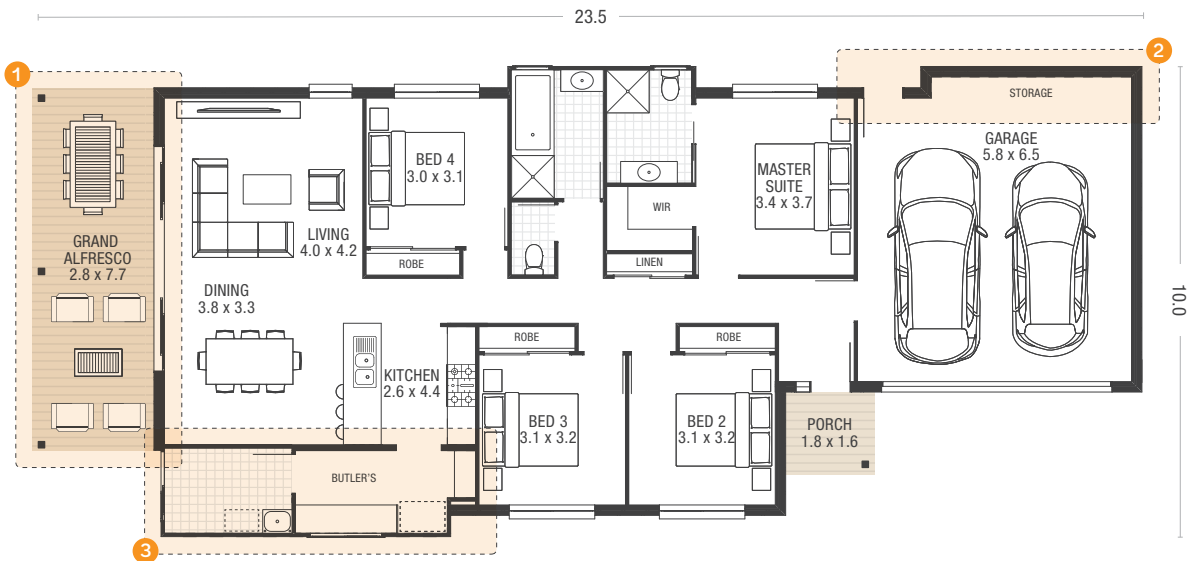


Ground Floor	14.5sq	134.6m ²
Garage	3.7sq	34.8m ²
Alfresco	1.0sq	9.5m ²
Porch	0.3sq	2.9m ²
Total Area	19.6sq	181.8m²
Special Design		



Home Options

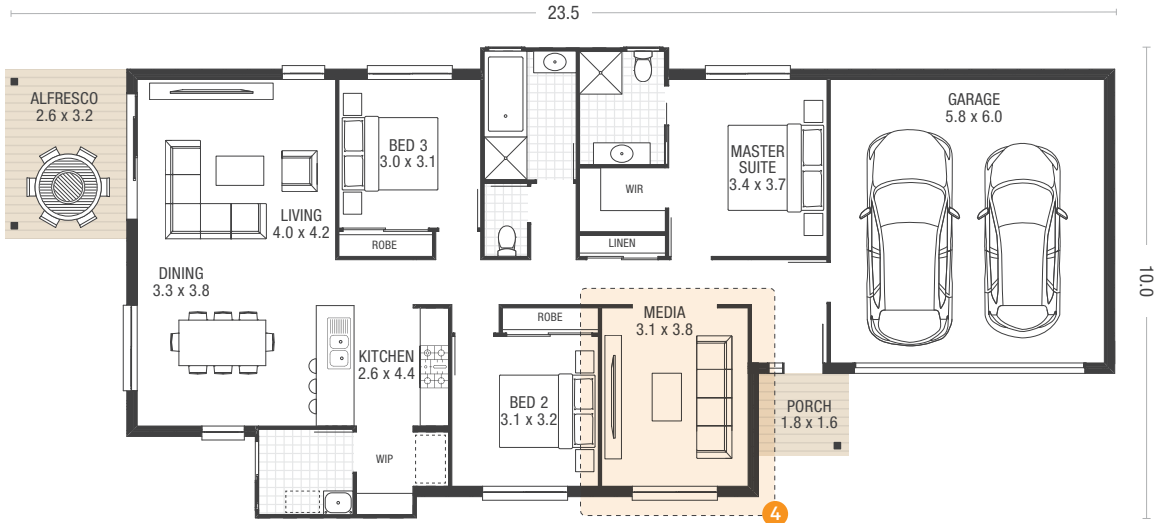
- 1 Extend Grand Alfresco
- 2 Extend Garage
- 3 Enhance Butler's Pantry and Laundry



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Home Options

4 Swap Media Room and Bedroom 4



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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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Refined
Living
COLLECTION