

Building dreams  
from the ground up.

HAMLAN



## Aire 207

Like the beautiful Aire River in the Otway Ranges, the Aire 207 is a haven of tranquillity.

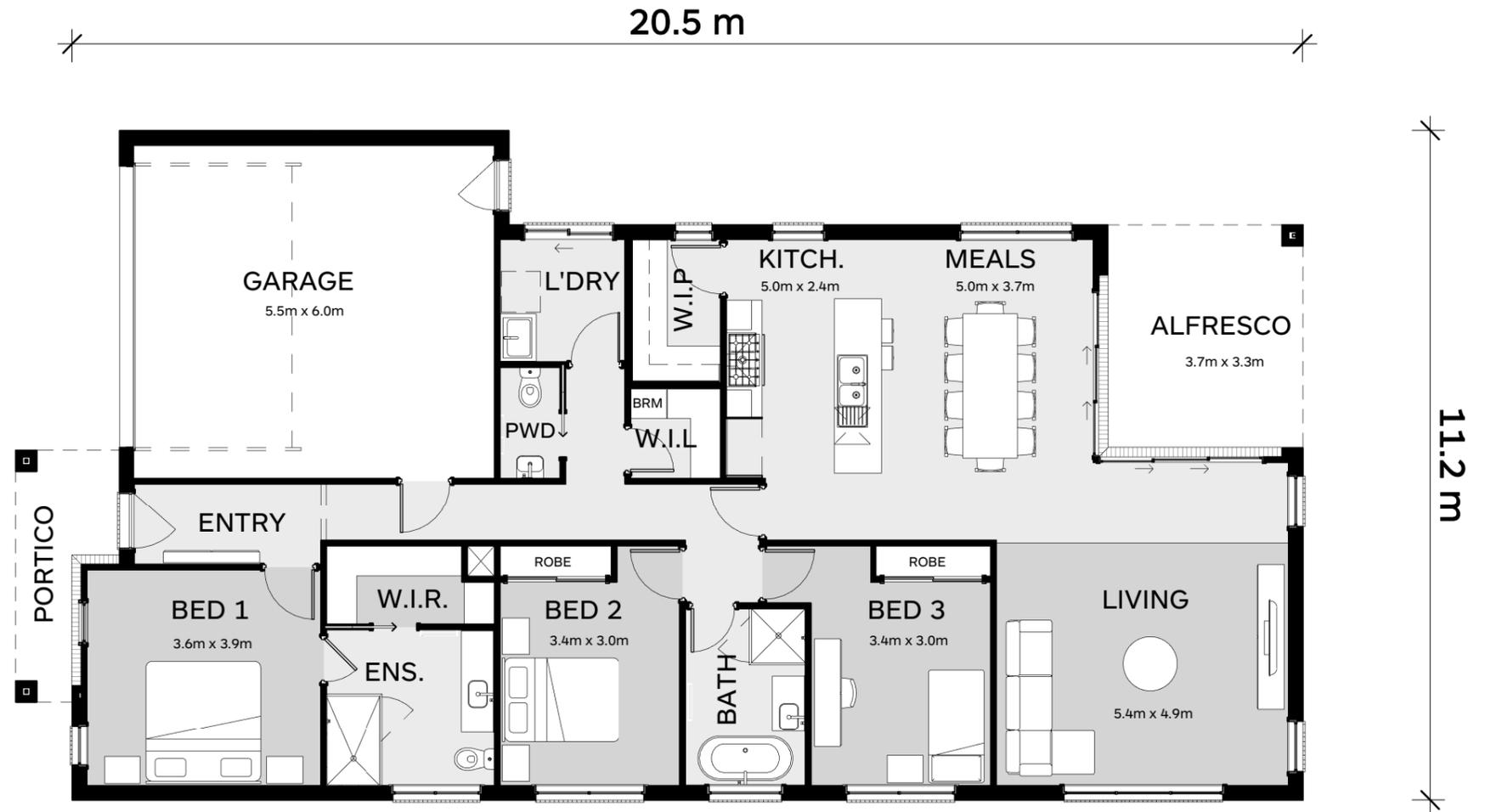
Every aspect of this compact home has been designed to enhance light, space and functionality.

The home features a generous master suite, plenty of storage and a large living and meals area that opens out to the alfresco through stacker doors. For a smaller design, this home doesn't compromise on modern living.

The Aire 207 can be transformed into a whole new design by selecting from its extensive list of options. From a U-shaped kitchen to a distinctive ensuite, you can choose the options to suit your lifestyle.

Lot Width: 12.5m Min.  
Lot Length: 28.0m Min.

	Area	Squares
Residence Area	152.7 m <sup>2</sup>	16.4
Garage Area	37.4 m <sup>2</sup>	4.0
Alfresco Area	12.2 m <sup>2</sup>	1.3
Portico Area	5.3 m <sup>2</sup>	0.6
	207.6 m <sup>2</sup>	22.3



Sales Floor Plan

1 : 100

© Copyright Hamlan Homes

Some images are artistic impressions and are indicative only. While best endeavours have been used to provide information in this publication that is true and accurate. Hamlan Homes and related entities accepts no responsibility and disclaim all liability to any errors or inaccuracies it may contain. Prospective purchasers should make their own inquiries to verify the information contained herein.

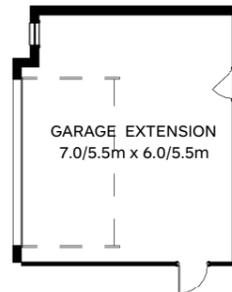
[hamlan.com.au](http://hamlan.com.au)

359 Moorabool Street Geelong VIC 3220

T: 5222 5555 / E: [info@hamlan.com.au](mailto:info@hamlan.com.au)

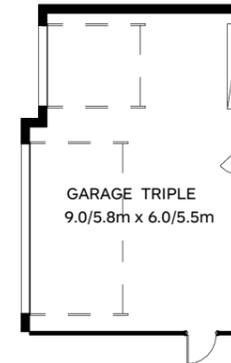
**Option 1. Garage Extension.**  
Extend garage by 1.5m (8.7m<sup>2</sup>) & create return.

Provide additional 1.8m X 0.6m awning window to front.



**Option 4. Garage Triple.**  
Extend garage by 3.5m (20.8m<sup>2</sup>) & create return.

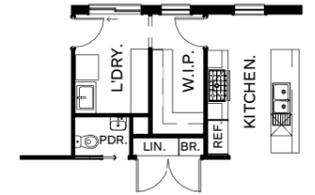
Add 2.1m x 2.4m sectional door to front elevation & 2.1m x 2.4m roller door to rear of garage.  
(Note: no remote or opener included with rear roller door)



**Option 6. Direct Garage/Kitchen access.**  
Relocate garage entry door from entry to Laundry. Provide additional bench space to laundry, 1.8m long.

Reconfigure powder room as required.

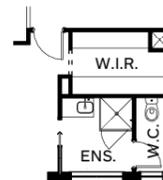
Delete WIL and provide built in linen and broom cupboard to hallway.



**Option 2. Ensuite with separate WC.**

Enlarge WIR, remove sliding door and replace with open hamper with direct access from bedroom. Additional shelf and hanging rail.

Create separate WC with 1.0m x 0.6m awning window and 0.7m hinged door.  
Substitute 1.6m x 0.9m shower with 0.9m x 0.9m and 1.7m vanity(W) with 0.9m(W) vanity.  
Substitute 0.6m x 1.8m, 2 pane awning window with 0.6m x 1.5m, 2 pane awning window.  
Provide cavity sld to ENS. ILO hinged.



**Option 3. U-Shaped Kitchen.**

Create U-shaped kitchen in leiu of galley style kitchen. Additional 1.6m benchtop.

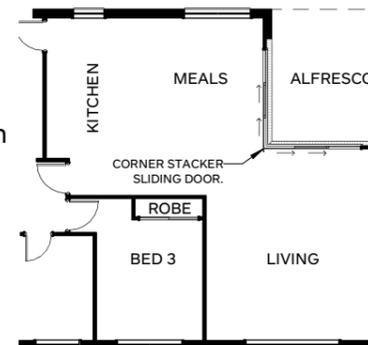
Provide piano-hinged under bench cupboard door to internal corner of kitchen joinery.

Substitute 1.8m x 0.9m single pane awning window with 1.0m x 1.5m 2 pane awning window.



**Option 5. Corner Stacker door to Alfresco.**

Bring the outside in by seamlessly connecting your alfresco and open plan living areas.  
Corner stacker doors are added to the alfresco in leiu of 2 x stacker sliding doors. Load bearing post is removed.



**Option 7. Raked Ceiling to Living areas.**

Provide plaster lined raked ceiling to meals/living/alfresco with square set cornice.

Provide light weight external lining boards to gable end above window head height.

**Note: Raked ceiling option not available Prism, Lumen & Scenic elevations.**

