

Building dreams
from the ground up.

HAMLAN



Buckley 250

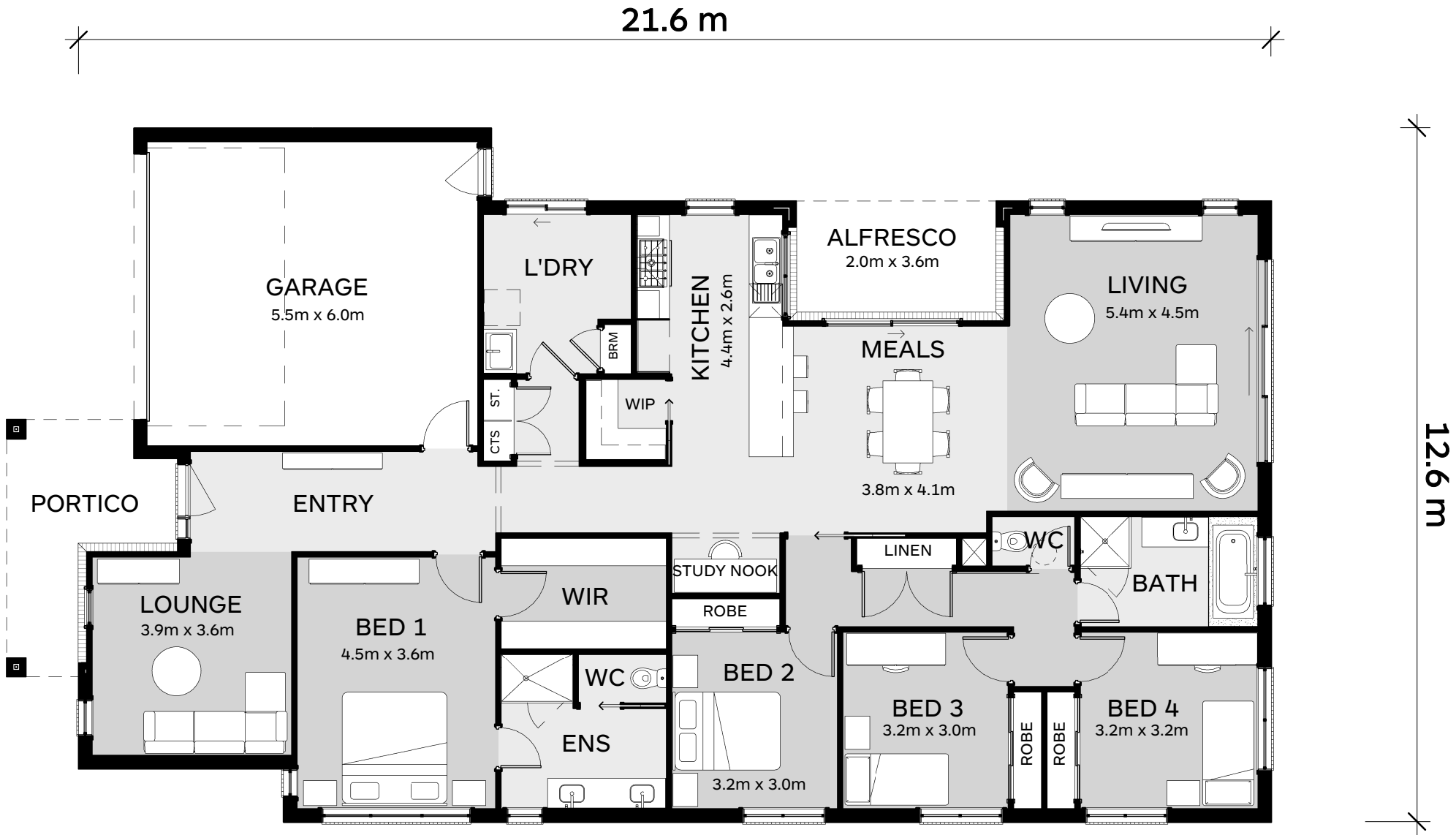
The little sister of our Buckley 279, the Buckley 250 includes the same clever design features - but fits on a narrower block.

This zoned floorplan has been designed for functional family living. The front zone of the home includes a lounge room and the master bedroom, which has an ensuite with a double vanity and a generous walk-in robe. This space is the ultimate parents' retreat and can be closed off from the rest of the home.

The hallway then leads to the main living zone of the home — the main living space, which includes the large kitchen with a walk-in pantry. A study nook is within easy view from the kitchen, where children can complete homework under the watchful eyes of their parents. An alfresco space is nestled between the kitchen, meals and main living room.

The kids' zone comes off the open-plan living area and includes three bedrooms, storage and bathroom.

Lot Width: 14.00m Min.
Lot Length: 30.0m Min.



Sales Floor Plan
1 : 100

	Area	Squares
Residence Area	195.8 m ²	21.1
Garage Area	36.9 m ²	4.0
Portico Area	9.5 m ²	1.0
Alfresco Area	7.3 m ²	0.8
	249.6 m ²	26.9

© 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 purchasrs should make their own inquiries to verify the information contained herein.

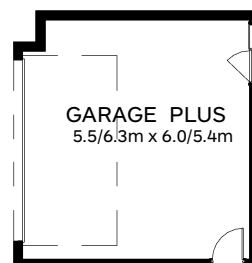
hamlan.com.au

359 Moorabool Street Geelong VIC 3220
T: 5222 5555 / E: info@hamlan.com.au

Option 1. Garage Extension.

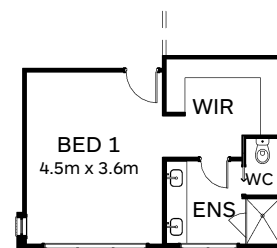
Extend garage by 0.8m (4.8m²) & create return.

Provide door & window to rear of garage in lieu of door only.



Option 2. ENS. Separate WC.

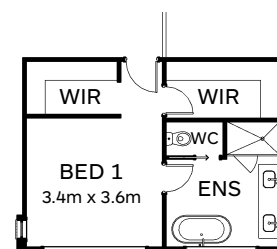
Reduce WIR and rearrange ensuite. 0.6m X 1.5m window ILO 1.8m X 0.6m window.



Option 3. ENS. Bath, Seperate W.C, his/her WIR.

Rearrange ensuite & WIR. Provide his & her WIR.

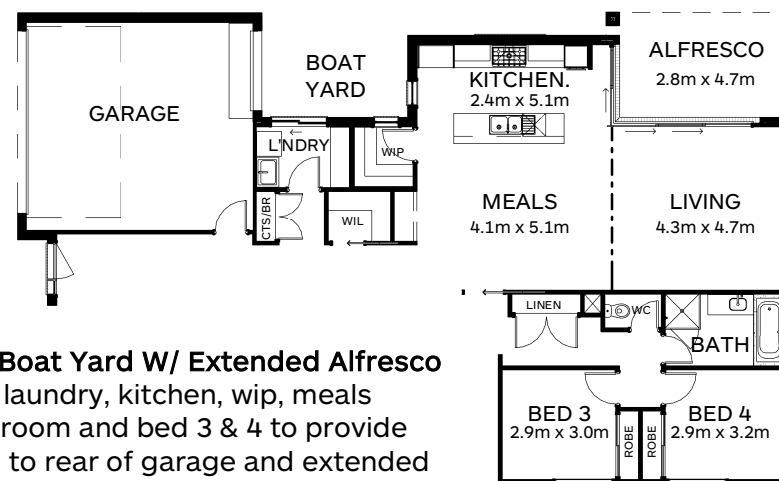
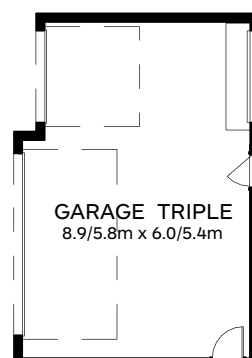
Include freestanding bath with wall mixer.



Option 5. Garage Triple.

Extend garage by 3.3m (19.9m²) & create return.

Add 2.1m x 2.4m sectional door to front elevation & 2.1m x 2.4m roller door to rear of garage. (No remote or opener included to additional garage doors.)



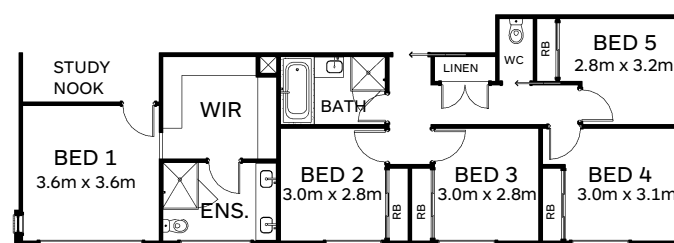
Option 4. Boat Yard W/ Extended Alfresco

Rearrange laundry, kitchen, wip, meals area bathroom and bed 3 & 4 to provide boat yard to rear of garage and extended alfresco.

Additional area 4.3m².

Option 6. Additional Bedroom.(Bed 5)

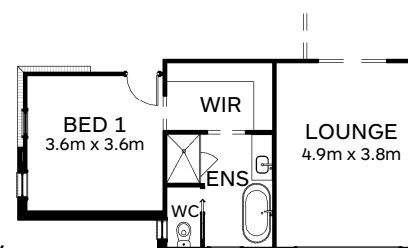
Relocate bathroom and study nook. Provide 5th bedroom with built in robe & hinged door.



Option 7. Bed 1 @ Front.

Relocate master bedroom to front of residence. Reposition lounge to central location.

Provide freestanding bath to ensuite, 3 Panel/single basin vanity unit ILO 5 panel/double basin vanity.



Option 8. Direct Access from Garage to Upgraded Laundry & Kitchen.

Relocate garage/res entry door from entry to rear of garage.

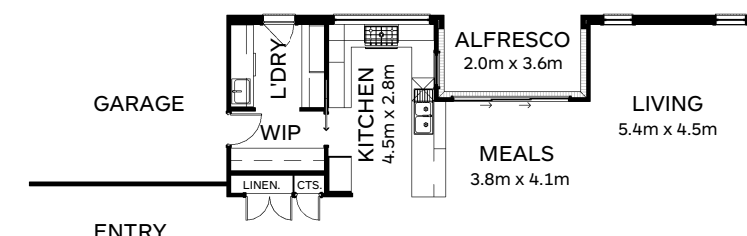
Hinged Glass door to Laundry

ILO sliding door. Provide additional joinery and hanging rail to laundry. Upgrade Kitchen fitout, additional pot drawers, drawers, concealed r/hood and shelves.

06-25 slot window ILO 1.8 - 0.9 window. 300mm deep upstand and cupboard to kitchen bench fronting Meals.

3 pane 2.1 x 3.0 Staker Sliding door to Meals ILO standard 2 pane 2.1 x 2.4 sliding door.

1.8 x 2.7 Awning window to Living ILO standard and 3 pane 2.1 x 3.6 sliding door to living. Relocate linen/coats cupboard to entry.



Option 9. Raked Ceiling to Meals/ Living/Alfresco

Provide raked ceiling to meals, living and alfresco with square set cornice and plaster lined bulkheads.

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

Note: Option not available with Prism, Lumen & Scenic facades.

