

Building dreams
from the ground up.

HAMLAN



3-4



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2-3



2

Carisbrook 206

This home takes its inspiration from the Carisbrook Falls, located just off the Great Ocean Road. Like the waterfall, this home is made up of several connected zones.

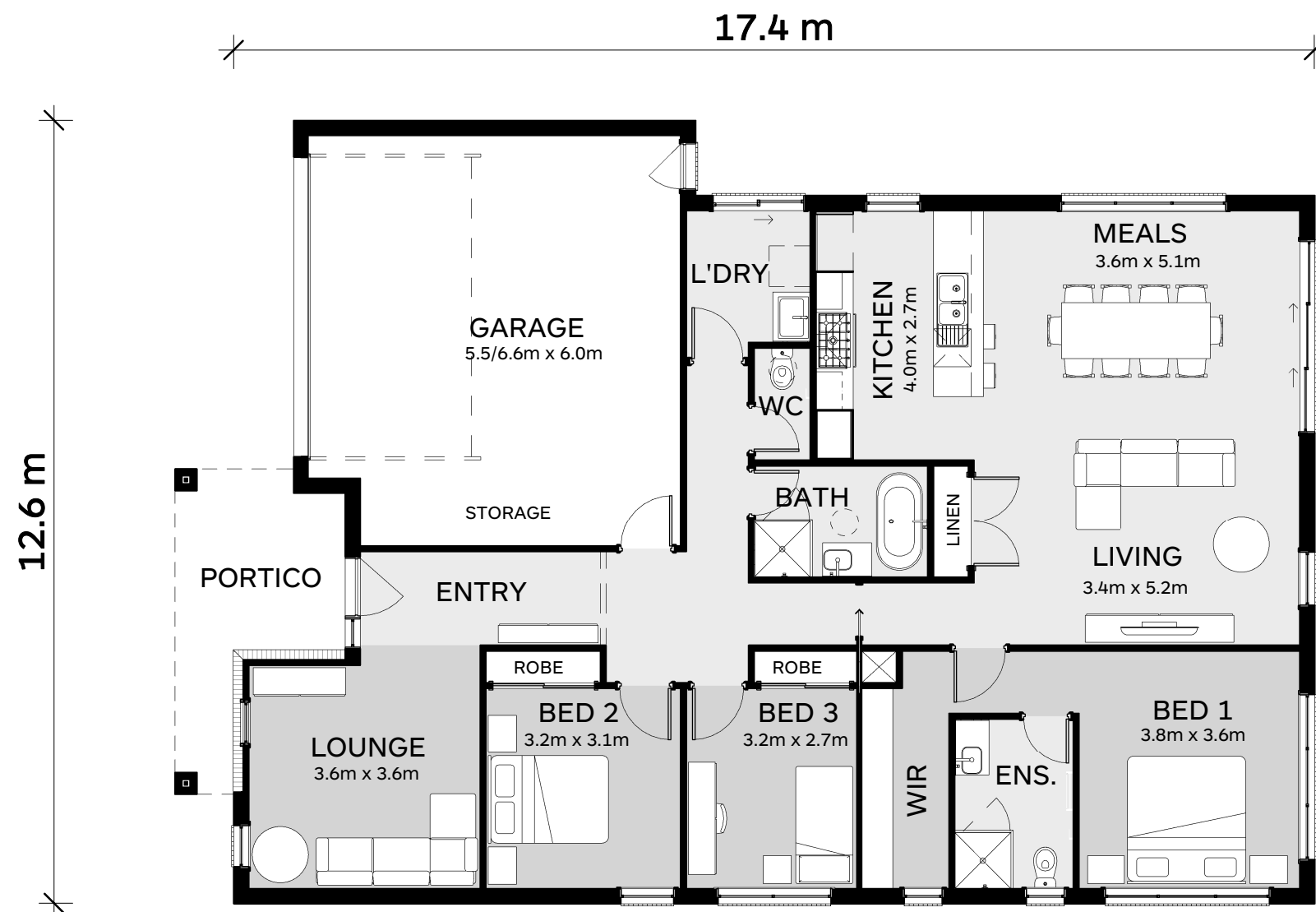
Perfect for first homebuyers, small families or downsizers, the Carisbrook 206 emphasises zoned living. An efficient floorplan creates multiple living areas around the centrally-located bathroom and powder room. With its large meals area that opens onto the back yard through stacker doors, this home is ideal for hosting dinner parties or family functions.

The master bedroom located at the rear of the home features a large walk-in robe and is a peaceful retreat from the two double bedrooms located at the front of the home.

With multiple floorplan options, this home is readily adaptable. Add another bedroom, reconfigure the kitchen or move the master bedroom to the front of the home. The Carisbrook 206 proves that a compact home doesn't mean a compact lifestyle.

Lot Width: 14.0m Min.
Lot Length: 25.0m Min.

	Area	Squares
Residence Area	152.5 m ²	16.4
Garage Area	43.3 m ²	4.7
Porch Area	10.3 m ²	1.1



Sales Floor Plan

1 : 100

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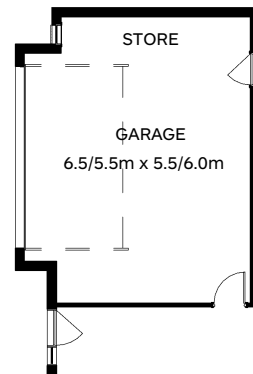
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Option 1. Garage Extension.

Extend garage by 0.96m (5.3m²) & create return.

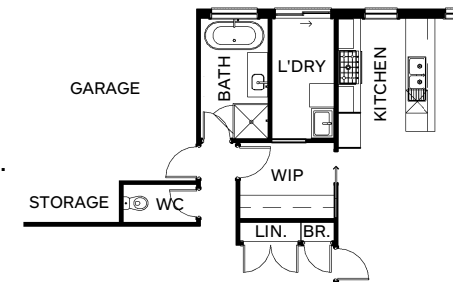
Add 1.8m x 0.45m awning window to front facade.



Option 4. WIP.

Revise arrangement of laundry, bathroom, kitchen, WC and store. Provide WIP with cavity sliding door.

Provide single awning window to bathroom. Delete 1# skylight and relocate skylight to new WC location.



Option 7. Entry/Store Coats.

Provide joinery made store, broom & coats cupboard to entry ILO storage space in garage.

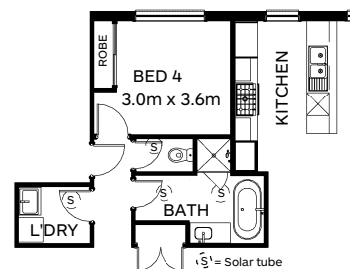
Consequently wider entry, 2.0m ILO standard 1.5m. Provide additional 5.7m² vinyl flooring and 2 x entry sidelights ILO standard single sidelight.



Option 2. Additional Bedroom.

Relocate laundry, WC, bathroom & linen. Provide 4th bedroom with built in robe & hinged door to attained area.

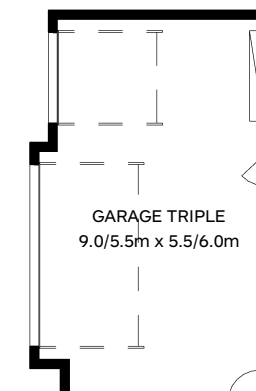
Remove wall hung vanity. Provide 2 x additional Solar tubes and 1.8m x 1.8m awning window to bedroom 4 in lieu of 2.1m x 1.5m sliding door to laundry.



Option 5. Garage Triple.

Extend garage by 3.5m (21.0m²) & 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 opener included to additional sectional door & rollerdoor.)

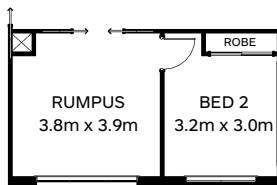


Option 8. Rumpus & Bed 2.

Relocate bedroom 2 and lounge to standard bedroom 1 and ensuite location.

Provide double 0.7m cavity sliding doors to rumpus.

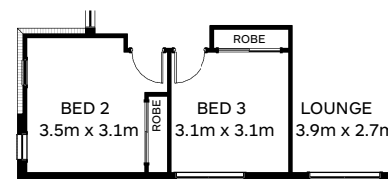
Use in conjunction with master bedroom to front option.



Option 3. Bed 2 & 3 to Front.

Rearrange location of bed 2,3 and lounge. Bed 2 & 3 to front and lounge to central position.

Note: Bed 2 layout altered for Scenic facade. Plan available on request.



Option 6. Master Bedroom to Front.

Relocate master bedroom, ensuite and W.I.R. to front of residence.

Use in conjunction with rumpus & bed 2 option.

