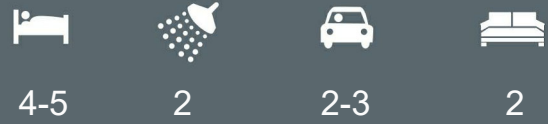


Building dreams from the ground up.

HAMLAN



Carisbrook 240

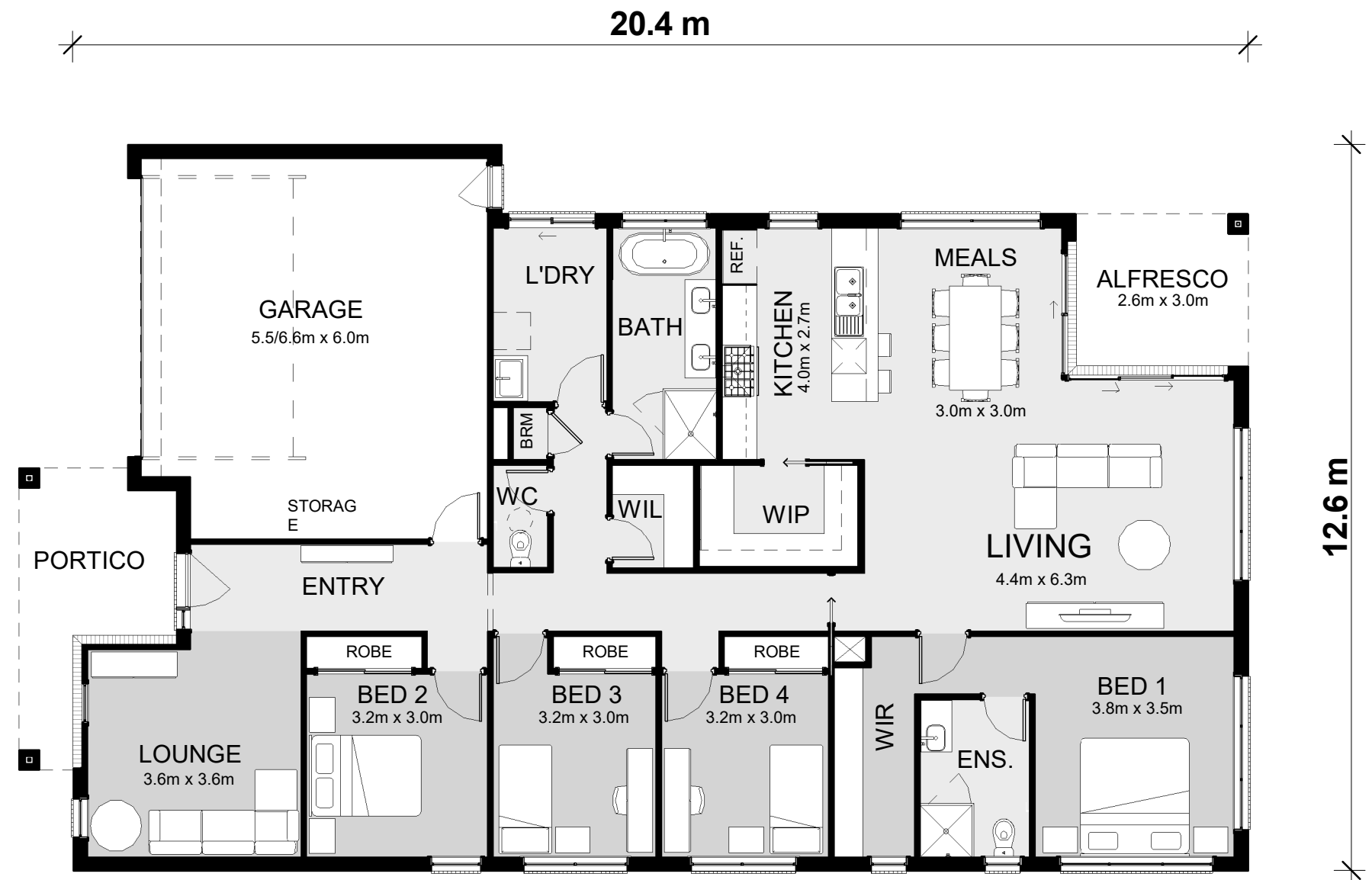
Just like its smaller sibling, the Carisbrook 240 offers impressive zoned living to maximise space, privacy and functionality.

The open plan living area is the heart of this home and it opens up to the alfresco via stylish stacker doors. Storage is a key feature of the home which includes a large walk-in pantry and centrally positioned walk-in-linen.

The light-filled master bedroom with large walk-in robe, is located at the rear of the home and enjoys the beautiful outlook of the backyard.

With separate lounge at the front of the home the design creates lots of options for entertaining or relaxing.

With multiple floorplan options, the Carisbrook 240 is readily adapted to suit your lifestyle. Possibilities include moving the master bedroom to the front of the home or adding the option to store a boat at the back of your garage.



Sales Floor Plan
1 : 100

Lot Width: 14.0m Min.
Lot Length: 28.0m Min.

	Area	Squares
Residence Area	178.7 m ²	19.2
Garage Area	43.3 m ²	4.7
Portico Area	10.4 m ²	1.1
Alfresco Area	7.9 m ²	0.9
	240.3 m ²	25.9

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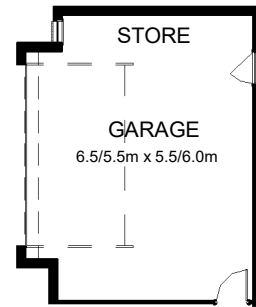
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Option 1. Garage Extension.

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

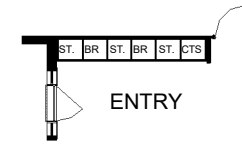
Add 1.8m x 0.45m awning window to front facade.



Option 5. Entry Storage Cupboard.

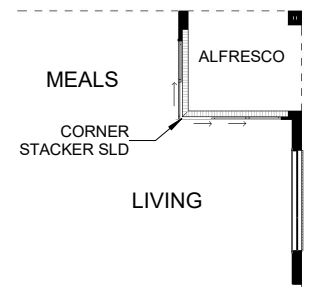
Provide joinery made store, broom & coats cupboard to entry ILO storage space in garage.

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



Option 8. Corner stacker door to Alfresco

Corner stacker door to alfresco ILO 3 panel stacker sliding door & 2 panel sliding door. Provide

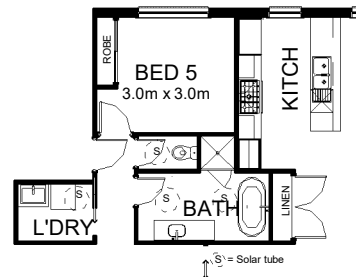


Option 2. Additional Bedroom.

Provide additional bedroom with built in robe to standard l'dry position.

Remove WIP from kitchen & provide full height joinery pantry, with handles, in lieu.

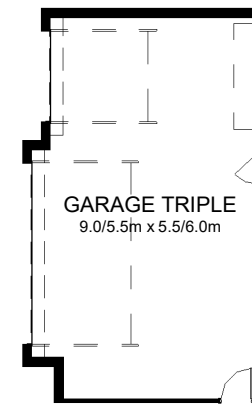
Relocate l'dry, bathroom & WC. Provide extra over solar tubes to bathroom & l'dry.(3#)



Option 6. Garage Triple.

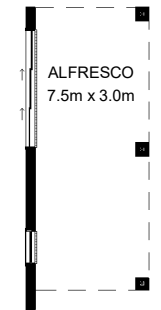
Extend garage by 3.5m (21.0m²) & create return.

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



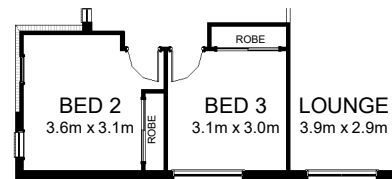
Option 9- Alfresco to rear

Provide lined 7.5m x 3.0m (22.5m²) Alfresco with brick piers to rear of residence. Note: Use in conjunction with boat yard option.



Option 3. Bed 2 & 3 @ Front.

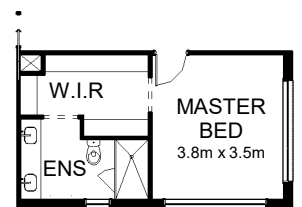
Relocate bed 2 & 3 to front of dwelling. Reposition lounge to central location adjacent bedrooms. **Note:** Bed 2 layout altered for Scenic facade. Plan available on request.



Option 10-Alternative Wir & ENS. Configuration.

Reposition bed 1 door. Relocate WIR & ensuite. Provide additional 2.3m hanging to WIR.

Supply 1.5 x 0.9m Shr ILO standard 0.9 x 0.9m. Provide 2.1m double vanity ILO standard 0.9m single vanity.

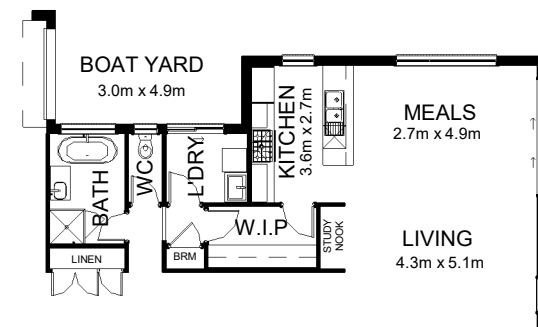


Option 4-Alternate Rear W/Boat Yard.

Relocate WC to outer wall. Switch l'dry & bathroom location. Move linen to hallway. Delete alfresco and transfer meals into acquired space. Provide broom cupboard adjacent l'dry.

Provide boat yard storage area behind Garage. 2.1m x 2.4m roller door to garage ILO exit door.

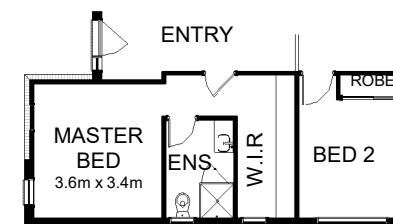
Provide study nook to living.



Option 7. Master Bedroom to Front.

Relocate master bedroom, ens. & WIR to front of residence.

Use in conjunction with Option lounge & bed @ rear.



Option 11-Lounge & Bed 3 @ Rear.

Reposition lounge and bed 3 @ rear of dwelling. Provide plaster wall with double 0.7m cavity Sld's to lounge. Use in conjunction with Option-Master bedroom to front.

