

Building dreams from the ground up.

HAMLAN



Gellibrand 287

Named after the rural township in the Otways, the Gellibrand 287 is designed around a central courtyard – the ideal spot to enjoy the surrounding landscape.

Like a grand country homestead, this floorplan features a large verandah that runs across the front of the home.

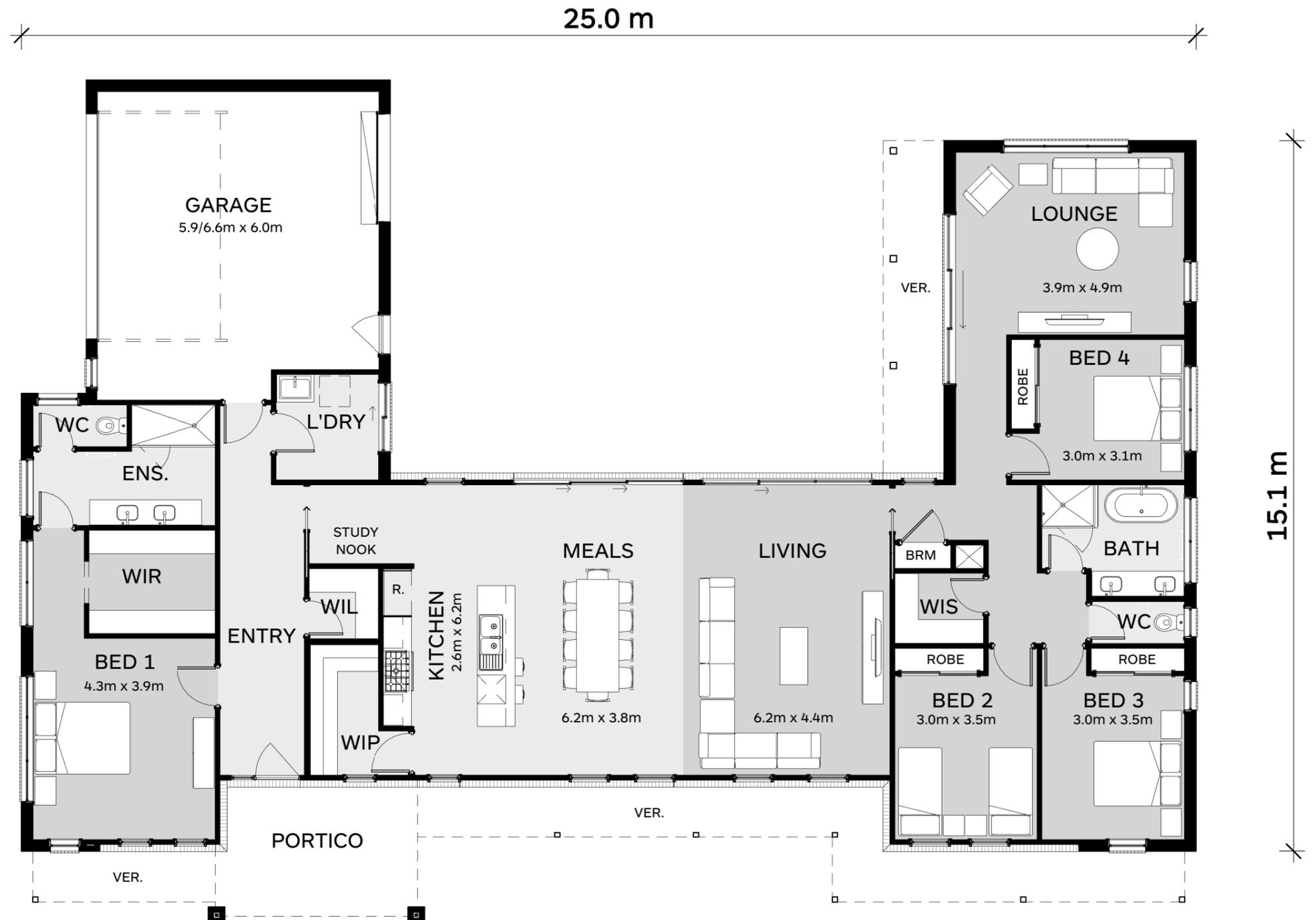
Off the front entrance hallway is the generously sized master bedroom suite, which includes a walk-in robe and an ensuite with a double vanity and separate toilet.

Further down the hall leads to the heart of this home – the open plan living with the kitchen, meals and living areas. This light-filled and spacious open plan area is the perfect place for the family to come together. It also overlooks the courtyard and provides views of both the front and back of the property.

Off the main living area is the kids' zone. This wing is the ultimate retreat for the kids and includes three bedrooms, the main bathroom and a lounge room that also looks out over the backyard.

Lot Width: ACREAGE
Lot Length: ACREAGE

	Area	Squares
Residence Area	231.2 m ²	24.9
Garage Area	42.2 m ²	4.5
Verandah (Front) Area	24.5 m ²	2.6
Porch Area	13.5 m ²	1.5
Verandah (Rear) Area	8.2 m ²	0.9



Sales Floor Plan

1 : 100

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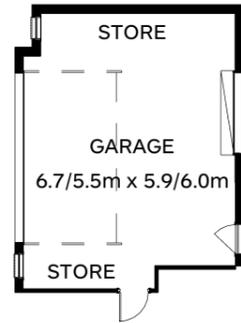
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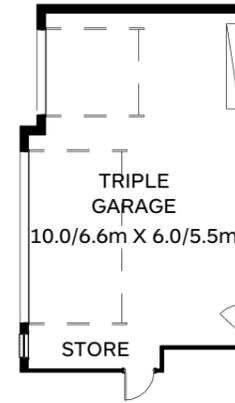
Option 1. Garage Extension.
Extend Garage by 1.2m (7.2m²) & create return.

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



Option 4. Garage Triple.
Extend Garage by 3.5m (20.8m²) & create return.

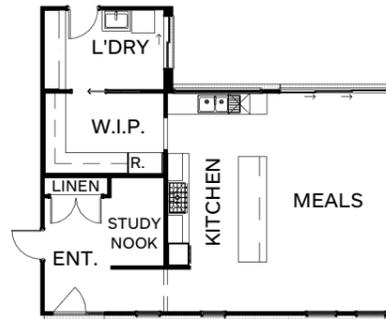
Add 2.1m x 2.4m Sectional door to front.
Note: no remote included with additional garage door.



Option 2. U Shaped Kitchen.
Adjust kitchen, laundry, WIP, study nook and WIL layout.

Provide U shaped bench & wall oven ILO standard Galley Kitchen. Relocate ref. space to WIP.

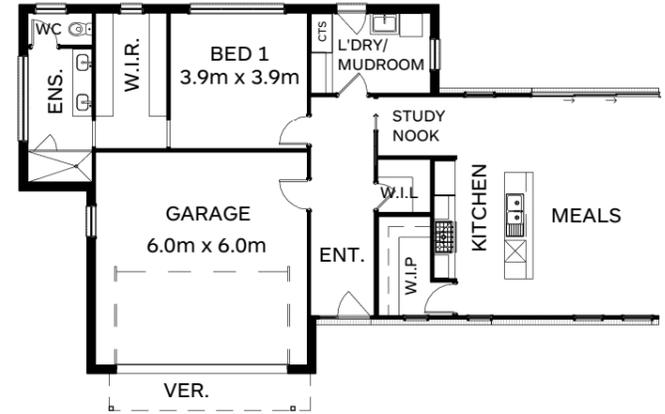
Relocate Refrigerator space from kitchen to WIP. Provide additional bench & o/head cupboards to laundry.



Option 5. WIR's to Bed 2 & 3.
Alter plan to provide WIR to bed 2 & 3.

Provide wall hung vanity to WC. Single vanity to bathroom ILO double vanity.

Linen & broom cupboard ILO WIL.



Option 7. Garage to Front.

Relocate garage to front of residence and move bed 1, ens. and WIR to rear.

Provide additional joinery seat, storage and hanging to laundry.

Area reduction: 2.4m².

Option 3. Mud Room & Additional WIR.
Adjust laundry, ensuite and WIR layout.

Provide additional joinery seat, storage and hanging to laundry.

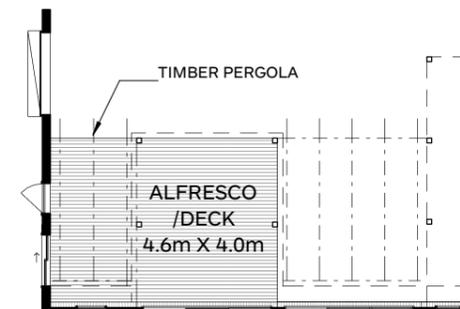
Relocate Refrigerator space from kitchen to WIP. Provide additional bench & o/head cupboards to laundry.

Extend WIR with increased storage. Additional area 1.1m².



Option 6. Alfresco, Deck & Pergola.
Provide 4.6 X 6.4 timber deck and roofed 4.6m X 4.0m alfresco.

Adjacent 4.6m X 6.6m timber pergola.



Option 8. Guest w/- Ens.
Relocate verandah and provide ens. to bed 4.

Area increase: 2.3m².

