

Building dreams from the ground up.

HAMLAN



Hopkins 250

Like the Hopkins Falls that flow over basalt rocks, the Hopkins 250's fluid design is the perfect solution for a block that falls across its frontage.

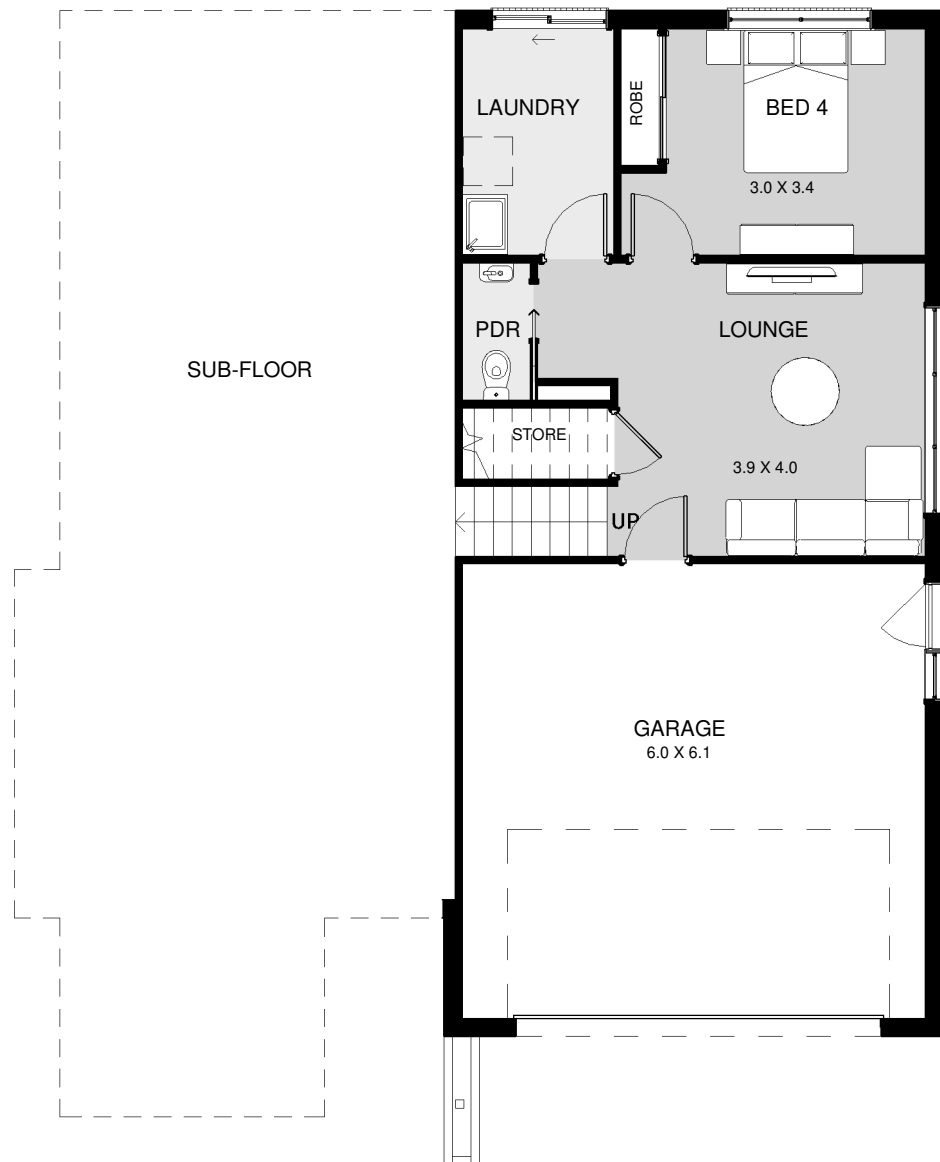
The lower level of this home includes the double garage, a large lounge room, and fourth bedroom, which overlooks the backyard.

The mid and first floors include three further bedrooms. This includes the generous master bedroom which has 'his and hers' walk-in robes and ensuite.

Making the most of its elevated position is the bright and airy open-plan living, meals and kitchen. The well-appointed U-shaped kitchen has a walk-in pantry and plenty of storage.

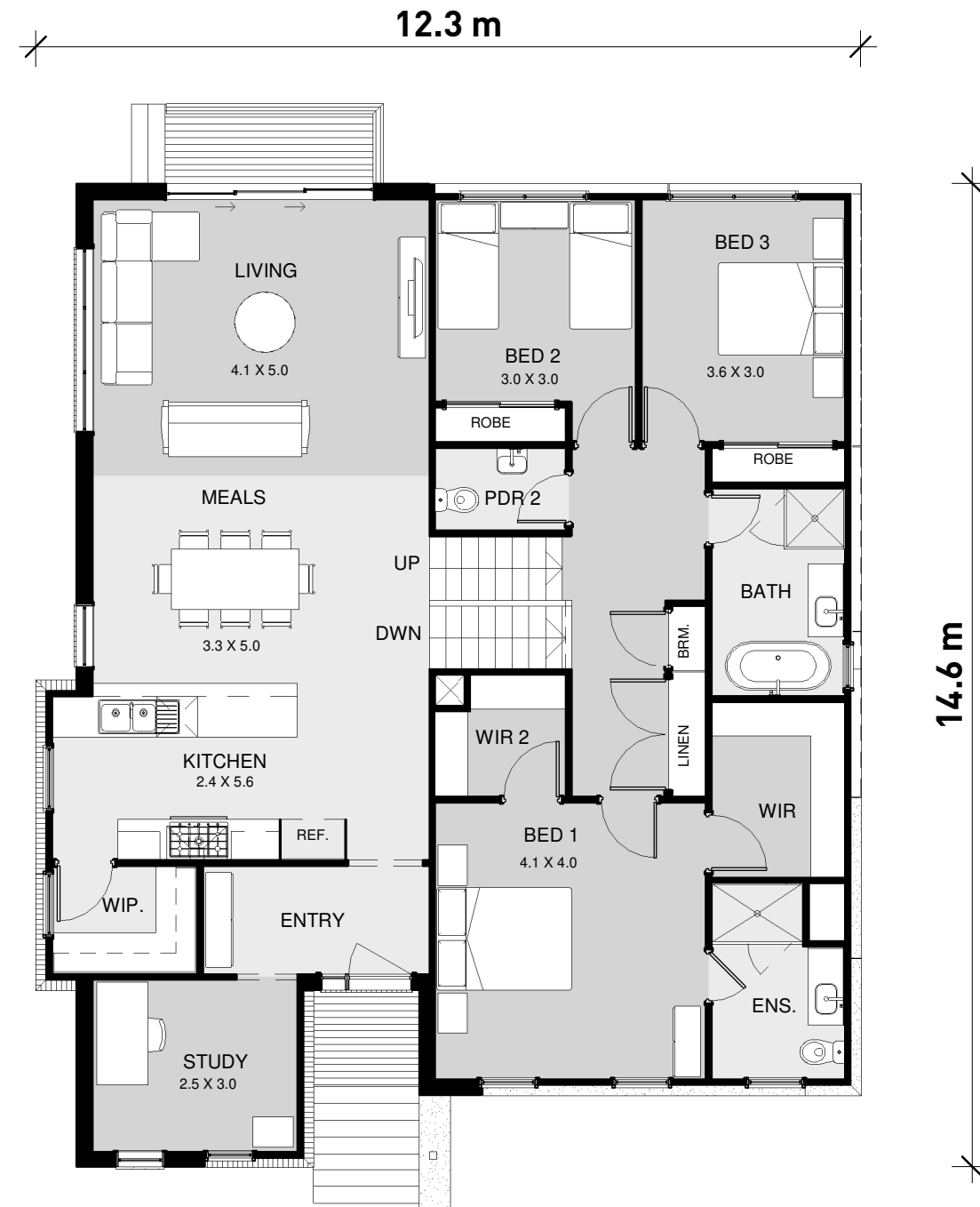
A secluded study located at the front of the home provides a quiet space for those who work from home or for students.

Lot Width: 15.24m Min.
Lot Length: 25.0m Min.



Sales Ground Floor Plan

1 : 100



Sales Mid & First Floor Plan

1 : 100

	Area	Squares
First Floor Area	83.5 m ²	9.0
Mid-Level Area	74.1 m ²	8.0
Ground Floor Area	46.6 m ²	5.0
Garage Area	41.0 m ²	4.4
Portico Area	4.6 m ²	0.5

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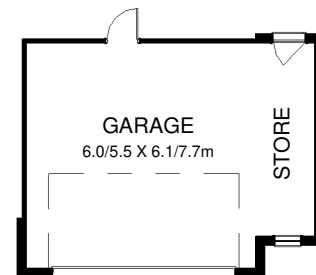
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Option 1. Garage Extension.

Extend garage by 1.5m (8.7m²) & create return.

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



Option 4. Roofed Deck.

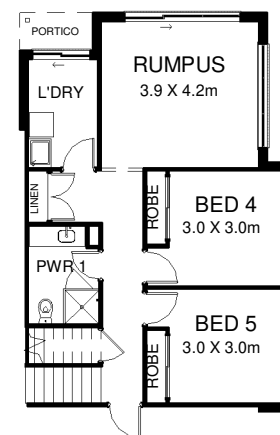
Provide 3.0 X 5.1m (15.3m²) roofed deck to rear of residence accessed from Living room.



Option 2. 5th Bedroom to Ground Floor.

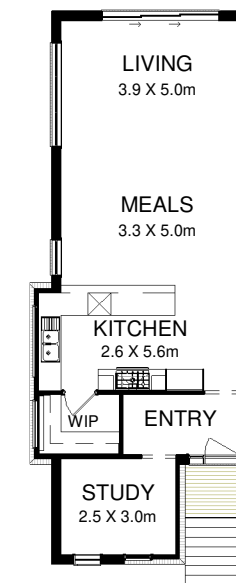
Extend ground floor to rear by 3.1m (20.5m²) and to side by 0.6m (4.0m²) to create additional bedroom.

Add shower and vanity unit to powder room.



Option 5. L Shaped Kitchen.

Adjust WIP access point and provide fixed slot window. Increase kitchen width by 200mm (0.13m²) and provide L shaped kitchen bench ILO galley kitchen.



Option 3. Rear Deck.

Provide 3.0 X 5.1m (15.3m²) deck to rear of residence accessed from Living room



Option 6. Seperate WC to Ensuite.

Alter bathroom layout. Switch WIR and Ensuite location and provide seperate enclosed WC to Ensuite with window.

