

Building dreams
from the ground up.

HAMLAN



The Kennett 239

Named in honour of Kennett River's beautiful position overlooking Bass Strait, the Kennett 239 is designed to maximise views.

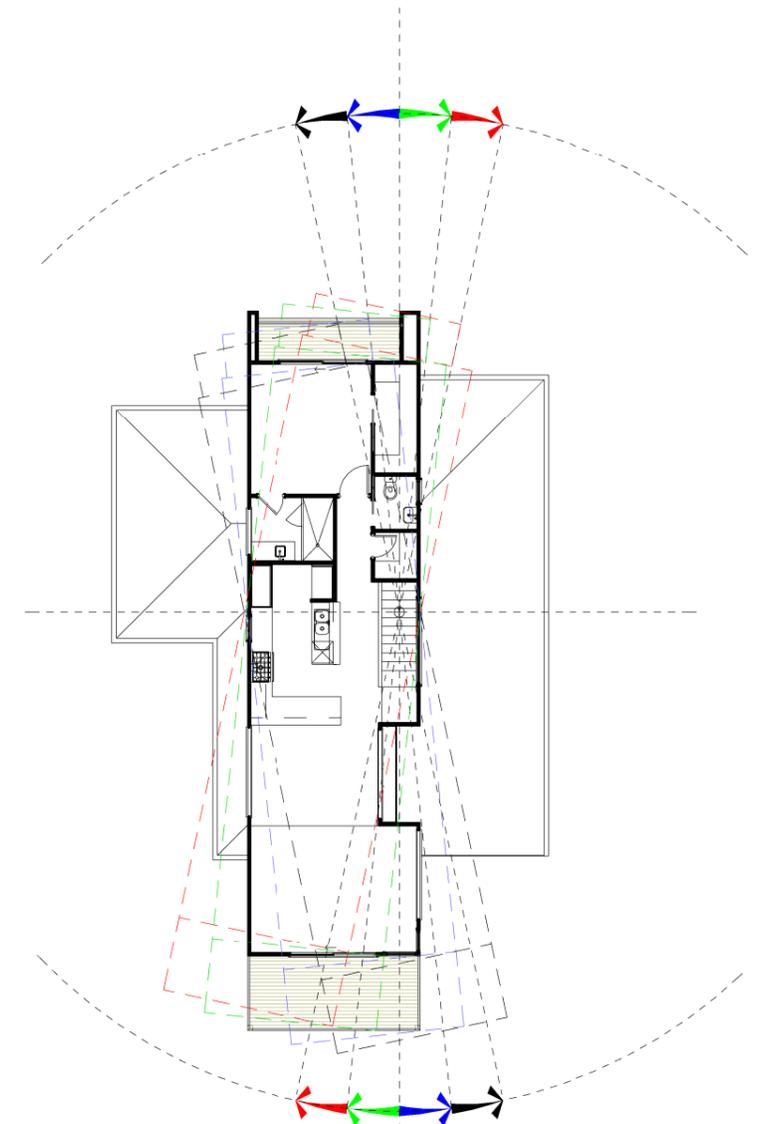
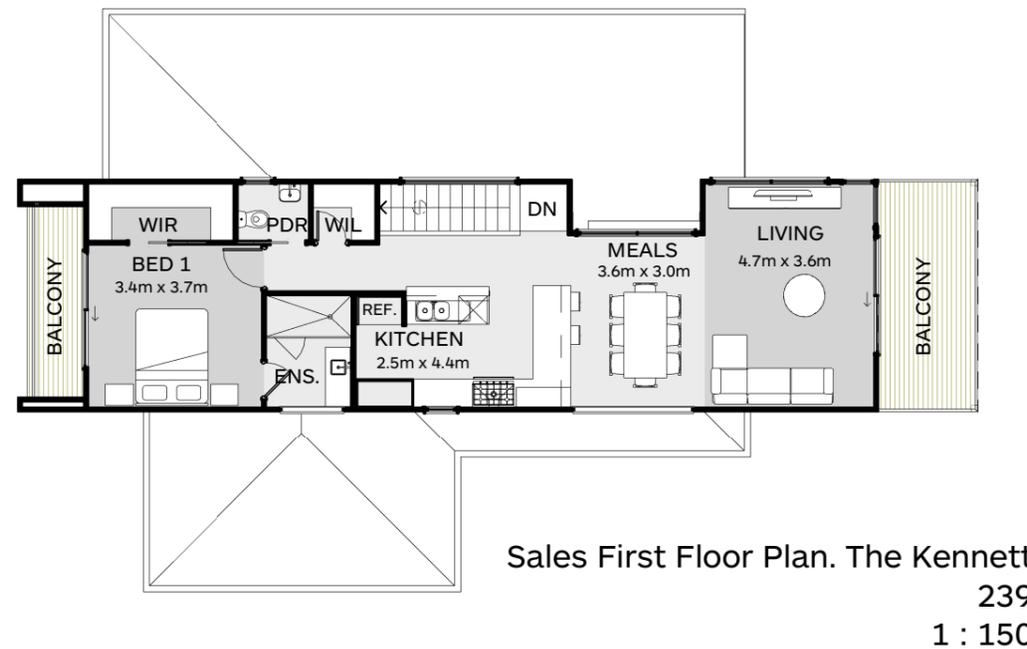
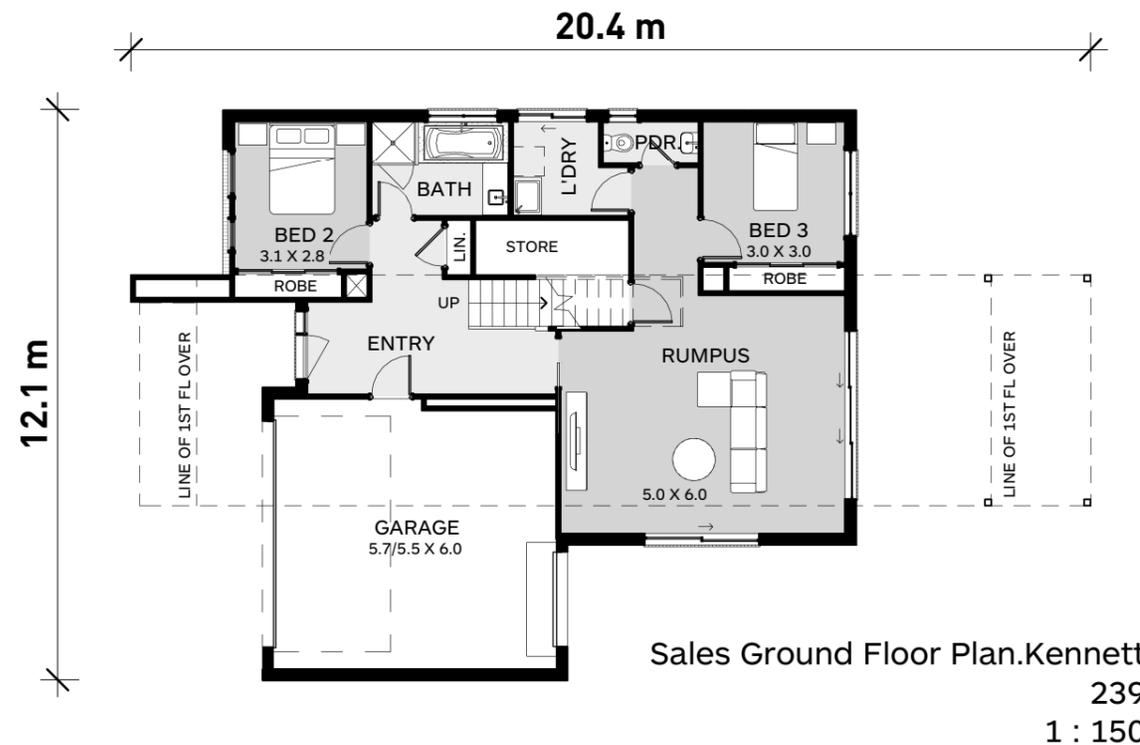
This unique double storey design can be orientated to capitalise on the coastal views from your block. The first floor pivots on its axis in 6 degree increments, up to 12 degrees left or right, to allow you to make the most of your panoramic outlook.

The master bedroom and open plan living areas on the top floor have balconies that take advantage of the elevated views. Two further bedrooms, a large rumpus and storage area are positioned on the ground floor.

This home comes with options to extend the garage, reconfigure bedrooms, add a kids activity area or change the ensuite layout.

Lot Width: 13.5m Min.
Lot Length: 28.0m Min.

	Area	Squares
Ground Floor Area	98.0 m ²	10.6
First Floor Area	79.6 m ²	8.6
Garage Area	39.0 m ²	4.2
First floor Balcony Rear Area	10.3 m ²	1.1
Portico Area	6.9 m ²	0.7
First floor Balcony Area	4.8 m ²	0.5
	238.7 m ²	25.7



"COME IN SPINNER"
Orientate to your view/outlook, upper floor pivots on its axis in 6° increments, up to 12 degrees left or right.

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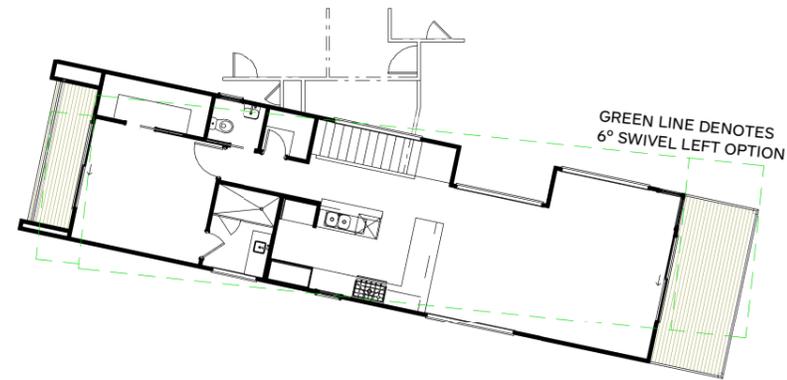
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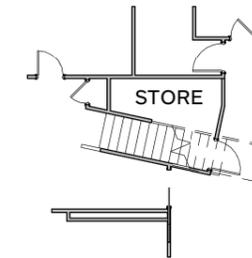
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Option 1. Swivel Upper Floor left 6° or 12° to orientate to view.
Swivel upper floor 6° or 12° left to orientate to view.

Adjust ground floor stair and store to accomodate swivel.



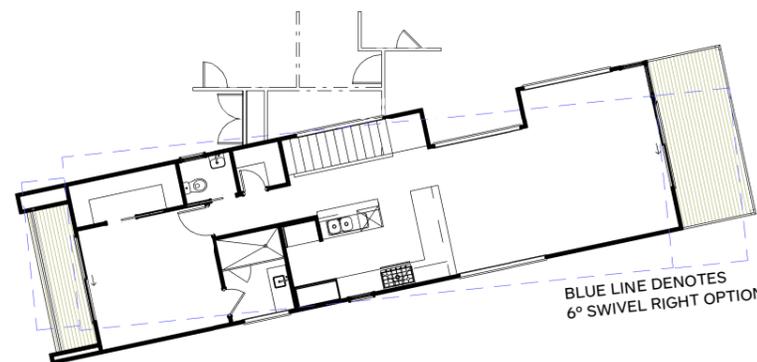
Option 1.12° Swivel Left
1 : 200



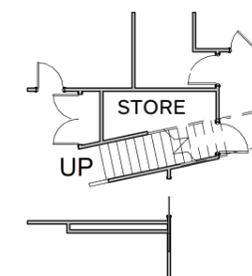
Sales Ground Floor Plan.12° Swivel Left.
1 : 200

Option 2. Swivel Upper Floor right 6° or 12° to orientate to view.
Swivel upper floor 6° or 12° right to orientate to view.

Adjust ground floor stair and store to accomodate swivel.



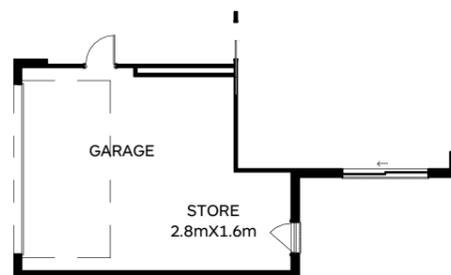
Option 2. 12° Swivel Right
1 : 200



Sales Ground Floor Plan.12° Swivel Right.
1 : 200

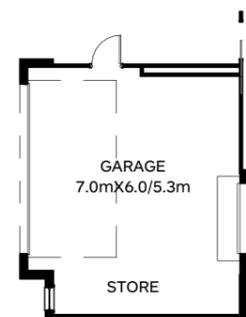
Option 3. Add Store to rear of Garage.
Extend rear of garage by 1.6m to provide additional storage area.(4.6m²)

Replace 2.0m wide roller door with half glazed hinged rear door.



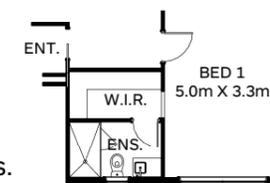
Option 6. Garage Extension.
Extend garage by 1.2m (7.1m²) & create return.

Provide 1.8m x 0.6m awning window to front elevation.



Option 8. Master Suite ILO Craft/Rumpus
Adjust ground floor craft/rumpus room to provide ground floor master bedroom with hinged door. Remove 2.1m x 3.6m and 2.1m x 2.4m sliding doors and provide 0.6m x 2.7m & 1.2m x 2.4m awning windows.

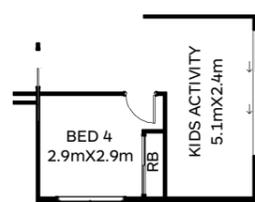
Add walk-in robe with shelf & hanging rail and ensuite with 1.6m wide insitu shower, WC, 0.8m wide vanity unit, tiled floor, hinged door and 1.0m x 0.6m awning window.



Option 4. Bed 4/Kids Activity ILO Craft/Rumpus.

Adjust ground floor craft/rumpus room to provide 4th bedroom with hinged entry door and built in robe. 1.2m x 1.8m awning window in lieu of 2.1m x 2.4m sliding glass door.

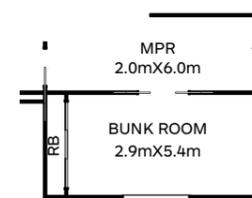
Kids activity area to rear.



Option 7. Bunk Room/MPR ILO Craft/Rumpus

Adjust ground floor craft/rumpus room to provide bunk room with 2/0.7m cavity sliding doors and built in robe. 2/0.6m x 1.8m awning windows in lieu of 2.1m x 2.4m sliding glass door.

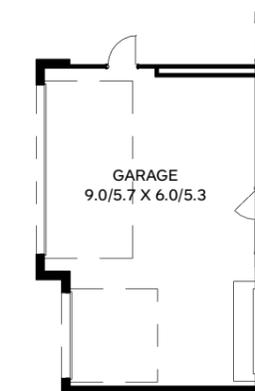
Delete 2.1m x 3.6m glass stacker door and provide multi purpose space with 2.1m x 1.5m sliding glass door.



Option 9. Garage triple.

Extend garage by 3.2m (18.4m²) & create return.

Add 2.1m x 2.4m sectional door to front elevation. Include hinged door with 1.0m x 0.6m awning window to rear of garage and relocate roller door to rear. (No remote or opener included.)



Option 5. Bed 4 & 5. ILO Craft/Rumpus.

Extend ground floor by 0.8m (4.4m²). Adjust ground floor craft/rumpus room to provide 4th and 5th bedrooms with hinged entry doors and built in robes. 2/1.8m x 0.9m awning windows in lieu of 2.1m x 2.4m sliding glass door.

Delete 2.1m x 3.6m glass stacker door and provide multi purpose space with 2.1m x 1.5m sliding glass door.

