Building dreams
from the ground up.

HAMLAN

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Kennett 256

The Kennett 256 is designed to maximise coastal or rural views.

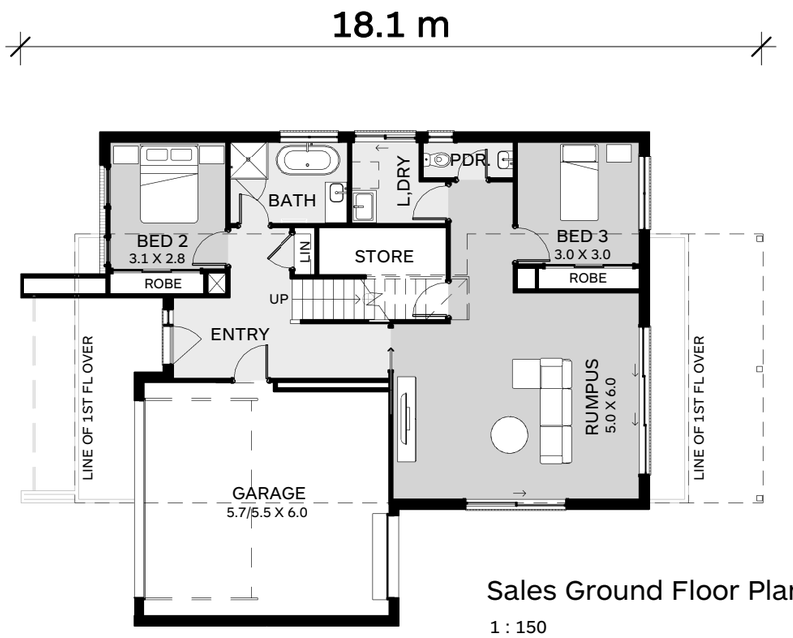
This unique double storey design can be orientated to capitalise on the coastal views from your block. The first floor pivots on its axis in 6 degree increments, up to 12 degrees left or right, to allow you to make the most of your panoramic outlook.

The master bedroom and open plan living areas on the top floor have balconies that take advantage of the elevated views. The master bedroom of the Kennett 256 features an ensuite with double vanity, separate toilet and a large walk-in robe. Two double bedrooms, a rumpus and storage area are positioned on the ground floor.

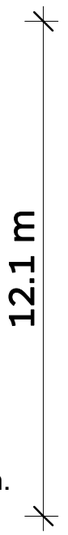
This home comes with a split level option for sloping blocks as well as options to extend the garage, reconfigure bedrooms, add a kids activity area or change the ensuite layout.

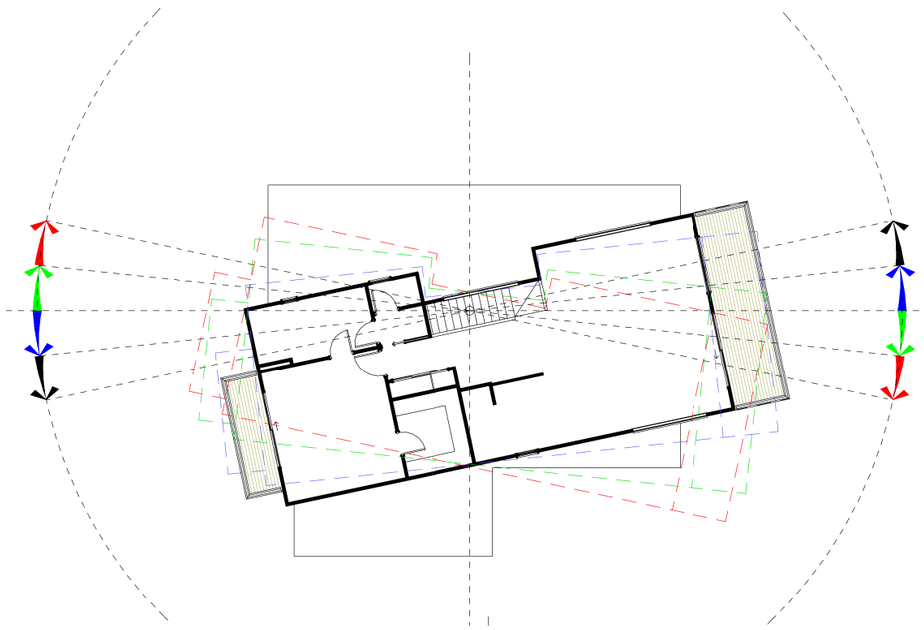
Lot Width: 14.0m Min.
Lot Length: 28.0m Min.

	Area	Squares
Ground Floor Area	98.0 m²	10.6
First Floor. Area	94.8 m²	10.2
Garage Area	39.0 m²	4.2
Rear Deck	11.8 m²	1.3
Portico Area	7.9 m²	0.9
Deck	5.1 m²	0.5
	256.7 m²	27.6

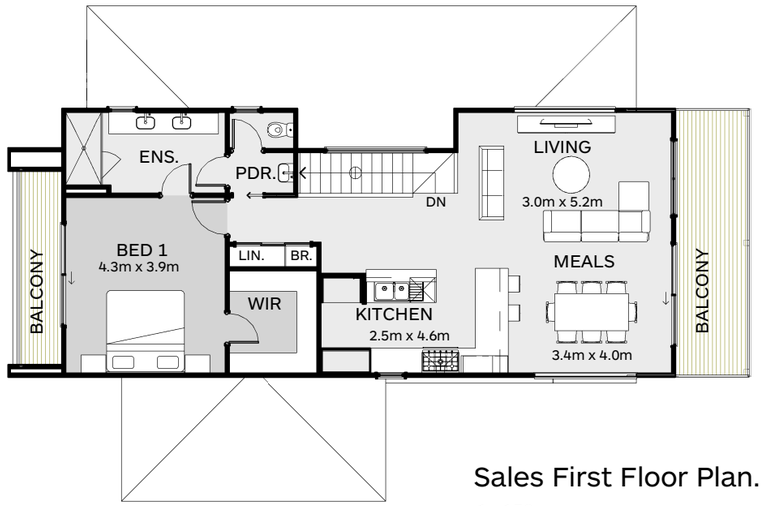


Sales Ground Floor Plan.
1 : 150





"COME IN SPINNER"
Orientate to your view/outlook.
Upper floor pivots on its axis in 6 °
increments, up to12 degrees
left or right.



Sales First Floor Plan.
1 : 150

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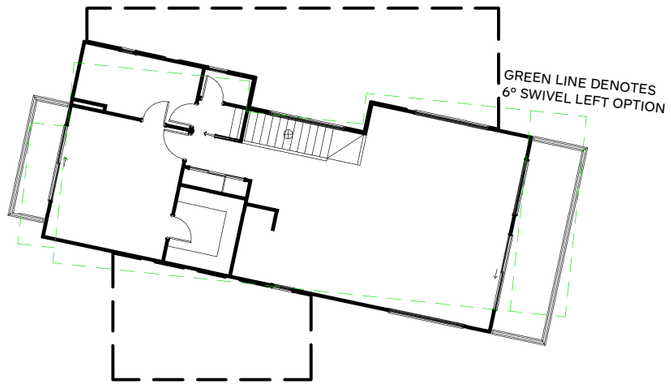
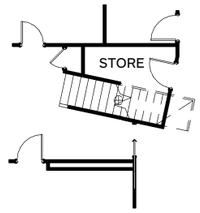
Option 1. Swivel Upper Floor left 6° or 12° to orientate to view.

Adjust ground floor stair and store to accomodate swivel.



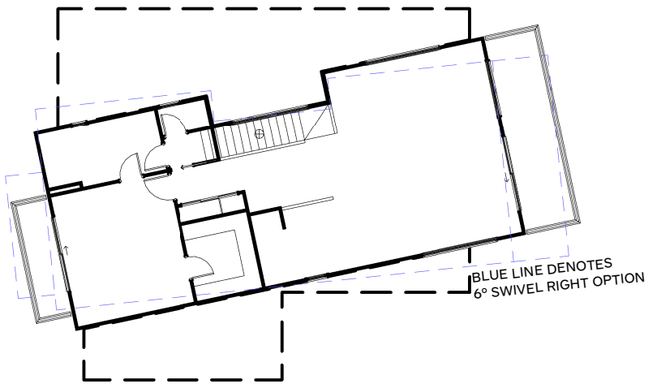
Option 1.First Floor Plan.12 Degree Swivel Left.
1 : 200



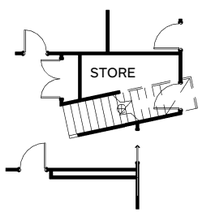
Option 1. Ground Floor Plan.12 Degree Swivel Left.
1 : 200

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

Adjust ground floor stair and store to accomodate swivel.



Option 2. First Floor Plan. 12 Degree Swivel Right.
1 : 200



Option 2. Ground Floor Plan.12 Degree Swivel Right.
1 : 200

Kennett 256

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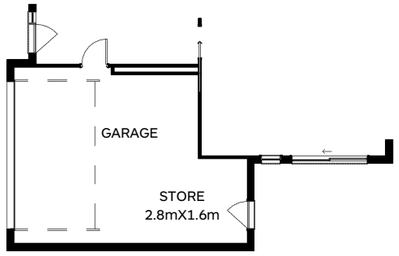
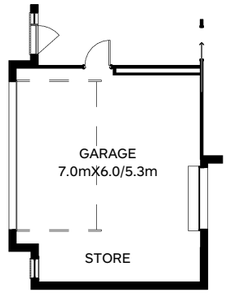
Option 3. Add Store to rear of Garage.
Extend rear of garage by 1.6m to provide addtional storage area.(4.6m²)

Replace 2.0m wide roller door with hinged rear door.



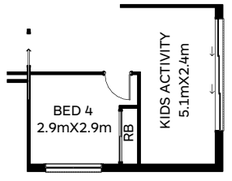
Option 4. Garage Extension to 15.24m wide allotment.
Extend garage by 1.2m (7.1m²) & create return.

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



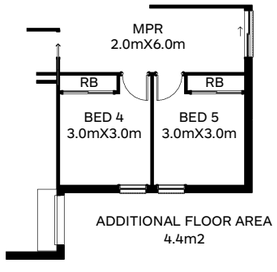
Option 5. Bed 4/Kids Activity ILO Craft/Rumpus.
Adjust ground floor craft/rumpus room to provide 4th bedroom with hinged entry door and built in robe. 1.2 x 1.8m awning window in lieu of 2.1 x 2.4m sliding glass door.

Kids activity area to rear.



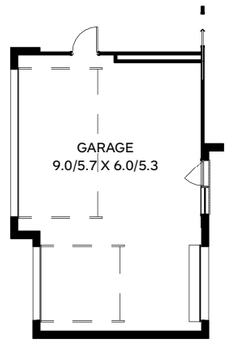
Option 6. Bed 4 & 5. ILO Craft/Rumpus.
Extend ground floor by 0.8m (4.4m²). Adjust ground floor craft/rumpus room to provide 4th and 5th bedrooms with hinged entry doors and built in robes. 2/1.8m x 0.9m awning windows in lieu of 2.1m x 2.4m sliding glass door.

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



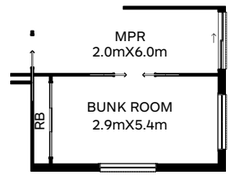
Option 7. Garage triple.
Extend garage by 3.2m (18.4m²) & create return.

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



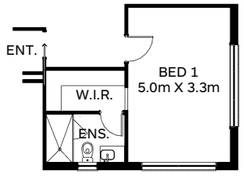
Option 8. Bunk Room/MPR ILO Craft/Rumpus
Adjust ground floor craft/rumpus room to provide bunk room with 2/0.7m cavity sliding doors and built in robe. 2/0.6m x 1.8m awning windows in lieu of 2.1m x 2.4m sliding glass door.

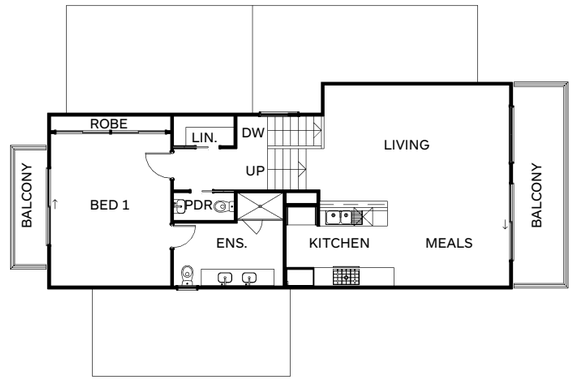
Delete 2.1m x 3.6m glass stacker door and provide multi purpose space with 2.1m x 1.5m sliding glass door.



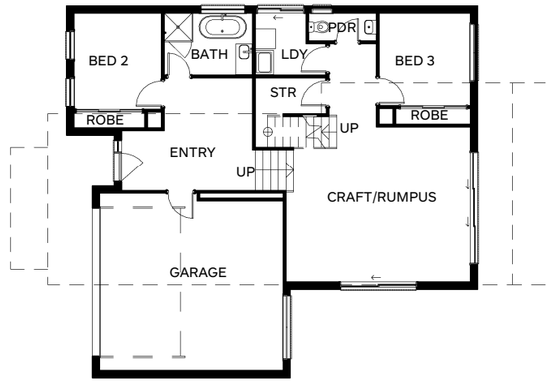
Option 9. Master Suite ILO Craft/Rumpus
Adjust ground floor craft/rumpus room to provide ground floor master bedroom with hinged door. Remove 2.1m x 3.6m and 2.1m x 2.4m sliding doors and provide 0.6m x 2.7m & 1.2m x 2.4m awning windows.

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 10. Split Level.First/Level 2 Floor Plan.
Split level option available for upward and downward sloping allotments. Split dependent on fall. Swivel options available on request. Site survey required.



Option 10. Split Level. Ground/Mid-Level Floor Plan.

Kennett 256

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