Building dreams from the ground up

HAMLAN

5-6	3	2-3	3

Roadknight 296

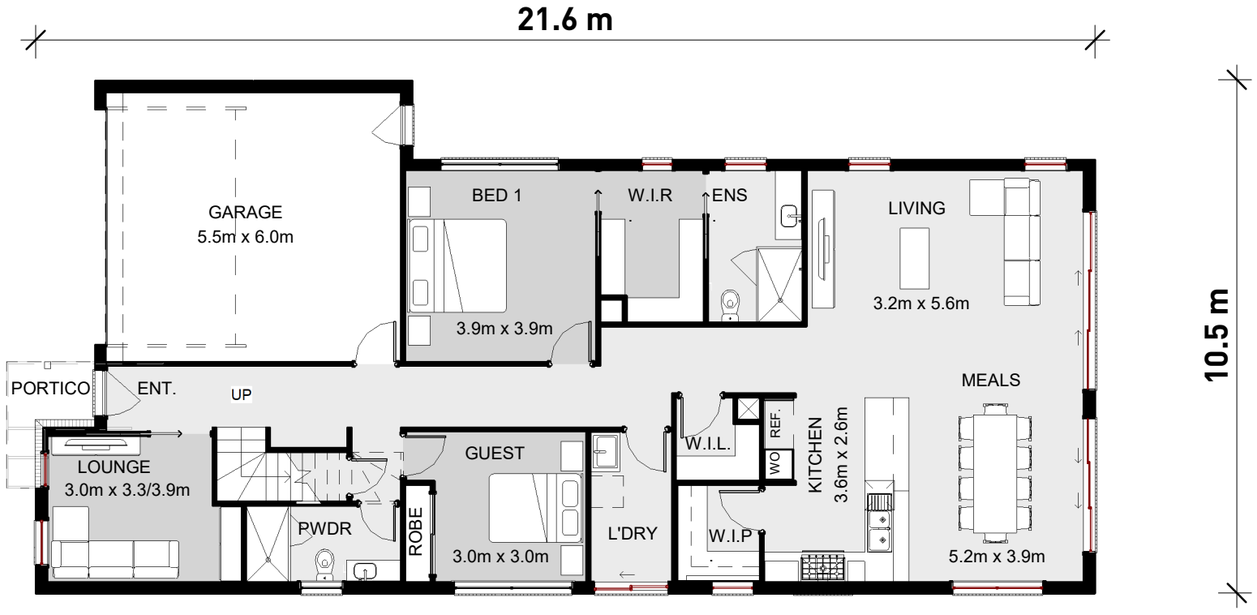
Inspired by Point Roadknight's high cliffs and protected beach, this double storey home is perfect for large families.

The ground floor includes a large master suite, guest room, powder room with shower and multiple living areas. Stacker doors run along the rear of the ground floor filling the living area with natural light. The large meals area is perfect for entertaining family and friends with enough space to fit a 10 seater dining table. The second storey can be completely dedicated to the kids with three additional bedrooms, central bathroom and rumpus room.

Further options for the Roadknight 296 include a sixth bedroom, laundry chute, freestanding bath in the ensuite, home theatre and multiple alfresco options, ensuring that even the largest of families can be comfortably catered for.

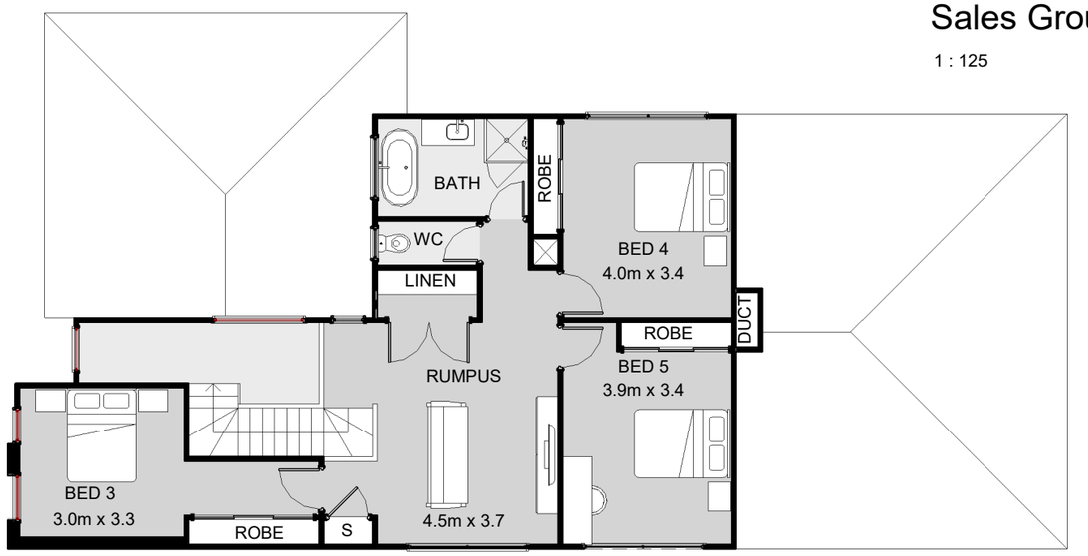
Lot Width: 12.5m Min.
Lot Length: 30.0m Min.

	Area	Squares
Ground Floor Area	158.8 m²	17.1
First Floor Area	98.7 m²	10.6
Garage Area	36.1 m²	3.9
Portico Area	2.4 m²	0.3
	296.1 m²	31.9



Sales Ground Floor Plan

1 : 125



Sales First Floor Plan

1 : 125

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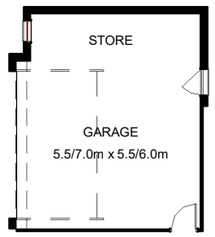
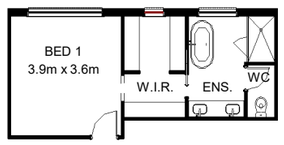
Option 1. Garage Extension.
Extend garage by 1.5m (9.0m²) & create return.

Add 1.8m x 0.6m awning window to front facade.



Option 2. Bed 1/Ensuite.
Reconfigure bedroom 1 & add linen to hallway. Extend ensuite by 0.9m. Substitute single vanity with double vanity. Create seperate WC to ensuite and add freestanding bath.

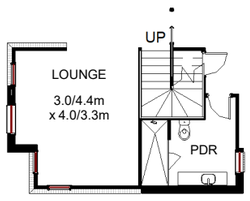
Revise position of entrance to WIR & ENS. Replace cavity sld door to WIR with bulkhead. Create additional hanging space to WIR.



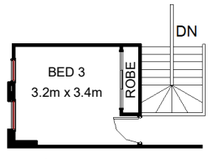
Option 3. Theatre Room ILO Guest/Study.
Replace guest/study with theatre room.
Remove robe.
Provide double cavity sld doors in lieu of hinged door.

Option 4. Lounge/Powder Room Kickout.
Extend ground floor lounge & PDR room by 1.3m (9.3m2).
Provide extended insitu. shr & 4 panel vanity unit ILO 3 panel.

Delete 1.2m cavity sld from lounge. Alter stairwell & Bed 3 to suit.



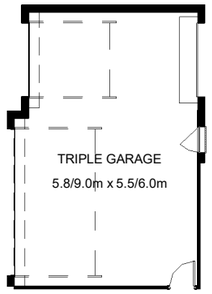
Ground Floor plan.



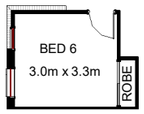
First Floor plan.

Option 5. Garage Triple.
Extend garage by 3.5m (21.0m²) & create return.

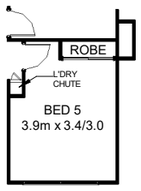
Add 2.1m x 2.4m sectional door to front elevation & 2.1m x 2.4m roller door to rear of garage.
(No remote or opener included.)



Option 6. Bedroom 6 ILO Lounge.
Provide bedroom in lieu of lounge.
Provide robe.
Replace cavity sld door with hinged door.



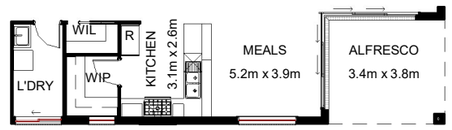
Option 7. Laundry Chute.
Provide laundry chute to bedroom 5, drop to storage cupboard in laundry below.



Option 8. Kitchen open to WIP
Provide linen cupboard ILO walk in linen. Remove wall between kitchen and WIP.
Remove slot window above cooktop, provide wall oven ILO microwave oven tower.

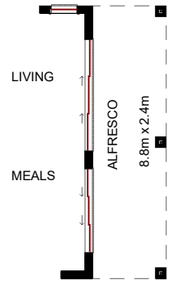
Option 9. Internal Alfresco.
Remove guest/study. Relocate laundry, WIP, kitchen & meals.
Provide 3.4m X 3.8m alfresco with brick columns.

Provide 2 X butt stacker corner sliding doors.



Option 10. Alfresco 4.0m X 2.4m.
Provide 4.0m X 2.4m (9.6m²) alfresco with brick columns to back of meals area.

Option 11. Alfresco Full Width.
Provide 8.8m X 2.4m (21.1m²) alfresco with brick columns to back of meals/ living area.



Roadknight 296

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