

Building dreams from the ground up.

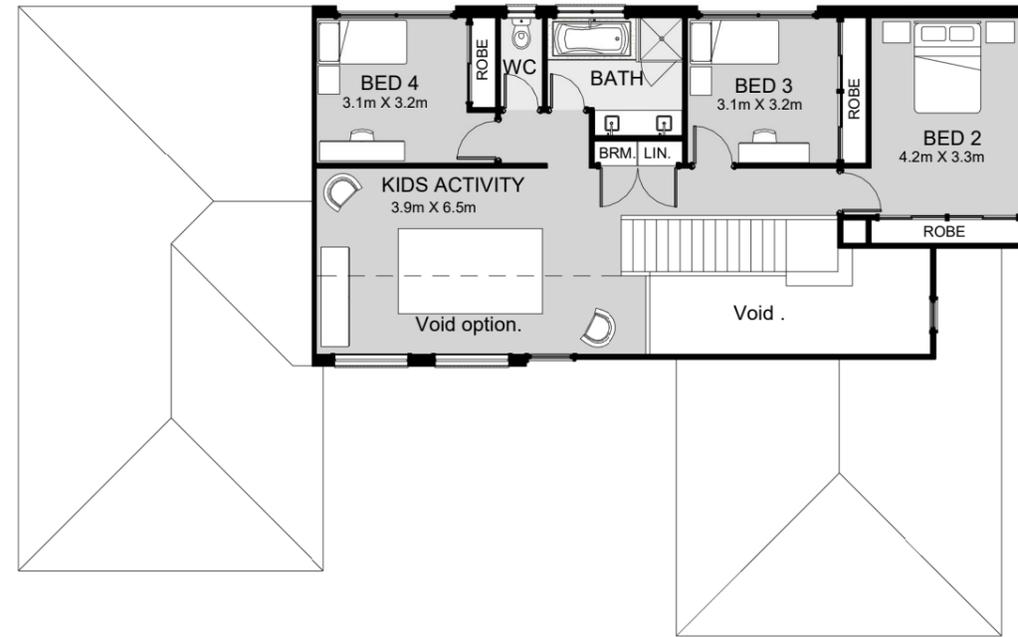


Sabine 344.

Named after the tallest waterfall complex in the Otway Ranges, the statuesque Sabine 344 overflows with style.

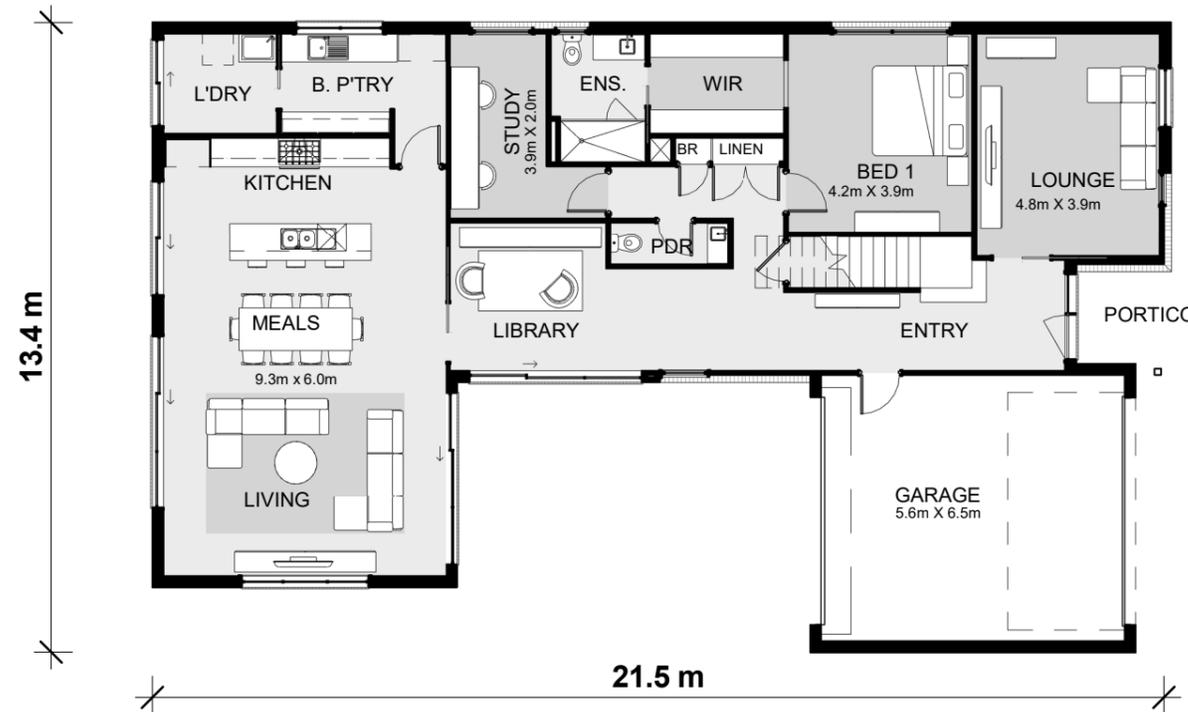
Upon entry to the Sabine 344 the dramatic high ceiling creates a breathtaking first impression. The light and openness of this home flows to the rear of the home with stacker doors leading from the living to the backyard. The expansive open plan living area adjoins the entertainers' kitchen complete with generous butler's pantry. The luxuriousness of this home continues through to the master suite with its large walk-through wardrobe and ensuite which includes a generous size shower. Upstairs is a haven for kids, with a large activity area, three bedrooms and central bathroom.

Further options include the addition of a fifth bedroom and rumpus room upstairs, or a bath in the ensuite. Options for enhanced entertaining include a timber deck with BBQ and a sunken lounge.



Sales First Floor Plan.

1 : 150



Sales Ground Floor Plan

1 : 150

Lot Width: 15.24m Min.
Lot Length: 29.00m Min.

	Area	Squares
Ground Floor Area	187.6 m ²	20.2
First Floor Area	111.5 m ²	12.0
Garage Area	40.8 m ²	4.4
Portico Area	4.8 m ²	0.5
	344.8 m ²	37.1

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359 Moorabool Street Geelong VIC 3220

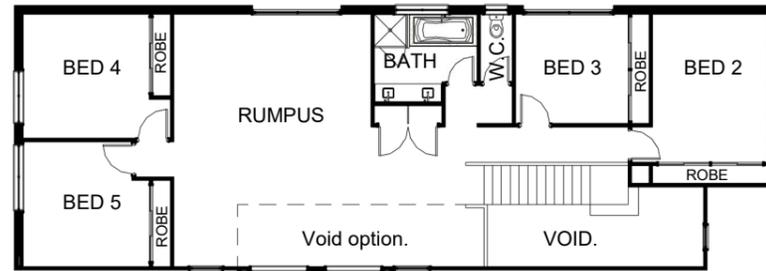
T: 5222 5555 / E: info@hamlan.com.au

Option 1. Bed 5 & Rumpus.

First Floor.

Increase length of upper floor by 47.8m². Provide additional bedroom (Bed 5) with built in robe and 7.1m x 6.0m rumpus room.

Provide 3 x additional awning windows. 1.2m x 1.5m, 0.9m x 1.8m and 1.2m x 0.9m. 1 hinged door to bed 5.



Option 2. Alfresco W/Decks & BBQ space

Provide covered alfresco to rear of residence 5.8m x 3.0m. (17.4m²) With adjacent timber pergola 2.5m x 3.0m. (7.5m²)

Double brick wall to create bbq space. 8.3m x 3.0m (17.4m²) timber deck to alfresco/pergola space.

Deck 4.0m x 4.3m (17.2m²) adjacent library and living.



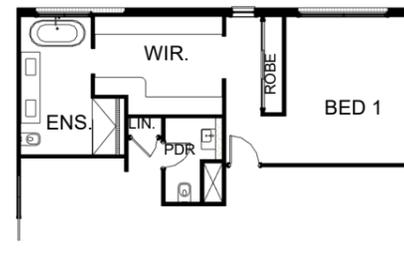
Option 3. Upgrade WIR, ENS, Powder Room Layout & fitout.

Replace study with extended and upgraded ensuite, walk in robe and powder room fitout.

Freestanding bath, wall hung toilet suite with concealed cistern, custom vanity, mirror, above counter basins, mixers, fixed screen to shr with strip drain and upgrade shr. rail & mixer to ENS ILO standard.

Full laminate fitout to WIR, including drawers, open shelving, single and double hanging.

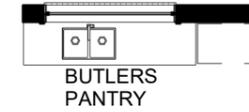
Wall hung basin with bottle trap and tiled shelf above to powder room, including wall hung toilet suite with concealed cistern.



Option 4. Butlers Pantry Upgrade.

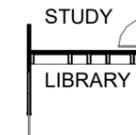
Provide double bowl undermount sink in lieu of standard single bowl sink.

1.2m high x 1.8 wide fixed window above sink ILO standard 1.0m x 1.8 awning window. Selected benchtop to form window reveal.



Option 5. Library Fitout.

Provide feature laminate shelving to library space. 2.4m high x 0.3m deep x 2.9m wide.



Option 6. Laundry Fitout.

Provide joinery fitout to laundry, benchtop with cupboards, insert trough and opening for underbench washing machine and dryer. 0.4m deep overhead shelves above. 0.9m high x 0.4m deep cupboards opposite.

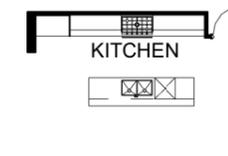
Timber framed hinged glass door in lieu of 2.1m x 1.8m sliding glass door.



Option 7. Kitchen Upgrade.

Upgrade kitchen fitout and appliances. Concealed rangehood and 4 x set of pot drawers in lieu of standard.

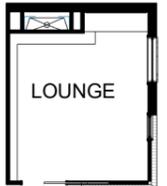
Prism double bowl Under/Overmount sink (or similar), bin cupboard and additional set of pot drawers to island bench in lieu of standard.



Option 8. Gas Fireplace & Joinery to Lounge.

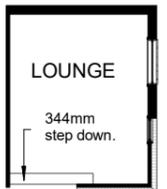
Provide built in gas insert XLR-Plus heater (or similar). 4 door joinery cupboard unit alongside, 0.5m d x 0.5m h.

Plaster lined stud wall base to front of fireplace and along perimeter wall with selected benchtop to merge with top of joinery unit.



Option 9. Sunken Lounge.

Remove sliding door and provide 344mm(N) step down to sunken lounge.



Option 10. Garage Extension.

Extend garage by 0.9m (5.8m²) & create return. Add 1.8m x 0.6m awning window to front facade.



Option 11. Garage Triple.

Extend garage by 3.5m (17.1m²) & 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.)

