

# Building dreams from the ground up.

HAMLAN



## Sheoak HS 234

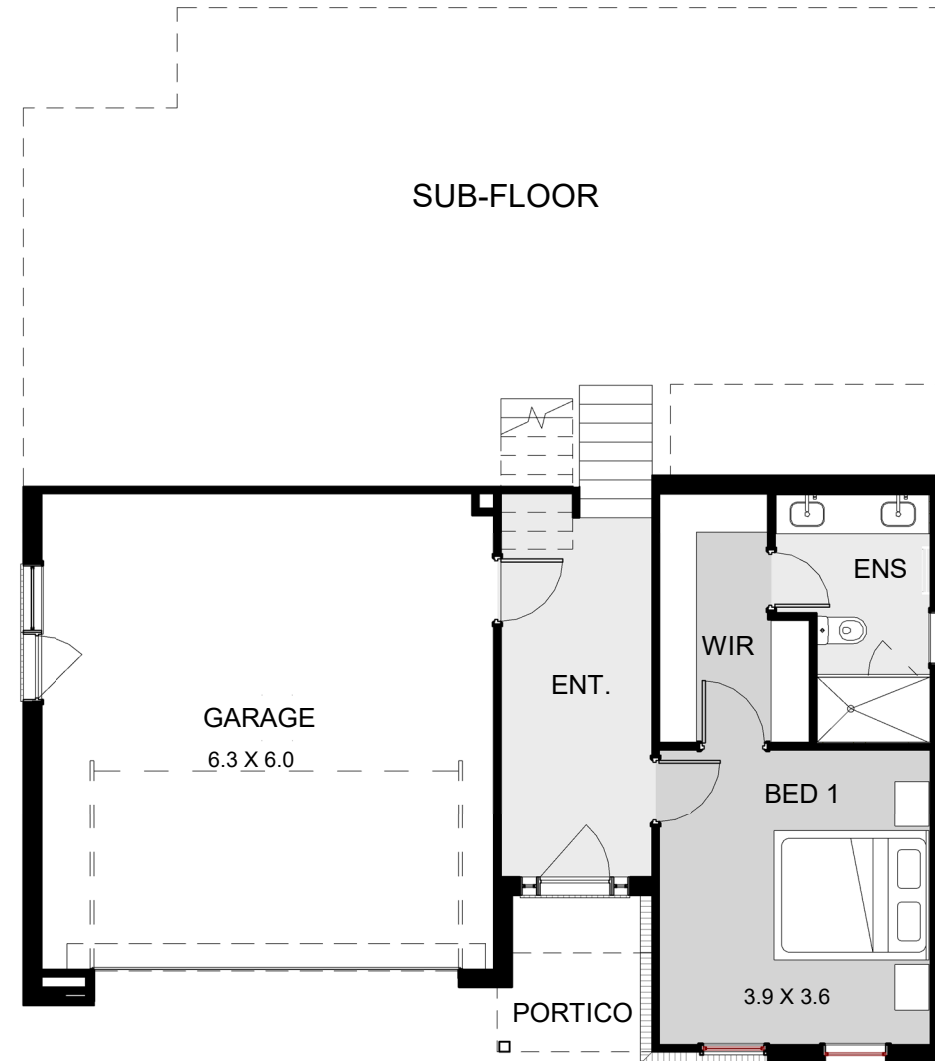
Just like its namesake, our architecturally designed Sheoak 234 HS enjoys the surrounding views and is the right home choice for owners with a block of land with upward slope.

The master bedroom of the Sheoak 234 HS is privately located on the ground floor and includes a generous walk-in robe and ensuite with a double vanity.

A further three bedrooms are located on the mid-floor level along with the main bathroom, a generous family area and study nook. The first floor is the hero of the home where open plan living and entertaining is central. The meals area leads out to a deck — the ideal place to sit back and enjoy the view.

**Lot Width: 15.8m Min.**  
**Lot Length: 21.5m Min.**

	Area	Squares
First Floor Area	78.3 m <sup>2</sup>	8.4
Mid-Level Floor Area	69.0 m <sup>2</sup>	7.4
Garage Area	42.1 m <sup>2</sup>	4.5
Ground Floor Area	41.0 m <sup>2</sup>	4.4
Portico Area	3.7 m <sup>2</sup>	0.4



**Sales Ground Floor Plan**  
1 : 100



**Sales Mid & First Floor Plan**  
1 : 100

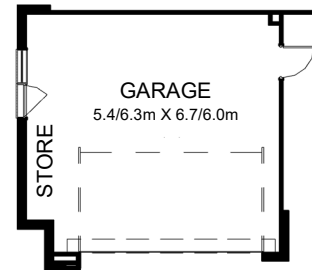
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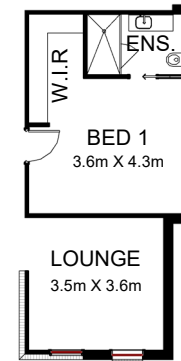
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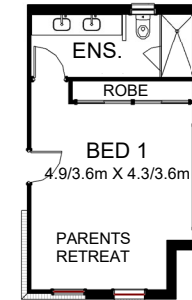
**Option 1. Garage Extension.**  
Extend garage by 0.7m (4.3m<sup>2</sup>) & create return.



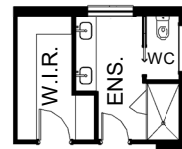
**Option 4. Additional Living area adjacent Bed 1.**  
Extend Ensuite by 0.7m to right and 1.4m to rear (9.7m<sup>2</sup>).  
Reduce size of Bed 1, Ensuite & WIR to create additional living area to front of residence.



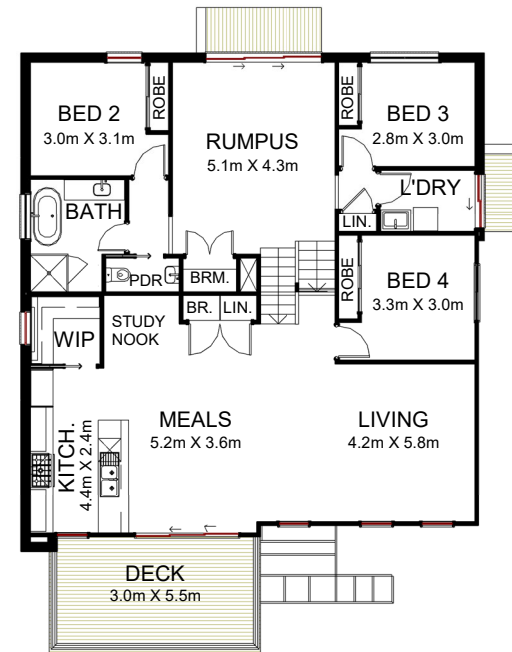
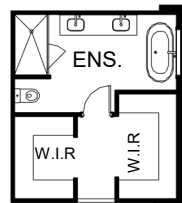
**Option 5. Parents Retreat to Bed 1.**  
Extend Ensuite by 0.7m (3.9m<sup>2</sup>) to right. Delete WIR, provide built in robe in lieu. Relocate Ensuite to create additional area to master bedroom.



**Option 2. Seperate WC to Ensuite.**  
Extend Ensuite by 0.7m (3.9m<sup>2</sup>) to right. Provide seperate entry to Ensuite, with enclosed WC. Additional window 1.0 X 1.2m.

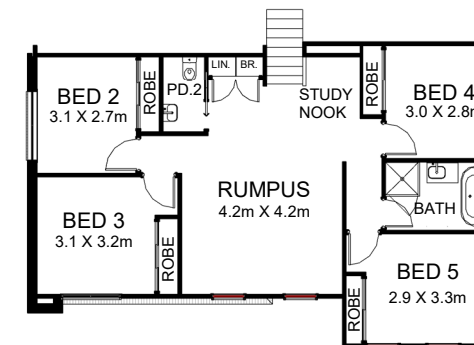


**Option 3. Extended Ensuite & WIR.**  
Extend Ensuite by 0.7m to right and 1.4m to rear (9.7m<sup>2</sup>).  
Provide free standing bath to Ensuite and additional WIR.



**Option 6. Kitchen/Meals & Living @ First Floor.**  
Relocate Kitchen, Meals and Living from mid-floor level to first floor. Extend first floor by 1.5m (5.5m<sup>2</sup>) to rear to accommodate Bedroom 4. Delete rear portico and extend mid-level area by 1.3m X 2.0m (2.9m<sup>2</sup>). Provide 3.0m X 5.0m (15.0m<sup>2</sup>) deck with steel beam to front.

Bedroom 2 & 3, Bathroom and Rumpus relocated to Mid-Floor level. Adjust window types and sizes to suit.



**Option 7. Fifth Bedroom to First Floor.**  
Extend First floor over Ground floor jut out @ front of residence. Extend First floor @ rear of Bedroom 4 by 0.3m and cantilever First floor 0.3m to right to provide additional floor area of 5.7m<sup>2</sup> to produce 5th Bedroom.

Relocate Bed 3, Bathroom and Study nook. Provide vanity to Wc. Adjust window types and sizes to suit.