

Building dreams
from the ground up.

HAMLAN



Sheoak 294 LS

Taking its name from the stunning Sheoak Falls near Lorne, the Sheoak 294 LS is an elegant architecturally designed home that will suit a block that slopes down a hill.

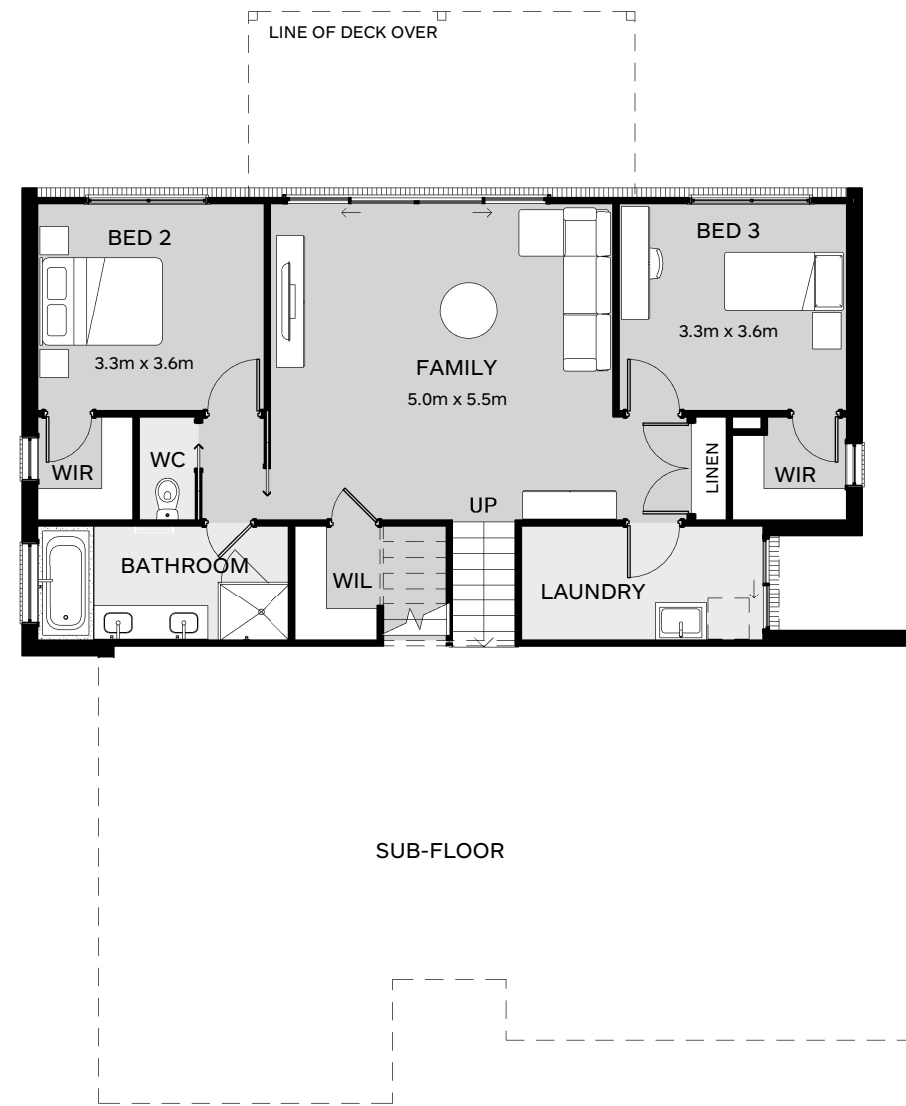
Space is a standout feature of the design of this home, which provides plenty of storage and room for the whole family to relax. The ground floor includes two bedrooms, with walk-in robes, along with a large family room and bathroom.

The secluded master bedroom is positioned at the front of the home and includes a double vanity in the ensuite. The hub of the home - the open plan living, meals and kitchen opens out to a deck that provides the perfect area to host a party and enjoy the surrounds. A generous study nook adjacent to the open plan living area completes this zone of the home.

The fourth bedroom also has a walk-in robe, making this luxurious design an ideal, comfortable holiday home for a big family.

Lot Width: 17.0m Min.
Lot Length: 21.5m Min.

	Area	Squares
Ground Floor Area	92.8 m ²	10.0
First Floor Area	89.0 m ²	9.6
Mid-Level Floor Area	44.1 m ²	4.7
Garage Area	39.9 m ²	4.3
First Floor Deck Area	19.2 m ²	2.1
Portico Area	9.3 m ²	1.0



Sales Plan. Ground Floor.

1 : 120



Sales Plan. Mid & First Floor.

1 : 120

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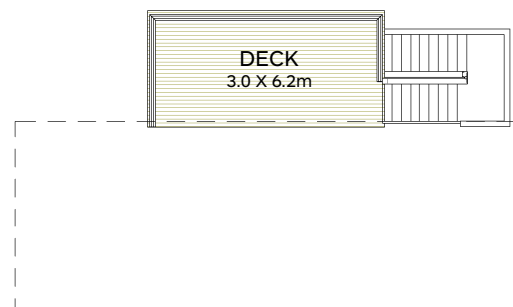
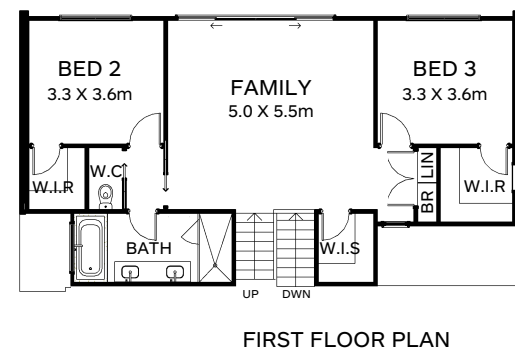
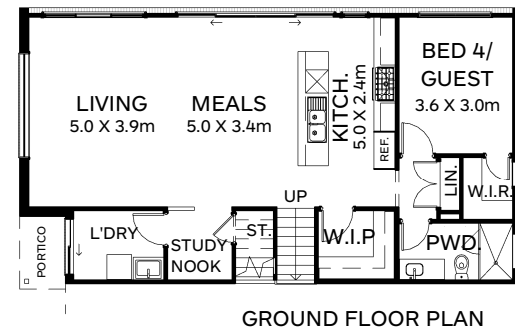
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Option 1. Kitchen, Living, Meals @ Ground Floor.
Relocate kitchen, WIP, living, meals, bed 4, powder room and study from first floor to ground floor. Relocate family room, bed 2, bed 3, bathroom & WC from ground floor to first floor.

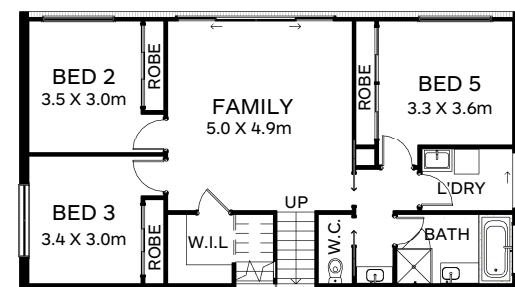


Option 2. External Stair to Rear Balcony.
Provide external timber stair from balcony level to ground level.

Option 3. 5th Bedroom to Ground Floor.
Provide built in robe to bedrooms 2 & 3 ILO walk in robes. Provide additional bedroom to ground floor.

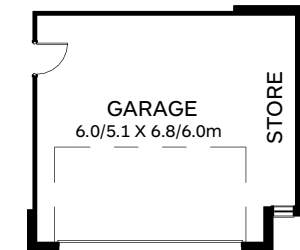
Relocate WC and bathroom. Provide additional vanity unit.

Increased floor area to ground floor: 2.0m².



Option 4. Garage Extension.
Extend garage by 0.9m (4.7m²) & create return.

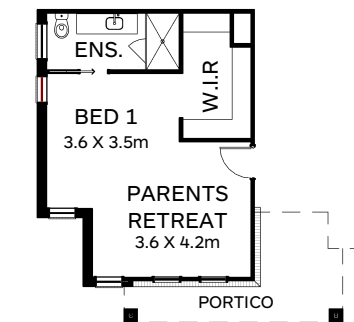
Provide additional 1.8m X 0.6m awning window to front.



Option 5. Parents retreat to Bedroom 1.
Extend bedroom 1 & ensuite by 1.2m (additional area 6.7m²) to create parents retreat to bed 1.

Rearrange ensuite and WIR.

Provide additional 1.8m X 0.6m awning window to front.



Option 4. Roof to first floor deck.
Provide roof to rear deck with extended timber posts, beams & ceiling.

