

Imagine your **home**.

# the mandalay.



**Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!**

Have you always wanted a home designed to enhance and embrace your lifestyle?

Mandalay Designs, exclusive to G. J. Gardner Homes, will have you not just living the great Australian dream but surpassing it. This home provides separate living zones which cleverly wrap around a central outdoor space, providing natural light and cooling cross breezes.

Enjoy all the comforts this great design brings and experience the home you always wished to have. Elegant form and perfect function, Mandalay Designs are a winning combination.

The Mandalay Designs offer individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

Contact us on **132 789** or visit [gjgardner.com.au](http://gjgardner.com.au)

**G.J. Gardner.** HOMES

## The Mandalay facade options.

G.J. Gardner's tailored facades give you the opportunity to personalise your home. With Executive, Classic, Resort, Urban, Traditional and Beach facades to choose from, you can bring your home to life, making it as individual as you are!

EXECUTIVE



RESORT



TRADITIONAL



Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbecues.

CLASSIC



**With you every  
step of the way.**

Partner with G.J. Gardner Homes, and together we'll transform your ideas into reality. Let us guide you through the entire home building process. With our local knowledge and insights coupled with access to your area's local architects, tradesmen and homebuilders, you know you'll be completely looked after by G.J. Gardner Homes.

No two houses ever need to be the same. We have 24 flexible home designs to choose from, so your fully customised home reflects your family's unique lifestyle and budget.

URBAN



BEACH

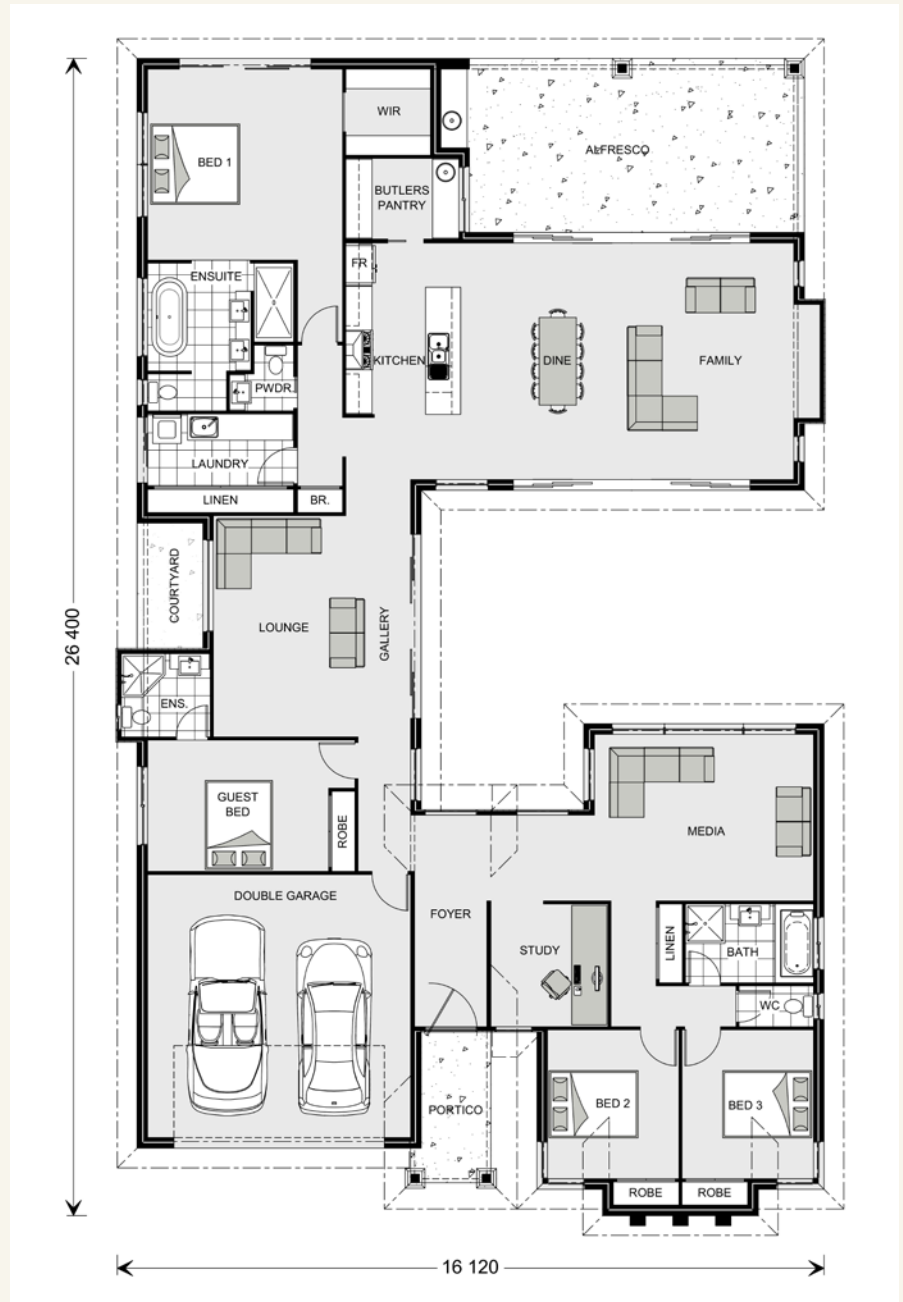


## The Mandalay 338.



### FEATURES

- + Guest bedroom with ensuite
- + Master bedroom with large ensuite
- + Butlers pantry
- + Study



### SPECIFICATIONS

**Living:** 256.6 sq.m

**Garage:** 39.6 sq.m

**Alfresco:** 31.7 sq.m

**Portico:** 5.7 sq.m

**Courtyard:** 4.3 sq.m

**Total:** 337.9 sq.m

### TOTAL AREA

**Width:** 16.120 m

**Length:** 26.400 m

### NOTES

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## The Mandalay 298.

4  2.5  2 

### FEATURES

- + Butlers pantry
- + Lifestyle alfresco
- + Spacious ensuite
- + Powder room



The facades shown on this brochure are not representations of this floor plan.

### SPECIFICATIONS

**Living:** 222.9 sq.m

**Garage:** 40.5 sq.m

**Alfresco:** 29.3 sq.m

**Porch:** 6.2 sq.m

**Total:** 298.9 sq.m

### TOTAL AREA

**Width:** 14.690 m

**Length:** 24.850 m

### NOTES

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## The Mandalay 256.

4  2.5  2 

### FEATURES

- + Butlers pantry
- + Large walk-in robe
- + Lifestyle alfresco
- + Activity room



The facades shown on this brochure are not representations of this floor plan.

### SPECIFICATIONS

**Living:** 189.1 sq.m

**Garage:** 38.7 sq.m

**Alfresco:** 22.6 sq.m

**Porch:** 5.3 sq.m

**Total:** 255.7 sq.m

### TOTAL AREA

**Width:** 13.690 m

**Length:** 24.190 m

### NOTES

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## The Mandalay 224.

3  2.5  2 

### FEATURES

- + Powder room
- + Study nook
- + Lifestyle alfresco
- + Large walk-in robe



The facades shown on this brochure are not representations of this floor plan.

### SPECIFICATIONS

**Living:** 159.9 sq.m  
**Garage:** 40.8 sq.m  
**Alfresco:** 19.2 sq.m  
**Porch:** 4.5 sq.m  
**Total:** 224.4 sq.m

### TOTAL AREA

**Width:** 13.290 m  
**Length:** 22.220 m

### NOTES

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## Locals always at hand.

Designing and building your ideal home is an exciting experience, and when you partner with professional and established builders – G.J. Gardner Homes, the journey will be fulfilling and rewarding.



**G.J. Gardner.** HOMES

Internal photographs are from different G.J. Gardner Homes to those featured in this brochure.