

# Avalon Bay.



## 286 Beach facade.

Images may depict landscaping, fences and upgraded fixtures, features or finishes which are not included in the prices stated. For availability and pricing of these items please discuss with your new home consultant.

**The Avalon Bay Design offers individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.**

From the moment you step into the Avalon Bay you'll appreciate the stylish design of this two-storey home, which offers so much to the family who wants an abundance of space.

Downstairs the family can choose where they want to get together: a lounge room, dining area or a gorgeous family centre which flows effortlessly onto the home's large alfresco.

Upstairs four generous bedrooms allow for privacy from the living areas on the ground floor and so give everyone their own space.

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

Welcome **home.**

**G.J. Gardner.** HOMES

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## **Avalon Bay 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!



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.

286 CLASSIC FACADE



286 URBAN FACADE



286 HAMPTONS FACADE



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**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 home builders, you know you'll be completely looked after by G.J. Gardner Homes.

## Avalon Bay 342.

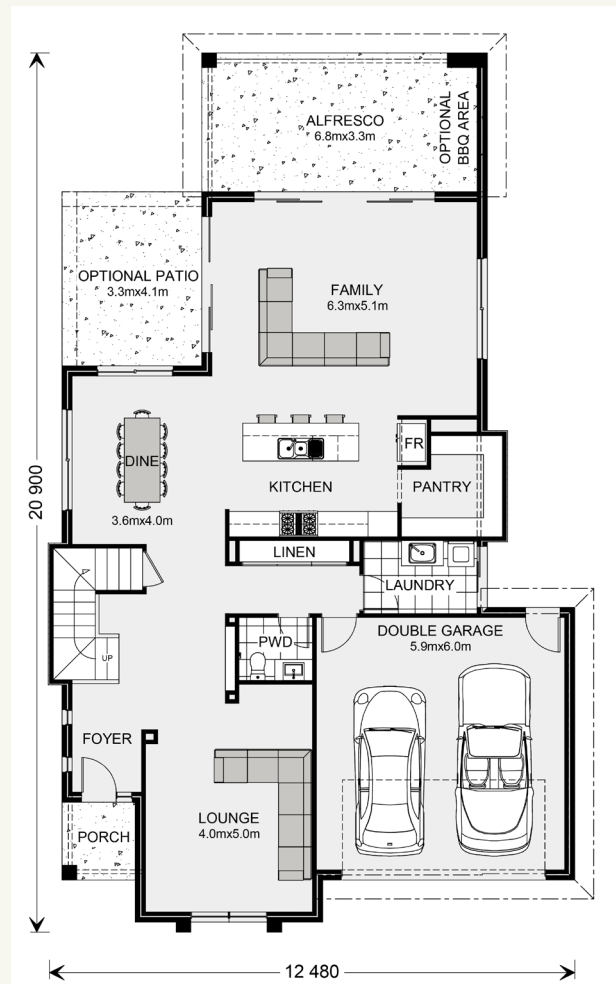
4  2.5  2 

### FEATURES

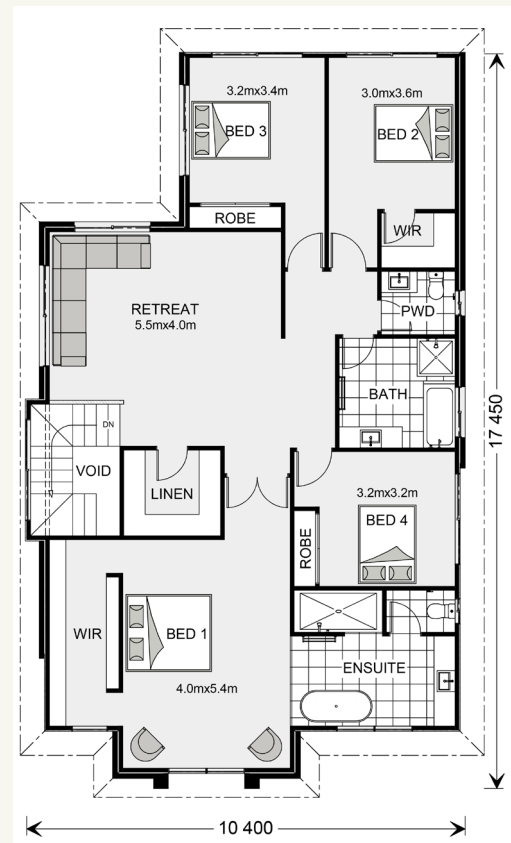
- + 4 bedrooms
- + Ensuite and walk in robe to master bedroom
- + Kitchen
- + Walk in pantry
- + Family room
- + Dining room
- + Lounge room
- + Retreat
- + Alfresco
- + Double garage

### GROUND FLOOR

Avalon Bay 342 Classic facade floorplan



### UPPER FLOOR



### SPECIFICATIONS

<b>GF Living:</b>	129.7 sq.m	14.09 sq
<b>UF Living:</b>	147.0 sq.m	15.97 sq
<b>Garage:</b>	38.8 sq.m	4.21 sq
<b>Alfresco:</b>	22.4 sq.m	2.43 sq
<b>Void:</b>	6.8 sq.m	0.73 sq
<b>Porch:</b>	3.2 sq.m	0.34 sq
<b>GF Total:</b>	194.1 sq.m	21.09 sq
<b>UF Total:</b>	153.8 sq.m	16.71 sq
<b>Total:</b>	347.9 sq.m	37.81 sq

### TOTAL AREA

**Width:** 12.48 m

**Length:** 20.90 m

## Avalon Bay 314.

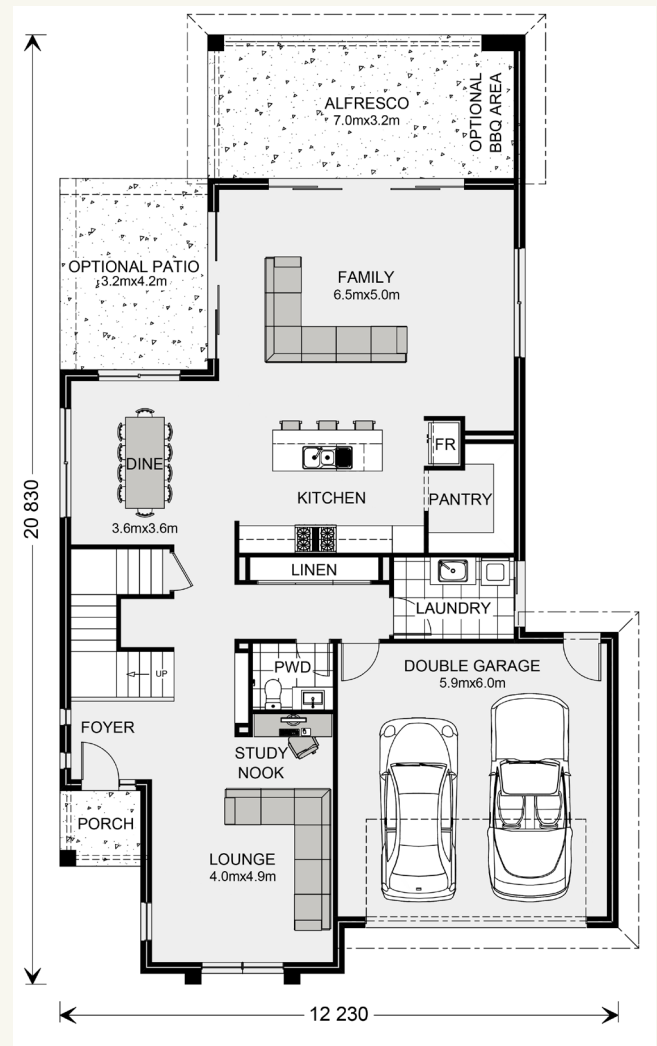
4  2.5  2 

### FEATURES

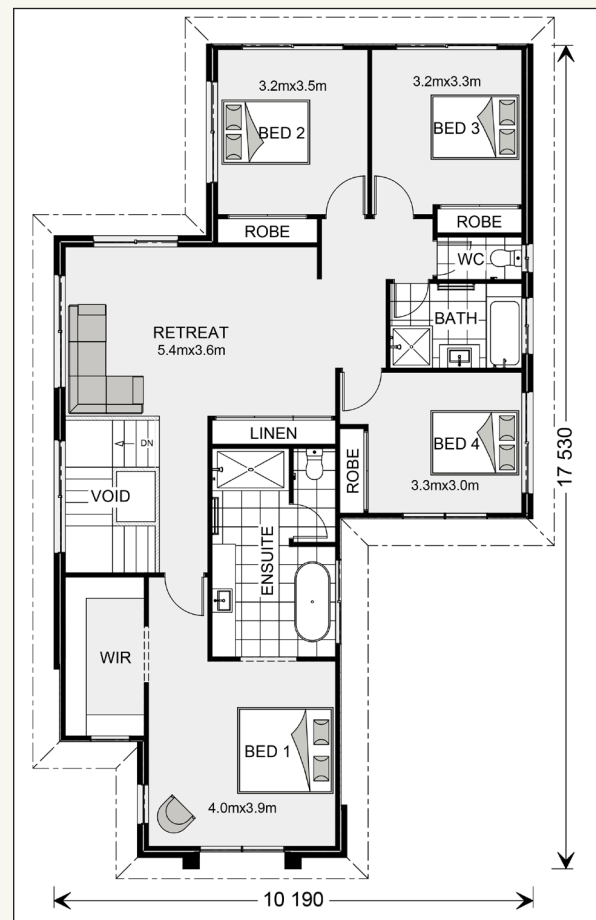
- + 4 bedrooms
- + Ensuite and walk in robe to master bedrooms
- + Kitchen
- + Walk in pantry
- + Family room
- + Dining room
- + Lounge room
- + Study nook
- + Retreat
- + Alfresco
- + Double garage

### GROUND FLOOR

Avalon Bay 314 Classic facade floorplan



### UPPER FLOOR



### SPECIFICATIONS

<b>GF Living:</b>	127.6 sq.m	13.86 sq
<b>UF Living:</b>	122.0 sq.m	13.26 sq
<b>Garage:</b>	38.9 sq.m	4.22 sq
<b>Alfresco:</b>	21.9 sq.m	2.38 sq
<b>Void:</b>	6.7 sq.m	0.72 sq
<b>Porch:</b>	2.9 sq.m	0.31 sq
<b>GF Total:</b>	191.3 sq.m	20.79 sq
<b>UF Total:</b>	128.7 sq.m	13.98 sq
<b>Total:</b>	320.0 sq.m	34.78 sq

### TOTAL AREA

**Width:** 12.23 m

**Length:** 20.83 m

## Avalon Bay 286.

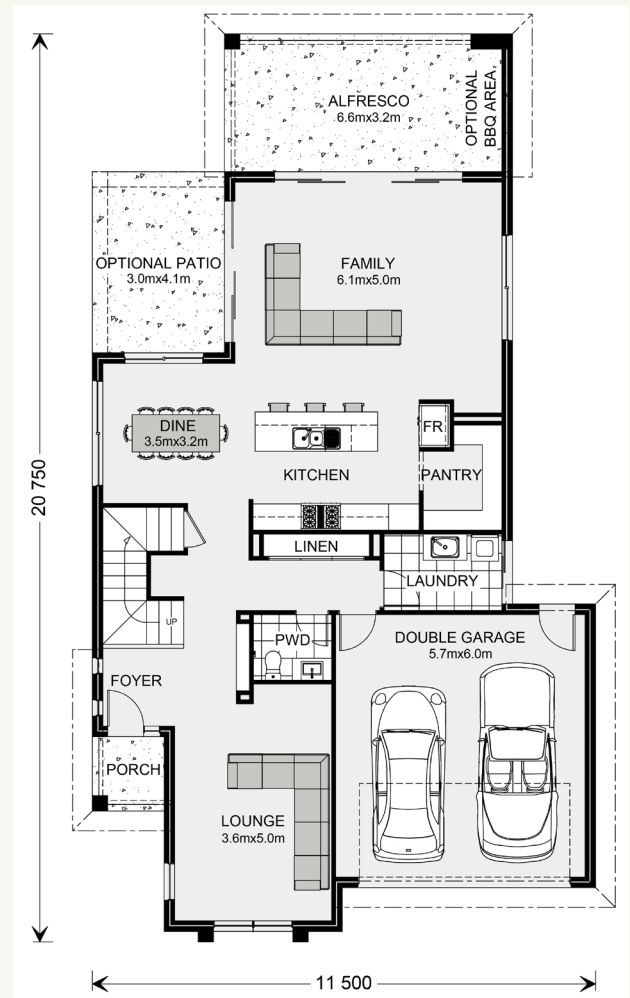
4  2.5  2 

### FEATURES

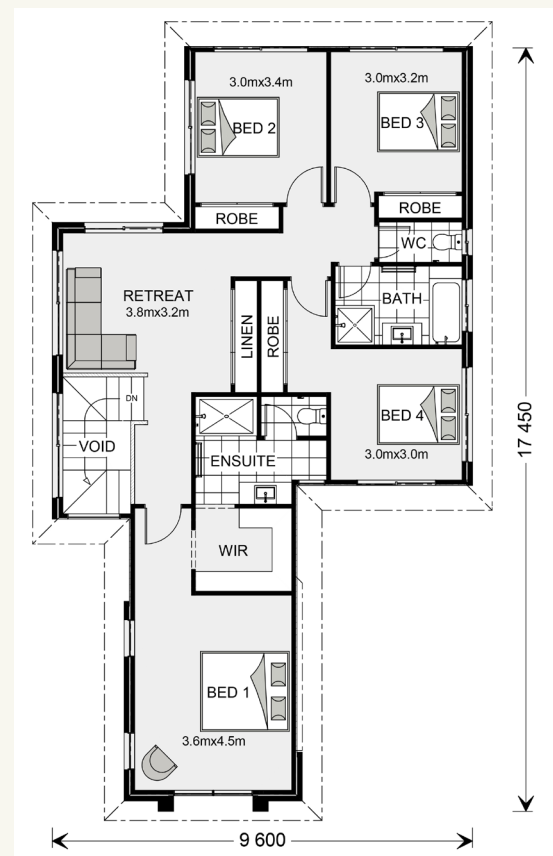
- + 4 bedrooms
- + Ensuite and walk in robe to master bedroom
- + Kitchen
- + Walk in pantry
- + Family room
- + Dining room
- + Lounge Room
- + Retreat
- + Alfresco
- + Double garage

### GROUND FLOOR

Avalon Bay 286 Classic facade floorplan



### UPPER FLOOR



### SPECIFICATIONS

<b>GF Living:</b>	118.0 sq.m	12.82 sq
<b>UF Living:</b>	107.6 sq.m	11.69 sq
<b>Garage:</b>	37.5 sq.m	4.07 sq
<b>Alfresco:</b>	20.7 sq.m	2.25 sq
<b>Void:</b>	5.5 sq.m	0.59 sq
<b>Porch:</b>	2.8 sq.m	0.30 sq
<b>GF Total:</b>	179.0 sq.m	19.45 sq
<b>UF Total:</b>	113.1 sq.m	12.29 sq
<b>Total:</b>	292.1 sq.m	31.75 sq

### TOTAL AREA

**Width:** 11.50 m

**Length:** 20.75 m

## Avalon Bay 255.

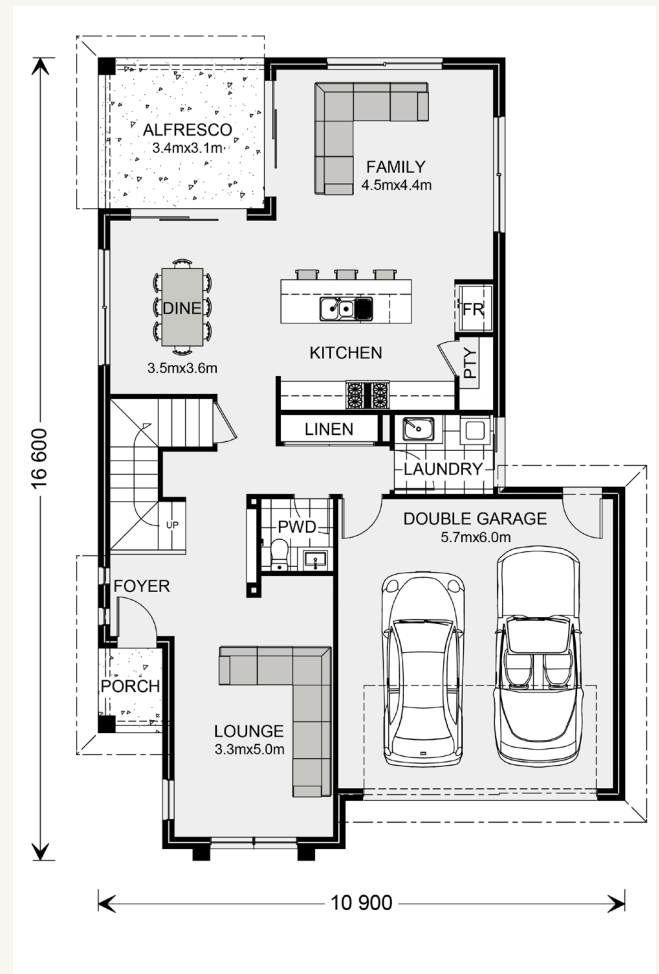
4  2.5  2 

### FEATURES

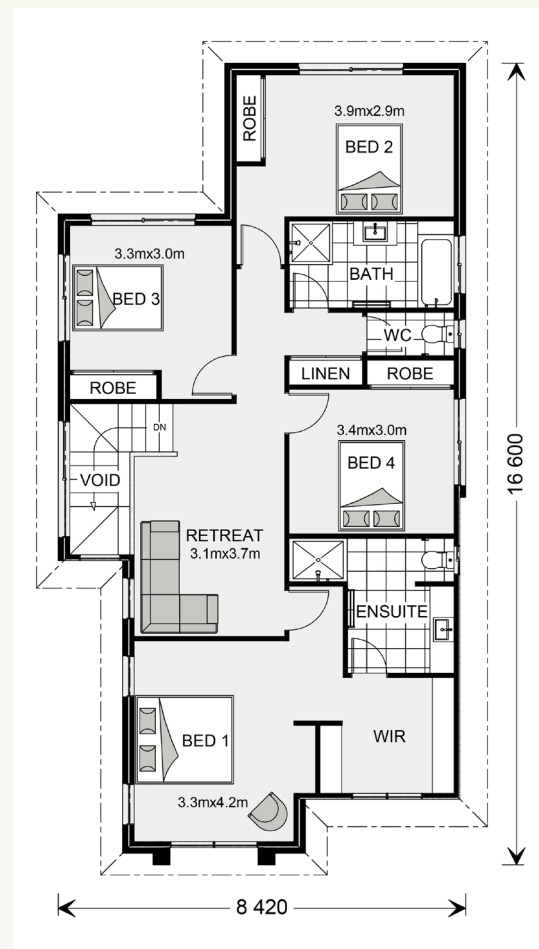
- + 4 bedrooms
- + Ensuite and walk in robe to master bedroom
- + Kitchen
- + Family room
- + Dining room
- + Lounge room
- + Office
- + Retreat
- + Alfresco
- + Double garage

### GROUND FLOOR

Avalon Bay 255 Classic facade floorplan



### UPPER FLOOR



### SPECIFICATIONS

<b>GF Living:</b>	96.8 sq.m	10.52 sq
<b>UF Living:</b>	109.1 sq.m	11.85 sq
<b>Garage:</b>	37.7 sq.m	4.09 sq
<b>Alfresco:</b>	10.7 sq.m	1.16 sq
<b>Void:</b>	5.0 sq.m	0.54 sq
<b>Porch:</b>	2.3 sq.m	0.25 sq
<b>GF Total:</b>	147.5 sq.m	16.03 sq
<b>UF Total:</b>	114.1 sq.m	12.40 sq
<b>Total:</b>	261.6 sq.m	28.43 sq

### TOTAL AREA

**Width:** 10.90 m  
**Length:** 16.60 m

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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.



Ideas photos only, no correlation to home shown.



Ideas photos only, no correlation to home shown.



Ideas photos only, no correlation to home shown.