



Product Catalogue

W BY EIGHT HOMES





ALBA – WOODLEA

Artist Impression

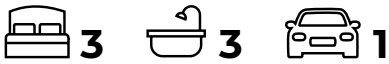
THE W APPROACH

We believe great communities are built through strong partnerships. Working alongside developers across Melbourne and Geelong, we create thoughtfully designed homes that add lasting value to every neighbourhood and streetscape.

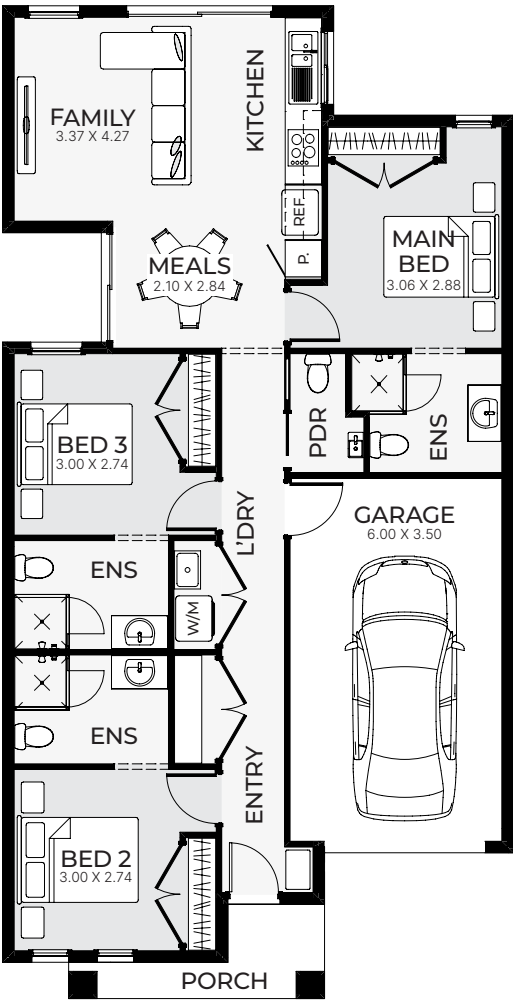
Single Storey Designs	Designed to suit lot	Sq/M ₂	Bed	Bath	Garage	Page
Tynan 1-13	8.5 m+ x 21 m+	13.13 sq / 121.94 m ²	3	3	1	4
Viva 1-15	10.5 m+ x 21 m+	15.12 sq / 140.41 m ²	4	2	1	6
Koji 1-16	8.5 m+ x 25 m+	15.50 sq / 144.06 m ²	4	2	1	7
Arco 2-19	12.5 m+ x 21 m+	19.03 sq / 176.90 m ²	4	2	2	8
Kaedee 4-19	14 m+ x 21 m+	19.03 sq / 176.90 m ²	4	2	2	9
Senji 6-16	16 m+ x 16 m+	15.66 sq / 145.52 m ²	3	2	2	10
Elvira 1-20	10.5 m+ x 28 m+	20.00 sq / 185.79 m ²	4	2	2	11
Hollands 1-20	10.5 m+ x 28 m+	20.65 sq / 191.85 m ²	4	2	2	12
Curnow 2-20	12.5 m+ x 25 m+	19.60 sq / 182.11 m ²	4	2	2	13
Marlow 2-22	12.5 m+ x 28 m+	22.26 sq / 206.71 m ²	4	2	2	14
Teharee 2-22	12.5 m+ x 28 m+	22.11 sq / 205.35 m ²	4	2	2	15
Kyallin 4-25	14 m+ x 28 m+	24.83 sq / 230.71 m ²	4	2	2	16
Double Storey Designs						
Otto 6-22	16 m+ x 16 m+	22.25 sq / 206.73 m ²	4	2.5	2	17
Lenny 1-24	10.5 m+ x 21 m+	23.93 sq / 222.34 m ²	4	2.5	2	18
Zui 2-25	12.5 m+ x 21 m+	24.57 sq / 228.29 m ²	4	2.5	2	19
Jardene 2-30	12.5 m+ x 21 m+	29.83 sq / 277.19 m ²	4	2.5	2	20
Mirelle 2-35	12.5 m+ x 28 m+	35.20 sq / 326.93 m ²	4	2.5	2	21
Veloria 4-40	14 m+ x 28 m+	40.29 sq / 374.37 m ²	5	3.5	2	22
Medium Density Designs						
Zelta 1-17	16 m+ x 29.5 m+	17.13 sq / 159.23 m ²	3	2	2	23
Jell 1-21	8.5 m+ x 23 m+	20.34 sq / 189.03 m ²	3	2.5	2	24
Alba 1-19	8.5 m+ x 16 m+	18.86 sq / 175.18 m ²	3	2.5	2	25
Alba 1-20	10.5 m+ x 16 m+	20.30 sq / 188.59 m ²	3	2.5	2	26
Yield Plus Designs						
Zola 2-22 Dual Key	12.5 m+ x 28 m+	22.45 sq / 208.53 m ²	5	3	2	27
MLX 2-20	12.5 m+ x 28 m+	20.47 sq / 190.24 m ²	2	3	2	28

Tynan 1-13

13.13 sqs | 121.94 m²



Designed to suit 8.5m x 21m lot

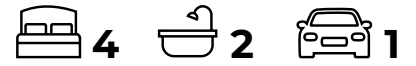


Living	10.14 sqs	94.20 m ²
Garage	2.55 sqs	23.67 m ²

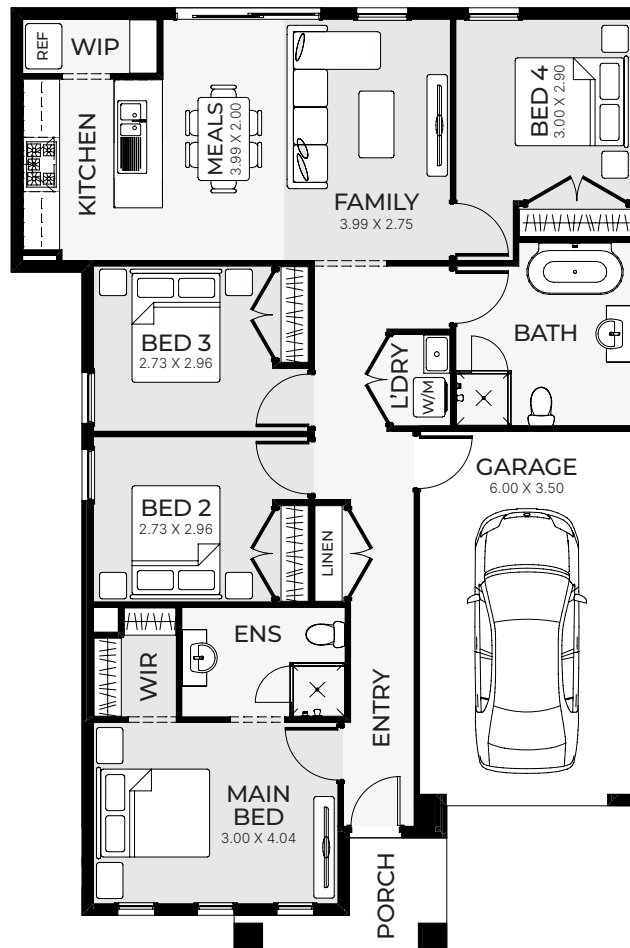
Porch	0.44 sqs	4.07 m ²
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Viva 1-15

15.12 sqs | 140.41 m²



Designed to suit 10.5m x 21m lot



Living	12.11 sqs	112.50 m ²
Garage	2.56 sqs	23.74 m ²

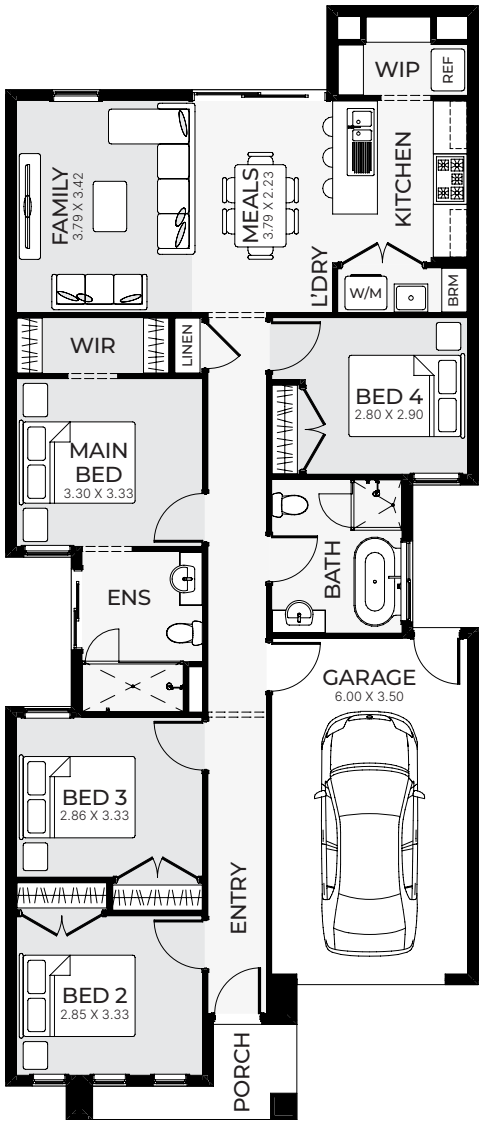
Porch	0.45 sqs	4.17 m ²
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Koji 1-16

15.50 sqs | 144.06 m²



Designed to suit 8.5m x 25m lot



Living	12.50 sqs	116.13 m ²
Garage	2.56 sqs	23.82 m ²

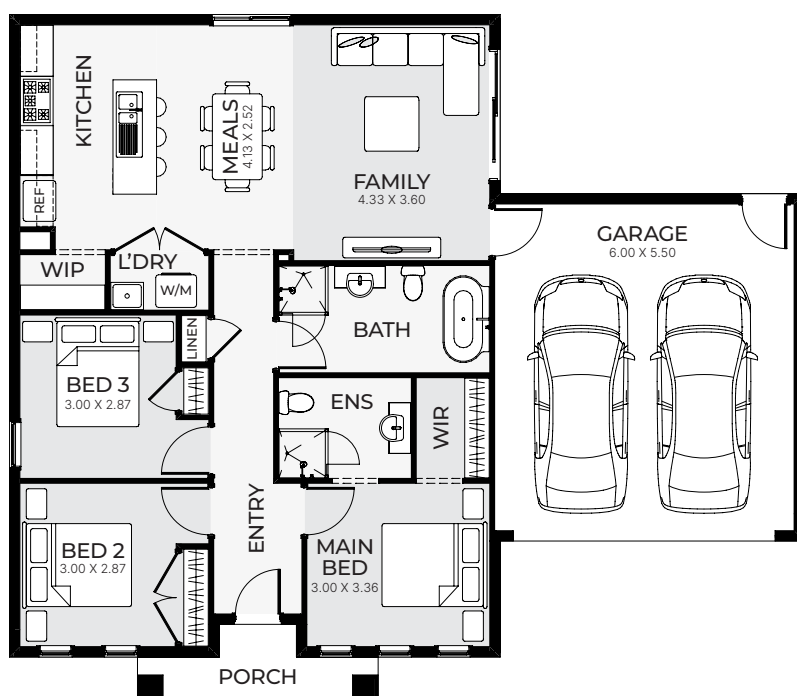
Porch	0.44 sqs	4.11 m ²
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Senji 6-16

15.66 sqs | 145.52 m²



Designed to suit 16m x 16m lot



Living	11.22 sqs	104.25 m ²
Garage	3.97 sqs	36.88 m ²

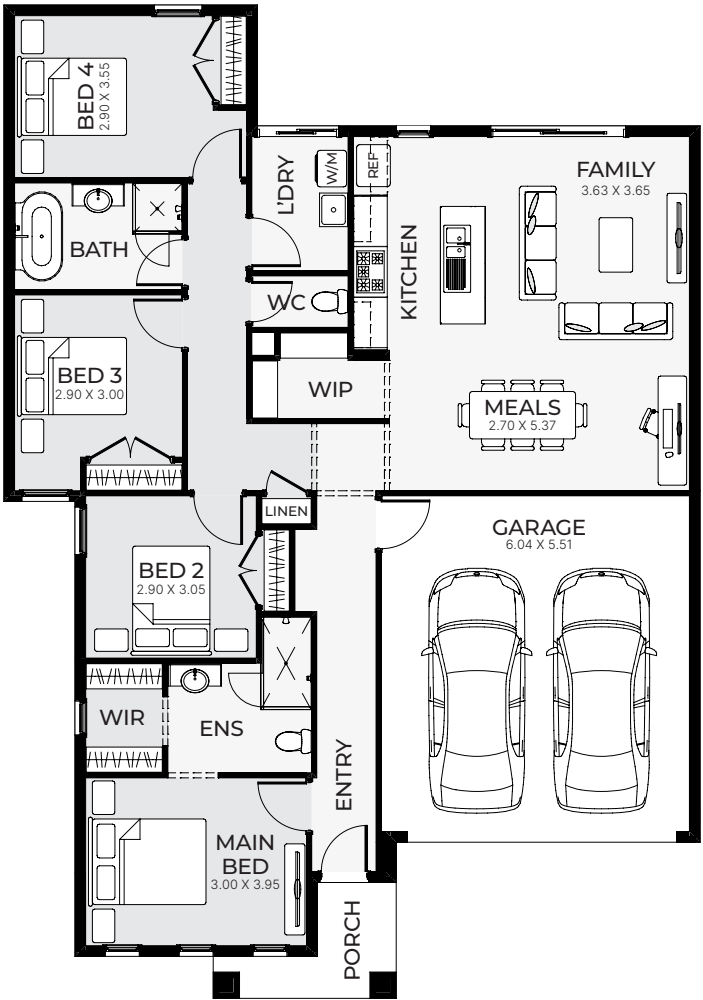
Porch	0.47 sqs	4.39 m ²
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Arco 2-19

18.88 sqs | 175.44 m²

 4  2  2

Designed to suit 12.5m x 21m lot



Living	14.51 sqs	134.77 m ²
Garage	3.91 sqs	36.36 m ²

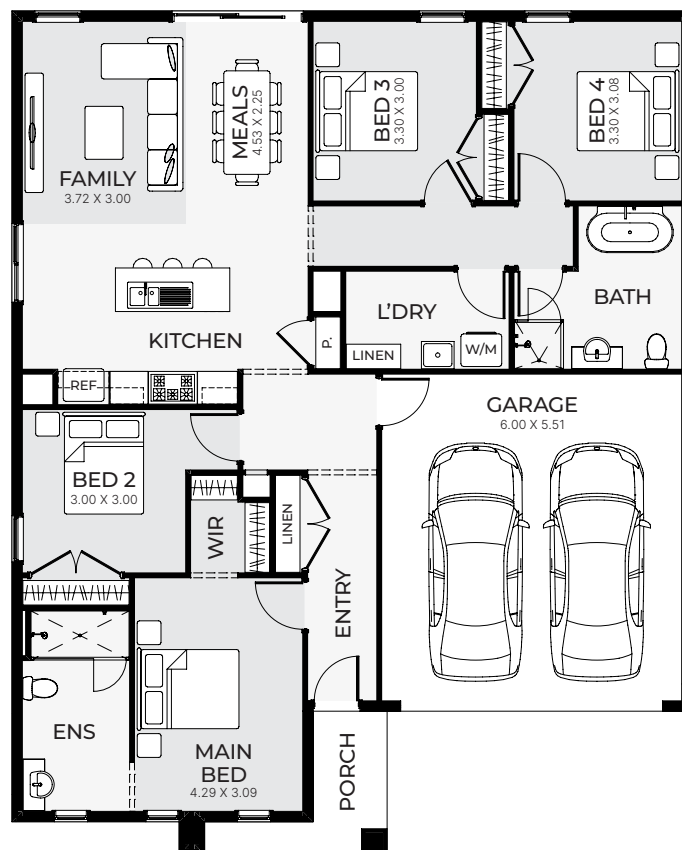
Porch	0.46 sqs	4.31 m ²
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Kaedee 4-19

19.03 sqs | 176.90 m²



Designed to suit 14m x 21m lot

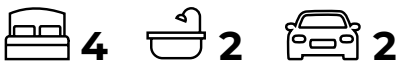


Living	14.58 sqs	135.49 m ²
Garage	3.91 sqs	36.36 m ²

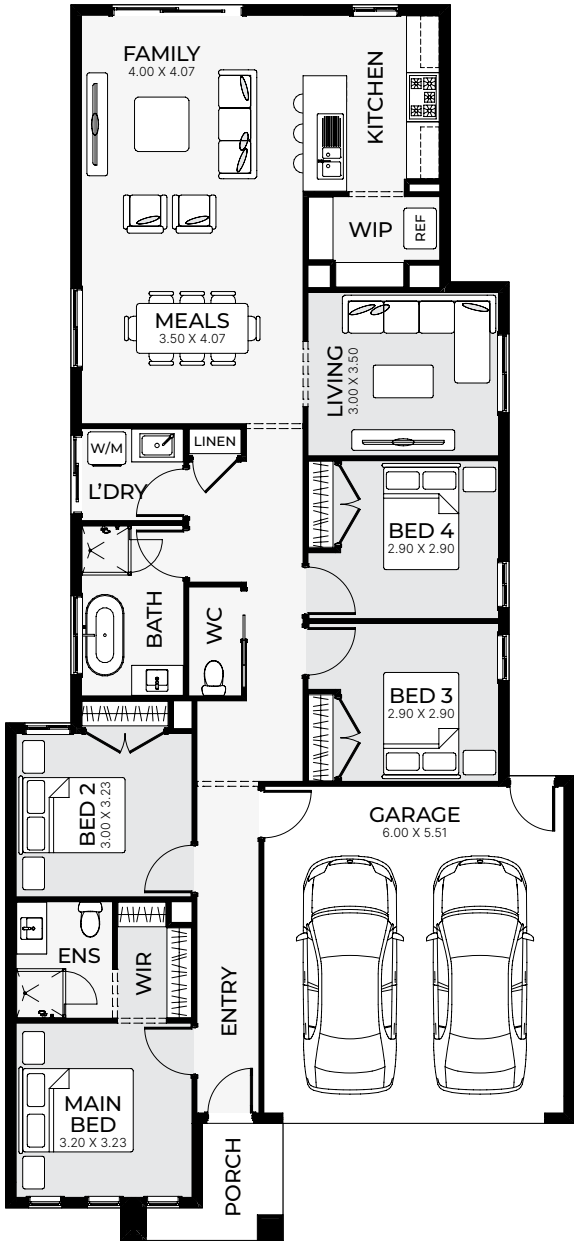
Porch	0.54 sqs	5.05 m ²
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Elvira 1-20

20.00 sqs | 185.79 m²



Designed to suit 10.5m x 28m lot



Living	15.63 sqs	145.23 m ²
Garage	3.93 sqs	36.48 m ²

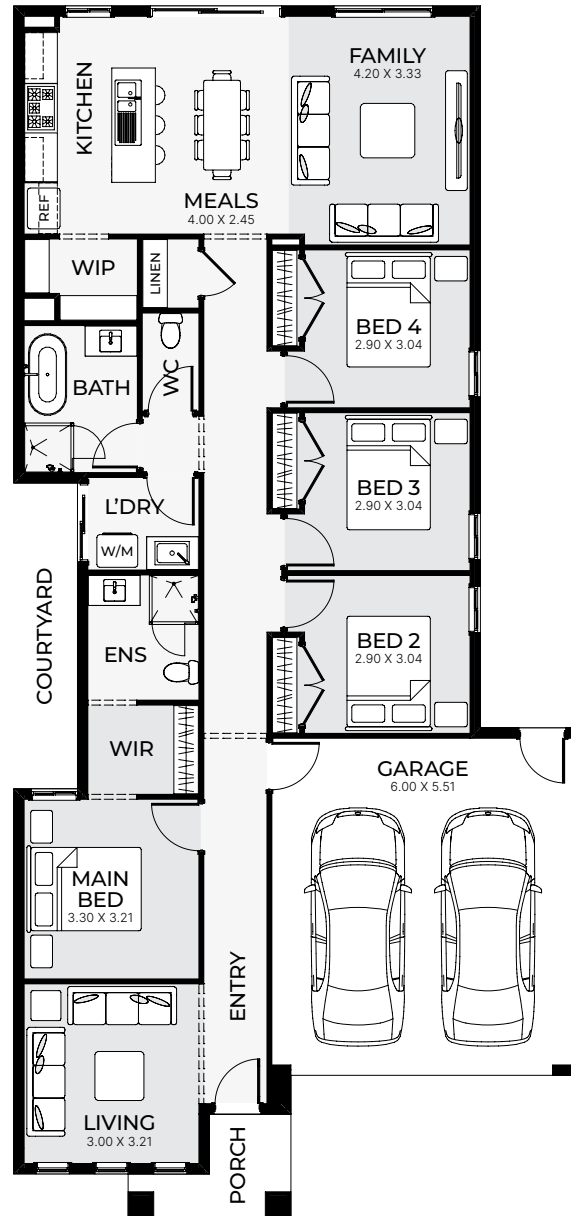
Porch	0.44 sqs	4.08 m ²
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Hollands 1-20

20.65 sqs | 191.85 m²



Designed to suit 10.5m x 28m lot

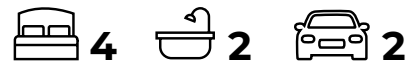


Living	15.57 sqs	144.68 m ²
Garage	3.93 sqs	36.55 m ²

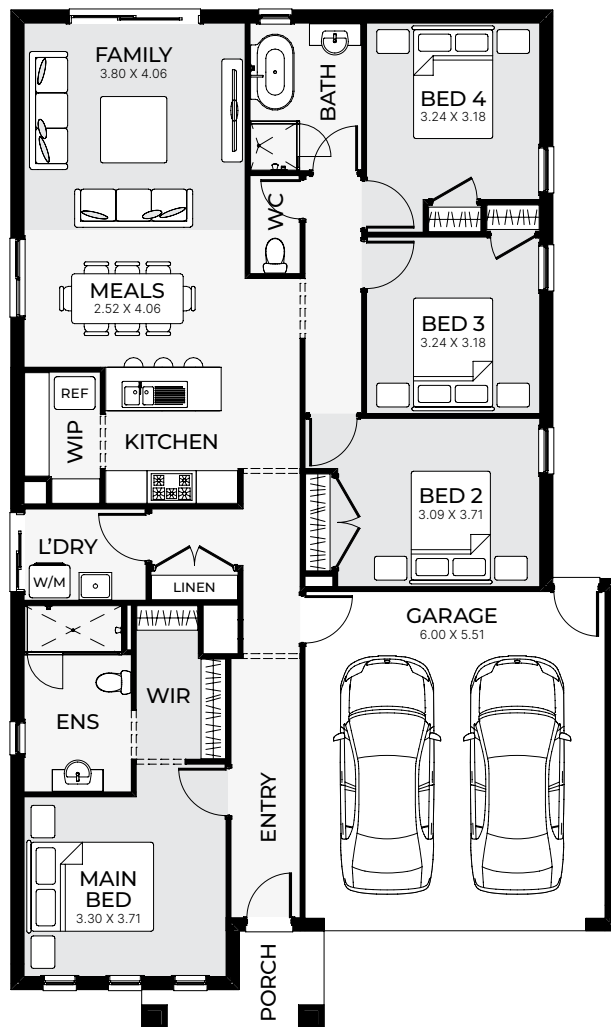
Porch	0.44 sqs	4.04 m ²
Courtyard	0.71 sqs	6.58 m ²

Curnow 2-20

19.60 sqs | 182.11 m²



Designed to suit 12.5m x 25m lot



Living	15.20 sqs	141.23 m ²
Garage	3.93 sqs	36.48 m ²

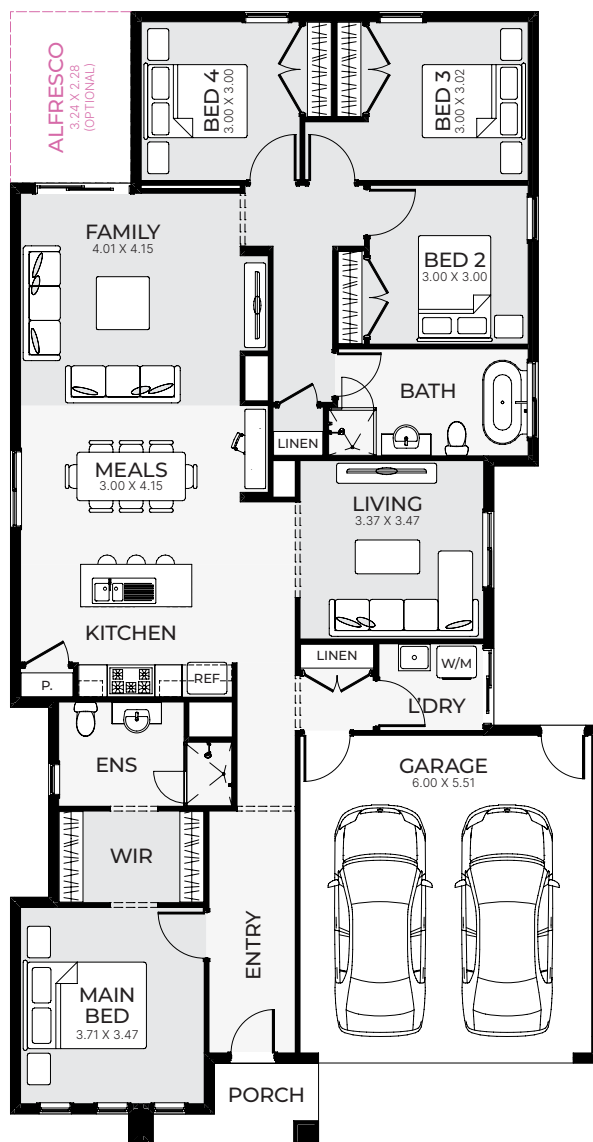
Porch	0.47 sqs	4.40 m ²
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Marlow 2-22

22.26 sqs | 206.71 m²



Designed to suit 12.5m x 28m lot

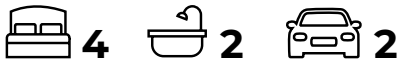


Living	17.08 sqs	158.70 m ²
Garage	3.94 sqs	36.57 m ²

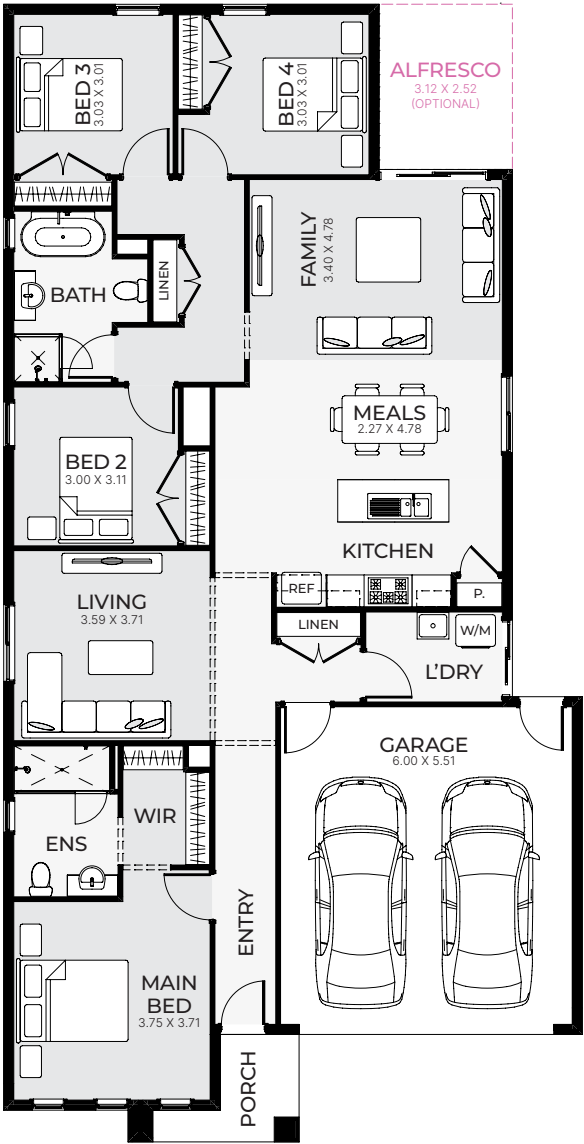
Porch	0.44 sqs	4.05 m ²
Alfresco	0.80 sqs	7.39 m ²
Optional		

Teharee 2-22

22.11 sqs | 205.35 m²
includes Optional Alfresco



Designed to suit 12.5m x 28m lot



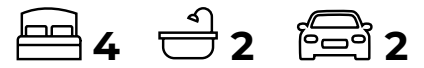
Living	16.89 sqs	156.93 m ²
Garage	3.93 sqs	36.49 m ²

Porch	0.44 sqs	4.07 m ²
Alfresco	0.85 sqs	7.86 m ²

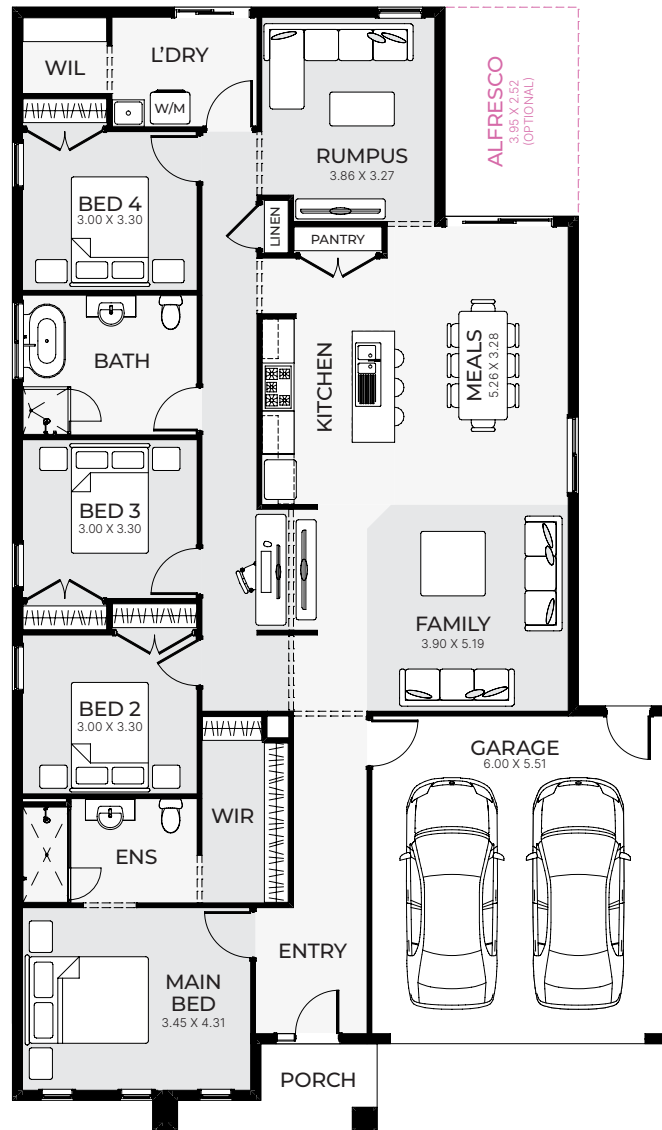
Optional

Kyallin 4-25

24.83 sqs | 230.71 m²



Designed to suit 14m x 28m lot



Living	19.30 sqs	179.32 m ²
Garage	3.93 sqs	36.54 m ²

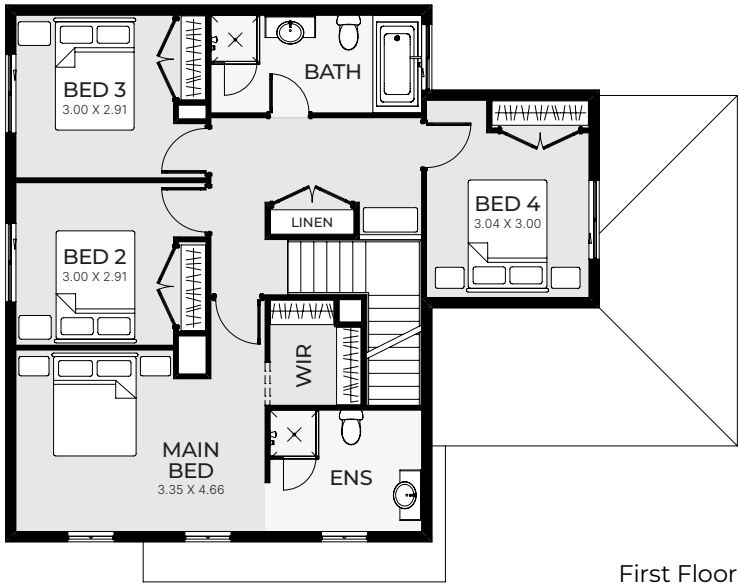
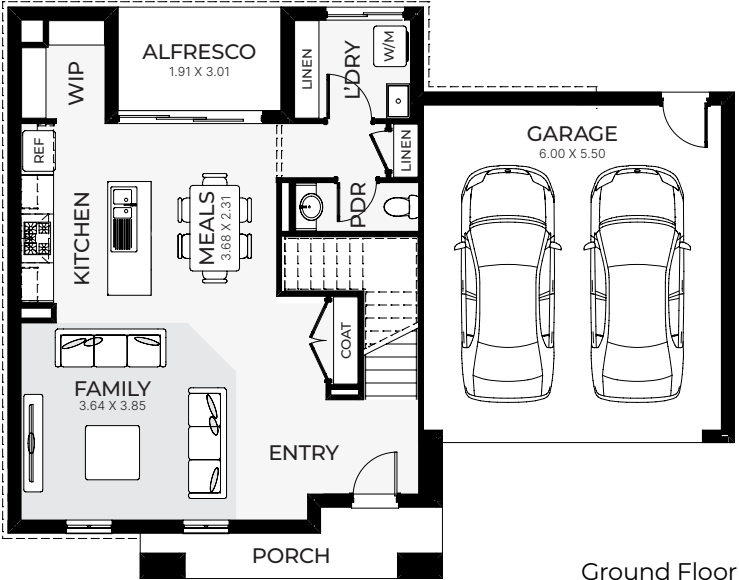
Porch	0.53 sqs	4.90 m ²
Alfresco	1.07 sqs	9.95 m ²
Optional		

Otto 6-22

22.25 sqs | 206.73 m²

 4  2.5  2

Designed to suit 16m x 16m lot



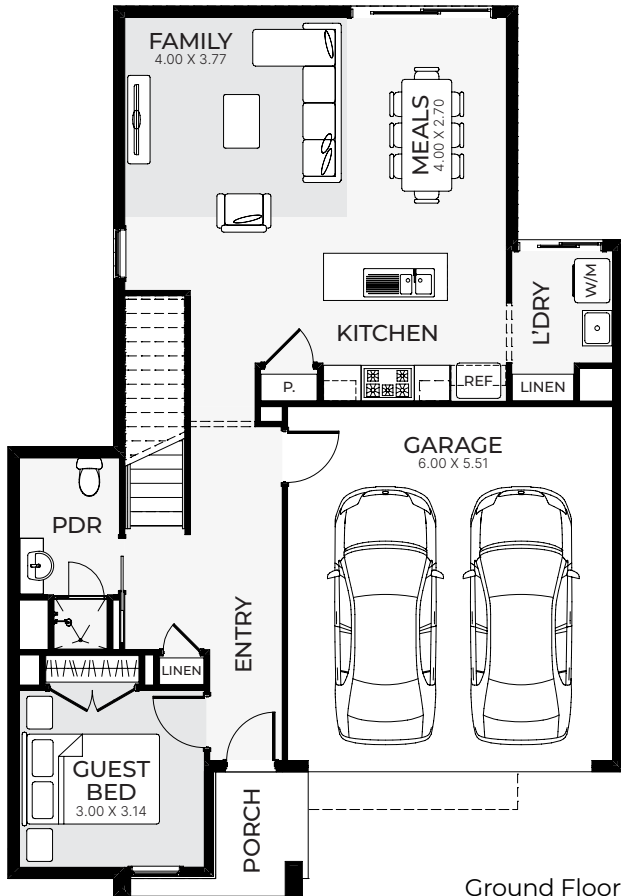
Living	17.01 sqs	158.07 m ²	Porch	0.62 sqs	5.77 m ²
Garage	4.00 sqs	37.14 m ²	Alfresco	0.62 sqs	5.75 m ²

Lenny 1-24

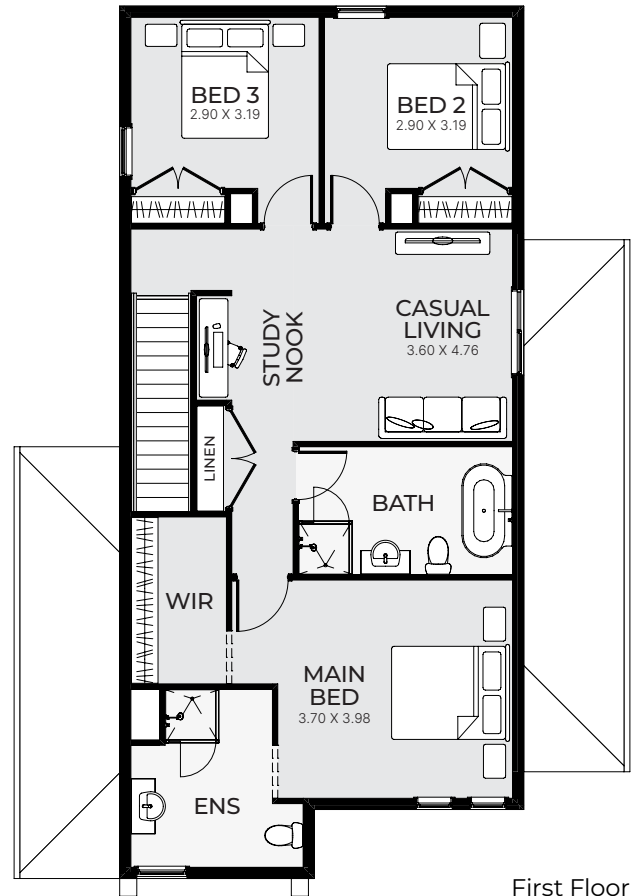
23.93 sqs | 222.34 m²

4 2.5 2

Designed to suit 10.5m x 21m lot



Ground Floor



First Floor

Living	19.61 sqs	182.18 m ²
Garage	3.91 sqs	36.36 m ²

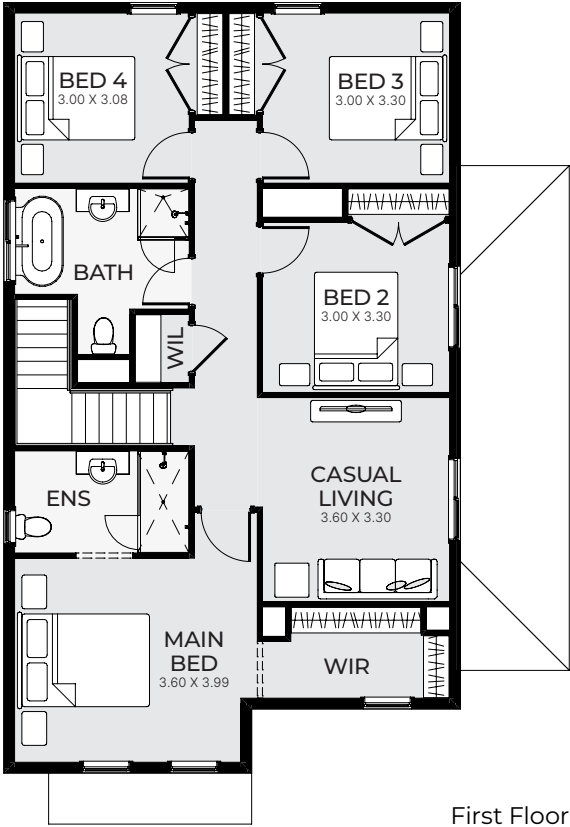
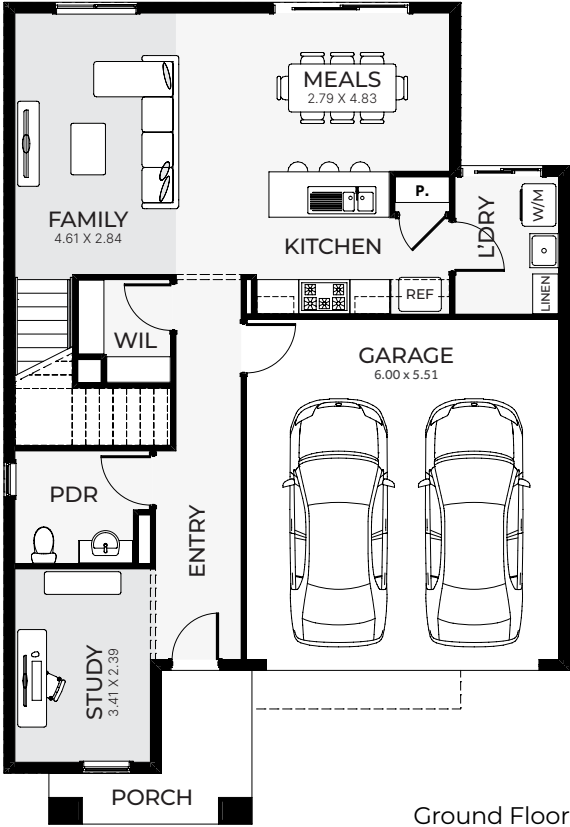
Porch	0.41 sqs	3.80 m ²
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Zui 2-25

24.57 sqs | 228.29 m²

 4  2.5  2

Designed to suit 12.5m x 21m lot



Living	20.00 sqs	185.81 m ²
Garage	3.91 sqs	36.36 m ²

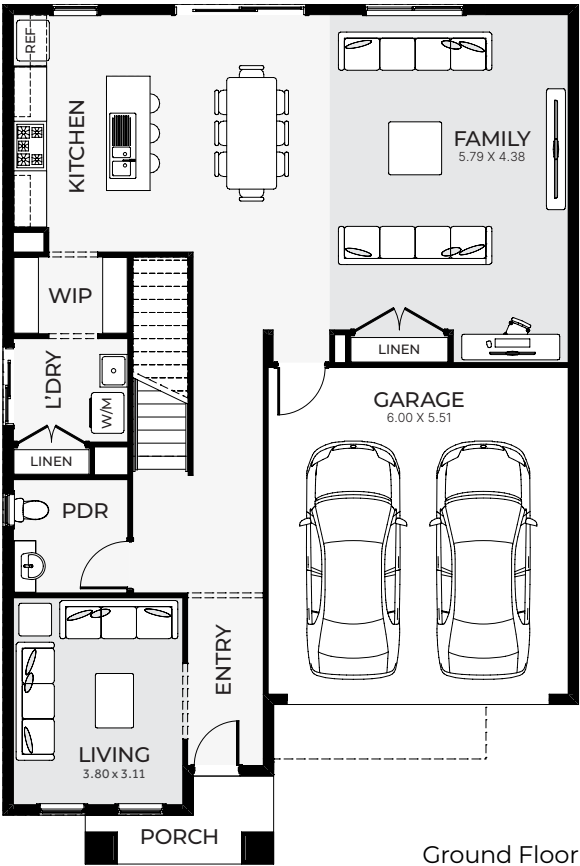
Porch	0.66 sqs	6.12 m ²
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Jardene 2-30

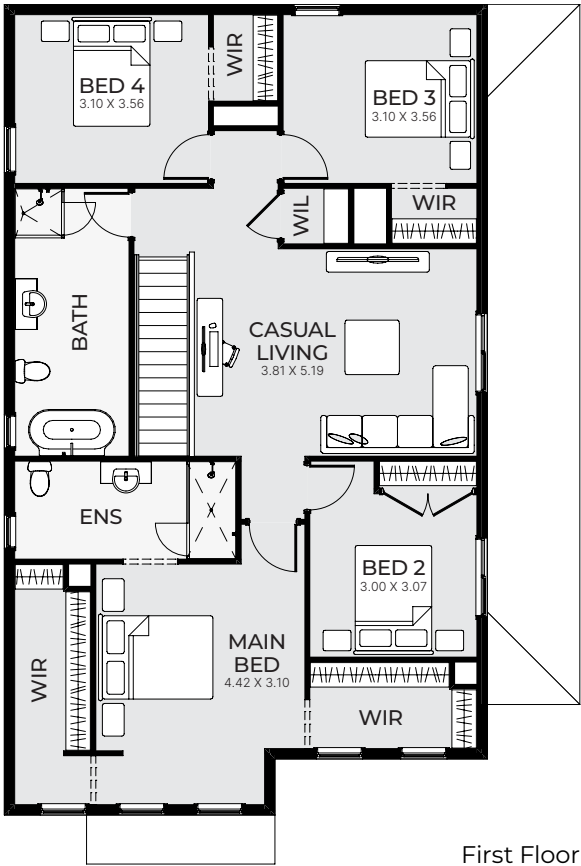
29.83 sqs | 277.19 m²

4 2.5 2

Designed to suit 12.5m x 21m lot



Ground Floor



First Floor

Living	25.47 sqs	236.65 m ²
Garage	3.91 sqs	36.36 m ²

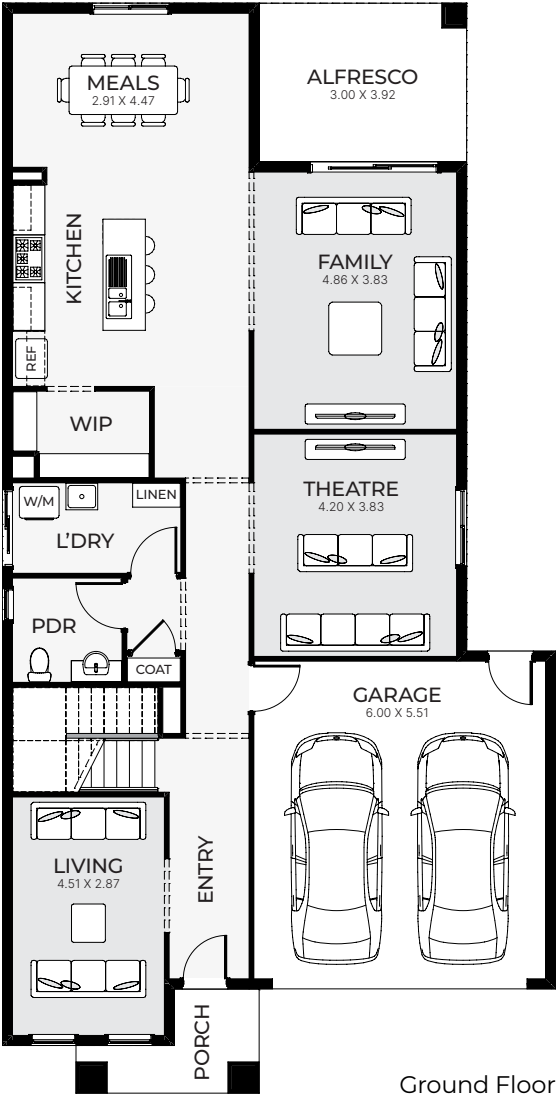
Porch	0.45 sqs	4.18 m ²
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Mirelle 2-35

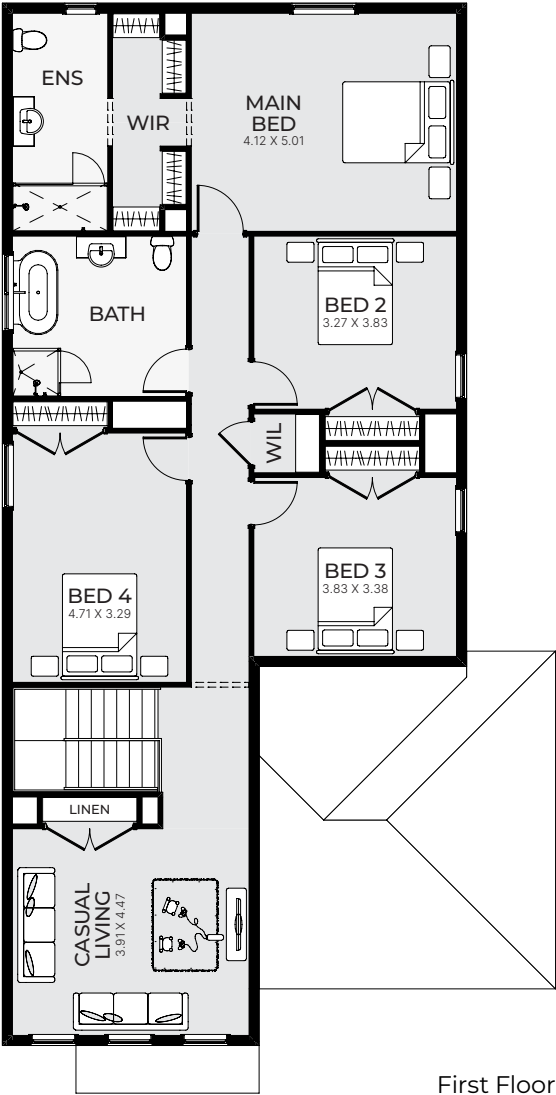
35.20 sqs | 326.93 m²

 4  2.5  2

Designed to suit 12.5m x 28m lot



Ground Floor



First Floor

Living	29.48 sqs	273.81 m ²
Garage	3.93 sqs	36.53 m ²

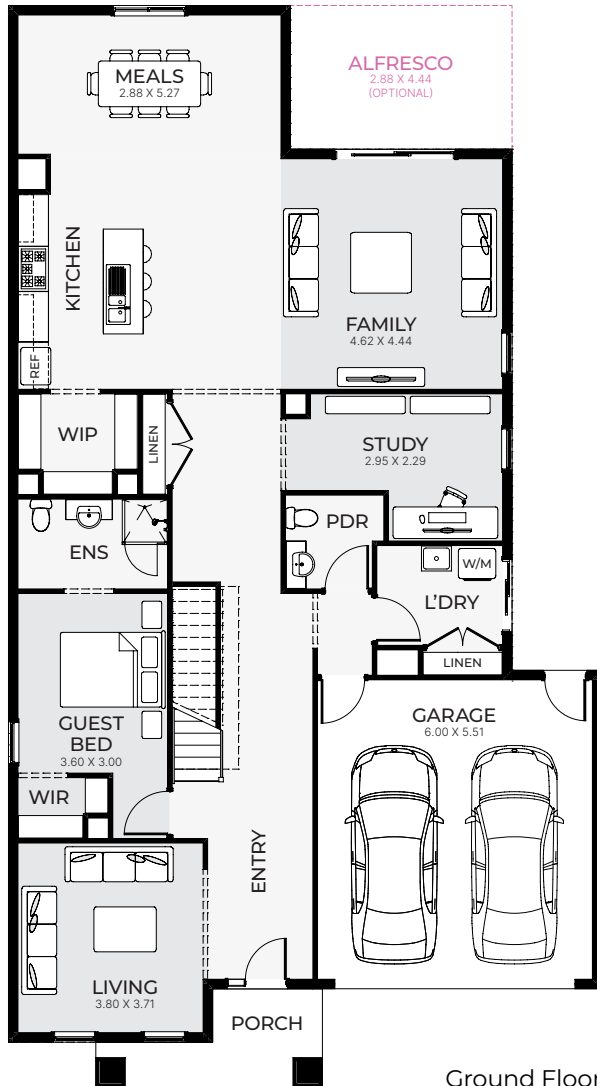
Porch	0.52 sqs	4.83 m ²
Alfresco	1.27 sqs	11.76 m ²

Veloria 4-40

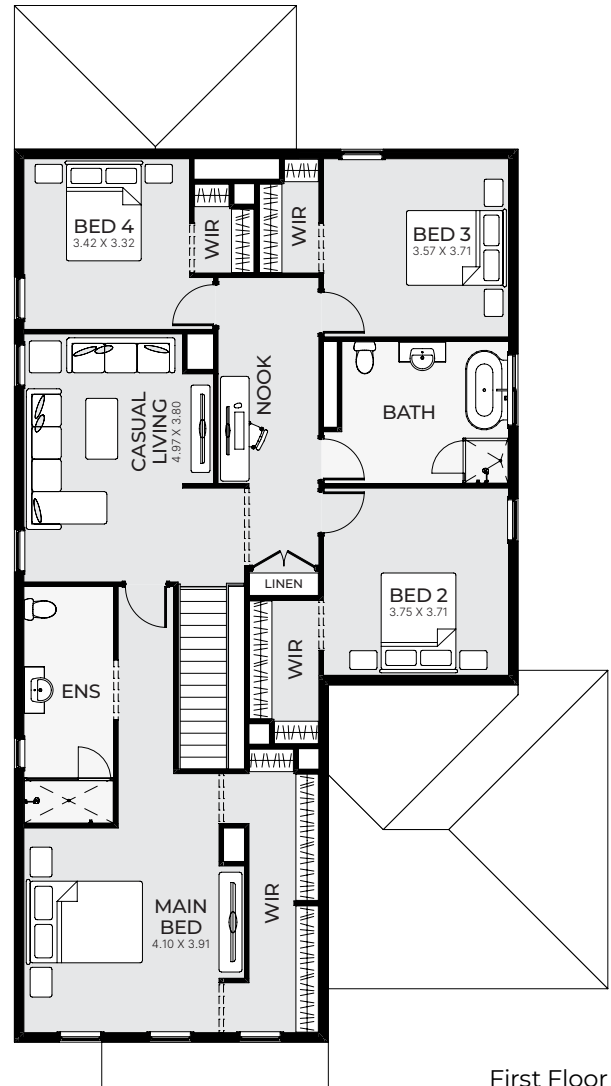
40.29 sqs | 374.37 m²
includes Optional Alfresco

5 3.5 2

Designed to suit 14m x 28m lot



Ground Floor



First Floor

Living	34.29 sqs	318.60 m ²
Garage	3.93 sqs	36.54 m ²

Porch	0.69 sqs	6.44 m ²
Alfresco Optional	1.38 sqs	12.79 m ²



Medium Density Designs.

Smarter housing solutions that maximise land value and development potential.

Our Small Lot and Medium Density designs are purpose-built for developers seeking to maximise land potential, increase project yield, and deliver homes that meet evolving market demand. Whether you're developing compact lots, rear-loaded allotments, bookend sites, or medium-density townhouse communities, our designs provide a smart and future-focused solution.

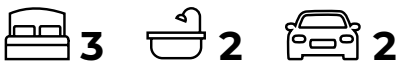
Designed to optimise every square metre and maximise development outcomes, these homes provide:

- Higher yield potential through efficient, land-optimised home designs.
- Flexible design solutions tailored to compact lots, rear-loaded allotments, bookend sites, and medium-density developments.
- Enhanced streetscape appeal with contemporary facades and thoughtfully considered layouts.
- Practical, affordable homes designed to meet buyer demand while supporting successful project outcomes.

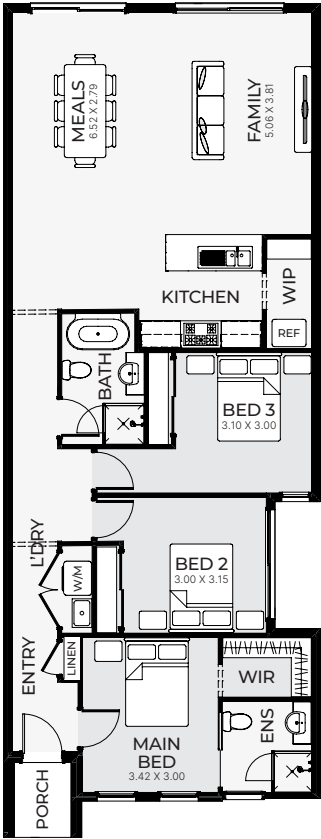
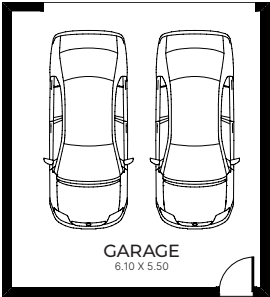
One Development. Greater Potential. Better Returns.

Zelta 1-17

17.13 sqs | 159.23 m²



Designed to suit 7m x 29.5m lot



Living	12.81 sqs	119.05 m ²
Garage	38.10 sqs	4.10 m ²

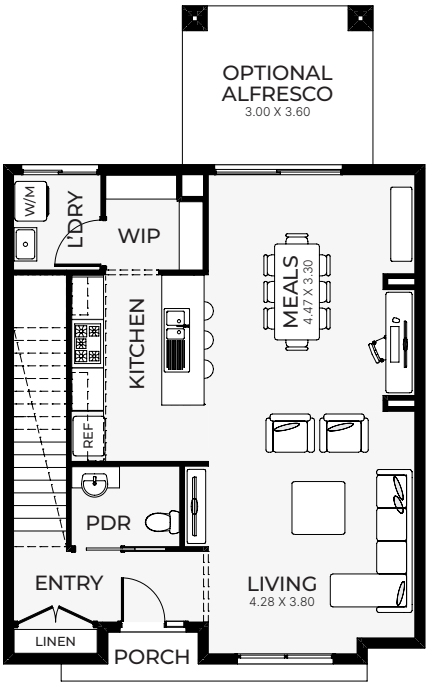
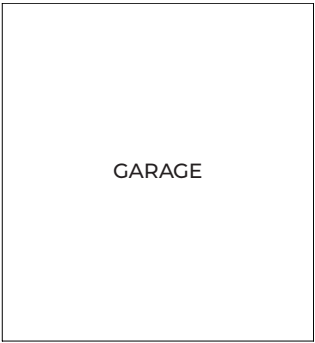
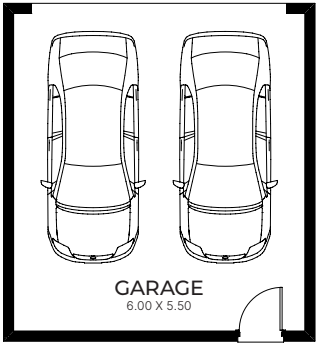
Porch	0.22 sqs	2.08 m ²
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Jell 1-21

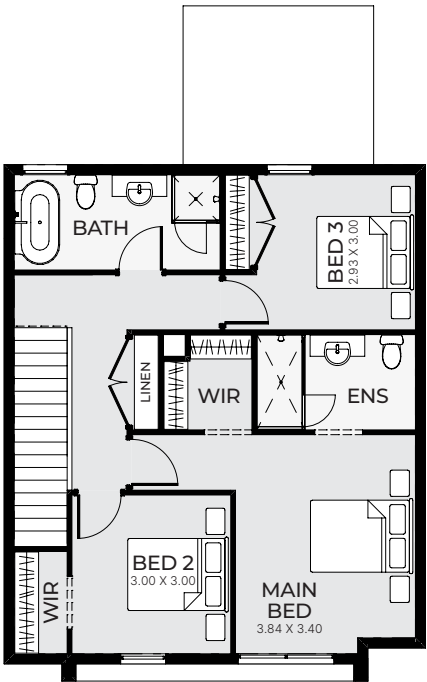
21.50 sqs | 199.83 m²
includes Optional Alfresco

 4  2.5  2

Designed to suit 8m x 23m lot



Ground Floor



First Floor

Living	15.99 sqs	148.62 m ²
Garage	4.04 sqs	37.51 m ²

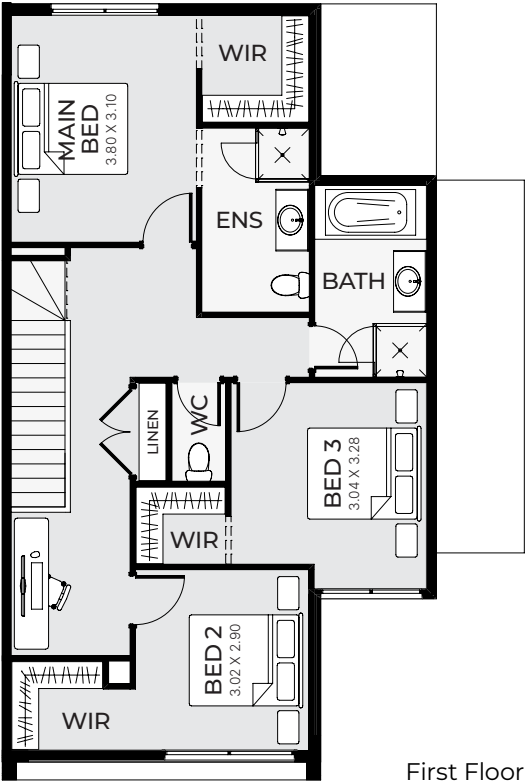
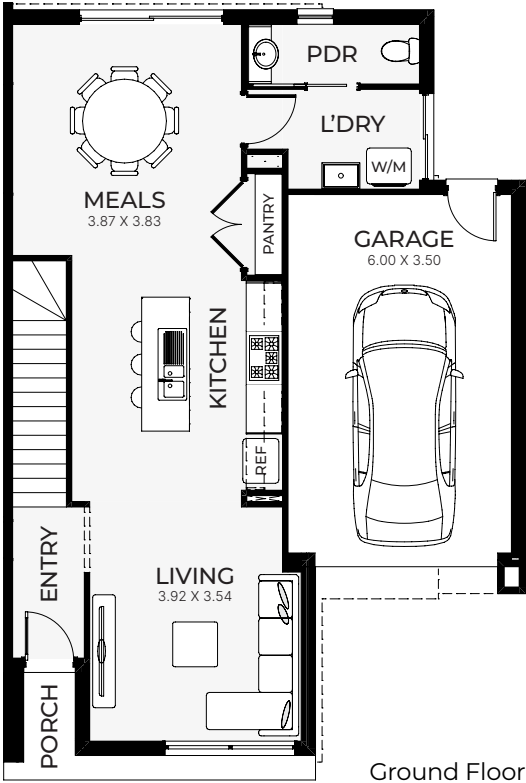
Porch	0.31 sqs	2.90 m ²
Alfresco	1.16 sqs	10.80 m ²
Optional		

Alba 1-19

18.86 sqs | 175.18 m²

 4  2.5  2

Designed to suit 8.5m x 16m lot



Living	15.86 sqs	147.31 m ²
Garage	2.65 sqs	24.61 m ²

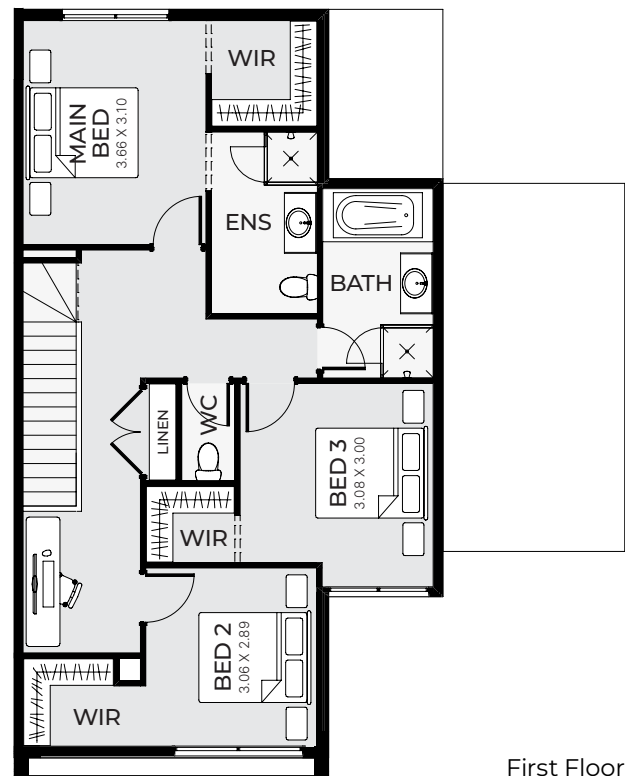
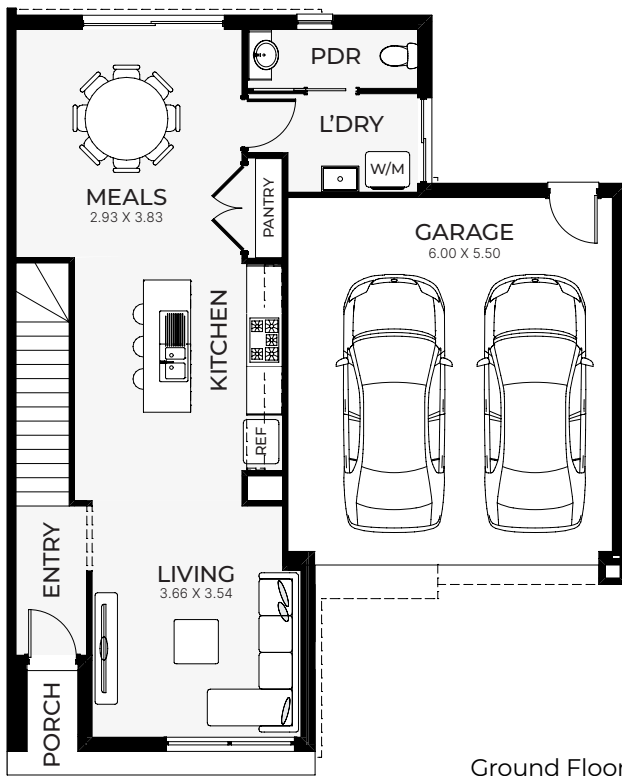
Porch	0.35 sqs	3.26 m ²
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Alba 1-20

20.34 sqs | 188.59 m²

4 2.5 2

Designed to suit 10.5m x 16m lot



Living	15.91 sqs	147.78 m ²
Garage	4.04 sqs	37.55 m ²

Porch	0.35 sqs	3.26 m ²
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Yield Plus Designs.

Dual Key & Multi Living Homes

Designed for smarter living, stronger returns and greater flexibility.

Our Zola and MLX designs are purpose-built for investors, homeowners, and multi-generational families seeking greater flexibility and stronger property returns.

Whether you're an investor seeking stronger rental returns, a homeowner looking to generate additional income, or a family wanting to accommodate multiple generations under one roof, our designs provide a smart and future-focused solution.

Designed to maximise rental capacity and multi-tenancy opportunities, these homes provide:

- Higher rental yield potential through dual-income living arrangements.
- Additional income opportunities for homeowners by renting out a secondary dwelling.
- Flexible living solutions for extended and multi-generational families while maintaining privacy and independence.
- Smart investment outcomes with strong tenant appeal and future-focused designs.

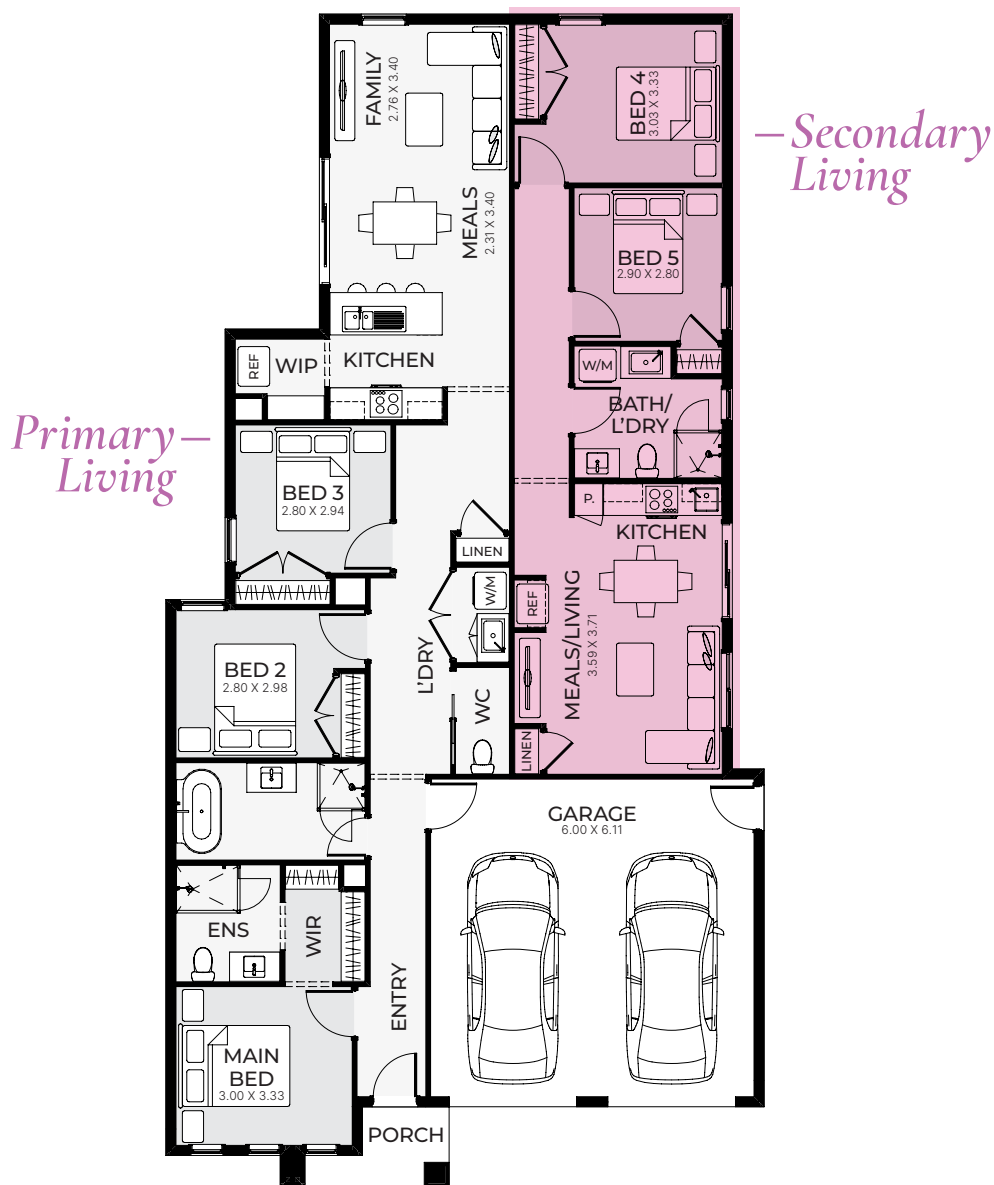
One Property. Multiple Opportunities. Greater Returns.

Zola 2-22

22.45 sqs | 208.53 m²

 5  2.5  2

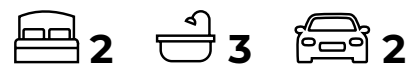
Designed to suit 12.5m x 28m lot



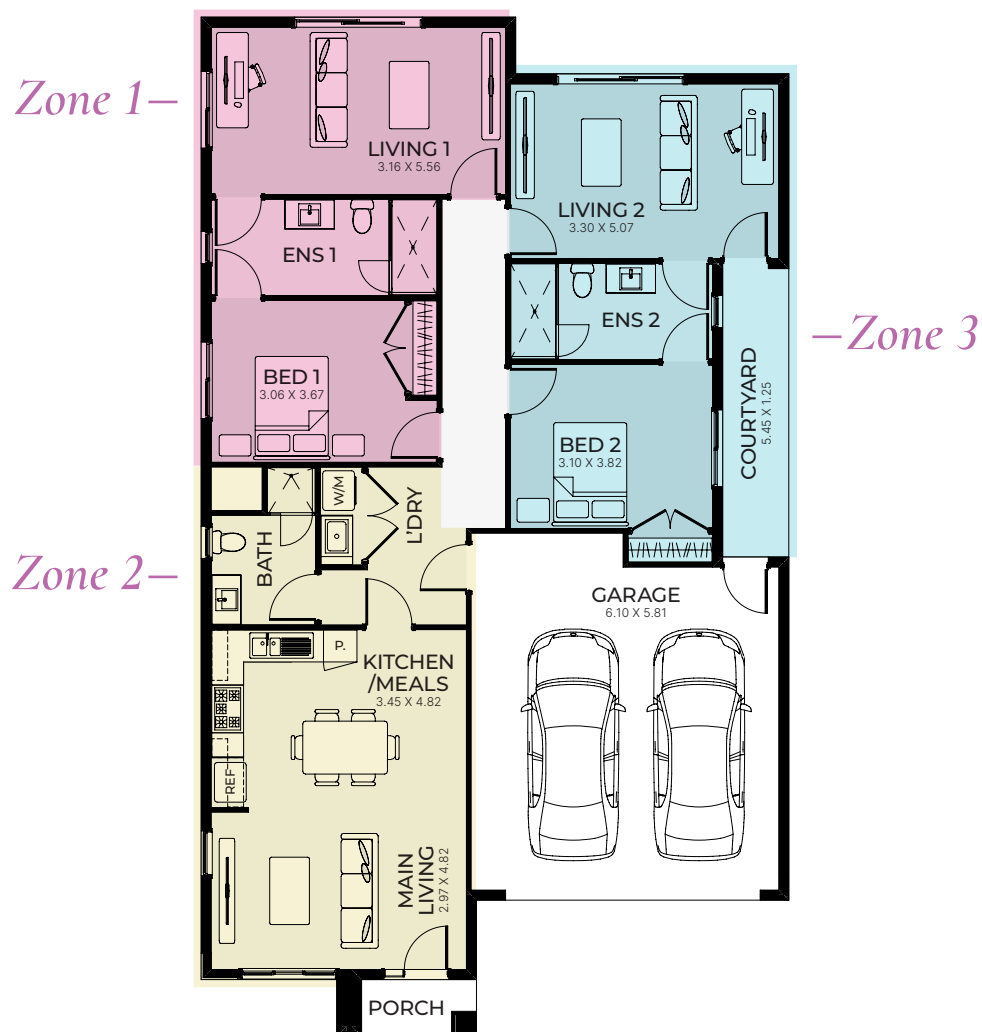
Primary Living	 3  2	16.34 sqs	151.83 m ²	Secondary Living	 2  1	6.35 sqs	59.02 m ²	Garage	4.33 sqs	40.19 m ²
						Porch	0.37 sqs	3.42 m ²		

MLX 2-20

20.48 sqs | 190.24 m²



Designed to suit 12.5m x 28m lot



Living	15.04 sqs	139.68 m ²
Garage	4.41 sqs	40.93 m ²

Porch	0.30 sqs	2.82 m ²
Courtyard	0.73 sqs	6.81 m ²



Jell 1-21

Artist Impression

New Home Turn Key Inclusions

TURNKEY INCLUSIONS

- Front and rear landscaping, featuring garden beds, turf and permeable toppings completed to developer guidelines (if applicable), plus a drip irrigation system with timer, fold-down clothesline and modern letterbox.
- 1800mm timber paling fencing to the sides and rear of dwelling, complete with side wing fencing and gate. Note: Fencing height and material may be subject to developer guidelines and approval.
- Colour through concrete to driveway and porch (floorplan specific). Note: concrete paving is not sealed.
- Modern roller blinds to every window and flyscreens to every opening window for privacy and comfort.
- Wall mounted reverse cycle split system with isolation switch and condenser.
- Star Gas Ducted Heating unit – Ducted to all living areas and bedroom
- Alarm system with 3 sensors inc. panel to walk in robe and keypad to entrance inc. single power point.
- Fibre optic ready for internet connection
Note: Provider specific to developer guidelines.

KITCHEN APPLIANCES

- 600mm Free Standing SS Dishwasher
- 900mm Freestanding Upright Oven and Cooktop
- 900mm Canopy Rangehood
- Double bowl stainless steel sink with drainer
- Chrome sink mixer with swivel outlet

CABINETRY

- Fully lined melamine modular cabinets
- Soft Close Doors to all cabinetry
- Laminate doors
- 20mm Square Edge Reconstituted Stone Bench tops to Kitchen, Bathroom and Ensuite
- 33mm Laminate Bench top
- Handles selected from colour board
- Melamine modular shelving to Pantry

BATHROOM & ENSUITE

- Insert 1TH vanity basin
- Polished edge mirrors full length of vanity
- White Freestanding Bath
- Step-free tiled shower bases throughout (900 x 900)
- 2000mm high Semi framed shower screens with powder coated aluminium frame (polished silver finish)
- Chrome mixer tapware
- Shower outlet on rails in Chrome
- Close coupled toilet suit soft close seat
- 600mm single towel rails and toilet roll holders in chrome finish
- 250mm exhaust fans including self-sealing air flow draft stoppers to bathroom

PAINT – 3 COAT APPLICATION

- Gloss water-based enamel to internal doors, jambs and mouldings
- Flat water-based to ceilings
- Water-based low sheen acrylic to internal walls
- Gloss water-based enamel to front entry door
- Colours as per colour selection

EXTERNAL FEATURES

- Autoclaved aerated concrete.
Rendered finish refer to colour board. (product specific)
- Entrance lockset in polished stainless steel with deadbolt (Product Specific).
- Timber painted Door jamb entry frame
- Hume front entry door as per colour selection
- Door seal and weather seal to all external hinged doors

SEVEN STAR ENERGY RATING

- 7 Star Energy Rating compliant
- PV Solar System (kW design specific)

ROOFING

- Roof Pitch to be 22.5 degrees
- Corrugated roof sheets
- Colorbond® fascia, guttering and downpipes

CEILINGS

- 2590mm ceiling height to ground floor single and double storey
- 2440mm ceiling height to first floor double storey (if applicable)

ELECTRICAL

- 100mm diameter LED fittings internally throughout as per standard electrical layout
- 100mm LED downlight to front entry. Weatherproof Para flood light to rear as per drawings
- Double power points throughout excluding dishwasher and fridge space
- Two TV points including five metres of coaxial cable to roof space (one to main bedroom and one to living area)
- Two pre-wired telephone points with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
- White wall mounted switches.
- Hardwired smoke detector with battery backup
- RCD safely switch and circuit breakers to meter box.

RECYCLED WATER CONNECTION

- Provide recycled water connection if required

SITE ANALYSIS AND PERMIT

- FIXED SITE COSTS – Including land conditions and engineering requirements.
- Site Analysis – Including soil test, survey plan and property information
- Building Permit – Including permit fees, working and detailed specifications
- Connections – Underground electrical, gas, sewer and storm water
- Bushfire construction materials (if required)

WARRANTY

- 10 years Structural Warranty
- 25 years Structural Guarantee



*Speak to your Sales Consultant for further information on how your home best suits your block and how changes may impact your energy rating.

Single Storey Facade Collection

8.5m & 10.5m Lot Widths

INCLUDED



UPGRADE



12.5m & 14m Lot Widths

INCLUDED



UPGRADE



Double Storey Facade Collection

10.5m Lot Width

INCLUDED



12.5m Lot Width

INCLUDED



12.5m Lot Width – Jardene 2-30 ONLY

INCLUDED



Double Storey Facade Collection

14m Lot Width

INCLUDED



Pre-selected Colour Options

MODERN NEUTRAL



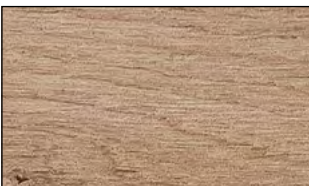
INTERNAL SELECTIONS



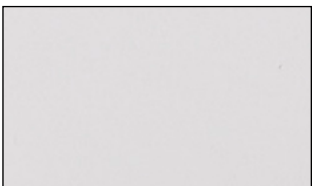
Floor Tiles
Belgium Ivory 400 x 400



Carpet
Island – Desert Taupe



Timber Flooring
Marquis – Nordic Oak



Paint Colour
Marble Mist

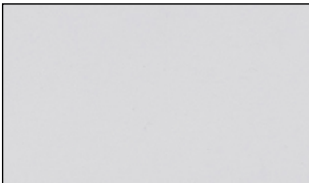
EXTERNAL SELECTIONS



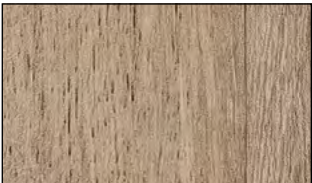
Render Colour 1
Whitewash 4



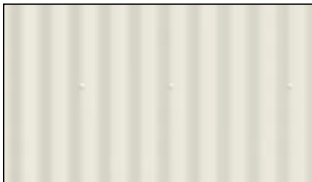
Render Colour 2
CB – Gully



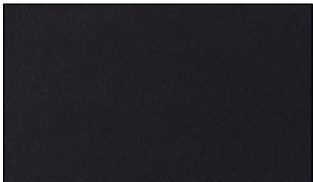
Kitchen Splashback
United White Satin 100 x 300



Overhead Cabinet Laminate
Formica – Idylic



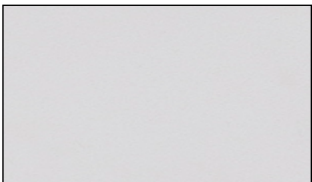
Colorbond Roof
Surfemist



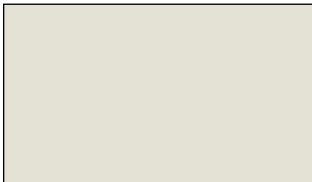
Gutter & Fascia
Monument



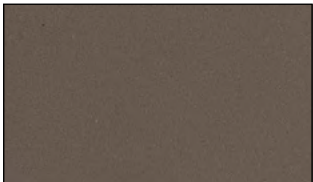
Kitchen Benchtop
Quantum Zero – Polar



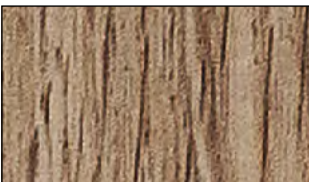
Base Cabinet Laminate
Formica – Simply White



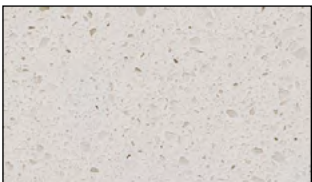
Downpipe & Windows
Surfemist



Timber Post (if applicable)
Gully



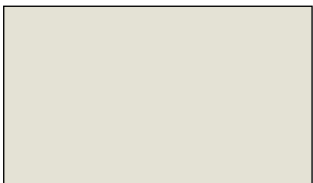
Bathroom/Ensuite Benchtop
Quantum Zero – Polar



Bathroom/Ensuite Base
Formica – Idylic



Garage Door
Surfemist



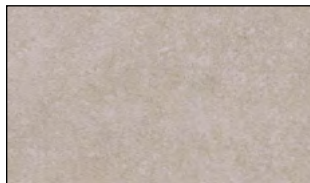
Cladding & Front Door
CB – Surfemist

Pre-selected Colour Options

CLASSIC MIST



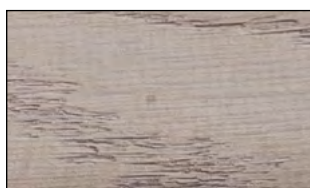
INTERNAL SELECTIONS



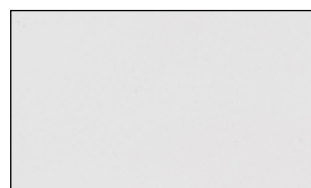
Floor Tiles
Pumice 400 x 400



Carpet
Island – Timber Wolf



Timber Flooring
Marquis – Washed Oak



Paint Colour
Balsa 1

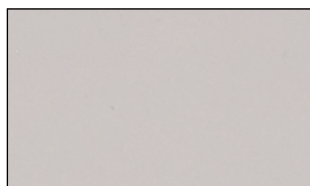
EXTERNAL SELECTIONS



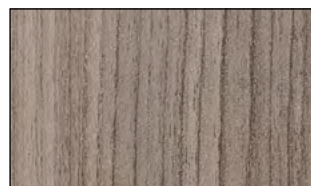
Render Colour 1
CB – Dune



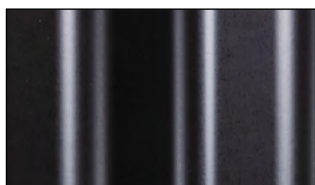
Render Colour 2
Polar Bear 7



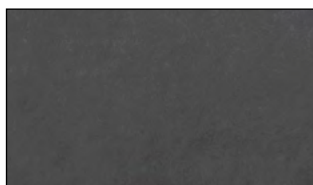
Kitchen Splashback
Pumice Gloss 100 x 300



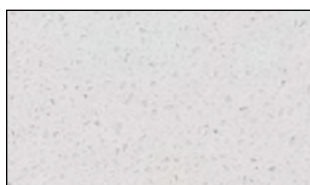
Overhead Cabinet Laminate
Cinnamon Ash



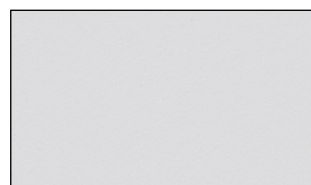
Colorbond Roof
Woodland Grey



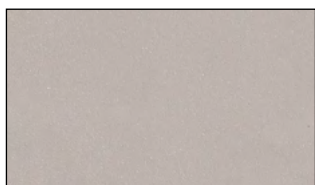
Gutter & Fascia
Woodland Grey



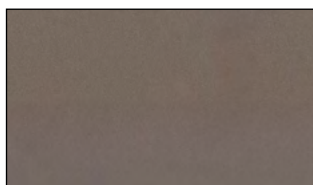
Kitchen Benchtop
Luna White



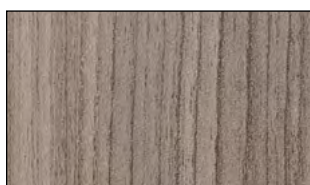
Base Cabinet Laminate
Formica – Malibu



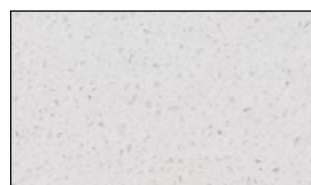
Downpipe & Windows
Dune



Timber Post (if applicable)
Polar Bear 7



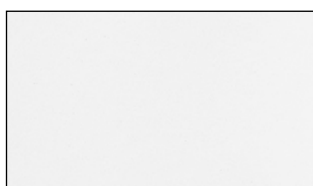
Bathroom/Ensuite Benchtop
Cinnamon Ash



Bathroom/Ensuite Base
Luna White



Garage Door
Dune



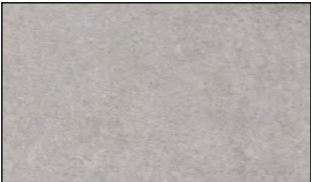
Cladding & Front Door
Balsa 1

Pre-selected Colour Options

DARK CONTEMPORARY



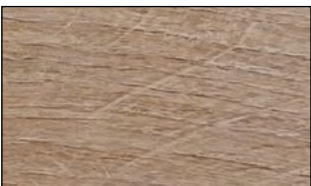
INTERNAL SELECTIONS



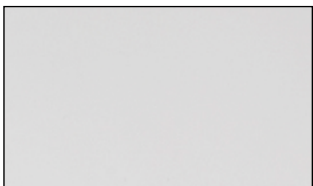
Floor Tiles
Connect Lunar 400 x 400



Carpet
Island – Dark Slate



Timber Flooring
Marquis – Vintage Oak

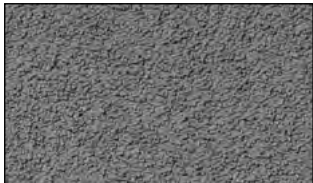


Paint Colour
Moon & Stars

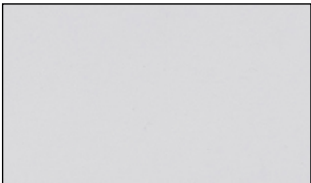
EXTERNAL SELECTIONS



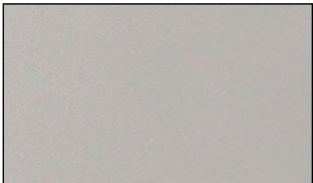
Render Colour 1
Charcoal Grey



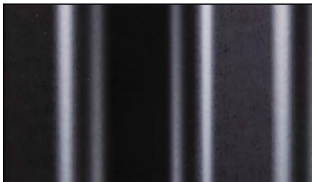
Render Colour 2
Graphite Grey



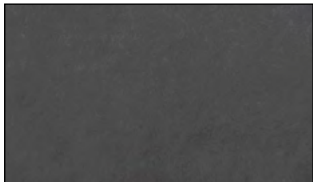
Kitchen Splashback
United White Satin 100 x 300



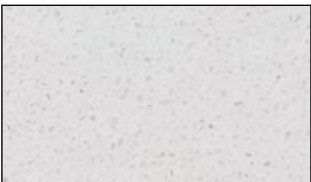
Overhead Cabinet Laminate
Formica – Stony Grey



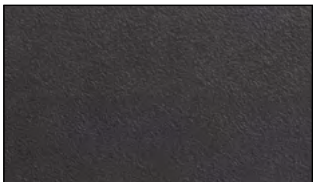
Colorbond Roof
Monument



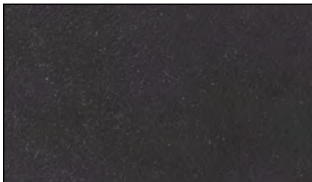
Gutter & Fascia
Woodland Grey



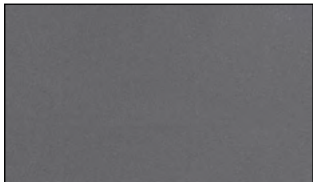
Kitchen Benchtop
Luna White



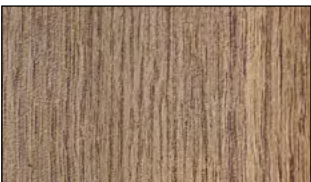
Base Cabinet Laminate
Deep Anthracite



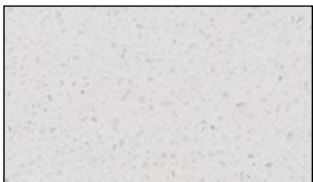
Plumbing & Windows
Monument



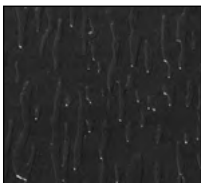
Timber Post (if applicable)
Graphite Grey



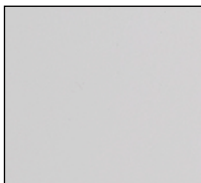
Bathroom/Ensuite Benchtop
Sapporo Oak



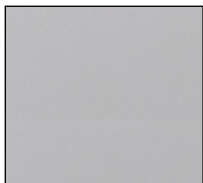
Bathroom/Ensuite Base
Luna White



Garage Door
Monument



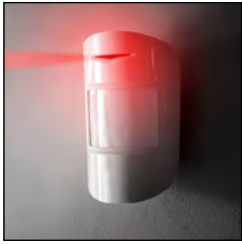
Cladding
Moon & Stars



Front Door
Charcoal Grey

Finishes Selection

TURNKEY INCLUSIONS



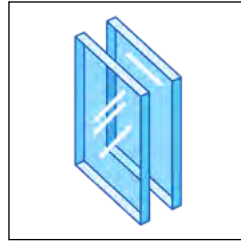
Alarm



Letterbox



Blinds



Double Glazed Windows

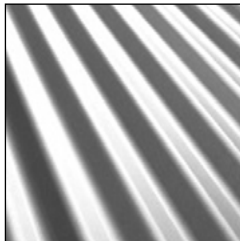


Clothesline

EXTERNAL INCLUSIONS



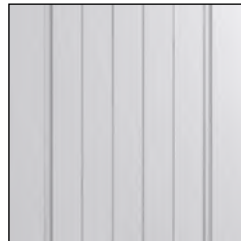
Colorbond Sectional overhead garage door. Slimline profile



Colorbond Roof. Colour as per selection.



Entrance Door Option 2. Vaucluse XV10

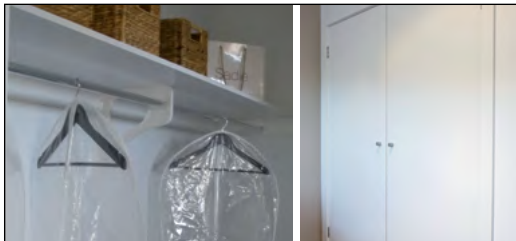


Entrance Door Option 1. Vaucluse XV18

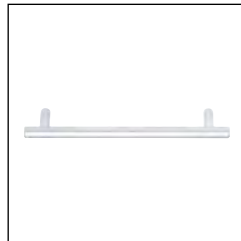


Entry Door Terrace Entrance Set Bright chrome finish

INTERNAL INCLUSIONS



Wardrobes. Flush-panel Door – Hinged Only



Cabinet Handles. Studio – Chrome Plated. Matt Finish



Robe Handles. Studio – Chrome Plated. Polished Finish



Door Handles. Amelia Passage Leverset Bright Chrome Finish



Splashbacks. Ceramic wall tiles (300x100)



Benchtops. 20mm Square Edge Quantum Zero Benchtop With 16mm Shadowline



Kitchen Sink. Stylus 1.75 Bowl Sink



Sink Mixer. Basis R1 Sink Mixer – Chrome

Finishes Selection

WET AREA INCLUSIONS



Baths.
Clark Round Back to Wall Freestanding Bath



Clark Round II
Rail Shower



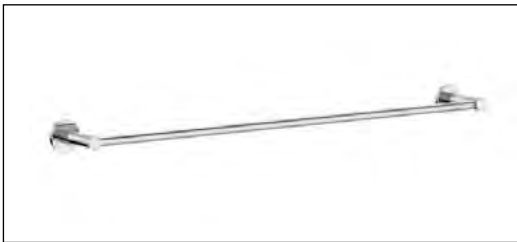
Basis R1 Bath/Shower
Mixer – Chrome



Stylus Prima II Closed
Coupled Soft Close



Toilet Roll Holders.
Round Toilet Roll Holder



Towel Rails.
Round Single Towel Rail –600mm



Basins.
Square 400 Insert
Vanity Basin



Basins.
Basis R1 Basin Mixer
– Chrome



MODERN NEUTRAL – COLOUR OPTION



EIGHT HOMES

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All photos and floorplans are for illustrative purposes only and may show upgraded and/or promotional items. Eight Homes does not provide furniture, décor, landscaping and decking. Please refer to house specific inclusions and working drawings for all details. Lot widths and lot depths are based on standard plans with standard facade. Due to estate requirements and council guidelines, some lot requirements may vary.