

Good  
to be  
**HOME.**



[GEELONGHOMES.COM.AU](http://GEELONGHOMES.COM.AU)

# It's all included

COLORBOND®  
ROOF

ARTUSI  
APPLIANCES

CLARK TAPS  
& BATHWARE

HAYMES PAINT

GAINSBOROUGH  
HARDWARE

FLOORWORLD  
CARPET &  
UNDERLAY

VOLARE TILES  
& FLOORING

PROFESSIONAL  
COLOUR  
CONSULTATION



ask us for a copy  
of our standard  
inclusions.





# We build **every** home like it's our own

Locally owned family business, Geelong Homes was established in 1995 at a time when there was a genuine demand for beautifully built homes at an affordable price. Many things have changed in the years that have passed but our core values have remained the same. We're still local, using local trades and suppliers, and we are still committed to building the highest quality home at the most affordable price.

We've been a mainstay in this community because we are Geelong—local people who live and breathe the lifestyle that our great region has to offer. You'll see us at your local cafe, local footy match or the local schoolyard. The homes we build are homes that we would want to live in ourselves—beautiful affordable homes that allow a homeowner to make the most of our great regional lifestyle.

At Geelong Homes we build every home like it's our own.

RANGE	NAME	LOT WIDTH (MIN)	LOT DEPTH (MIN)	BED	BATH	LIVING	GARAGE	STOREY	PAGE
Compact range	Harriott 118	8.5m	22m	3	2	1	1	1	10
	Buchanan 139	8.5m	25m	3	2	1	1	1	11
	Harper 147	8.5m	29m	3	2	1	1	1	12
	Monterey 164	10.5m	28m	3	2	1	2	1	13
	Yarra 119	10.0m	23m	2	1	1	1	1	14
	Yarra 139	10.5m	25m	3	2	1	1	1	15
	Caraway 129	10.5m	21m	3	2	1	1	1	16
	Melaluka 156	12.5m	21m	3	2	1	2	1	17
Essential range	Minerva 169	12.5m	25m	3	2	1	2	1	20
	Bickford 174	12.5m	28m	3	2	2	2	1	21
	Oakwood 183	12.5m	25m	3	2	2	2	1	22
	Arcadia 206	12.5m	30m	4	2	2	2	1	23
	Thornhill 212	12.5m	28m	4	2	2	2	1	24
	Camden 139	14m	23m	3	2	1	1	1	26
	Camden 142	14m	23m	4	2	1	1	1	27
	Clarence 132	14m	21m	3	2	1	1	1	28
	Clarence 140	14m	22m	4	2	1	1	1	29
	Riverside 221	14m	28m	3	2	2	2	1	30
	Riverside 246	14m	30m	4	2	2	2	1	31
	Flinders 235	14m	28m	4	2	2	2	1	32
	Flinders 268	14m	32m	4	2	3	2	1	33
	Macarthur 231	16m	28m	4	2	1	2	1	34
	Macarthur 247	16m	30m	4	2	2	2	1	35
	Noble 191	12.5m	23m	4	2	1	1	2	37
	Noble 196	12.5m	23m	4	2	2	1	2	38
	Noble 224 RL	12.5m	23m	4	2	2	1	2	39
Acreage range	Barrabool 212	Acreage	Acreage	3	2	1	2	1	42
	Barrabool 285	Acreage	Acreage	4	2	2	2	1	43
	Hamilton 320	Acreage	Acreage	4	2	3	2	1	44
Terrace range	Fenwick 168	18.6m	29m	3	2	2	1	1	47
	Coronation 198	14.5m	30m	3	2	2	1	2	48
	Coronation 211	14.5m	30m	4	2	2	1	2	49

# Your new home journey

At Geelong Homes, we're dedicated to delivering you a beautiful home with our transparent and seamless process.

1

Choosing  
your home



Your new home consultant will help you decide on the perfect home for your lifestyle and will provide you with a proposal.

2

Deposit



A \$2000 commitment will get you on your way and finalise your plans.





3

### Preliminary plans



A set of working drawings will be presented to you to check over before we prepare your contract plans.

4

### Style studio



This is the fun part! One of our colour consultants will guide you through the selection of your home's colours, fixtures and fittings.

5

### Contract



Your new home consultant will guide you through the MBVA contract details before you sign your new home contract on that day.

6

### Construction begins



It's time for us to get our hands dirty. We are now ready to start the construction of your new home.

7

### Move in

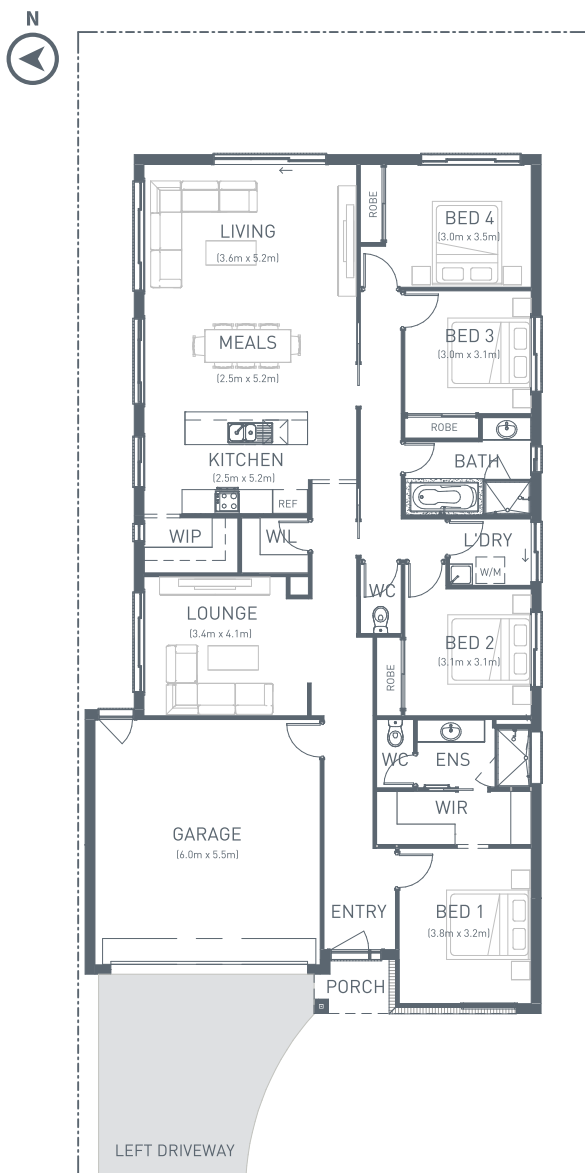


**You are now the official owner of your new Geelong Homes home.**

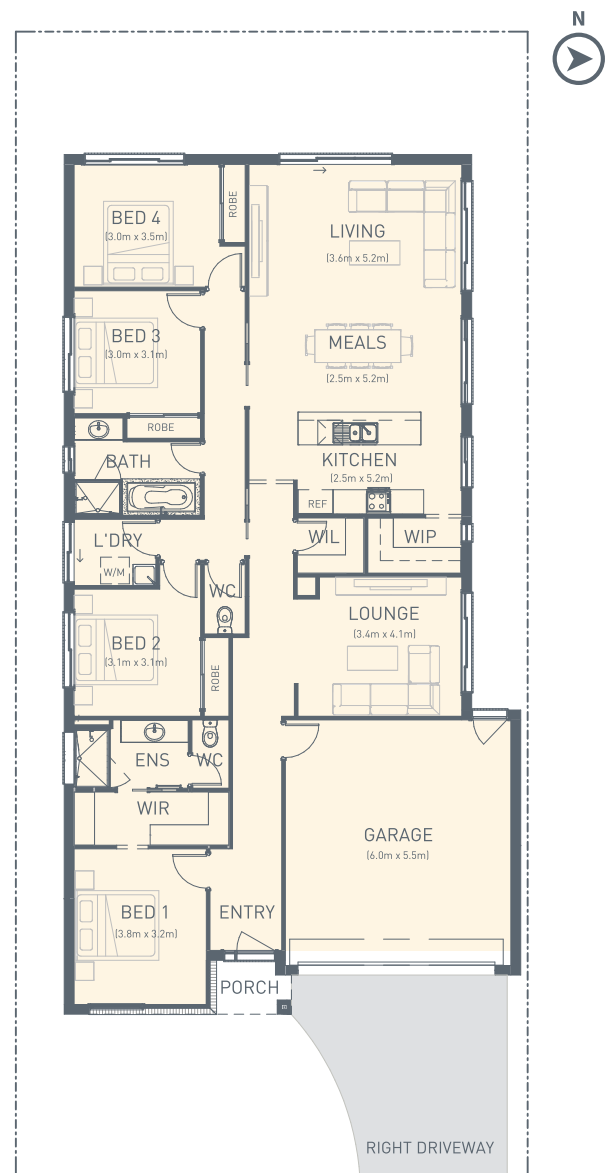


# Floor plans that can flip

Our standard floor plans can be **mirrored\*** and **flipped\*** to take advantage of the north sun and to suit the position of your driveway.



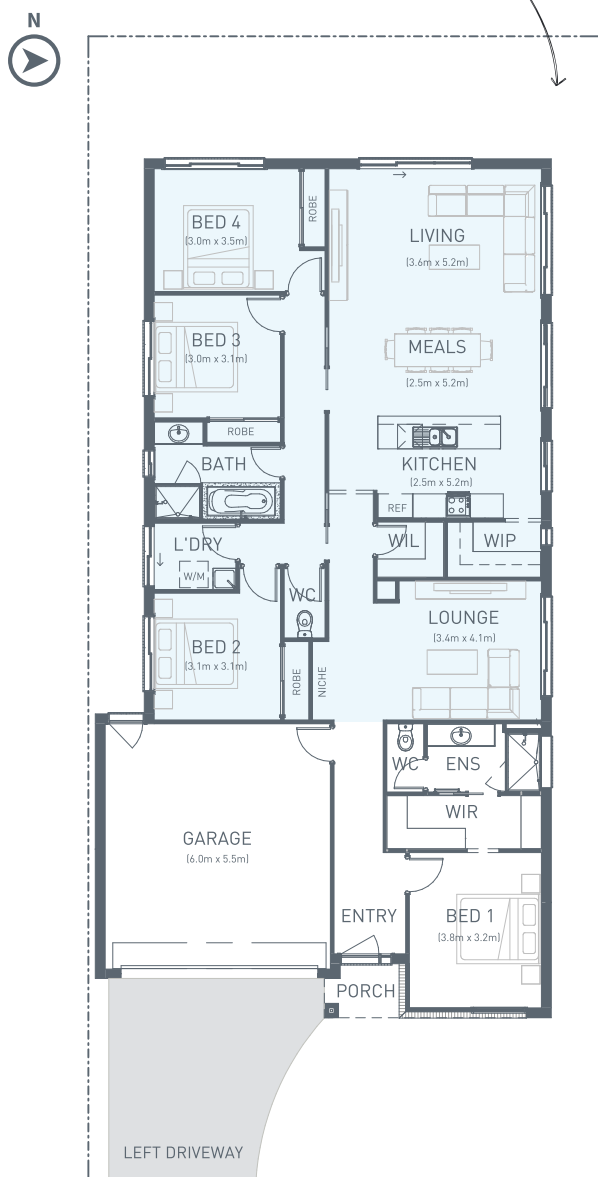
THORNHILL 212



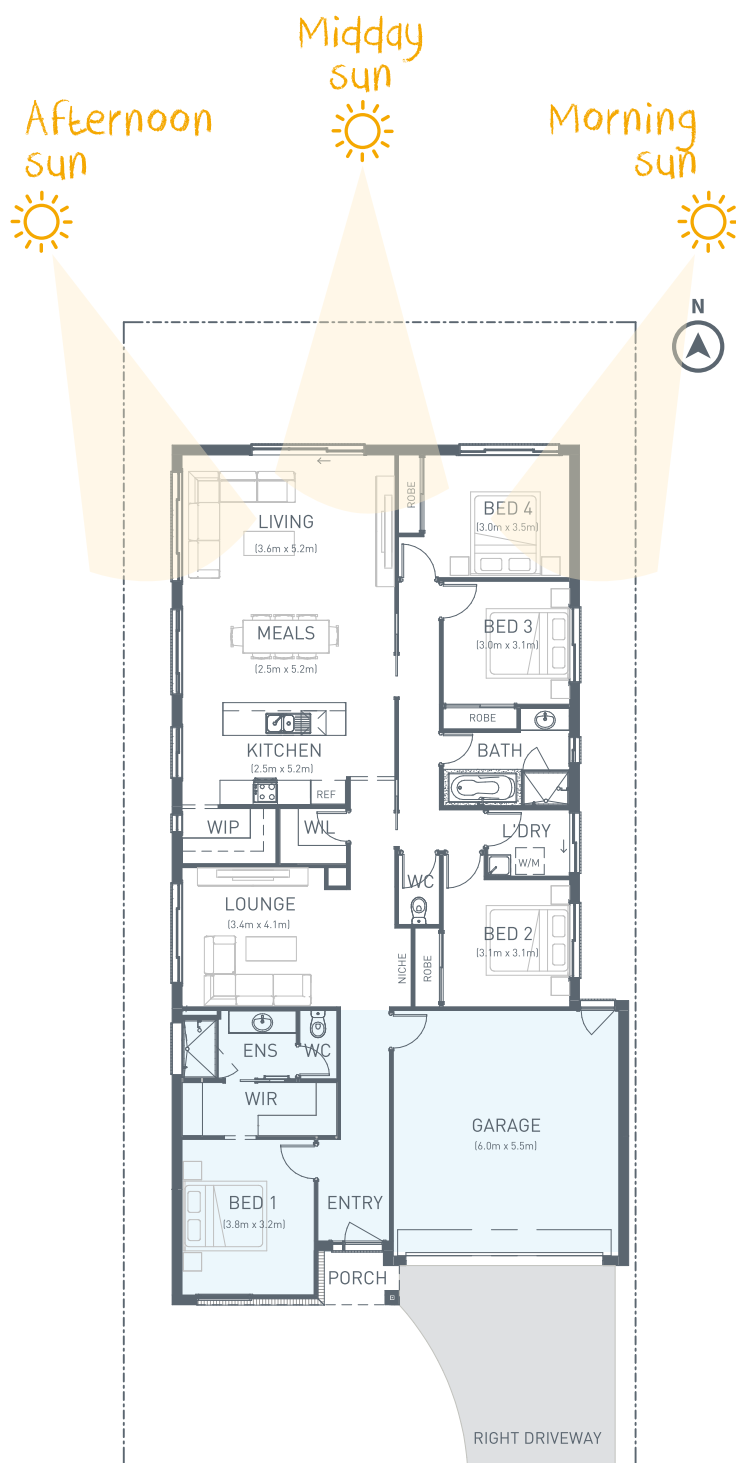
THORNHILL 212 **MIRROR**

this mirrored floorplan  
suits a right hand driveway

The rear of the home is flipped to maximise the aspect of the sun into the living areas



THORNHILL 212 REAR FLIP



THORNHILL 212 FRONT FLIP

\* Available on most floor plans. Additional costs will apply.

# Compact range





CLASSIC FACADE



TRADITIONAL FACADE



"Everyone in the team from sales through to site provided helpful advice and a high level of attention to detail. We love our new home and it wouldn't have been possible without all your help."

**BRENTON, ARMSTRONG CREEK**

CONTEMPORARY FACADE



BUNGALOW FACADE



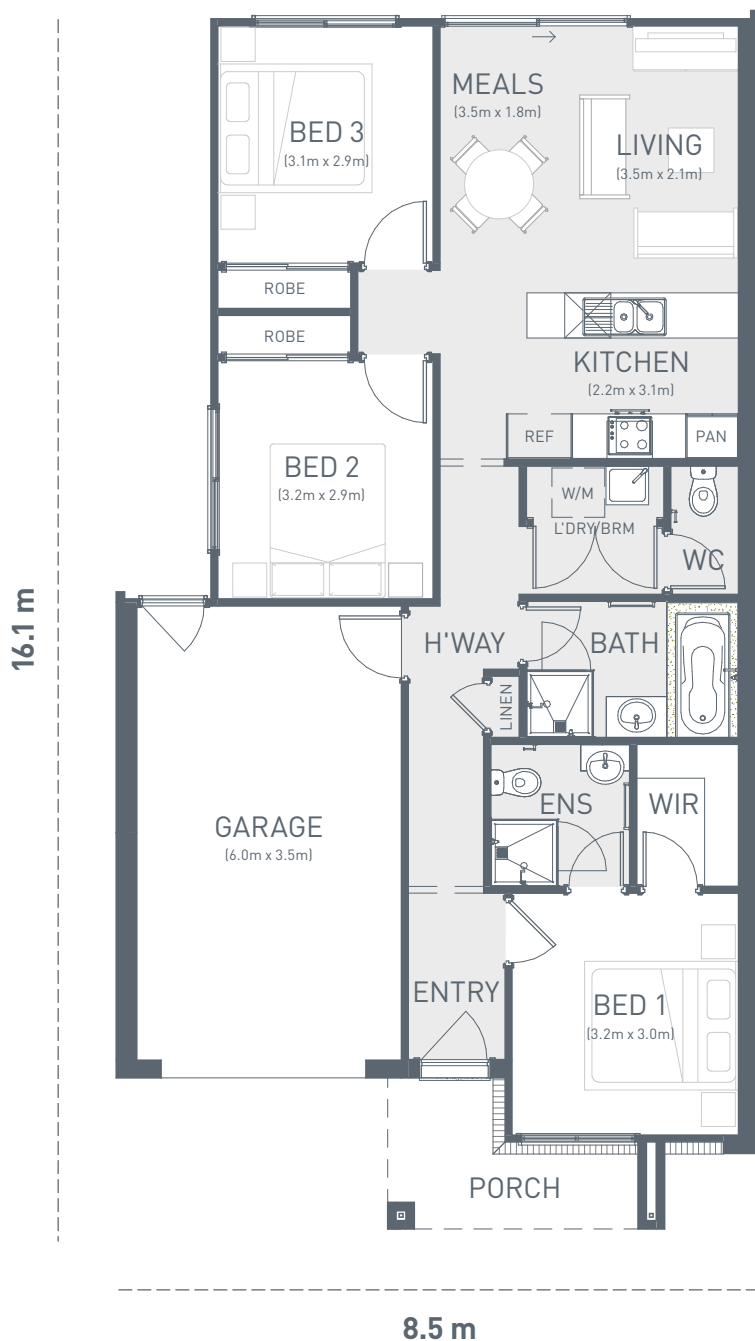
COASTAL FACADE



TO FIT  
LOT WIDTH

8.5m

MINIMUM LOT DEPTH 22m



← Ideal home  
for first  
home buyers

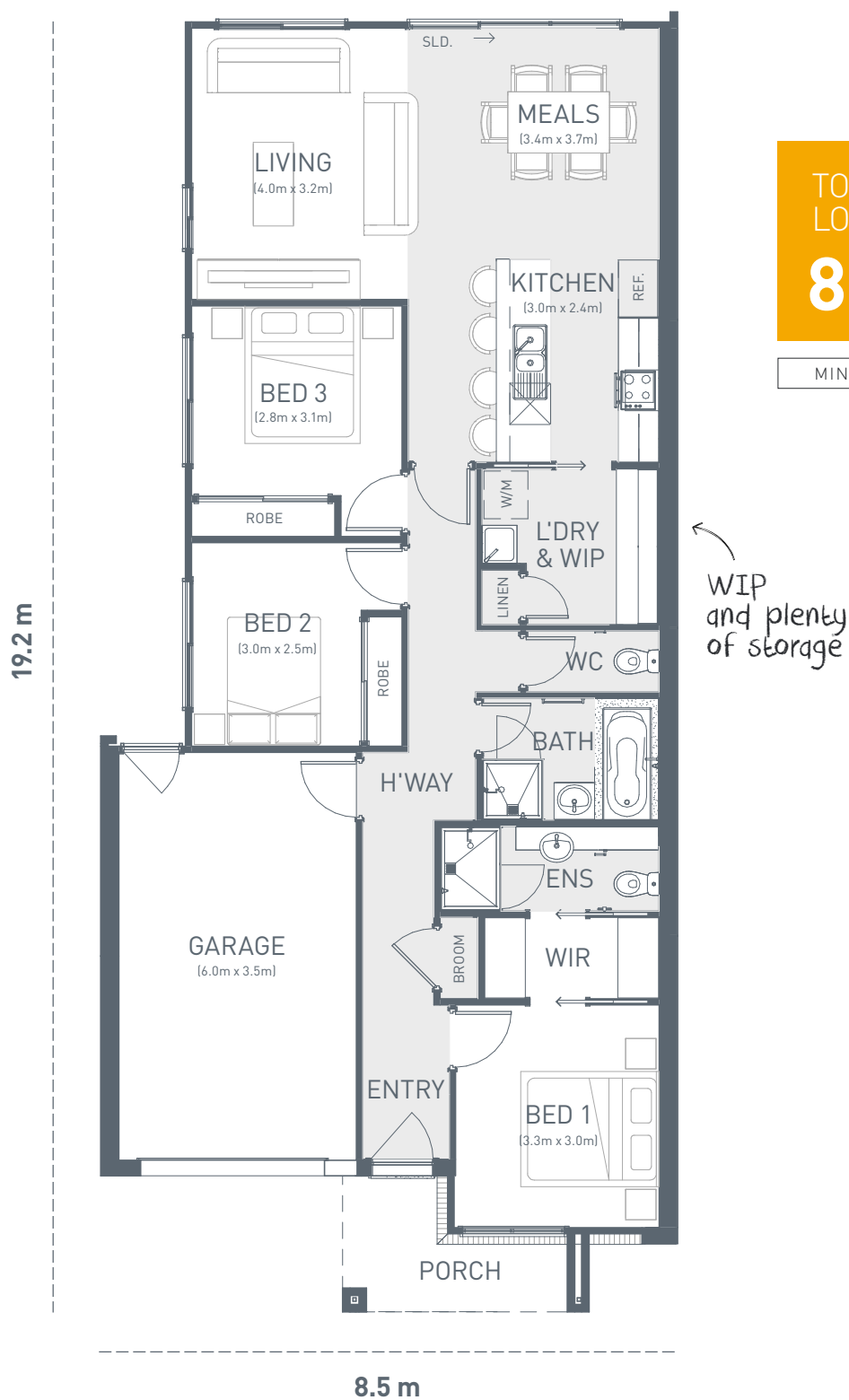
## HARRIOTT 118

The **Harriott 118** has been designed to suit compact blocks with an 8.5m frontage making it a perfect entry level home for first home buyers.

Comprising of a master bedroom complete with an ensuite and walk-in robe, plus two additional bedrooms both with robes. The kitchen, living and meals area is a functional area to relax and with European appliances you'll be preparing home cooked meals with ease.



Residence	88.5m <sup>2</sup>	9.5sq
Garage	24.5m <sup>2</sup>	2.6sq
Porch	5.4m <sup>2</sup>	0.6sq
<b>Total</b>	<b>118.4m<sup>2</sup></b>	<b>12.7sq</b>



## BUCHANAN 139

The **Buchanan 139** is a compact designed home ideally suited for blocks with an 8.5m width.

The master bedroom features a walk-in robe that flows onto the ensuite and includes a generous size shower. The open planned living/meals kitchen is a clever design with space to entertain friends at the breakfast bar or to relax in your cozy living area. The kitchen features a walk-in pantry and space saving laundry with storage for linen.



Residence	110.0m <sup>2</sup>	11.9sq
Garage	24.5m <sup>2</sup>	2.6sq
Porch	5.0m <sup>2</sup>	0.5sq
<b>Total</b>	<b>139.5m<sup>2</sup></b>	<b>15.0sq</b>



TO FIT  
LOT WIDTH

8.5m

MINIMUM LOT DEPTH 29m

22.7 m



Lots of  
natural light

## HARPER 147

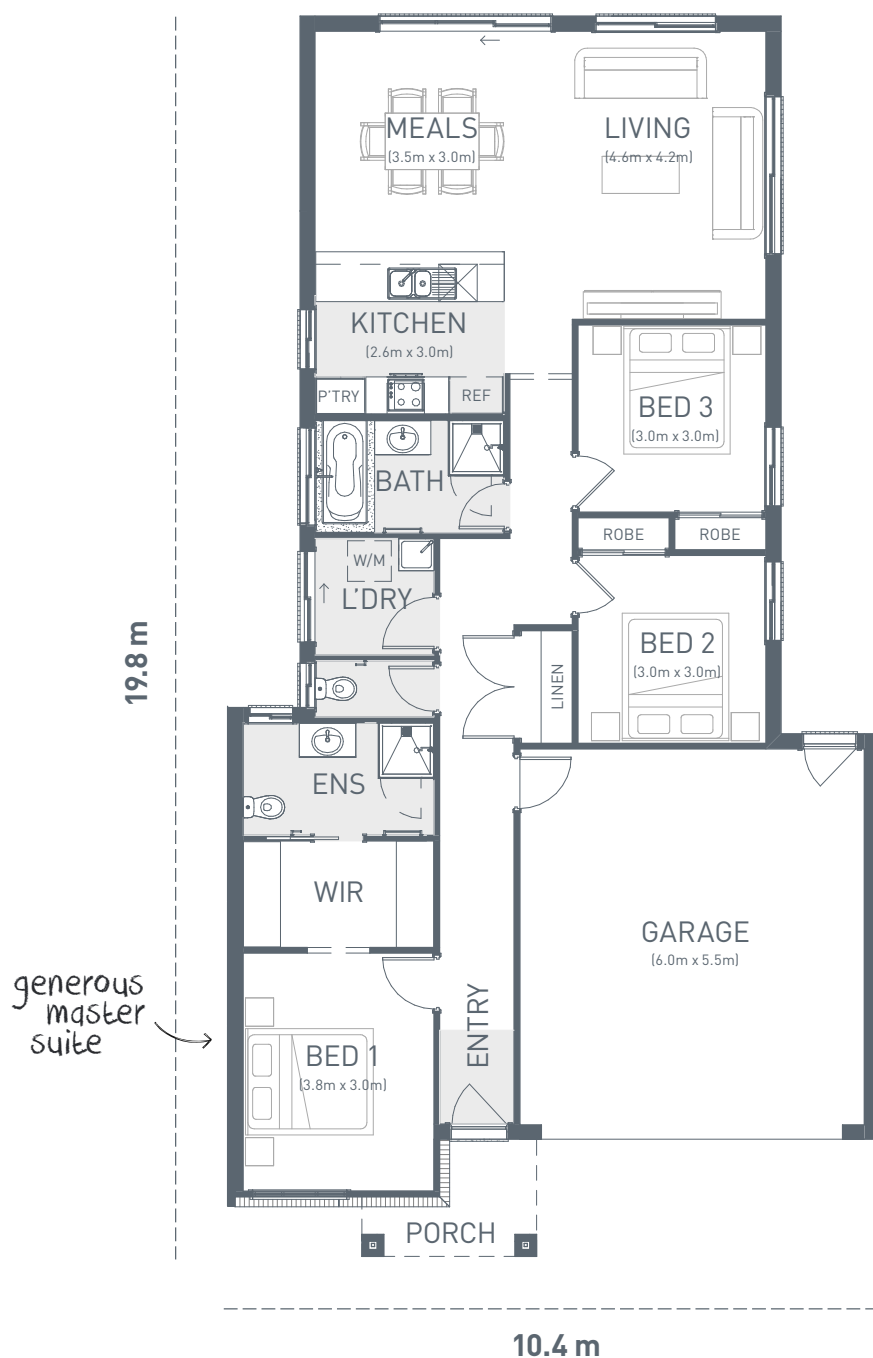
8.5 m

The **Harper 147** packs a lot of home into a block with an 8.5m width.

The master bedroom of this design is spacious and features a walk-in robe that flows through to the ensuite. The ensuite is functional and includes the luxury of a large shower. Two additional bedrooms are centrally located off the main hallway. The hub of this home is the kitchen/living/meals area which is light filled and has been designed to add an optional alfresco. The kitchen features a generous size walk-in pantry with space to hide the fridge. This home also features a separate laundry with storage.



Residence	117.8m <sup>2</sup>	12.7sq
Garage	24.7m <sup>2</sup>	2.7sq
Porch	4.5m <sup>2</sup>	0.5sq
<b>Total</b>	<b>147.0m<sup>2</sup></b>	<b>15.9sq</b>



TO FIT  
LOT WIDTH

10.5m

MINIMUM LOT DEPTH 28m

## MONTEREY 164

The **Monterey 164** is the perfect home for first home buyers entering the property market or investors.

Fitting neatly on to a 10.5m width block, this home offers three double bedrooms, including the master with a generous walk-in robe and ensuite. This home is a great choice at an affordable price.

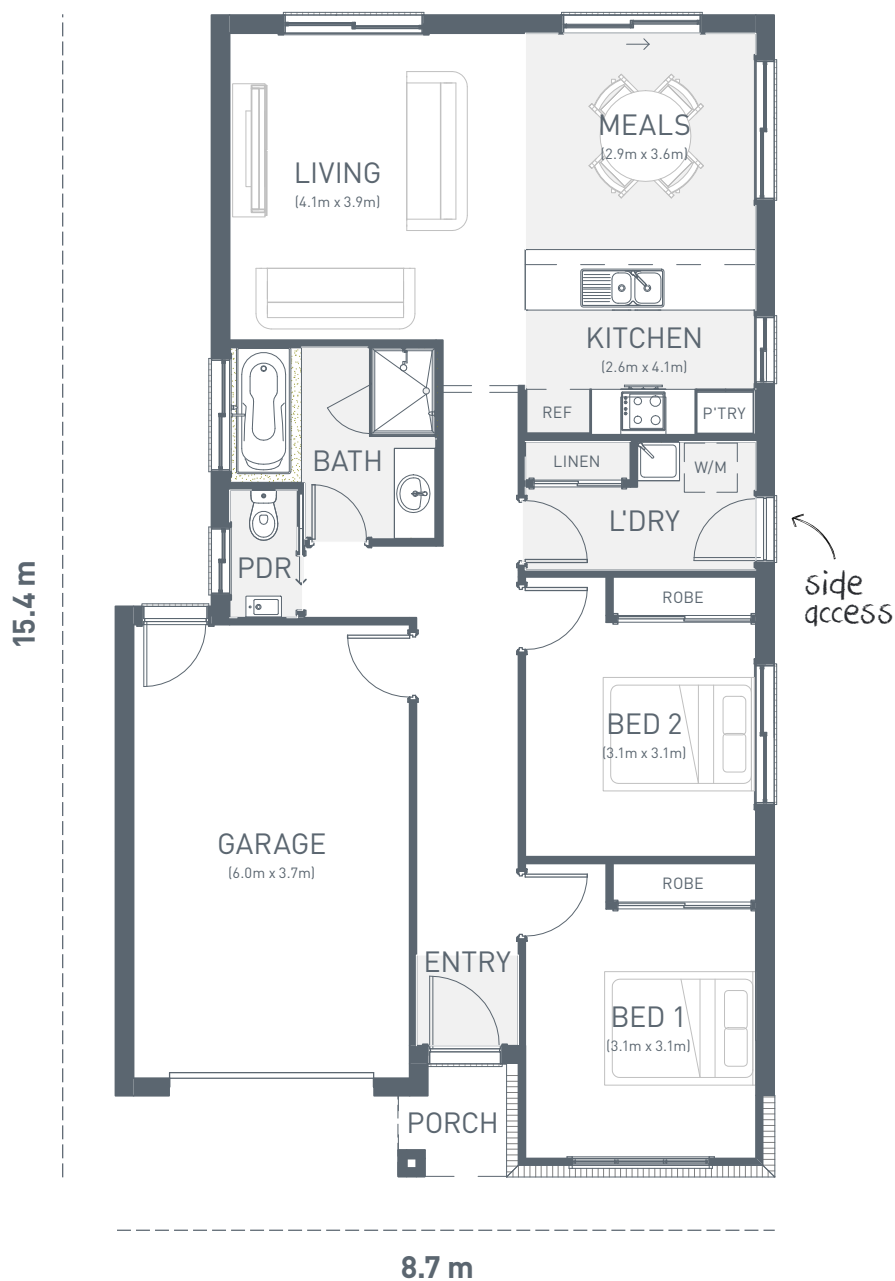


Residence	123.4m <sup>2</sup>	13.3sq
Garage	36.5m <sup>2</sup>	3.9sq
Porch	3.7m <sup>2</sup>	0.4sq
<b>Total</b>	<b>163.6m<sup>2</sup></b>	<b>17.6sq</b>

TO FIT  
LOT WIDTH

10m

MINIMUM LOT DEPTH 23m



## YARRA 119

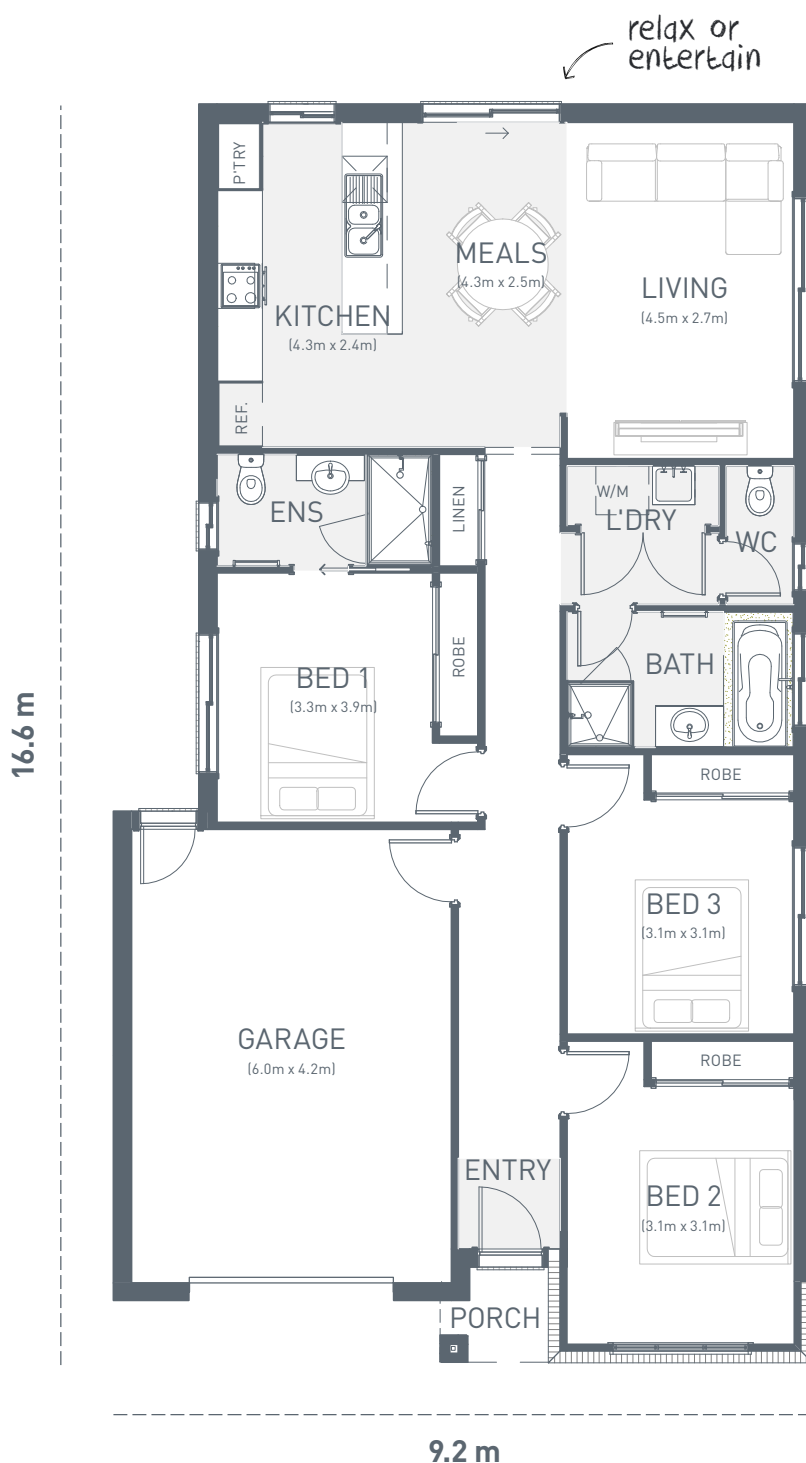
The **Yarra 119** is a compact home that makes the most of every inch of space.

Designed for small blocks, the Yarra 119 makes an ideal choice for first home buyers and downsizers. Featuring an open plan living area that is light and bright and opens out to the backyard, two bedrooms each with robes, a bathroom with a generous shower and storage in the laundry, this design will be a comfortable choice for people looking for a compact home.



Residence	93.2m <sup>2</sup>	10.0sq
Garage	24.5m <sup>2</sup>	2.4sq
Porch	1.9m <sup>2</sup>	0.2sq
<b>Total</b>	<b>119.6m<sup>2</sup></b>	<b>12.6sq</b>





TO FIT  
LOT WIDTH

10.5m

MINIMUM LOT DEPTH 25m

## YARRA 139

The **Yarra 139** is a clever space-saving home for small blocks.

This three-bedroom home, has a central hallway that creates distinct zones between the bedrooms and the living space. The master bedroom has an ensuite which includes a large shower and two further bedrooms have easy access to the main bathroom. The open plan kitchen and living area at the rear of the home are light filled and well connected to the outdoors.

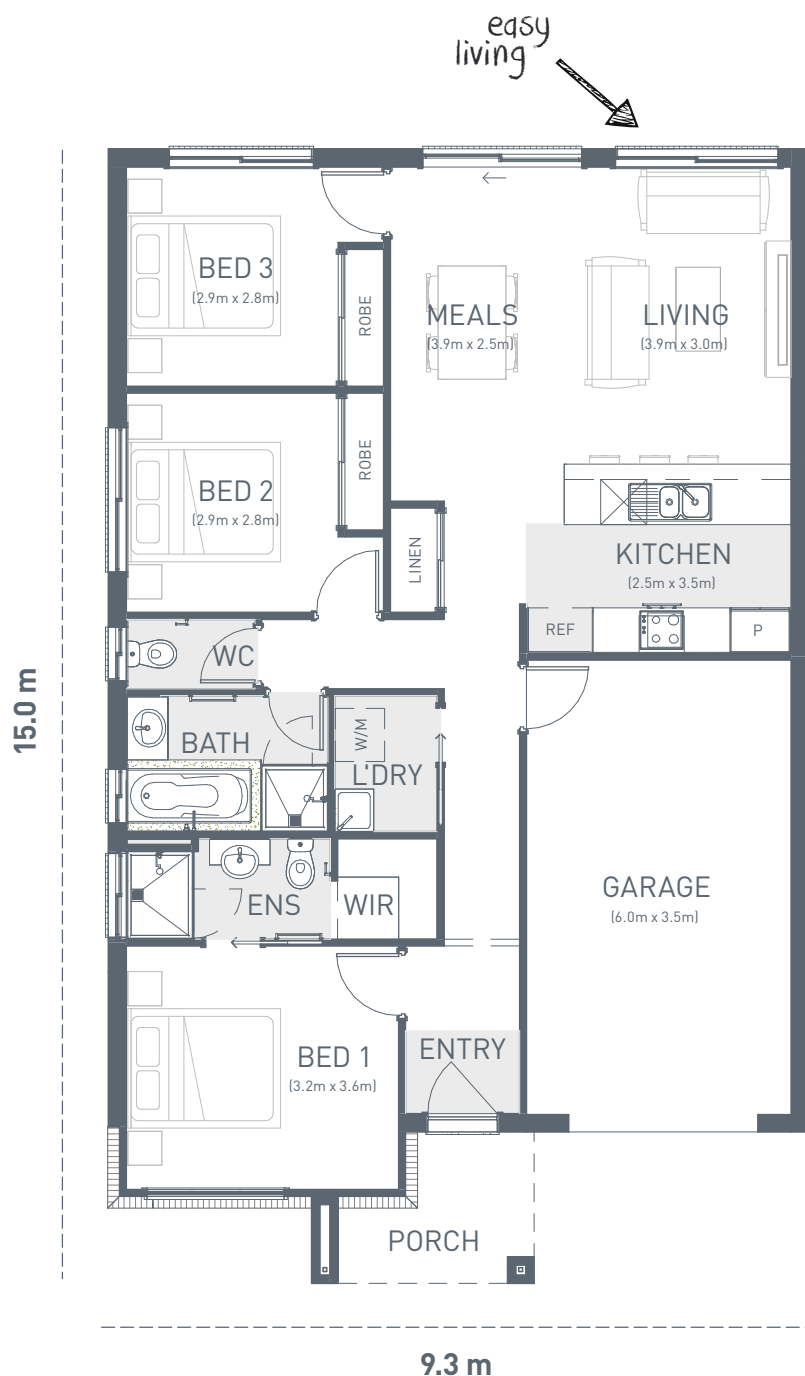


Residence	108.9m <sup>2</sup>	11.7sq
Garage	29.0m <sup>2</sup>	3.1sq
Porch	1.6m <sup>2</sup>	0.2sq
<b>Total</b>	<b>139.5m<sup>2</sup></b>	<b>15.0sq</b>

TO FIT  
LOT WIDTH

10.5m

MINIMUM LOT DEPTH 22m



## CARAWAY 129

The **Caraway 129** has been designed for compact blocks, offering all you need in a three bedroom home.

The master bedroom comes complete with a walk-in robe and ensuite that has a generous sized shower. Complete with an open plan kitchen and living area this little home is a delight.

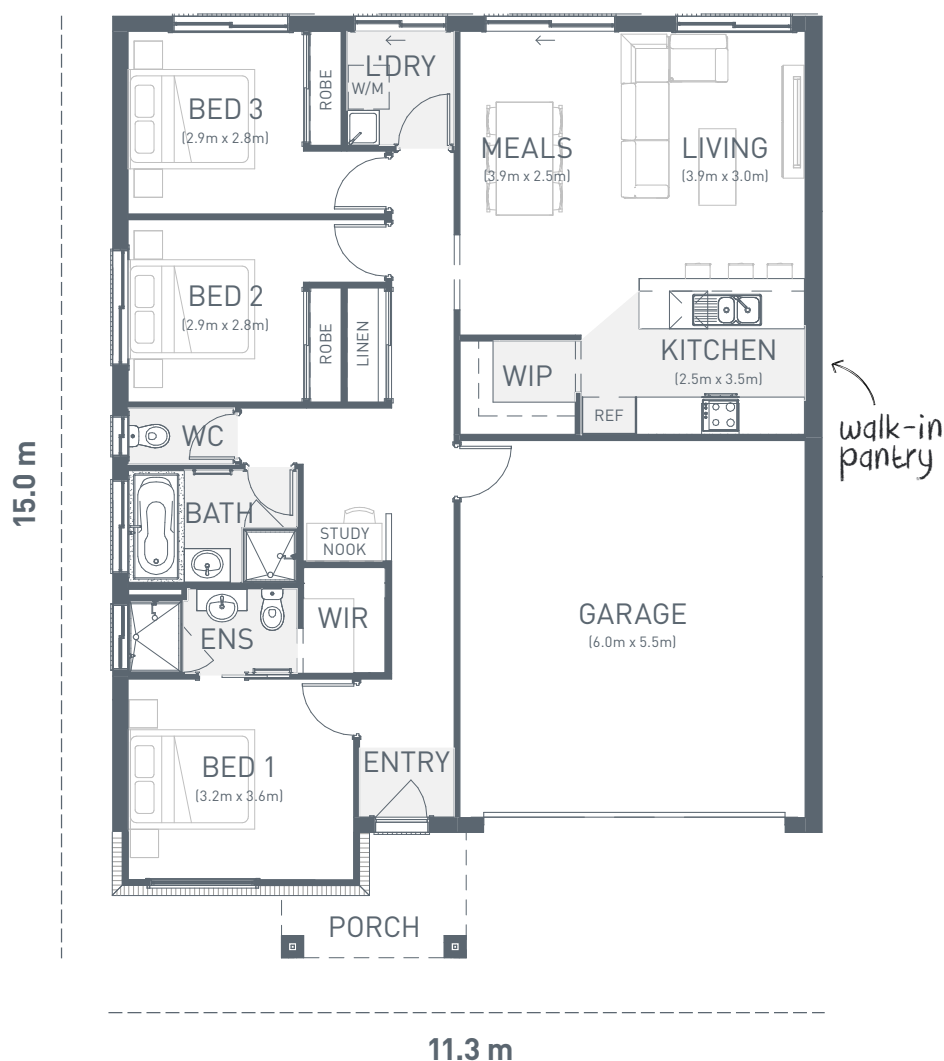


Residence	101.5m <sup>2</sup>	10.9sq
Garage	23.5m <sup>2</sup>	2.5sq
Porch	4.5m <sup>2</sup>	0.5sq
<b>Total</b>	<b>129.5m<sup>2</sup></b>	<b>13.9sq</b>

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 21m



## MELALUKA 156

The **Melaluka 156** is a compact three bedroom home with many features for a home of this size.

Home chefs will enjoy cooking up a storm in the kitchen, which comes complete with a walk-in pantry. The home also boasts a study nook, which is cleverly located in the entry hallway away from the hustle and bustle of the main living area.



Residence	115.0m <sup>2</sup>	12.4sq
Garage	36.0m <sup>2</sup>	3.9sq
Porch	4.5m <sup>2</sup>	0.5sq
<b>Total</b>	<b>155.5m<sup>2</sup></b>	<b>16.8sq</b>



# Essential range



CLASSIC FACADE



TRADITIONAL FACADE



CONTEMPORARY FACADE



"From beginning to end it was a great experience. Geelong Homes staff are friendly and professional. My new home consultant was very helpful throughout the process and my site supervisor was in constant contact with updates. I love my new home."

**ROBYN, TORQUAY**

COASTAL FACADE



BUNGALOW FACADE

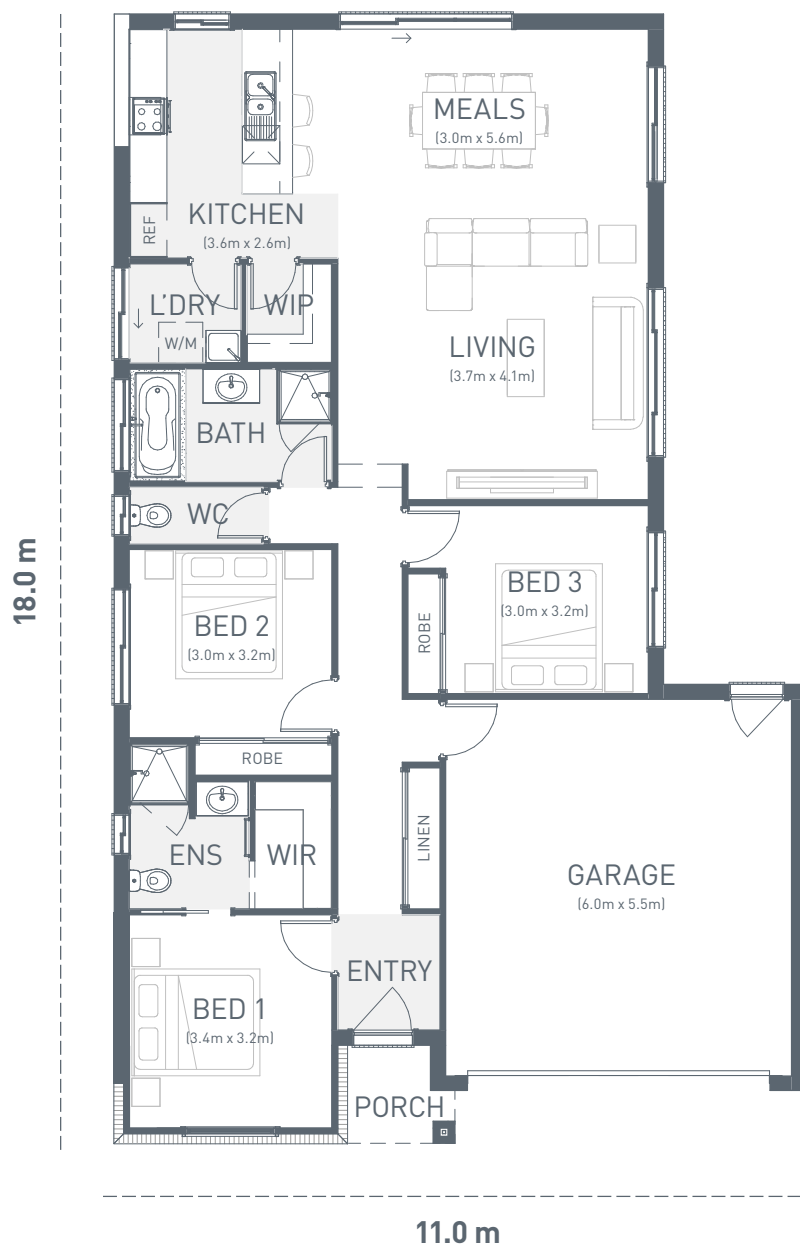


TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 25m

functional  
kitchen



## MINERVA 169

The **Minerva 169** is a functional three bedroom home with lots of charm.

The open plan living and kitchen is the heart of the home where everyone will come together. This home offers plenty of storage, including walk-in pantry to the kitchen and a generous linen cupboard to the entry. This is the perfect home for investors, first home buyers and young families.



Residence	130.1m <sup>2</sup>	14.0sq
Garage	36.9m <sup>2</sup>	4.0sq
Porch	2.4m <sup>2</sup>	0.3sq
<b>Total</b>	<b>169.4m<sup>2</sup></b>	<b>18.3sq</b>



18.7 m



10.9 m

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 28m

## BICKFORD 174

**Zoned living is what makes the Bickford 174 the perfect home for families.**

The master bedroom and lounge are located at the front of the home, while the kids' bedrooms, main bathroom and separate WC are zoned to the rear. Families can then come together to eat and relax in the spacious open plan kitchen/meals area.



Residence	135.1m <sup>2</sup>	14.5sq
Garage	36.4m <sup>2</sup>	3.9sq
Porch	2.7m <sup>2</sup>	0.3sq
<b>Total</b>	<b>174.2m<sup>2</sup></b>	<b>18.7sq</b>

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 25m

18.0 m



11.2 m

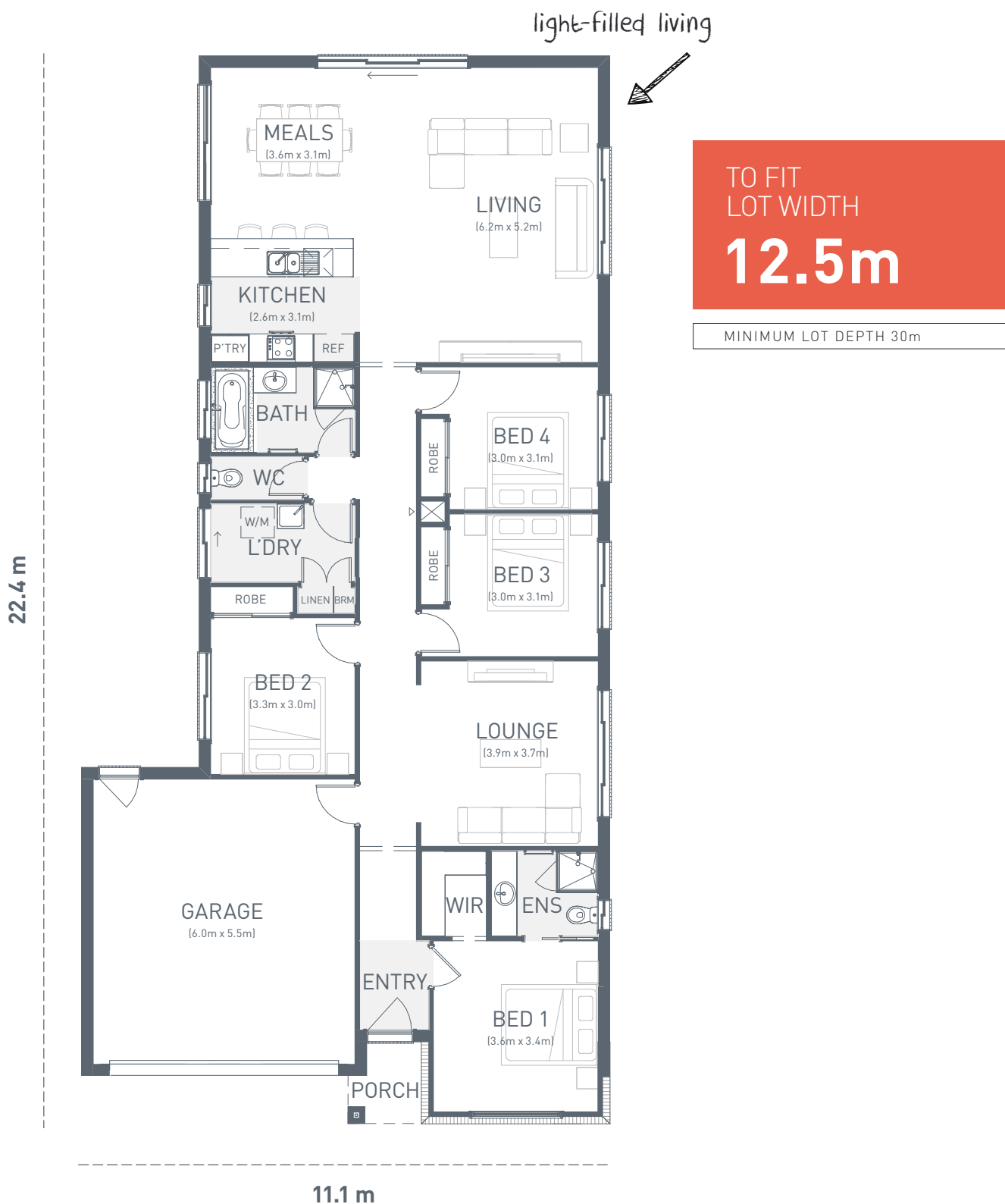
## OAKWOOD 183

If you are looking for a home that maximises the use of space the **Oakwood 183** design is ideal for you.

The master bedroom including ensuite and generous walk-in robe is located at the front of the home. Two additional double bedrooms including generous robes and lounge are positioned in their own private wing, at the rear of the home. With large open plan living and generous kitchen, complete with an island bench, everyone has ample room to feel comfortable in this home.



Residence	142.6m <sup>2</sup>	15.3sq
Garage	37.8m <sup>2</sup>	4.1sq
Porch	2.3m <sup>2</sup>	0.2sq
<b>Total</b>	<b>182.7m<sup>2</sup></b>	<b>19.6sq</b>



## ARCADIA 206

The **Arcadia 206** packs a whole lot of living into this great little design.

Parents will enjoy their own haven with the master bedroom, ensuite, walk-in robe and separate lounge located at the front of the home. The central hallway flows past three additional double bedrooms to the open plan living and kitchen. With plenty of windows, this space will be filled with natural light and views of the surrounding gardens. Everyone will feel at home in the Arcadia 206.



Residence	167.1m <sup>2</sup>	18.0sq
Garage	36.9m <sup>2</sup>	4.0sq
Porch	2.4m <sup>2</sup>	0.3sq
<b>Total</b>	<b>206.4m<sup>2</sup></b>	<b>22.3sq</b>

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 28m

21.0 m



## THORNHILL 212

If you've been dreaming of a contemporary home that embraces the family life, then the **Thornhill 212** is right for you.

The secluded master bedroom has a large walk-in robe and ensuite with a separate WC. A further three double bedrooms are located in a zoned wing off the main living area, allowing kids or visitors peace and privacy. The separate formal lounge is perfect as a parents' retreat or can be closed off and used as a media room. The functional kitchen boasts a large walk-in pantry. The generous walk-in linen cupboard in the hallway is another great storage solution.



Residence	173.1m <sup>2</sup>	18.6sq
Garage	37.1m <sup>2</sup>	4.0sq
Porch	2.3m <sup>2</sup>	0.2sq
<b>Total</b>	<b>212.5m<sup>2</sup></b>	<b>22.8sq</b>

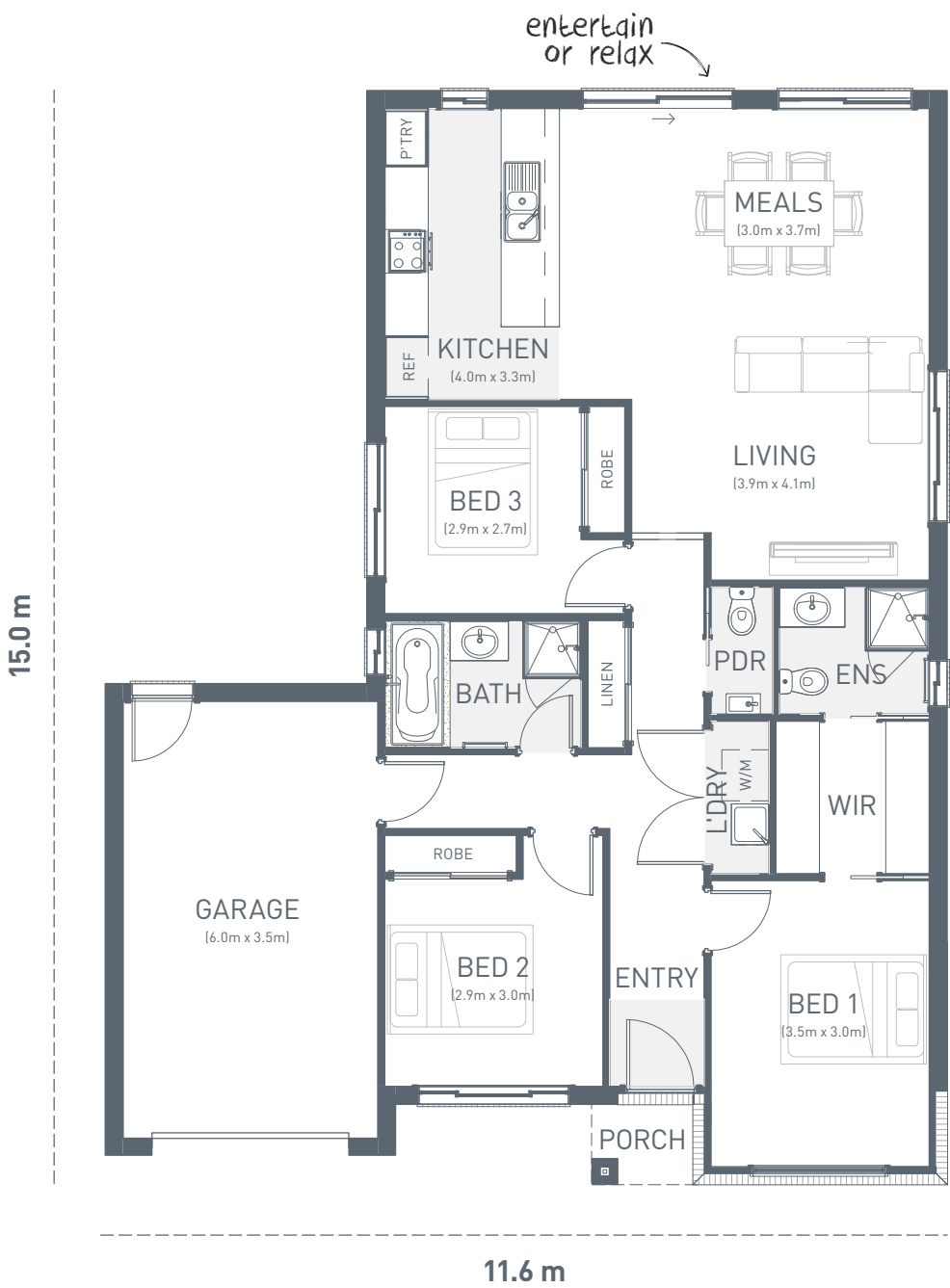




Perfect  
choice for  
subdivisions!

TO FIT  
LOT WIDTH  
**14m**

MINIMUM LOT DEPTH 23m



# CAMDEN 139

The **Camden 139** is a functional compact home with a spacious feel.

The master bedroom in this home ticks all the boxes with its walk-in robe and ensuite. The open plan kitchen and living area with large windows and sliding door leading out to the yard, is a great space to entertain and gather everyone together after a busy day. The main bathroom of the home is centrally located. A space-saving European laundry has easy access to the linen cupboard and bedrooms.



Residence	113.7m <sup>2</sup>	12.2sq
Garage	24.2m <sup>2</sup>	2.6sq
Porch	1.5m <sup>2</sup>	0.2sq
<b>Total</b>	<b>139.6m<sup>2</sup></b>	<b>15.0sq</b>

Perfect  
choice for  
subdivisions!

TO FIT  
LOT WIDTH

14m

MINIMUM LOT DEPTH 23m



## CAMDEN 142

The **Camden 142** is ideal for a sub-divided block or blocks with a shorter depth.

The master bedroom provides a sanctuary for parents and includes a walk-in robe that leads through to the ensuite. The kitchen, living and meals area is the hub of this home and opens out to the backyard through sliding doors. A space saving European laundry is found in the central hallway and has easy access to the linen cupboard.



Residence	116.9m <sup>2</sup>	12.6sq
Garage	24.4m <sup>2</sup>	2.6sq
Porch	0.9m <sup>2</sup>	0.1sq
<b>Total</b>	<b>142.2m<sup>2</sup></b>	<b>15.3sq</b>

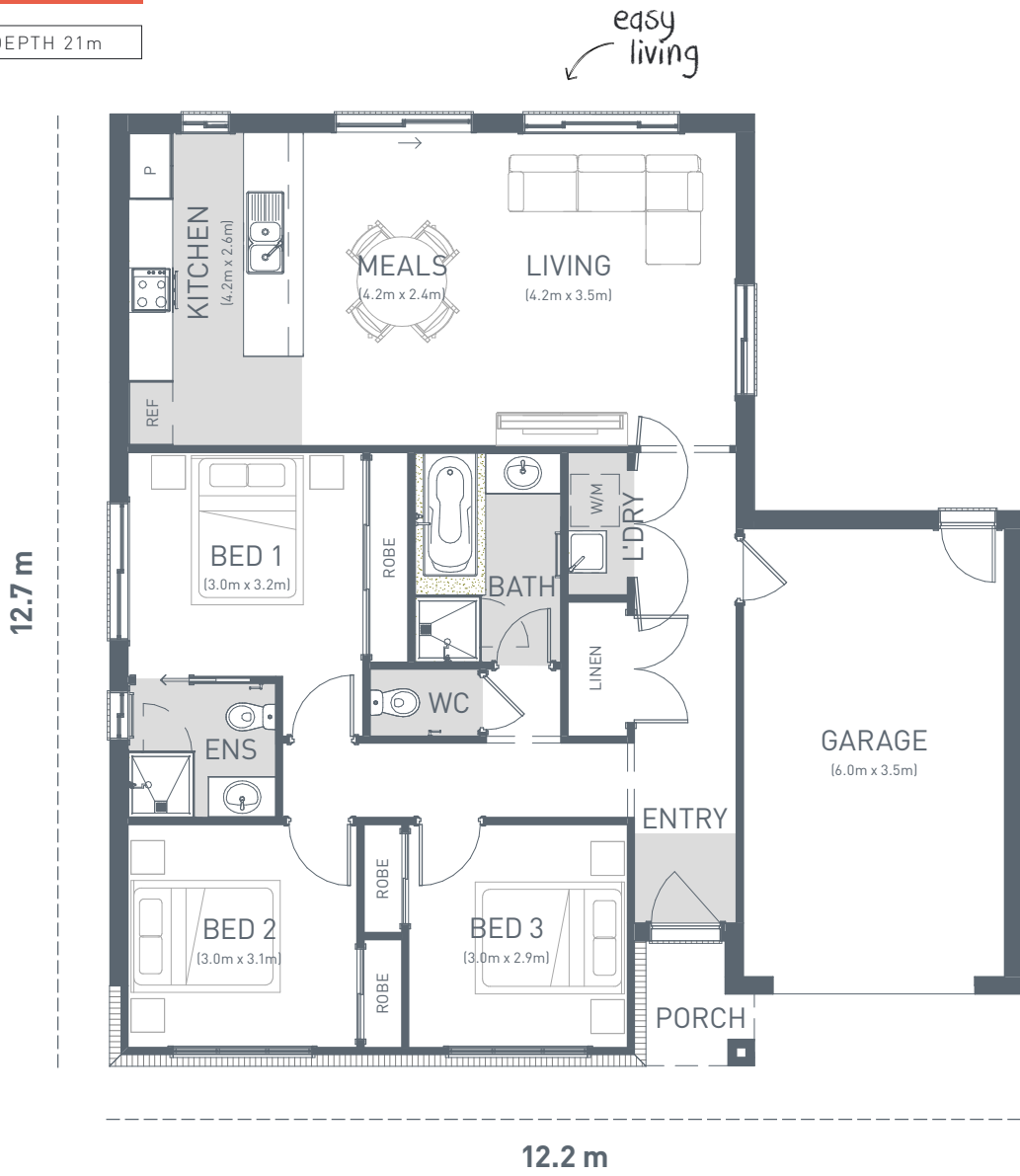
This home only comes with the Classic or Bungalow Facade.

While best endeavours have been used to provide information in this publication that is true and accurate, Geelong Homes and related entities accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein. Minimum block size is subject to developer requirements.

Perfect  
choice for  
subdivisions!

TO FIT  
LOT WIDTH  
**14m**

MINIMUM LOT DEPTH 21m



# CLARENCE 132

The **Clarence 132** is a modern and efficient home that will appeal to the savvy investor.

Three bedrooms are zoned to the front of the home and all include built-in robes with the master bedroom having the added feature of an ensuite. At the rear of the home is a light-filled open plan living area which is an inviting space to entertain guests. A space saving European laundry and linen cupboard are neatly tucked away in the hallway.



Residence	106.1m <sup>2</sup>	11.4sq
Garage	24.8m <sup>2</sup>	2.7sq
Porch	2.3m <sup>2</sup>	0.2sq
<b>Total</b>	<b>133.2m<sup>2</sup></b>	<b>14.3sq</b>

Perfect  
choice for  
subdivisions!

TO FIT  
LOT WIDTH

**14m**

MINIMUM LOT DEPTH 22m



## CLARENCE 140

If you're looking for a home suitable for a sub-division, the **Clarence 140** is a great choice.

With four bedrooms all coming off a central hallway, the Clarence 140 is a functional design that will appeal to young people sharing a home or families alike. The large master bedroom includes a walk-in robe and ensuite. The heart of this home is its open plan kitchen and living area which has plenty of natural light and is a good space to entertain friends. A European laundry and separate linen cupboard are conveniently hidden away within the hallway.



Residence	113.8m <sup>2</sup>	12.2sq
Garage	24.3m <sup>2</sup>	2.6sq
Porch	2.4m <sup>2</sup>	0.2sq
<b>Total</b>	<b>140.5m<sup>2</sup></b>	<b>15.0sq</b>

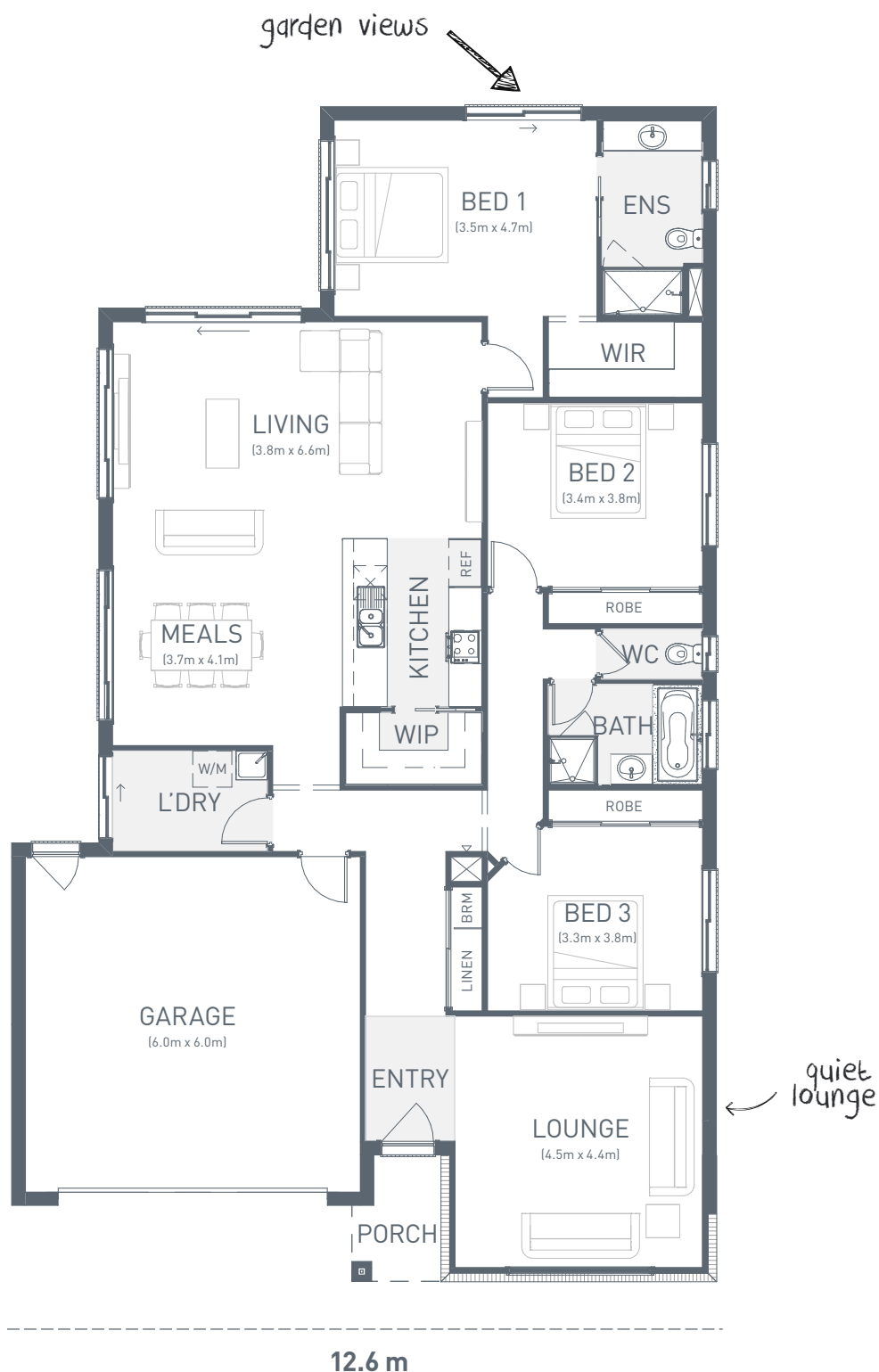


TO FIT  
LOT WIDTH

14m

MINIMUM LOT DEPTH 28m

21.0 m



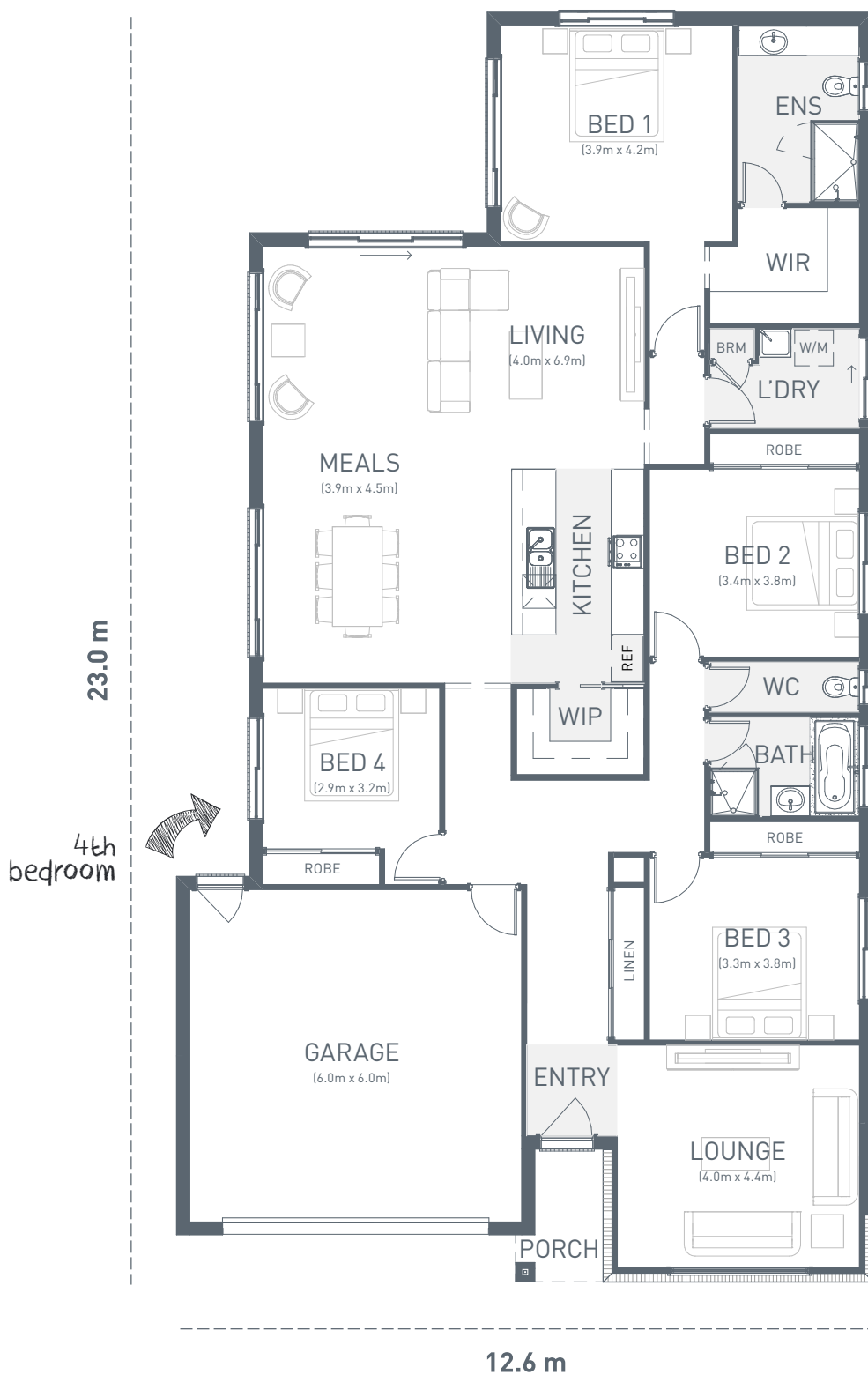
## RIVERSIDE 221

**Everyone will have room to move, play or relax in the Riverside 221.**

This spacious family home includes three large bedrooms with the master bedroom located at the rear of the home, featuring sliding doors to the backyard. With a large walk-in robe and generous sized shower in the ensuite, you will love the secluded wing of this home. Riverside 221 has been designed for entertaining with sliding doors opening out to the backyard from the open plan living area. Featuring two separate living spaces and a kitchen with generous walk-in pantry, this home is sure to impress.



Residence	177.6m <sup>2</sup>	19.1sq
Garage	40.3m <sup>2</sup>	4.3sq
Porch	3.3m <sup>2</sup>	0.3sq
<b>Total</b>	<b>221.2m<sup>2</sup></b>	<b>23.7sq</b>



TO FIT  
LOT WIDTH

14m

MINIMUM LOT DEPTH 30m

## RIVERSIDE 246

The complete family home, the **Riverside 246** is the bigger sister of our Riverside 221.

With four bedrooms and ample living space there's plenty of room for larger families. The kitchen forms the heart of the home complete with walk-in pantry and island bench, overlooking the open-plan meals and living areas. An additional lounge located to the front of the home will be a great place for the kids to watch movies or as a quiet haven away from the hustle and bustle.



Residence	202.1m <sup>2</sup>	21.8sq
Garage	40.5m <sup>2</sup>	4.4sq
Porch	3.3m <sup>2</sup>	0.3sq
<b>Total</b>	<b>245.9m<sup>2</sup></b>	<b>26.5sq</b>

TO FIT  
LOT WIDTH

14m

MINIMUM LOT DEPTH 28m

20.9 m



## FLINDERS 235

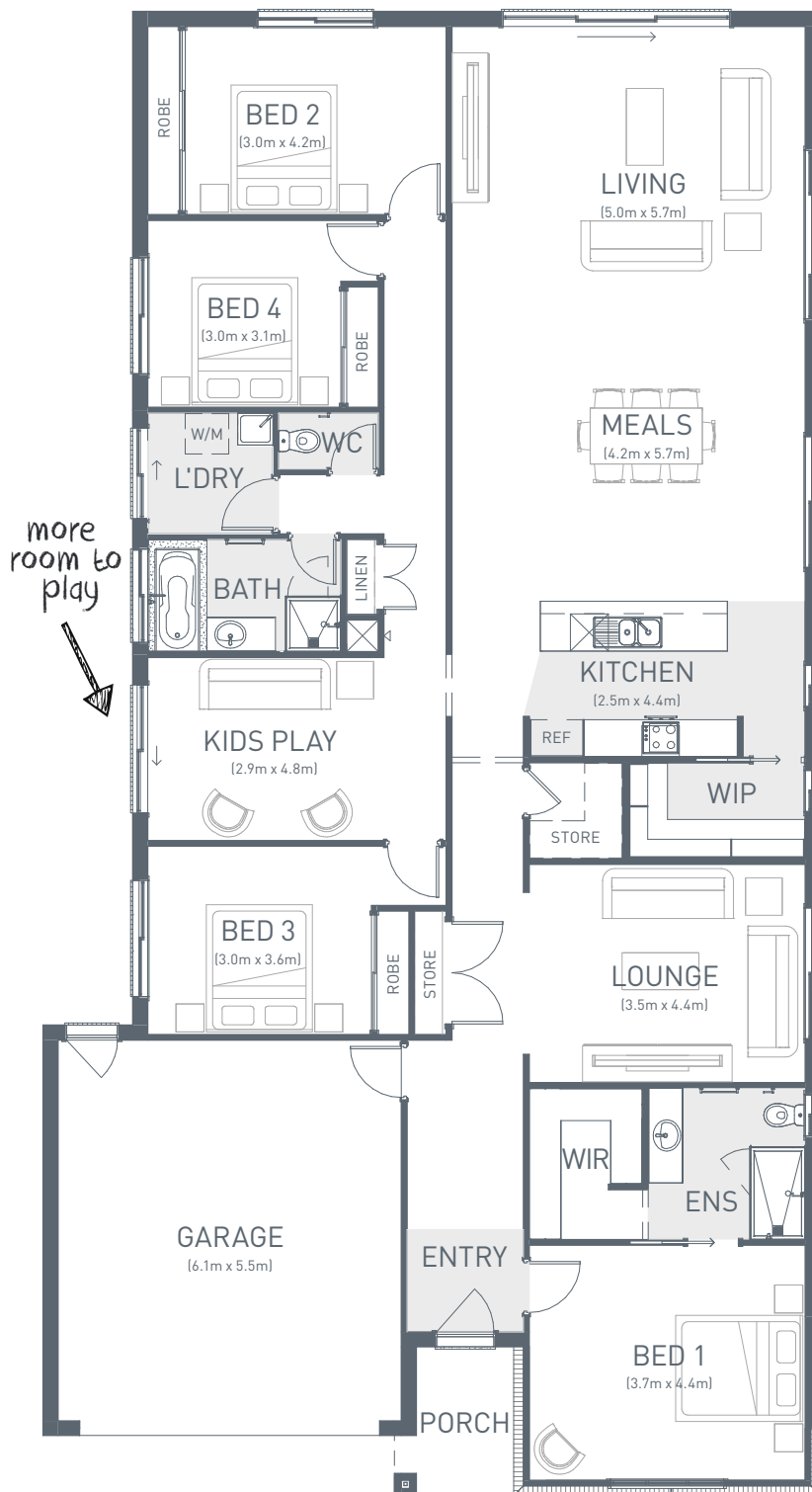
Designed with three distinct zones including a parents' retreat, kids wing and an open plan kitchen/ living area, the Flinders 235 is ideal for a busy family.

The open plan kitchen and living allows the natural light to filter into the central hub of the home. The kitchen features all the modern appliances, including a well thought out walk-in pantry, helping to keep the kitchen clutter free. This design also includes a study nook which is perfect for working from home. It's hard not to fall in love with the design and lifestyle that the Flinders 235 offers.



Residence	194.6m <sup>2</sup>	21.0sq
Garage	36.4m <sup>2</sup>	3.9sq
Porch	3.9m <sup>2</sup>	0.4sq
<b>Total</b>	<b>235.0m<sup>2</sup></b>	<b>25.3sq</b>

23.8 m



12.5 m

TO FIT  
LOT WIDTH

14m

MINIMUM LOT DEPTH 31m

more room to play

large lounge

## FLINDERS 268

If you are looking for a family home that ticks all the boxes then you won't be able to look past the Flinders 268.

The big sister of our Flinders 235 this is truly a home families can grow into. With three living areas including kids' play area, lounge and an open plan living/kitchen that will be the hub of the home. Everyone will feel "Good to be HOME" in the Flinders 268.

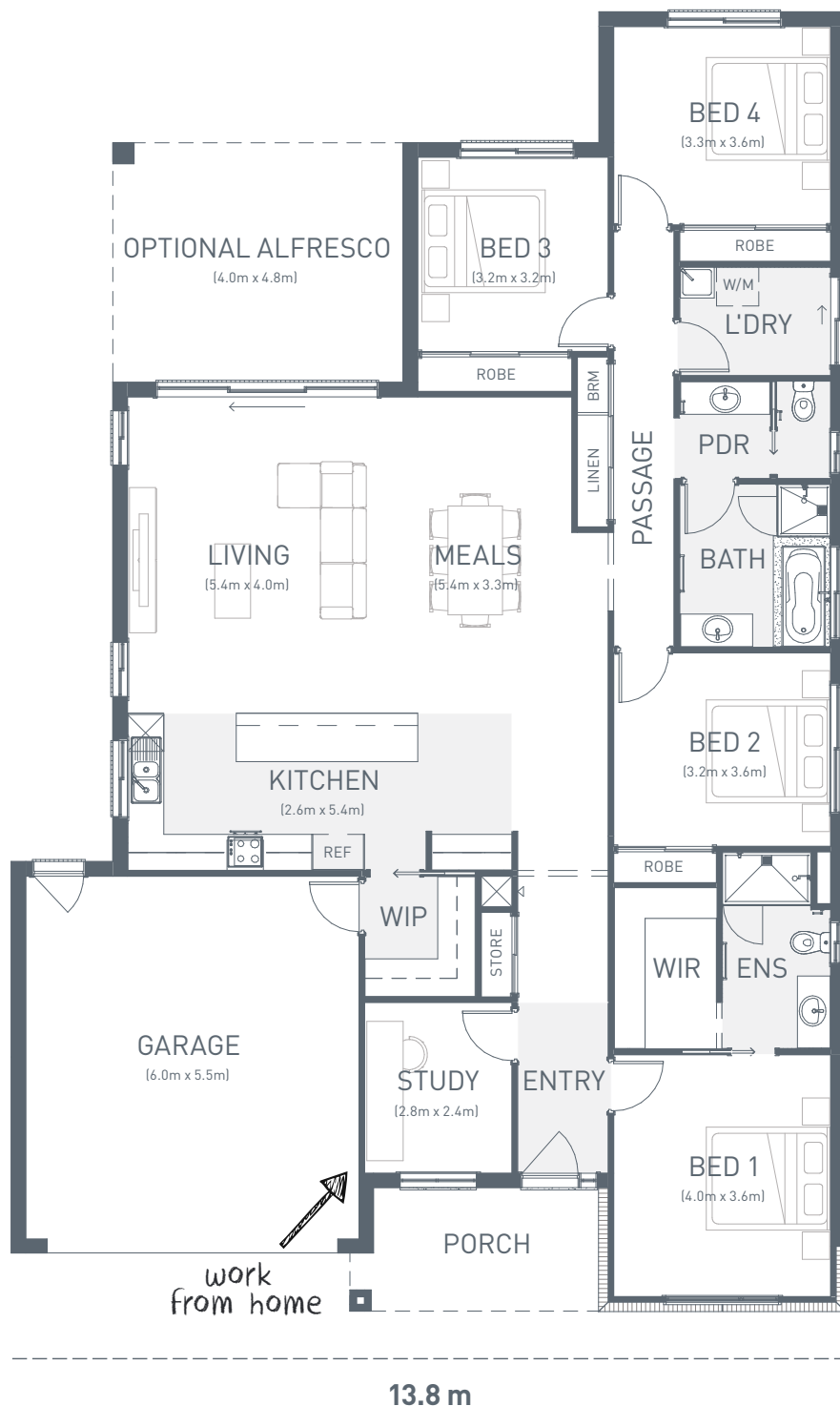


Residence	226.7m <sup>2</sup>	24.4sq
Garage	37.1m <sup>2</sup>	4.0sq
Porch	4.1m <sup>2</sup>	0.4sq
<b>Total</b>	<b>267.9m<sup>2</sup></b>	<b>28.8sq</b>

TO FIT  
LOT WIDTH  
**16m**

MINIMUM LOT DEPTH 28m

21.5 m



## MACARTHUR 231

Family life is made easy with the **Macarthur 231** and its design that suits a wide frontage.

A secluded master bedroom with ensuite and walk-in robe, plus separate study creates a distinct zone at the front of the home. Doors lead to an open plan living area and L-shaped kitchen with island bench and walk-in pantry with garage access. A second wing creates a kids zone with three bedrooms, a bathroom, powder room and laundry.



Residence	185.4m <sup>2</sup>	19.9sq
Garage	37.3m <sup>2</sup>	4.0sq
Porch	8.0m <sup>2</sup>	0.9sq
<b>Total</b>	<b>230.7m<sup>2</sup></b>	<b>24.8sq</b>





## MACARTHUR 247

Live large with the **MacArthur 247**. Suited to blocks with a wide frontage, this home is a functional design for a household that wants room to spread out with ease.

The front of this home is for resting, relaxing and studying consisting of the master bedroom with walk-in robe and ensuite, lounge room and study. The heart of the home is the open plan living area and well-appointed kitchen including a walk-in pantry with garage access. With a separate wing for the remaining bedrooms, bathroom, powder room and laundry, this home has zones to appeal to all family members.



Residence	202.2m <sup>2</sup>	21.7sq
Garage	37.3m <sup>2</sup>	4.0sq
Porch	8.1m <sup>2</sup>	0.9sq
<b>Total</b>	<b>247.6m<sup>2</sup></b>	<b>26.6sq</b>

## CLASSIC FACADE



## TRADITIONAL FACADE



Images are an artist impression. Whilst the best endeavours have been used to provide information in this publication that is true and accurate, Geelong Homes accept no responsibility and disclaim all liability in respect to any errors or inaccuracies it may contain. Prospective purchasers should make their own enquiries to verify the information contained herein.

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 23m



## NOBLE 191

**Designed for families looking for a low maintenance home, the two storey Noble 191 is suitable for small blocks.**

The master bedroom which includes a walk-in robe and ensuite is located on the ground floor. The rear of the home is where everyone will come together in the open plan living, meals and kitchen. Large windows capture the natural light and a sliding door opens to the garden creating an ideal space for entertaining friends. The staircase, which features a window that allows more natural light into the home, leads to the first floor and the remaining bedrooms. For added convenience there's storage under the stairs.



Ground floor	101.3m <sup>2</sup>	10.9sq
First floor	63.3m <sup>2</sup>	6.8sq
Garage	24.4m <sup>2</sup>	2.6sq
Porch	2.3m <sup>2</sup>	0.2sq
<b>Total</b>	<b>191.3m<sup>2</sup></b>	<b>20.5sq</b>

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 23m



## NOBLE 196

The **Noble 196** makes it possible to build a family home on a sub-divided or small block.

This double storey four bedroom, two living area home has everything a busy family needs. The ground floor includes the master bedroom complete with walk-in robe and ensuite. On the first floor are three bedrooms all with built-in robes, a rumpus area and a main bathroom. The open plan living area is light and bright and well connected to outside making it ideal for entertaining. The Noble 196 will also appeal to investors looking at renting the home out to university students or young people in a share house.



Ground floor	101.7m <sup>2</sup>	10.9sq
First floor	68.9m <sup>2</sup>	7.4sq
Garage	23.8m <sup>2</sup>	2.6sq
Porch	2.4m <sup>2</sup>	0.3sq
<b>Total</b>	<b>196.8m<sup>2</sup></b>	<b>21.2sq</b>

TO FIT  
LOT WIDTH

12.5m

MINIMUM LOT DEPTH 23m



## NOBLE 224 RL

The **Noble 224 RL** is a spacious double-storey design that will make the perfect holiday getaway.

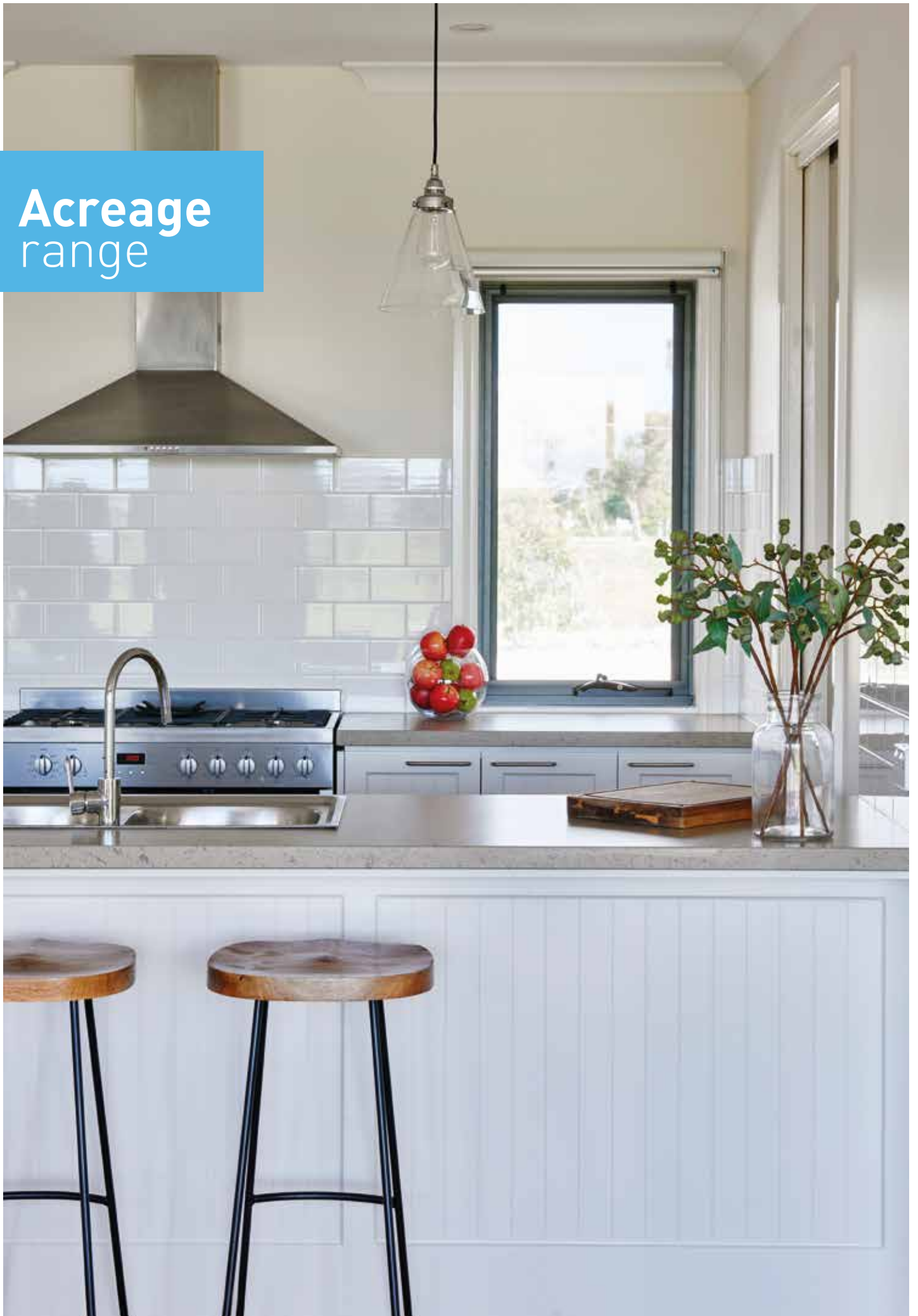
Featuring a reverse living floorplan, the kitchen and main living area are located on the first floor where you'll be able to enjoy the views while entertaining friends and family or relaxing. The kitchen features a walk-in pantry and island bench. The master bedroom is also on the first floor and includes an ensuite and walk-in robe. The kids' zone is located downstairs with three bedrooms all with built-in robes, the main bathroom, laundry and lounge room which opens up to the backyard and is a great spot for the kids to have some down time.



Ground floor	102.7m <sup>2</sup>	11.0sq
First floor	96.5m <sup>2</sup>	10.4sq
Garage	23.7m <sup>2</sup>	2.6sq
Porch	1.7m <sup>2</sup>	0.2sq
<b>Total</b>	<b>224.6m<sup>2</sup></b>	<b>24.2sq</b>



# Acreage range



**CLASSIC FACADE**



**TRADITIONAL FACADE**



**CONTEMPORARY FACADE**



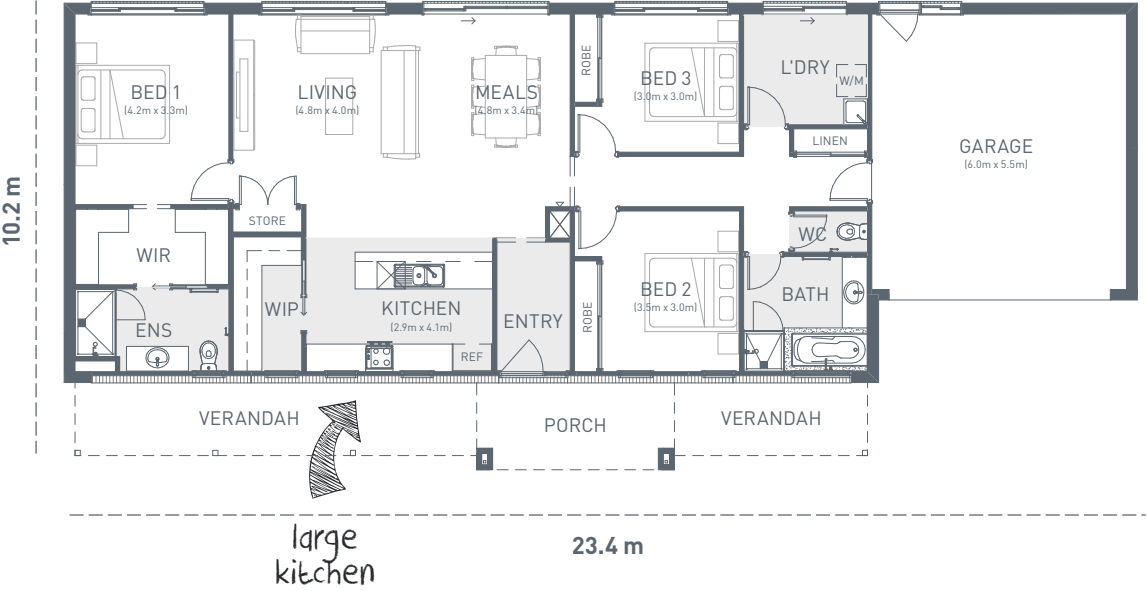
**BUNGALOW FACADE**





TO FIT  
LOT WIDTH  
**ACREAGE**

MINIMUM LOT DEPTH **acreage**



# BARRABOOL 212

If you're looking for a home with country charm then the **Barrabool 212** is sure to catch your attention.

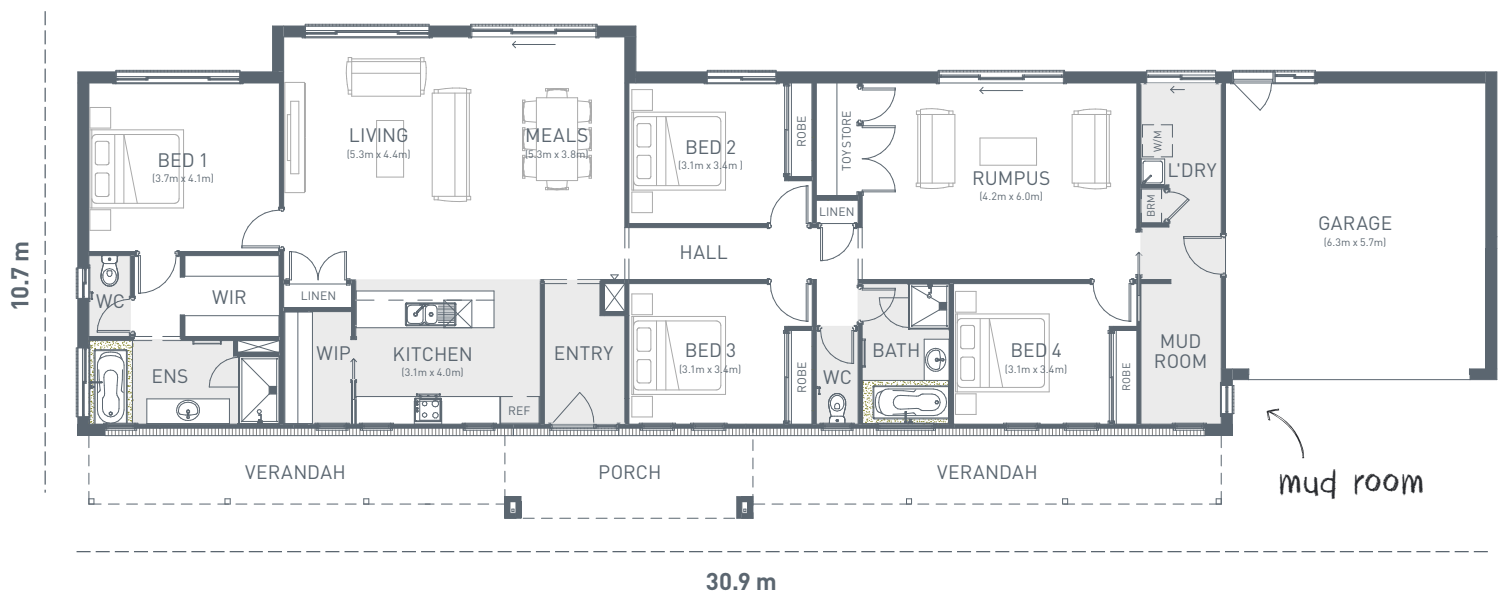
This affordable ranch-style home is the perfect home to relax and take in the country air. The secluded master bedroom boasts a large walk-in robe and ensuite. The true heart of the home is the well appointed kitchen that overlooks the living/meals area, complete with a walk-in pantry.



Residence	145.3m <sup>2</sup>	15.6sq
Verandah (left)	11.1 m <sup>2</sup>	1.2 sq
Verandah (right)	8.8 m <sup>2</sup>	1.0 sq
Garage	38.0m <sup>2</sup>	4.1sq
Porch	5.7m <sup>2</sup>	0.6sq
<b>Total</b>	<b>208.9m<sup>2</sup></b>	<b>22.5sq</b>

TO FIT  
LOT WIDTH  
**ACREAGE**

MINIMUM LOT DEPTH **acreage**



## BARRABOOL 285

If moving to the country has always been on your bucket list, then you won't be able to look past the **Barrabool 285**.

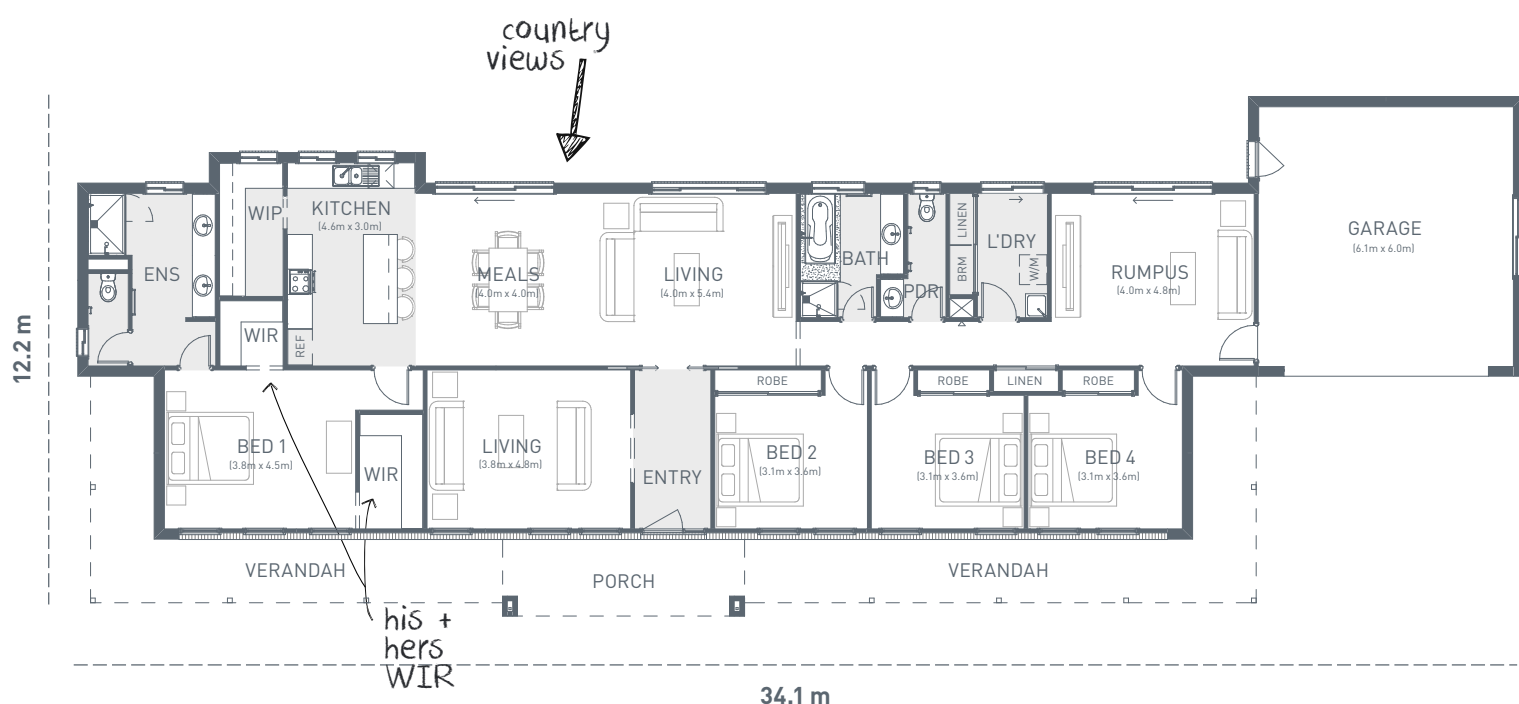
This expansive home includes everything you need for country living. The well-appointed kitchen with a large walk-in pantry makes this the true heart of the home. The secluded master bedroom boasts a walk-in robe and ensuite complete with bath. Three additional bedrooms plus a rumpus room are located at the opposite end of the home to allow for privacy and zoned living.



Residence	205.8m <sup>2</sup>	22.1sq
Verandah (left)	13.5m <sup>2</sup>	1.5sq
Verandah (right)	15.6m <sup>2</sup>	1.7sq
Garage	39.7m <sup>2</sup>	4.3sq
Porch	9.5m <sup>2</sup>	1.0sq
<b>Total</b>	<b>284.4m<sup>2</sup></b>	<b>30.6sq</b>

# TO FIT LOT WIDTH ACREAGE

MINIMUM LOT DEPTH acreage



## HAMILTON 320

The **Hamilton 320** is a stunning homestead design offering a staggering 34-metres of frontage.

This home includes four bedrooms and countless space for a large family to relax. The generous master suite features his and hers walk-in robes, large ensuite with double vanities and separate WC. At the heart of the home, you will find the large kitchen, complete with generous walk-in pantry. At the other end of the home, the kids are well taken care of, featuring three additional bedrooms, generous rumpus room, bathroom and WC.



Residence	223.8m <sup>2</sup>	24.1sq
Verandah (left)	20.3 m <sup>2</sup>	2.2 sq
Verandah (right)	23.8 m <sup>2</sup>	2.6 sq
Garage	42.1m <sup>2</sup>	4.5sq
Porch	10.3m <sup>2</sup>	1.1sq
<b>Total</b>	<b>320.3m<sup>2</sup></b>	<b>34.5sq</b>



## Terrace range



**CLASSIC FACADE FENWICK**



**BUNGALOW FACADE FENWICK**



**CLASSIC FACADE CORONATION**



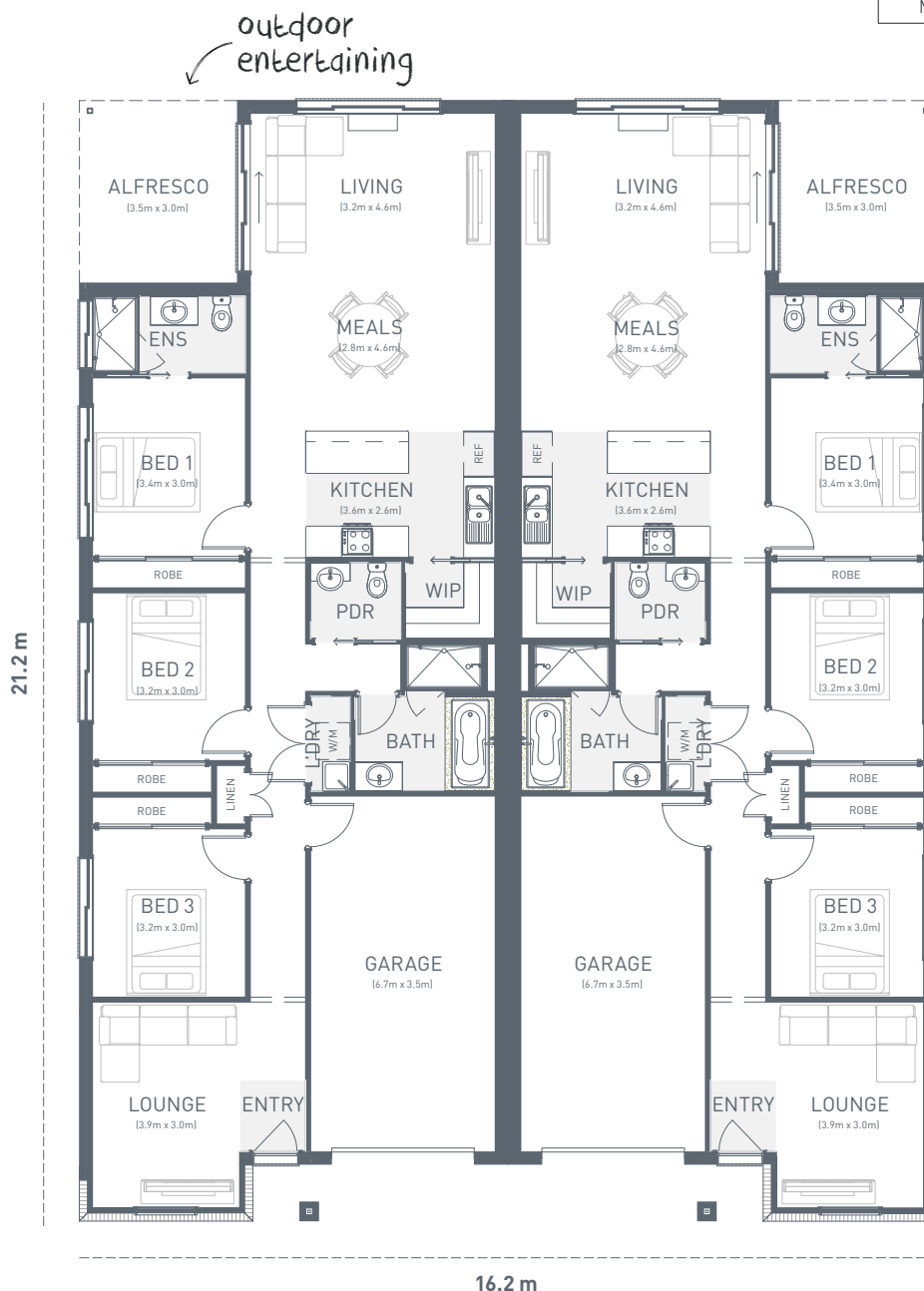
**TRADITIONAL FACADE CORONATION**



TO FIT  
LOT WIDTH

18.6m

MINIMUM LOT DEPTH 29m



## FENWICK 168

**The Fenwick 168 offers stylish terrace living in a compact dual occupancy design.**

The floor plan consists of two mirrored three bedroom, two bathroom terrace style homes. These spacious homes each have two separate living spaces. A secluded lounge can be found to the front of the home, while an open plan kitchen, meals and living area at the rear of the home opens out to an alfresco. The kitchen features a walk-in pantry plus an island bench. The master bedroom comes off the open plan living area and features an ensuite with a large shower. A central bathroom with a large shower and bath is in easy reach to the other bedrooms.



Residence	129.7m <sup>2</sup>	13.9sq
Garage	26.7m <sup>2</sup>	2.9sq
Porch	10.4m <sup>2</sup>	1.1sq
Alfresco	1.24m <sup>2</sup>	0.1sq
<b>Total</b>	<b>168.0m<sup>2</sup></b>	<b>18.0sq</b>



TO FIT  
LOT WIDTH

14.5m

MINIMUM LOT DEPTH 30m



## CORONATION 198

**The Coronation 198 is the ideal choice for investors looking for a dual occupancy home.**

These double storey three bedroom, two bathroom homes feature two living spaces plus a study nook. The large master bedroom includes an ensuite and plenty of storage with both built in robes and walk-in robe. The U-shaped kitchen has extra bench space to prepare meals and a walk-in pantry. Sliding doors from the meals area open out to a private courtyard to enjoy morning coffees or evening entertaining. The first floor has two further bedrooms, the main bathroom and a rumpus with study nook. This home offers great space-saving storage solutions with storage cupboards found in the entrance, under the stairs and upstairs.



Ground floor	99.9m <sup>2</sup>	10.8sq
First floor	69.2m <sup>2</sup>	7.4sq
Garage	26.2m <sup>2</sup>	2.8sq
Porch	2.6m <sup>2</sup>	0.3sq
<b>Total</b>	<b>197.9m<sup>2</sup></b>	<b>21.3sq</b>

TO FIT  
LOT WIDTH

14.5m

MINIMUM LOT DEPTH 30m



## CORONATION 211

**The Coronation 211 is the big sister of our Coronation 198.**

This four bedroom dual occupancy design is perfect for investors or families having two separate zones. The large master bedroom includes an ensuite and plenty of storage with both a built-in robe and walk-in robe. The U-shaped kitchen has extra bench space to prepare meals and a walk-in pantry. Sliding doors from the meals area open out to a private courtyard. On the first floor there are three further bedrooms, the main bathroom, the rumpus as well as a study nook.



Ground floor	99.9m <sup>2</sup>	10.8sq
First floor	82.7m <sup>2</sup>	8.9sq
Garage	26.2m <sup>2</sup>	2.8sq
Porch	2.6m <sup>2</sup>	0.3sq
<b>Total</b>	<b>211.4m<sup>2</sup></b>	<b>22.8sq</b>

## The Colours of Australia. At Geelong Homes.

Congratulations to the team at Geelong Homes on this stunning use of the COLORBOND® steel colour palette on their Bungalow facade external colour scheme.

**Roof:** Shale Grey™ **Gutters:** Shale Grey™

**Fascia:** Shale Grey™ **Garage door:** Shale Grey™

**For more inspiration, visit**

**[GEELONGHOMES.COM.AU/OUR-HOMES/](https://geelonghomes.com.au/our-homes/)**

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