



**mcdonald jones**

FIND YOURSELF AT HOME

# CANBERRA REGION

AVONDALE

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**next  
gen**  
built for living

**se**  
stuart**everitt**collection

**2S**  
two storey

# AVONDALE

## The perfect combination of tranquil spaces

The highlight of this stunning two storey design is not just the fact that it fits a lot of home on a smaller footprint, the Avondale has been cleverly crafted to create a private oasis for the kids separate to the central living area.

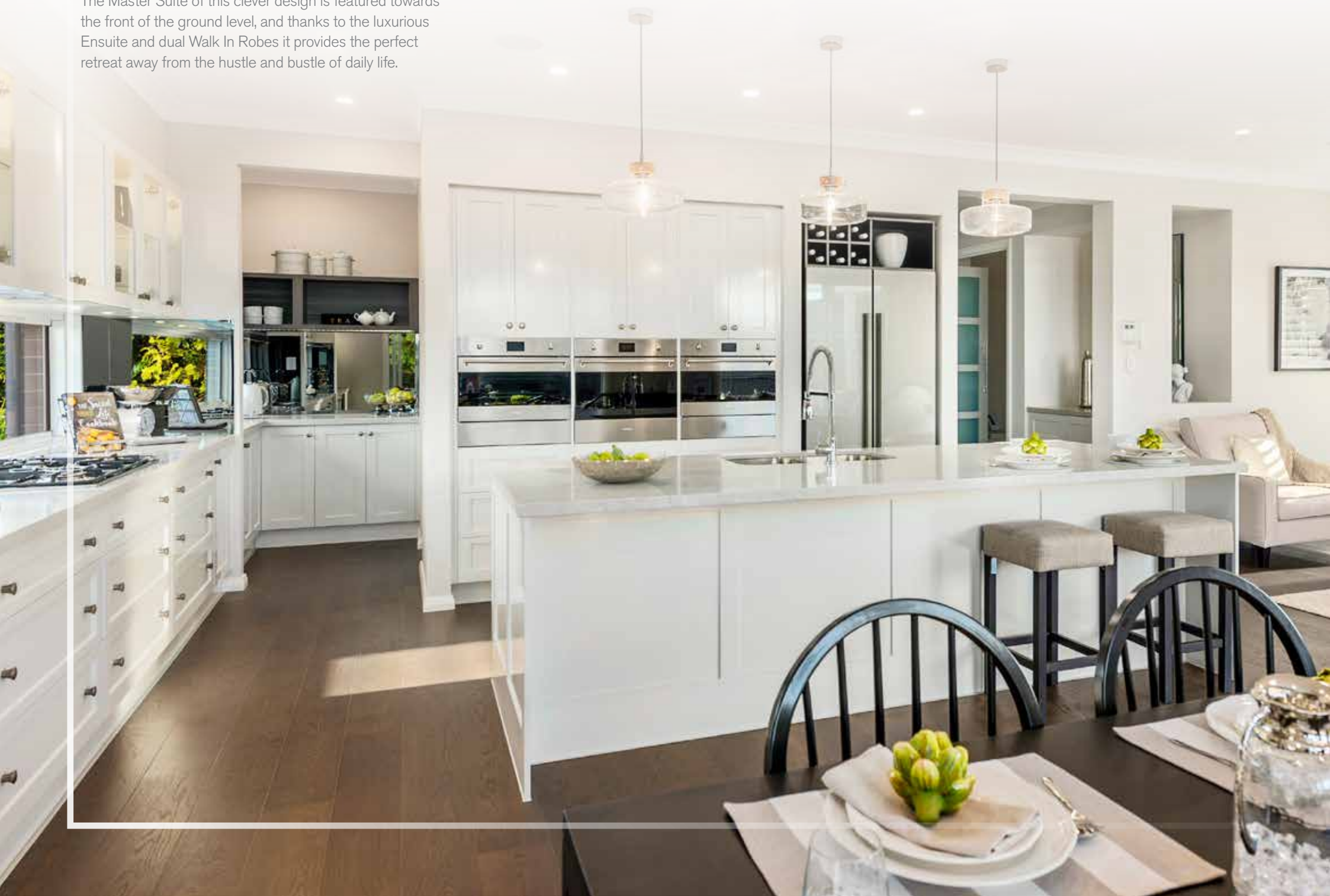
The upper level of the Avondale features three of the four generous Bedrooms showcased in this home, encircling a lavish Children's Activity or additional living space and separate Bathroom. This level offers the kids the perfect space for play and even quiet time away from the main living areas. This upper level also doubles as an ideal haven for visiting friends or family.

The Master Suite of this clever design is featured towards the front of the ground level, and thanks to the luxurious Ensuite and dual Walk In Robes it provides the perfect retreat away from the hustle and bustle of daily life.

When it comes to enhancing your lifestyle the lower level then transitions to focus on entertaining, relaxing and sharing moments together with family and friends.

A generous, well-appointed open plan living space embraces a large stylish Gourmet Kitchen. This area is easily the heart of the home and the space seamlessly connects with an Alfresco, allowing families to enjoy the outdoors all year round.

With the inclusion of a large Home Theatre and plenty of storage, the Avondale has really cracked the perfect combination of tranquil spaces for privacy and light soaked areas for entertaining and time spent together.



- 4 bedrooms**
- 2 bathrooms**
- 2 powder room**
- 2 car spaces**
- 1 study nook**
- 13.3m\***
- 13.300m width x 18.300m length  
(not incl. Alfresco)**

**Living m<sup>2</sup>** 262.3  
**Patio m<sup>2</sup>** 3.3  
**Garage m<sup>2</sup>** 36.3  
**Alfresco Cabana m<sup>2</sup>** 14.3  
**Total m<sup>2</sup>** 316.2  
**Approx Squares** 34

**Ground Floor**  
 Family/Living 4.2 x 6.2  
 Dining 4.7 x 3.8  
 Master Suite 3.5 x 3.7  
 Home Theatre 4.1 x 4.2  
 Double Garage 6.0 x 5.5  
 Alfresco Cabana 4.1 x 3.2  
 Alfresco Grande 7.8 x 3.2

**First Floor**  
 Bed 2 3.1 x 3.6  
 Bed 3 3.6 x 3.1  
 Bed 4 3.2 x 3.1  
 Children's Activity 4.1 x 5.1  
 Study Nook 1.9 x 3.1

**House Code:** H-AVNCLAD15400A

This floor plan depicts the Classic facade.

### Optional Upgrades

- Alfresco Cabana
- Alfresco Grande
- Alternate first floor layout (not shown)
- Alternate Home Theatre/Master Suite layout (not shown)
- Alternate Kitchen layout (not shown)
- Butler's Pantry (not shown)
- Splashback window to Kitchen (not shown)









**House Width 13.3m\***

\*Block widths required differ from area to area, please check with a Building and Design Consultant.



# AVONDALE 34 UPGRADES

-  **5 bedrooms**
-  **3 bathrooms**
-  **2 powder room**
-  **2 car spaces**
-  **13.3m\***
-  **13.300m width x 18.270m length  
(not incl. Alfresco)**

**Living m<sup>2</sup>** 260.6  
**Patio m<sup>2</sup>** 3.3  
**Garage m<sup>2</sup>** 36.3  
**Alfresco Cabana m<sup>2</sup>** 13.0  
**Total m<sup>2</sup>** 313.2  
**Approx Squares** 34

**Ground Floor**  
 Family/Living 4.2 x 6.2  
 Dining 4.7 x 3.8  
 Master Suite 3.8 x 4.2  
 Home Theatre 4.7 x 3.7  
 Double Garage 6.0 x 5.5  
 Alfresco Cabana 4.1 x 3.2  
 Alfresco Grande 7.8 x 3.2

**First Floor**  
 Master Suite 2 4.1 x 3.5  
 Bed 2 3.1 x 3.6  
 Bed 3 3.5 x 3.0  
 Bed 4 3.2 x 3.0

**House Code:** H-AVNCLAD15400A  
 This floor plan depicts the Classic facade.







## Optional Upgrades

- Alfresco Cabana
- Alfresco Grande
- Alternate first floor layout
- Alternate Home Theatre/Master Suite layout
- Alternate Kitchen layout
- Butler's Pantry
- Optional First Floor layout
- Optional Master Suite/Home Theatre layout
- Splashback window to Kitchen



House Width 13.0m\*

\*Block widths required differ from area to area, please check with a Building and Design Consultant.

-  **4 bedrooms**
-  **2 bathrooms**
-  **2 powder room**
-  **2 car spaces**
-  **15.1m\***
-  15.090m width x 18.270m length  
(not incl. Alfresco)

**Living m<sup>2</sup>** 293.4  
**Patio m<sup>2</sup>** 3.5  
**Garage m<sup>2</sup>** 36.6  
**Alfresco Cabana m<sup>2</sup>** 17.5  
**Total m<sup>2</sup>** 351.0  
**Approx Squares** 38

<b>Ground Floor</b>	
Family/Living	5.2 x 6.2
Dining	4.7 x 3.8
Master Suite	4.9 x 4.0
Home Theatre	4.1 x 4.2
Double Garage	6.0 x 5.5
Alfresco Cabana	5.0 x 3.5
Alfresco Grande	10.4 x 3.5

<b>First Floor</b>	
Bed 2	3.8 x 4.2
Bed 3	3.8 x 3.1
Bed 4	3.6 x 3.1
Children's Activity	5.1 x 4.5

**House Code:** H-AVNCLAS17420  
 This floor plan depicts the Classic facade.

**Optional Upgrades**

- Additional Master in lieu of Children's Activity (not shown)
- Alfresco Cabana
- Alfresco Grande
- Alternate first floor layout
- Alternate Kitchen layout (not shown)
- Alternate Master Suite/Home Theatre layout
- Butler's Pantry (not shown)
- Linen to rear of Garage (not shown)
- Linen to first floor hallway (not shown)
- Splashback window to Kitchen (not shown)
- Window to Butler's Pantry



House Width 15.1m\*

\*Block widths required differ from area to area, please check with a Building and Design Consultant.





Leura F-AVNLURA01



Tempo F-AVNTEMP01





Traditional F-AVNTRAD01



Evoke F-AVNEVOK01



Lincoln F-AVNLNCN01



Classic F-AVNCLAS01

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