



Espera One

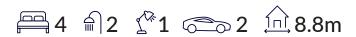
A light-filled family sanctuary with rear lane access.

The Espera One is the perfect design for a modern narrow block with a rear-positioned double garage. The open-plan kitchen is centrally located in the home and flows seamlessly into the stunning dining and alfresco – perfect for entertaining all year round. The four bedrooms are positioned at the front of the property for a dedicated relaxation zone, storage, robes and a smartly designed family bathroom with separate WC. This smart design is complemented by a study nook positioned next to the kitchen ideal for homework supervision.



Key features:

- Master Suite with three additional bedrooms
- Central positioned alfresco
- Rear positioned double garage with storage





8.740m width x 24.205m length

Family/Living	5.4 x 4.0
Dining	3.9 x 3.8
Master Suite	3.7 x 3.9
Bed 2	3.4 x 2.9
Bed 3	2.8 x 3.2
Bed 4	3.4 x 2.9
Study Nook	1.6 x 2.2
Garage	5.5 x 5.5
Alfresco	3.8 x 3.4
Verandah	2.8 x 1.2

Espera One

Floor plan portrays the Belmore facade and will differ slightly with various facades (for example window locations may differ).

 $\label{prop:prop:continuous} Facade\ renders\ shown\ reflect\ 2550mm\ ceiling\ height\ upgrade.$

Block width/depth suitability may vary by council or approval authority. Please refer to the back page for an important notice.



Belmore facade



Classic facade



Espera Two

Light-filled living for year round entertaining.

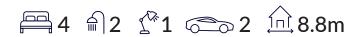
Arriving home to the Espera Two is just so easy with a rear positioned double garage with access straight into the kitchen or into the alfresco. The open-plan family/living and dining really is the heart of this home flowing into the smartly designed gourmet kitchen with direct access to the entertainers alfresco. The master suite and additional three bedrooms with robes are positioned at the front of the property for a dedicated relaxation zone.

Living in the Espera Two is about making the most out of your block with light-filled spaces and ease of living with the additional features of storage throughout and a study nook positioned next to the kitchen.



Key features:

- Alfresco with dual access
- Rear positioned double garage with storage
- Galley kitchen with breakfast bar





8.740m width x 24.205m length

Family/Living/Dining	7.7 x 3.8
Master Suite	3.7 x 3.9
Bed 2	3.4 x 2.9
Bed 3	2.8 x 3.2
Bed 4	3.4 x 2.9
Study Nook	1.6 x 2.2
Garage	5.5 x 5.5
Alfresco	3.8 x 3.4
Verandah	2.8 x 1.2

Espera Two

Floor plan portrays the Belmore facade and will differ slightly with various facades (for example window locations may differ).

 $\label{prop:prop:continuous} Facade\ renders\ shown\ reflect\ 2550mm\ ceiling\ height\ upgrade.$

Block width/depth suitability may vary by council or approval authority. Please refer to the back page for an important notice.



Chifley facade



Belmore facade





mcdonaldjoneshomes.com.au 1300 555 382





IMPORTANT NOTICE Images of facades shown are a guide only. Material finishes, dimensions and colours shown are purely an expression of the artist and are subject to change. Please refer to our current price list and specifications for facade finishes allowed in published price. Garage doors are panel lift doors. Garage door glazing is an additional cost. Images in this brochure including actual photographs and rendered imagery may depict fixtures, finishes, and features not supplied by McDonald Jones such as furnishings, internal and external fireplaces, landscaping, plants, decking, water features and swimming pools. Accordingly, published prices do not include the supply of any of these items. Images may also depict optional variations to the home design which incur additional costs such as window furnishings, window pelmets, light fittings such as pendant and down lights, front paths, driveways, fencing, barbecues, floor coverings, rendered external walls, upgrade bannisters, and upgraded kitchen/ bathroom layouts or finishes. Images may depict homes from other McDonald Jones design ranges and are used for illustrative purposes. Floor plans and room dimensions may differ slightly depending on your chosen facade (for example, window locations may differ with different facades). Plans are not shown to scale, and all measurements are approximate only. Sliding windows may not open in direction shown. Block widths noted are approximate and suitability may vary by Council (DCP) or Housing Code (CDC) requirements. Title widths have been rounded up so some block widths required could be less. Deleting parapet walls from facades will assist in fitting your house on a lesser sized block. "Assuming zero lot boundary. Please discuss your block requirements with our Building and Design Consultants. McDonald Jones reserves the right to modify designs or specifications without notice. For detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to