



**mcdonald jones**  
FIND YOURSELF AT HOME



# FLINDERS

Spacious tri-level living.



Gibraltar facade.



Please see important notice on back cover.



## FLINDERS

Spacious tri-level living.

The Flinders design is a spacious tri-level home from our Split Level range, tailored for sloping blocks of 2.5 meters or more. It offers five large bedrooms, two bathrooms, two powder rooms and oversized laundry. The private master suite provides the ultimate parent's retreat to unwind and relax at the end of the day. Upstairs, discover three bedrooms with a main central bathroom and a separate powder room where the kids have space to call their own.

The open living area features a spacious kitchen for the chefs in the house, while multiple communal areas offer every family member a space to enjoy, like the large theatre, two study nooks, and a generous family living that flows seamlessly to the outdoor alfresco.

The Flinders design delivers generous space, style and practicality, perfect for growing families or those who love entertaining.

# FLINDERS

314m<sup>2</sup> | 33.7 SQUARES

🛏️ 5 🚿 2 🚿 2 🍷 2 🚗 2

**15.0m**

MINIMUM LOT WIDTH

12.710m width x 21.000m length  
(including Alfresco)

## Ground Floor

|                 |           |
|-----------------|-----------|
| Family / Living | 6.1 x 5.2 |
| Dining          | 3.3 x 3.7 |
| Master Suite    | 4.0 x 4.0 |
| Bed 2           | 3.7 x 3.1 |
| Study Nook      | 2.8 x 1.7 |
| Theatre         | 4.1 x 4.0 |
| Garage          | 6.1 x 5.5 |
| Alfresco        | 6.2 x 3.2 |

## First Floor

|            |           |
|------------|-----------|
| Bed 3      | 3.0 x 3.7 |
| Bed 4      | 3.0 x 3.7 |
| Bed 5      | 3.0 x 3.7 |
| Study Nook | 1.7 x 3.5 |

## AVAILABLE FACADES

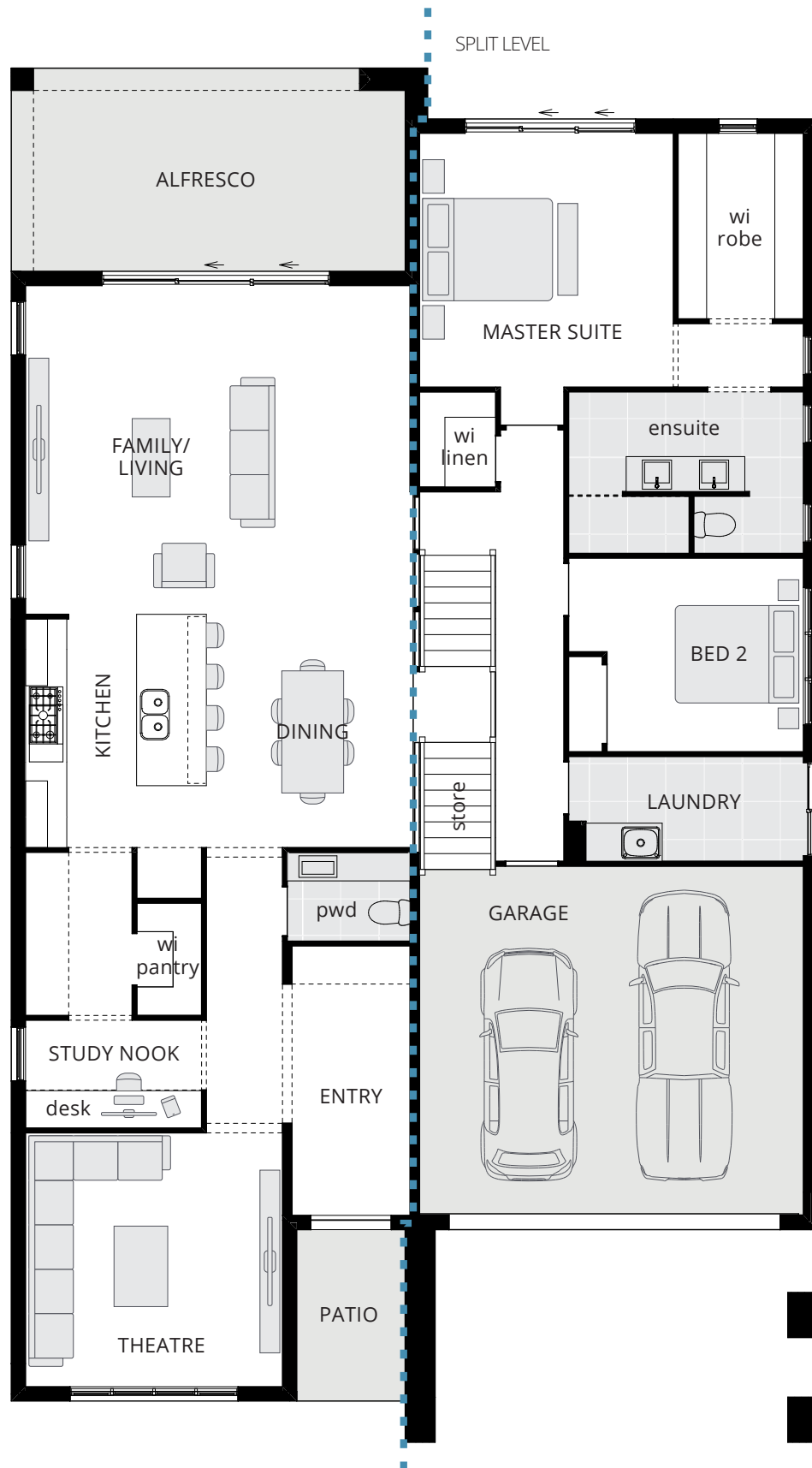
|              |           |        |
|--------------|-----------|--------|
| Classic      | Gibraltar | Luxe   |
| Coastal      | Hamptons  | Sheike |
| Contemporary |           |        |

Floor plan depicts **Coastal facade**.

Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).

Please see important notice on back cover.





Ground Floor



First Floor



SHEIKE

Please see important notice on back cover.



CONTEMPORARY



COASTAL



CLASSIC



LUXE

Please see important notice on back cover.





HAMPTONS



GIBRALTAR

Facades are shown as Artists impressions only.



# mcdonald jones

FIND YOURSELF AT HOME

1300 555 382

[mcdonaldjoneshomes.com.au](http://mcdonaldjoneshomes.com.au)



Truecore®

Colorbond®



Find us on



**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 one of our Building and Design Consultants. NSW: McDonald Jones Homes Pty Ltd ABN 82 003 687 232 - NSW BLN: 41628 T/A McDonald Jones Homes - NSW Architect Reg No. 4234. ACT: McDonald Jones Homes (Canberra) Pty Ltd ABN 64 150 533 298 - ACT BLN: 20121296 - ACT Reg No. 2470. © McDonald Jones Homes Pty Ltd. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of McDonald Jones Homes. MCDONALD JONES STUART EVERITT - SPLIT LEVEL FLINDERS EDITION 1 - 07.8.2023.