

NOW
by mcdonald jones

Single Storey

Almeria.



mcdonald jones
FIND YOURSELF AT HOME

Almeria One

Luxury without the price tag.

The Almeria One has made room for more than just the essentials, which begins right when you park your car in the double garage. Head inside and meet the family in the light-filled dining, family/living and kitchen or journey back towards the front of the home where your master suite with ensuite and walk-in robe is waiting.

Cleverly designed with a second accommodation hub to one side (hosting three roomy bedrooms, a spacious laundry and the family bathroom) and an optional alfresco to dine outdoors any time of year, the Almeria One is ready for living.



13.0m

Minimum block width

Key features:

- Double garage with internal access
- Island bench with breakfast bar
- Undercover alfresco (optional)

4 2 2 11.1m

11.100m width x 17.055m length

Family/Living/Dining	4.0 x 6.8
Master Suite	3.6 x 3.7
Bed 2	3.6 x 3.1
Bed 3	3.0 x 3.1
Bed 4	3.4 x 3.1
Alfresco (optional)	3.6 x 3.2
Garage	5.5 x 5.5

Almeria One

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

Facade renders shown reflect 2550mm ceiling height upgrade.

Floor plan shown with optional alfresco.

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



Everton facade



Classic facade



Almeria Two

When you're on a budget but want the world.

The Almeria Two is the best a tight budget can buy, offering space for the kids, parents, relaxing and coming together.

The front half hosts the master suite, featuring ensuite and walk-in robe, and a double garage, plus a theatre to catch up on the latest reality show. Continuing through, the kitchen is at the heart of the home, overlooking the open plan family/ living and dining, and only steps away from the undercover optional alfresco.

Lastly, the kids can take over the rear in the three minor bedrooms that surround the activities, which also opens to the outdoors.



13.0m

Minimum block width

Key features:

- Activities with alfresco grande (optional) access
- Theatre
- Separate ensuite, family bathroom, WC and laundry

4 2 2 11.1m

11.100m width x 20.220m length

Family/Living/Dining	4.0 x 6.8
Master Suite	3.6 x 3.7
Bed 2	4.0 x 2.9
Bed 3	3.2 x 2.9
Bed 4	3.2 x 2.9
Activities	4.0 x 3.4
Theatre	4.0 x 3.7
Garage	5.5 x 5.5
Alfresco (optional)	3.6 x 3.2
Alfresco Grande (optional)	3.6 x 6.4

Almeria Two

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

Facade renders shown reflect 2550mm ceiling height upgrade.

Floor plan shown with optional alfresco and alfresco grande.

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



Grove facade



Classic facade



Almeria Three

A smartly designed home with more space for easy, modern living.

The Almeria Three has an increased living space and a dedicated study, offering growing families a little more of what they need without compromising on bedrooms.

The front positioned master suite is a private space for parents to unwind away from the additional three bedrooms at the rear of the home.

The central open plan living space is perfectly positioned offering easy access for all members of the family and flowing out to the alfresco. The children's wing flowing to the rear features an activities with family bathroom and three bedrooms offering peace and privacy for every family member.



13.0m

Minimum block width

Key features:

- Dedicated study
- Activities
- Four bedrooms with robes

4 2 1 2 11.1m

11.100m width x 20.520m length

Family/Living/Dining	3.9 x 7.9
Master Suite	3.6 x 3.7
Bed 2	4.0 x 3.0
Bed 3	3.0 x 3.6
Bed 4	4.0 x 3.0
Activities	4.0 x 3.3
Study Nook	3.0 x 1.7
Garage	5.5 x 5.5
Alfresco (optional)	3.6 x 3.2
Alfresco Grande (optional)	3.6 x 6.4

Almeria Three

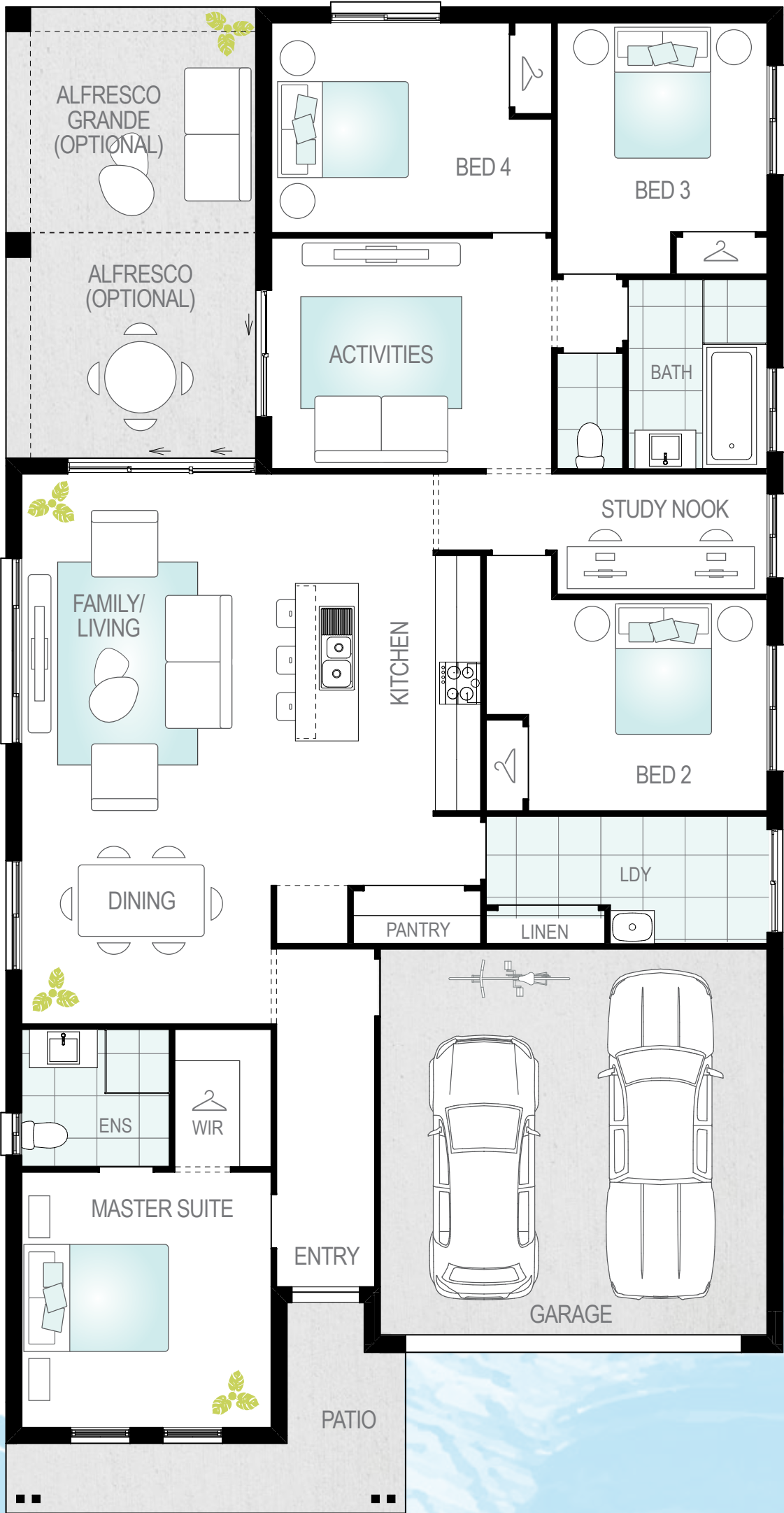
Floor plan portrays the Everton facade and will differ slightly with various facades (for example window locations may differ).
Facade renders shown reflect 2550mm ceiling height upgrade.
Floor plan shown with optional alfresco and alfresco grande.
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Everton facade



Grove facade



Almeria Four

A home designed for flexibility and pure enjoyment.

You will love the living options that the Almeria Four offers with great spaces and flow to make the most of your relaxation time.

The movie buffs of the family will love escaping into the theatre and the kids will enjoy the dedicated activities leaving the central family, dining and kitchen the place to connect and entertain flowing out to the optional alfresco.

The smartly designed bedrooms offer privacy for each family member and the separation for the master suite makes it easy for parents to wind down at the end of every day.



13.0m

Minimum block width

Key features:

- Theatre
- Rear positioned children’s wing
- Open plan kitchen, living and dining

4 2 2 11.1m

11.100m width x 20.920m length

Family/Living/Dining	3.9 x 7.5
Master Suite	3.6 x 4.2
Bed 2	4.0 x 2.9
Bed 3	3.2 x 2.9
Bed 4	3.2 x 2.9
Activities	4.0 x 3.4
Theatre	4.0 x 3.5
Garage	5.5 x 5.5
Alfresco (optional)	3.6 x 3.2
Alfresco Grande (optional)	3.6 x 6.4

Almeria Four

Floor plan portrays the Everton facade and will differ slightly with various facades (for example window locations may differ).
Facade renders shown reflect 2550mm ceiling height upgrade.
Floor plan shown with optional alfresco and alfresco grande.
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Everton facade



Classic facade



Almeria Five

Choose the Almeria design perfect for your block!

The Almeria Five offers the wonderful design of the Almeria Four, just with the central living and rear children's wing flipped – so you can choose the most attractive outlook for your optional alfresco.

Enjoy the central, large open plan gourmet kitchen, dining and living, which invite the outdoors in for endless entertaining options.

The rear wing is centred around the activities which conveniently opens to the optional alfresco offering plenty of natural light to this section of the home.

The theatre and master suite positioned at the front of the property offers peace and privacy for pure relaxation at the end of the day.



13.0m

Minimum block width

Key features:

- Four bedrooms
- Activities
- Front positioned master suite

4 2 2 11.1m

11.100m width x 20.920m length

Family/Living/Dining	3.9 x 7.5
Master Suite	3.6 x 4.2
Bed 2	4.0 x 2.9
Bed 3	3.2 x 2.9
Bed 4	3.2 x 2.9
Activities	4.0 x 3.4
Theatre	4.0 x 3.5
Garage	5.5 x 5.5
Alfresco (optional)	3.6 x 3.2
Alfresco Grande (optional)	3.6 x 6.4

Almeria Five

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

Facade renders shown reflect 2550mm ceiling height upgrade.

Floor plan shown with optional alfresco and alfresco grande.

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



Grove facade



Classic facade



Almeria Executive

Start living the way you've always wanted!

The Almeria Executive has everything you could want and need in your new home.

The five thoughtfully positioned bedrooms offer privacy for the front positioned master suite and the four additional bedrooms positioned at the rear of the home, connected by the activities.

The flow of the central living, dining and gourmet kitchen with walk-in pantry is ideally positioned to enjoy connecting at the end of the day or assist with homework in the study nook.

Move your evening out to the optional alfresco on warm summer nights or into the theatre to enjoy the latest series cuddled up in winter.

You will love life in the Almeria Executive.




13.2m

Minimum block width

Key features:

- Five bedrooms
- Activities and study nook
- Theatre

 5  2  1  2  11.3m

 11.300m width x 22.500m length

Family/Living/Dining	4.1 x 6.8
Master Suite	3.8 x 3.9
Bed 2	3.6 x 2.9
Bed 3	3.0 x 2.8
Bed 4	3.2 x 2.9
Bed 5	3.2 x 2.9
Theatre	3.8 x 3.8
Activities	4.0 x 3.9
Study Nook	2.5 x 1.8
Garage	5.5 x 5.5
Alfresco (optional)	3.8 x 3.0
Alfresco Grande (optional)	3.8 x 6.9

Almeria Executive

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

Facade renders shown reflect 2550mm ceiling height upgrade.

Floor plan shown with optional alfresco and alfresco grande.

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



Everton facade



Grove facade



Almeria Encore

Celebrate every moment at home in the expansive and enjoyable Almeria Encore.

The Almeria Encore is designed for living an inspiring life with plenty of space with those you love. Featuring a light-filled, open plan family, dining and kitchen which flows out to the optional alfresco for easy entertaining.

The theatre provides a dedicated space for screen time and the five bedrooms are designed for privacy, with the master suite positioned at the front of the home and the remaining four bedrooms connected by the activities space at the rear, creating a dedicated children's or guest wing.

Enjoy complete comfort and every moment at home in the Almeria Encore.



13.2m

Minimum block width

Key features:

- Five bedrooms
- Open plan living, dining and kitchen
- Activities and theatre

5 2 1 2 11.3m

11.300m width x 22.500m length

Family/Living	4.4 x 3.5
Dining	4.1 x 3.5
Master Suite	3.8 x 3.9
Bed 2	3.2 x 2.9
Bed 3	3.0 x 3.5
Bed 4	3.2 x 2.9
Bed 5	3.2 x 2.9
Theatre	3.8 x 3.8
Activities	4.0 x 3.7
Study Nook	2.7 x 2.0
Garage	5.5 x 5.5
Alfresco (optional)	3.8 x 3.0
Alfresco Grande (optional)	3.8 x 6.7

Almeria Encore

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

Facade renders shown reflect 2550mm ceiling height upgrade (Everton, Grove and Classic facades) and standard 2400mm ceiling height (Newfold and Newport facades).

Floor plan shown with optional alfresco and alfresco grande.

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



Classic facade



Everton facade



Grove facade



Northport facade

Almeria Grande

Grand in proportion and lifestyle for pure enjoyment!

The Almeria Grande features five bedrooms with privacy for both the master suite and guest suite, each with its own ensuite. The additional bedrooms are positioned at the rear of the property connected by the activities along with the study and family bathroom.

The ample living space is offered through an open plan dining, gourmet kitchen with walk-in pantry and living which flows out to the optional alfresco plus the Almeria Grande features a separate lounge or media room perfectly flexible to adapt to your lifestyle over the years.



13.6m

Minimum block width

Key features:

- Four bedrooms plus guest bed
- Gourmet kitchen with walk-in pantry
- Study, activities and theatre

5 3 1 2 11.7m

11.700m width x 22.500m length

Family/Living/Dining	4.5 x 6.0
Master Suite	3.6 x 3.9
Bed 2	4.0 x 2.9
Bed 3	3.2 x 2.9
Bed 4	3.2 x 2.9
Guest Bed	3.5 x 2.9
Theatre	3.6 x 3.8
Activities	4.0 x 3.4
Study Nook	3.0 x 1.7
Garage	5.5 x 5.5
Alfresco (optional)	3.6 x 3.0
Alfresco Grande (optional)	3.6 x 6.4

Almeria Grande

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

Facade renders shown reflect 2550mm ceiling height upgrade.

Floor plan shown with optional alfresco and alfresco grande.

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Everton facade



Classic facade



NOW

by mcdonald jones



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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 NOW SERIES SINGLE STOREY – ALMERIA EDITION 16 – 02.02.24.