



# Avondale.



**McDonald Jones**

FIND YOURSELF AT HOME





# Avondale.

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## The perfect combination of tranquil spaces.

For those with a wider block, enjoy the added comfort and space of the Avondale range to deliver the little details that make this design shine. The master suite in this design features an over-sized walk-in robe leading into a stylish ensuite layout for the perfect parent's retreat.

The gourmet kitchen enjoys the larger walk-in pantry sure to impress the chefs of the house and those who entertain.

Upstairs, the kids can enjoy more space to play and more storage to the three bedrooms for functional living.

The Avondale is perfectly in tune with modern families - private spaces for mum and dad balanced with room for the kids, plus stunning open plan living areas that draw the family together.









# Avondale 38.

			
4	2	2	2

15.090m width x 18.270m length  
(Not Incl. Alfresco)

## Ground Floor

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 6.1
Alfresco Cabana	5.0 x 3.5
Alfresco Grande	10.4 x 3.5

## First Floor

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 5.1



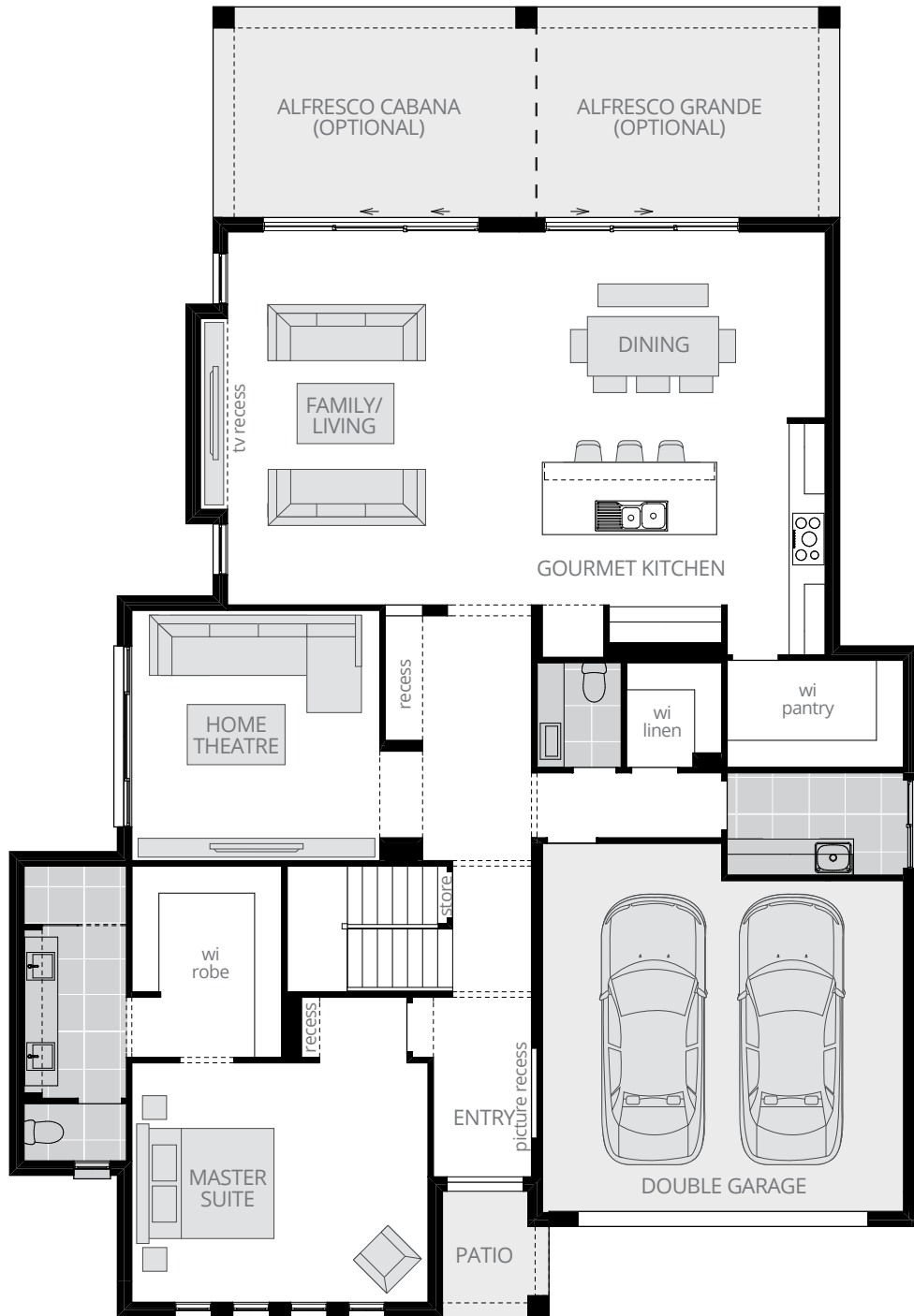
Floor plan depicts **Classic facade**.

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

**Please note:** the sizes of windows and external doors shown may vary from the standard plans due to the new 7 star BASIX requirements and the region in which you build.

# 16.92m

Minimum Lot Width  
Assuming one zero lot boundary\*



# Avondale 34.

				
4	2	2	1	2

13.300m width x 18.270m length  
(Not Incl. Alfresco)

## 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 4.1
Double Garage	6.0 x 5.5
Alfresco Cabana	4.1 x 3.2
Alfresco Grande	7.8 x 3.2

## First Floor

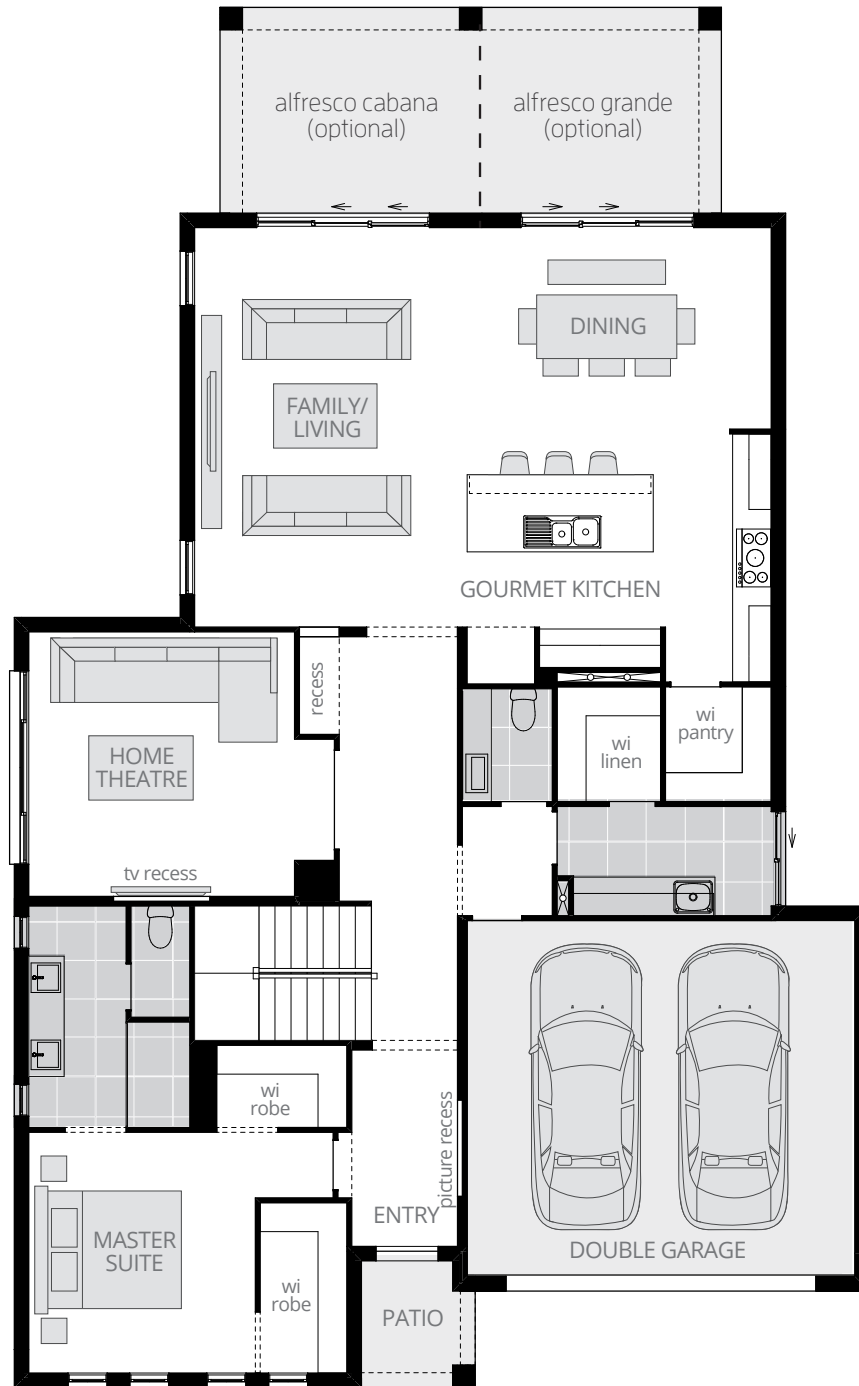
Bed 2	3.1 x 3.6
Bed 3	3.6 x 3.1
Bed 4	3.2 x 3.1
Children's Activity	3.5 x 5.2
Study Nook	1.9 x 3.1



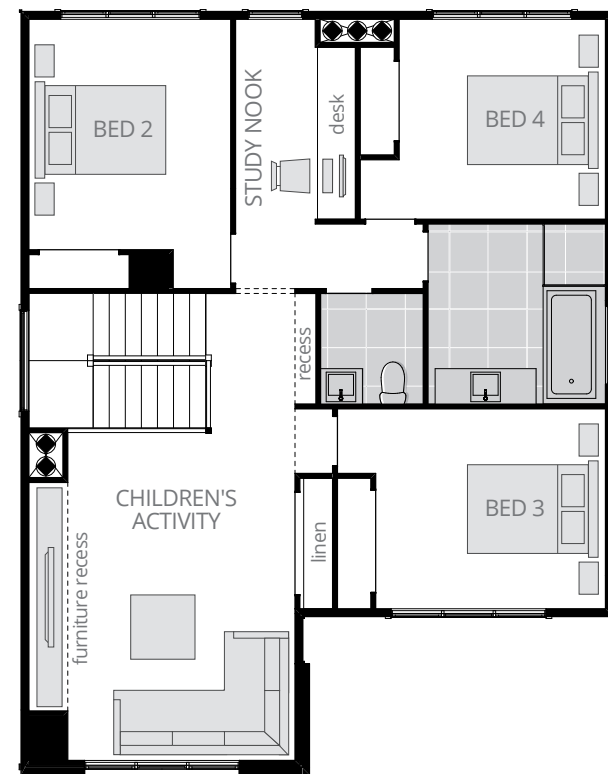
Floor plan depicts **Classic facade**.

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GROUND FLOOR



FIRST FLOOR



# Avondale Facades.



LEURA



EVOKE



LINCOLN



TEMPO





Enjoy the added comfort and space of the Avondale 38 to deliver the little details that make this design shine.



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**IMPORTANT NOTICE** Images of facades shown are a guide only. Material finishes shown are purely an expression of the artist. 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 TWO STOREY AVONDALE EDITION 18. 15.05.24.



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