



Avondale.



mcdonald jones

FIND YOURSELF AT HOME



Avondale.

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 34.

4 2 2 1 2

15.2m

Minimum Block Width
Assuming one zero lot boundary*

13.30m width x 18.27m depth (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
Theatre	4.1 x 4.1
Garage	6.0 x 5.5
Alfresco	4.1 x 3.2
Alfresco Grande	7.8 x 3.2

First Floor

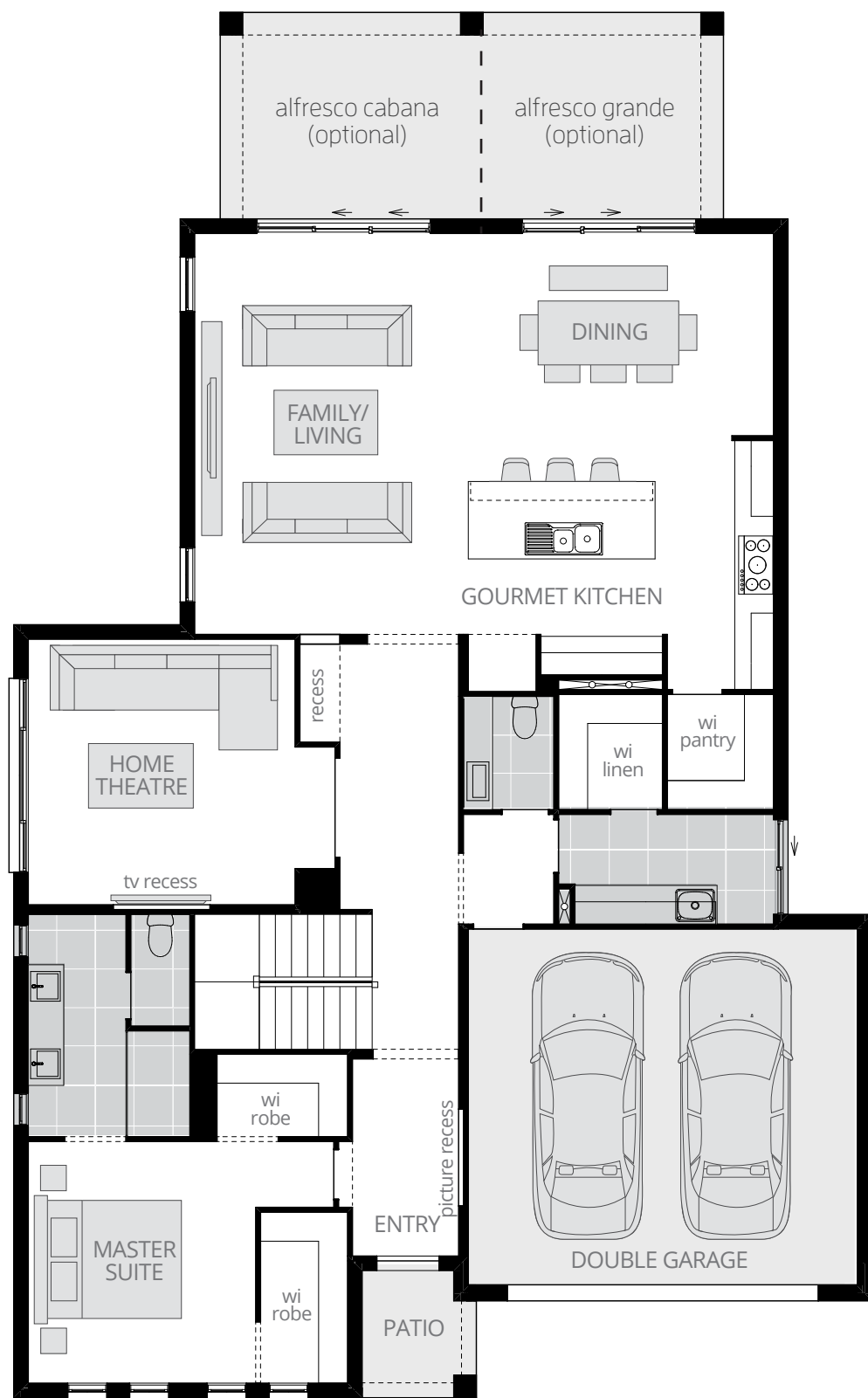
Bed 2	3.1 x 3.6
Bed 3	3.6 x 3.1
Bed 4	3.2 x 3.1
Activities	3.5 x 5.2
Study Nook	1.9 x 3.1



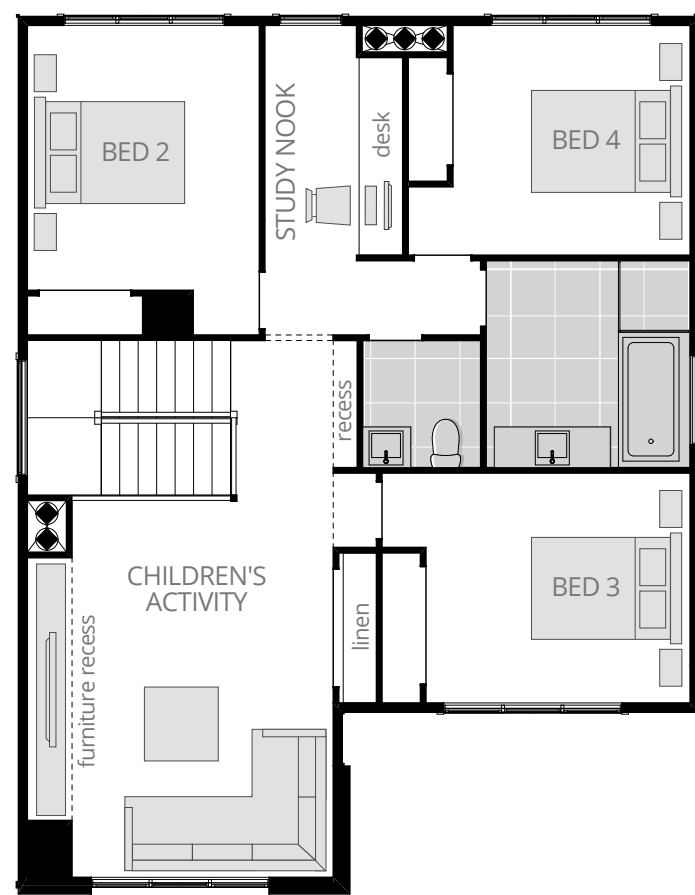
Floor plan depicts **Avondale 34** with **Classic facade**.
Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).
The sizes of windows and external doors shown may vary from the standard plans due to current BASIX requirements and the region in which you build.
Minimum block width requirements may differ in the Canberra region; please speak to your Building and Design Consultant.



Discover all the sizes and options for the **Avondale** online to suit your block.



GROUND FLOOR



FIRST FLOOR

Avondale 38.

4 2 2 2

16.9m

Minimum Block Width
Assuming one zero lot boundary*

15.09m width x 18.27m depth (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
Theatre	4.1 x 4.2
Garage	6.0 x 6.1
Alfresco	5.0 x 3.5
Alfresco Grande	10.4 x 3.5

First Floor

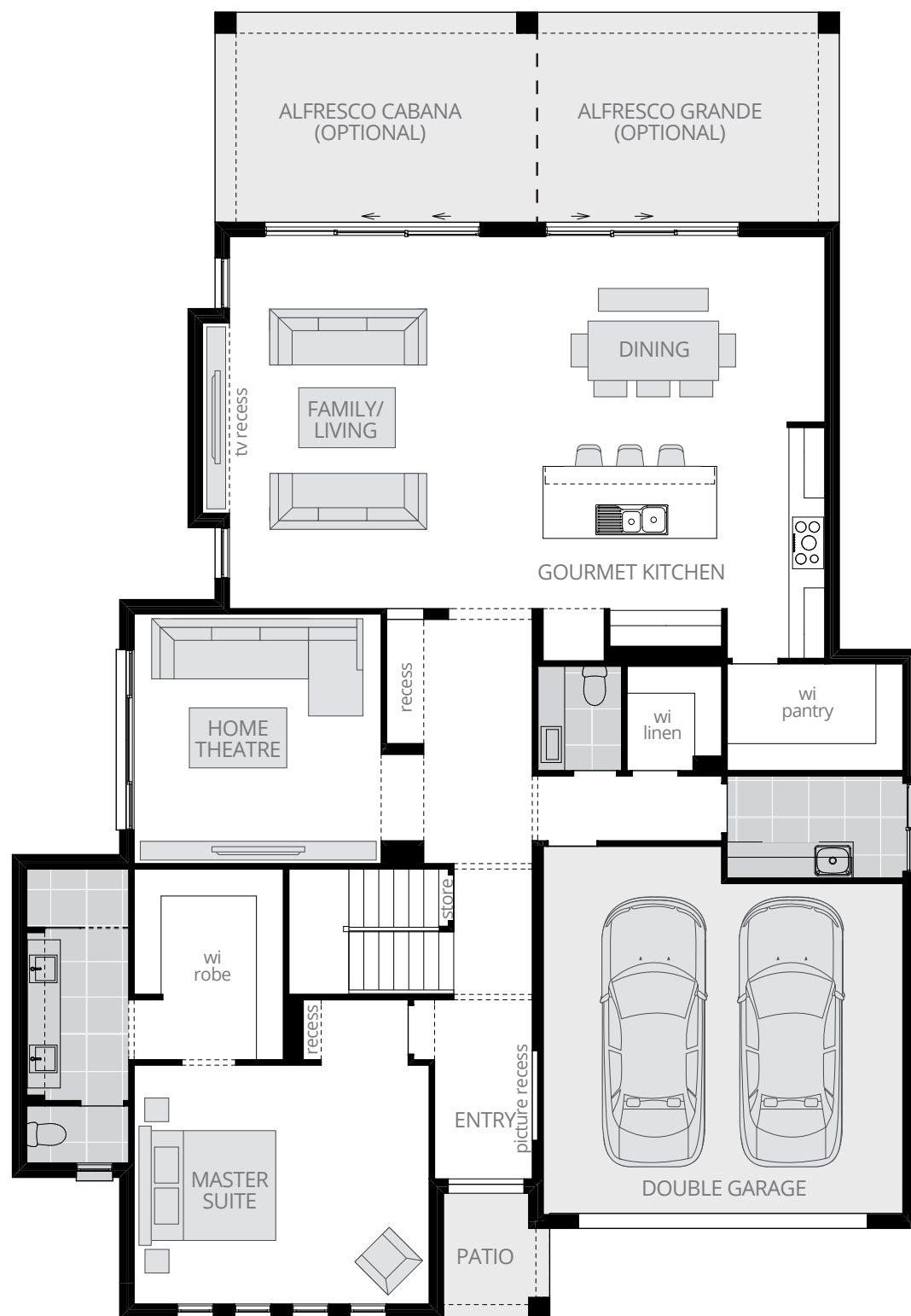
Bed 2	3.8 x 4.2
Bed 3	3.8 x 3.1
Bed 4	3.6 x 3.1
Activities	5.1 x 5.1



Floor plan depicts **Avondale 38** with **Carmel facade**.
Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).
The sizes of windows and external doors shown may vary from the standard plans due to current BASIX requirements and the region in which you build.
Minimum block width requirements may differ in the Canberra region; please speak to your Building and Design Consultant.



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GROUND FLOOR



FIRST FLOOR

Avondale Facades.







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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. Floor plans are for illustrative purposes only and are subject to change and product substitution. Details, aesthetics, and products featured may no longer be available or suitable at the time of contract specification. Please speak to your Building and Design Consultant about your bespoke tender, selections, inclusions and plans. *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 19. 08.09.25.