



# Tallavera.



**mcdonald jones**

FIND YOURSELF AT HOME





# Tallavera.

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## Beautiful design, beautiful spaces.

The Tallavera celebrates the magic formula for exceptional, modern family living over two breathtaking levels. This home genuinely understands your family's daily needs and confidently responds with the perfect interplay between spaces for privacy and areas for sharing and gathering.

Everything you could desire for luxurious living and easy, sophisticated entertaining in your dream home is easily at your fingertips in the Tallavera.

On the lower level, a forward positioned sitting room and home office offer the perfect complement to the lively heart of the home. In this spacious indoor / outdoor living hub, a lavish gourmet kitchen with walk in pantry provides the focal point for all family and entertaining activities.

The upper level of the Tallavera is built around the desire for blissful relaxation for every member of the family. Two stylish bathrooms, three large minor bedrooms (each with walk in robe), a cosy, separate living area with study nook and a sumptuous master suite supplemented by a large dressing room, chic ensuite and dreamy balcony, creates an inviting haven to retire to.

You're going to love how the Tallavera takes practicality, luxury, flexibility and liveability to a whole new level.







# Tallavera 40.

4 2 2 2 2

12.5m

Minimum Block Width

12.39m width x 18.69m depth (not incl. Alfresco)

Ground Floor

Family/Living	5.4 x 5.5
Dining	5.1 x 3.3
Sitting Room	4.0 x 4.3
Home Office	3.2 x 3.1
Garage	5.5 x 5.5
Alfresco	5.3 x 3.5

First Floor

Master Suite	4.0 x 5.0
Bed 2	3.2 x 3.4
Bed 3	3.2 x 3.1
Bed 4	3.2 x 3.6
Activities	4.4 x 4.7



Floor plan depicts Tallavera 40 with Medina facade.

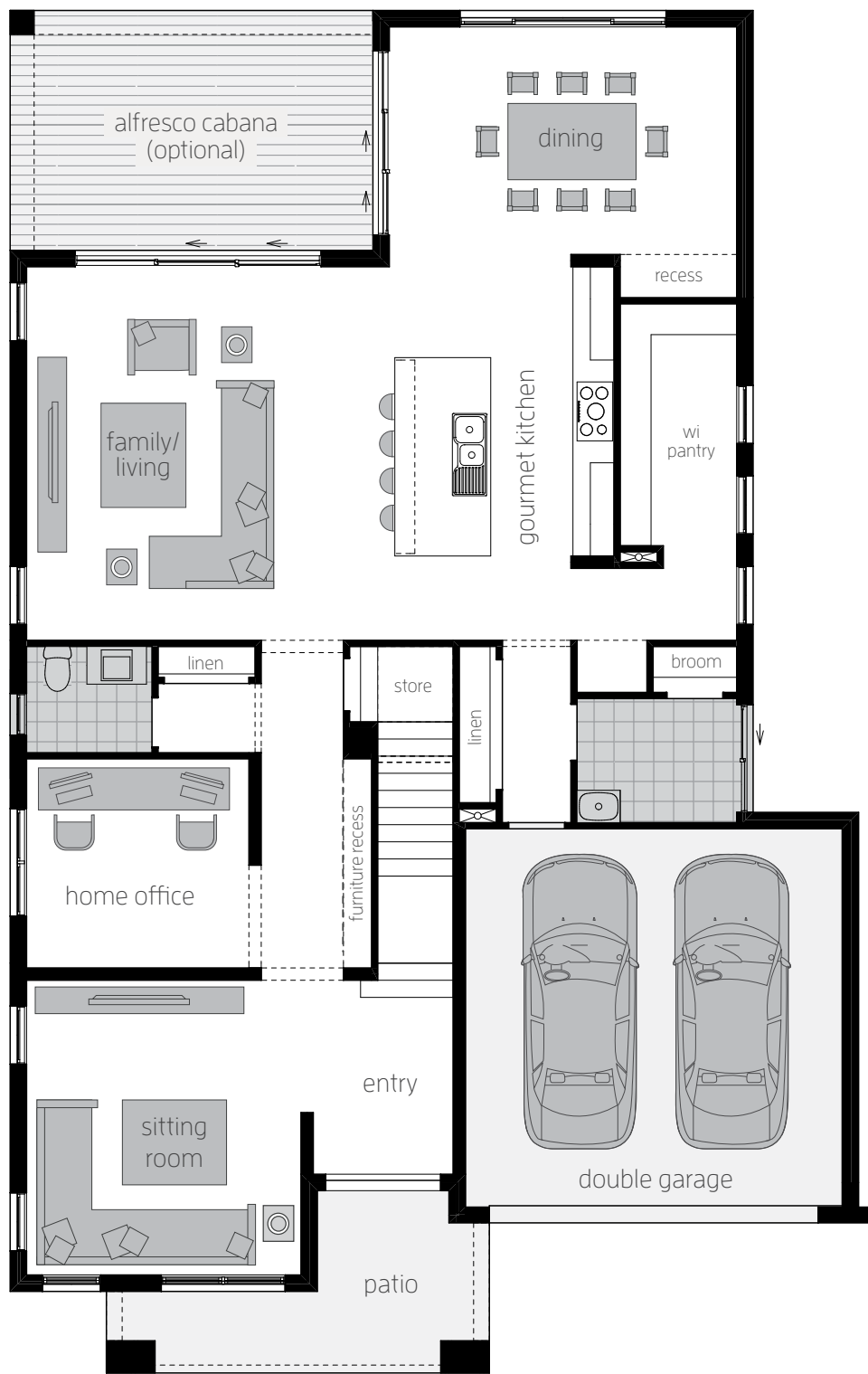
Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).

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.

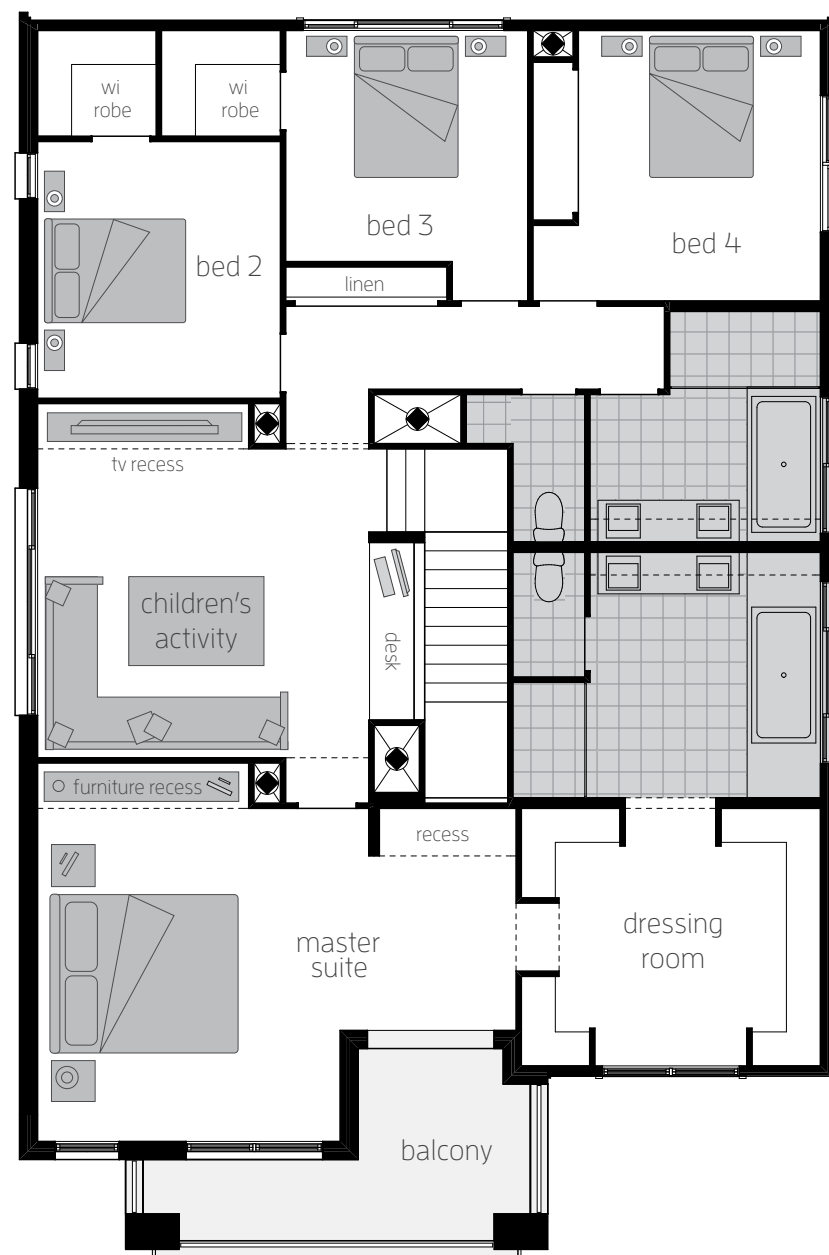
Minimum block width requirements may differ in the Canberra region; please speak to your Building and Design Consultant.



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



GROUND FLOOR



FIRST FLOOR



# Tallavera 45.

4 2 1 1 2

15.2m

Minimum Block Width

12.39m width x 19.70m depth (not incl. Alfresco)

Ground Floor

Family/Living	6.4 x 5.6
Dining	5.1 x 4.1
Sitting Room	5.0 x 4.7
Home Office	3.8 x 2.8
Garage	5.5 x 5.7
Alfresco	6.3 x 4.2

First Floor

Master Suite	7.3 x 5.2
Bed 2	3.4 x 3.6
Bed 3	3.1 x 3.6
Bed 4	3.2 x 3.6
Activities	5.4 x 4.7



Floor plan depicts Tallavera 45 with Medina facade.

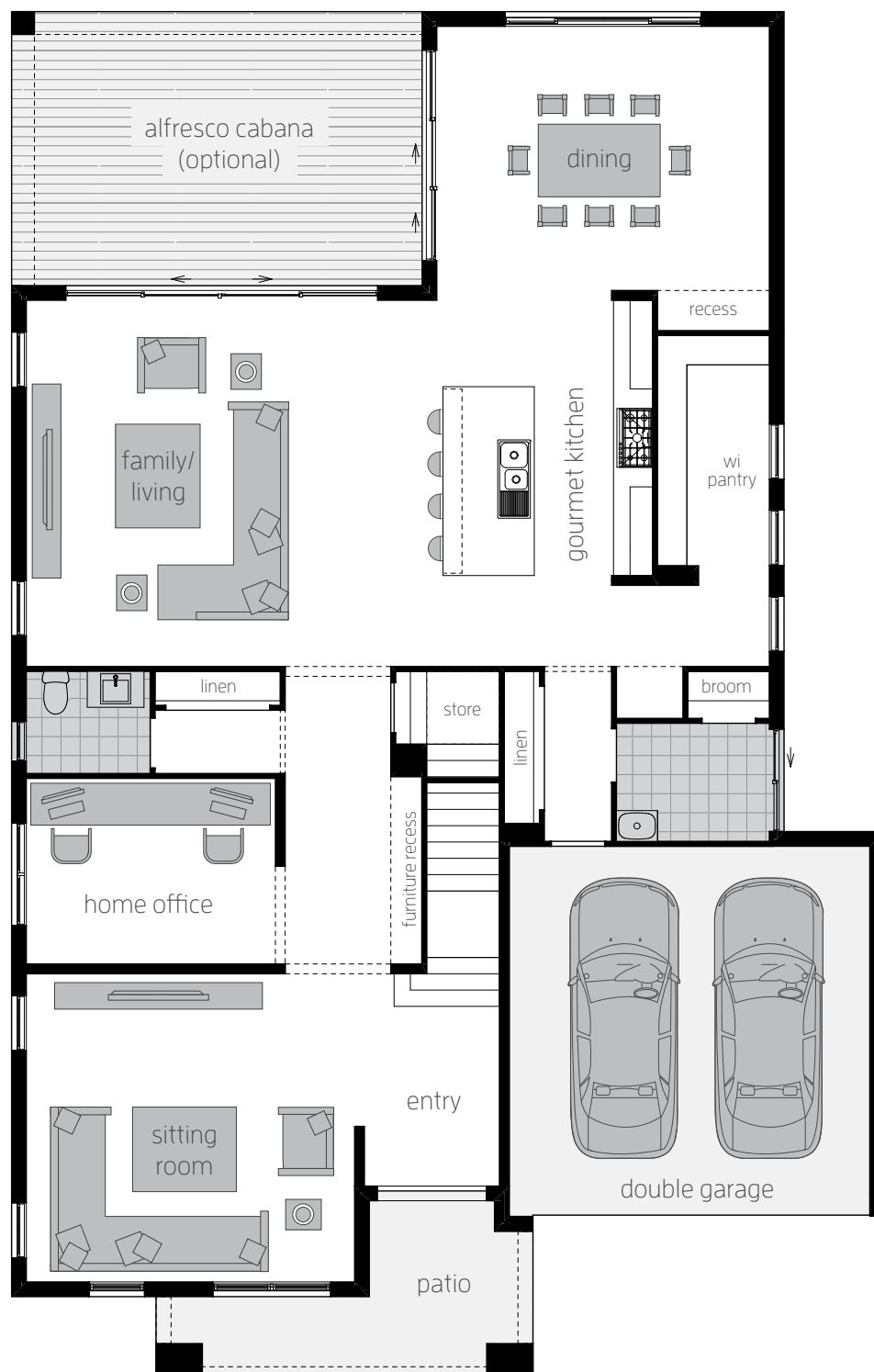
Floor plans will differ slightly depending on the facade chosen (for example, window locations may differ with different facades).

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.

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GROUND FLOOR



FIRST FLOOR

# Tallavera Facades.

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DENVER







# Tallavera Facades.

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TRADITIONAL







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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 TALLAVERA EDITION 19. 08.09.25.