

For families who prefer to dream big

BARKLEY

HOME DESIGN
4 BED · 2 BATH

FLOOR PLAN



GROUND FLOOR

FIRST FLOOR

Plans can be mirrored and adjusted to suit your block. Dimensions are nominal and confirmed on your drawings.



4

BEDROOMS



2

BATHROOMS



2

GARAGE



2

STOREYS

WHAT YOU GET

- ✓ Dining
- ✓ Alfresco
- ✓ Butler's pantry
- ✓ Laundry
- ✓ Master bedroom with walk-in robe
- ✓ Kitchen
- ✓ Lounge
- ✓ Under-stair storage
- ✓ Double garage
- ✓ Walk-in robes to all bedrooms
- ✓ Alfresco spanning the width of the home

Plus every standard inclusion — home owner warranty insurance, engineered frame, brick and tile

WHAT'S IN THE PRICE

everything you need nothing you don't

Every Elegant Homes NSW design is built with the same standard inclusions — a finished, certified home ready to live in.



Insurances

- ✓ Builder home-owner warranty insurance



Structural

- ✓ Concrete M-class slab as per engineer's details
- ✓ Termite protection and waterproofing as per the BCA
- ✓ Engineered pine frame walls and trusses
- ✓ Engineered hipped roof design
- ✓ 2.4m ceiling height



External Fittings

- ✓ Taubmans Weathershield external paint colour range
- ✓ CSR Bradford Gold insulation to ceiling and external walls
- ✓ Brick to ground floor walls (design-specific PGH brick)
- ✓ Concrete roof tiles (choice of colour, Bristle Roofing)
- ✓ Colorbond fascia and gutter (choice of colour)



Plumbing & Drainage

- ✓ Dual-flush system
- ✓ Stormwater and sewer pipes connected to existing mains
- ✓ Natural gas package — cook-top and living area (site specific)



Internal Fittings

- ✓ Standard cove cornice
- ✓ 40mm x 18mm half-splay skirting and architraves
- ✓ Taubmans internal colour range — white ceilings, selected colour to doors, skirting and architraves



Floor Coverings

- ✓ Tiling to bathroom and laundry floors — 300mm x 300mm tile selections



Electrical & Data

- ✓ One phone and one television outlet (two of each to double storeys)



Kitchen

- ✓ Laminate benchtops and melamine cupboards



Bathroom & Laundry

- ✓ Dual-flush vitreous toilet suite



Final Inspection

- ✓ Overall clean of the work site

POPULAR UPGRADES

Stone benchtops and a dishwasher · Ducted or split-system air-conditioning · Alternative facade finishes · Upgraded floor coverings · A second living area

01

Site visit at no cost

We confirm your block and inclusions, and give you a fixed price — not an estimate.

02

Fixed-price tender

A detailed tender priced with our own trade and material rates, not left to subcontractors.

03

Council approval handled

We prepare the full plan set, engage consultants and lodge the DA on your behalf.

04

Built to handover

Construction begins once council approves — through to a certified, finished home.

VISIT THE DISPLAY CENTRE

SEE A FINISHED HOME

8/4 Whitehead Court, Glendenning NSW 2761

Mon–Fri 10am–7pm · Weekends by appointment

TALK TO THE BUILDER

(02) 9677 0870

(02) 8605 8464

eleganthomes.com.au

Site consultation at no cost · fixed price



SCAN FOR THE BARKLEY ONLINE