



**LUMA**  
BY HALLMARK

*Light up*  
YOUR LIFE



**Hallmark  
Homes**



# Happy

**WITH HALLMARK**

At Hallmark Homes, we have one simple goal - to make you happy. We want you to love everything about your new home and the way we built it. We know you've worked hard to get to this point, so now's the time to choose a builder you can truly count on.

Recognised as one of South East Queensland's most trusted builders, we go to great lengths to understand your individual needs, always delivering a high level of personal service. We genuinely care about our customers, and we think it shows in everything we do, from the smooth building process to the renowned level of workmanship and superb quality finishes in all our homes.

Quite simply, it's our job to get it right. And because we've been building quality family homes since 1982, we really know our stuff. Just ask some of our past customers why they keep coming back to Hallmark again and again. We're passionate about giving you more home for your money. And that's why we know you'll be happy you built with Hallmark!





LIGHT UP YOUR  
*Life*



## INTRODUCING LUMA BY HALLMARK

A brilliant new range of truly affordable homes, designed for the first home buyer who expects more. More style, more space, more flexibility and more luxury than ever before. So if you thought you couldn't afford the kind of home you've been dreaming of, think again. Luma has arrived and it's a game changer.

### DESIGNED TO SPARK YOUR IMAGINATION.

Why feel constrained, when Luma gives you the freedom to reflect your personality in so many ways? Because one size doesn't fit all, we've created a selection of smart, beautifully designed, flexible floor plans, stunning façades and luxurious upgrade options that lets you customise your home to suit the way you want to live.





SHINE  
*bright*  
WITH LUMA

At Hallmark Homes, we don't believe you should be constrained by budget. Just because you're a first home buyer doesn't mean you should have to settle for less. We knew there had to be a better way to give you what you want, so we started with a blank canvas and reimagined what was possible.

**WANT A CLEVERLY DESIGNED HOME?  
YOU GOT IT.**

Luma by Hallmark is different. Rather than working with an existing range and taking things out to suit your budget, our designers came up with a completely fresh new range of 22 premium home designs, featuring must have, on-trend living concepts. Quite simply, you've got the best of the best to choose from, at the most affordable price possible.

**WE LISTENED TO YOU.**

We took the time to understand what you wanted in your new home and then worked out a way to make it happen. As a result, the Luma range is literally bursting with your most requested layouts, design features, inclusions and finishes, such as on-trend façades, generous stone island benches, full sized laundries, plus much more.

**HOW DOES LUMA WORK?**

Luma's bespoke design system with interchangeable custom modules means you can mix and match to get exactly what you want, without blowing the budget. And with Luma, all the hard work has been done for you. Every single home design in the range is customisable, depending on what's important to you.

First, choose the floor plan that suits the way you want to live. Then, you can either go with it as is, or select from the custom-designed modules. It's so easy, and it's all pre-priced and ready to go, so you know exactly where you're at from the very start.

Luma by Hallmark – because it's your time to shine.





FIND THE  
*perfect*  
 HOME FOR YOU

10 METRE LOT FRONTAGE RANGE

HOME	PAGE	SIZE m <sup>2</sup>	BED	LIVING	BATH	CAR
AMITY 136	10-11	135.77	3	1	2	1
AMITY 143	12-13	142.83	3	1	2	1
MIAMI 139	14-15	138.84	3	1	2	1
MIAMI 186	16-17	186.12	4	3	2	1
CLOVELLY 157	18-19	156.94	4	1	2	1
CLOVELLY 168	20-21	167.35	4	1	2	1
METRO 192	22-23	191.37	4	1	2	2

12.5 METRE LOT FRONTAGE RANGE

HOME	PAGE	SIZE m <sup>2</sup>	BED	LIVING	BATH	CAR
MIAMI 175	28-29	175.11	4	1	2	2
MIAMI 189	30-31	188.74	4	2	2	2
MIAMI 208	32-33	207.81	4	2	2	2
TRINITY 176	34-35	175.72	3	1	2	2
MANLY 186	36-37	185.91	4	2	2	2
MANLY 200	38-39	200.04	4	2	2	2
MANLY 223	40-41	222.92	4	3	2	2
COVE 202	42-43	201.92	4	2	2	2
COVE 217	44-45	216.56	4	2	2	2
BANKSIA 216	46-47	215.90	4	3	2	2
BANKSIA 229	48-49	228.54	4	3	2	2
BYRON 216	50-51	216.09	4	3	2	2
BRONTE 231	52-53	230.42	4	3	2	2
BONDI 240	54-55	239.00	4	3	2	2
BONDI 250	56-57	250.06	4	4	2	2

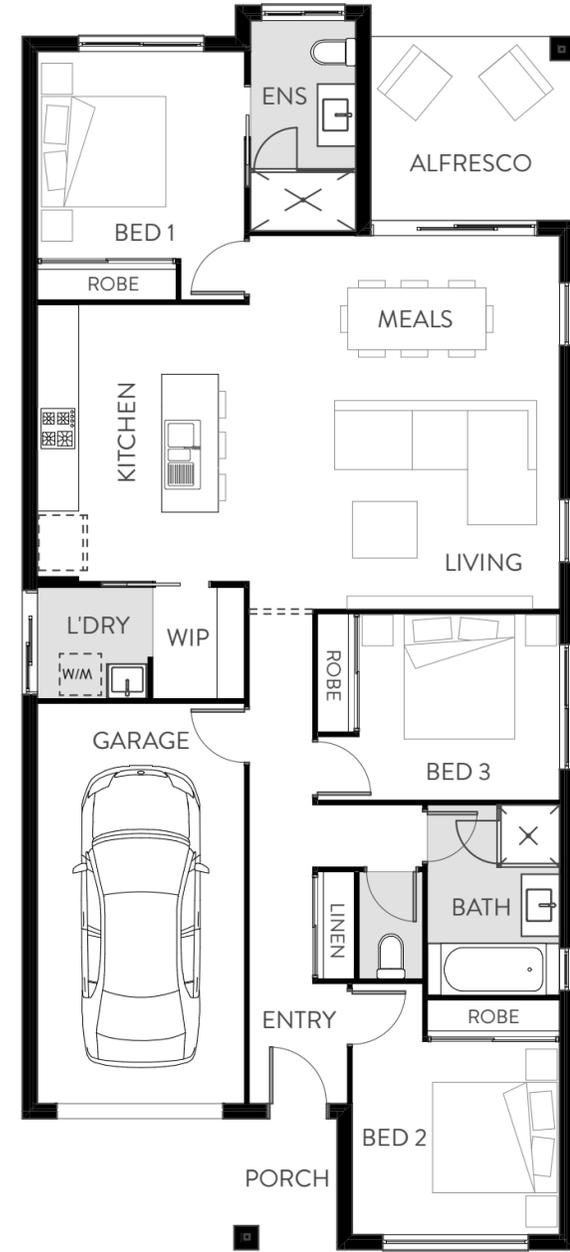
LUMA RANGE FOR

*10 metre*

**LOT FRONTAGE**

Luma by Hallmark offers a fabulous selection of home designs created specifically to make the most of lots with a 10 metre frontage. Once you've chosen the floor plan that suits your lifestyle, check out our stunning range of façade options on pages 24 and 25. There's sure to be a look that reflects your individual style!





3	1
2	1

LENGTH 18.0m  
WIDTH 8.0m

TOTAL FLOOR AREA  
**135.77m<sup>2</sup>**

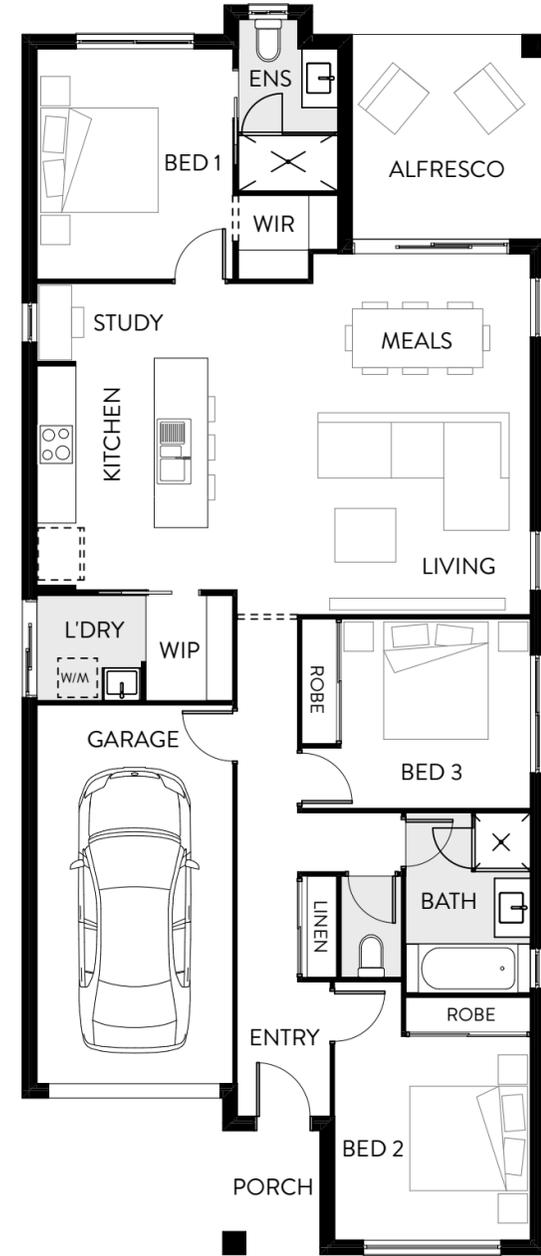
MIN. FRONTAGE  
**10m**

BED 1	3.0 x 3.0
BED 2	3.0 x 2.8
BED 3	2.9 x 2.7
ALFRESCO	2.6 x 2.9
MEALS	4.4 x 2.1
KITCHEN	4.0 x 2.5
LIVING	3.5 x 3.3
GARAGE	5.8 x 3.0

*Amity*  
**136**

This cleverly designed home is perfect for a busy couple or a young family and features open-plan living with a spacious alfresco area. The Amity 136 has three spacious bedrooms, two bathrooms and ample storage space. The centrally positioned kitchen features a large walk-in pantry and island bench making it the perfect entertainer's kitchen.

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3	1
2	1

LENGTH 19.2m  
WIDTH 8.0m

TOTAL FLOOR AREA  
**142.83m<sup>2</sup>**

MIN. FRONTAGE  
**10m**

BED 1	3.5 x 3.0
BED 2	3.1 x 3.0
BED 3	2.9 x 2.9
ALFRESCO	3.1 x 2.9
STUDY	1.1 x 0.6
MEALS	3.3 x 2.1
KITCHEN	3.5 x 2.5
LIVING	3.5 x 3.4
GARAGE	5.8 x 3.0

*Amity*  
**143**

This versatile home features an open-plan kitchen, living and dining room flowing on to a spacious alfresco area, making indoor-outdoor living a breeze. The handy study nook is cleverly positioned near the kitchen - the perfect spot to park your laptop, or keep an eye on the kids while they do their homework. Designed with privacy in mind, the master bedroom features a walk-in robe and well-appointed ensuite.

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3	1
2	1

LENGTH 18.9m  
WIDTH 8.8m

TOTAL FLOOR AREA  
**138.84m<sup>2</sup>**

MIN. FRONTAGE  
**10m**

BED 1	3.3 x 3.0
BED 2	3.0 x 2.9
BED 3	2.9 x 3.0
BED 4	2.9 x 2.9
ALFRESCO	4.9 x 2.4
MEALS	3.5 x 1.6
KITCHEN	3.5 x 2.3
LIVING	4.4 x 3.9
GARAGE	5.8 x 3.3

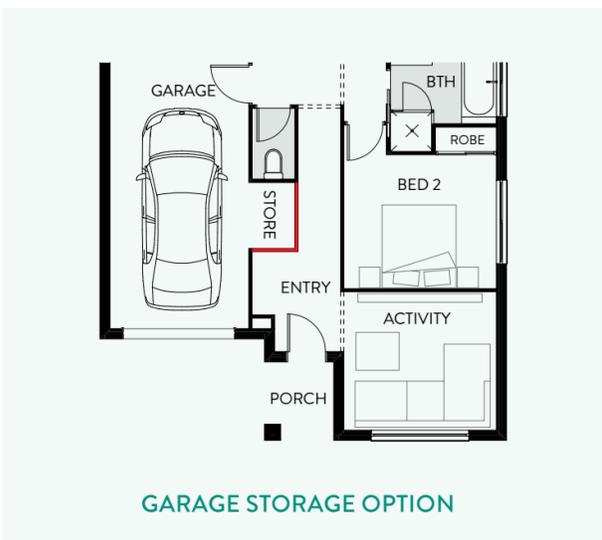
# Miami

139

The spacious outdoor alfresco living area is the star of this home design, making all year round entertaining a breeze! The design features an open-plan kitchen, living and dining area that spills out to the alfresco, ensuring there is sufficient flow between indoor and outdoor living. The spacious master suite has a luxurious walk-in robe and ensuite making it the perfect retreat to escape to.

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# MIAMI 186 OPTION



4	3
2	1

LENGTH 23.4m  
WIDTH 8.8m

TOTAL FLOOR AREA  
**186.12m<sup>2</sup>**

MIN. FRONTAGE  
**10m**

BED 1	3.2 x 3.0
BED 2	3.3 x 2.9
BED 3	3.1 x 2.7
BED 4	3.1 x 2.7
ACTIVITY	3.0 x 3.3
ALFRESCO	3.2 x 3.1
MEDIA	3.2 x 3.1
MEALS	3.5 x 2.4
KITCHEN	3.2 x 2.6
LIVING	4.3 x 3.8
GARAGE	5.8 x 3.0

# Miami 186

This home boasts three separate living areas, giving everyone the space they need. There's an option to create more storage in the garage area, which comes in very handy for bulkier items, like the esky or a few surfboards. When you need a little 'me' time, head to your spacious master suite, complete with ensuite and walk-in robe.

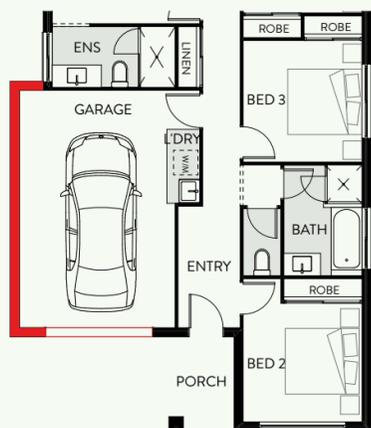
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# CLOVELLY 157 OPTIONS



## ALTERNATE 3 BEDROOM LAYOUT

Replace bed 4 with a full size laundry + walk-in pantry + study nook



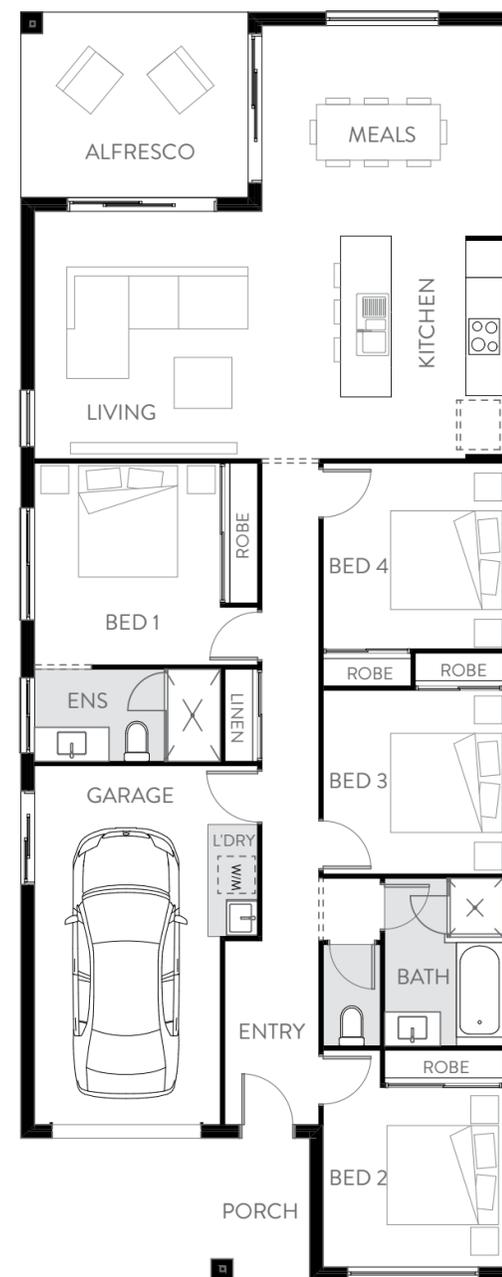
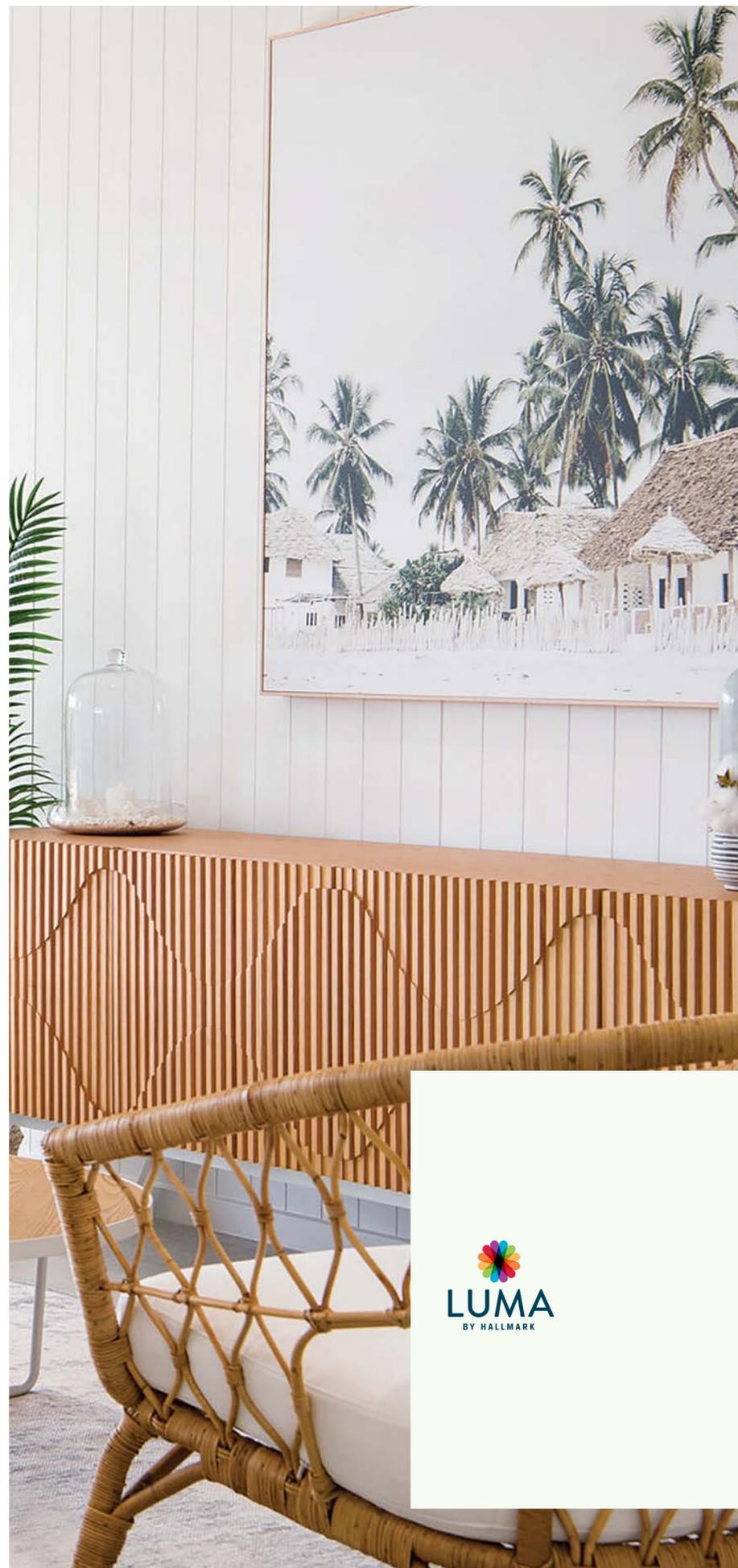
## GARAGE UPGRADE

Widen the garage by 800mm + 2.6m garage door



## POSTLESS STACKER DOOR OPTION

Modify the living/alfresco to feature 3.1m + 2.7m postless stacker doors



4 BEDS 1 SOFA

2 BATHS 1 CAR

LENGTH 20.5m  
WIDTH 8.0m

TOTAL FLOOR AREA  
**156.94m<sup>2</sup>**

MIN. FRONTAGE  
**10m**

BED 1	3.2 x 3.0
BED 2	2.9 x 2.9
BED 3	2.9 x 2.9
BED 4	3.0 x 2.9
ALFRESCO	3.6 x 3.0
MEALS	3.8 x 3.4
KITCHEN	3.5 x 2.5
LIVING	4.0 x 3.6
GARAGE	5.8 x 3.0

# Clovelly

## 157

Bright, breezy and versatile, this impressive home is perfect for a busy couple or young family. The living and dining area opens onto the alfresco, with the option of adding postless stacker doors to seamlessly bring the outside in. You'll love the spacious stone island bench in the kitchen, where family and friends can pull up a stool for a chat, while you cook up a storm. If you love relaxed entertaining, this home is the perfect design for you!



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# METRO 192 FAÇADES



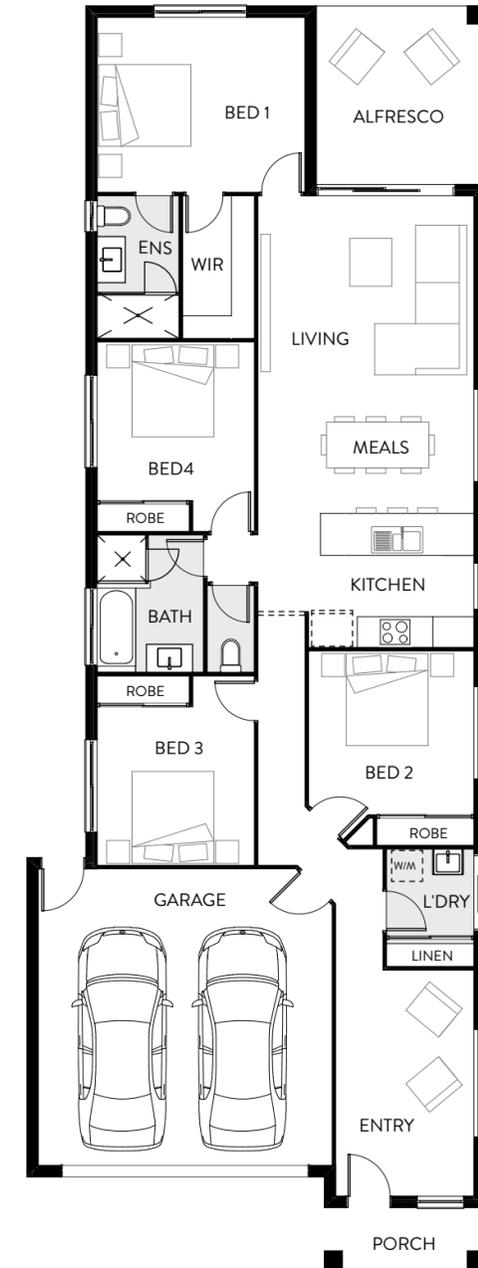
HAMPTONS FAÇADE • EXCLUSIVE TO METRO 192



CLASSIC FAÇADE • EXCLUSIVE TO METRO 192



CLASSIC + FAÇADE • EXCLUSIVE TO METRO 192



4	1
2	2

LENGTH 24.7m  
WIDTH 9.0m

TOTAL FLOOR AREA  
**191.37m<sup>2</sup>**

MIN. FRONTAGE  
**10m**

ENTRY	4.4 x 2.7
BED 1	4.0 x 3.4
BED 2	3.2 x 3.2
BED 3	3.1 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	3.4 x 3.3
MEALS	4.2 x 2.2
KITCHEN	3.2 x 2.4
LIVING	4.1 x 4.0
GARAGE	5.8 x 5.7

# Metro 192

With three separate living areas and four large bedrooms, you'll love the space and layout of this stunning Metro 192 home design! The open-plan kitchen, living and dining areas spill out to an outdoor alfresco making entertaining family and friends easy. The private master suite is situated at the end of the home, making it an ideal sanctuary to retreat to after a busy day! Ideal for a growing family, there's room for everyone to enjoy this beautiful home!

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LUMA

# facades

## FOR 10 METRE LOT FRONTAGE

Now that you've chosen the perfect floor plan for you and your family, it's time to select the façade for your brand new home. Designed for maximum street appeal, there are eight stunning façades to choose from. Which one reflects your style?



NEVADA FAÇADE



MAISON FAÇADE



URBAN FAÇADE



HAMPTONS FAÇADE



SOUTHAMPTONS FAÇADE



METRO FAÇADE



CLASSIC FAÇADE



CLASSIC + FAÇADE

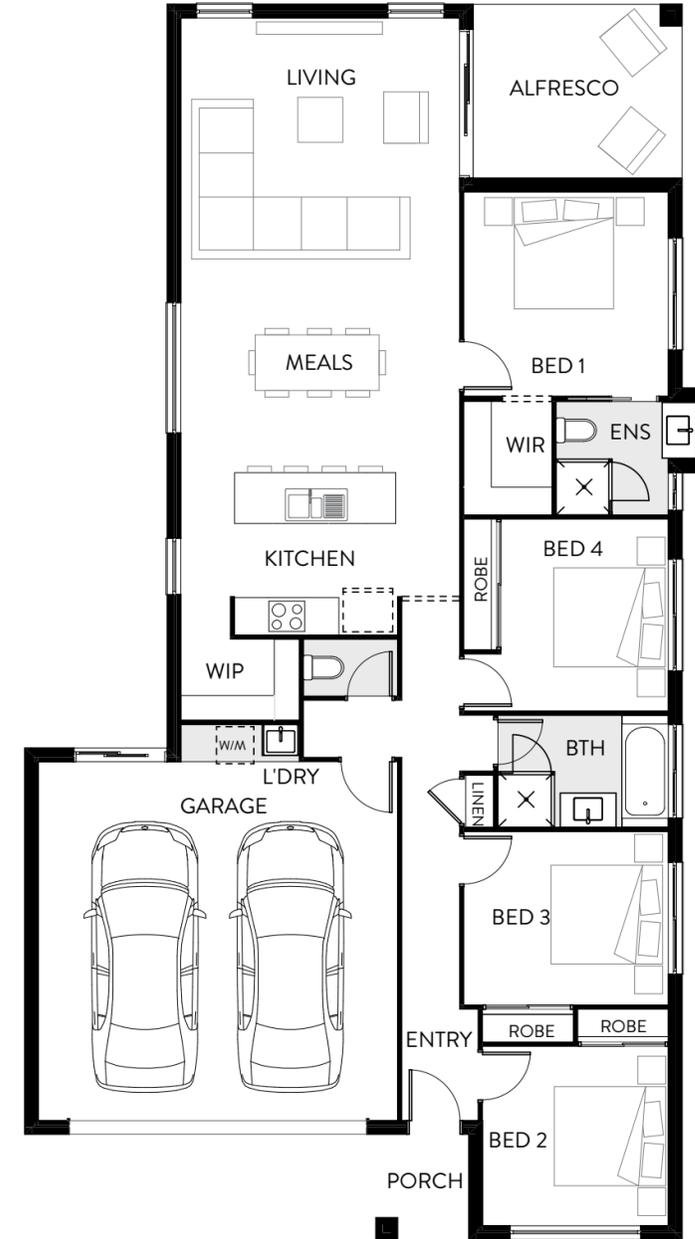
LUMA RANGE FOR

12.5 metre

**LOT FRONTAGE**

Luma by Hallmark provides a brilliant range of floor plans designed to sit perfectly on a lot with a 12.5 metre frontage. You'll be spoilt for choice with our flexible range of home designs, not to mention our latest selection of beautiful façades for you to choose from. Discover a look that you'll love on pages 58 and 59.





4	1
2	2

LENGTH 20.0m  
WIDTH 11.1m

TOTAL FLOOR AREA  
**175.11m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.3 x 3.3
BED 2	3.0 x 2.9
BED 3	3.3 x 2.8
BED 4	3.1 x 2.7
ALFRESCO	3.3 x 2.8
MEALS	4.5 x 2.4
KITCHEN	3.5 x 2.3
LIVING	4.5 x 4.2
GARAGE	5.8 x 5.8

# Miami

## 175

This stunning home design has ample space for everyone to kick back and relax. The large open-plan kitchen, living, and dining allows the family to come together or to do their own thing! The generous outdoor alfresco area is perfect for Queensland lifestyles and makes outdoor living a breeze. The stylish kitchen with a large walk-in pantry and island bench is at the heart of the home, making entertaining so easy! The spacious and private master suite features a large walk-in robe and ensuite making it the perfect secluded sanctuary.

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# MIAMI 189 OPTION



**GRAND ALFRESCO**  
3.3m x 3.0m alfresco addition



4	2
2	2

LENGTH 22.5m  
WIDTH 11.1m

TOTAL FLOOR AREA  
**188.74m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.5 x 3.3
BED 2	3.0 x 2.9
BED 3	3.0 x 2.9
BED 4	2.9 x 2.7
ALFRESCO	3.3 x 3.0
MEDIA	3.3 x 3.2
MEALS	4.5 x 2.0
KITCHEN	4.5 x 2.4
LIVING	4.5 x 3.6
GARAGE	5.8 x 5.8

# Miami

## 189

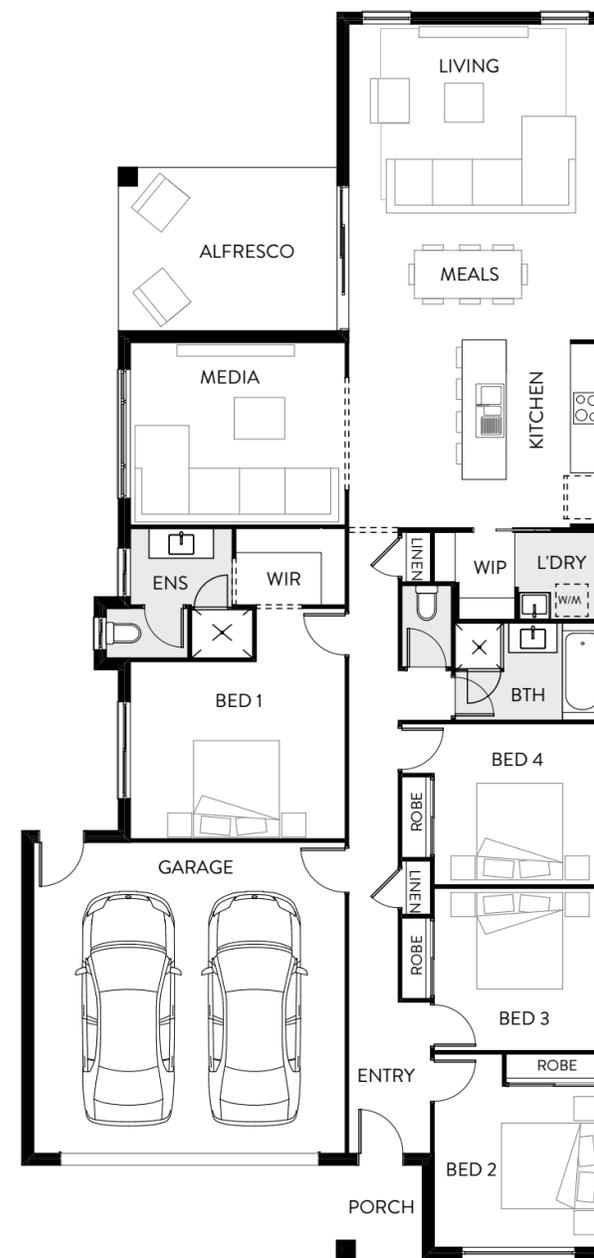
The entrance to this home creates a stunning first impression as you take in the full length of this expansive design. The gourmet kitchen sits perfectly between the living, dining, and media rooms, making it the perfect design to entertain guests. The spacious alfresco is ideal for outdoor living and entertaining in Queensland. The large master suite is the perfect retreat, complete with walk-in robe and ensuite.

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# MIAMI 208 OPTION



**GRAND ALFRESCO UPGRADE**  
2.89m x 4.07m (11.76m<sup>2</sup>) alfresco addition



- 4   2
- 2   2

LENGTH 23.3m  
WIDTH 11.0m

TOTAL FLOOR AREA  
**207.81m<sup>2</sup>**

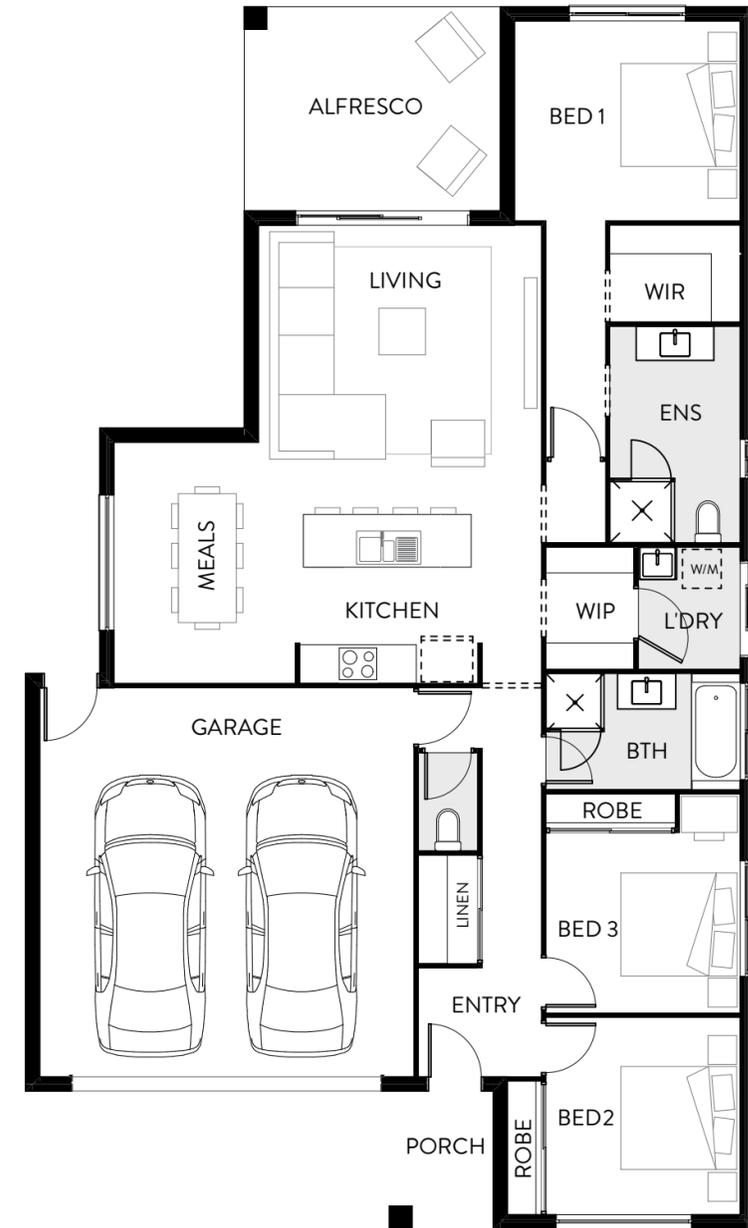
MIN. FRONTAGE  
**12.5m**

BED 1	4.0 x 3.3
BED 2	3.1 x 3.0
BED 3	3.1 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	4.0 x 3.0
MEDIA	4.0 x 3.4
MEALS	4.7 x 2.1
KITCHEN	3.4 x 3.1
LIVING	4.7 x 3.8
GARAGE	5.8 x 5.8

# Miami 208

The kitchen is at the heart of this striking home, perfectly positioned between the media room and living and dining areas. You'll love the large walk-in pantry connected to the laundry. The alfresco adjoins the living areas, with the option to create a grand alfresco – adding nearly 12m<sup>2</sup> of living space! Ideal for growing families, there's ample room to relax in the master suite with a walk-in robe and ensuite, while the kids' bedrooms are just a few steps away.

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3	1
2	2

LENGTH 19.0m  
WIDTH 11.3m

TOTAL FLOOR AREA  
**175.72m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.5 x 3.1
BED 2	3.0 x 3.0
BED 3	2.8 x 3.0
ALFRESCO	3.9 x 3.1
MEDIA	3.3 x 3.2
MEALS	3.7 x 2.8
KITCHEN	2.7 x 2.6
LIVING	4.4 x 3.9
GARAGE	6.0 x 5.8

# Trinity

## 176

Spacious living is right at the heart of this stunning home design. The open-plan kitchen, dining and living area is located in the centre of the home, making this home design perfect for entertaining. The generous alfresco area allows for year-round outdoor living, perfect for the Queensland lifestyle. The stylish kitchen is centrally located with a walk-in pantry that flows through to the oversized laundry — perfect for the busy family. The private master suite is located at the rear of the home and boasts a large walk-in robe and ensuite.



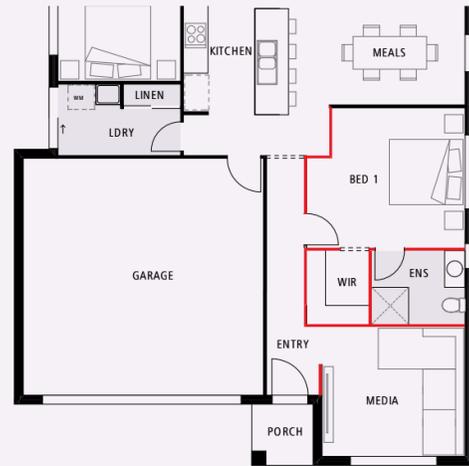
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# MANLY 200 OPTIONS



WALK-IN PANTRY UPGRADE



FLIP BED 1 & MEDIA



4	2
2	2

LENGTH 19.4m  
WIDTH 11.3m

TOTAL FLOOR AREA  
**200.04m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

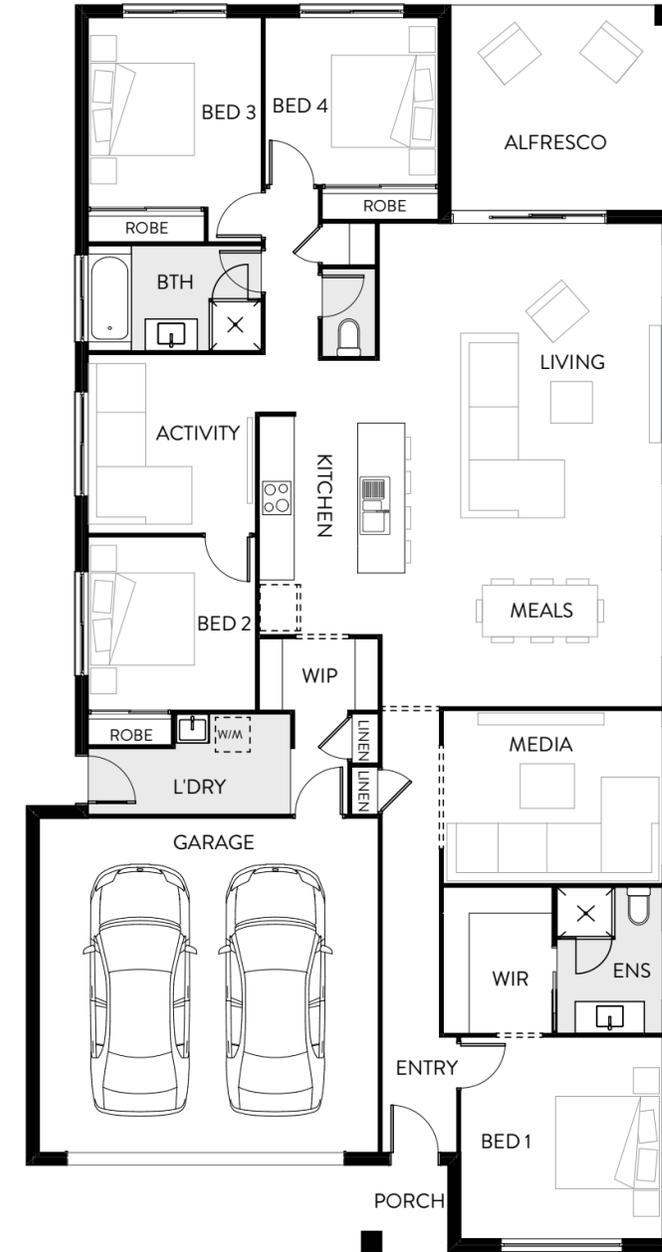
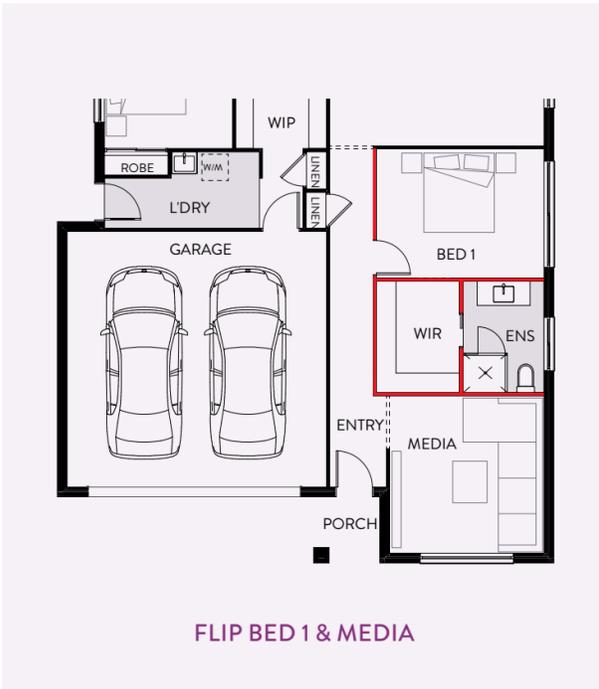
BED 1	3.5 x 3.5
BED 2	3.0 x 3.0
BED 3	3.2 x 3.0
BED 4	3.0 x 2.8
ALFRESCO	3.5 x 3.2
STUDY	2.6 x 2.2
MEDIA	3.3 x 3.1
MEALS	4.6 x 3.1
KITCHEN	3.4 x 1.8
LIVING	4.0 x 3.3
GARAGE	5.8 x 5.8

*Manly*  
**200**

The open-plan living areas and alfresco create a central hub that adds to the spacious feel of this home. Designed with convenience in mind, it's just a few steps from the garage to the large kitchen island bench and walk-in pantry — perfect for unpacking the groceries. There's also a separate media room where the family can enjoy movie night, plus a handy study area for the kids to share. Need to get away from it all? The master suite offers a secluded sanctuary at the front of the home.

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# MANLY 223 OPTION



4	3
2	2

LENGTH 21.6m  
 WIDTH 11.3m  
 TOTAL FLOOR AREA  
**222.92m<sup>2</sup>**  
 MIN. FRONTAGE  
**12.5m**

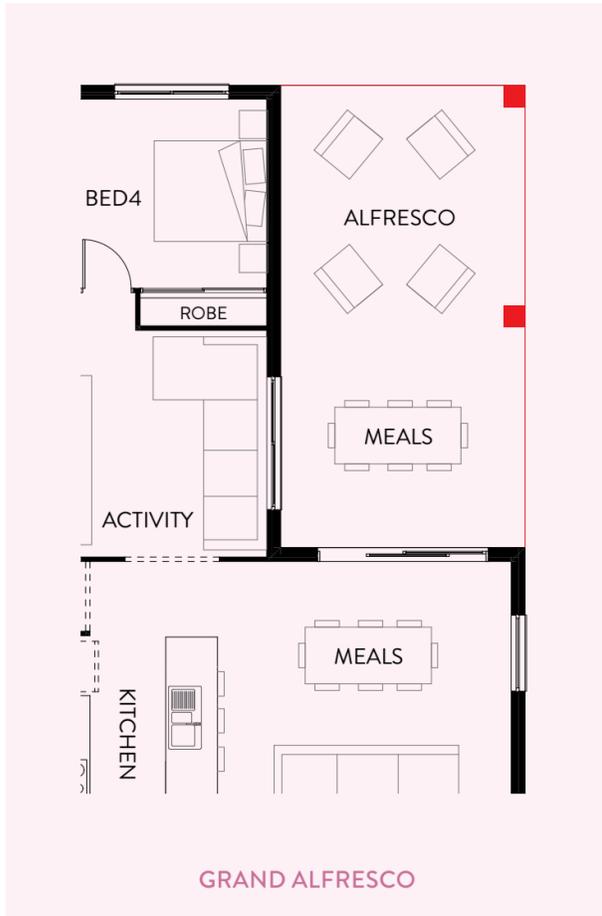
BED 1	3.5 x 3.5
BED 2	3.0 x 2.9
BED 3	3.2 x 3.0
BED 4	3.0 x 2.9
ALFRESCO	3.8 x 3.5
ACTIVITY	3.1 x 2.9
MEDIA	3.8 x 3.0
MEALS	3.8 x 2.7
KITCHEN	3.8 x 2.7
LIVING	5.7 x 4.0
GARAGE	5.8 x 5.8

*Manly*  
**223**

This home is a true family home with its spacious open-plan design. Featuring a large living area that flows on from the gourmet kitchen, and a generous alfresco at the rear, entertaining family and friends will be nothing short of easy in the Manly 223. The master suite offers a private and peaceful sanctuary located at the front of the home away from the other three bedrooms and is complemented with a spacious walk-in robe and adjoining ensuite. The home features separate activity and media rooms, making it ideal for growing families.

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# COVE 202 OPTION



4	2
2	2

LENGTH 21.2m  
WIDTH 11.3m

TOTAL FLOOR AREA  
**201.92m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.8 x 3.5
BED 2	3.0 x 3.0
BED 3	3.0 x 3.0
BED 4	3.0 x 3.0
ALFRESCO	3.8 x 3.0
ACTIVITY	3.6 x 3.0
MEALS	4.2 x 2.4
KITCHEN	4.0 x 2.0
LIVING	4.1 x 4.0
GARAGE	5.8 x 5.8

## Cove 202

Featuring a luxuriously sized walk-in robe and a beautiful ensuite, the private master bedroom in this home is made for relaxing at the end of the day. The gourmet kitchen with walk-in pantry and handy study nook adjoins the open-plan living and dining area, which spills out onto the alfresco. There's a cleverly positioned activity room in the kids' bedroom zone, plus an oversized laundry with plenty of linen storage — perfect for the busy family.

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# COVE 217 OPTION



4	2
2	2

LENGTH 23.0m  
WIDTH 11.2m

TOTAL FLOOR AREA  
**216.56m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

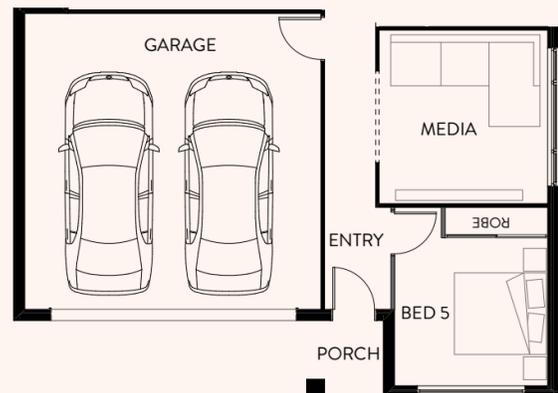
BED 1	4.2 x 3.4
BED 2	3.1 x 3.0
BED 3	3.1 x 3.0
BED 4	3.1 x 3.0
ALFRESCO	5.5 x 3.0
ACTIVITY	4.0 x 2.6
MEALS	3.5 x 2.1
KITCHEN	4.0 x 2.1
LIVING	4.5 x 3.7
GARAGE	5.8 x 5.8

## Cove 217

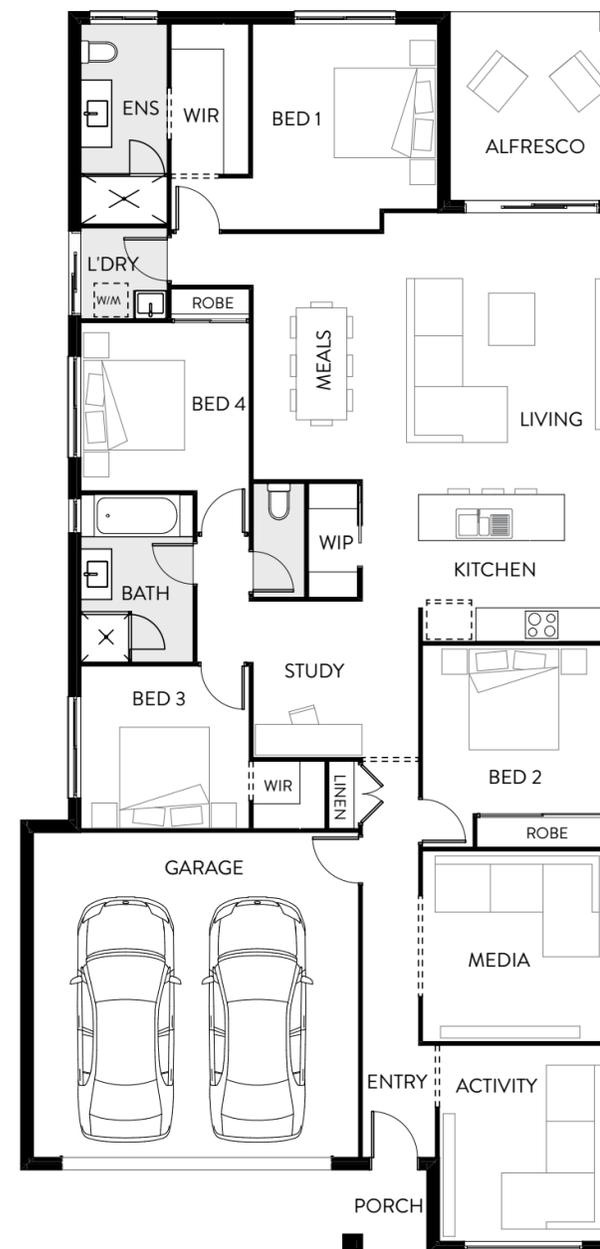
With a massive alfresco flowing out from the open-plan living area, this home is just for lazy days spent with friends and family. The gourmet kitchen has a walk-in pantry connected to an oversized laundry. There's also a handy study nook near the kitchen, so it's easy to keep an eye on the kids when they do their homework. The separate activity room is the perfect spot to enjoy a movie, while the private master suite features an ensuite, separate toilet and huge walk-in robe.

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# BANKSIA 216 OPTION



FIFTH BEDROOM



4	3
2	2

LENGTH 22.2m  
WIDTH 10.7m

TOTAL FLOOR AREA  
**215.90m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.6 x 3.3
BED 2	3.3 x 3.0
BED 3	3.0 x 2.9
BED 4	3.0 x 3.0
ALFRESCO	3.3 x 3.0
STUDY	1.9 x 1.7
ACTIVITY	3.5 x 3.0
MEDIA	3.4 x 3.3
MEALS	3.4 x 2.0
KITCHEN	3.3 x 2.5
LIVING	4.5 x 4.0
GARAGE	5.8 x 5.8

# Banksia 216

With three separate living areas, you'll love the space and freedom this beautiful home has to offer. The large living and dining area opening on to an alfresco makes entertaining family and friends easy, while the centrally located study creates the perfect home office. Complete with a media room and kids activity room, there's plenty of space for everyone to do their own thing or come together as a family. This stunning home is sure to impress!

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4	3
2	2

LENGTH 22.2m  
 WIDTH 11.3m  
 TOTAL FLOOR AREA  
**228.54m<sup>2</sup>**  
 MIN. FRONTAGE  
**12.5m**

BED 1	3.6 x 3.5
BED 2	3.0 x 2.9
BED 3	3.0 x 3.0
BED 4	3.0 x 3.0
ALFRESCO	3.8 x 3.7
STUDY	2.3 x 1.7
ACTIVITY	3.0 x 2.9
MEDIA	3.5 x 3.5
MEALS	4.2 x 3.5
KITCHEN	3.7 x 2.0
LIVING	4.4 x 3.6
GARAGE	5.8 x 5.8

# Banksia

## 229

This beautiful, spacious home offers all the room a growing family needs to relax in style. A spacious living and dining, as well as separate media and activity rooms mean that no one has to compromise on space. With a large study in the heart of the home and a study nook in the second bedroom, this bright and airy home has it all. A generous stone island bench and large walk-in pantry in the open-plan kitchen make this home a real family favourite!

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# BYRON 216 OPTION



**GRAND ALFRESCO UPGRADE**  
3.16m x 3.34m (10.55m<sup>2</sup>) alfresco addition



4	3
2	2

LENGTH 23.0m  
WIDTH 11.3m  
**TOTAL FLOOR AREA 216.09m<sup>2</sup>**  
MIN. FRONTAGE 12.5m

BED 1	4.0 x 3.1
BED 2	2.9 x 2.8
BED 3	2.9 x 2.9
BED 4	3.0 x 2.9
ALFRESCO	3.9 x 3.4
ACTIVITY	3.2 x 3.2
MEDIA	3.5 x 3.5
MEALS	4.0 x 1.9
KITCHEN	3.9 x 2.3
LIVING	4.0 x 4.0
GARAGE	5.8 x 5.8

# Byron 216

This stunning home has a fantastic flow throughout. You'll love the versatility of three separate living areas, plus the option to relax outdoors on the alfresco. A beautiful kitchen with a stone island bench and a large walk-in pantry provides easy access to the laundry. The kids' zone includes three bedrooms centred around an activity room and handy walk-in linen cupboard with ample storage. The master suite features a generous walk-in robe and ensuite.

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4	3
2	2

LENGTH 22.4m  
 WIDTH 11.3m  
 TOTAL FLOOR AREA  
**230.42m<sup>2</sup>**  
 MIN. FRONTAGE  
**12.5m**

BED 1	4.5 x 3.6
BED 2	3.1 x 2.9
BED 3	3.0 x 2.9
BED 4	3.0 x 2.9
ALFRESCO	5.4 x 3.2
ACTIVITY	3.0 x 2.9
MEDIA	3.7 x 3.5
MEALS	3.7 x 2.6
KITCHEN	3.6 x 2.6
LIVING	5.3 x 4.4
GARAGE	5.8 x 5.8

# Bronte

## 231

The master suite is the star of the show in this home! The spacious bedroom, luxurious walk-in robe and oversized ensuite makes it the perfect retreat to escape to at the end of a busy day. The contemporary kitchen features a walk-in pantry conveniently connected to the laundry, while the living and meals area spills out onto a large alfresco. With a separate media room and versatile activity room, this gorgeous home leaves nothing to be desired.

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4	3
2	2

LENGTH 24.8m  
WIDTH 11.3m

TOTAL FLOOR AREA  
**239.00m<sup>2</sup>**

MIN. FRONTAGE  
**12.5m**

BED 1	3.8 x 3.4
BED 2	3.0 x 3.0
BED 3	3.3 x 3.0
BED 4	3.1 x 2.9
ALFRESCO	4.5 x 4.1
ACTIVITY	4.5 x 3.0
MEDIA	3.6 x 3.1
MEALS	5.0 x 2.3
KITCHEN	5.0 x 2.5
LIVING	5.0 x 4.2
GARAGE	5.8 x 5.8

# Bondi

## 240

A centrally positioned alfresco makes this home a light-filled haven. It features a gourmet kitchen perfect for keen home cooks, and a handy walk-in pantry conveniently adjoins the laundry — who doesn't love a little multi-tasking? Enjoy movie nights in the media room, while the kids have their own activities zone that can be transformed into a rumpus, study or playroom. At the front of the home, the master bedroom features a walk-in robe and ensuite.



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4	4
2	2

LENGTH 25.0m  
 WIDTH 11.3m  
 TOTAL FLOOR AREA  
**250.06m<sup>2</sup>**  
 MIN. FRONTAGE  
**12.5m**

BED 1	3.8 x 3.4
BED 2	3.0 x 2.9
BED 3	3.0 x 2.9
BED 4	3.1 x 3.0
STUDY	3.1 x 0.6
ALFRESCO	4.5 x 4.1
ACTIVITY	4.0 x 3.3
MEDIA	3.6 x 3.1
MEALS	5.0 x 2.3
KITCHEN	5.0 x 2.5
LIVING	5.0 x 4.2
PATIO	3.0 x 3.1
GARAGE	5.8 x 5.8

# Bondi

## 250

Ideal for families, this spacious home has everything you need and more! The living and dining area opens onto a central, private alfresco, making it perfect for entertaining friends. The spacious kitchen has a walk-in pantry connected to the laundry, while the separate media room is perfect for movie night. The kids will love the separate bedroom zone, centred around an activity room with its own patio. Featuring a large walk-in robe and ensuite, the master suite is a secluded sanctuary.

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LUMA

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