



**EDEN**

BY HALLMARK

Room to move





## Room to move

There's something magical about the wide, open spaces and big blue skies of acreage living. Welcome to Eden by Hallmark — a larger-than-life collection of stunning home designs that allow you to truly embrace acreage life.

Perhaps you're looking for a tree change with a veggie patch or a chicken coop? If you're an entertainer, maybe a palatial pool deck is more your style? Or you just want to give your kids the space they deserve to let their imaginations run wild. Whatever your ultimate acreage lifestyle is, Eden by Hallmark can bring your dream to life.

At Hallmark Homes, we're not called the acreage home specialists for nothing! A family-owned business with over 40 years' experience and more than 1,000 acreage homes under our belts, Hallmark Homes is your trusted acreage home builder in South East Queensland.

The Eden home range offers the perfect combination of quality, space, luxury and fair dinkum value, amidst stylish and functional open-plan living — just perfect for contemporary acreage life. So if you're looking for room to move, experience the freedom and joy of acreage living with Eden by Hallmark.





# Discover the perfect acreage home for you



## LIVE YOUR BEST ACREAGE LIFE

At Hallmark Homes, we're passionate about acreage living, and believe our designs allow you to live your best life! With Eden by Hallmark, you can choose from floor plans specifically designed for acreage living, and stylish façades to complement your new home perfectly.

Our spectacular range of acreage home designs offer luxury living all on one spacious level, giving you the freedom to consider features such as a grand entrance, multiple open-plan living areas and a gourmet kitchen complete with walk-in butler's pantry. Large windows make for picture perfect views and an abundance of natural light, while oversized alfresco areas provide the perfect setting for dining under a star-filled night sky.

As the acreage home specialists, Hallmark Homes know how to maximise the potential of your land to create your own little slice of heaven. We invite you to take a closer look at our fabulous range of acreage home designs, created specifically for large-lot lifestyles. Explore Eden by Hallmark now.

HOUSE NAME	FLOOR AREA		BEDS	BATHS	GARAGE	LIVING	STUDY	PG
	M <sup>2</sup>	SQ						
Retreat 285	284.80	30.65	4	2	2	3	1	4
Retreat 303	303.10	32.62	4	2	2	3	1	6
Retreat 345	345.30	37.16	4	2	2	3	2	8
Fairview 321	321.09	34.56	4	2	2	3	1	12
Fairview 353	352.99	37.99	4	2	2	3	1	14
Fairview 395	395.11	42.52	5	2	2	3	2	16
Indiana 199	198.38	21.35	4	2	2	2	0	20
Indiana 240	240.07	25.84	4	2	2	2	1	22
Beechmont 238	237.63	25.57	4	2	2	2	1	26
Beechmont 245	245.00	26.37	4	2	2	2	2	28





# Retreat 285

A modern, stylish and minimal acreage home design defines the Retreat 285. Designed to accommodate a family of any size, this acreage plan has all the essentials plus so much more. The separate activity and media rooms deliver even more indoor space – making it the perfect home design for growing families. The gourmet kitchen and spacious open-plan dining and living areas are perfect for entertaining friends and family. The master suite offers a large ensuite and walk-in robe and is tucked away from the rest of the house, making it a private oasis.

Bed 1	3.9 x 3.9
Bed 2	3.8 x 3.1
Bed 3	4.0 x 3.2
Bed 4	4.0 x 3.8
Study	3.8 x 2.0
Activity	3.8 x 3.2
Media	3.8 x 3.4
Meals	4.6 x 2.4
Living	4.6 x 4.1
Kitchen	6.4 x 3.3
Alfresco	8.6 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**284.80m<sup>2</sup>**  
 LENGTH 15.8m • WIDTH 24.7m

**BEDS** 4   
 **LIVING** 3   
 **GARAGE** 2   
 **BATHS** 2   
 **STUDY** 1



## Floor Plan Option



- SERVERY BENCH EXTENSION**
- 1.6m servery bench • 20mm stone top
  - Tiled splashback • Under bench cupboards
  - Window upgrade

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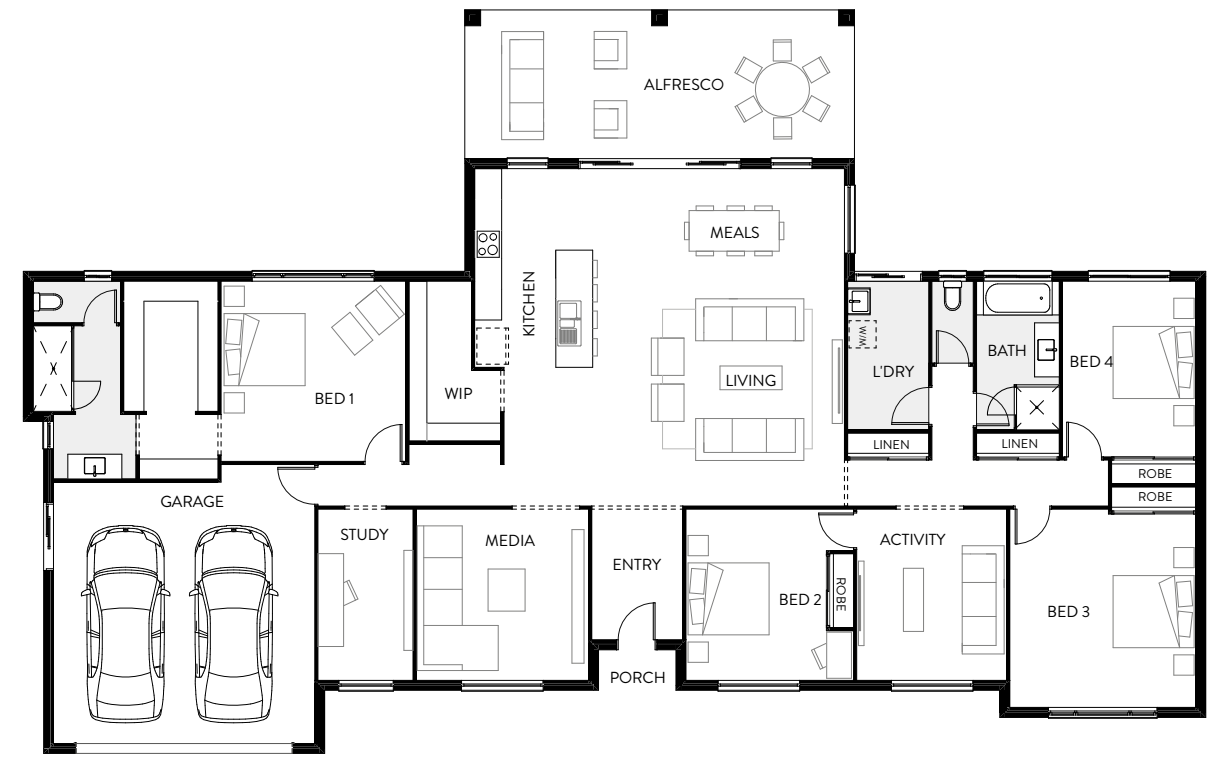
# Retreat 303

The Retreat 303 has been designed with space in mind and is perfect for growing families or those wanting a tree-change. With four large bedrooms and separate study, media and activity rooms, this home has it all. The open-plan kitchen and living area leads onto a large alfresco area at the rear of the home, making it perfect for entertaining. Featuring a large walk-in robe and designer ensuite, the master suite is private and located in its own wing of the home.

Bed 1	4.1 x 4.0
Bed 2	3.8 x 3.1
Bed 3	4.1 x 4.2
Bed 4	3.9 x 2.9
Study	3.8 x 2.1
Activity	3.8 x 3.3
Media	3.8 x 3.8
Meals	5.0 x 2.5
Living	5.0 x 4.0
Kitchen	6.4 x 3.3
Alfresco	8.6 x 3.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**303.10m<sup>2</sup>**  
 LENGTH 16.5m • WIDTH 26.3m

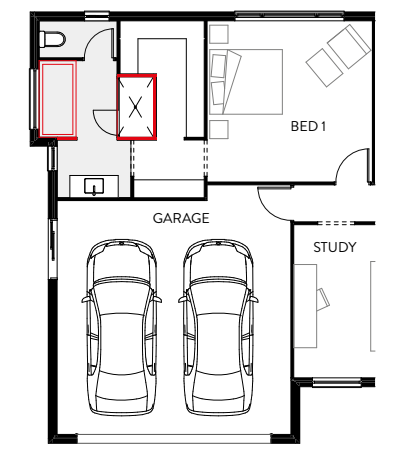
**BEDS** 4 **LIVING** 3 **GARAGE** 2 **BATHS** 2 **STUDY** 1



## Floor Plan Options



- SERVERY BENCH EXTENSION**
- 1.6m servery bench • 20mm stone top
  - Tiled splashback • Under bench cupboards
  - Window upgrade



**ALTERNATE ENSUITE LAYOUT WITH PODIUM BATH**



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# Retreat 345

The Retreat 345 is one of our largest acreage home designs and is ideally suited to big blocks. The expansive floor plan and clever use of space throughout accommodates even the largest of families. The open-plan kitchen and living area makes a central hub, perfect for bringing the family together when needed. The spacious media room is perfect for those big movie marathons or Netflix nights in. With a separate activity room and an oversized alfresco, this home is not short on living and entertaining space. For families looking to live in a home designed with acreage lifestyle in mind, the Retreat 345 is your home.

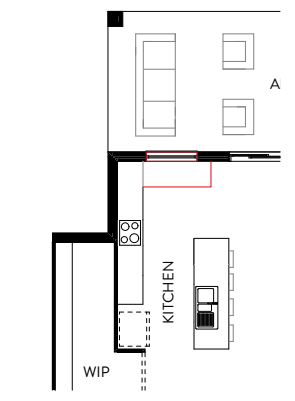
Bed 1	4.5 x 4.5
Bed 2	3.8 x 3.8
Bed 3	4.1 x 3.2
Bed 4	4.1 x 3.2
Study	3.1 x 2.3
Activity	3.8 x 3.6
Media	4.4 x 3.8
Meals	5.0 x 2.5
Office	3.8 x 3.5
Living	5.0 x 4.4
Kitchen	6.4 x 3.3
Alfresco	9.3 x 3.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**345.30m<sup>2</sup>**  
 LENGTH 16.5m • WIDTH 28.8m

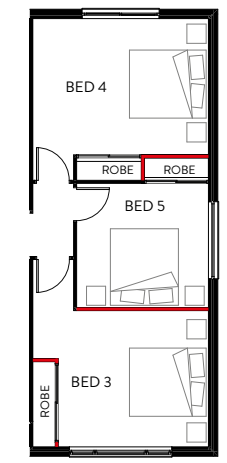
**BEDS** 4 **LIVING** 3 **GARAGE** 2 **BATHS** 2 **STUDY** 2



## Floor Plan Options



- SERVERY BENCH EXTENSION**
- 1.6m servery bench • 20mm stone top
  - Tiled splashback • Under bench cupboards
  - Window upgrade



**5TH BEDROOM**



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# Retreat Façades

Once you have chosen the Retreat that best suits you, browse through our stunning collection of façades for this home design. There are seven beautiful façades to choose from.



Classic + Façade



Maison Façade



Valley Façade



Classic Façade



Metro Façade



Hamptons Façade



Seaside Façade



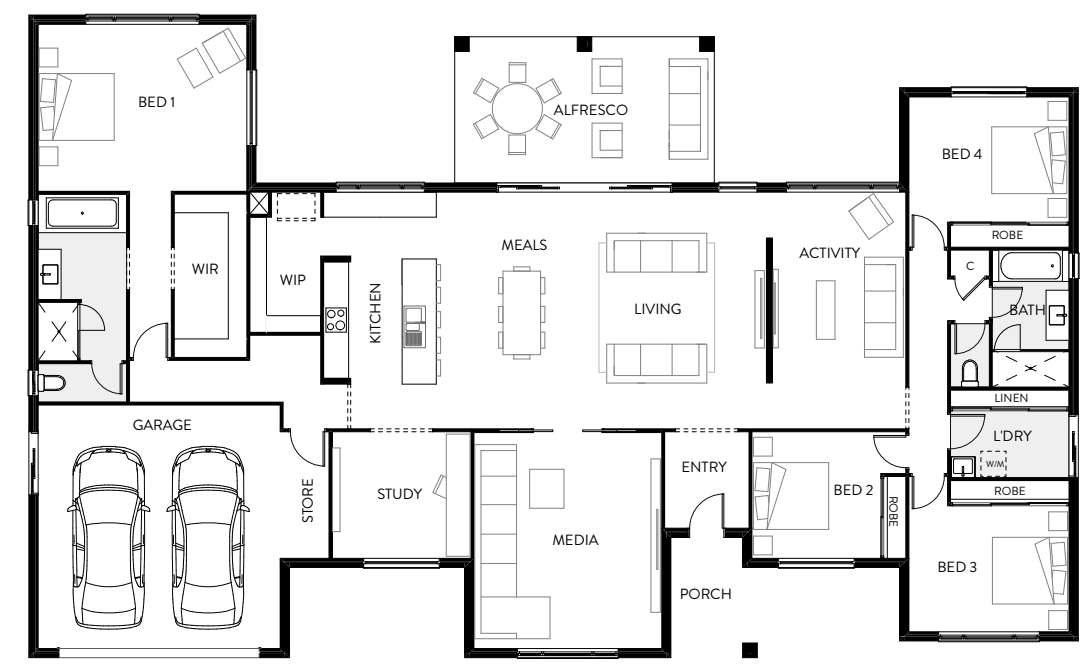
# Fairview 321

The Fairview 321 is the perfect home design for a larger, acreage sized block. This spacious home features open-plan family areas, with a large gourmet kitchen and seamless flow between the inside and outside living areas. With four generously sized bedrooms, a master suite situated in its own wing of the house for privacy, separate media and activity rooms, plus a study, this acreage house plan is one of the most functional designs for living on a big block.

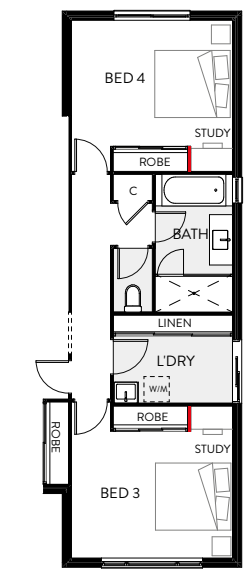
Bed 1	5.0 x 4.0
Bed 2	3.0 x 3.0
Bed 3	3.8 x 3.0
Bed 4	3.8 x 3.0
Study	3.3 x 3.0
Media	5.0 x 4.5
Activity	5.6 x 3.2
Meals/Living	7.5 x 5.6
Kitchen	4.4 x 3.0
Alfresco	6.2 x 3.5
Store	3.0 x 1.1
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**321.09m<sup>2</sup>**  
 LENGTH 25.1m • WIDTH 15.4m

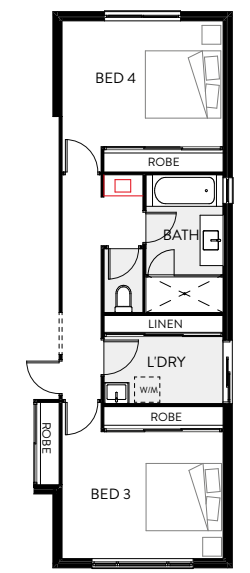
**BEDS** 4 **LIVING** 3 **GARAGE** 2 **BATHS** 2 **STUDY** 1



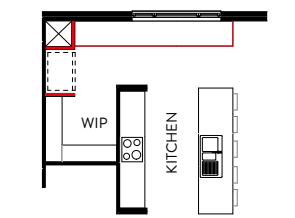
## Floor Plan Options



**STUDY NOOK**  
 • 1m wide study nooks in Bed 3 & 4  
 • Reduced robes to suit



**VANITY**  
 • 900mm vanity



**SERVERY BENCH EXTENSION**

- 3.95m Servery Bench
- 20mm stone top
- Tiled splashback
- Under bench cupboards
- Window upgrade



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# Fairview 353

One of our most spacious acreage home designs, the Fairview 353 is perfect for families of any size. The impressive master suite features a generous walk-in robe, and large ensuite fit with both bath and shower – a sanctuary tucked away in its own wing away from the other bedrooms. An open-plan kitchen flows onto the dining and family room, with a generous alfresco for effortless indoor/outdoor living. Designed for living big block lifestyles, this acreage house plan is sure to tick all the boxes for families building on a large block.

Bed 1	5.0 x 4.1
Bed 2	3.4 x 3.0
Bed 3	5.2 x 3.0
Bed 4	4.0 x 3.0
Study	3.2 x 3.0
Activity	5.8 x 3.8
Media	5.5 x 5.0
Meals	5.5 x 5.0
Living	5.5 x 5.0
Kitchen	5.8 x 2.9
Alfresco	6.5 x 3.5
Store	4.6 x 1.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**352.99m<sup>2</sup>**

LENGTH 15.7m • WIDTH 26.9m

**BEDS**  
4
**LIVING**  
3
**GARAGE**  
2
**BATHS**  
2
**STUDY**  
1



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# Fairview 395

The Fairview 395 is one of our largest single storey acreage home designs making it perfect for a flourishing family. This spacious home has room for everything you could need to live the ultimate country lifestyle. With distinct open-plan living and entertaining areas, as well as thoughtfully curated private zones, this floor plan will tick all your boxes. From the large gourmet kitchen featuring a walk-in pantry, outdoor living and dining alfresco to the private master suite featuring expansive walk-in robe and ensuite, this home design really has it all.

Bed 1	5.0 x 4.5
Bed 2	3.1 x 3.0
Bed 3	5.2 x 3.0
Bed 4	3.3 x 3.1
Bed 5	4.8 x 3.4
Activity	5.8 x 3.6
Office	3.2 x 3.0
Study	2.8 x 2.3
Media	5.5 x 5.0
Meals	5.8 x 3.0
Living	5.8 x 4.8
Kitchen	5.8 x 2.9
Alfresco	8.6 x 4.5
Store	4.6 x 1.3
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**395.11m<sup>2</sup>**  
 LENGTH 16.7m • WIDTH 26.9m

**BEDS** 5   
 **LIVING** 3   
 **GARAGE** 2   
 **BATHS** 2   
 **STUDY** 2



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# Fairview Façades

Designed specifically to suit the Fairview home floor plan, there are seven beautiful home façades to choose from. Which façade best suits your style?



Classic + Façade



Maison Façade



Valley Façade



Classic Façade



Metro Façade



Hamptons Façade



Seaside Façade



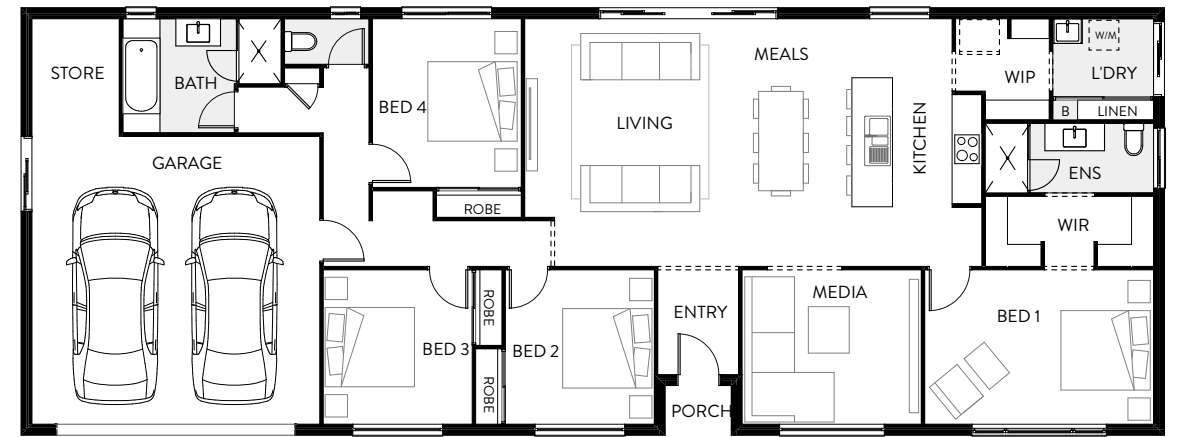
# Indiana 199

The perfect small acreage home design comes together in the Indiana 199 by Hallmark Homes. The floor plan is designed to make the most out of space for a growing family. The master suite is a private sanctuary, featuring a large walk-in robe and ensuite. With three additional bedrooms, double garage, large media room and open-plan kitchen and living areas, this impressive small acreage home suits anyone who loves a bright, spacious and airy home.

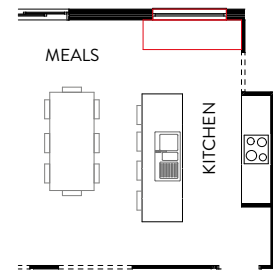
Bed 1	4.6 x 3.1
Bed 2	3.1 x 3.0
Bed 3	3.1 x 3.0
Bed 4	3.4 x 3.0
Media	3.6 x 3.1
Meals	3.6 x 3.1
Living	4.0 x 4.0
Kitchen	5.0 x 2.5
Store	2.3 x 1.7
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**198.38m<sup>2</sup>**  
 LENGTH 8.6m • WIDTH 23.0m

<b>BEDS</b>	<b>LIVING</b>	<b>GARAGE</b>	<b>BATHS</b>	<b>STUDY</b>
4	2	2	2	0



## Floor Plan Options



- KITCHEN SERVERY**
- 2m stone bench • 20mm stone top
  - Tiled splashback • Under bench cupboards
  - Window upgrade

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# Indiana 240

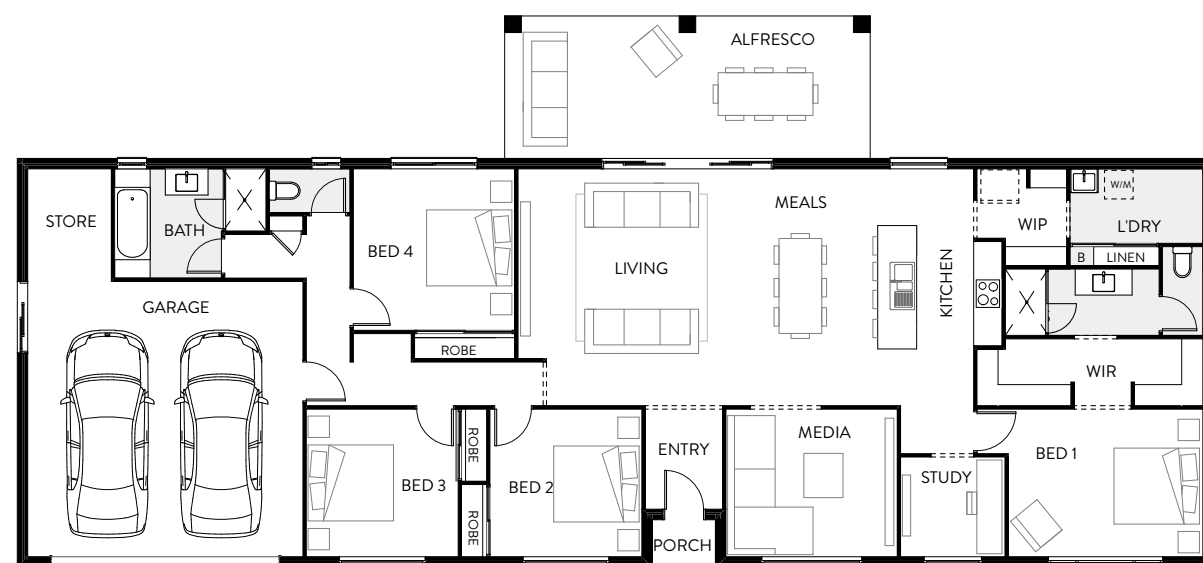
The Indiana 240 is a smaller acreage home that still has everything you could need. The open-plan home design is functional and spacious, making it the perfect home to entertain family and friends in. The main bedroom has its own wing, making it a truly private oasis. As you enter from the front porch, you're greeted with open-plan living and dining areas which then flow out to the large alfresco area. This impressive small acreage home is ideal for the growing family.

Bed 1	4.1 x 3.1
Bed 2	3.2 x 3.1
Bed 3	3.2 x 3.1
Bed 4	3.4 x 3.4
Study	2.2 x 2.1
Media	3.6 x 3.1
Meals	3.6 x 3.1
Living	4.7 x 4.0
Kitchen	5.0 x 2.5
Store	2.3 x 1.7
Alfresco	7.7 x 3.0
Garage	5.8 x 5.8

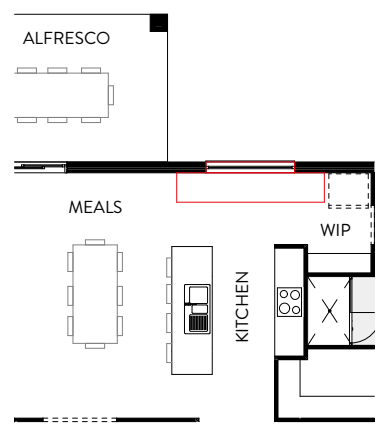
TOTAL FLOOR AREA  
**240.07m<sup>2</sup>**

LENGTH 11.6m • WIDTH 25.2m

**BEDS** 4 **LIVING** 2 **GARAGE** 2 **BATHS** 2 **STUDY** 1



## Floor Plan Options



### KITCHEN SERVERY

- 3m stone bench • 20mm stone top
- Tiled splashback • Under bench cupboards
- Window upgrade

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# Indiana Façades

Our gorgeous range of Indiana façades have been uniquely designed to complement your floor plan size. Inspired by the great outdoors and the latest in exterior trends, you can choose from seven stunning façades to create your ultimate acreage abode style.



Classic + Façade



Maison Façade



Valley Façade



Classic Façade



Metro Façade



Hamptons Façade



Seaside Façade



# Beechmont 238

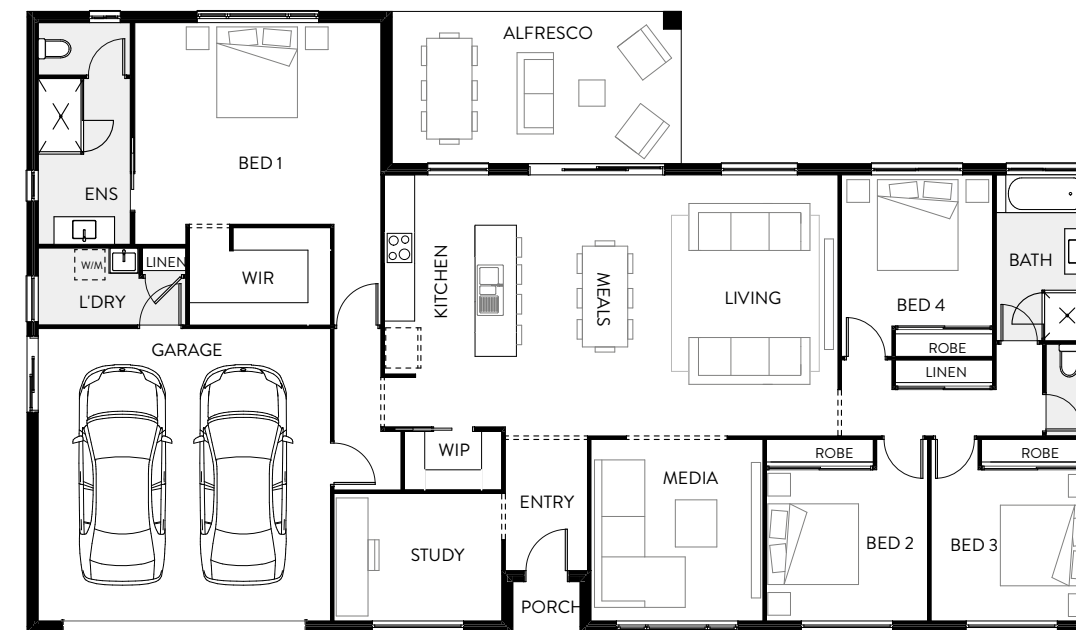
The Beechmont 238 is the perfect acreage home design for small acreage blocks. Designed in the traditional homestead style, this acreage house plan features four generous bedrooms, a large living area, separate media room and large gourmet kitchen. In addition to a spacious double carport, it also offers ample storage — perfect for families with active lifestyles. As a Hallmark Homes design, the Beechmont 238 is practical, well-designed and features excellent use of space throughout.

Bed 1	4.8 x 4.0
Bed 2	3.2 x 3.0
Bed 3	3.2 x 3.0
Bed 4	3.0 x 3.0
Study	3.3 x 2.5
Media	3.6 x 3.4
Meals	4.2 x 2.5
Living	4.2 x 3.7
Kitchen	4.0 x 2.7
Alfresco	5.7 x 3.0
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**237.63m<sup>2</sup>**

LENGTH 12.3m • WIDTH 21.4m

**BEDS** **LIVING** **GARAGE** **BATHS** **STUDY**  
4 2 2 2 1



## Floor Plan Options



- SERVERY BENCH EXTENSION**
- 2m stone bench • 20mm stone top
  - Tiled splashback • Under bench cupboards
  - Window upgrade



**GRAND ALFRESCO**

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# Beechmont 245

One of our most popular mid-size acreage home designs, the Beechmont 245 features a welcoming open-plan kitchen and family/meals area. Beyond this, a large covered alfresco area is designed to take in sweeping views and provide a welcoming outdoor space. As a Hallmark Homes house plan, the Beechmont 245 boasts seamless flow throughout, with ample storage, perfect for growing and active families. This home design features a separate media room, perfect for those movie marathon nights, and a large master suite in its own separate wing.

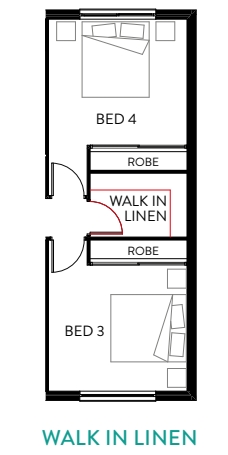
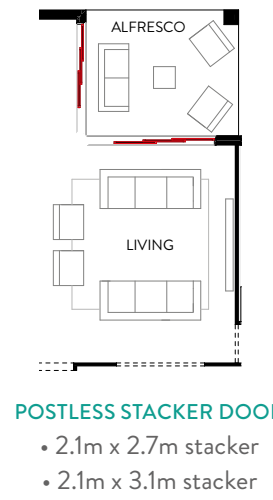
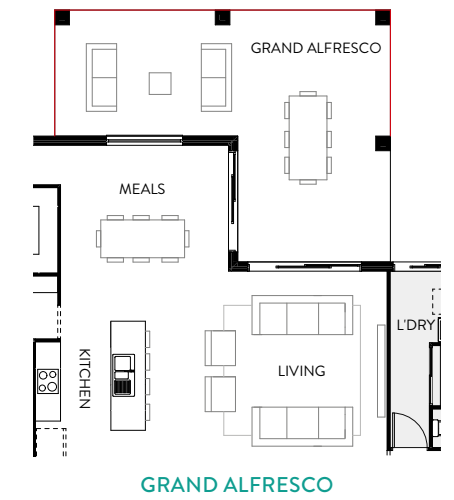
Bed 1	4.3 x 4.0
Bed 2	3.3 x 3.0
Bed 3	3.3 x 3.0
Bed 4	3.3 x 3.0
Study	2.3 x 1.5
Office	2.8 x 2.5
Media	4.0 x 3.6
Meals	4.0 x 3.5
Living	4.3 x 4.2
Kitchen	4.3 x 2.7
Alfresco	3.6 x 3.0
Store	1.7 x 0.8
Garage	5.8 x 5.8

TOTAL FLOOR AREA  
**245.00m<sup>2</sup>**  
LENGTH 12.3m • WIDTH 21.7m

**BEDS** 4
 **LIVING** 2
 **GARAGE** 2
 **BATHS** 2
 **STUDY** 2



## Floor Plan Options



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# Beechmont Façades

Experience effortless acreage living when calling a Beechmont home. This stunning home design has seven carefully curated façades to choose from, each uniquely designed to fit the Beechmont home design. Which one reflects your style?



Classic + Façade



Maison Façade



Valley Façade



Classic Façade



Metro Façade



Hamptons Façade



Seaside Façade

# Stay Connected

## HAPPY HALLMARK CLIENTS

Nothing makes us happier than getting great feedback!





*"We have built three homes with Hallmark. The price is absolutely amazing, great value for money, and you get great service. We never have any stress with Hallmark – that's why we're not scared to do it again and again!"* REBECCA AND PAULA



*"I have built several houses in the past, so I was amazed when Hallmark completed my new home much earlier than expected! The standard of the construction, the cleanliness at the site and the sub-contractors they used were amongst the most cheerful I have experienced."* SHIRLEY

## FOLLOW US

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## GET IN TOUCH

hallmarkhomes.com.au  
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*"Our experience with Hallmark Homes was nothing but exceptional. We love the house, and the presentation and quality is noticed by everyone who comes to our home. Thankyou!"* ROD AND HELEN



*"Really professional and ethical building company, they actually strive to ensure you will build more than one house with them in your lifetime.... excellent customer service model!"* ROD





# Room to move

Building a new home is one of life's most exciting milestones.  
But it's also one of life's biggest decisions, so it's not to be taken lightly.  
Hallmark Homes have a long history of stability and a flawless record.

We're passionate about building beautiful homes and genuinely care about our customers. We think it shows in everything we do, from the smooth building process to the superb quality finishes in all our homes.

[HALLMARKHOMES.COM.AU](http://HALLMARKHOMES.COM.AU)

1300 326 515

