

# Split Level

## Carseldine 270 Urban Facade

Images may depict landscaping, fences and upgraded fixtures, features or finishes which are not included in the prices stated. For availability and pricing of these items please discuss with your new home consultant.

**Are you looking for a home in harmony to situate on your sloping block, with the needs of today yet flexible enough to still be perfect in years to come?**

The Split Level design ranges, exclusive to G.J. Gardner Homes, feature a superb blend of modern architectural interiors and quality fittings and inclusions.

The Split Level designs offer individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.





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**Allow yourself to  
imagine the lifestyle  
you've always  
wanted, in the home  
you deserve!**

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BEACH



CLASSIC



RESORT



## Regatta 183

Is your block sloping from one side to another? Enter the Regatta designs, with 3 sizes available there is sure to be a perfect design for your lifestyle.

The flowing and spacious living areas provide space that is perfect for a busy family. All sizes feature a rumpus room and a study, creating extra spaces for the children or additional quiet zones for the adults.

Regatta design also available in 190 and 234 floorplan sizes. Facades pictured relate to the Regatta 183 floorplan.

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Regatta 183

3 2.5 2

FEATURES

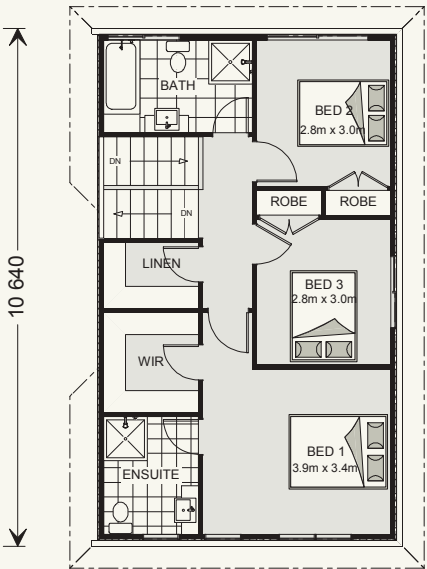
- + 3 bedrooms
- + Ensuite to master bedroom
- + Kitchen
- + Family room
- + Dining room
- + Rumpus room
- + Study
- + Powder room
- + Double garage

SPECIFICATIONS

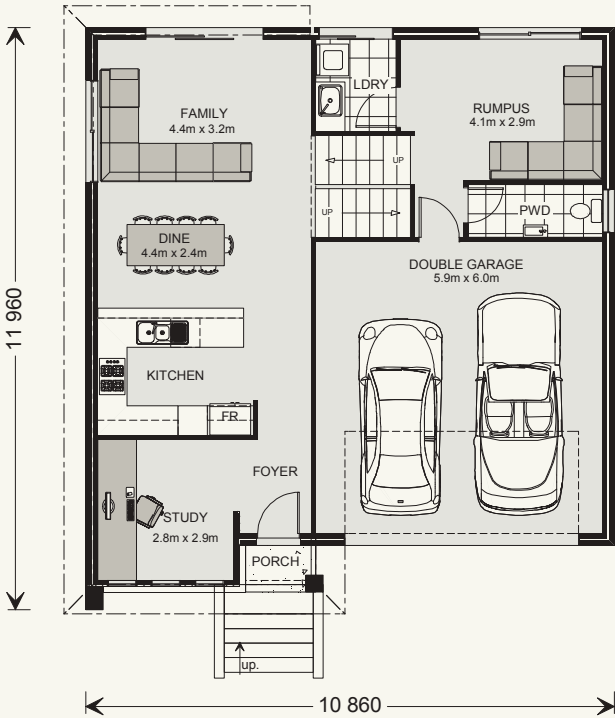
GF Living:	80.4 sqm	8.64 sq
UF Living:	62.9 sqm	6.76 sq
Garage:	38.3 sqm	4.11 sq
Porch:	1.4 sqm	0.15 sq
GF Total:	120.1 sqm	12.91 sq
UF Total:	62.9 sqm	6.76 sq
Total:	183.0 sqm	16.68 sq

TOTAL AREA

Width: 10.86 m  
Length: 11.96 m



UPPER FLOOR



GROUND FLOOR

Regatta 183 Classic facade floor plan

NOTES

RESORT



BEACH



CLASSIC



## Legana 201

The Legana is a home perfect for a block sloping away from the road. The ground floor is great for entertaining, while the open plan living area creates a flow throughout the homes 4 bedrooms and generous living space. The attached alfresco acts as an additional room, bringing the outdoors closer.

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Legana 201

4 2.5 2

FEATURES

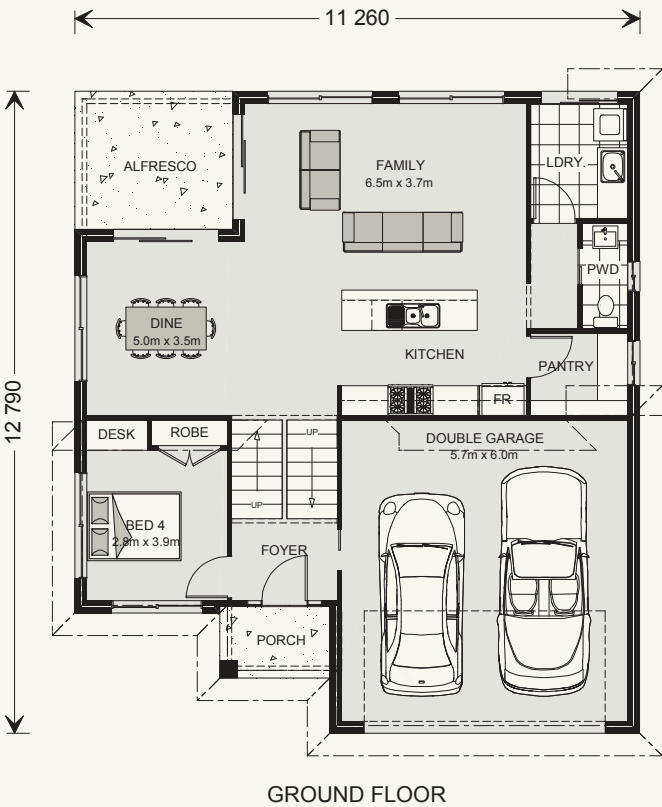
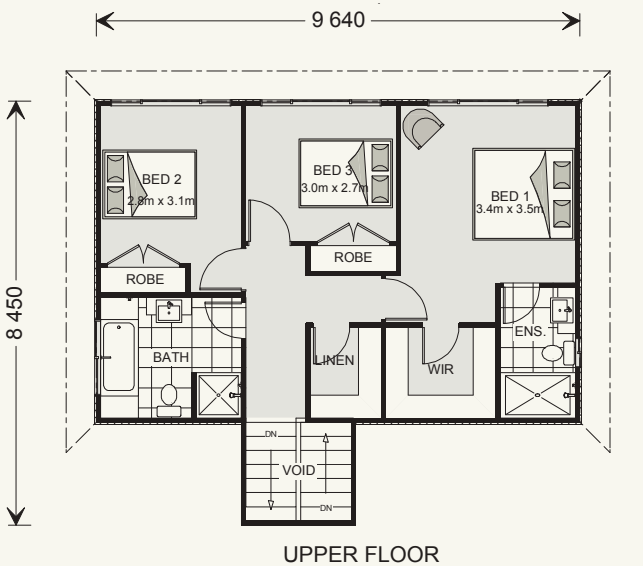
- + 4 bedrooms
- + Ensuite & walk in robe to master bedroom
- + Kitchen
- + Walk in pantry
- + Family room
- + Dining room
- + Double garage

SPECIFICATIONS

GF Living	85.1 sqm	9.15 sq
UF Living	61.5 sqm	6.61 sq
Garage	37.7 sqm	4.05 sq
Alfresco	8.7 sqm	0.93 sq
Porch	3.2 sqm	0.34 sq
Void	4.9 sqm	0.52 sq
GF Total	134.7 sqm	14.48 sq
UF Total	61.5 sqm	6.61 sq
Total	201.1 sqm	21.62 sq

TOTAL AREA

Width: 11.26 m  
Length: 12.79 m



Legana 201 Classic facade floor plan

NOTES

CLASSIC



BEACH



RESORT



## Tamar 205

The Tamar is a home perfect for a block with a downward slope.

A four bedroom home with open plan living and space the whole family can enjoy. A split bedroom setup with two bedrooms upstairs and two downstairs, the Tamar has a unique layout that gives everyone a bit of space and privacy.

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Tamar 205

4 2.5 2

FEATURES

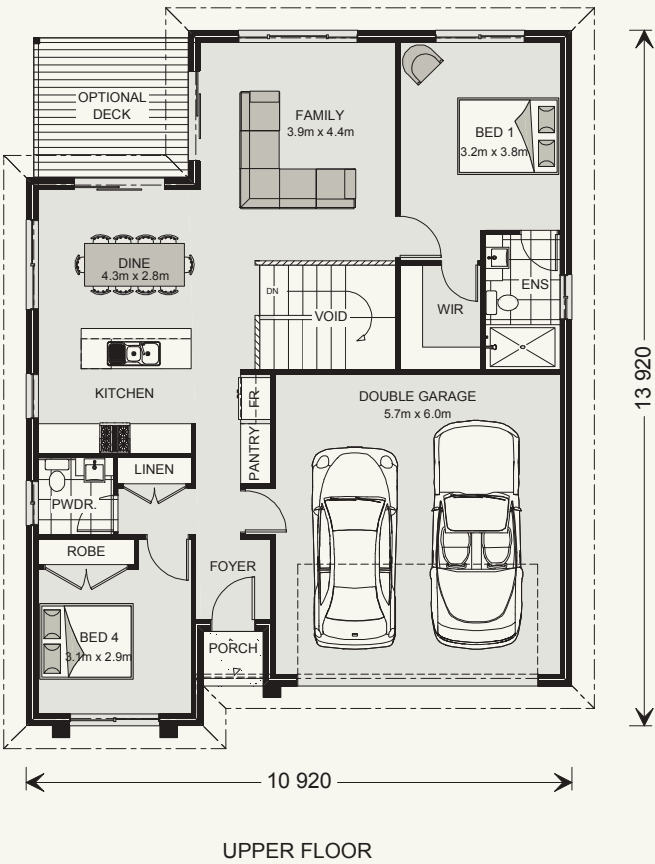
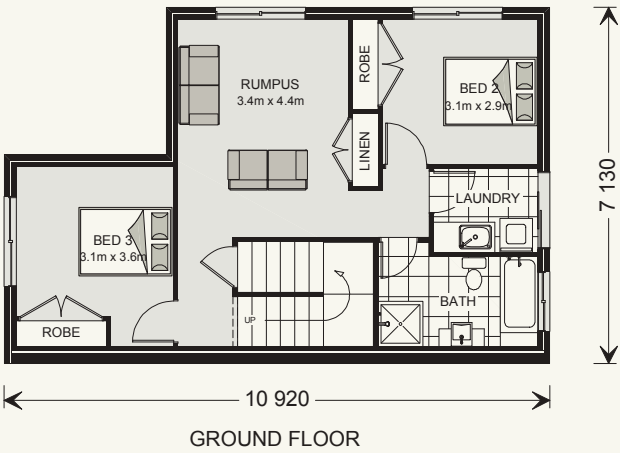
- + 4 bedrooms
- + Ensuite & walk in robe to master bedroom
- + Kitchen
- + Family room
- + Dining room
- + Rumpus room
- + Double garage

SPECIFICATIONS

GF Living	68.3 sqm	7.34 sq
UF Living	97.1 sqm	10.44 sq
Garage	37.9 sqm	4.07 sq
Optional deck	8.7 sqm	0.93 sq
Porch	1.5 sqm	0.16 sq
GF Total	68.3 sqm	7.34 sq
UF Total	136.5 sqm	14.67 sq
Total	204.8 sqm	22.02 sq

TOTAL AREA

Width: 10.92 m  
Length: 13.92 m



Tamar 205 Classic facade floor plan

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BEACH



CLASSIC



RESORT



## Windsor 233

As soon as you enter the second level of the home you are greeted with an open plan living area creating a great central hub of the home for the family.

The master bedroom is separated to the remaining bedrooms, creating a quiet space for adults. The remaining 3 bedrooms are well set out finishing off this well designed home.

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Windsor 233

4 2.5 2

FEATURES

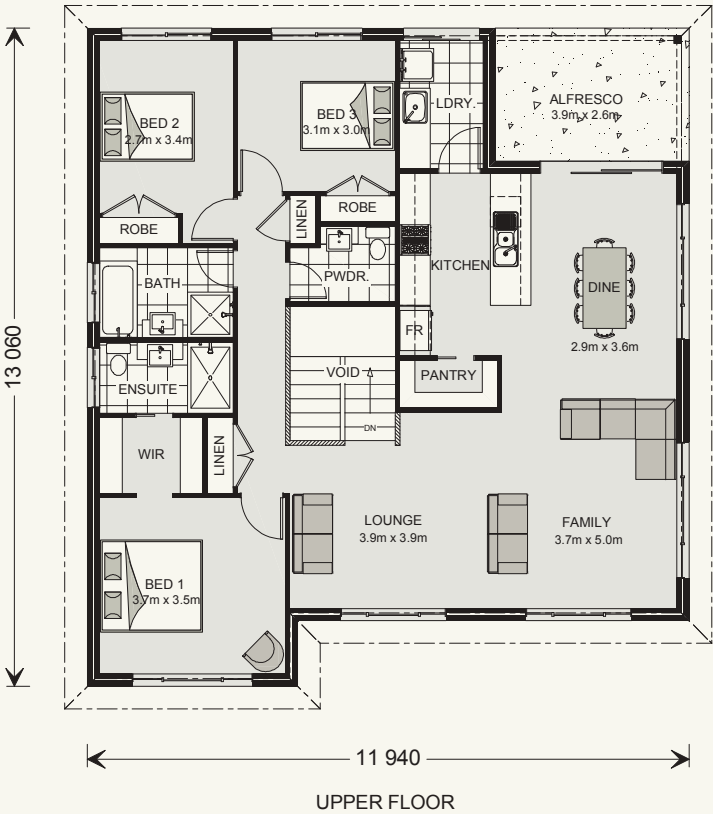
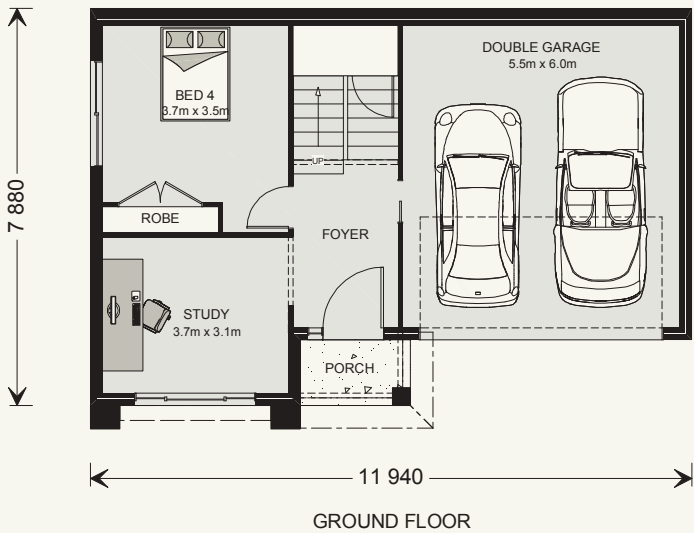
- + 4 bedrooms
- + Ensuite & walk in robe to master bedroom
- + Kitchen
- + Walk in pantry
- + Family room
- + Dining room
- + Lounge room
- + Alfresco
- + Double garage
- + Study

SPECIFICATIONS

GF Living	45.6 sqm	4.90 sq
UF Living	130.0 sqm	13.97 sq
Garage	38.4 sqm	4.12 sq
Alfresco	10.2 sqm	1.09 sq
Porch	2.8 sqm	0.30 sq
Void	5.6 sqm	0.60 sq
GF Total	86.8 sqm	9.33 sq
UF Total	145.8 sqm	15.67 sq
Total	232.6 sqm	25.01 sq

TOTAL AREA

Width: 11.94 m  
Length: 13.06 m



Windsor 233 Classic facade floor plan

NOTES

URBAN



CLASSIC



RESORT



## Inglewood 247

When you enter the upper floor of the Inglewood 247, you're greeted with an open plan living area creating a great central hub of the home for the family.

The optimum privacy and seclusion is offered for adults, with the master bedroom separated to the remaining bedrooms.

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Inglewood 247

4 2.5 2

FEATURES

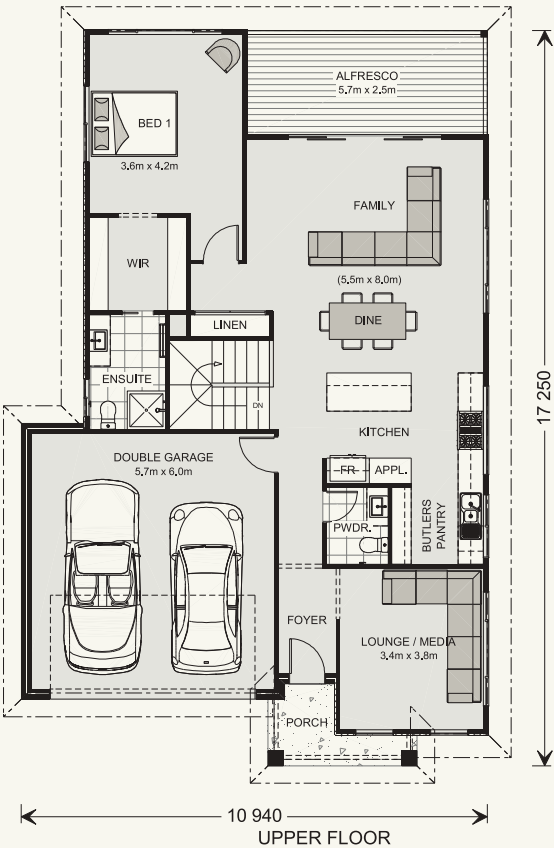
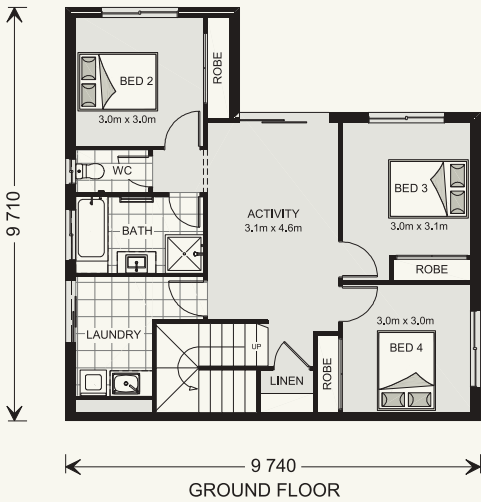
- + 4 Bedrooms
- + Bathroom & separate WC
- + Upper Floor main living area
- + Alfresco
- + Kitchen with butler’s pantry.
- + Lounge Room
- + Ensuite & walk in robe to master bedroom
- + Large Laundry
- + Open Plan Family and dining room
- + Double Garage
- + Foyer
- + Activity room
- + Powder Room

SPECIFICATIONS

GF Living	80.6 sqm	8.67 sq
UF Living	108.7 sqm	11.70 sq
Garage	37.5 sqm	4.03 sq
Alfresco	14.0 sqm	1.50 sq
Porch	4.4 sqm	0.47 sq
UF Total	164.6 sqm	17.71 sq
GF Total	80.6 sqm	8.67 sq
Total	245.2 sqm	26.39 sq

TOTAL AREA

Width: 10.94 m  
Length: 17.25 m



Inglewood 247 Classic facade floor plan

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CLASSIC



URBAN



RESORT



## Carseldine 270

The Carseldine 270 offers a four bedroom home with open plan living and space the whole family can enjoy. A split bedroom setup allowing privacy for the master bedroom upstairs and the remaining 3 bedrooms downstairs, the Carseldine offers the ideal family and entertaining hub

Images may depict landscaping, fences and upgraded fixtures, features or finishes which are not included in the prices stated. For availability and pricing of these items please discuss with your new home consultant.



Carseldine 270

4 2 2

FEATURES

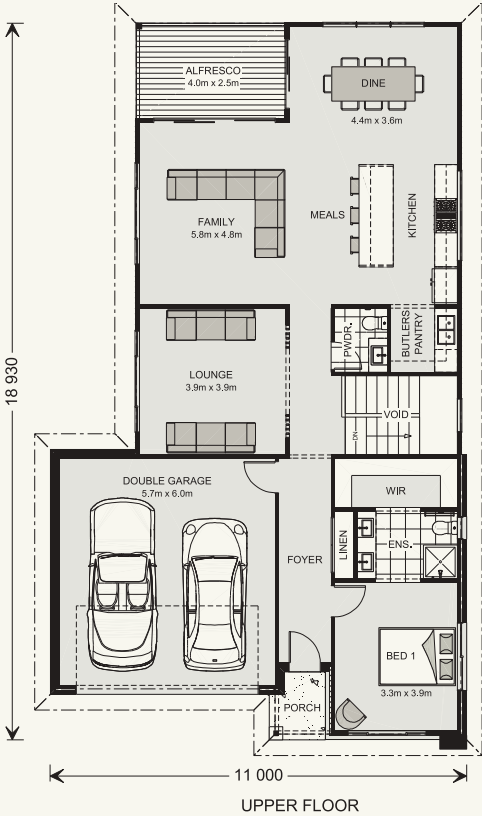
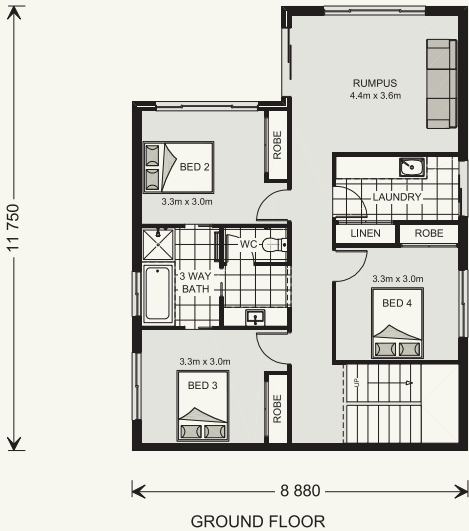
- + 4 Bedrooms
- + 3-way Bathroom & separate WC
- + Upper Floor main living area
- + Alfresco
- + Kitchen with butler’s pantry.
- + Lounge Room
- + Ensuite & walk in robe to master bedroom
- + Large Laundry with linen cupboard
- + Open Plan Family and dining room
- + Powder Room
- + Double Garage
- + Rumpus room

SPECIFICATIONS

GF Living	94.3 sqm	10.15 sq
UF Living	124.1 sqm	13.35 sq
Garage	37.7 sqm	4.05 sq
Alfresco	10.0 sqm	1.07 sq
Porch	2.4 sqm	0.25 sq
GF Total	94.3 sqm	10.15 sq
UF Total	174.2 sqm	18.75 sq
Total	268.5 sqm	28.90 sq

TOTAL AREA

Width: 11.00 m  
Length: 18.93 m



Carseldine 270 Classic facade floor plan

NOTES

CLASSIC



URBAN



RESORT



## Stamford 317

With an abundance of living space the Stamford 317 is the ideal family home. A separate ground floor bedroom with private ensuite and lounge is ideal for teenagers or guests, while the upper floor features a separate kids' zone with activity room, bathroom and powder room.

Entertaining is covered via a well-appointed kitchen with butler's pantry, huge open-plan living area, large master bathroom and first floor balcony to the front of the home, while sliding glass doors to the rear easily open to reveal a breezy alfresco area.

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Stamford 317

4 3.5 2

FEATURES

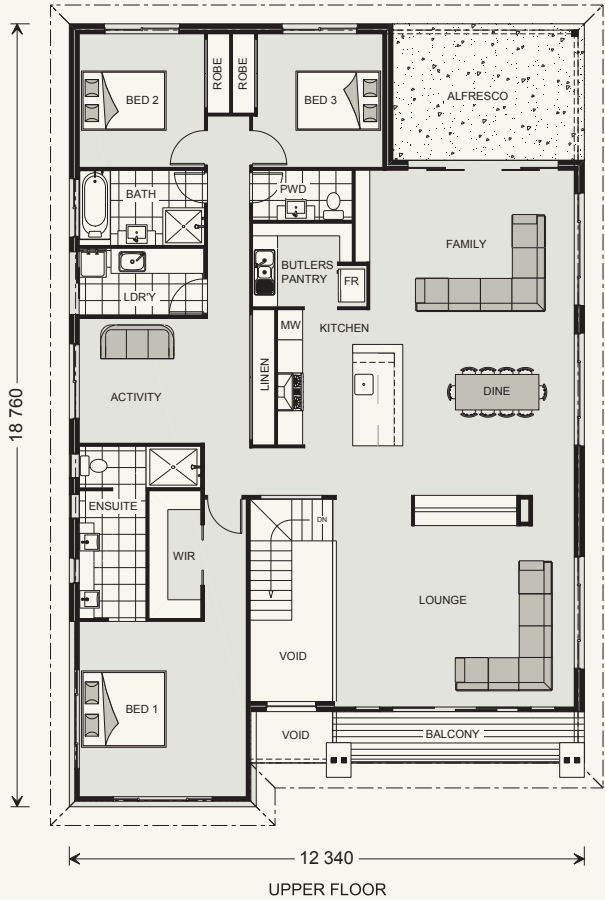
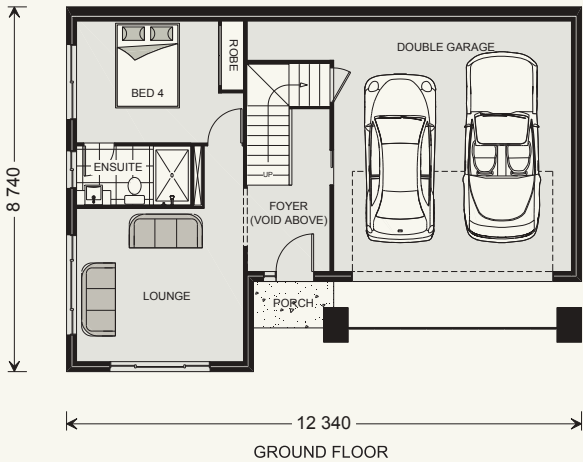
- + Ensuite & walk in robe to master bedroom
- + Two separate lounge areas
- + Family area
- + Butlers pantry
- + Alfresco
- + Balcony
- + Dining area

SPECIFICATIONS

GF Living	49.2 sqm	5.29 sq
UF Living	188.3 sqm	20.26 sq
Garage	41.7 sqm	4.48 sq
Alfresco	15.0 sqm	1.61 sq
Porch	2.1 sqm	0.22 sq
Balcony	7.4 sqm	0.79 sq
Void	12.5 sqm	1.34 sq
GF Total	93.0 sqm	10.01 sq
UF Total	223.2 sqm	24.02 sq
Total	316.2 sqm	34.03 sq

TOTAL AREA

Width: 12.34 m  
Length: 18.76 m



Stamford 317 Classic facade floor plan

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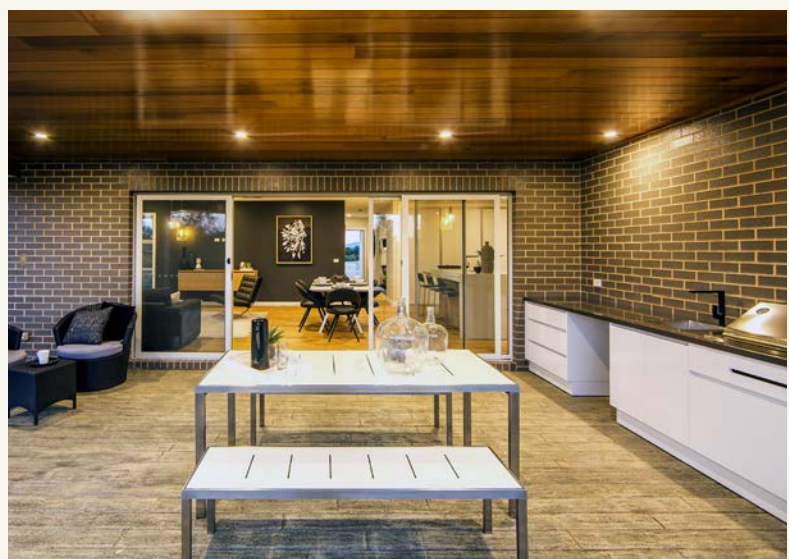


Idea photos only, no correlation to home shown.



## Locals always at hand.

Designing and building your ideal home is an exciting experience, and when you partner with professional and established builders – G.J. Gardner Homes, the journey will be fulfilling and rewarding.



Idea photos only, no correlation to home shown.



# Regatta.



## **Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!**

The Regatta 264 boasts an elegant design, perfectly suited to sites that slope sideways. The large master bedroom is on the ground floor and features a stylish double ensuite, walk-in robe and study area, with good separation from four upstairs bedrooms.

Also on the ground floor are a separate lounge or media room and a large, open plan living zone that takes in the well-appointed kitchen with island bench, dining and family spaces and easy access to the alfresco area. The upper level provides the ideal kids' retreat including bedrooms, an activity room and a central bathroom.

Regatta Designs offer individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

Welcome **home.**

**G.J. Gardner.** **HOMES**

## Regatta facade options.

G.J. Gardner's tailored facades give you the opportunity to personalise your home.

With Executive, Classic, Resort & Urban facades to choose from, you can bring your home to life, making it as individual as you are!

Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbecues.

CLASSIC



RESORT



URBAN





Regatta 264.

5  2.5  2 

FEATURES

- + Large open-plan family room
- + Lifestyle alfresco area
- + Lounge / media room
- + Activity room

SPECIFICATIONS

Floor Area-Ground

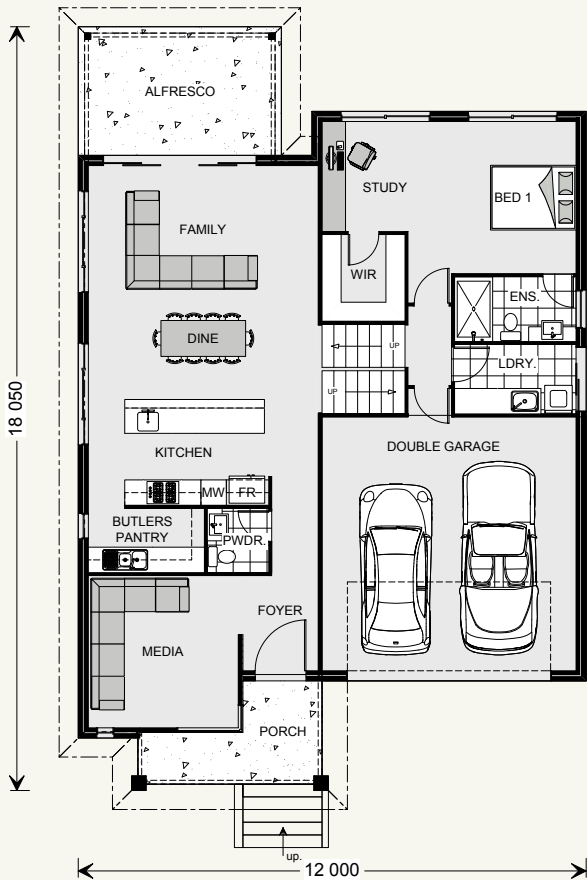
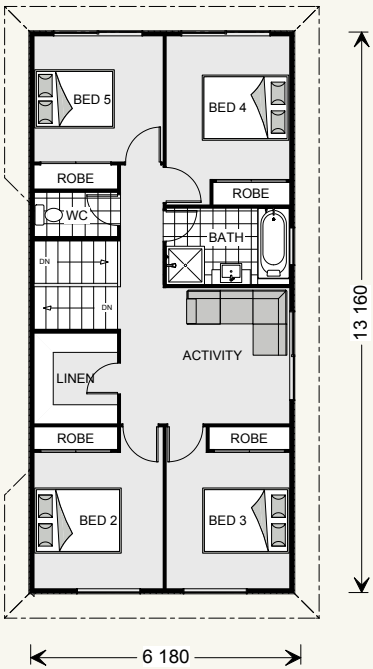
Living:	121.6 m <sup>2</sup>
Garage:	39.0 m <sup>2</sup>
Alfresco:	14.6 m <sup>2</sup>
Porch:	7.7 m <sup>2</sup>
Total:	182.9 m <sup>2</sup>
Width:	12.00 m
Length:	18.05 m

Floor Area-Upper

Living:	81.3 m <sup>2</sup>
Total:	81.3 m <sup>2</sup>

Total Area

Total:	264.2 m <sup>2</sup>
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## Locals always at hand.

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Internal photographs are from different G.J. Gardner Homes to those featured in this brochure.

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# Waterford.



**Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!**

The Waterford 234 has been specifically designed to suit sites that slope both to the front and across the site. The split-level layout provides great separation of spaces and elegant aesthetic appeal.

A spacious, open-plan main living zone attracts plenty of natural light and breezes and opens seamlessly onto the alfresco dining area. With four double bedrooms, a separate lounge/media room, open-plan family spaces and more, this home has everything the busy modern family needs.

Waterford Designs offer individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

Welcome **home.**

**G.J. Gardner.** **HOMES**



## Waterford facade options.

G.J. Gardner's tailored facades give you the opportunity to personalise your home. With Executive, Classic, Resort & Urban facades to choose from, you can bring your home to life, making it as individual as you are!

CLASSIC



RESORT



URBAN



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Waterford 234.

4  2  2 

FEATURES

- + Huge open-plan family room
- + Separate lounge / media room
- + Master bedroom with deck
- + Double ensuite

SPECIFICATIONS

Floor Area-Ground

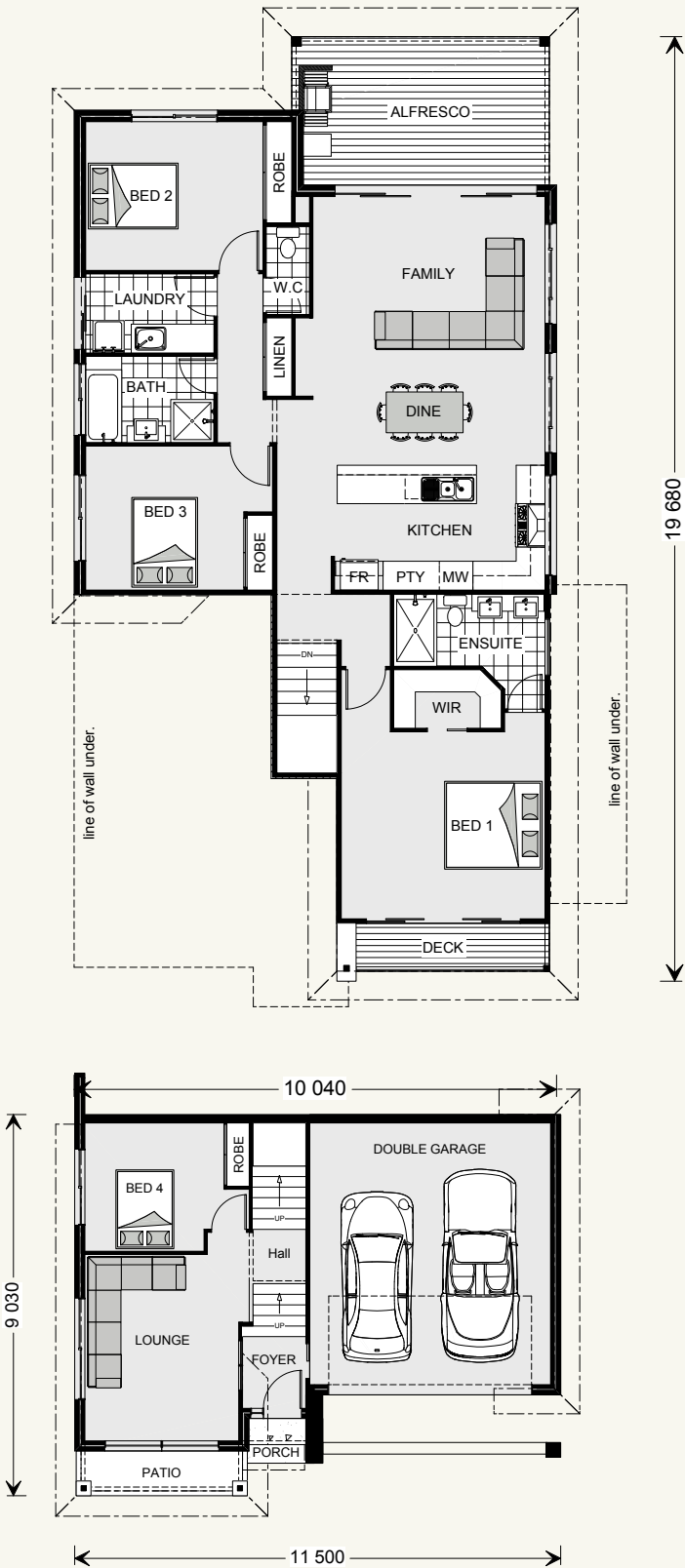
Living:	39.1 m <sup>2</sup>
Garage:	39.4 m <sup>2</sup>
Porch:	1.9 m <sup>2</sup>
Patio:	4.3 m <sup>2</sup>
Total:	84.7 m <sup>2</sup>

Floor Area-Upper

Living:	128.5 m <sup>2</sup>
Alfresco:	16.2 m <sup>2</sup>
Deck:	4.4 m <sup>2</sup>
Total:	149.1 m <sup>2</sup>
Width:	10.04 m
Length:	19.68 m

Total Area

Total:	233.8 m <sup>2</sup>
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## **Locals always at hand.**

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# The Windsor.



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Locally  
Owned



Australia's Best National Home  
Builder on Product Review



Fixed Price  
Contracts



Facts Up  
Front



BEACH



CLASSIC



**Cleverly designed to suit sites that slope towards the front, the Windsor 268 provides the perfect combination of separation and open-plan living.**

It features three separate living zones, including an open-plan family area with large sliding doors for a seamless transition to the outdoor living spaces on the high side of the site. Four bedrooms, a media room and a designated study offer ample space for the whole family, while an elegant design encourages natural light and cross breezes to all areas of this home.








## Key Features:

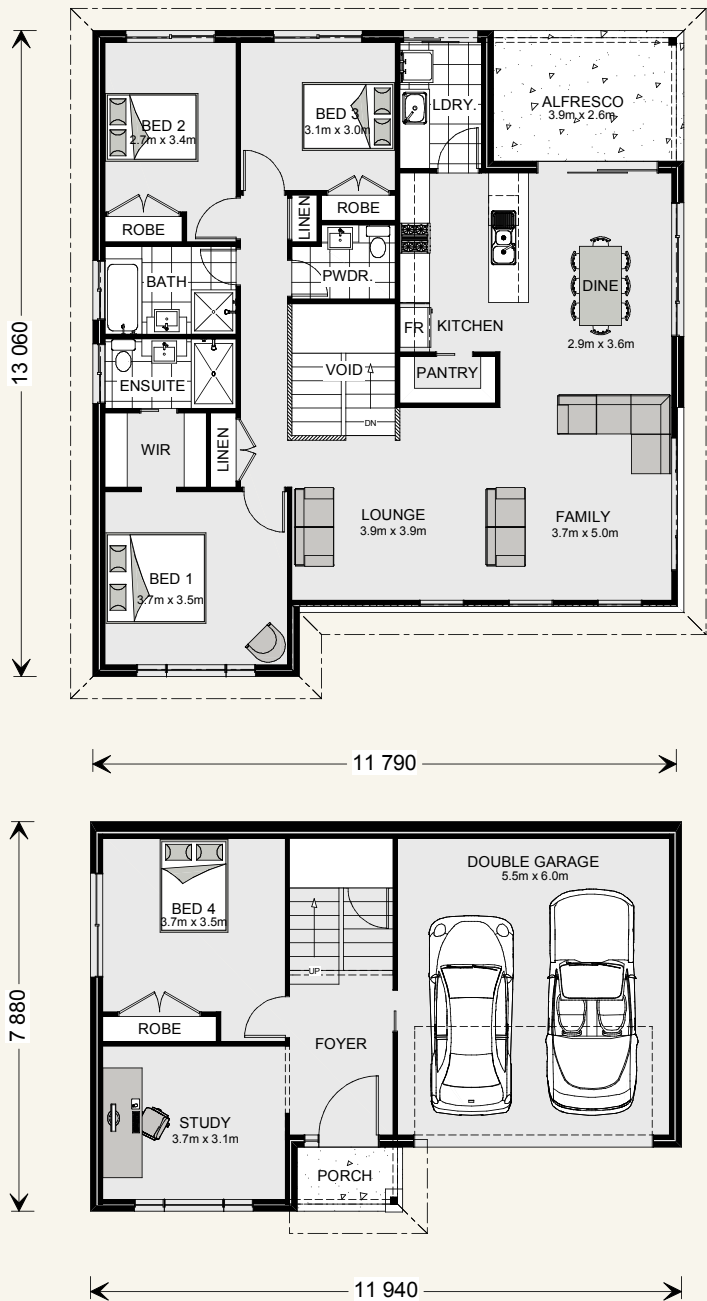
- + The open plan kitchen, dining and family create the ultimate hub for gathering together.
- + Four bedrooms plus study allows paramount functionality and space for everyone
- + Barbeque on the large lifestyle alfresco – it's the perfect way to unwind and connect.
- + The split-level layout provides great separation of spaces and elegant aesthetic appeal.

# Windsor 233.

4  2.5  2   
Suits standard lot width: 15m +




## Floor sizes - Resort Façade

Living:	175.6 m <sup>2</sup>	Porch:	2.8 m <sup>2</sup>
Garage:	38.4 m <sup>2</sup>	Void:	5.6 m <sup>2</sup>
Alfresco:	10.2 m <sup>2</sup>	<b>Total:</b>	<b>232.6 m<sup>2</sup></b>





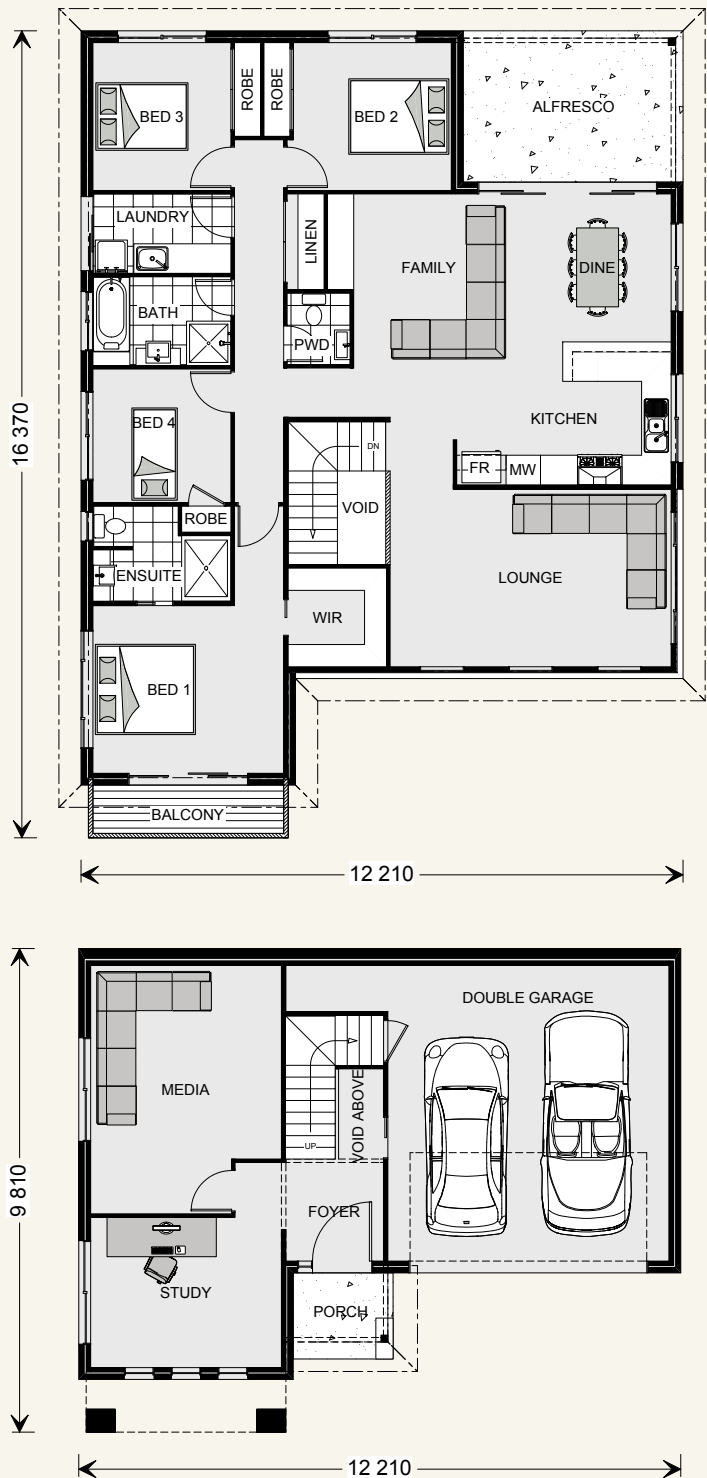
# Windsor 268.

4  2.5  2   
Suits standard lot width: 15m +

Floor sizes - Resort Façade

Living: 198.6 m<sup>2</sup>  
Garage: 41.7 m<sup>2</sup>  
Alfresco: 13.7 m<sup>2</sup>

Porch: 3.5 m<sup>2</sup>  
Void: 5.7 m<sup>2</sup>  
Balcony: 4.3 m<sup>2</sup>  
**Total: 267.5 m<sup>2</sup>**



# Get in touch with an award-winning local builder today!

 132 789

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**Get in touch today!**

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**Laguna**

# Laguna 278

4 | 3 | 2

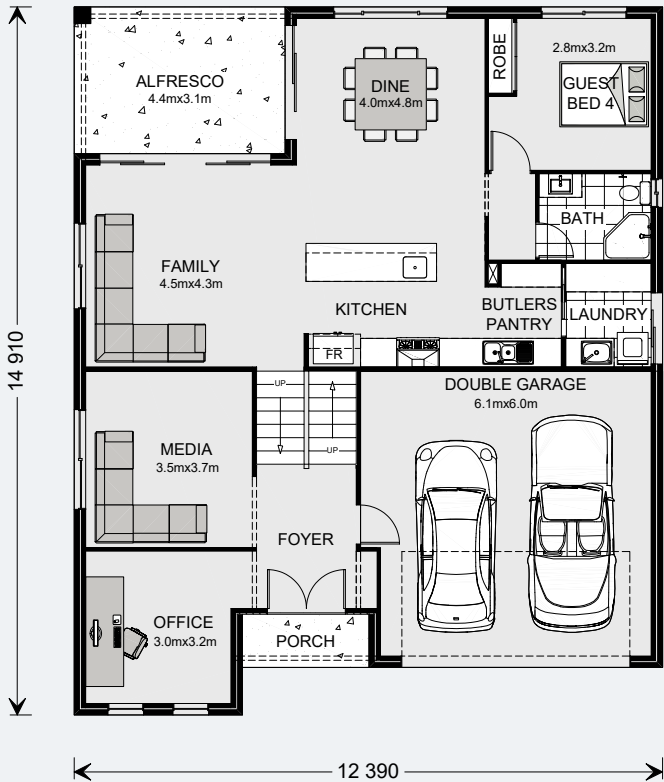
## Gound Floor

Living	120.2 m <sup>2</sup>
Garage	38.9 m <sup>2</sup>
Alfresco	13.7 m <sup>2</sup>
Portico	3.1 m <sup>2</sup>
<b>Total</b>	<b>175.9 m<sup>2</sup></b>

## Upper Floor

Living	91.6 m <sup>2</sup>
Void	10.9 m <sup>2</sup>
<b>Total</b>	<b>102.5 m<sup>2</sup></b>
<b>Grand Total</b>	<b>278.4 m<sup>2</sup></b>

278 Resort Floorplan



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# Laguna

The Laguna split level design offers individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

The Laguna boasts a striking split-level façade and is designed beautifully to complement sites that slope down toward the rear of the site.

Set over three levels, it features a private office and media room on the entry level with double garage before continuing downstairs to the open-plan main living zone, where entertaining is a delight. A well-appointed kitchen with butler's pantry and island bench is complimented by the family and dining rooms that wraps around the outdoor alfresco. There is also a guest bedroom with its own bathroom.

On the upper level are the remaining three bedrooms, including the master with stylish ensuite, walk-in robe and a private family retreat. This design offers the modern family all the luxury extras and space that will have everyone living well.

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# Laguna

ALFRESCO

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# Laguna

## KITCHEN



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# Laguna

## MASTER BEDROOM



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# Laguna

## ENSUITE



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# Laguna

## DINING



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# Laguna

## MEDIA ROOM



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# Laguna

## RETREAT

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# Laguna

URBAN



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# Laguna

RESORT



Images in this brochure may depict landscaping, fences and upgraded fixtures, features or finishes which are not included. For availability and pricing of these items please discuss with your new home consultant.



# Laguna

CLASSIC



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**Seaview**



# Seaview 333

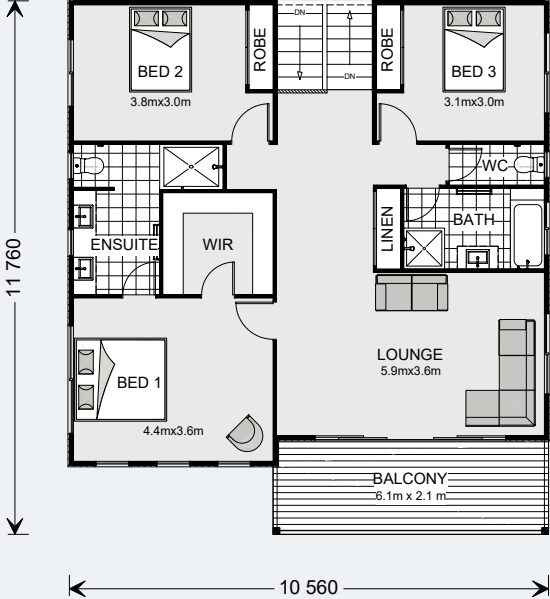
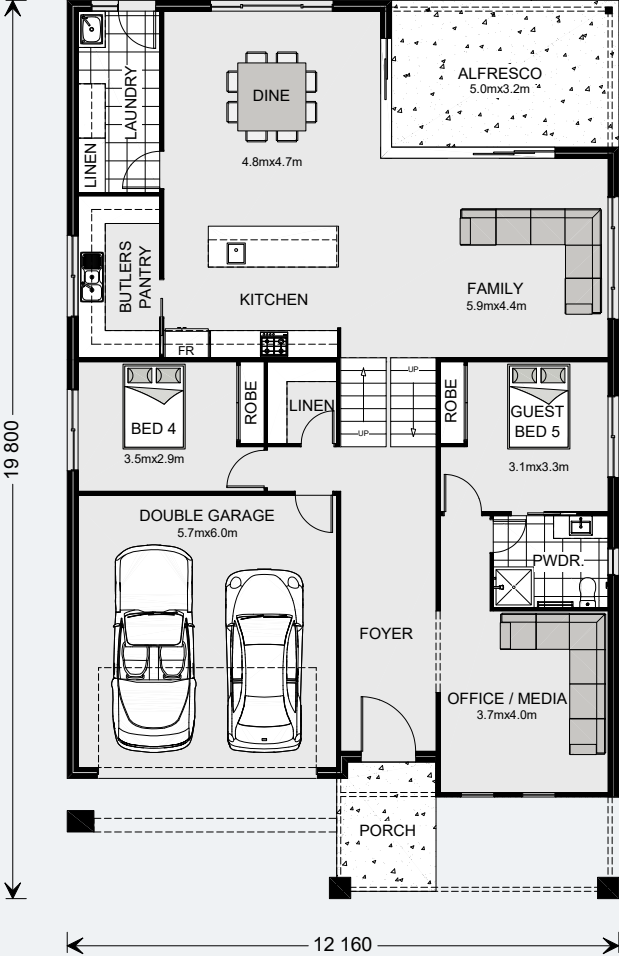
5 3 2

## Gound Floor

Living	156.0 m <sup>2</sup>
Garage	37.2 m <sup>2</sup>
Alfresco	16.2 m <sup>2</sup>
Porch	6.2 m <sup>2</sup>
<b>Total</b>	<b>215.6 m<sup>2</sup></b>

## Upper Floor

Living	100.7 m <sup>2</sup>
Void	4.1 m <sup>2</sup>
Balcony	12.6 m <sup>2</sup>
<b>Total</b>	<b>117.4 m<sup>2</sup></b>
<b>Grand Total</b>	<b>333.0 m<sup>2</sup></b>



Images in this brochure may depict landscaping, fences and upgraded fixtures, features or finishes which are not included. For availability and pricing of these items please discuss with your new home consultant.

# Seaview 321

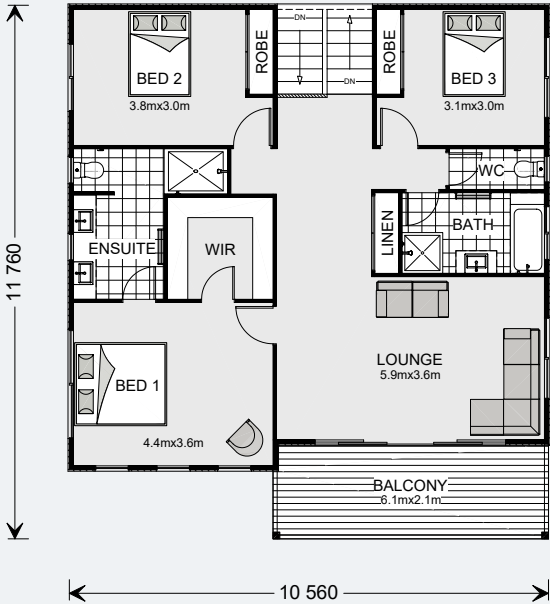
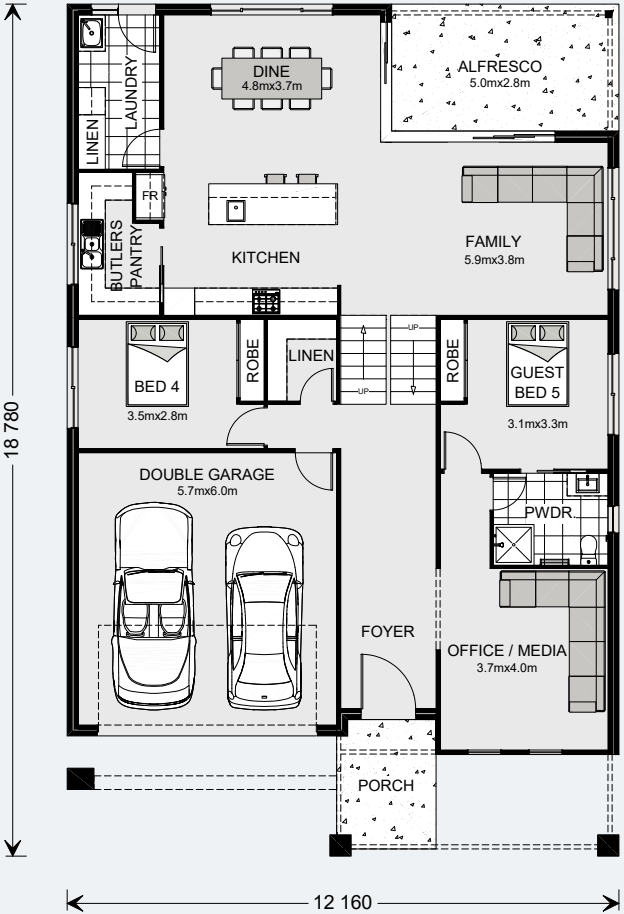
5 3 2

## Gound Floor

Living	145.8 m <sup>2</sup>
Garage	37.2 m <sup>2</sup>
Alfresco	14.0 m <sup>2</sup>
Porch	6.2 m <sup>2</sup>
<b>Total</b>	<b>203.2 m<sup>2</sup></b>

## Upper Floor

Living	100.7 m <sup>2</sup>
Void	4.1 m <sup>2</sup>
Balcony	12.6 m <sup>2</sup>
<b>Total</b>	<b>117.4 m<sup>2</sup></b>
<b>Grand Total</b>	<b>320.6 m<sup>2</sup></b>



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# Seaview 297

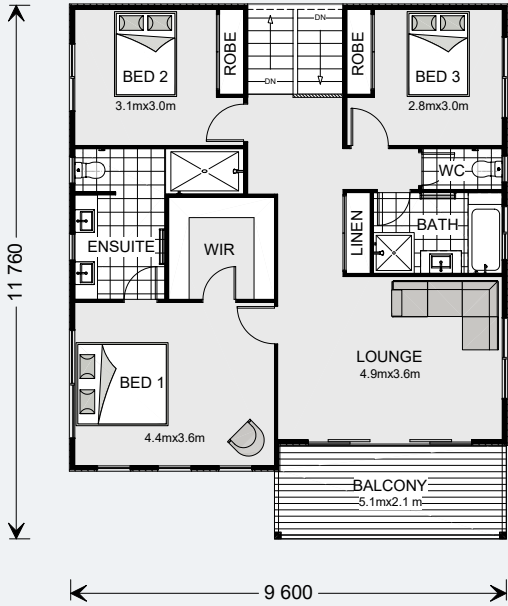
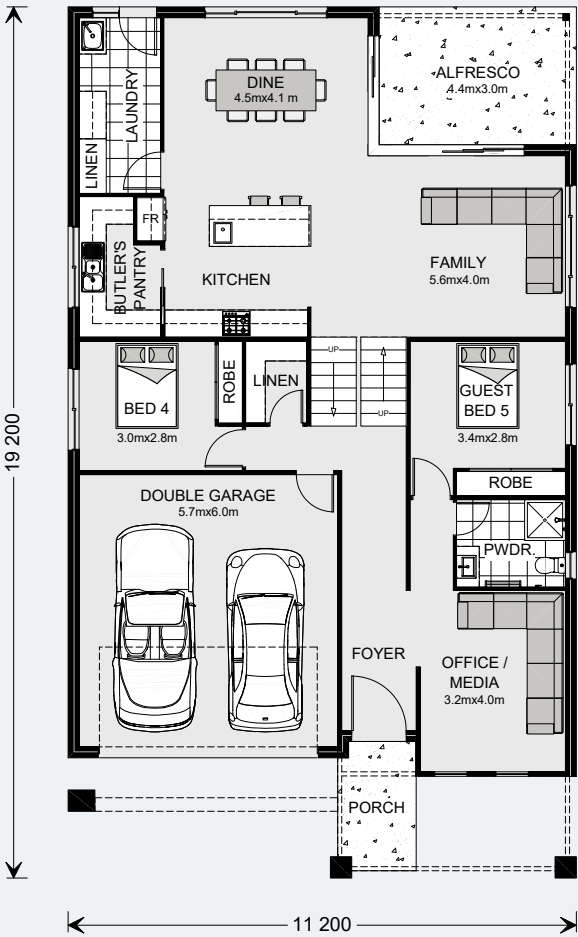
5 3 2

## Gound Floor

Living	135.9 m <sup>2</sup>
Garage	37.2 m <sup>2</sup>
Alfresco	13.2 m <sup>2</sup>
Porch	4.8 m <sup>2</sup>
<b>Total</b>	<b>191.1 m<sup>2</sup></b>

## Upper Floor

Living	91.4 m <sup>2</sup>
Void	4.1 m <sup>2</sup>
Balcony	10.6 m <sup>2</sup>
<b>Total</b>	<b>106.1 m<sup>2</sup></b>
<b>Grand Total</b>	<b>297.2 m<sup>2</sup></b>



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# Seaview 276

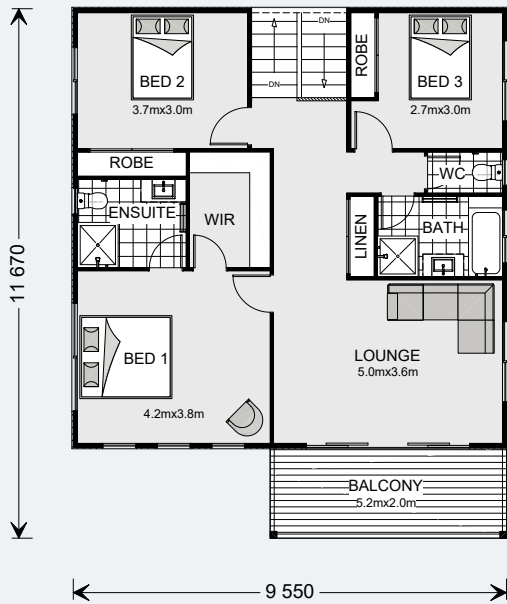
4 3 2

## Gound Floor

Living	118.4 m <sup>2</sup>
Garage	37.5 m <sup>2</sup>
Alfresco	12.8 m <sup>2</sup>
Porch	4.7 m <sup>2</sup>
<b>Total</b>	<b>173.4 m<sup>2</sup></b>

## Upper Floor

Living	88.3 m <sup>2</sup>
Void	4.1 m <sup>2</sup>
Balcony	10.4 m <sup>2</sup>
<b>Total</b>	<b>102.8 m<sup>2</sup></b>
<b>Grand Total</b>	<b>276.2 m<sup>2</sup></b>



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# Seaview 267

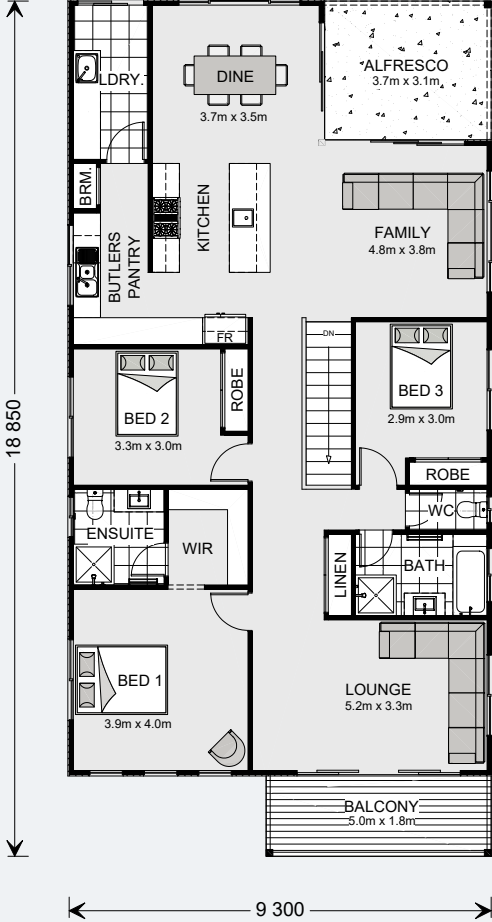
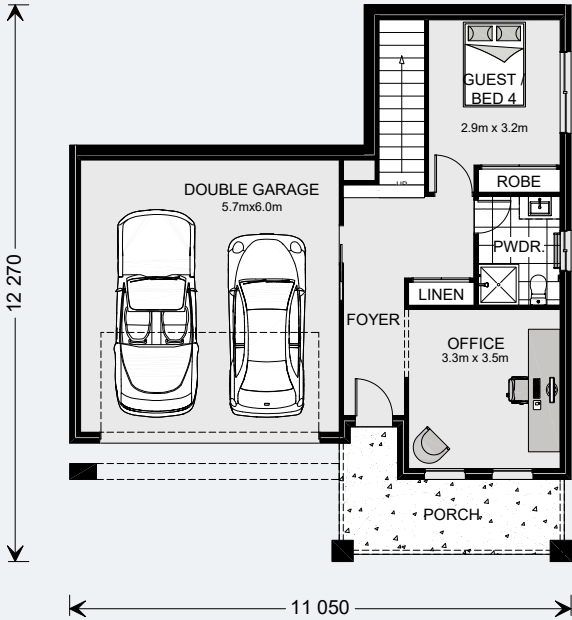
4 3 2

## Gound Floor

Living	50.3 m <sup>2</sup>
Garage	39.1 m <sup>2</sup>
Porch	9.6 m <sup>2</sup>
<b>Total</b>	<b>99.0 m<sup>2</sup></b>

## Upper Floor

Living	147.4 m <sup>2</sup>
Alfresco	11.2 m <sup>2</sup>
Balcony	8.9 m <sup>2</sup>
<b>Total</b>	<b>167.5 m<sup>2</sup></b>
<b>Grand Total</b>	<b>266.5 m<sup>2</sup></b>



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# Seaview

The Seaview split level design offers individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

Designed to suit sites that slope toward the front of the home, the Seaview, set over three stylish levels is well equipped to meet your family's lifestyle needs.

Entering the home on the lower level, you find an office or Media room, 2 bedrooms and a bathroom before heading upstairs to the open plan living space where a huge kitchen with Island bench and butler's pantry overlooks the dining and Family areas. An undercover Alfresco area brings the outdoors in, creating a luxurious, relaxed, flowing space.

Relax and unwind in the lounge room upstairs and enjoy the benefits of an elevated living space that flows out onto the covered front Balcony. Escape to the huge open master bedroom suite with large well-appointed Ensuite and walk in robe creating a private haven feel.

Five well-separated bedrooms, three distinct zones and three bathrooms across three levels gives privacy and space for a growing family and guests.

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# Seaview

## MASTER BEDROOM



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# Seaview

UF LOUNGE



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# Seaview

## KITCHEN



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# Seaview

## LOUNGE



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# Seaview

## BEDROOM



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# Seaview

## ALFRESCO



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# Seaview

URBAN



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# Seaview

CLASSIC



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# Seaview

RESORT



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**G.J. Gardner.**  
HOMES



**Stamford**



# Stamford 317

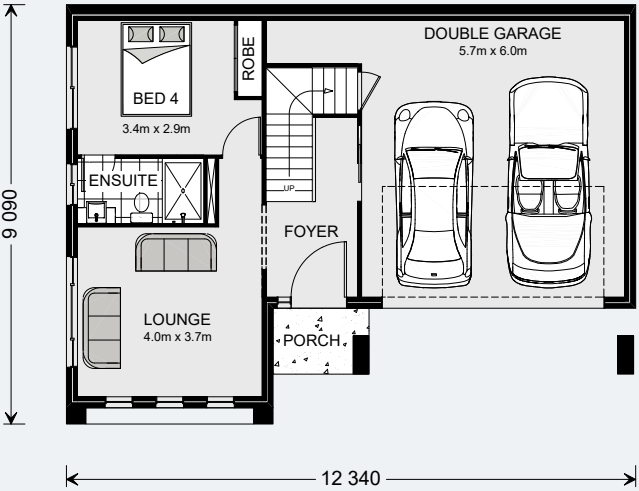
4 3.5 2

## Ground Floor

Living	49.1 m <sup>2</sup>
Garage	41.7 m <sup>2</sup>
Porch	3.0 m <sup>2</sup>
<b>Total</b>	<b>93.8 m<sup>2</sup></b>

## Upper Floor

Living	188.1 m <sup>2</sup>
Alfresco	15.0 m <sup>2</sup>
Void	12.5 m <sup>2</sup>
Balcony	7.5 m <sup>2</sup>
<b>Total</b>	<b>223.1 m<sup>2</sup></b>
<b>Grand Total</b>	<b>316.9 m<sup>2</sup></b>



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# Stamford

The Stamford split level design offers individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

An abundance of living space both inside and out, makes the Stamford the ideal family home.

A separate ground floor bedroom with private ensuite and lounge is ideal for teenagers or guests, while the upper floor features a separate kids' zone with activity room, bathroom and powder room.

Entertaining is covered via a well-appointed kitchen with butler's pantry, huge open-plan living area and first floor balcony to the front of the home. Sliding glass doors open to the rear to reveal a covered alfresco area allowing cooling cross breezes to flow through the home.

With an impressive two storey frontage, the Stamford is designed for steep sites that slope down to the front of the home.

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# Stamford

## MASTER BEDROOM

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# Stamford

## KITCHEN



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# Stamford

## UF LOUNGE

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# Stamford

## LOUNGE



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# Stamford

## BEDROOM

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# Stamford

## ACTIVITY



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# Stamford

URBAN



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# Stamford

CLASSIC



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# Stamford

RESORT



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