

NOBLE
HOME BUILDERS

NOBLE

Home Builders

NOBLE HOME BUILDERS is a family-owned company established in 2013. It is a fast-growing construction company within the NOBLE GROUP that focuses on Residential Housing. The core value of the business is client focus, teamwork, innovation and win-win with business partners.

In the past 10 years, we recruited a team of local industry specialists to join Noble, the key managers have more than 35 years of local construction experience in Australia. We have localised and professionalised the entire production line from design, procurement, estimating, approvals, construction. Labor material supply, sales and marketing to customer service and maintenance. We established professional project management & finance control system to enable an efficient management over all of our projects.

NOBLE HOME BUILDERS has maintained a healthy and steady growth in the past few years. We achieved more than 100 open projects each year, highly recognised by ICARE for healthy financial and operating management. We have been independently assessed by iCIRT and awarded a Gold High-confidence rating, certifying we have the financial capacity, experience and capability to deliver a quality build you can trust. Meanwhile we gain strong recognition from clients, agents, sub-contractors and land developers.



We are

the director board
member of



the senior
member of



We
Build
Your
Noble
Home



Australia's **Fastest** Growing Builder

35
YEARS / LOCAL BUILDING
EXPERIENCE

100
HOMES / DELIVERED
PER YEAR

350
LOTS / IN THE
PIPELINE

12
YEARS / RELIABLE
BRAND

\$32
MILION / OPEN
JOBS VALUE

12
PROJECTS / NOW
SELLING

5
STARS / ICARE
LOW-RISK RATING

GOLD
HIGH-CONFIDENCE / iCIRT
RATING

4.9
STARS / GOOGLE
RATING

We specialise in the
**Northwest & Southwest
Growth Area**

01

HOUSE & LAND PACKAGE

For simple and stress-free home ownership, choose a block of land that can be packaged with our quality Noble Home with a various of designs at a fixed price.

02

KNOCK DOWN & REBUILD

Rebuild your existing homes with new custom home design to your liking by knockdown rebuild. Love coming home to the new stylish house in your old street.

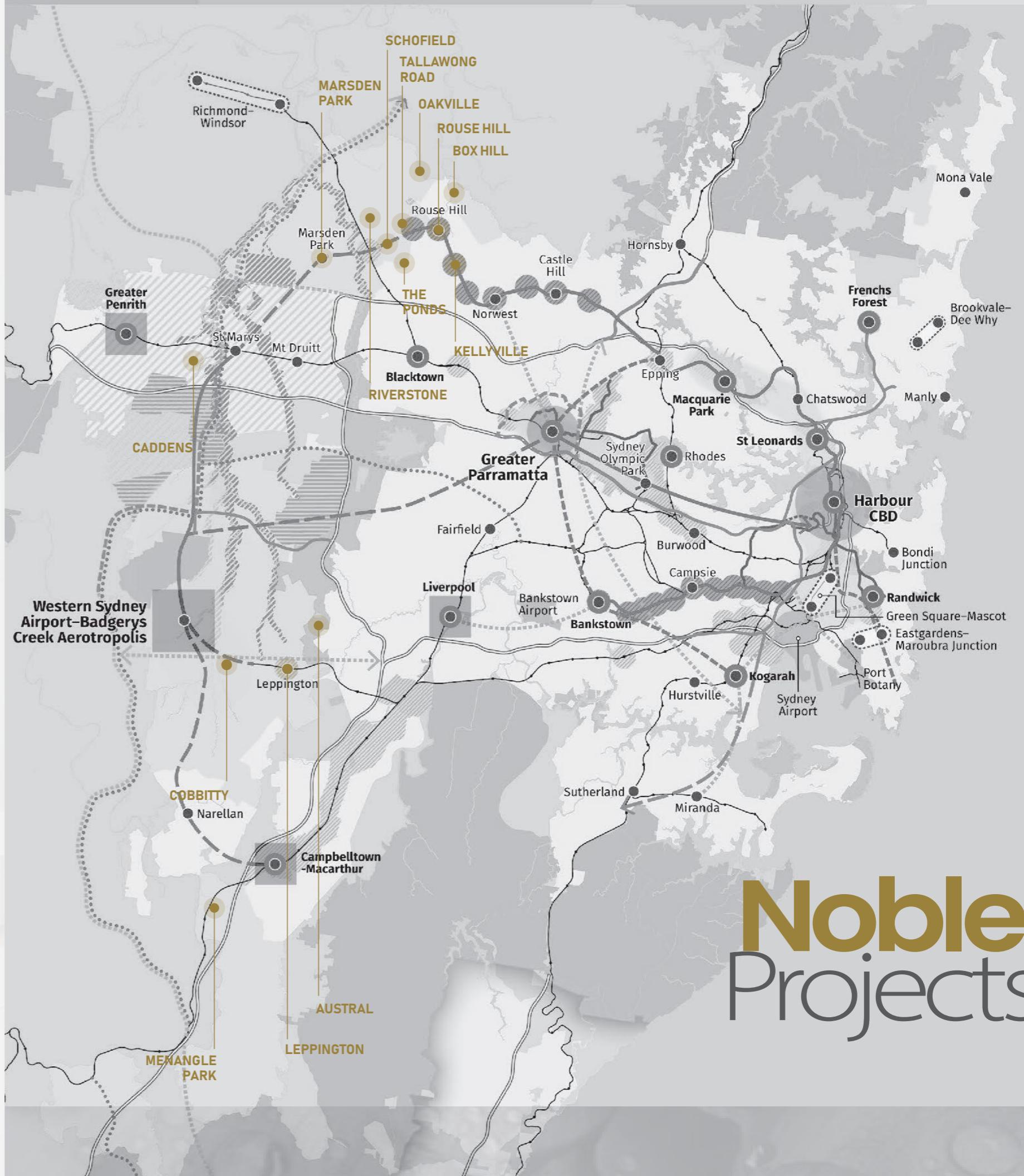
03

CUSTOM HOME DESIGN

We specialize in custom solutions, offering expertise in architectural design, engineering, and construction. From concept to completion, to ensure the final product aligns with their vision.

What We Do

With 35 years of experiences in quality housing development, Noble Home Builders are reowned for our on target, on time, on budget, and on-going customer service.



**Noble
Projects**

Why Noble



QUALITY ASSURANCE

- **15 Years** Structural Warranty
- Benefit from comprehensive quality checks at every key stage



ON-TIME GUARANTEE

- **\$550 per week** delay Compensation if we exceed the deadline



COMPETITIVE, HONEST PRICING

- Fixed site costs before construction kickoff
- Economical through efficient management and a strong local supply chain



RELIABLE SERVICE

- **24hrs** Callback Guarantee
- Online Portal for Progress Updates



INNOVATIVE DESIGN FLEXIBILITY

- Tailor your home's design, specifications, and colors to your taste
- Options for custom design and upgrades to suit your lifestyle



LIFETIME SUPPORT

- **Noble Club** Membership for continuous care
- Loan & Rental Management Assistance



8 Steps to Own Your Noble Home



04

COUNCIL APPROVALS

We work closely with our consultants and Local Council/Certifier to obtain all design approvals and construction certificates for your dream home - providing a seamless building process from start to finish.

05

COMMENCE CONSTRUCTION

Your Site Supervisor will meet you at your new home location at selected milestones so you can watch your creation unfold.

03

CUSTOMIZED DESIGN & UPGRADE

You will be invited to a meeting for the selection of the colours and finishes at our selection centre to create a home that is truly unique to you.

02

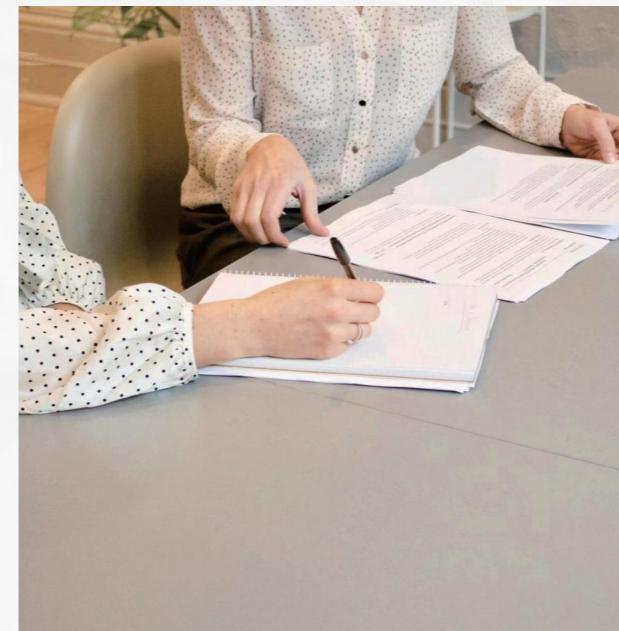
CHOOSE YOUR BLOCK & HOME

Select from our pre-assessed land projects and architecturally designed floor plan options, or we can tailor a house design for your own land.

01

TALK TO OUR CONSULTANT

We would like to share our professional insight with you, understand your requirement and financial situation, assist as much as we can with your upcoming purchase plan.



07

INSPECTIONS & HANDOVER

Our quality assurance team will inspect your home before handover to guarantee a representable and favourable building quality. We will also invite you to a pre-settlement inspection when our supervisor will run through the house with you and explain handover and maintenance procedure.

08

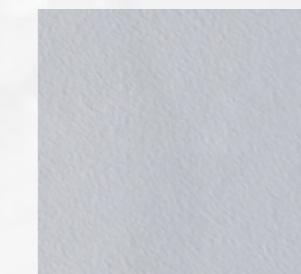
AFTER SETTLEMENT MAINTENANCE AND RENTAL SERVICE

Noble Group highly value our clients and our after-sales service, we provide 13 weeks maintenance period and 15 years structure warranty to all home owners and offer comprehensive property management services to our investor clients - Stress-free building and rental experience from start to finish.

06

CONSTRUCTION PROGRESS UPDATE

Your dedicated customer service representative will provide you with a fortnightly update of construction progress. We also encourage you to refer to the MYNOBLE Client Portal for recent construction progress and photo updates.



ESSENTIAL Kitchen Inclusions



A. CABINERY

Laminate finish to surface of drawers, doors and kickboards with soft close hinges to doors & drawers



PRIME OAK MATT



NOTAIO MATT



SOFT WALNUT MATT



600MM STAINLESS GAS COOK TOP



CHROME SINK MIXER TO KITCHEN



600MM ELECTRIC OVEN



600MM SLIDE OUT DUCTED RANGEHOOD WITH OVERHEAD CABINETRY

ESSENTIAL Bathroom Inclusions



A. SHOWER FEATURES



C. SHOWER SCREEN

Semi-frameless shower screens to ensuite and bathrooms

D. TOILET

Back to wall full ceramic dual flush W.C. suites



E. MIRROR

Frameless Mirror



VANITIES, BASIN & BENCHTOP

Wall hang bathroom vanity with white melamine cabinet
Poly benchtop and basin



LIGHTS

3 in 1 exhaust fans to bathroom and ensuites



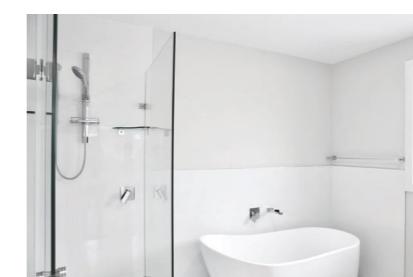
BATHROOM ACCESSORIES

Chrome towel rails, toilet roll holder



BATH

Free standing bath



TILING

Floor to ceiling tiling to showers; floor tiles with tiles skirting; tiled walls to freestanding bath walls 1200mm high; tiled splashback to vanities



LAUNDRY

Stainless steel laundry unit with concealed taps

ESSENTIAL Living & Bedroom Inclusions



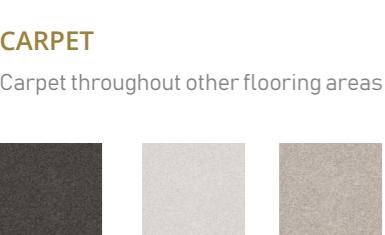
LAMINATE TIMBER FLOOR

Laminated timber floor to ground floor living areas (entry, hallway, family, kitchen and meals)



LIGHTING

Complete LED oyster light fittings to all living areas



CARPET

Carpet throughout other flooring areas



FLYSCREEN

Fiberglass fly screens to all openable windows and sliding doors



AIR-CONDITIONING

Actron Air split system for living room and master bedroom



BEDROOM WARDROBE

Flush panel hinged doors with painted finish to built-in robes and linens



PREMIUM Inclusions

Upgrade Options

LIVING

2600mm Ceiling Height to ground floor
Premium Tile To ground floor internal and extra living area
Actron Air zoned & ducted air conditioner
LED Down Lights Package to ground floor living area



BATHROOM

Floor to Ceiling Feature Tile to Bathroom Floor and Feature Wall (premium range 300*600mm)
Wall Hung vanity with 20mm stone bench top, above countered basin, timber colour cabinet
Twin Shower Station with Rain Shower Head
Back to Wall Toilet Suites
Frameless shower screen

KITCHEN

A. 40mm Stone Bench Top with Waterfall Feature
B. Westinghouse 900mm Gas Cook Top, 900mm Oven, 900mm Rangehood
C. 600mm Stainless Steel Dishwasher
Framed Bulkhead



LUXURY Inclusions

Upgrade Options

KITCHEN

- A. SMEG 900mm Gas Cook Top
- SMEG 900mm pull out Rangehood
- B. SMEG 600mm Build-in Microware+ Oven Wall Set in Wall tower unit
- 600mm Build In Dishwasher with laminate Cabinet Cover
- C. 60mm Marble Look Stone Bench Top with Waterfall Feature to Kitchen Island
- 40mm Marble Look Stone Bench Top to main Kitchen bench
- D. Feature Kit Kat Tile Splash back

Finger-pull handles to kitchen doors and drawers

- E. Undermount double bowl Kitchen Sink with Pull Out Kitchen Mixer
- Framed Bulkhead
- Enlarged Fridge space with Cold water point
- Feature pendant light(s) over kitchen island
- F. LED strip light to kitchen splash back under overhead cabinets



LIVING

- 2600mm Ceiling Height to ground floor
- 2340mm x 820mm upgraded timber paneled entry door
- 2340mm internal doors with upgraded profile and handle throughout ground floor
- G. Luxury Tile to ground floor internal open area and external area
- Laminate Timber Finish to Staircase and First Floor (except wet areas)
- Upgrade Glass Balustrade with Metal Handrail to Stair
- Actron Air zoned & ducted air conditioner
- LED Down Lights through out

BATHROOM & LDRY

- Full Height Tile to Bathrooms Walls
- (Feature Wall Tile to Bathroom Feature Wall, Marble look Wall Tile to Bathroom Main Wall)
- H. Wall Hung vanity with 20mm marble look stone top, premium above countered basin, timber colour cabinet
- Wall mounted mixers to vanities
- I. Touch LED Mirrors
- Twin Shower Station with Rain Shower Head
- Back to Wall Toilet Suites
- Frameless shower screen
- LDRY Cabinet: 20mm Stone Benchtop with Laminate under bench & Overhead cupboards



BEDROOM

- J. Timber Colour Walk in Wardrobe
- K. Painted finish feature wall to main bedroom

Powered by a team of passionate and qualified home architects and interior designers.

We **Understand**
Your **Every** Need.



Upgrade Options

01

FACADE UPGRADES

We understand your every need. Add big value to your home with affordable cost.



02

DESIGNED LANDSCAPING

You can choose basic landscaping package to provide a turn key solution or premium customized gardening design to suit your unique taste.

- Basic Landscaping, Fence, Driveway
- Full landscaping including turf to front and rear yard, letterBox, clothesline and Numbers
- Coloured concrete driveway including plain concrete cross over
- Colorbond fencing, block off and access gate

* this upgrade package is based on 350sqm standard lot, with 4.5m setback to house and 5.5m setback to garage, no allowance for layback, up to 55m of fencing)



03

TAILORED SPACE FLOORPLAN AMENDMENT

Spatial design options can be tailored for you to meet all your requirements for the dream home.

- Open Space extension
- Design Amendment
- Balcony- seek for sunshine & inner peace
- Alfresco extension-larger entertainment space for family and friends gathering
- Granny Flat

30+
DESIGN
SCHEMES

MEET 99%
of CUSTOMER'S
NEEDS



04

AFFORDABLE LUXURY

We provide pre-selected ranges of stylish materials and colours for you to create a high-end noble home. Our designers' selections are essential to ensure the luxury touch affordable for most Noble clients.

- 60mm Calacutta marble look Stone Bench Top
- Kitchen Bench Top with Waterfall Ends
- Mono stringer style stair case with hardwood treads, balustrade and handrail

- 900mm Oven / Cooktop / Range Hood
- Transparent Window splash back
- LED stripe light to underside of kitchen overhead cupboard
- Feature pendant light over kitchen benchtop

- BLACK Series of kitchen appliances
- SILVER/BLACK/GOLD series of hardware
- Full Height Wall Tiling with Feature Tile applied to Feature Wall
- Designed entry door and internal doors.



Internal Colour Schemes



Scan to Discover
Colour Schedule | DARK ESSENTIAL



Scan to Discover
Colour Schedule | LIGHT ESSENTIAL



Scan to Discover
Colour Schedule | NATURAL ESSENTIAL



Noble Home Builders also provide customization service, bring your dream to real life.

Enquiry Now

for complete upgrade options.

- 1 BENCHTOP (LUX)
- 2 BENCHTOP (STANDARD)
- 3 MAIN CABINETRY
- 4 FEATURE CABINETRY
- 5 SPLASHBACK (STANDARD)
- 6 SPLASHBACK (LUX)
- 7 WALL TILE (STANDARD)
- 8 FLOOR TILE (STANDARD)
- 9 DOORS/TRIMS

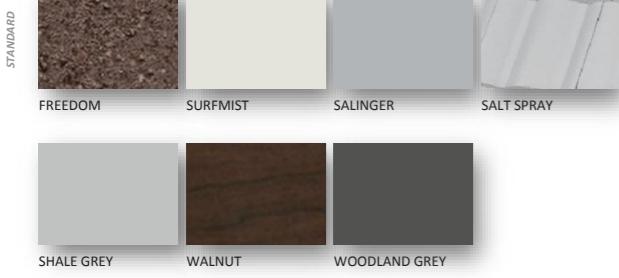
- 10 WALL PAINT
- 11 CARPET
- 12 FLOOR TILE (LUX)
- 13 TIMBER FLOORING

Disclaimer: Illustration purposes only. Selections may vary in real life.

DISCLAIMER: ACTUAL COLOURS MAY VARY FROM THE ABOVE IMAGE DUE TO COMPUTER SCREEN SETTINGS, PRINTER SETTINGS, NATURAL OR ARTIFICIAL LIGHTING AND MANUFACTURER'S VARIATIONS. ALWAYS REFER TO PHYSICAL SAMPLE WHERE POSSIBLE FOR REFERENCE. THE ABOVE NOMINATED COLOURS REFLECT DESIGNER RECOMMENDATIONS ONLY. IF YOU WISH TO SELECT / CHANGE ANY OF THE ABOVE SELECTIONS PLEASE CONTACT YOUR CUSTOMER SERVICE REPRESENTATIVE. MATERIALS NOMINATED IN THIS SCHEDULE IS TO BE REFERRED AS A GUIDE ONLY PLEASE REFER TO PLANS TO CONFIRM IF THE ABOVE COLOURS OR MATERIALS ARE APPLICABLE WITH YOUR DESIGN.

External Colour Schemes

ASPIRE



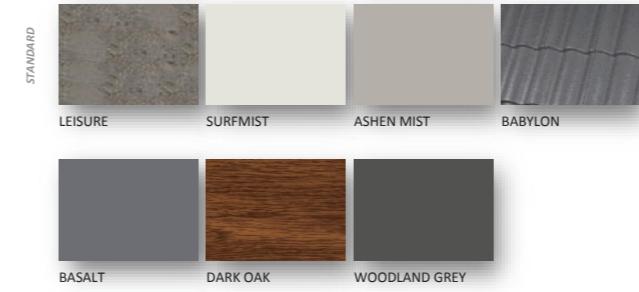
FEATURE BRICK Facade Render



LUXE



TRADITIONAL



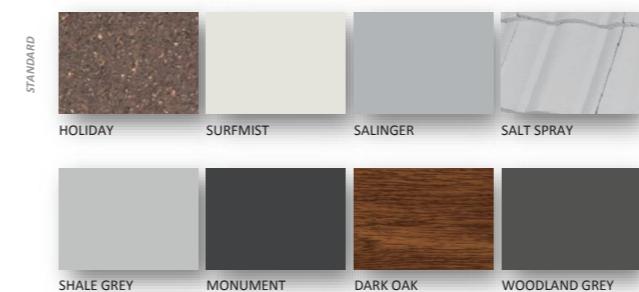
ESTATE



COASTAL



COASTAL



Available Size
118 138 146

HORIZON UPGRADE



FEATURE BRICK Facade Render



REGENT UPGRADE



EBONY UPGRADE



Vista



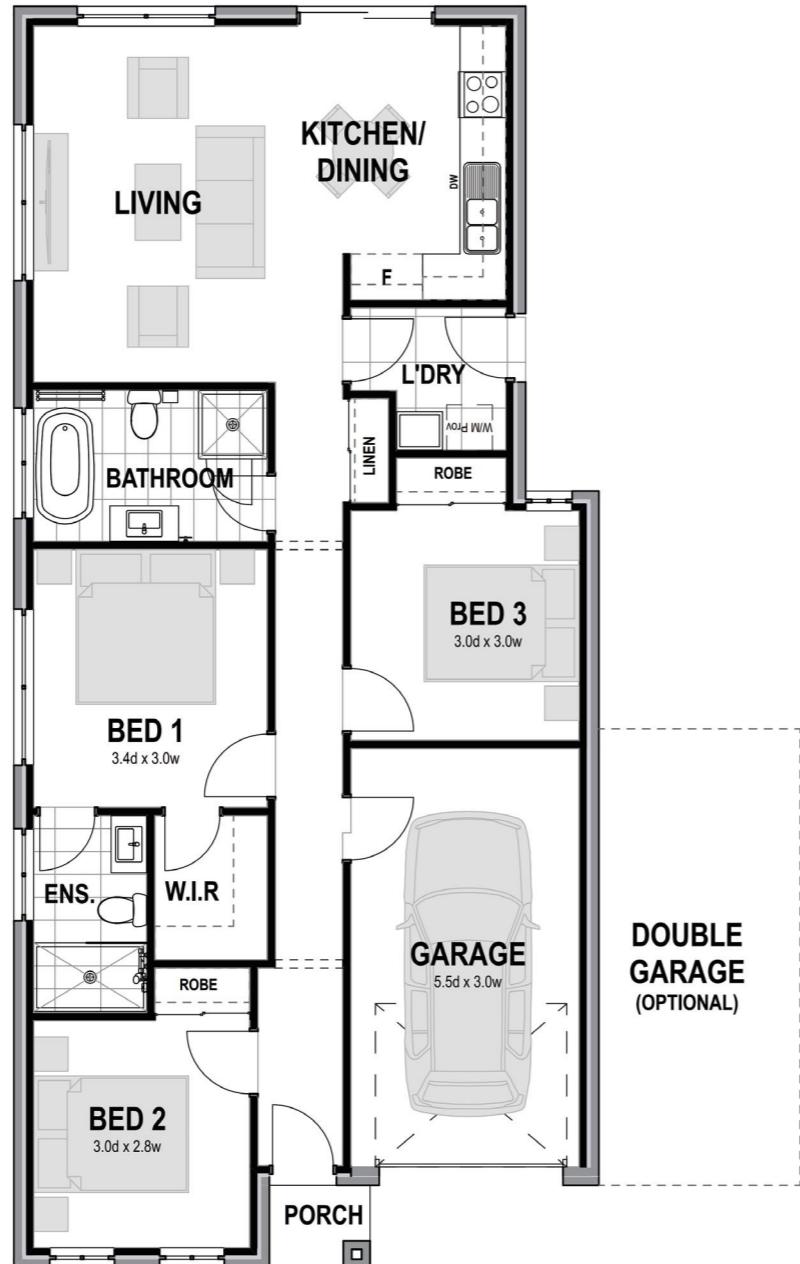
▼ More **Facade** Styles



Vista 118



3 2 1



SPECIFICATIONS

HOUSE AREA	
Living	97m ²
Garage	20m ²
Porch	1m ²
Total area	118m ²

LAND REQUIREMENT

Land Width	min. 8.7m
Zero lot	min. 9.6m
Standard lot	min. 25.1m

OPTIONAL UPGRADE

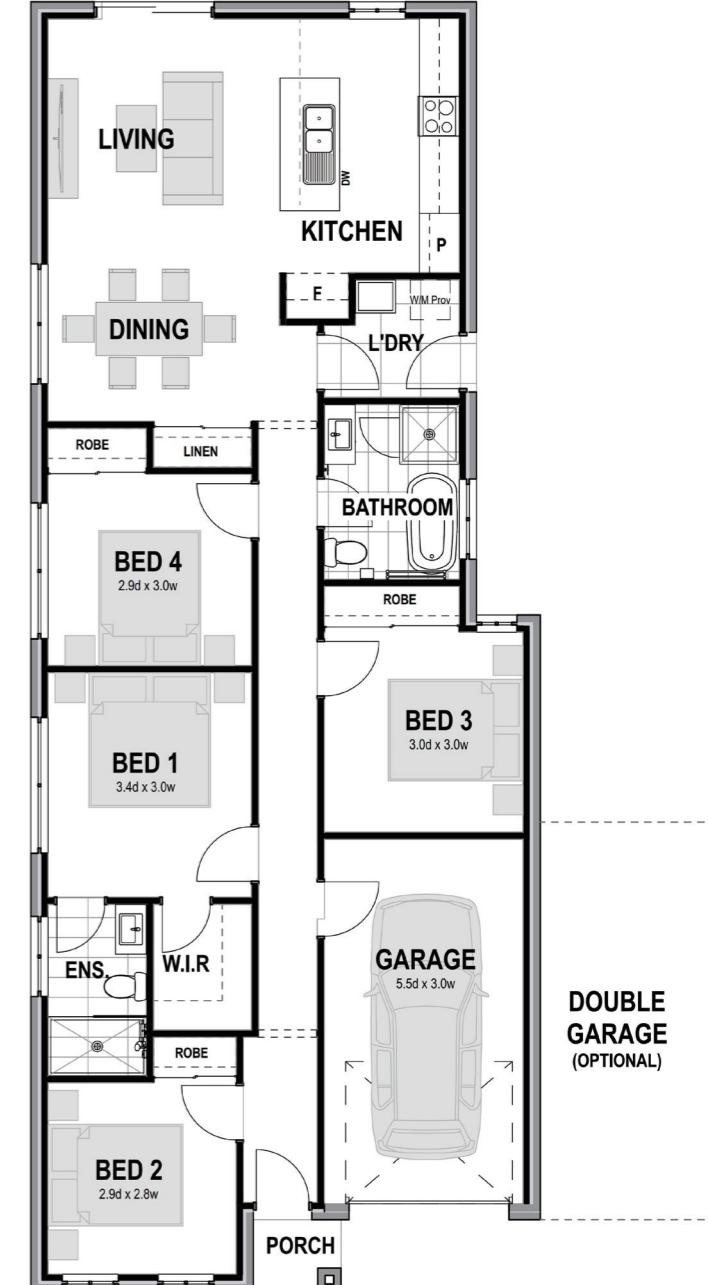
Double garage from 9m²

Alfresco from 9m²

Vista 138



4 2 1



SPECIFICATIONS

HOUSE AREA	
Living	117m ²
Garage	20m ²
Porch	1m ²
Total area	138m ²

LAND REQUIREMENT

Land Width	min. 8.7m
Zero lot	min. 9.6m
Standard lot	min. 27.9m

OPTIONAL UPGRADE

Double garage from 9m²

Alfresco from 9m²



For a full list of inclusions, allowances and terms and conditions, please refer to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that are outside of contract scope or exceed contract allowance.



For a full list of inclusions, allowances and terms and conditions, please refer to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that are outside of contract scope or exceed contract allowance.

Vista 146

4 2 1



SPECIFICATIONS

HOUSE AREA	
Living	124m ²
Garage	20m ²
Porch	2m ²
Total area	146m ²

LAND REQUIREMENT

Land Width	min. 8.7m
Zero lot	min. 9.6m
Standard lot	min. 9.6m

Land Length min. 29m

OPTIONAL UPGRADE

Double garage 35m²
from 9m²



Viva

Available Size
151 163



ARTIST IMPRESSION ONLY



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

Viva 151

3 2 2



Virtual Tour

SPECIFICATIONS

HOUSE AREA
Living 109m²
Garage 38m²
Porch 4m²
Total area 151m²

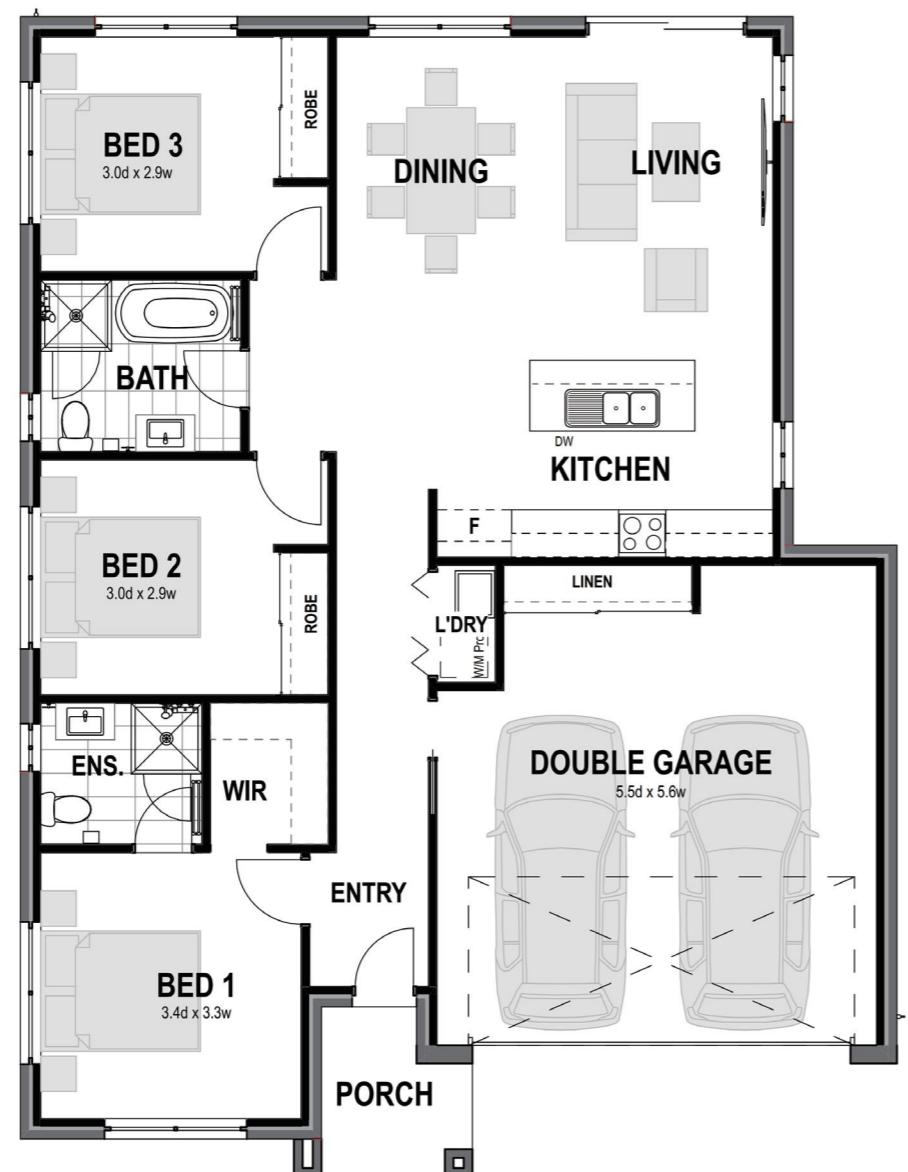
LAND REQUIREMENT

Land Width
Zero lot min. 12.2m
Standard lot min. 13.1m

Land Length min. 22.8m

OPTIONAL UPGRADE

Alfresco from 9m²

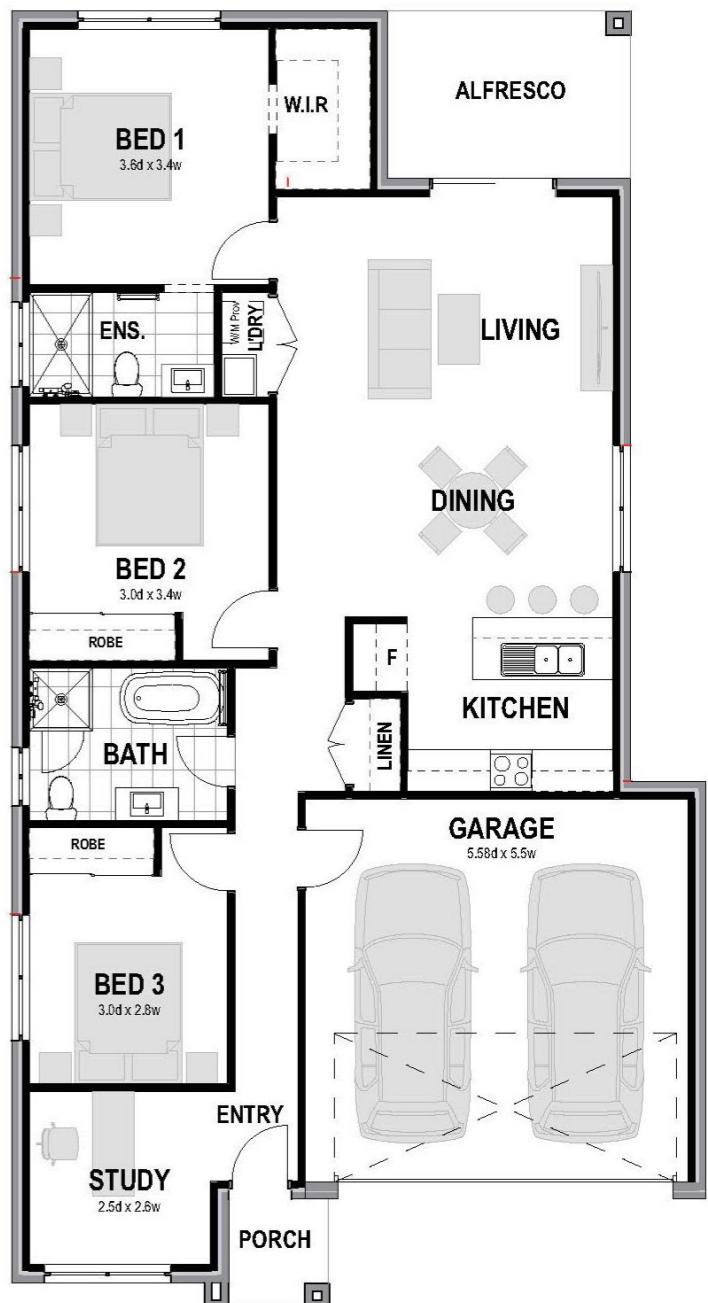


Viva 163

3 2 2



Virtual Tour



SPECIFICATIONS

HOUSE AREA
Living 119m²
Garage 34m²
Porch 2m²
Alfresco 8m²
Total area 163m²

LAND REQUIREMENT

Land Width
Zero lot min. 11m
Standard lot min. 11.9m

Land Length min. 26.6m

OPTIONAL UPGRADE

Alfresco from 9m²

Kingsfield

Available Size
159



▼ More Facade Styles



Kingsfield 159

4 2 1



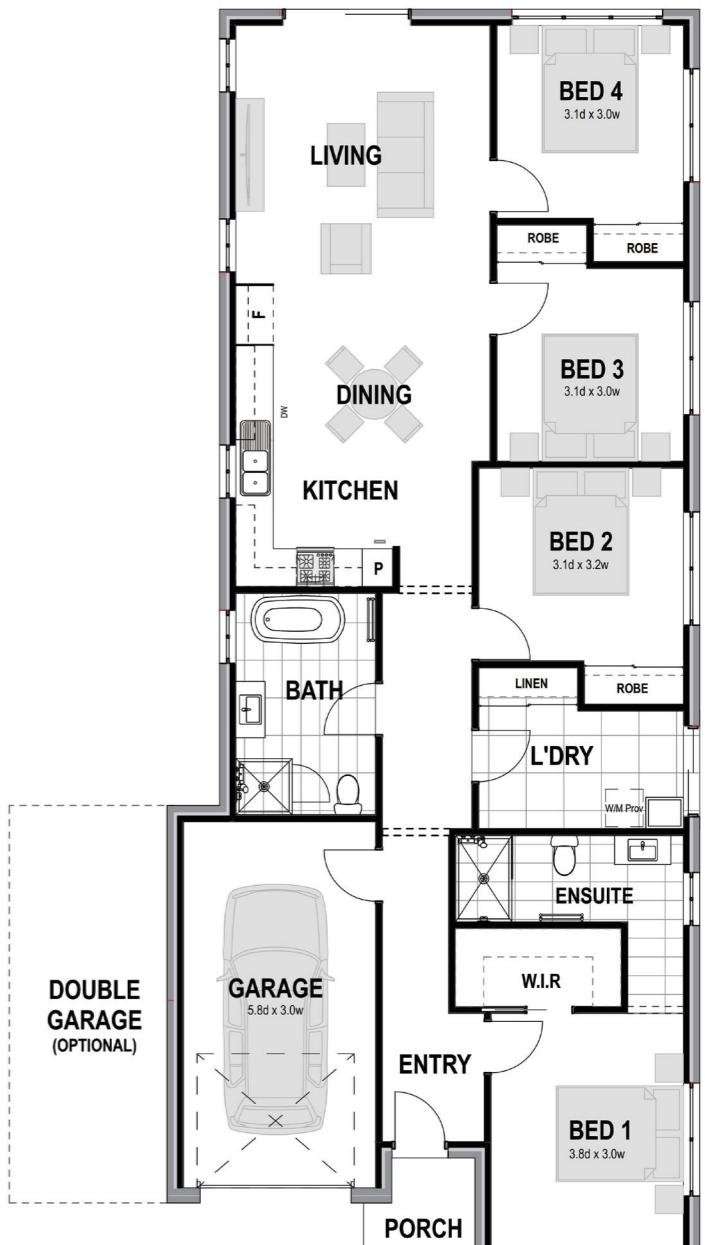
SPECIFICATIONS

HOUSE AREA	
Living	135m ²
Garage	21m ²
Porch	3m ²
Total area	159m ²

LAND REQUIREMENT

Land Width	min. 9.6m
Zero lot	min. 10.4m
Standard lot	min. 28.7m

OPTIONAL UPGRADE	
Double garage	37m ²
Alfresco	from 9m ²



 NOBLE
HOME BUILDERS

Seabreeze

Available Size
188



▼ More Facade Styles



Seabreeze 188 DualKey

5 3 1



SPECIFICATIONS

HOUSE AREA	
Living	168.70m ²
Garage	18.62m ²
Porch	1.35m ²
Total area	188.67m ²

LAND REQUIREMENT

Land Width	min. 9.1m
Zero lot	min. 9.9m
Standard lot	min. 33m

OPTIONAL UPGRADE

Double garage	35m ²
Alfresco	from 9m ²

Aurora

Available Size
172 210 230



Aurora 172

4 2.5 1

SPECIFICATIONS

HOUSE AREA	LAND REQUIREMENT
Ground floor living	80.75m ²
First floor living	72.87m ²
Garage	18.62m ²
Porch	1.35m ²
Total area	173.6m ²

LAND REQUIREMENT
Land Width
Zero lot
Standard lot

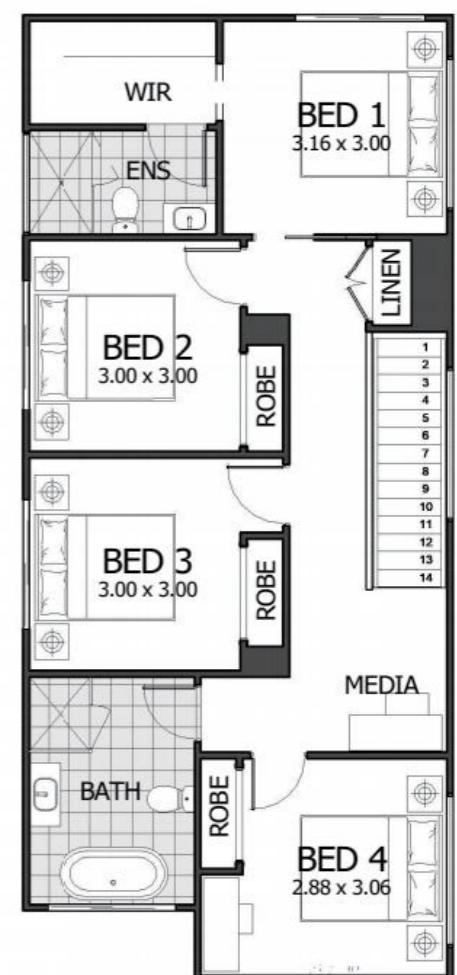
min. 8.2m
min. 8.96m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



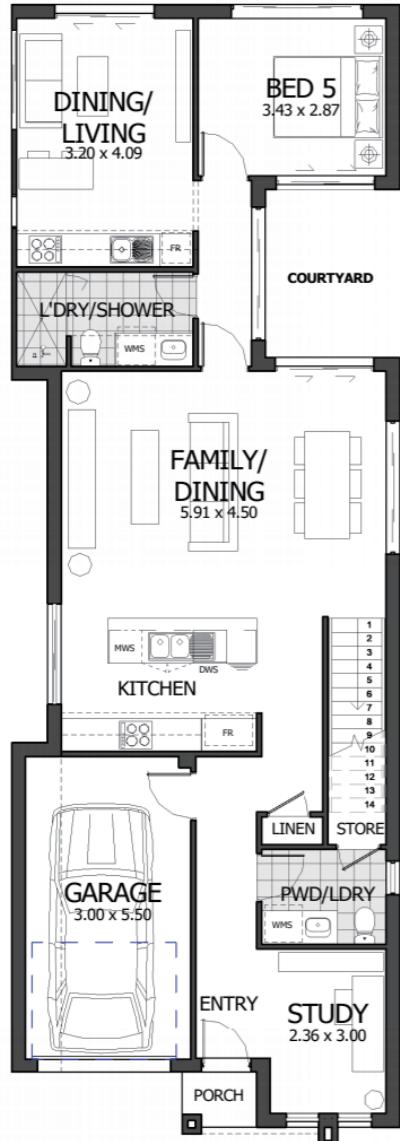
FIRST FLOOR PLAN



Aurora 210

DualKey

5 3.5 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	109.02m ²	Land Width	min. 8.96m
First floor living	80.75m ²	Zero lot	
Garage	18.79m ²	Standard lot	min. 8.96m
Porch	1.35m ²		
Total area	209.91m ²	Land Length	min. 28.9m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²

Aurora 230

DualKey

6 3.5 1



FIRST FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	129.52m ²	Land Width	min. 8.96m
First floor living	80.75m ²	Zero lot	
Garage	18.79m ²	Standard lot	min. 8.96m
Porch	1.35m ²		
Total area	230.41m ²	Land Length	min. 33m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOBLE
HOME BUILDERS



NOBLE
HOME BUILDERS



Sienna

Available Size
169 175 200 239



▼ More Facade Styles

ARTIST IMPRESSION ONLY



Botanic

Modern Industrial

Traditional Vogue

Sienna 169

5 2.5 1

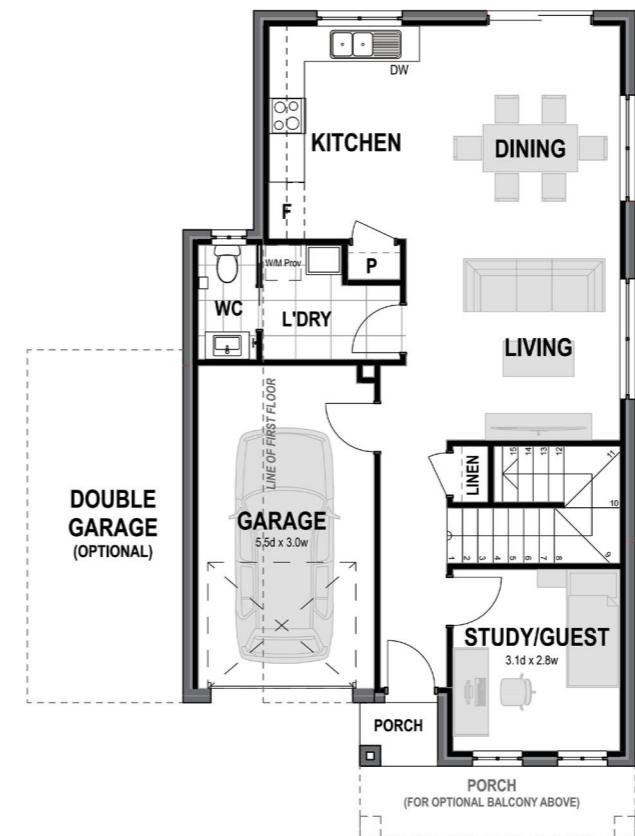
SPECIFICATIONS

HOUSE AREA	LAND REQUIREMENT
Ground floor living	70m ²
First floor living	78m ²
Garage	20m ²
Porch	1m ²
Total area	169m ²
	Land Width
	Zero lot
	Standard lot
	min. 8.72m
	min. 9.57m
	Land Length
	min. 23.33m

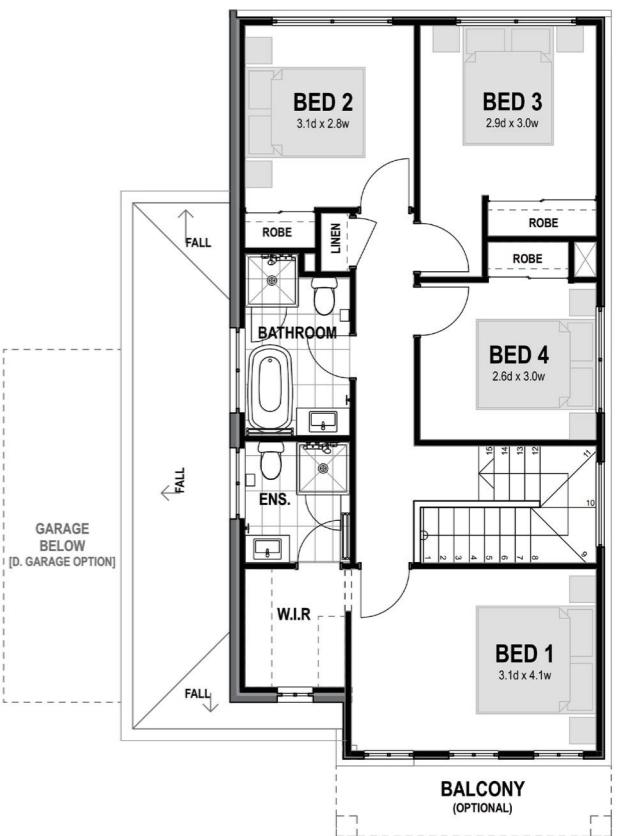
OPTIONAL UPGRADE

Double garage
Balcony & Porch
Alfresco

35m²
6m²+7m²
from 9m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Virtual Tour

Sienna 175

5 3 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	81.65m ²	Land Width	min. 8.72m
First floor living	72.74m ²	Zero lot	
Garage	18.65m ²	Standard lot	min. 9.57m
Porch	2.06m ²		
Total area	175.1m ²	Land Length	min. 23.7m

OPTIONAL UPGRADE

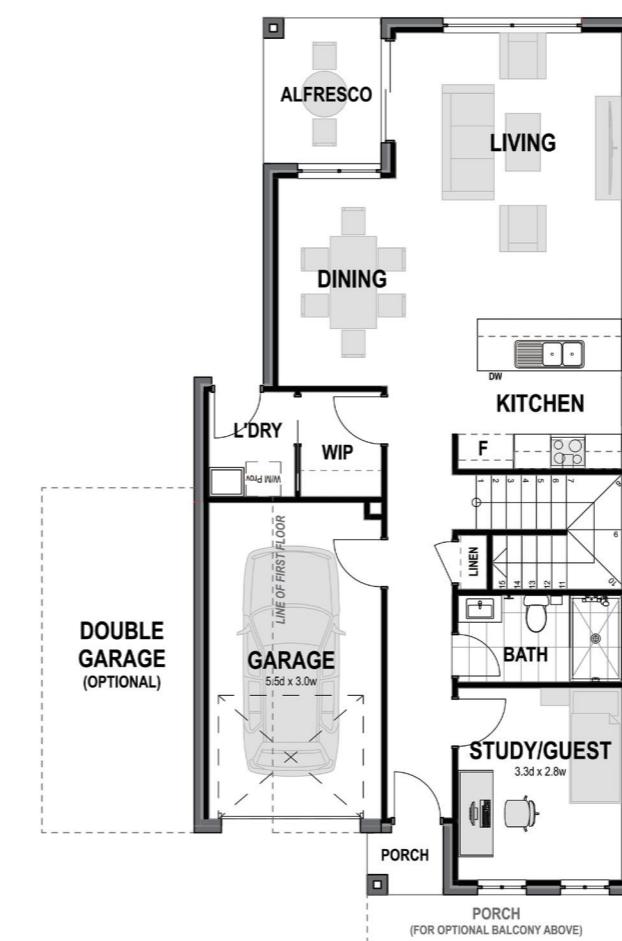
Double garage 35m²
Balcony & Porch 6m²+7m²
Alfresco from 9m²



FIRST FLOOR PLAN

Sienna 200

5 3 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	80m ²	Land Width	min. 8.72m
First floor living	93m ²	Zero lot	
Garage	21m ²	Standard lot	min. 9.57m
Porch	1m ²		
Alfresco	5m ²	Land Length	min. 25.73m
Total area	200m ²		

OPTIONAL UPGRADE

Double garage 35m²
Balcony & Porch 6m²+7m²
Alfresco from 9m²



FIRST FLOOR PLAN

NOBLE
HOME BUILDERS



Virtual Tour

NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Virtual Tour

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

Sienna

239

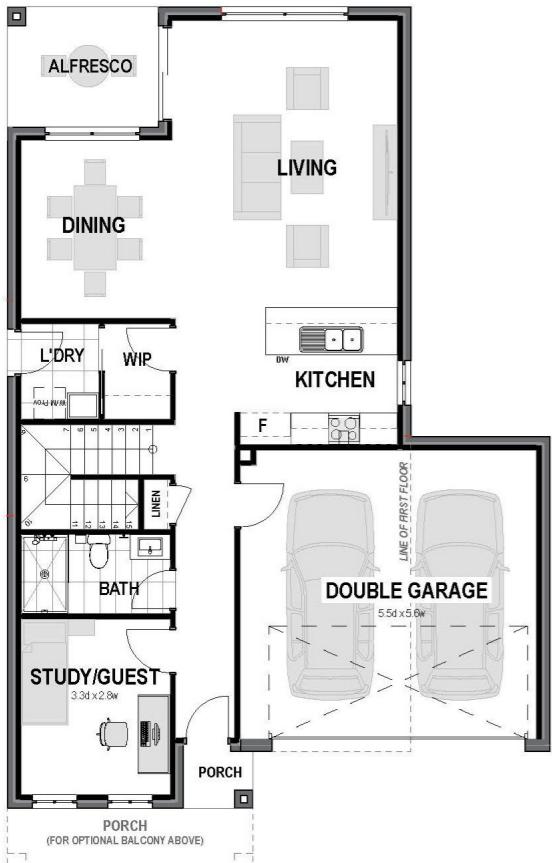
5 3 2

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	86m ²	Land Width	min. 11.36m
First floor living	110m ²	Zero lot	min. 12.21m
Garage	35m ²	Standard lot	
Porch	1m ²	Land Length	min. 25.73m
Alfresco	7m ²		
Total area	239m ²		

OPTIONAL UPGRADE

Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

Harrington

Available Size
207 240



▼ More Facade Styles



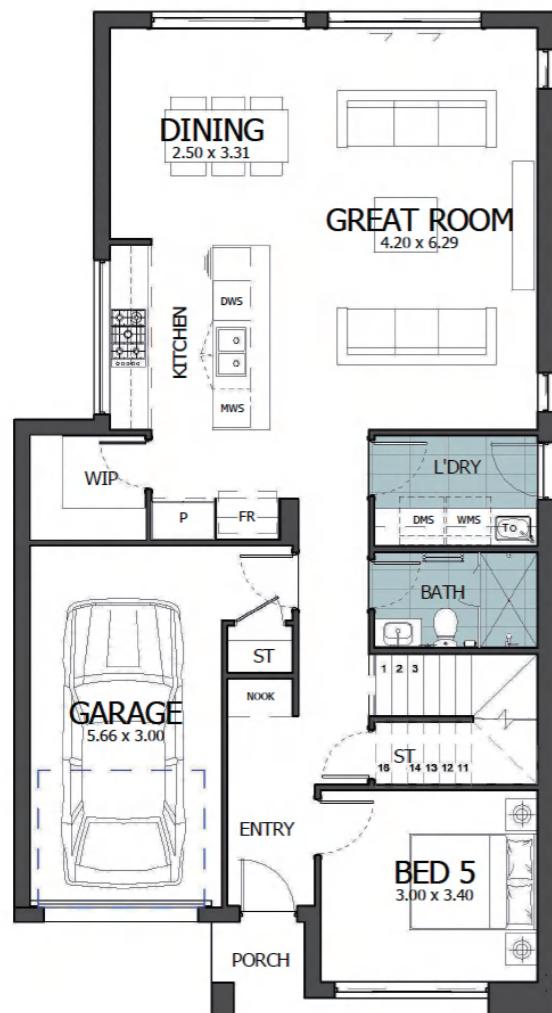
Traditional Classic

Traditional Vogue

Modern Industrial

Harrington 207

5 3 1



GROUND FLOOR PLAN

SPECIFICATIONS

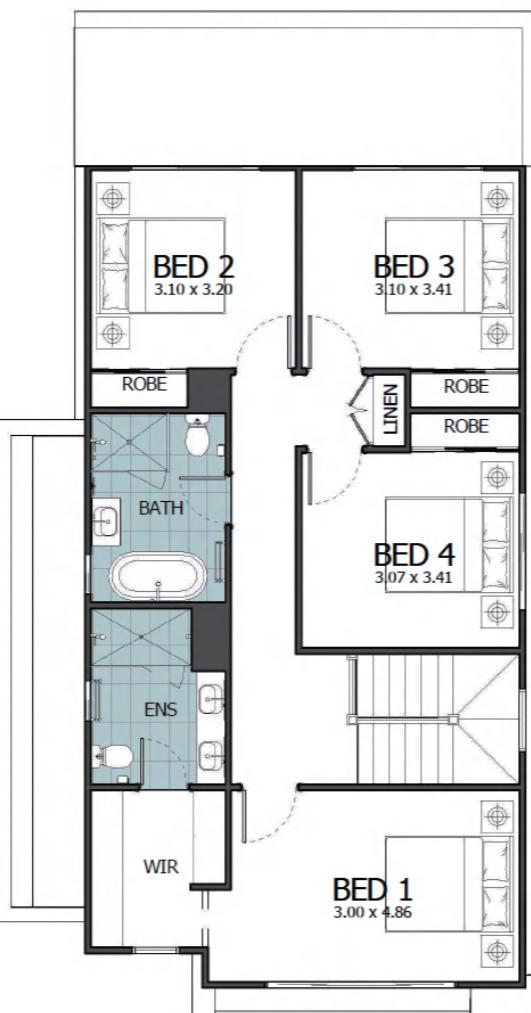
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	95.76 m ²	Land Width	min. 9.5m
First floor living	87.62m ²	Zero lot	
Garage	21.36m ²	Standard lot	min. 10.35m
Porch	2.25m ²		
Total area	206.99m ²	Land Length	min. 23.93m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²

Harrington 207 Bulters

5 3 1



FIRST FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	95.76 m ²	Land Width	min. 9.5m
First floor living	87.62m ²	Zero lot	
Garage	21.36m ²	Standard lot	min. 10.35m
Porch	2.54m ²		
Total area	207.15 m ²	Land Length	min. 23.93m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOBLE
HOME BUILDERS



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

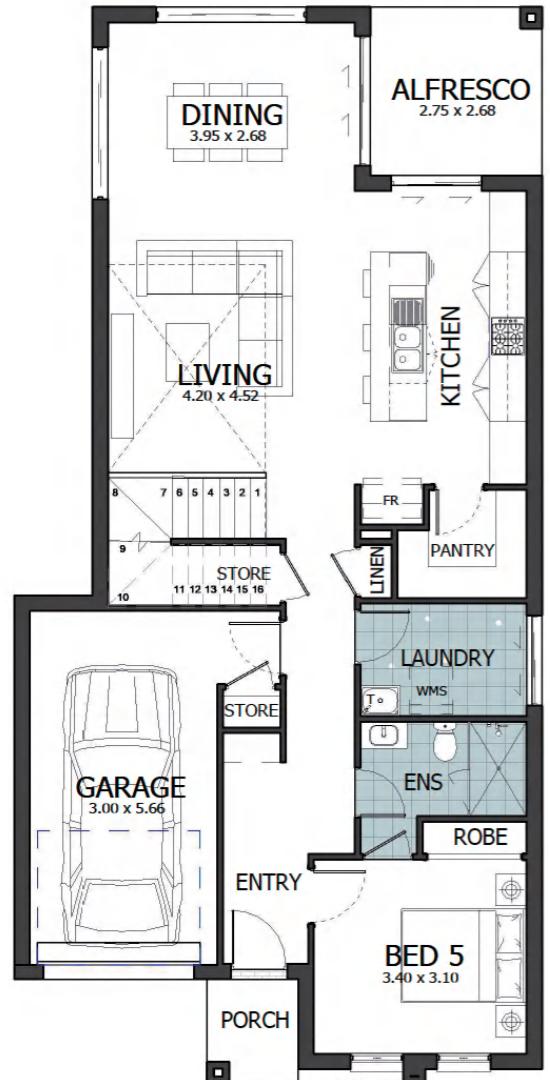
NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Harrington 240

5 3 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA

Ground floor living	96.41m ²
First floor living	112.84m ²
Garage	21.63m ²
Porch	2.44m ²
Alfresco	7.37m ²
Total area	240.69m ²

LAND REQUIREMENT

Land Width	min. 9.5m
Zero lot	Standard lot
	min. 10.35m

Land Length

min. 27.5m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²

Oxley

Available Size
182 195 233 257



Traditional Classic



Traditional Vogue



Modern Industrial

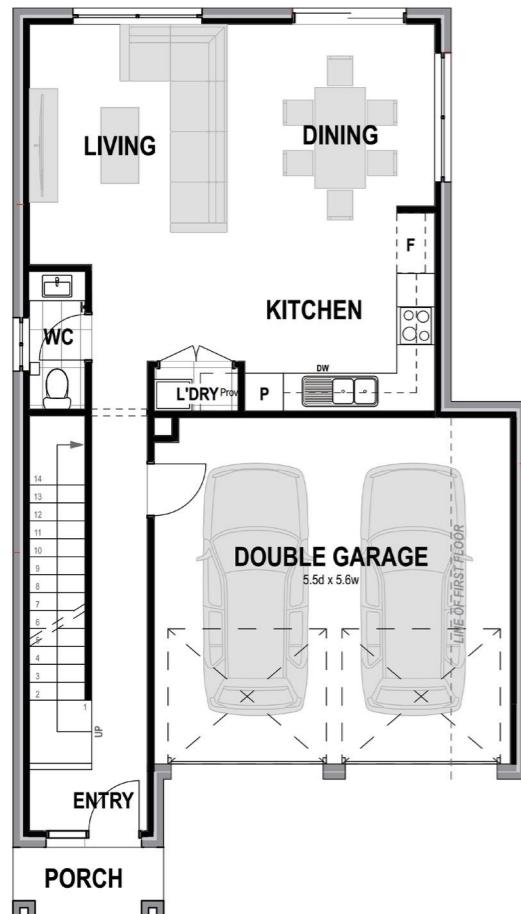


For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

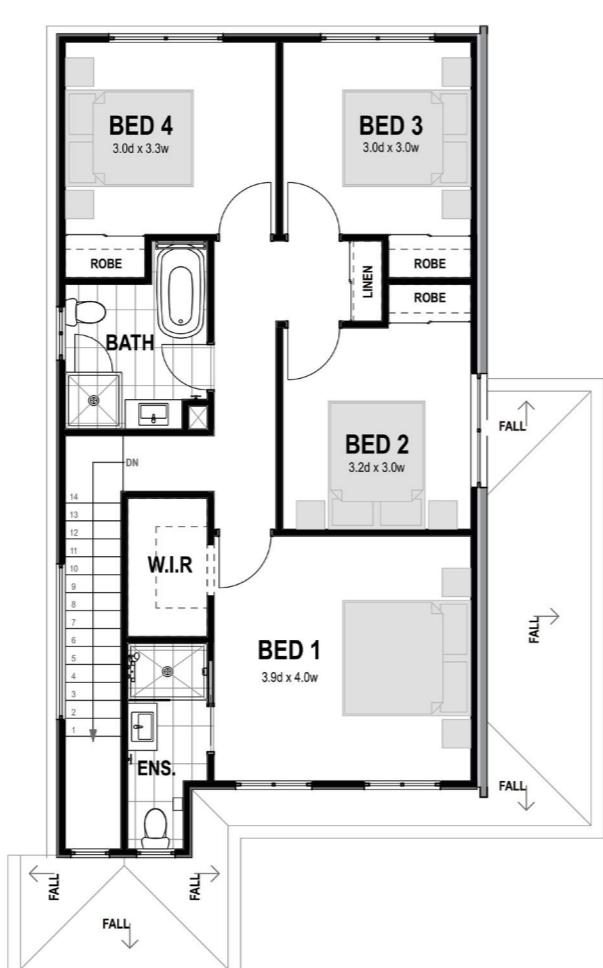
For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

Oxley 182

4 2.5 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

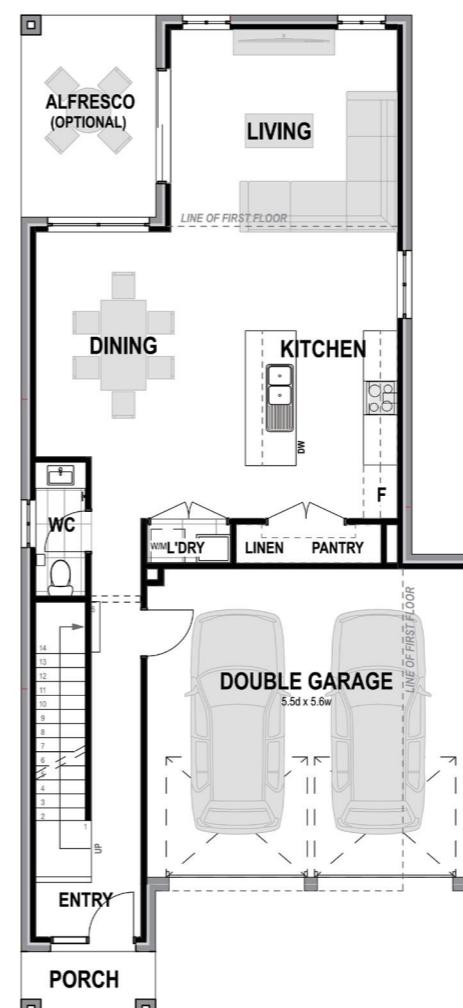


NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refer to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

Oxley 195

4 2.5 2



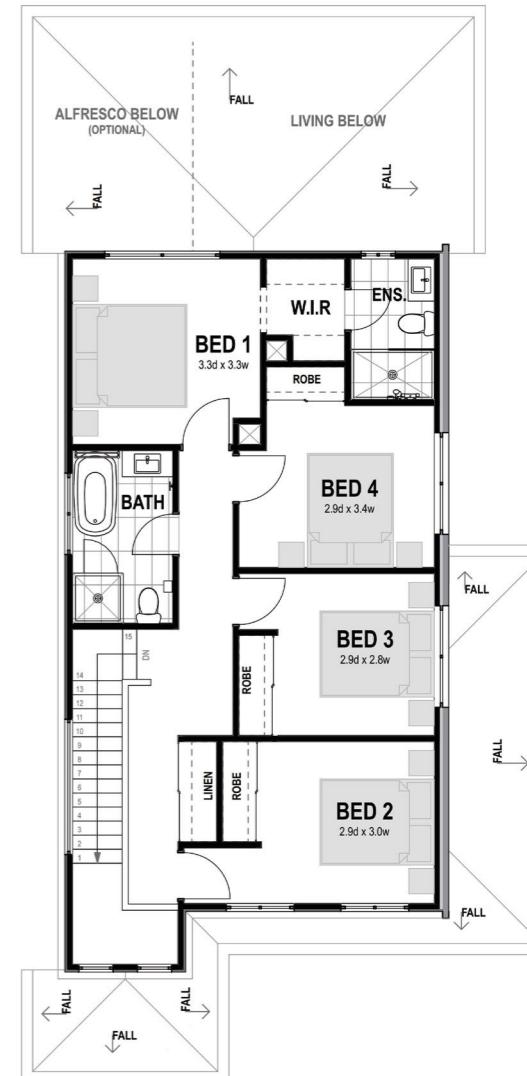
GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA	LAND REQUIREMENT
Ground floor living 60m ²	Land Width min. 9.2m
First floor living 84m ²	Zero lot
Garage 35m ²	Standard lot min. 10.05m
Porch 3m ²	
Total area 182m ²	

OPTIONAL UPGRADE

Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



FIRST FLOOR PLAN

NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refer to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Oxley 233

5 3 2



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	93.84m ²	Land Width	min. 9.2m
First floor living	102.85m ²	Zero lot	
Garage	33.59m ²	Standard lot	min. 10.05m
Porch	3.01m ²		
Total area	233.29m ²	Land Length	min. 27.57m

OPTIONAL UPGRADE

Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²

Oxley 257

4 2.5 2



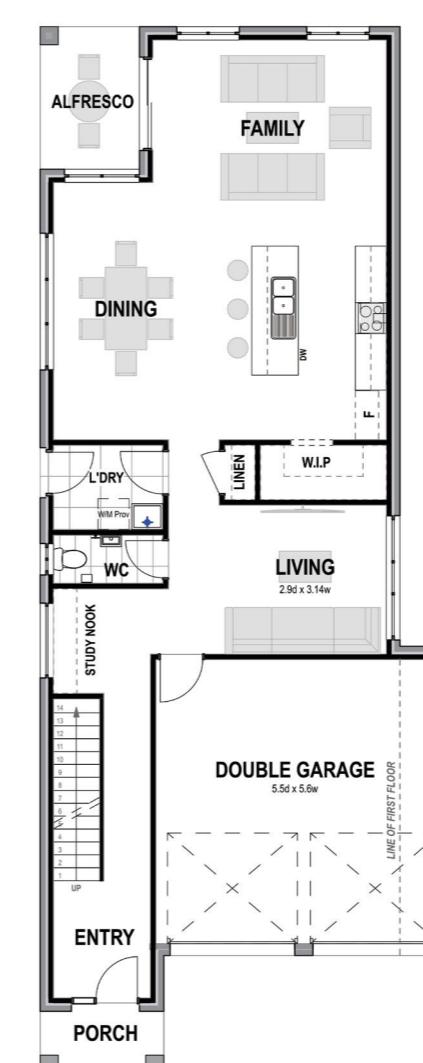
FIRST FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	94m ²	Land Width	min. 9.2m
First floor living	120m ²	Zero lot	
Garage	35m ²	Standard lot	min. 10.05m
Porch	3m ²		
Alfresco	5m ²		
Total area	257m ²	Land Length	min. 29.57m

OPTIONAL UPGRADE

Balcony & Porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Carrington

Available Size
240



Carrington 240

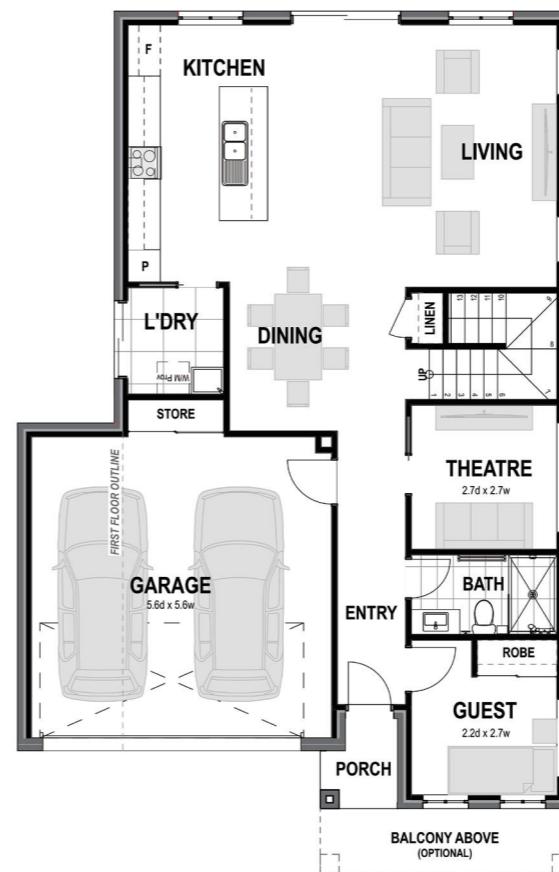
5 3 2

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	96m ²	Land Width	min. 11.36m
First floor living	107m ²	Zero lot	min. 12.21m
Garage	35m ²	Standard lot	
Porch	2m ²		
Total area	240m ²	Land Length	min. 25.37m

OPTIONAL UPGRADE

Balcony & Porch
Alfresco
6m²+7m²
from 9m²



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Virtual Tour

Opal

Available Size
244 267



Opal

244

4 2.5 2

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	86m ²	Land Width	min. 12.46m
First floor living	119m ²	Zero lot	
Garage	37m ²	Standard lot	min. 12.46m
Porch	2m ²		
Total area	244m ²	Land Length	min. 23.09m

OPTIONAL UPGRADE

Balcony & Porch
Alfresco

6m²+7m²
from 9m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

Opal

267

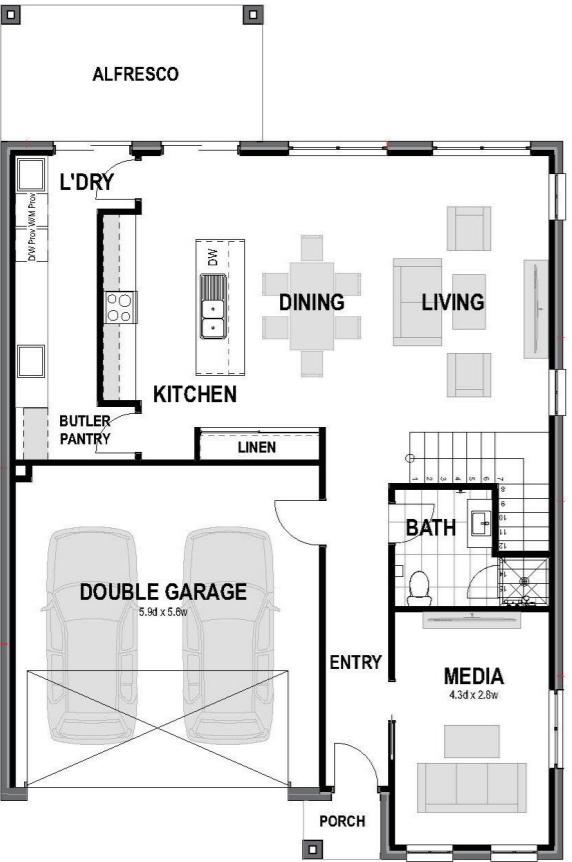
4 3 2

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT		
Ground floor living	92m ²	Land Width	Zero lot	min. 12.46m
First floor living	125m ²	Zero lot	Standard lot	min. 12.46m
Garage	36m ²			
Porch	2m ²			
Alfresco	12m ²			
Total area	267m ²			

OPTIONAL UPGRADE

Balcony & Porch 6m²+7m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

Cambridge

Available Size
225 261



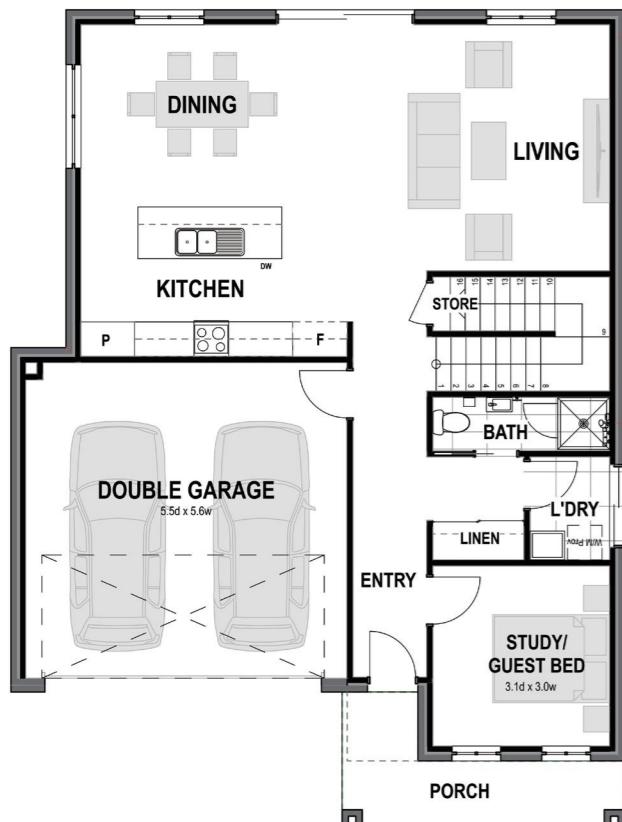
▼ More Facade Styles



Cambridge

225

4 3 2



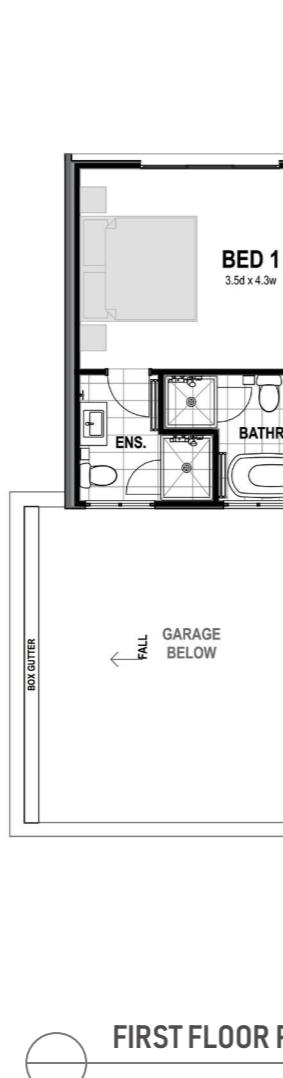
GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	91m ²	Land Width	min. 11.97m
First floor living	92m ²	Zero lot	
Garage	35m ²	Standard lot	min. 12.57m
Porch	7m ²		
Total area	225m ²	Land Length	min. 23.57m

OPTIONAL UPGRADE

Balcony	6m ²
Alfresco	from 9m ²



FIRST FLOOR PLAN



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Virtual Tour

Cambridge

261

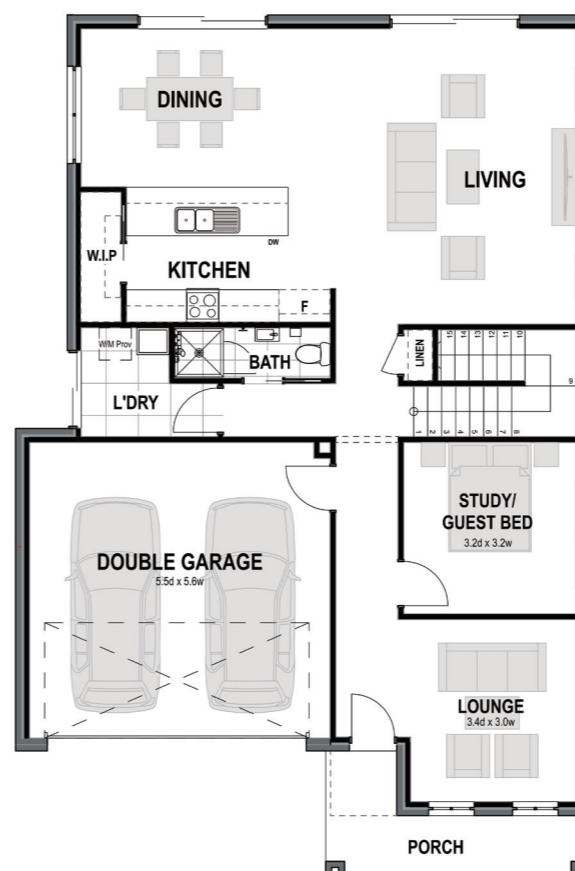
5 3 2

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	109m ²	Land Width	min. 11.97m
First floor living	110m ²	Zero lot	
Garage	35m ²	Standard lot	min. 12.57m
Porch	7m ²		
Total area	261m ²	Land Length	min. 25.37m

OPTIONAL UPGRADE

Balcony	6m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.



Virtual Tour

Chelsea

Available Size
294



▼ More Facade Styles

ARTIST IMPRESSION ONLY



Traditional Classic

Hampton

Modern Industrial

Chelsea 294

5 3 2

SPECIFICATIONS

HOUSE AREA	LAND REQUIREMENT
Ground floor living	126m ²
First floor living	118m ²
Garage	39m ²
Porch	3m ²
Balcony	8m ²
Total area	294m ²

LAND REQUIREMENT
Land Width
Zero lot
Standard lot
min. 12.2m
min. 13.05m
Land Length
min. 27.29m

OPTIONAL UPGRADE
Alfresco
from 9m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Belview



▼ More **Facade** Styles

ARTIST IMPRESSION ONLY



Metro Trend

Modern Contemporary

Modern Industrial

Belview 168

 5  3  1

SPECIFICATIONS

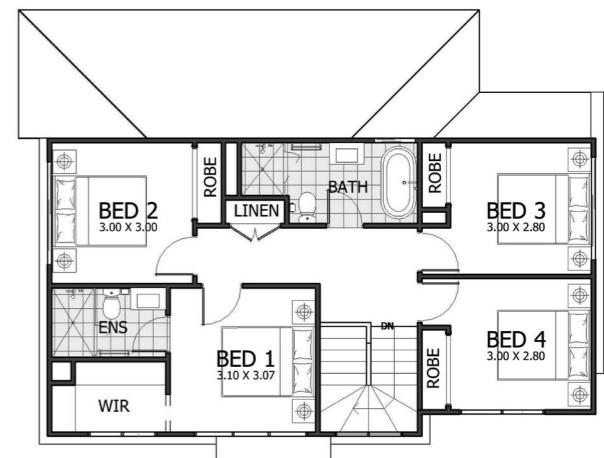
HOUSE AREA		LAND REQUIREMENT
Ground floor living	74.95m ²	Land Width
First floor living	72.31m ²	Zero lot
Garage	19.39m ²	Standard lot
Porch	2.29m ²	
Total area	168.95m ²	Land Length
		min. 13.99m
		min. 13.99m
		min. 17.28m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



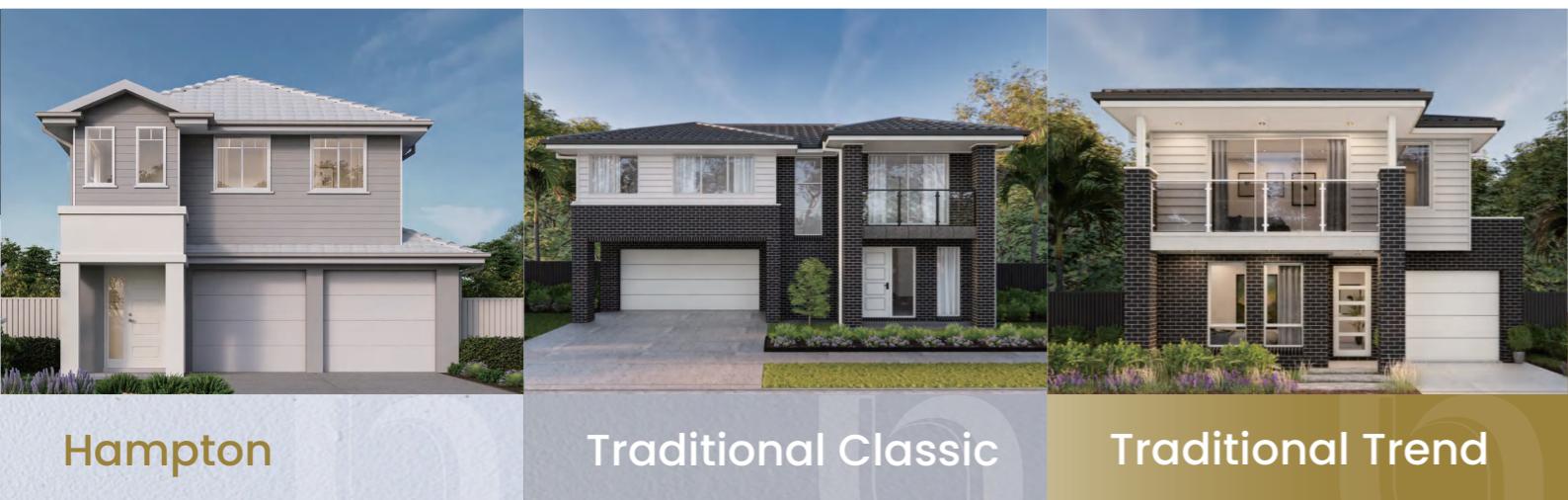
Benham

Available Size
172 180 195



▼ More Facade Styles

ARTIST IMPRESSION ONLY



Hampton

Traditional Classic

Traditional Trend

Benham 172

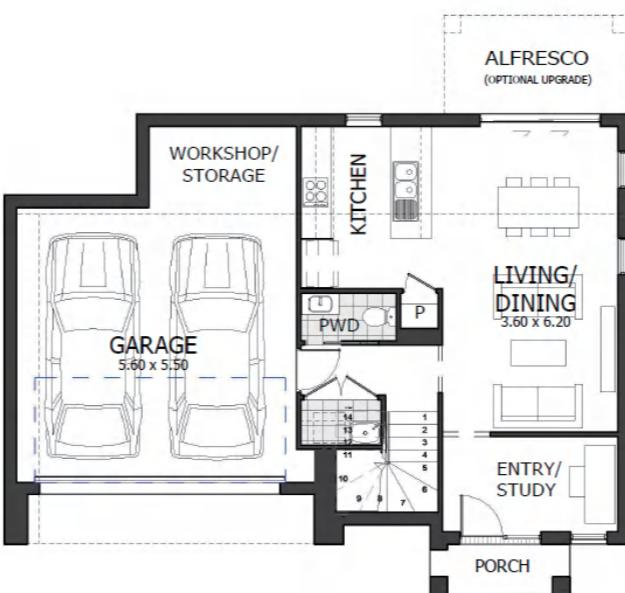
4 2.5 2

SPECIFICATIONS

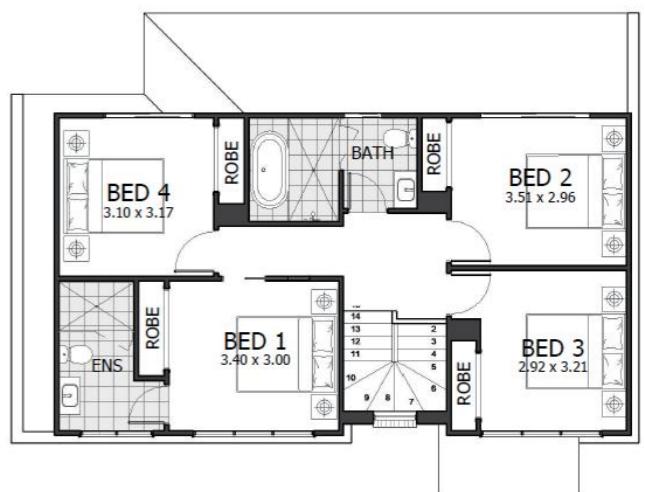
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	55.32m ²	Land Width	min. 13.68m
First floor living	73.72m ²	Zero lot	
Garage	40.79m ²	Standard lot	min. 14.44m
Porch	2.8m ²		
Total area	172.63m ²	Land Length	min. 17.1m

OPTIONAL UPGRADE

Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN

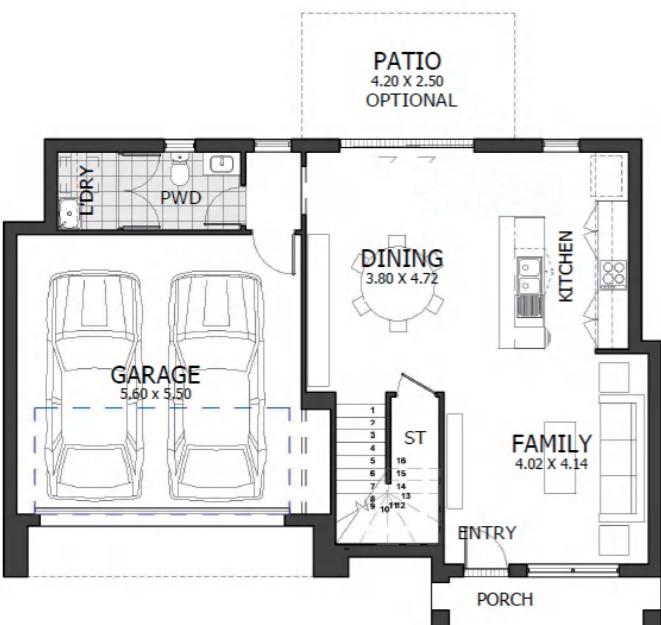


FIRST FLOOR PLAN

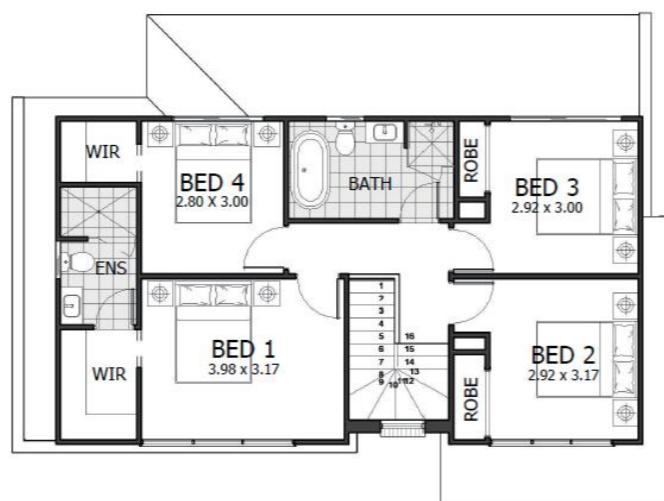


Benham 180

4 2.5 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

SPECIFICATIONS

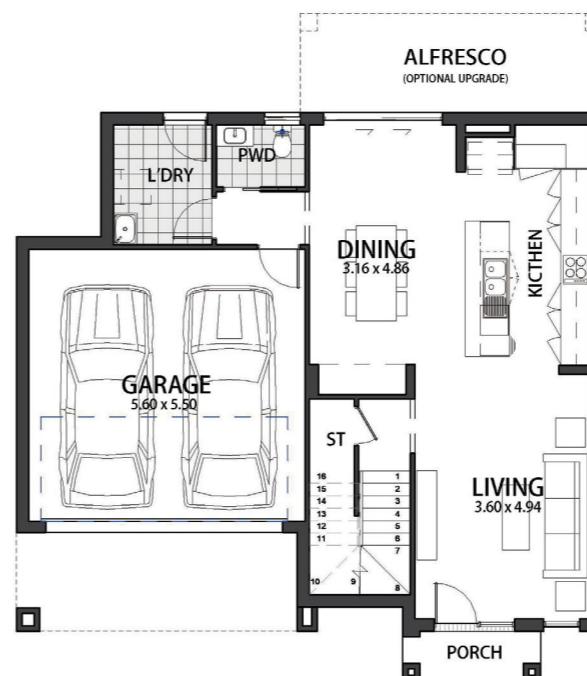
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	66.31m ²	Land Width	min. 14.07m
First floor living	73.72m ²	Zero lot	
Garage	35.32m ²	Standard lot	min. 14.83m
Porch	4.52m ²		
Total area	179.87m ²	Land Length	min. 17.1m

OPTIONAL UPGRADE

Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²
Patio	10.5m ²

Benham 195

4 2.5 2



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	74.16m ²	Land Width	min. 13.88m
First floor living	84.13m ²	Zero lot	
Garage	33.95m ²	Standard lot	min. 13.88m
Porch	2.80m ²		
Total area	195.04m ²	Land Length	min. 19m

OPTIONAL UPGRADE

Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²



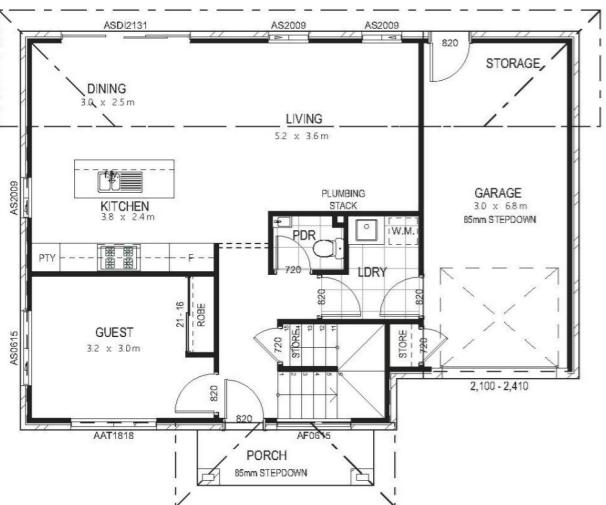
FIRST FLOOR PLAN

NOBLE
HOME BUILDERS

For a full list of inclusions, allowances and terms and conditions, please refers to building contract specification. This material is intended as an indication of the items to be included and the general layout of the building and is merely indicative and should not be construed as constituting an offer, guarantee or contract. Noble Home Builders reserves the right to revise plans, specifications, facades and prices without notice or obligation. Artist impression used for illustrative purposes only, facade image may include upgrade features which is extra to standard contract specification. Actual home colours, materials and finishes may vary. Price excludes upgrades and variations that out of contract scope or exceed contract allowance.

Elsie 166

4 2.5 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	70.53m ²	Land Width	min. 13.9m
First floor living	67.3m ²	Zero lot	
Garage	23.9m ²	Standard lot	min. 13.9m
Porch	4.34m ²		
Total area	166.07m ²	Land Length	min. 16.89m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²

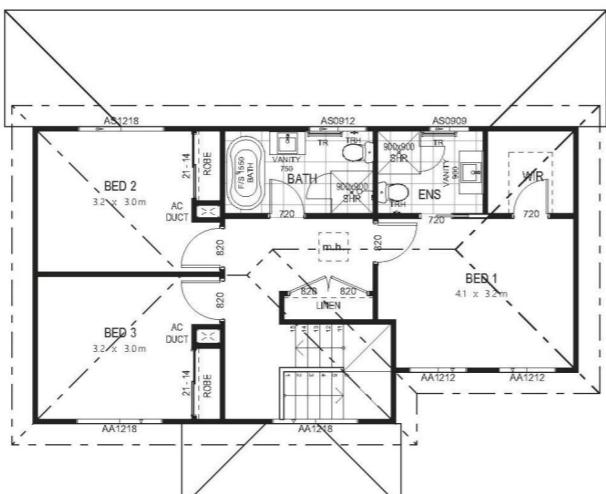
Elyna 204

5 3 2

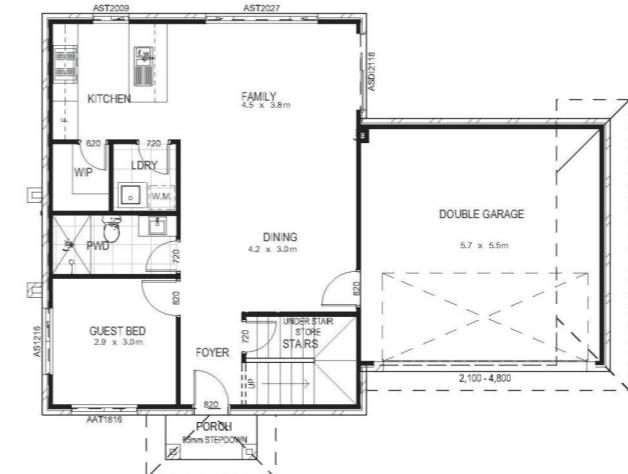
SPECIFICATIONS		LAND REQUIREMENT	
HOUSE AREA		LAND WIDTH	
Ground floor living	72.04m ²	Zero lot	min. 14.73m
First floor living	94.28m ²	Standard lot	min. 15.33m
Garage	35.40m ²		
Porch	2.27m ²		
Total area	203.99m ²	Land Length	min. 20.03m

OPTIONAL UPGRADE

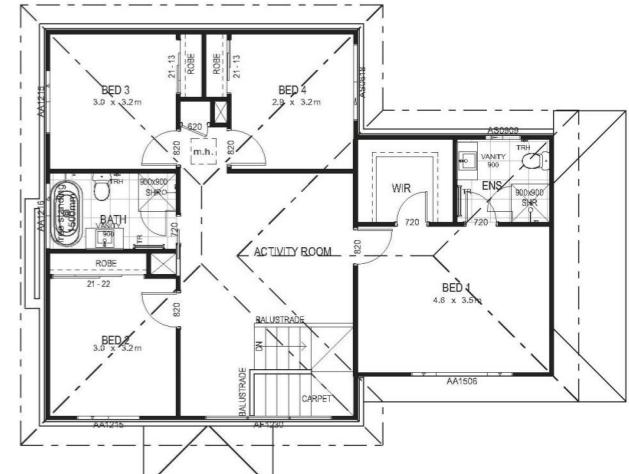
Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOBLE
HOME BUILDERS



NOBLE
HOME BUILDERS



Linley 207A

5 3 1



GROUND FLOOR PLAN

SPECIFICATIONS

HOUSE AREA

Ground floor living	90.80m ²
First floor living	87.66m ²
Garage	19.76m ²
Porch	2.78m ²
Alfresco	6.33m ²
Total area	207.34m ²

LAND REQUIREMENT

Land Width	min. 11m
Zero lot	Standard lot
Land Length	min. 25m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²

Linley 207D

5 3 1



FIRST FLOOR PLAN

SPECIFICATIONS

HOUSE AREA

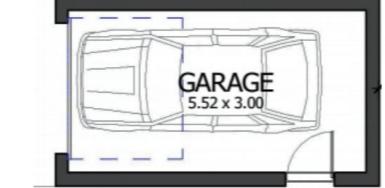
Ground floor living	85.87m ²
First floor living	87.66m ²
Garage	21.00m ²
Porch	2.78m ²
Alfresco	9.82m ²
Total area	207.13m ²

LAND REQUIREMENT

Land Width	min. 11m
Zero lot	Standard lot
Land Length	min. 23.8m

OPTIONAL UPGRADE

Double garage	35m ²
Balcony & porch	6m ² +7m ²
Alfresco	from 9m ²



GROUND FLOOR PLAN

FIRST FLOOR PLAN

