

The logo for Noble Home Builders is centered on a solid olive green background. It features the word "NOBLE" in a large, bold, white sans-serif font. Directly beneath it, the words "HOME BUILDERS" are written in a smaller, all-caps, white sans-serif font. The background is decorated with subtle, overlapping curved lines in a lighter shade of green, creating a sense of depth and movement.

**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.

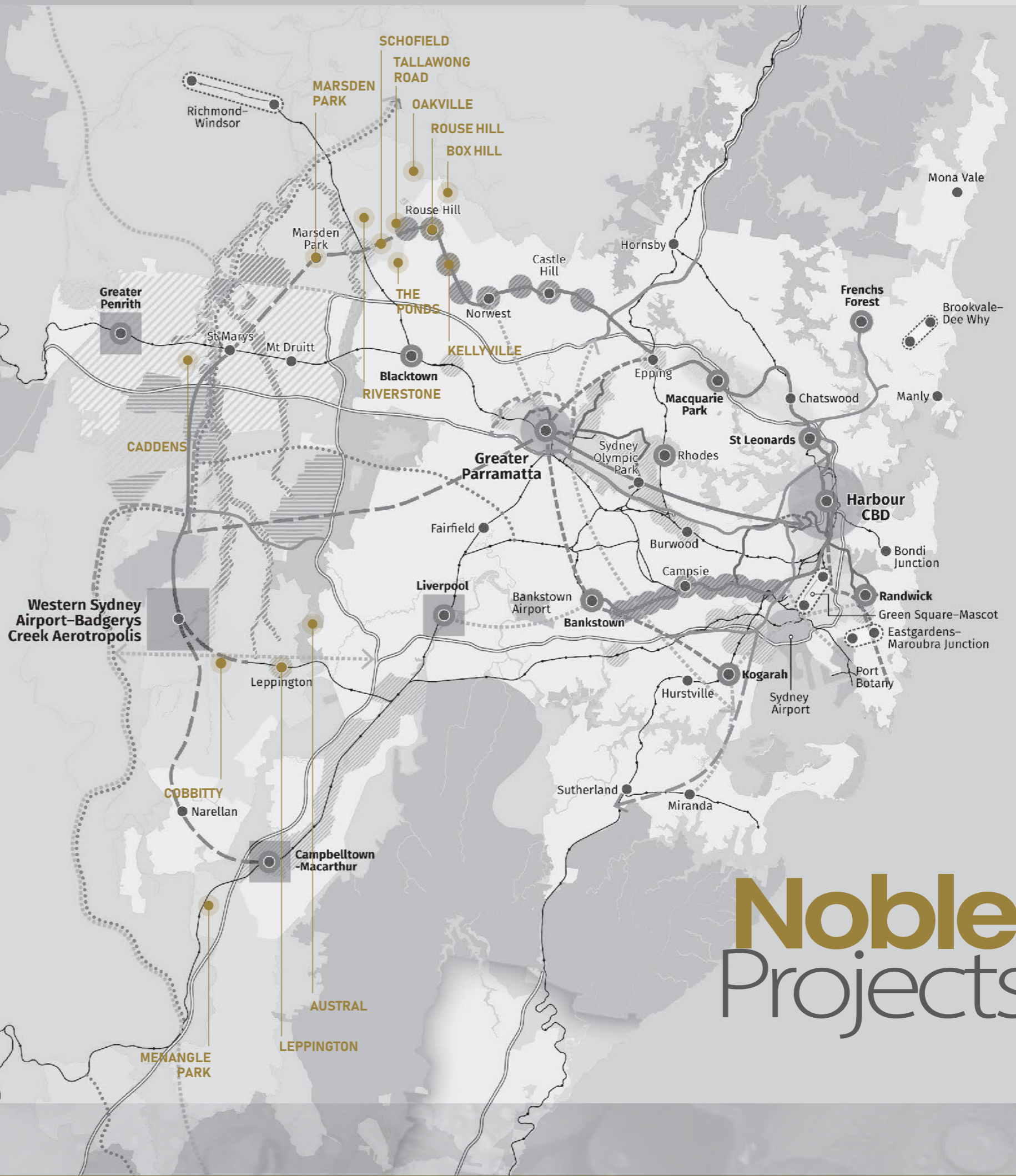
03

### 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 renowned 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



## 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.

## 02 CHOOSE YOUR BLOCK & HOME

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

## 03 CUSTOMIZED DESIGN & UPGRADE

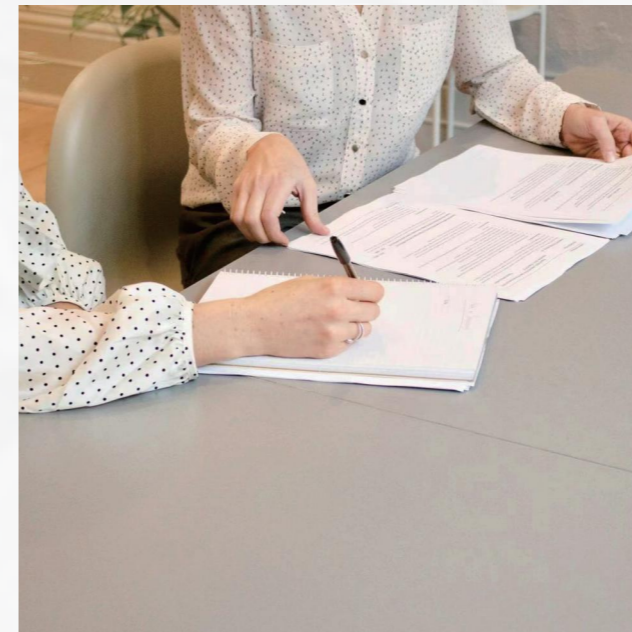
You will be invited to a meeting for the selection of the colours and finishes at our selection centre to create a home that is truly unique to you.

## 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.



## 07 INSPECTIONS & HANDOVER

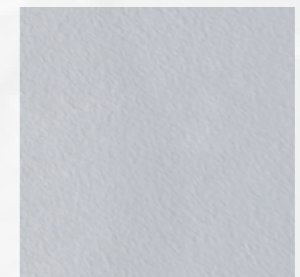
Our quality assurance team will inspect your home before handover to guarantee a representable and favourable building quality. We will also invite you to a pre-settlement inspection when our supervisor will run through the house with you and explain hand over and maintenance procedure.

## 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 with you a fortnightly update of construction progress. We also encourage you to refer to the MYNOBLE Client Portal for recent construction progress and photos updates.

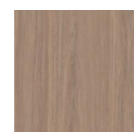


# ESSENTIAL Kitchen Inclusions

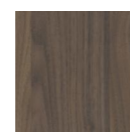


## A. CABINETRY

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

## B. SPLASH BACK

Marble look tiled splashback to kitchen

## C. BENCHTOP

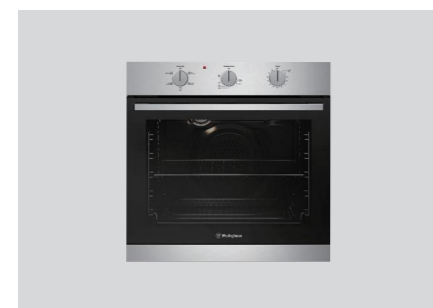
20mm stone benchtop

## D. SINK

1200mm stainless steel double bowl sink

## E. PROVISION

Dishwasher provision  
Microwave provision including single power point(house specific)



600MM ELECTRIC OVEN



600MM SLIDE OUT DUCTED RANGEHOOD  
WITH OVERHEAD CABINETY

# 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

## B. TAPWARE



## 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



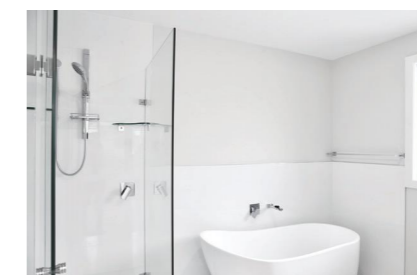
## BATHROOM ACCESSORIES

Chrome towel rails, toilet roll holder



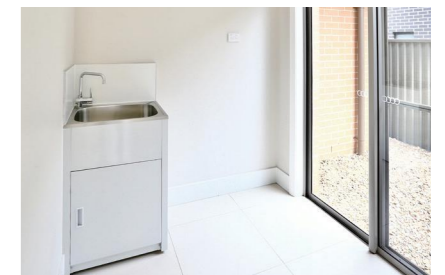
## BATH

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



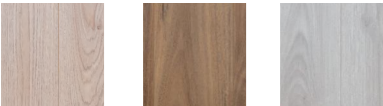
## LAUNDRY

Stainless steel laundry unit with concealed taps



LAMINATE TIMBER FLOOR

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



CARPET

Carpet throughout other flooring areas



FLYSCREEN

Fiberglass fly screens to all openable windows and sliding doors



LIGHTING

Complete LED oyster light fittings to all living areas



WARDROBE SHELF (MELAMINE)

Single white melamine shelf with chrome hanging rail to wardrobes and walk in robes



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

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



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



# LUXURY Inclusions Upgrade Options

KITCHEN

- A. SMEG 900mm Gas Cook Top  
SMEG 900mm pull out Rangehood
- B. SMEG 600mm Build-in Microwave+ 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

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

- 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



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.



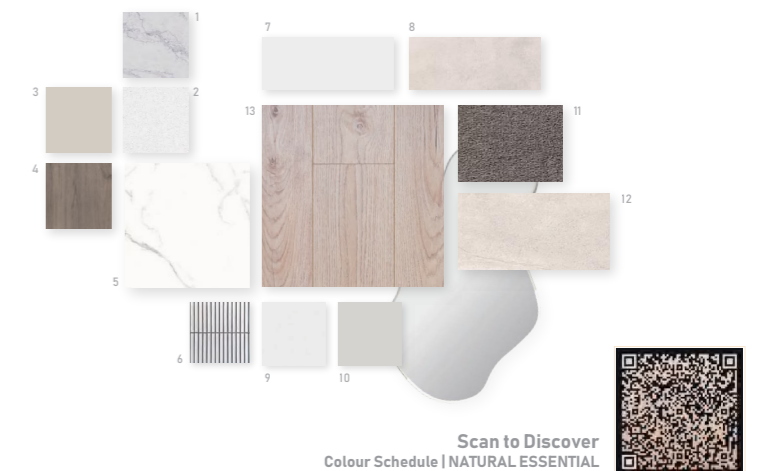
# 05

## SMART HOME

- Smart house system
- ActronAir ESP smart zoning system ducted air-conditioning system
- Solar Panel & battery
- TEXO - Aquacomb concealed rainwater pods



# Internal Colour Schemes



- |                       |                         |                     |
|-----------------------|-------------------------|---------------------|
| 1 BENCHTOP (LUX)      | 5 SPLASHBACK (STANDARD) | 10 WALL PAINT       |
| 2 BENCHTOP (STANDARD) | 6 SPLASHBACK (LUX)      | 11 CARPET           |
| 3 MAIN CABINETRY      | 7 WALL TILE (STANDARD)  | 12 FLOOR TILE (LUX) |
| 4 FEATURE CABINETRY   | 8 FLOOR TILE (STANDARD) | 13 TIMBER FLOORING  |
|                       | 9 DOORS/TRIMS           |                     |

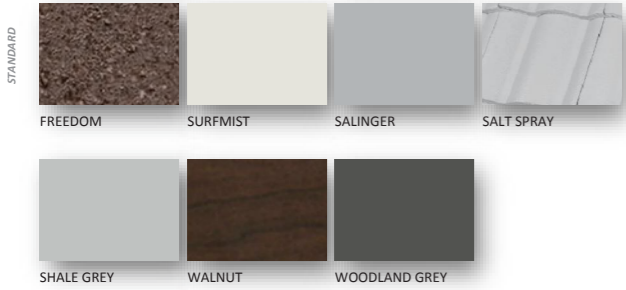
Disclaimer: Illustration purposes only. Selections may vary in real life.



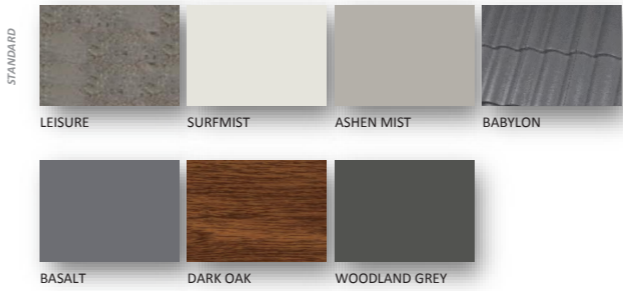
# External Colour Schemes

DISCLAIMER: ACTUAL COLOURS MAY VARY FROM THE ABOVE IMAGE DUE TO COMPUTER SCREEN SETTINGS, PRINTER SETTINGS, NATURAL OR ARTIFICIAL LIGHTING AND MANUFACTURERS 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.

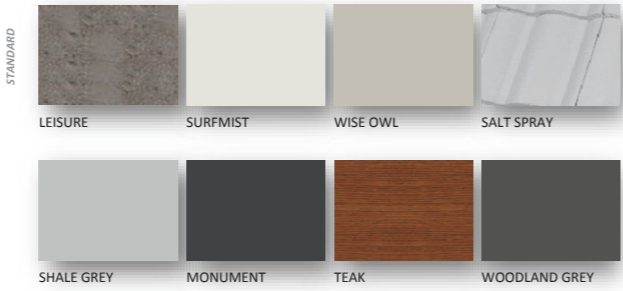
## ASPIRE



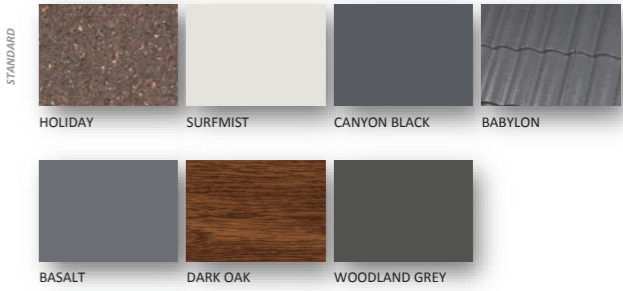
## TRADITIONAL



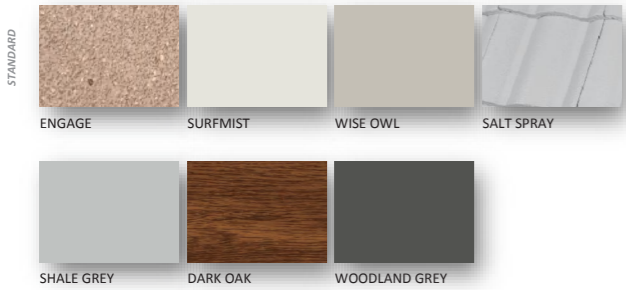
## LUXE



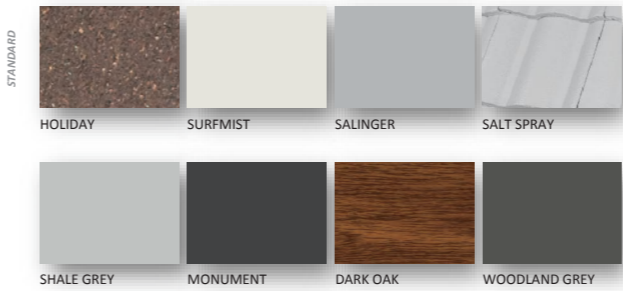
## ESTATE



## COASTAL



## COASTAL



HORIZON UPGRADE



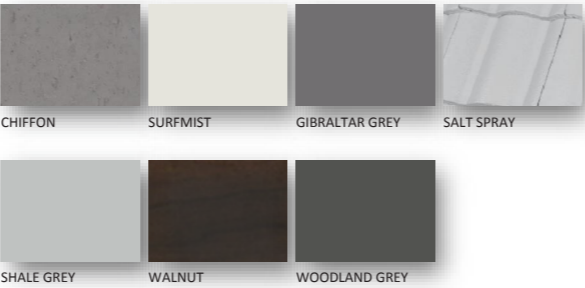
Vista

Available Size  
118 138 146

FEATURE BRICK Facade Render



REGENT UPGRADE



EBONY UPGRADE



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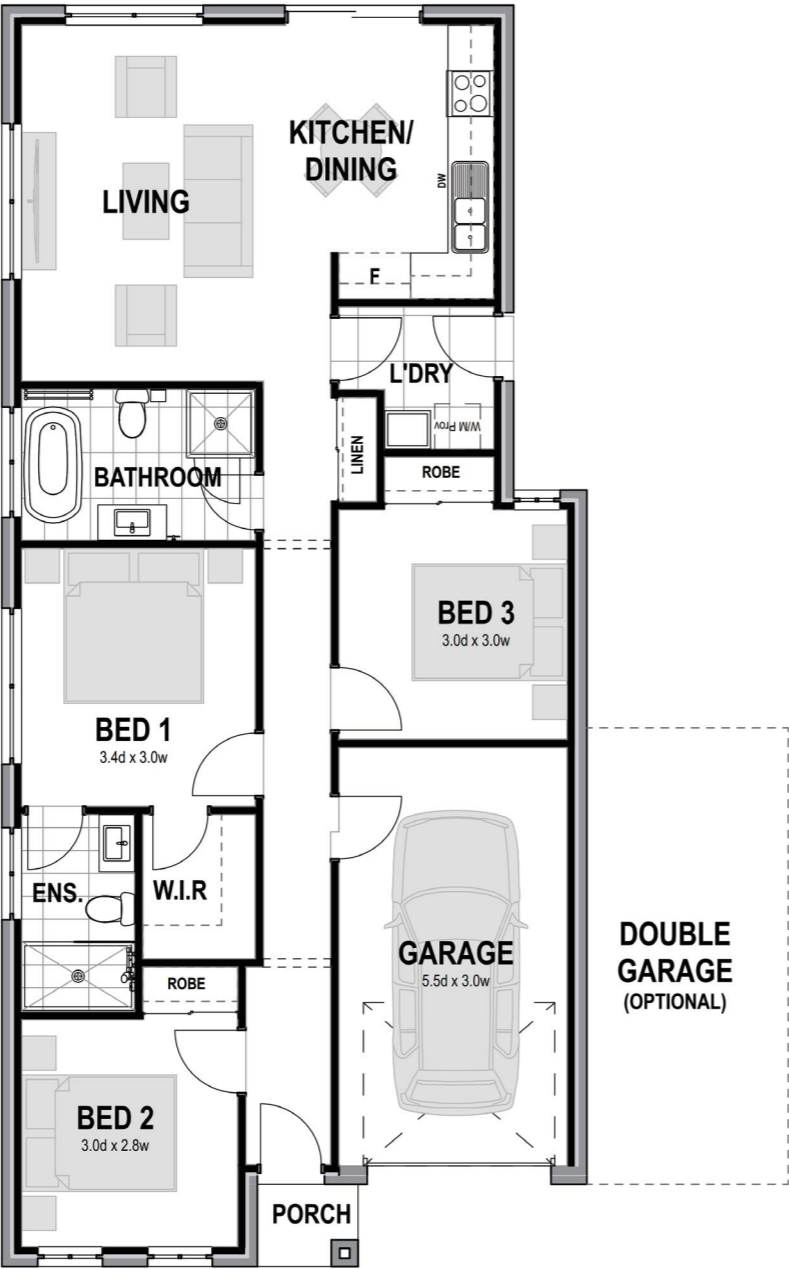
# Vista 118

3 2 1



# Vista 138

4 2 1



SPECIFICATIONS

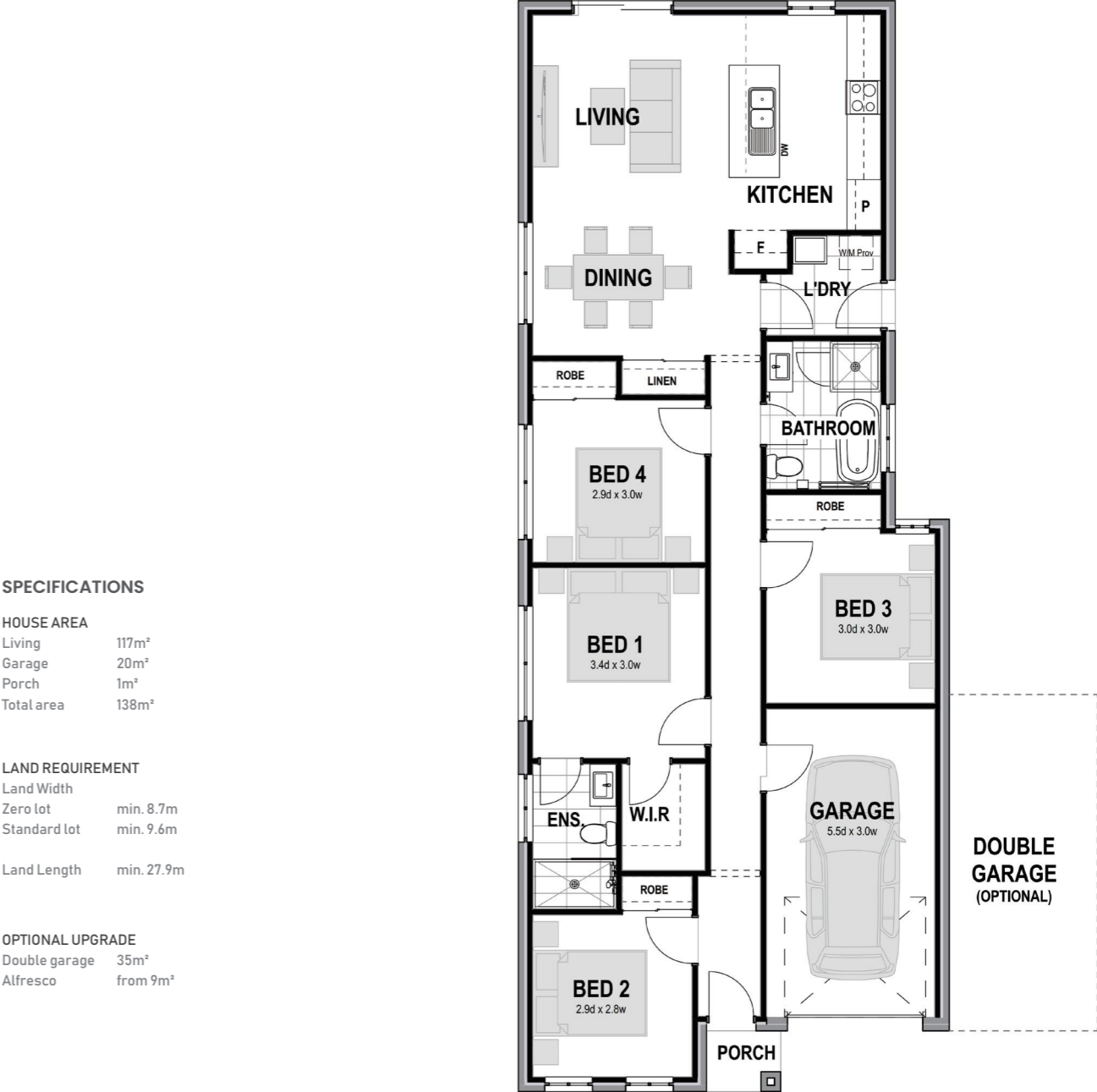
HOUSE AREA	
Living	97m <sup>2</sup>
Garage	20m <sup>2</sup>
Porch	1m <sup>2</sup>
Total area	118m <sup>2</sup>

LAND REQUIREMENT

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

OPTIONAL UPGRADE

Double garage	35m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



SPECIFICATIONS

HOUSE AREA	
Living	117m <sup>2</sup>
Garage	20m <sup>2</sup>
Porch	1m <sup>2</sup>
Total area	138m <sup>2</sup>

LAND REQUIREMENT

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

OPTIONAL UPGRADE

Double garage	35m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>

# Vista 146

4 2 1



SPECIFICATIONS

HOUSE AREA	
Living	124m²
Garage	20m²
Porch	2m²
Total area	146m²

LAND REQUIREMENT

Land Width	
Zero lot	min. 8.7m
Standard lot	min. 9.6m
Land Length	
	min. 29m

OPTIONAL UPGRADE

Double garage	35m²
Alfresco	from 9m²



# Viva

Available Size  
151 163



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# Viva 151

3 2 2



Virtual Tour

# Viva 163

3 2 2



Virtual Tour

### SPECIFICATIONS

#### HOUSE AREA

Living	109m <sup>2</sup>
Garage	38m <sup>2</sup>
Porch	4m <sup>2</sup>
Total area	151m <sup>2</sup>

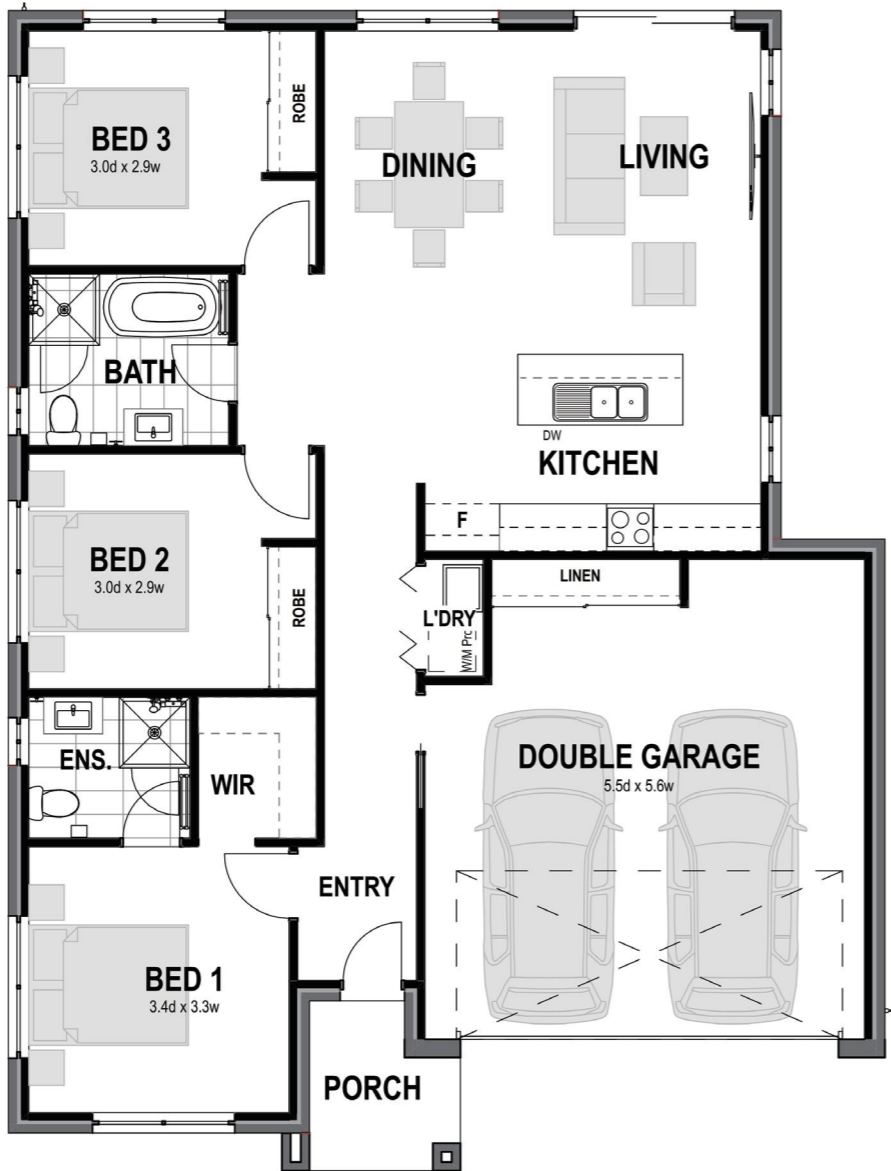
#### LAND REQUIREMENT

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

Land Length	min. 22.8m
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#### OPTIONAL UPGRADE

Alfresco	from 9m <sup>2</sup>
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### SPECIFICATIONS

#### HOUSE AREA

Living	119m <sup>2</sup>
Garage	34m <sup>2</sup>
Porch	2m <sup>2</sup>
Alfresco	8m <sup>2</sup>
Total area	163m <sup>2</sup>

#### LAND REQUIREMENT

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

Land Length	min. 26.6m
-------------	------------

#### OPTIONAL UPGRADE

Alfresco	from 9m <sup>2</sup>
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# Kingsfield

Available Size  
159

# Kingsfield 159

4 2 1



▼ More Facade Styles



### SPECIFICATIONS

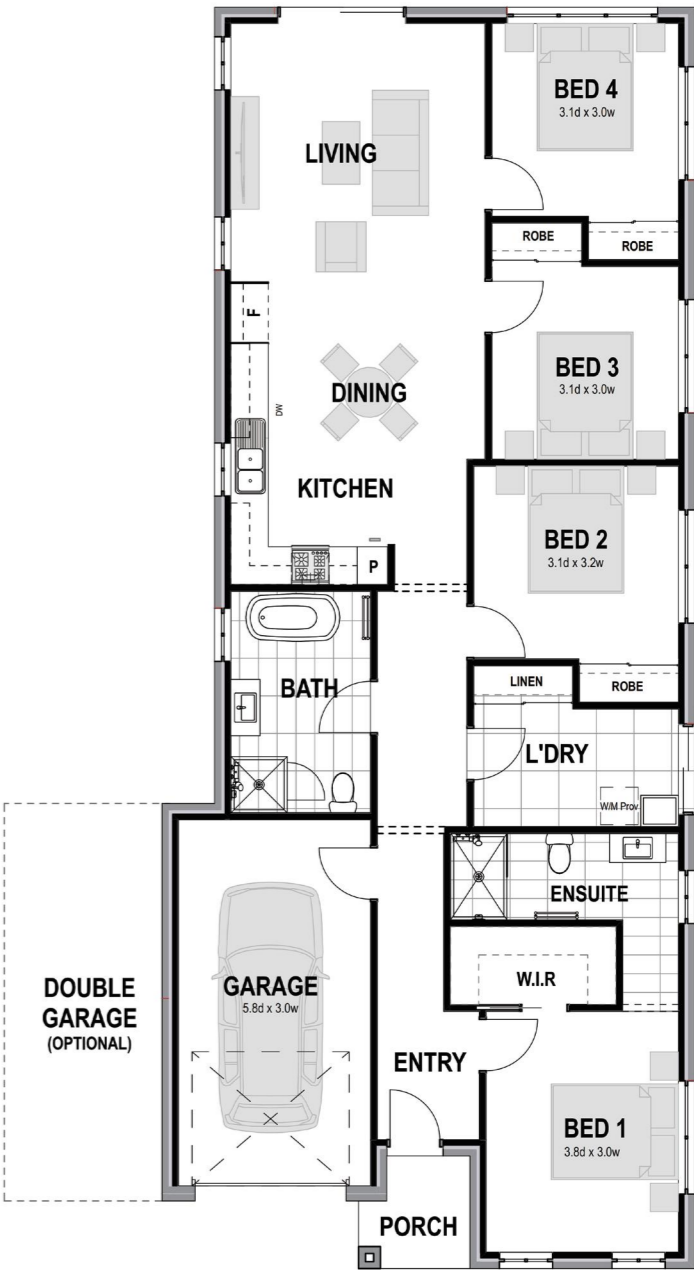
HOUSE AREA	
Living	135m <sup>2</sup>
Garage	21m <sup>2</sup>
Porch	3m <sup>2</sup>
Total area	159m <sup>2</sup>

### LAND REQUIREMENT

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

### OPTIONAL UPGRADE

Double garage	37m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



# Seabreeze

Available Size  
188

# Seabreeze

188 Dual Key



5 3 1



More Facade Styles

ARTIST IMPRESSION ONLY

SPECIFICATIONS

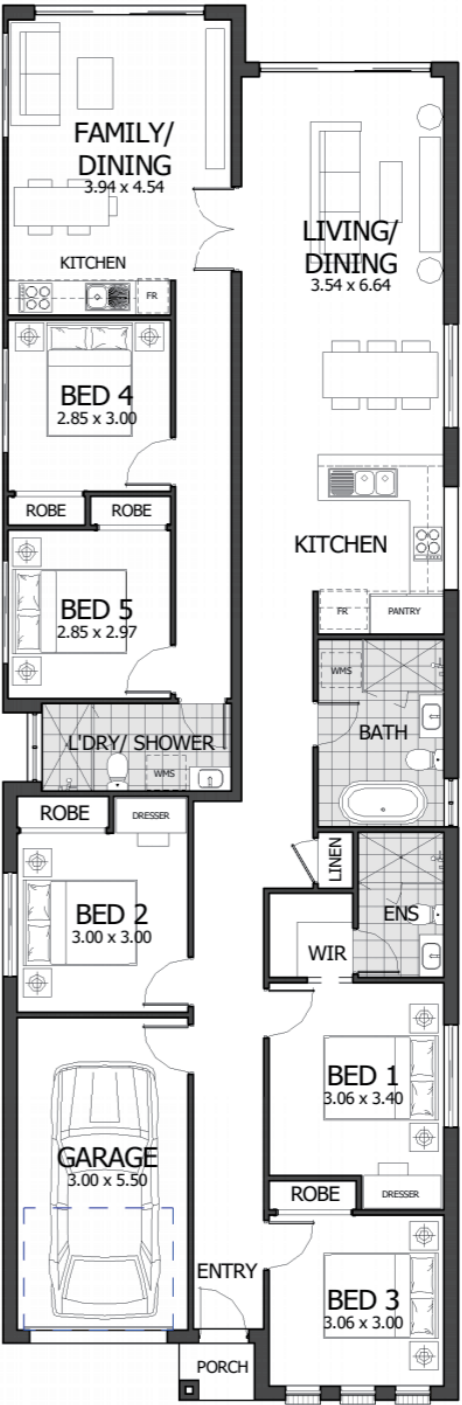
HOUSE AREA	
Living	168.70m <sup>2</sup>
Garage	18.62m <sup>2</sup>
Porch	1.35m <sup>2</sup>
Total area	188.67m <sup>2</sup>

LAND REQUIREMENT

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

OPTIONAL UPGRADE

Double garage	35m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



# Aurora

Available Size  
172 210 230



▼ More Facade Styles

ARTIST IMPRESSION ONLY



Traditional Classic

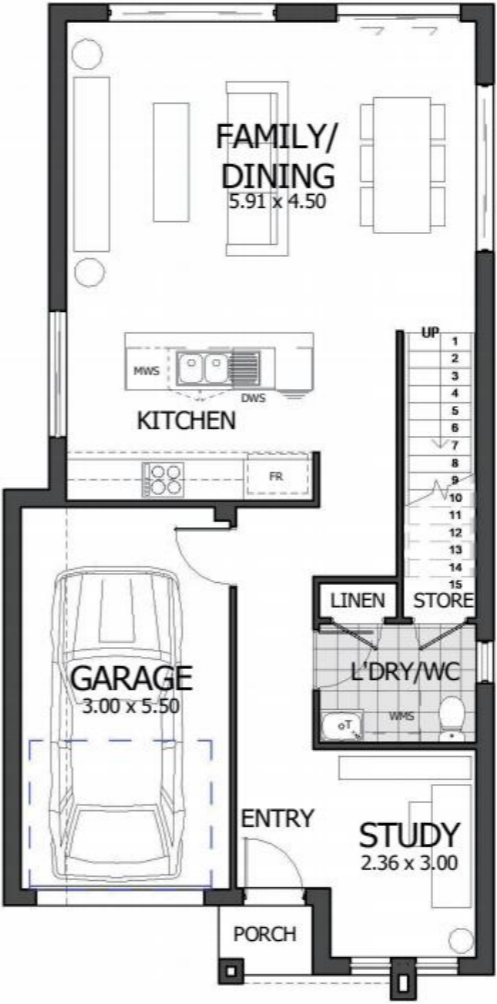
Modern Industrial

Traditional Vogue

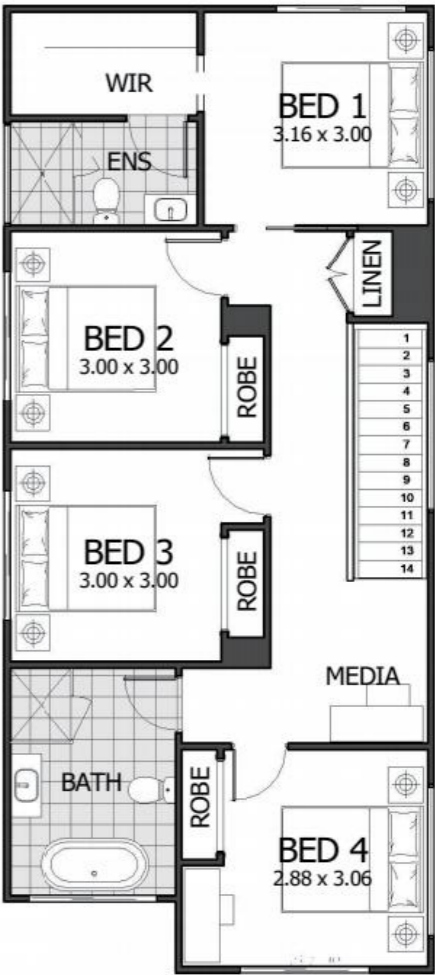
# Aurora 172

4 2.5 1

SPECIFICATIONS			
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	80.75m²	Land Width	
First floor living	72.87m²	Zero lot	min. 8.2m
Garage	18.62m²	Standard lot	min. 8.96m
Porch	1.35m²		
Total area	173.6m²	Land Length	min. 24.48m
OPTIONAL UPGRADE			
Double garage	35m²		
Balcony & Porch	6m²+7m²		
Alfresco	from 9m²		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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# Aurora 210

Dual Key

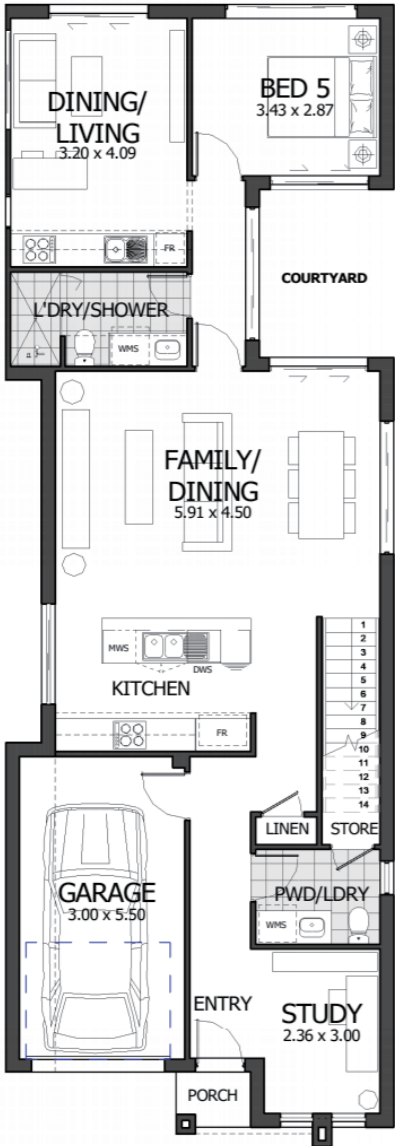
5 3.5 1

## SPECIFICATIONS

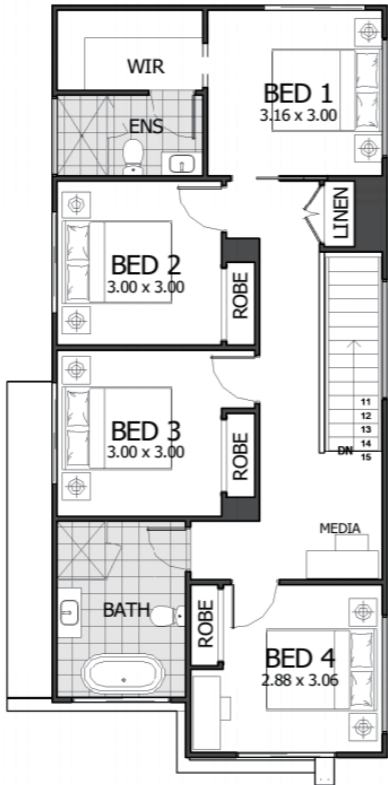
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	109.02m <sup>2</sup>	Land Width	
First floor living	80.75m <sup>2</sup>	Zero lot	min. 8.96m
Garage	18.79m <sup>2</sup>	Standard lot	min. 8.96m
Porch	1.35m <sup>2</sup>		
Total area	209.91m <sup>2</sup>	Land Length	min. 28.9m

## OPTIONAL UPGRADE

Double garage	35m <sup>2</sup>
Balcony & Porch	6m <sup>2</sup> +7m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Aurora 230

Dual Key

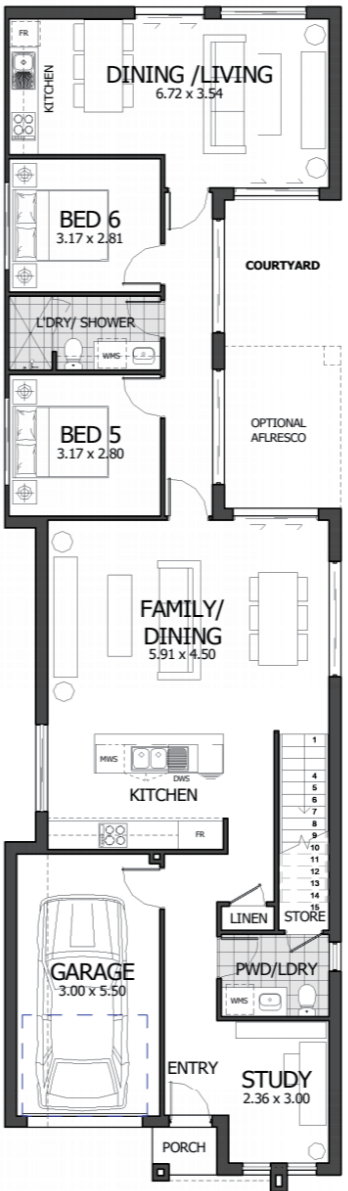
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## SPECIFICATIONS

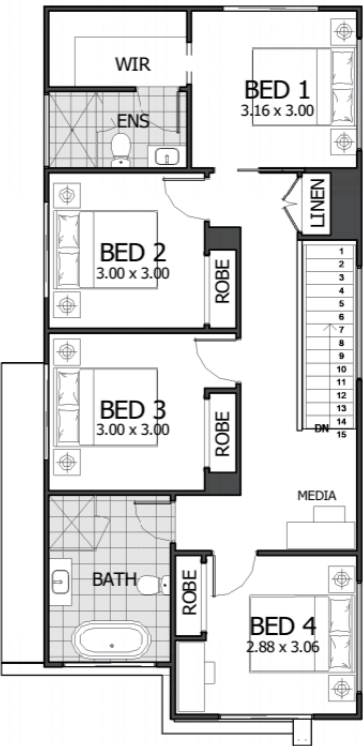
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	129.52m <sup>2</sup>	Land Width	
First floor living	80.75m <sup>2</sup>	Zero lot	min. 8.96m
Garage	18.79m <sup>2</sup>	Standard lot	min. 8.96m
Porch	1.35m <sup>2</sup>		
Total area	230.41m <sup>2</sup>	Land Length	min. 33m

## OPTIONAL UPGRADE

Double garage	35m <sup>2</sup>
Balcony & Porch	6m <sup>2</sup> +7m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Sienna

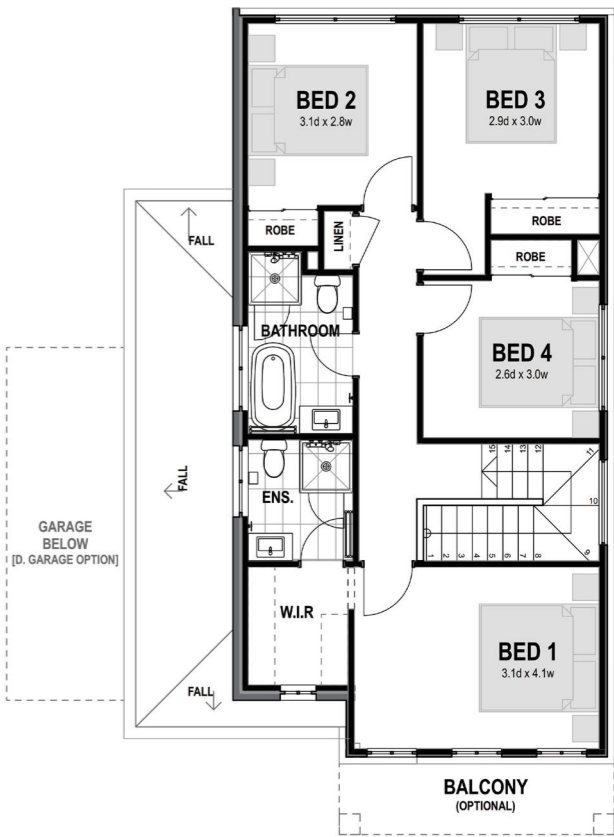
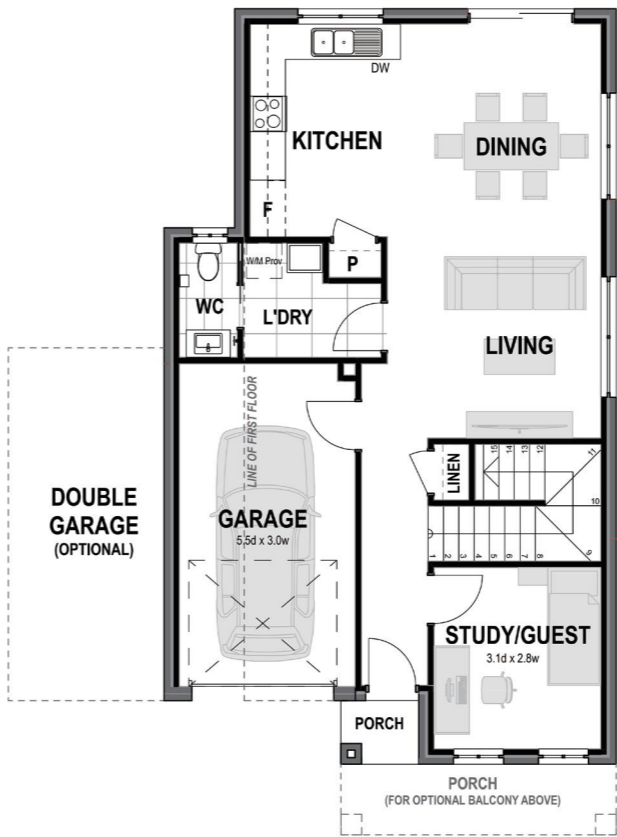
Available Size  
169 175 200 239



# Sienna 169

5 2.5 1

SPECIFICATIONS			
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	70m²	Land Width	
First floor living	78m²	Zero lot	min. 8.72m
Garage	20m²	Standard lot	min. 9.57m
Porch	1m²		
Total area	169m²	Land Length	min. 23.33m
OPTIONAL UPGRADE			
Double garage	35m²		
Balcony & Porch	6m²+7m²		
Alfresco	from 9m²		



Virtual Tour

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# Sienna 175

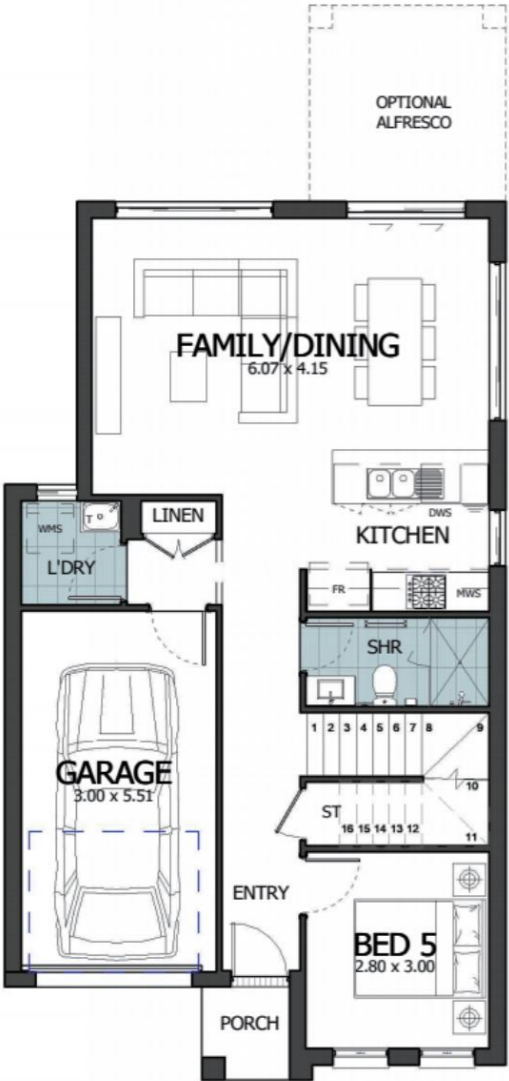
5 3 1

### SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	81.65m²	Land Width	
First floor living	72.74m²	Zero lot	min. 8.72m
Garage	18.65m²	Standard lot	min. 9.57m
Porch	2.06m²		
Total area	175.1m²	Land Length	min. 23.7m

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Sienna 200

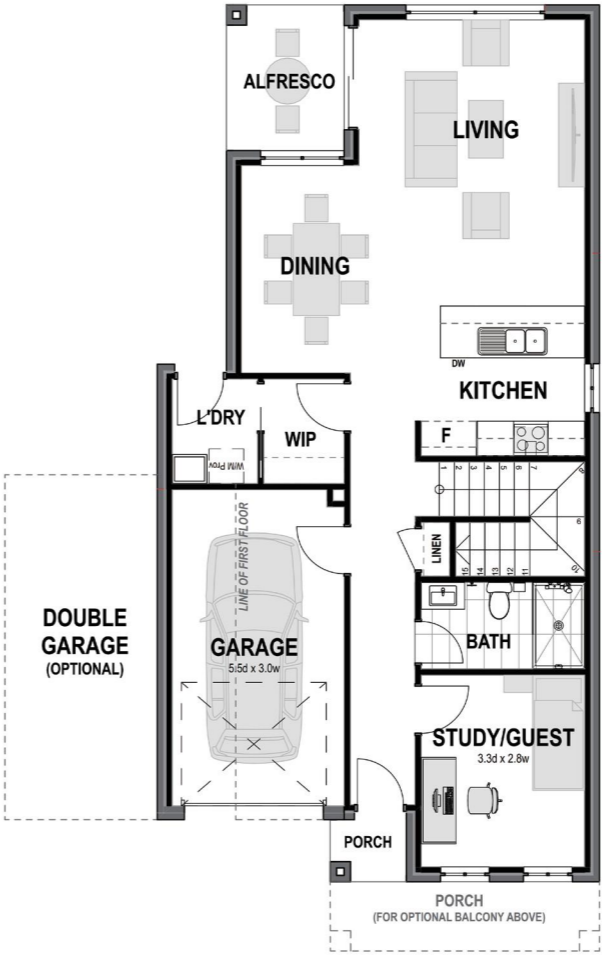
5 3 1

### SPECIFICATIONS

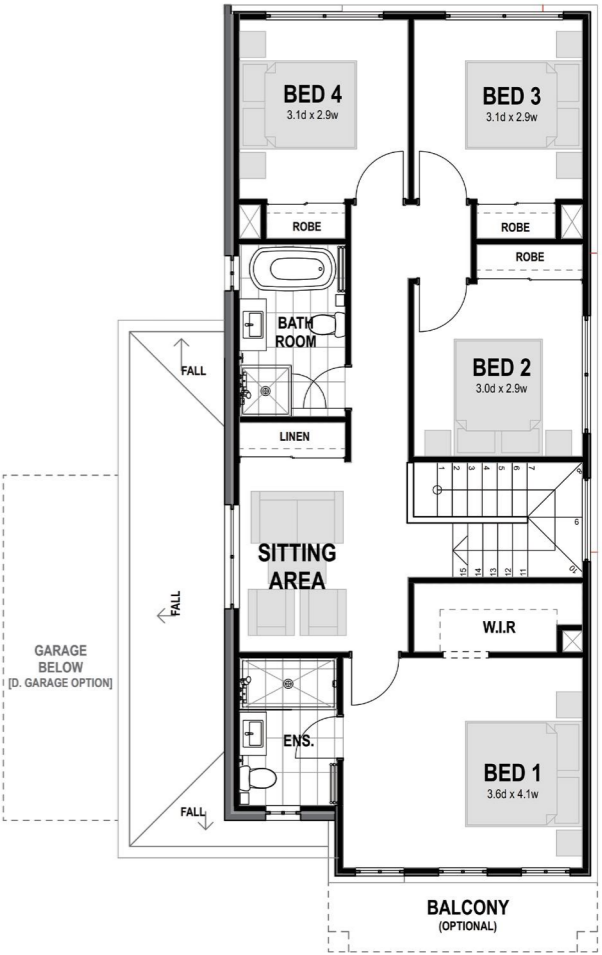
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	80m²	Land Width	
First floor living	93m²	Zero lot	min. 8.72m
Garage	21m²	Standard lot	min. 9.57m
Porch	1m²		
Alfresco	5m²	Land Length	min. 25.73m
Total area	200m²		

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour



Virtual Tour

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# Sienna 239

5 3 2

SPECIFICATIONS			
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	86m²	Land Width	
First floor living	110m²	Zero lot	min. 11.36m
Garage	35m²	Standard lot	min. 12.21m
Porch	1m²		
Alfresco	7m²	Land Length	min. 25.73m
Total area	239m²		
OPTIONAL UPGRADE			
Balcony & Porch	6m²+7m²		
Alfresco	from 9m²		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

# Harrington

Available Size  
207 240



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# Harrington 207

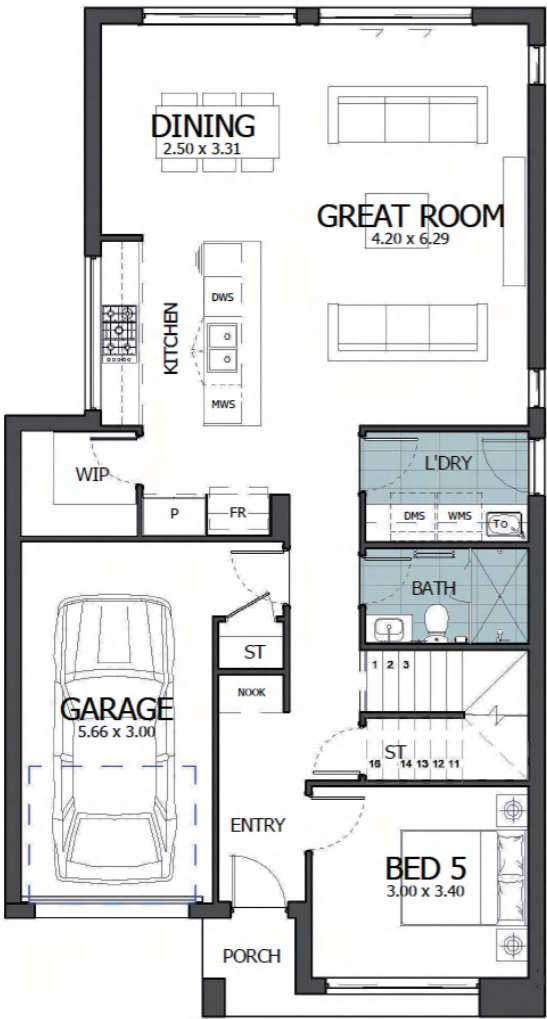
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SPECIFICATIONS

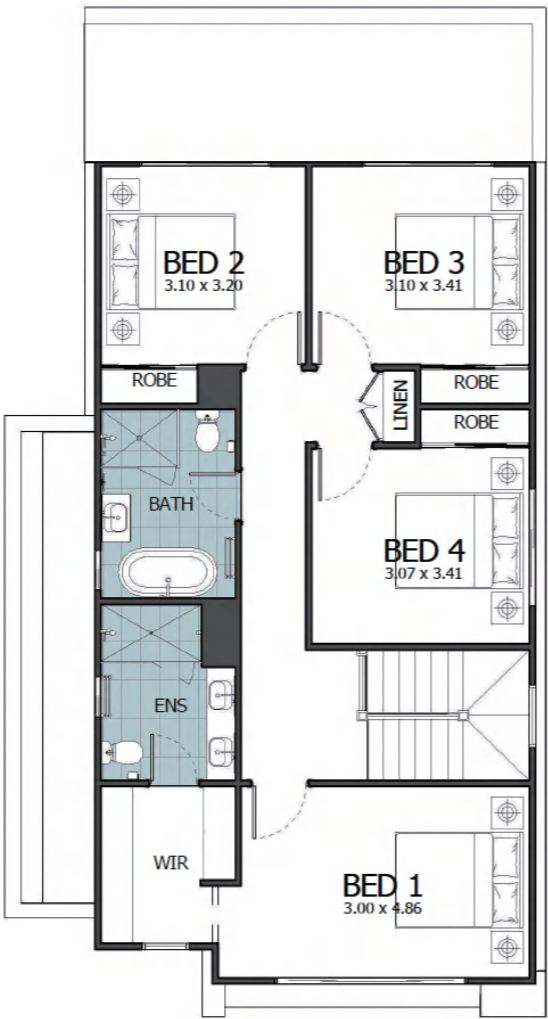
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	95.76 m²	Land Width	
First floor living	87.62m²	Zero lot	min. 9.5m
Garage	21.36m²	Standard lot	min. 10.35m
Porch	2.25m²		
Total area	206.99m²	Land Length	min. 23.93m

OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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# Harrington 207 Bulters

5 3 1

SPECIFICATIONS

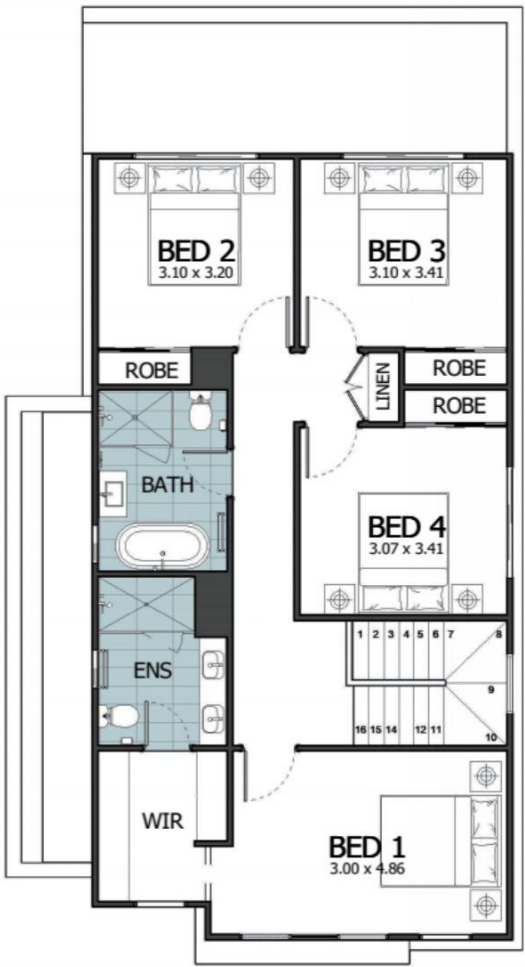
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	95.76 m²	Land Width	
First floor living	87.62m²	Zero lot	min. 9.5m
Garage	21.36m²	Standard lot	min. 10.35m
Porch	2.54m²		
Total area	207.15 m²	Land Length	min. 23.93m

OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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# Harrington 240

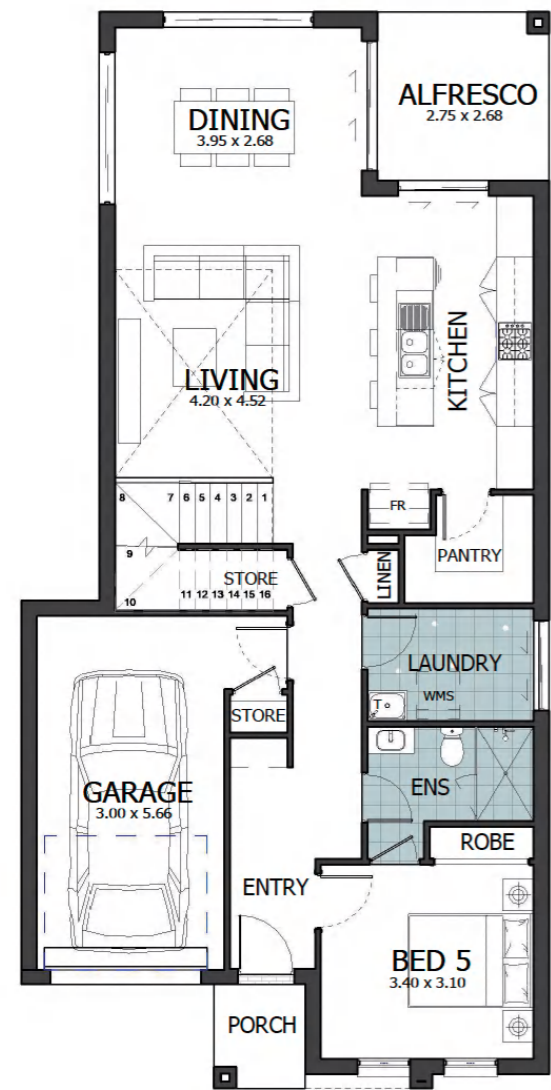
5 3 1

SPECIFICATIONS

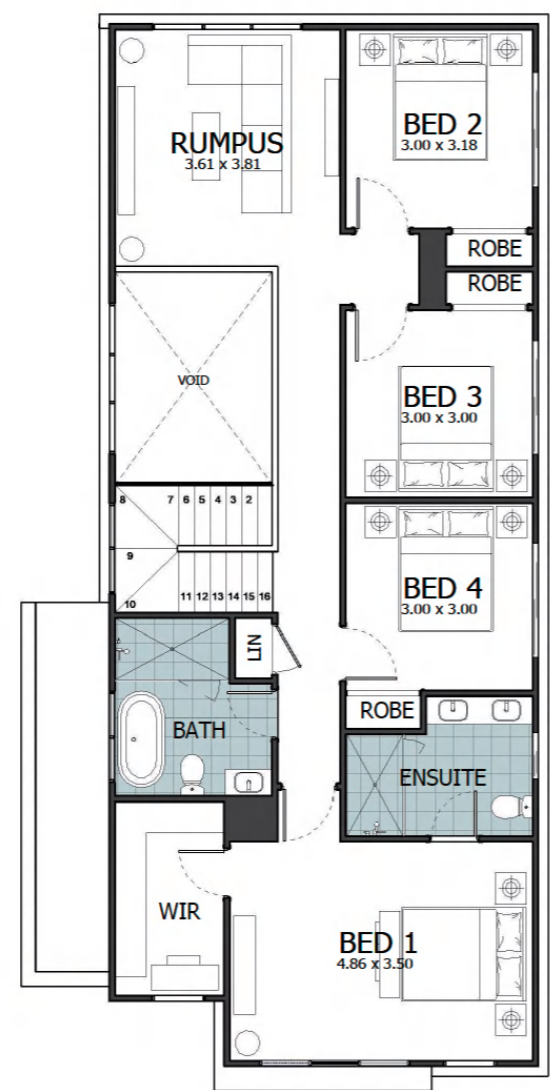
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	96.41m²	Land Width	
First floor living	112.84m²	Zero lot	min. 9.5m
Garage	21.63m²	Standard lot	min. 10.35m
Porch	2.44m²		
Alfresco	7.37m²	Land Length	min. 27.5m
Total area	240.69m²		

OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Oxley

Available Size  
182 195 233 257



More Facade Styles

ARTIST IMPRESSION ONLY



Traditional Classic



Traditional Vogue



Modern Industrial

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# Oxley 182

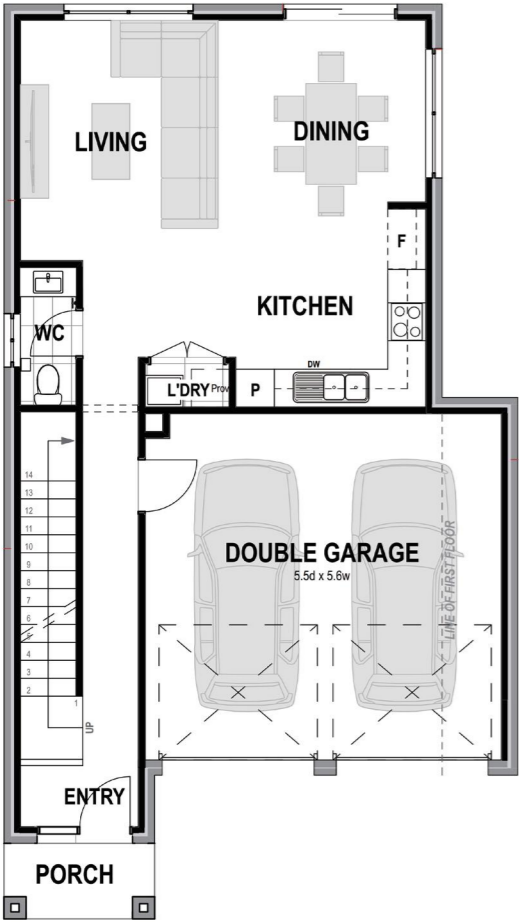
4 2.5 2

### SPECIFICATIONS

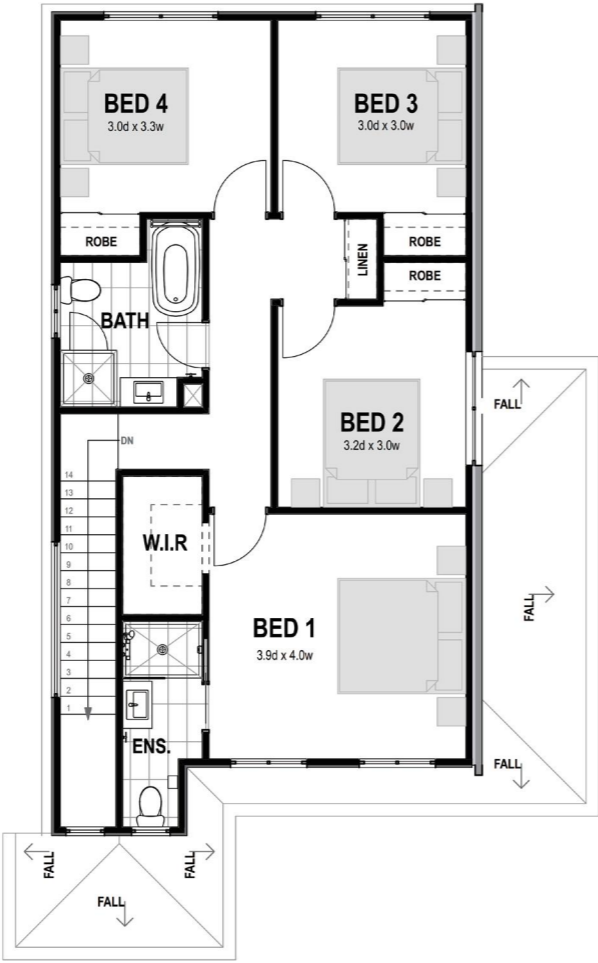
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	60m²	Land Width	
First floor living	84m²	Zero lot	min. 9.2m
Garage	35m²	Standard lot	min. 10.05m
Porch	3m²		
Total area	182m²	Land Length	min. 23.81m

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOBLE  
HOME BUILDERS

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# Oxley 195

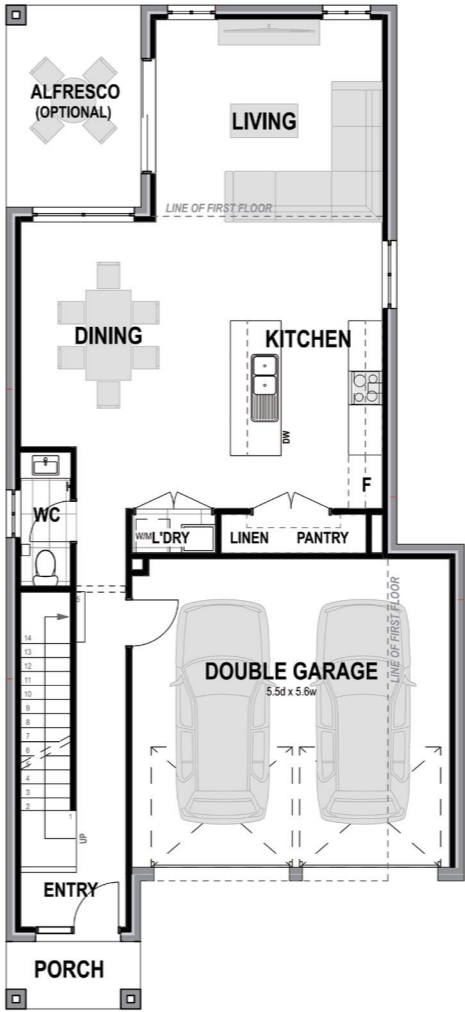
4 2.5 2

### SPECIFICATIONS

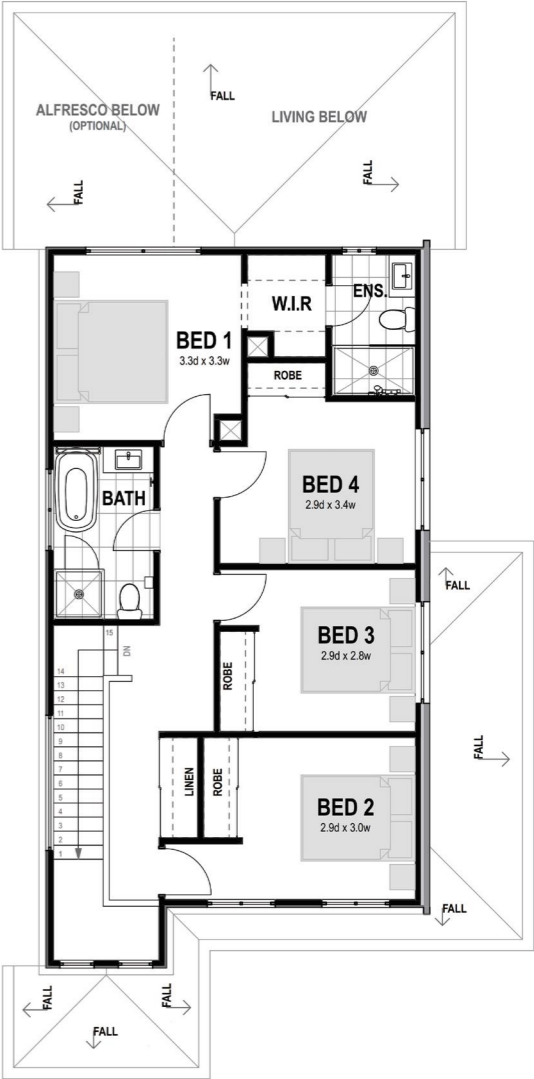
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	75m²	Land Width	
First floor living	83m²	Zero lot	min. 9.2m
Garage	34m²	Standard lot	min. 10.05m
Porch	3m²		
Total area	195m²	Land Length	min. 25.17m

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOBLE  
HOME BUILDERS

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# Oxley 233

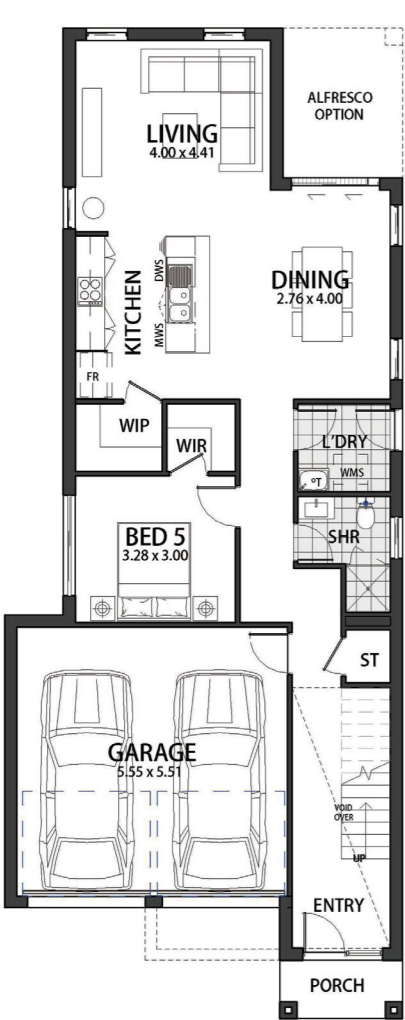
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### SPECIFICATIONS

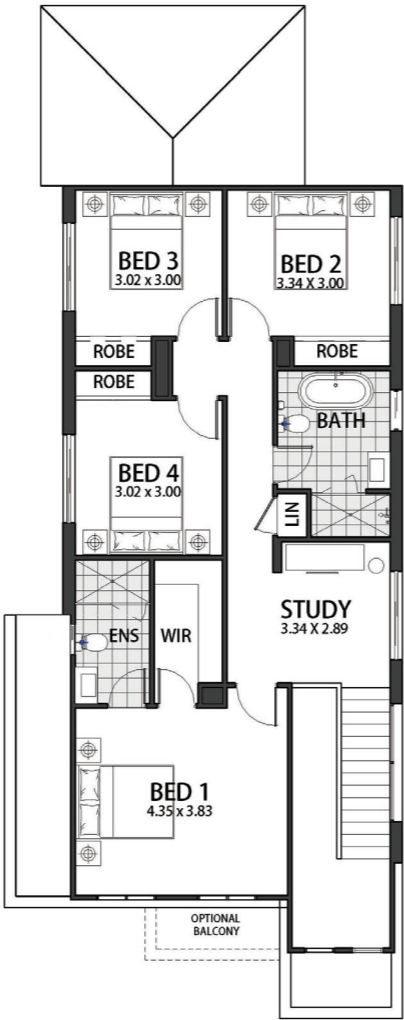
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	93.84m²	Land Width	
First floor living	102.85m²	Zero lot	min. 9.2m
Garage	33.59m²	Standard lot	min. 10.05m
Porch	3.01m²		
Total area	233.29m²	Land Length	min. 27.57m

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOBLE  
HOME BUILDERS

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# Oxley 257

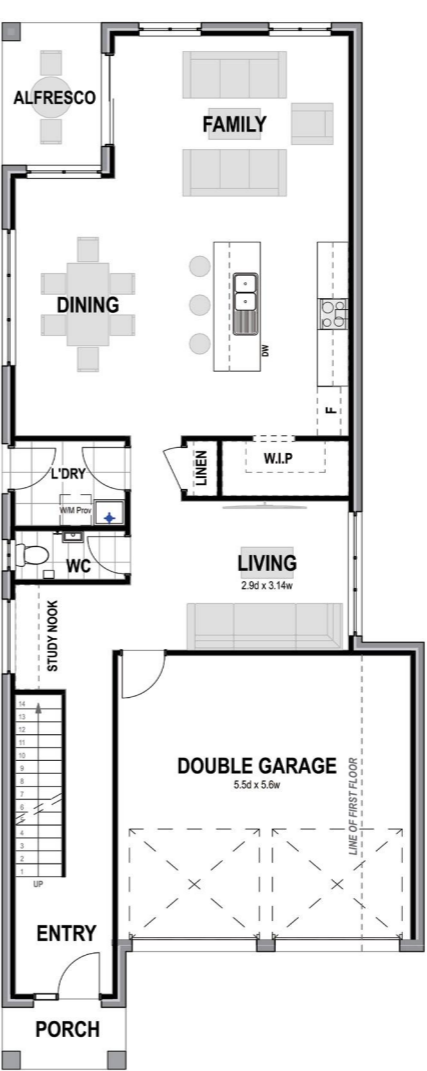
4 2.5 2

### SPECIFICATIONS

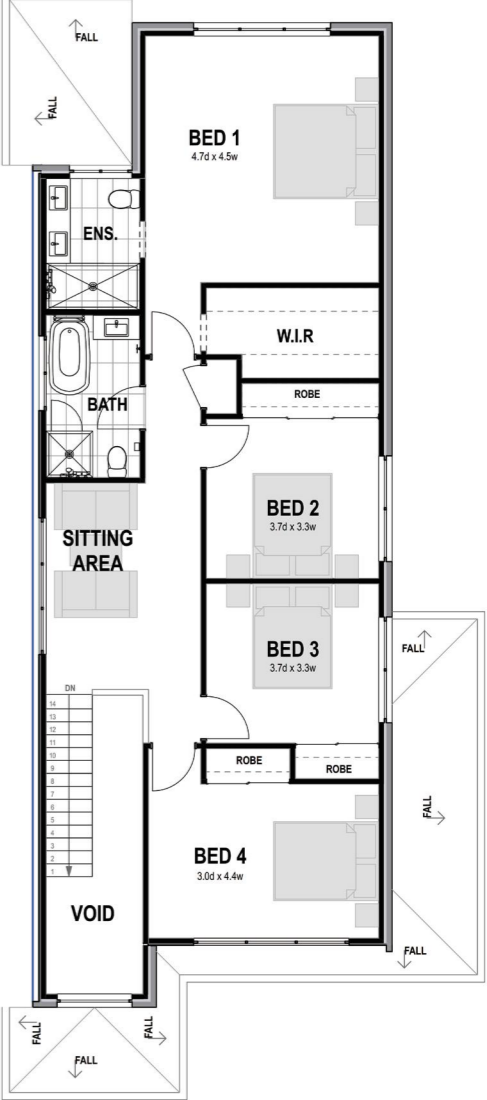
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	94m²	Land Width	
First floor living	120m²	Zero lot	min. 9.2m
Garage	35m²	Standard lot	min. 10.05m
Porch	3m²		
Alfresco	5m²	Land Length	min. 29.57m
Total area	257m²		

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



NOBLE  
HOME BUILDERS

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# Carrington

Available Size  
240



More Facade Styles

ARTIST IMPRESSION ONLY



Traditional Trend

Botanic

Metro Trend

# Carrington 240

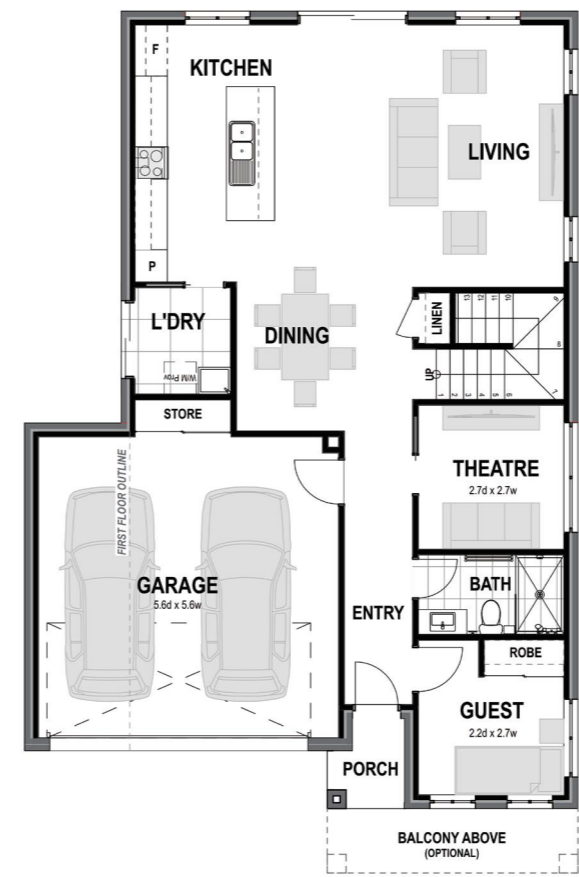
5 3 2

### SPECIFICATIONS

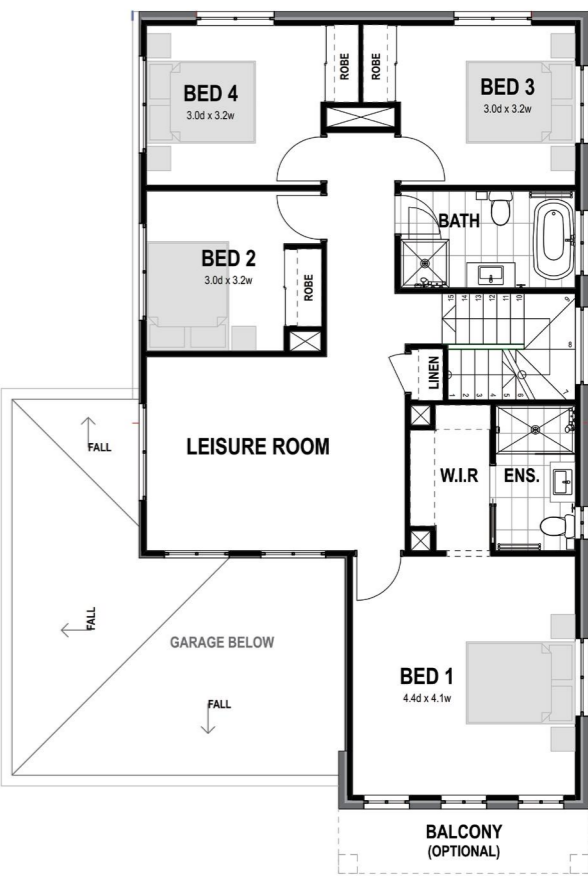
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	96m <sup>2</sup>	Land Width	
First floor living	107m <sup>2</sup>	Zero lot	min. 11.36m
Garage	35m <sup>2</sup>	Standard lot	min. 12.21m
Porch	2m <sup>2</sup>		
Total area	240m <sup>2</sup>	Land Length	min. 25.37m

### OPTIONAL UPGRADE

Balcony & Porch	6m <sup>2</sup> +7m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

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Opal

Available Size  
244 267

Opal  
244

4 2.5 2

SPECIFICATIONS			
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	86m²	Land Width	min. 12.46m
First floor living	119m²	Zero lot	min. 12.46m
Garage	37m²	Standard lot	min. 12.46m
Porch	2m²	Land Length	min. 23.09m
Total area	244m²		
OPTIONAL UPGRADE			
Balcony & Porch	6m²+7m²		
Alfresco	from 9m²		



More Facade Styles

ARTIST IMPRESSION ONLY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Hampton

Traditional Vogue

Modern Industrial

NOBLE  
HOME BUILDERS



Virtual Tour

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# Opal 267

4 3 2

### SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	92m²	Land Width	
First floor living	125m²	Zero lot	min. 12.46m
Garage	36m²	Standard lot	min. 12.46m
Porch	2m²		
Alfresco	12m²	Land Length	min. 23.69m
Total area	267m²		

### OPTIONAL UPGRADE

Balcony & Porch 6m²+7m²

# Cambridge

Available Size  
225 261



GROUND FLOOR PLAN

FIRST FLOOR PLAN

NOBLE  
HOME BUILDERS



Virtual Tour



ARTIST IMPRESSION ONLY



Modern  
Contemporary

Traditional Trend

Metro

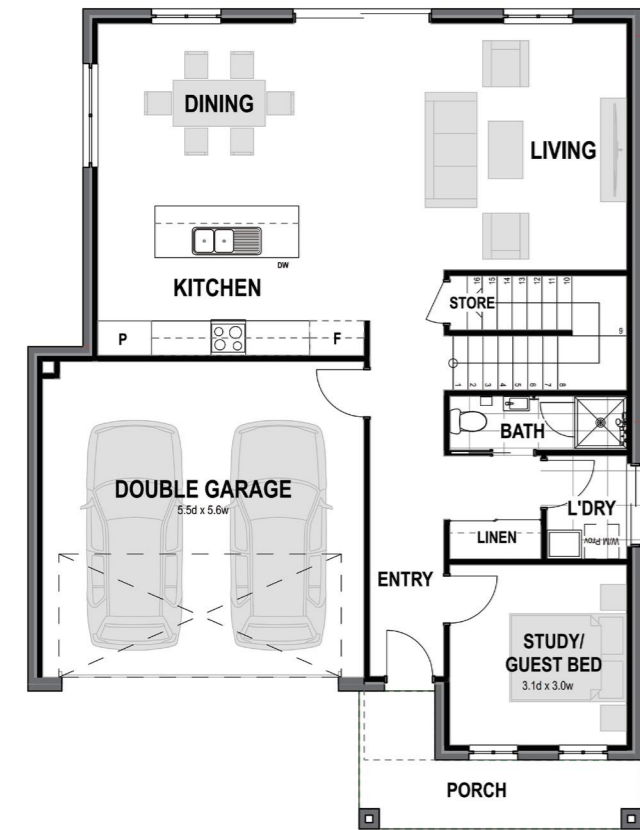
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# Cambridge 225

4 3 2

SPECIFICATIONS		LAND REQUIREMENT	
HOUSE AREA		Land Width	
Ground floor living	91m²	Zero lot	min. 11.97m
First floor living	92m²	Standard lot	min. 12.57m
Garage	35m²		
Porch	7m²		
Total area	225m²	Land Length	min. 23.57m
OPTIONAL UPGRADE			
Balcony	6m²		
Alfresco	from 9m²		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



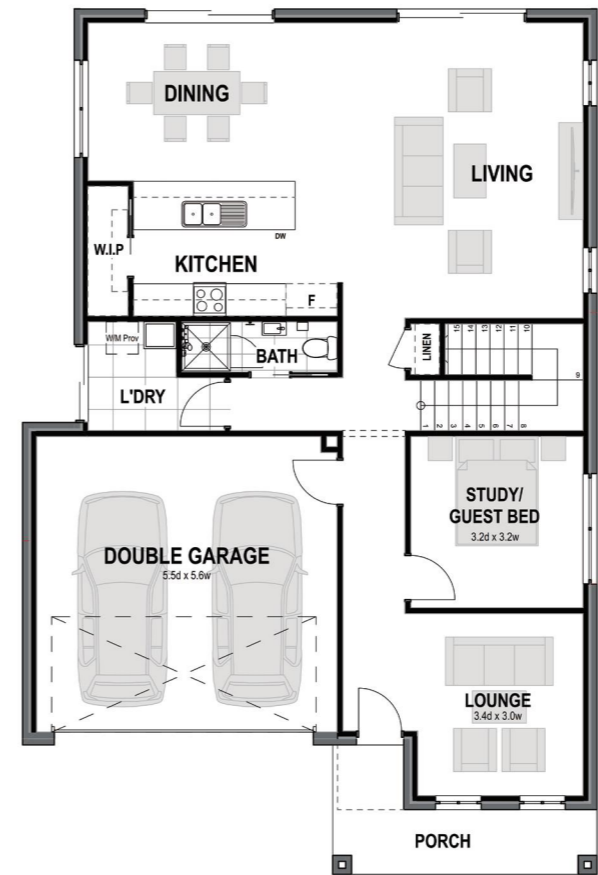
Virtual Tour

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.

# Cambridge 261

5 3 2

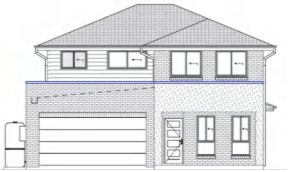
SPECIFICATIONS		LAND REQUIREMENT	
HOUSE AREA		Land Width	
Ground floor living	109m²	Zero lot	min. 11.97m
First floor living	110m²	Standard lot	min. 12.57m
Garage	35m²		
Porch	7m²		
Total area	261m²	Land Length	min. 25.37m
OPTIONAL UPGRADE			
Balcony	6m²		
Alfresco	from 9m²		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Virtual Tour

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# Chelsea

Available Size  
294

# Chelsea 294

5 3 2

SPECIFICATIONS

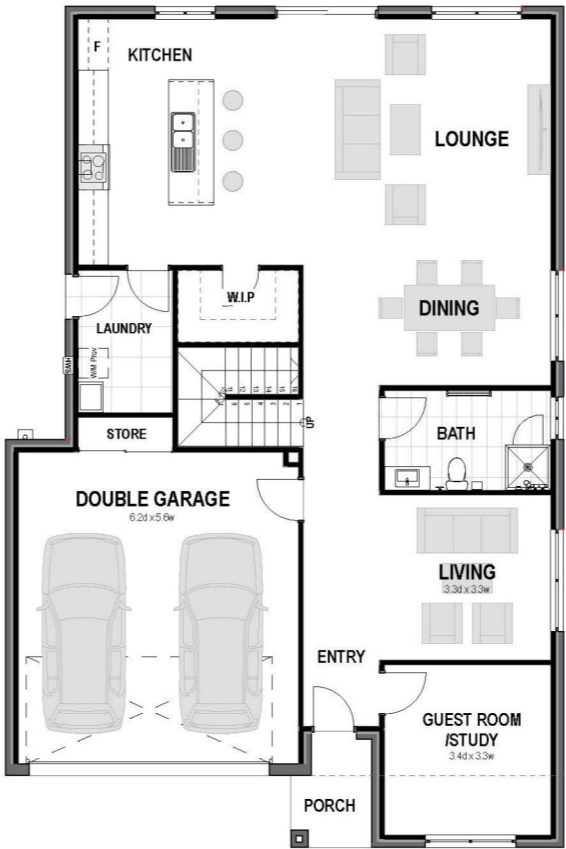
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	126m²	Land Width	
First floor living	118m²	Zero lot	min. 12.2m
Garage	39m²	Standard lot	min. 13.05m
Porch	3m²		
Balcony	8m²	Land Length	min. 27.29m
Total area	294m²		

OPTIONAL UPGRADE  
Alfresco from 9m²



More Facade Styles

ARTIST IMPRESSION ONLY



GROUND FLOOR PLAN



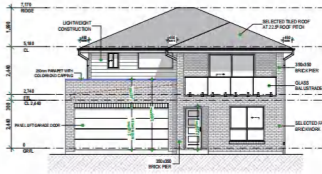
FIRST FLOOR PLAN



Traditional Classic

Hampton

Modern Industrial



Virtual Tour

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# Belview



More **Facade** Styles

ARTIST IMPRESSION ONLY

 **5**  **3**  **1**

Double garage	35m <sup>2</sup>
Balcony & porch	6m <sup>2</sup> +7m <sup>2</sup>
Alfresco	from 9m <sup>2</sup>



# Benham

Available Size  
172 180 195



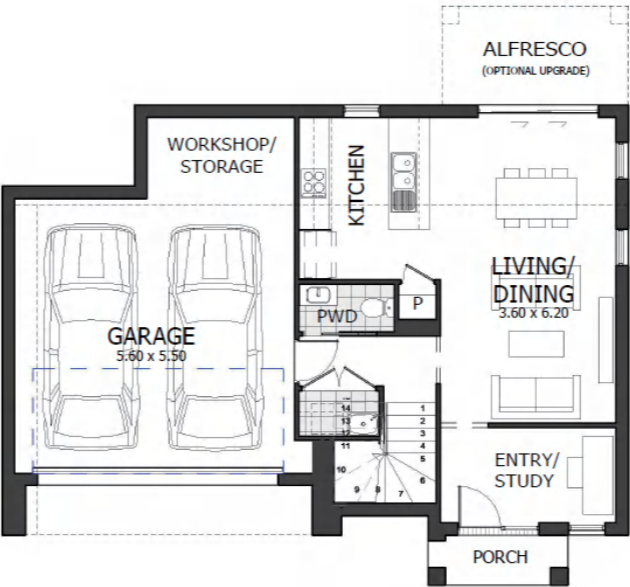
More Facade Styles

ARTIST IMPRESSION ONLY

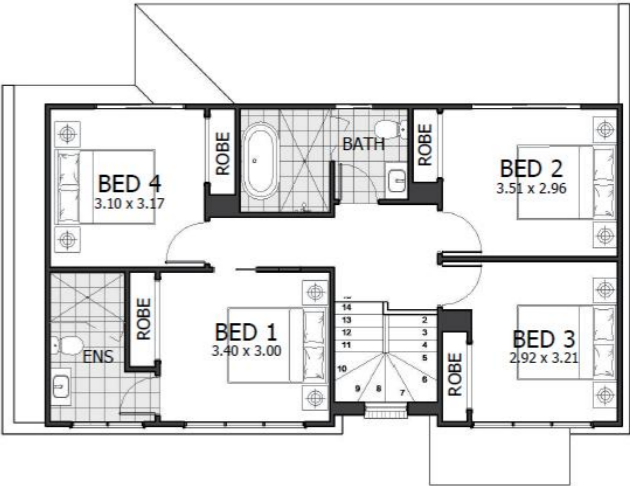
# Benham 172

4 2.5 2

SPECIFICATIONS			
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	55.32m²	Land Width	
First floor living	73.72m²	Zero lot	min. 13.68m
Garage	40.79m²	Standard lot	min. 14.44m
Porch	2.8m²		
Total area	172.63m²	Land Length	min. 17.1m
OPTIONAL UPGRADE			
Balcony & porch	6m²+7m²		
Alfresco	from 9m²		



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Hampton

Traditional Classic

Traditional Trend



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# Benham 180

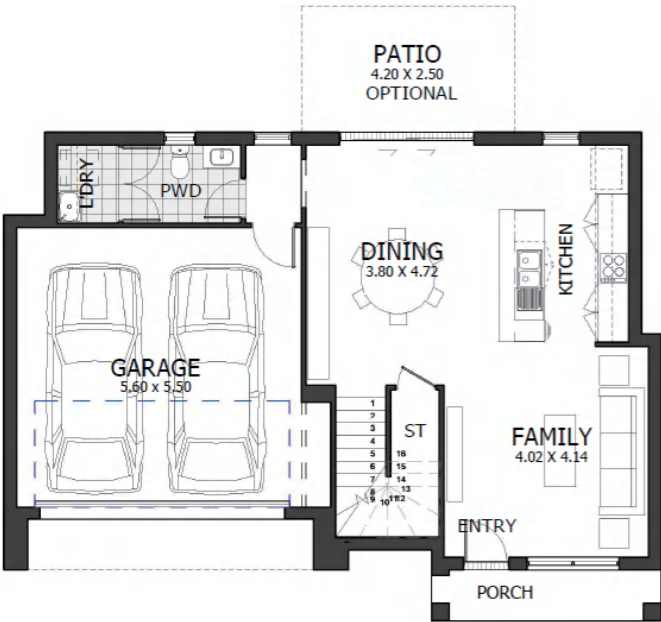
4 2.5 2

### SPECIFICATIONS

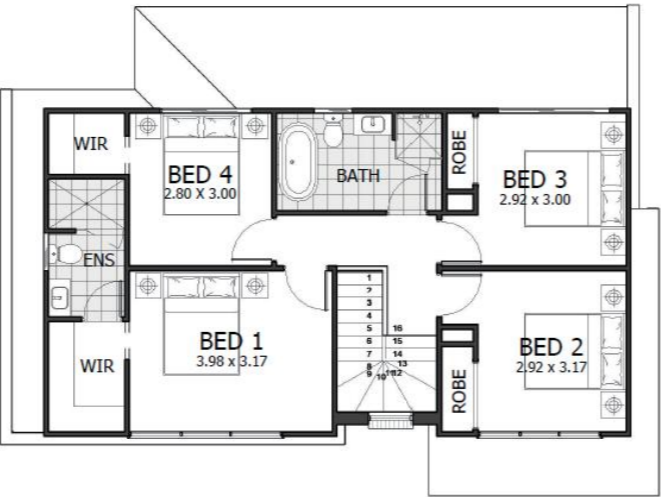
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	66.31m²	Land Width	min. 14.07m
First floor living	73.72m²	Zero lot	min. 14.83m
Garage	35.32m²	Standard lot	
Porch	4.52m²	Land Length	min. 17.1m
Total area	179.87m²		

### OPTIONAL UPGRADE

Balcony & porch	6m²+7m²
Alfresco	from 9m²
Patio	10.5m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Benham 195

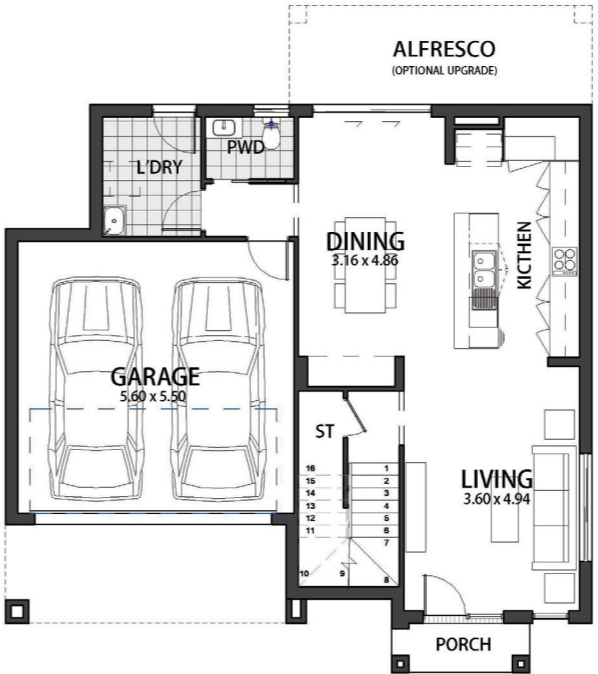
4 2.5 2

### SPECIFICATIONS

HOUSE AREA		LAND REQUIREMENT	
Ground floor living	74.16m²	Land Width	min. 13.88m
First floor living	84.13m²	Zero lot	min. 13.88m
Garage	33.95m²	Standard lot	
Porch	2.80m²	Land Length	min. 19m
Total area	195.04m²		

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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# Elsie 166

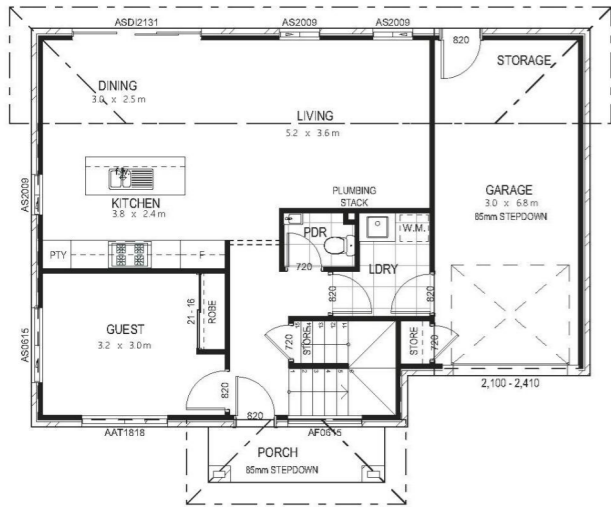
 4  2.5  1

SPECIFICATIONS

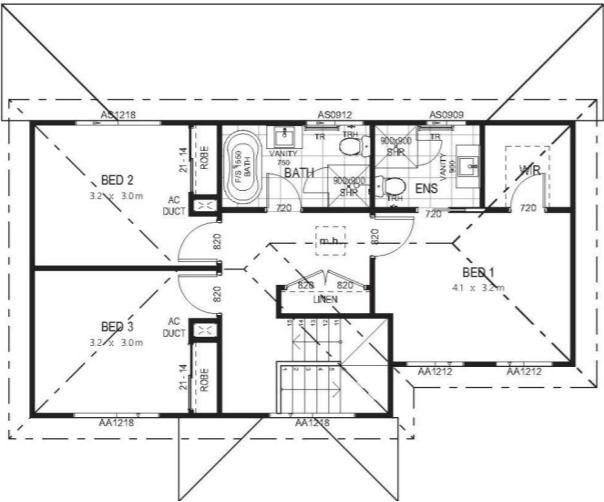
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	70.53m²	Land Width	
First floor living	67.3m²	Zero lot	min. 13.9m
Garage	23.9m²	Standard lot	min. 13.9m
Porch	4.34m²		
Total area	166.07m²	Land Length	min. 16.89m

OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Elyna 204

 5  3  2

SPECIFICATIONS

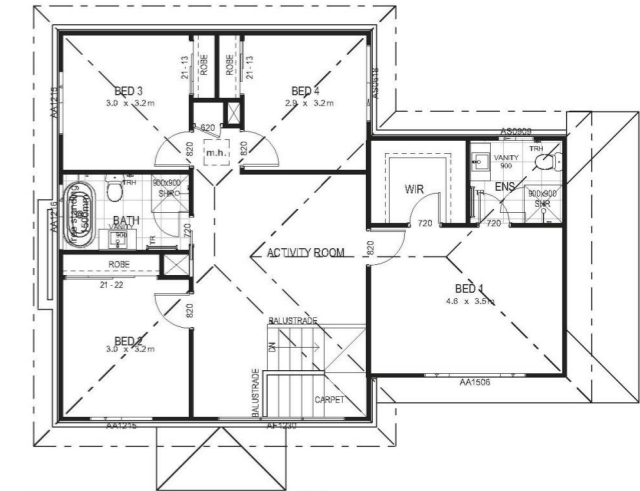
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	72.04m²	Land Width	
First floor living	94.28m²	Zero lot	min. 14.73m
Garage	35.40m²	Standard lot	min. 15.33m
Porch	2.27m²		
Total area	203.99m²	Land Length	min. 20.03m

OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Linley 207A

5 3 1

### SPECIFICATIONS

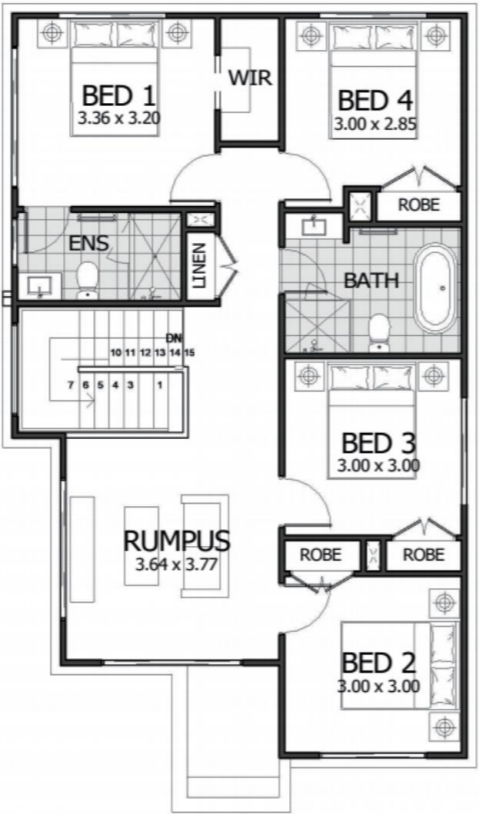
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	90.80m²	Land Width	
First floor living	87.66m²	Zero lot	min. 11m
Garage	19.76m²	Standard lot	min. 11m
Porch	2.78m²		
Alfresco	6.33m²	Land Length	min. 25m
Total area	207.34m²		

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Linley 207D

5 3 1

### SPECIFICATIONS

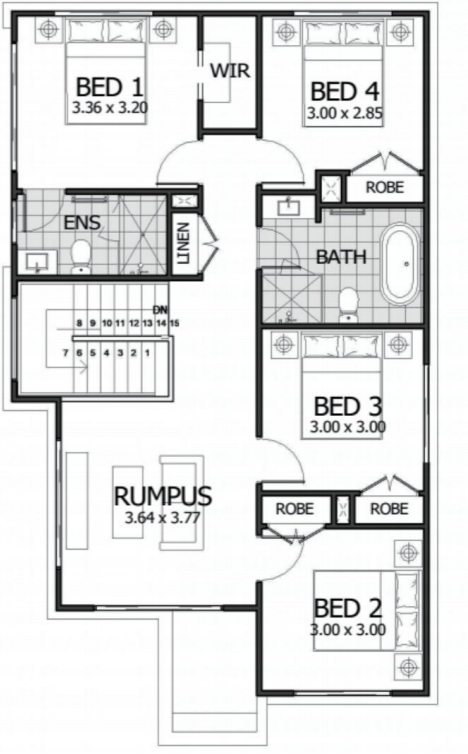
HOUSE AREA		LAND REQUIREMENT	
Ground floor living	85.87m²	Land Width	
First floor living	87.66m²	Zero lot	min. 11m
Garage	21.00m²	Standard lot	min. 11m
Porch	2.78m²		
Alfresco	9.82m²	Land Length	min. 23.8m
Total area	207.13m²		

### OPTIONAL UPGRADE

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



GROUND FLOOR PLAN



FIRST FLOOR PLAN

