



**RAWSON  
HOMES**  
— EST 1978 —

---

A NEW WAY OF BUILDING.

Build better,  
**together.**



We are a group of passionate individuals  
who are building better, **together**.

Better **outcomes**.

Better **experiences**.

Better **homes**.







PAGE 4

Discover a better way of  
**building your home.**

PAGE 11

Home solutions **inspired by you.**

PAGE 12

How we build better, **together.**

PAGE 14

Select.

PAGE 16

**Pre-designed** options.

PAGE 18

Adapt.

PAGE 21

Tailored.

PAGE 26

Our **new façades.**

PAGE 32

Our **Custom Collections.**

PAGE 36

Our **display homes.**



## Discover a better way of **building your home.**

At Rawson Homes, we know building a home is so much more than just building a house. It's about building a better life for you and your family.

That's why we believe in doing things better, with better designs, better quality, better prices and a better experience.

For over 40 years we've been building homes for families just like yours. And now, we've also created an even better way of choosing how you build your home.

From being able to choose from a selected range of our most popular designs, to completely tailoring a solution to your specific needs, we are here to help you find and build the best home for you, together.

**Rawson Homes. Build better, together.**







## Better **Design.**

### CHOICE AND FLEXIBILITY WITHOUT COMPLEXITY AND CONFUSION.

Through curating a selection of our most popular floor plans and pre-designed modification options, our home design range offers choice and simplicity when selecting the best home for you and your family.



## Better **Quality.**

### QUALITY IS OUR TOP PRIORITY.

Our commitment to quality starts with our people and extends throughout every aspect of our business. You'll experience it in our service, the quality of our inclusions and most importantly, the quality of our build, delivering you a better home.





## Better **Price.**

REST EASY KNOWING  
EVERYTHING IS INCLUDED.

We provide you with a more accurate, easy to understand quote that highlights all costs including any key building elements and potential risks you need to know. With no hidden surprises, it's better peace of mind.



## Better **Experience.**

WE ARE HERE FOR YOU,  
EVERY STEP OF THE WAY.

With over 40 years of building experience, not only are we dedicated to delivering you the best home, but we understand the importance of partnership. This means we ensure the journey of creating your home is simple, easy and inspiring, with peace of mind that we have all the detail sorted. This commitment to you and your family is what makes your experience with Rawson Homes the very best it can be.





## Home solutions **inspired by you.**

At Rawson Homes, we value nothing more than seeing you get the very best. And our home design solutions have been inspired by understanding how offering different ways to build a home can make life so much better for you.

You can now choose the way you build your home through a process that allows you to access architecturally inspired designs whilst maximising function with form.

From the more simplified, easier and faster options available through our Select or Adapt process; or the more involved and personalised Tailored approach, together, we will help you build your home, your way.

# How we build better, **together.**

Our new approach to providing home solutions means you now get the best of all worlds.

Professional architecturally inspired homes with a combination of pre-designed floor plans to match your lifestyle; or the opportunity to customise our designs, tailoring them to your needs.

Simply choose the home design approach that suits you best and talk to us about making your dream home a reality.

## Select.



**Select** gives you access to a range of our most popular architecturally designed homes and floor plans.

The Select range has been expertly curated by our in-house architects providing you with a selection of our most sought after pre-designed floor plan options to simplify your home building journey.

## Adapt.



**Adapt** offers the flexibility to make additional modifications to your chosen Select floor plan. Through a personal planning session, our specialists will work with you to identify changes that can be adapted to suit your floor plan and lifestyle.

## Tailored.



If you are looking for that extra level of personalisation, then Tailored is for you.

Rawson Homes **Tailored** is our bespoke, premium service providing you with total personalisation and customisation. Together, we work with you throughout your build journey. Access a rich and diverse range of designs, modifying further to suit your exact needs and lifestyle.

Feel confident in the decisions you make; from designing your home to suit your lifestyle to personalising internal and external features; we're with you all the way.



## Select.

### THE CHOICES YOU NEED— MADE CONVENIENTLY EASY.

With Rawson Homes' Select you get all the choice you need with architecturally designed floor plans you can personalise.

Our Select process gives you access to a range of home designs and floor plans, expertly curated by our in-house architects incorporating our most popular and trend-led designs, with pre-considered and pre-designed floor plan modification options – making this process simple, easy and better.

**It's your home, made simple.**

### THE SELECT PROCESS.

#### STEP 1

Choose your home design and façade.

#### STEP 2

Select your pre-designed floor plan changes.

#### STEP 3

See it come to life in a digital sales plan.

#### STEP 4

Select your fixtures and finishes with Custom Collections.

#### STEP 5

Start building!

#### Included within the Select home design process:

- Digital sales plan
- External colour appointment
- Internal colour appointment
- Design changes associated with Developer Compliance guidelines

**Please talk to one of our sales consultants for further information on our tender fees.**

**Explore our pre-designed floor plans and how they work in the following pages.**

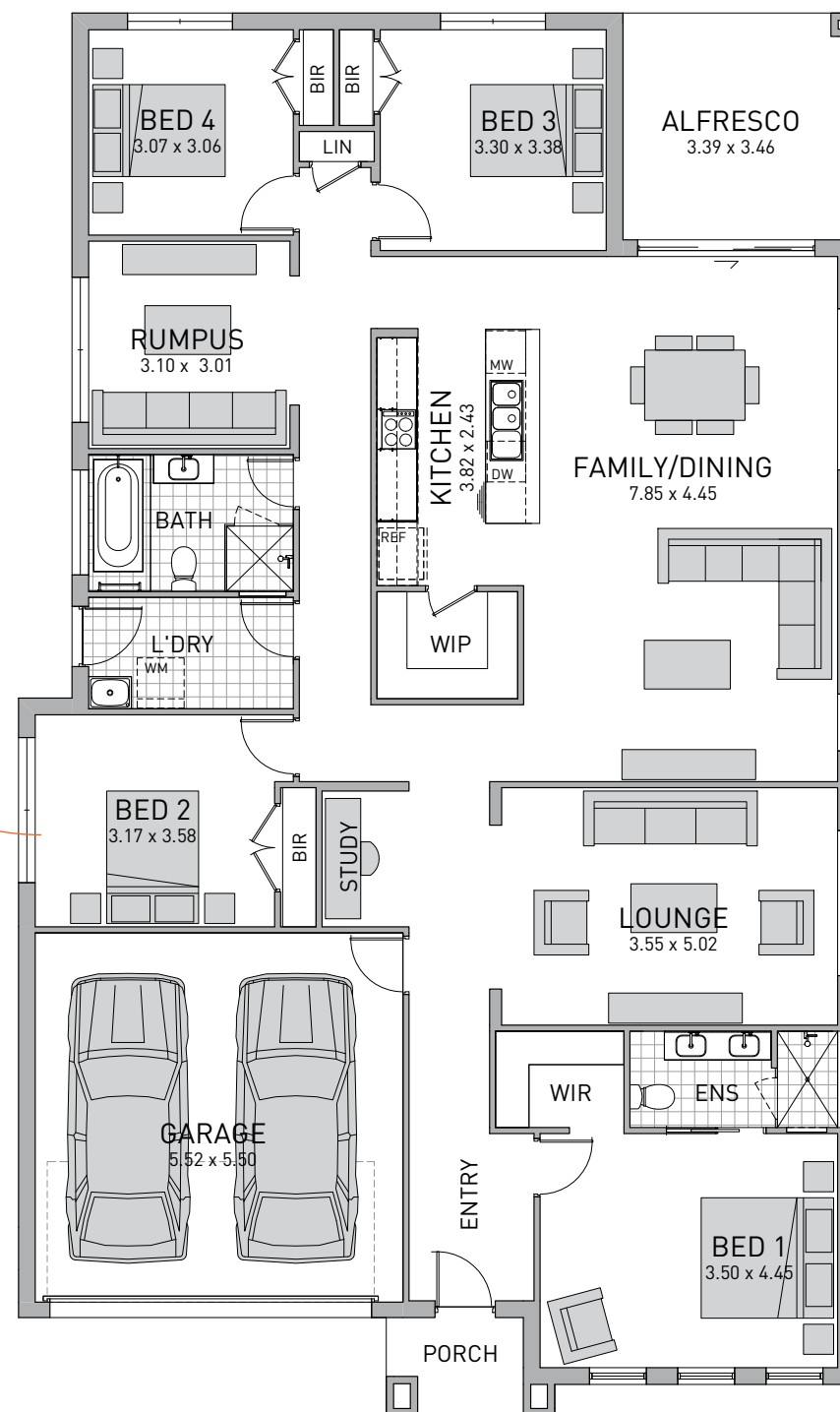




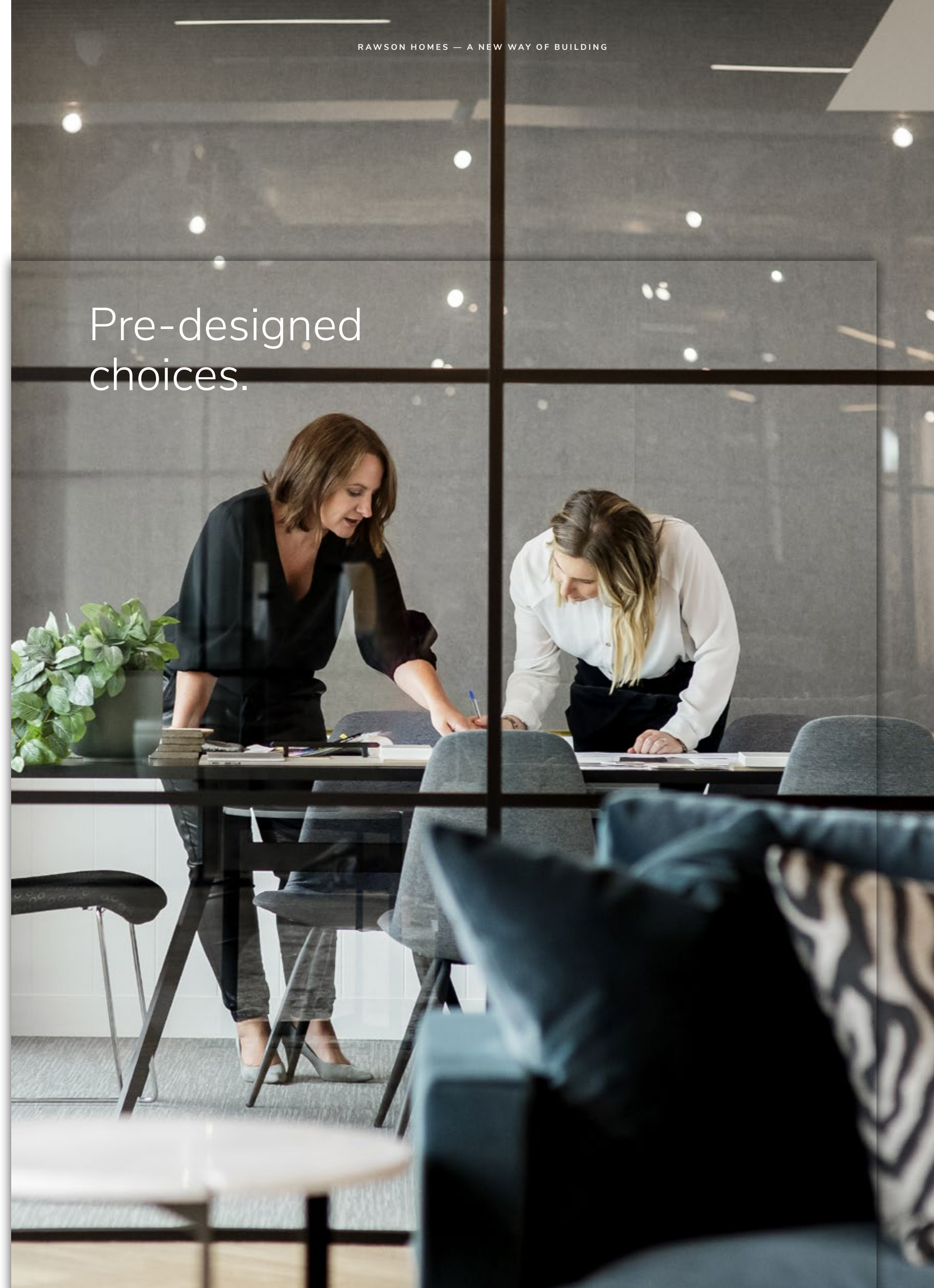
# Take a look at our pre-designed options.

Starting with a base design, you can choose from a range of pre-designed floor plan options and select the changes that best suit your family and lifestyle.

*Start with finding a base home design that fits your busy family life.*



## Pre-designed choices.

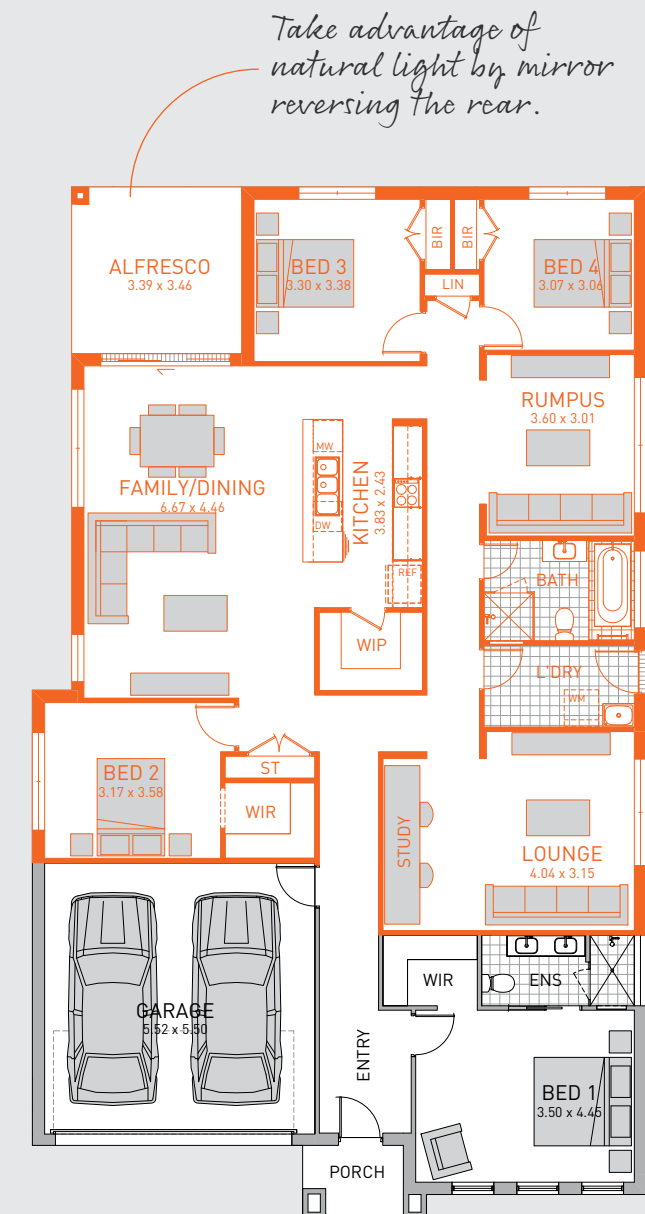




# Take a look at our pre-designed options.

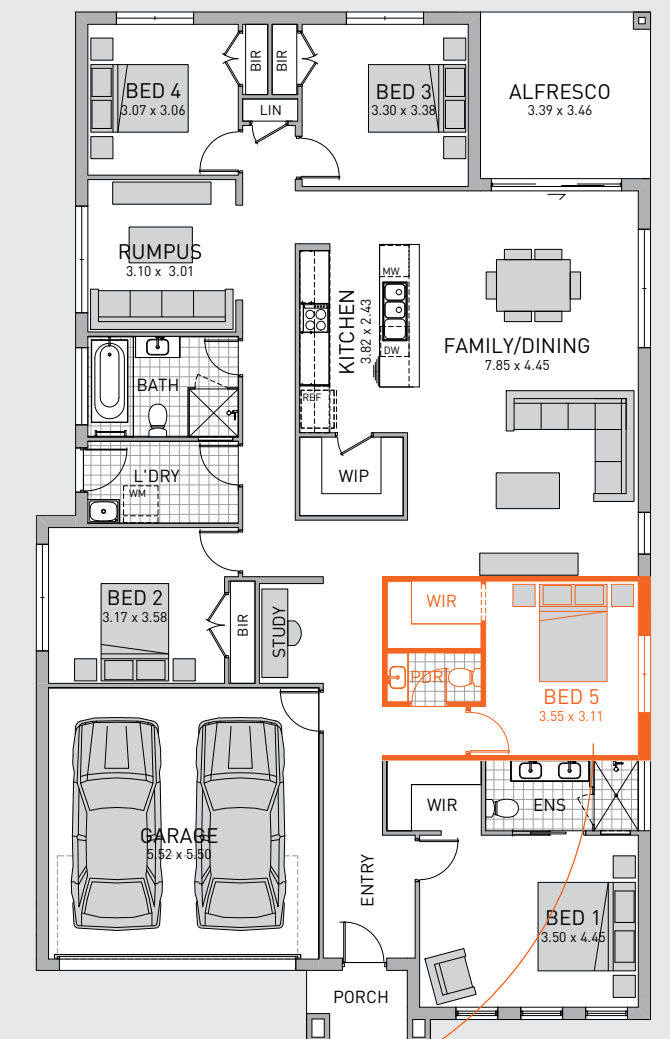
When it comes to making changes to your home, we've done the thinking for you. Our preset floor plan choices have been created based on customer insights, leading trends and our most popular floor plan modifications requested by our customers.

From additional bedrooms, to larger living areas and garage workshops, our new options make choosing the changes you would love in your home so much easier.



## CHOICE 1 MIRRORED REAR

Sometimes a house just looks better when it's mirrored. The floor plan doesn't change - it just means the home is reversed.

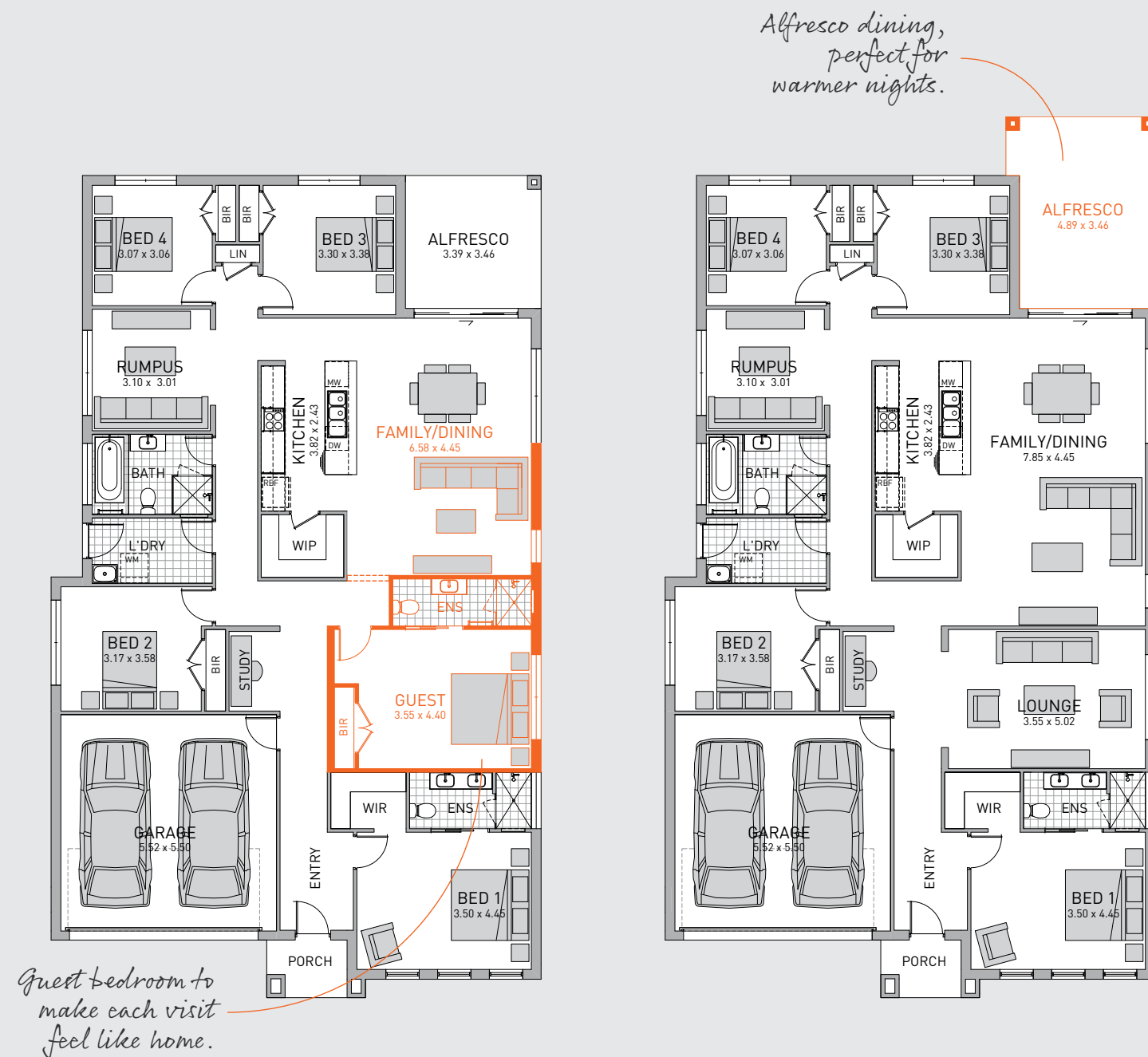


## CHOICE 2 ADDITIONAL BEDROOM

Need more space for your growing family? Simply change that additional living space to a 5th bedroom.

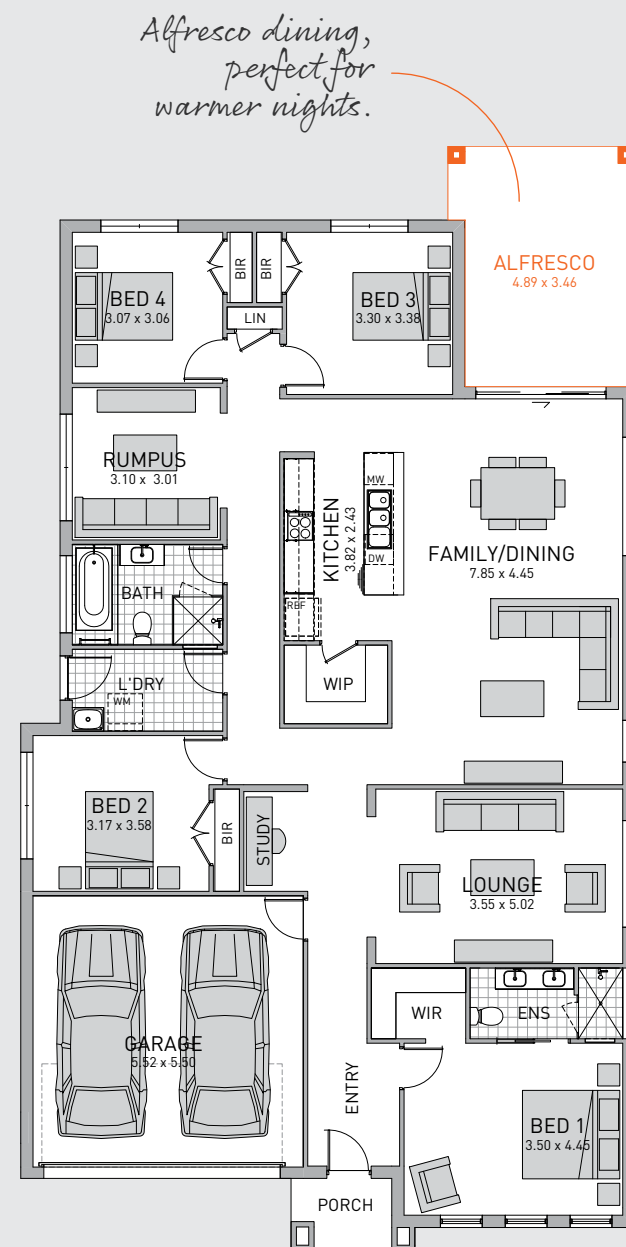


# Take a look at our pre-designed options.



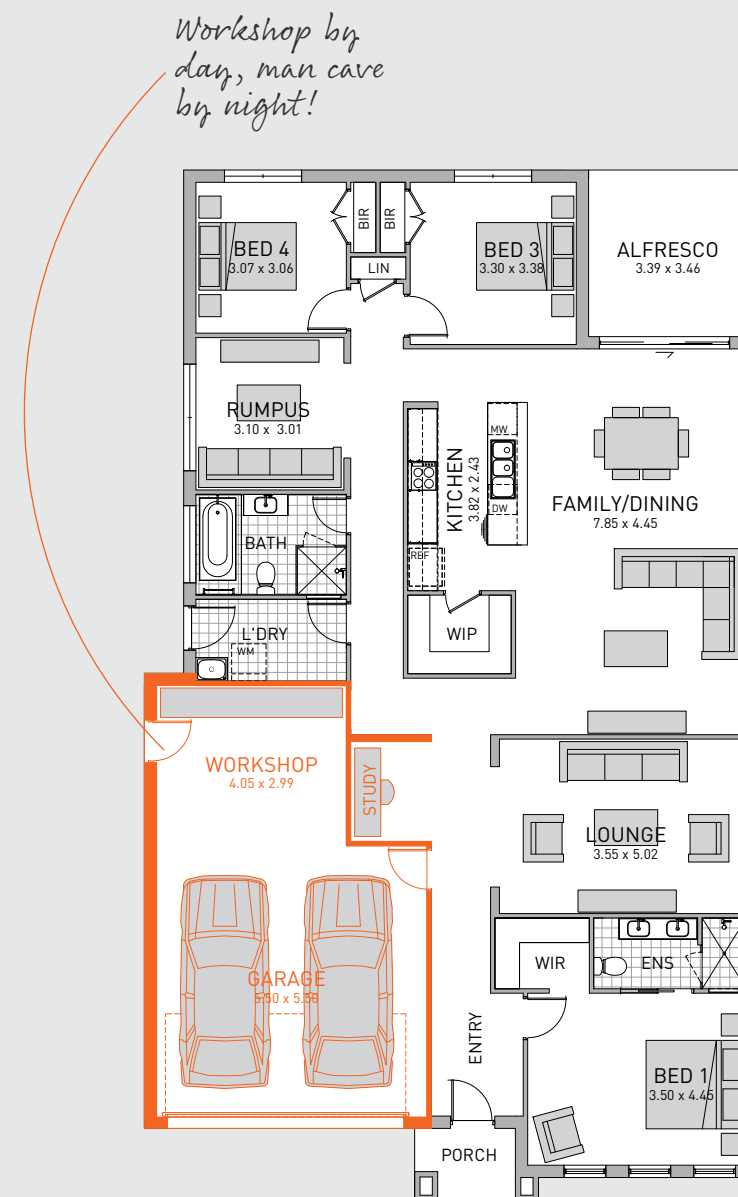
## CHOICE 3 GUEST BEDROOM

Add a guest bedroom so friends or family can stay.



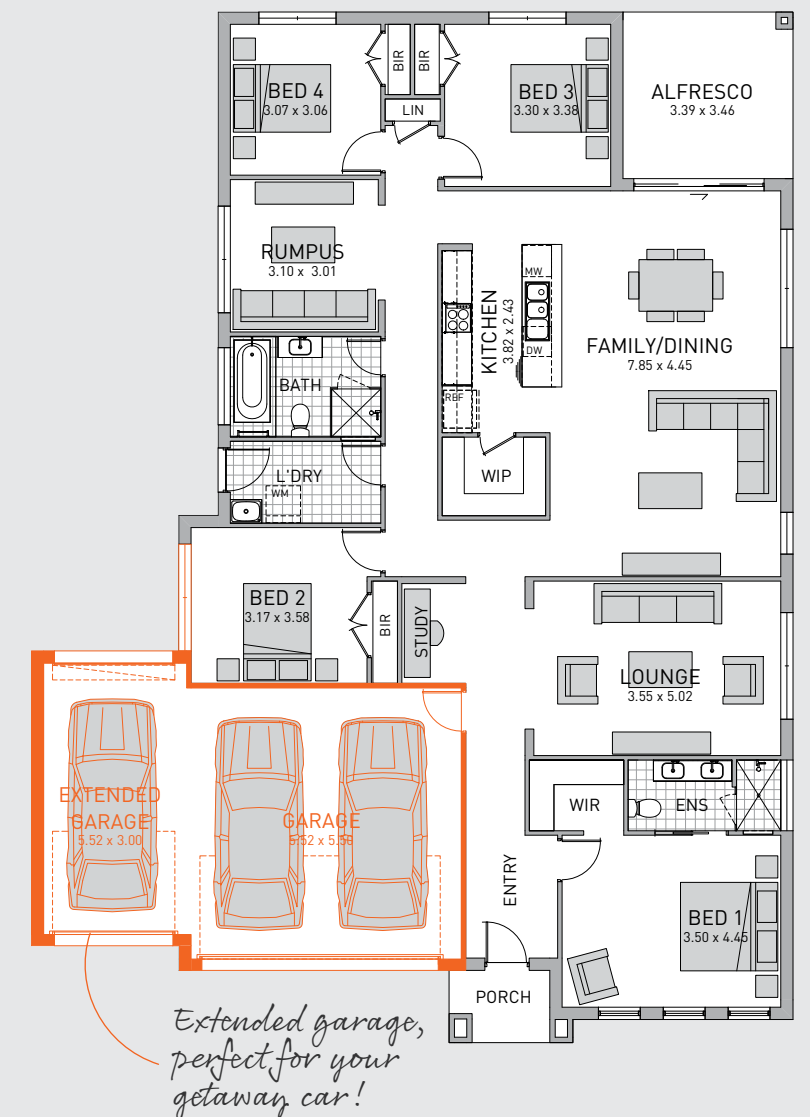
## CHOICE 4 EXTENDED ALFRESCO

Extend the alfresco to make the most of indoor / outdoor living and entertaining.



## CHOICE 5 GARAGE WORKSHOP

Change the configuration of the garage to include a workshop and create your own 'away' space.

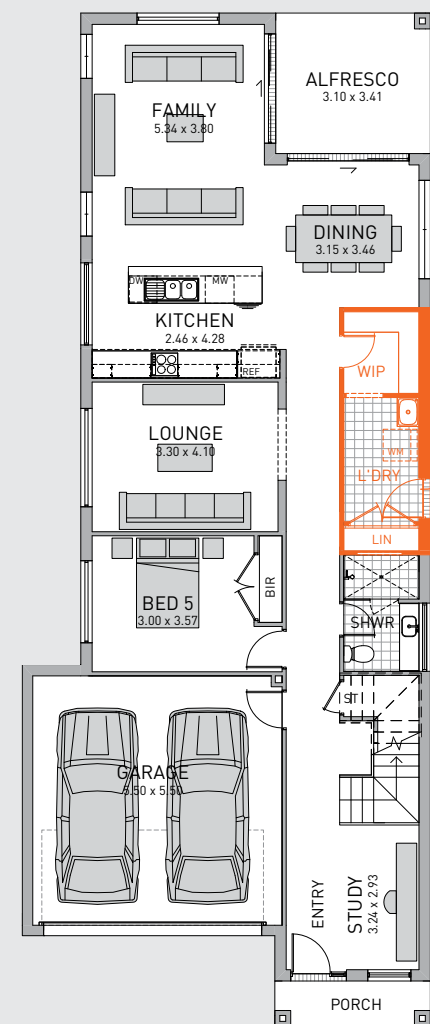


## CHOICE 6 EXTENDED GARAGE

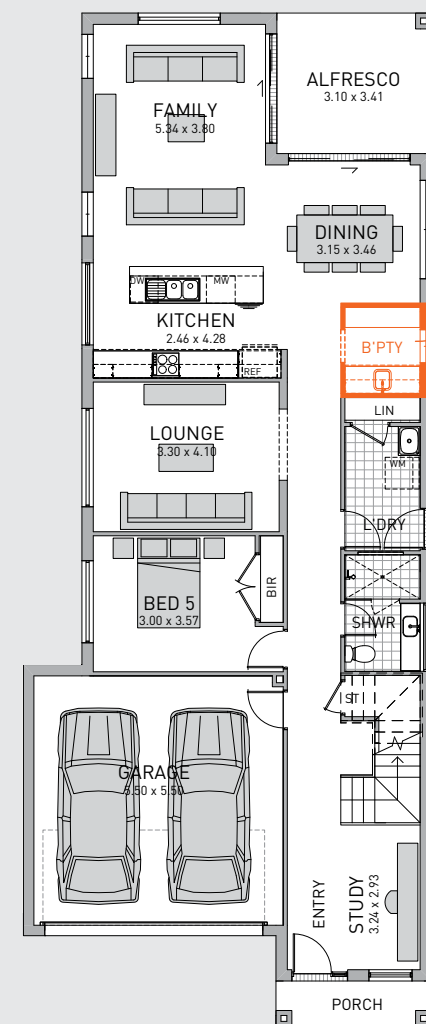
Need extra room for an additional car? Simply extend the garage.



# Take a look at our pre-designed options.



*Smart and streamlined walk-in pantry and laundry.*



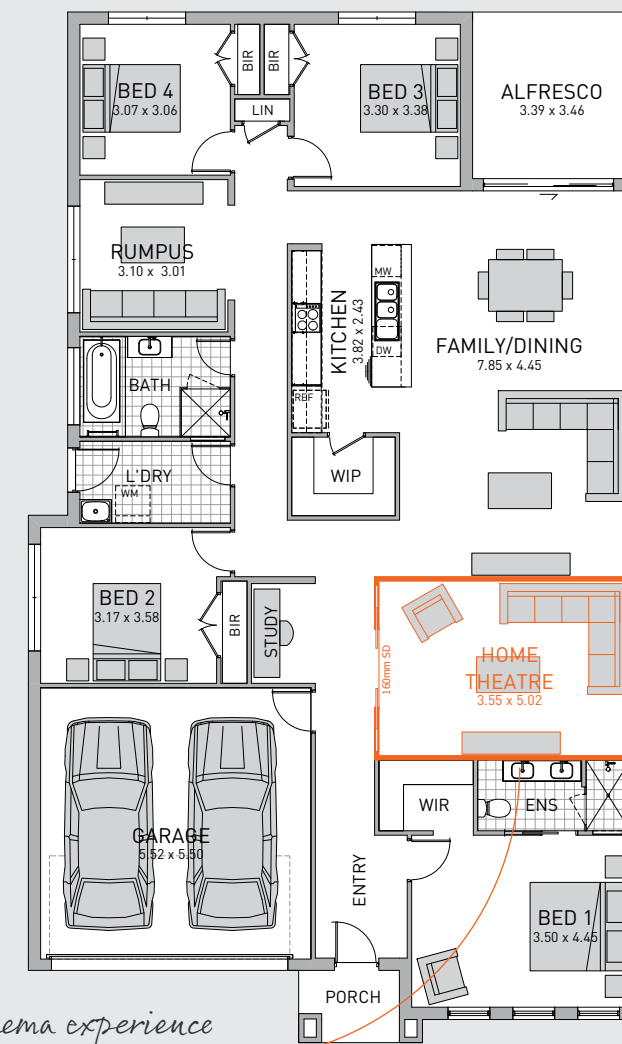
*You'll find a place for everything.*

## CHOICE 7 COMBINED WALK IN PANTRY & LAUNDRY

Seamlessly connect your pantry to the laundry with this new addition.

## CHOICE 8 BUTLER'S PANTRY

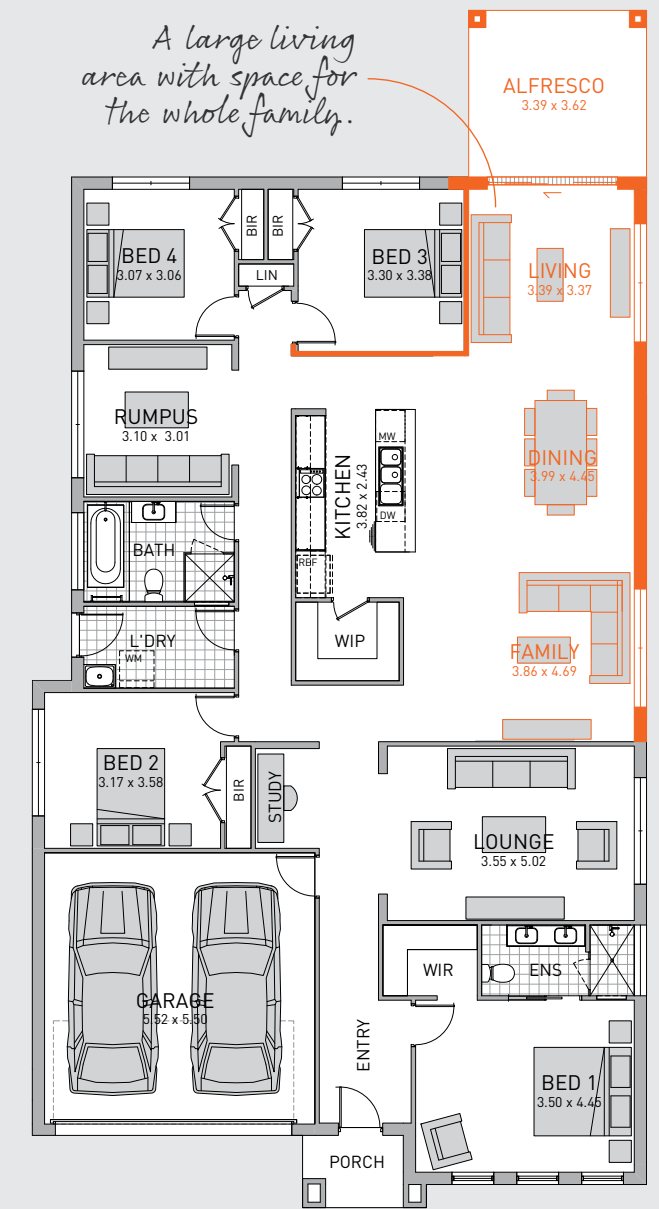
Never run out of space in your kitchen with the addition of a Butler's pantry.



*A cinema experience in your very own home theatre.*

## CHOICE 9 HOME THEATRE

Love family movie night? Then add a home theatre.



*A large living area with space for the whole family.*

## CHOICE 10 EXTENDED LIVING

Watch where everyone is with extra living space the whole family can enjoy.



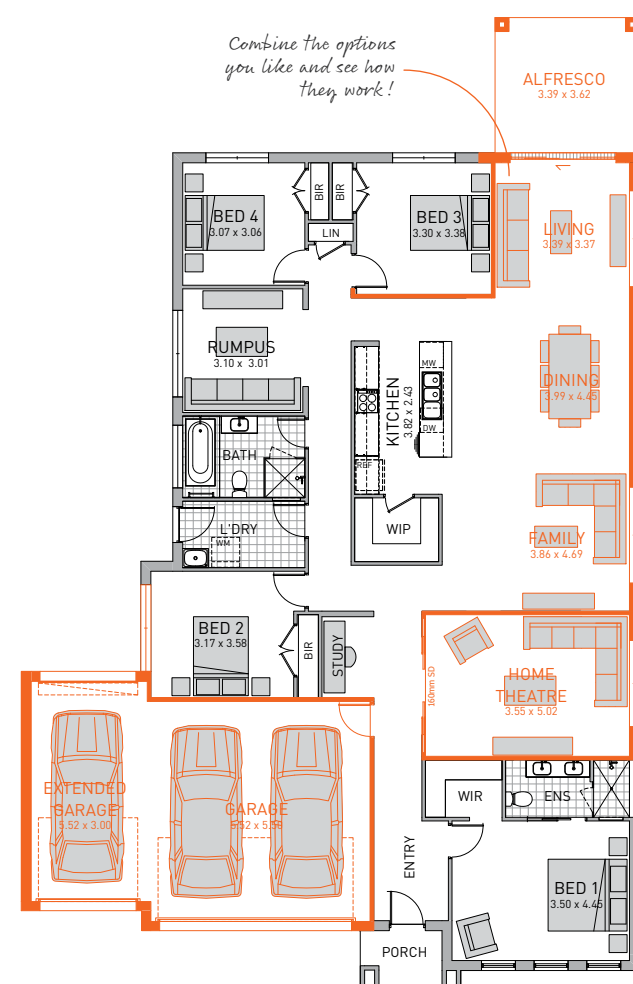
# Take a look at our pre-designed options.

## Choosing your pre-designed options.

If you would like to explore how various options can work together, just visit our website.

There you will be able to select the options you like and see how they work together to choose your final plan.

Scan the QR code to explore.



### Pre-designed options

Choose from the below options to see which ones work together:

- ☐ Mirrored Rear
- ☐ Additional Bed
- ☐ Guest Bed
- ☒ Home Theatre
- ☒ Extended Living
- ☒ Extended Alfresco
- ☒ Extended Garage
- ☐ Combined Walk-in Pantry & Laundry
- ☐ Butler's Pantry





## Adapt.

### DON'T JUST BUILD A HOME, ADAPT IT TO THE WAY YOU LIVE.

Just as every household is unique, so too is the opportunity within Rawson Homes' Adapt process to further modify your chosen Select home.

Whether you want to extend your living room, adjust the ceiling heights or change the size of windows and doors, we can adapt our designs to suit your needs. With the help of our specialist sales consultants, and plenty of options for personalisation through Custom Collections, getting started has never been easier.

**It's your home, adapted to your lifestyle.**

### THE ADAPT PROCESS.

#### STEP 1

Choose your home design and façade.

#### STEP 2

Hand pick your pre-designed floor plan changes.

#### STEP 3

Enjoy a planning session and adapt to your needs.

#### STEP 4

See it come to life in a digital sales plan.

#### STEP 5

Select fixtures and finishes with Custom Collections.

#### STEP 6

Start building!

#### Included within the Adapt home design process:

- Digital sales plan
- External colour appointment
- Internal colour appointment
- Allows for minor extensions and reductions\*
- Add, remove and change window size, type and location\*
- Add, remove and change door size, type and location (includes sliding and internal garage door)\*
- Personal face-to-face Pre-Tender plan presentation

**Please talk to one of our sales consultants for further information on our tender fees.**

\*Note: the floor plan and internal layout is to remain in its original configuration.



## internal finishes





# Tailored.

## EVERYTHING YOU'VE ALWAYS WANTED, THE WAY YOU WANT IT.

If you love the finer things in life and want to partner with home design experts to make your dream home a reality, then Rawson Tailored is for you. It's all the choices you could ever want with all the support and guidance you need to truly create the home you've always imagined.

By accessing a rich and diverse portfolio of home designs, with the ability to modify aspects to your exact needs, Rawson Tailored is a bespoke service offering total customisation for your new home.

From designing a floor plan to suit your lifestyle to finding your personal style through interior and exterior features, our Tailored process will leave you feeling confident in every decision and excited about every detail.

**It's your home, and we're with you all the way.**

## THE TAILORED PROCESS.

### STEP 1

Lifestyle  
vision meeting.

### STEP 2

Personalise your  
floor plan & façade.

### STEP 3

Tailor your  
solution.

### STEP 4

Personalise with  
Custom Collections.

### STEP 5

Let's build it  
together!

### Included within the Tailored home design process:

- Pre-tender architectural design appointment
- A design brief to kick off the process
- Select a base home design from a rich portfolio of designs\*
- Interior design appointment

**Please talk to one of our sales consultants  
for further information on our tender fees.**

\*Note the staircase remains fixed.





*You'll love these overhead cupboards.*

Above Seville at Marsden Park  
Below Elyse at Marsden Park  
Right Edge at Merewether



*Make an entrance with this impressive staircase.*





*Bring the family together with our open plan living designs.*



*You'll love this clever little study nook.*

Wilton 26 at Willowdale II





# Our new façades.

Refreshed inside and out, our Select and Adapt home design range now includes new façade options. This means they offer even more flexibility and choice when it comes to attaining the aspirational look you want within your budget.

Inspired by the latest trends and by what our customers tell us they love, our new façade ranges create impressive street appeal. And with two levels to choose from in light and dark colour schemes, our new façade ranges allow you to select the style and variations that suit you, and work perfectly within your overall plan and streetscape.

Whether your façade style is modern or contemporary, or you prefer coastal charm or popular Hamptons inspired designs, your home will be the envy of the street.

Because we understand everyone is different and we pride ourselves on providing our customers with choice, our new façades come in two levels: Starter and Enhanced.



**Starter**

Smart, simple designs that reflect the style of the range.



**Enhanced**

Your selected range style with added details to enhance the character of your home.





# Single storey façades.

## HAMPTONS

The classic and popular Hamptons design captures a tranquil and inviting appeal that welcomes you in.



Hamptons Starter (Dark)



Hamptons Starter (Light)



Hamptons Enhanced (Dark)



Hamptons Enhanced (Light)

## COASTAL

The strong angular lines of the Coastal façade are complemented by contrasting materials to create unique street appeal.



Coastal Starter (Dark)



Coastal Starter (Light)



Coastal Enhanced (Dark)



Coastal Enhanced (Light)

## CONTEMPORARY

Designed to reflect a contemporary urban feel, this range of façades nestles perfectly into any area.



Contemporary Starter (Dark)



Contemporary Starter (Light)



Contemporary Enhanced (Dark)



Contemporary Enhanced (Light)

## MODERN

Streamlined, sleek lines create an unmistakable modern look accentuated by contrasting materials and colour treatments throughout these façades.



Modern Starter (Dark)



Modern Starter (Light)



Modern Enhanced (Dark)



Modern Enhanced (Light)



# Double storey façades.

## HAMPTONS

The classic and popular Hamptons design captures a tranquil and inviting appeal that welcomes you in.



Hamptons Starter (Dark)



Hamptons Starter (Light)



Hamptons Enhanced (Dark)



Hamptons Enhanced (Light)

## COASTAL

The strong angular lines of the Coastal façade are complemented by contrasting materials to create unique street appeal.



Coastal Starter (Dark)



Coastal Starter (Light)



Coastal Enhanced (Dark)



Coastal Enhanced (Light)

## CONTEMPORARY

Designed to reflect a contemporary urban feel, this range of façades nestles perfectly into any area.



Contemporary Starter (Dark)



Contemporary Starter (Light)



Contemporary Enhanced (Dark)



Contemporary Enhanced (Light)

## MODERN

Streamlined, sleek lines create an unmistakable modern look accentuated by contrasting materials and colour treatments throughout these façades.



Modern Starter (Dark)



Modern Starter (Light)



Modern Enhanced (Dark)



Modern Enhanced (Light)



# Our Custom Collections.

Created to give you the flexibility to upgrade the rooms you love the most, our Custom Collections present luxurious upgrade packages to personalise your home.

With three levels to choose from, plus the ability to add additional upgrades, our Custom Collections deliver the ultimate advantage when tailoring the finishes of your home.

## INSPIRED SELECTIONS

From textured, natural neutrals to moody modern – our trend-inspired interior and exterior selections will start you off on exactly the right foot. Take inspiration from our design experts on how to integrate the very latest design trends into our range of homes and styles. Our Design Studio experience coupled together with our Inspired Selections will excite you with possibilities to explore your own sense of style.



# Classic Collection.

Everything you love about a Rawson home, ready to go. It's the budget-friendly solution that doesn't compromise on quality.

With this Collection, you can upgrade any space within your home to the Luxury or Prestige Collections.

*Scan to discover more about  
the Classic Collection.*





# Luxury Collection.

Bringing another level of luxury living to the home.  
It's our most popular upgrades bundled up in  
a value-packed offering.  
If you want to add even more to your home,  
you can upgrade to the Prestige Collection  
or choose individual upgrades.

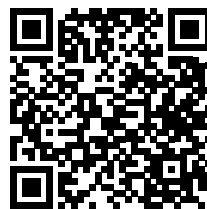
*Scan to discover more about  
the Luxury Collection.*



# Prestige Collection.

For the ultimate finish, the Prestige Collection  
allows you to add that extra opulence to your home.  
It's everything you get in the Luxury Collection  
with additional upgrades and features.

*Scan to discover more about  
the Prestige collection.*







## Our **display** homes.

---

For over 40 years, Rawson Homes has built stunning designer homes across Sydney, Central Coast, Hunter and Newcastle, Illawarra, Southern Highlands and South Coast, ACT and the Central West.

Visit our displays to explore and experience our homes for yourself.

## Display **locations.**

---

### SYDNEY

HomeWorld Marsden Park  
HomeWorld Box Hill  
Redbank  
Narraweena Knockdown  
Rebuild Display  
HomeWorld Leppington  
Stockland Willowdale II  
Sylvania Knockdown  
Rebuild Centre  
Camden Dream Builder  
Design Studio  
Sydney Design Studio

### ACT

Ginninderry  
Denman Prospect  
Googong

### ILLAWARRA, SOUTHERN HIGHLANDS AND SOUTH COAST

Calderwood Valley  
Shellharbour  
Design Studio

### CENTRAL COAST, HUNTER AND NEWCASTLE

HomeWorld Warnervale  
HomeWorld Thornton  
Merewether Knockdown  
Rebuild Display

### CENTRAL WEST

Dubbo  
Orange  
Bathurst Home  
Design Suite





**For more information, please ask your new home consultant or call 1300 223 345.**

**Display locations:** HomeWorld Marsden Park - HomeWorld Box Hill - Redbank - Narraweena - HomeWorld Leppington  
- Willowdale II - Sylvania - Calderwood Valley - HomeWorld Warnervale - HomeWorld Thornton  
- Merewether - Denman Prospect - Googong - Ginninderry - Dubbo - Orange - Bathurst  
**Design Studios:** Sydney Rhodes - Shellharbour - Camden

**[rawsonhomes.com.au](http://rawsonhomes.com.au)**

Disclaimer: Images are for illustrative purposes only and photographs, artist impressions and other pictures in this brochure may show fixtures, fittings or finishes which are outside the Classic Inclusions or the Custom Luxury or Prestige Collections or which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the specific Collection or standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, doors, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. Specified inclusions are correct as at the time of printing and Rawson Homes reserves the right to substitute an item of equivalent quality and/or finish. Please refer to your Tender for specific details of the inclusions and exclusions.

Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions.

Builders Lic No. NSW 33493C. ACT 19936252. ABN 67 053 733 841. ACN 053 733 841