RAWSON HOMES
EST 1978

DUPLEX

DUPLEX DESIGN
COLLECTION

Our new collection

We are proud to present our new duplex designs! With four and five bedroom designs to accommodate any type of family, these light-filled homes feature open-plan kitchen and dining, media and study zones, generous sized bedrooms and storage, and alfresco entertaining areas to create a sense of space.

In spite of the rising cost of living, we believe that your family deserves an affordable yet stylish design that you will be able to transform into a home. Alternatively, our new duplex designs are an exciting investment opportunity for the astute buyer to become part an evolving market in the Australian landscape.

Built with the modern family in mind, our low maintenance duplex designs will ensure that your busy life is spent relaxing in comfort as you build a home for the future.

An exciting opportunity for the *future*

Bronte

The Bronte is a home that accommodates for all aspects of modern family living. It's a place where children and adults can work, rest, play and navigate the weekly routine conveniently and comfortably.

Across the porch and through the entry way, the Bronte offers a roomy entrance hall which flows through to a flexible study or lounge area, making the home ideal for professionals and students alike. The study area enjoys maximum privacy – cleverly separated from the home's main living spaces by the centrally located toilet room, laundry room and stairwell.

Meticulously crafted interior spaces offer a plentiful of natural light for simple sophistication. The kitchen, living and dining spaces are all open-plan and extend to an alfresco area through floor-to ceiling glass sliding doors. The Bronte is truly a home to be proud of when entertaining friends and hosting family occasions – whatever the time of year.

The home's four bedrooms are located upstairs and come with generous floor spaces. While built-in robes feature in three of the upstairs bedrooms, the largest master bedroom features its very own walk-in robe for that extra special sense of luxury. There will be no more family rush-hour queues either, with the upstairs featuring two separate bathrooms. The clever positioning of the bathrooms – which separate the master suite from the remaining bedrooms – ensures parents can enjoy some peaceful relaxation at the end of a long day.

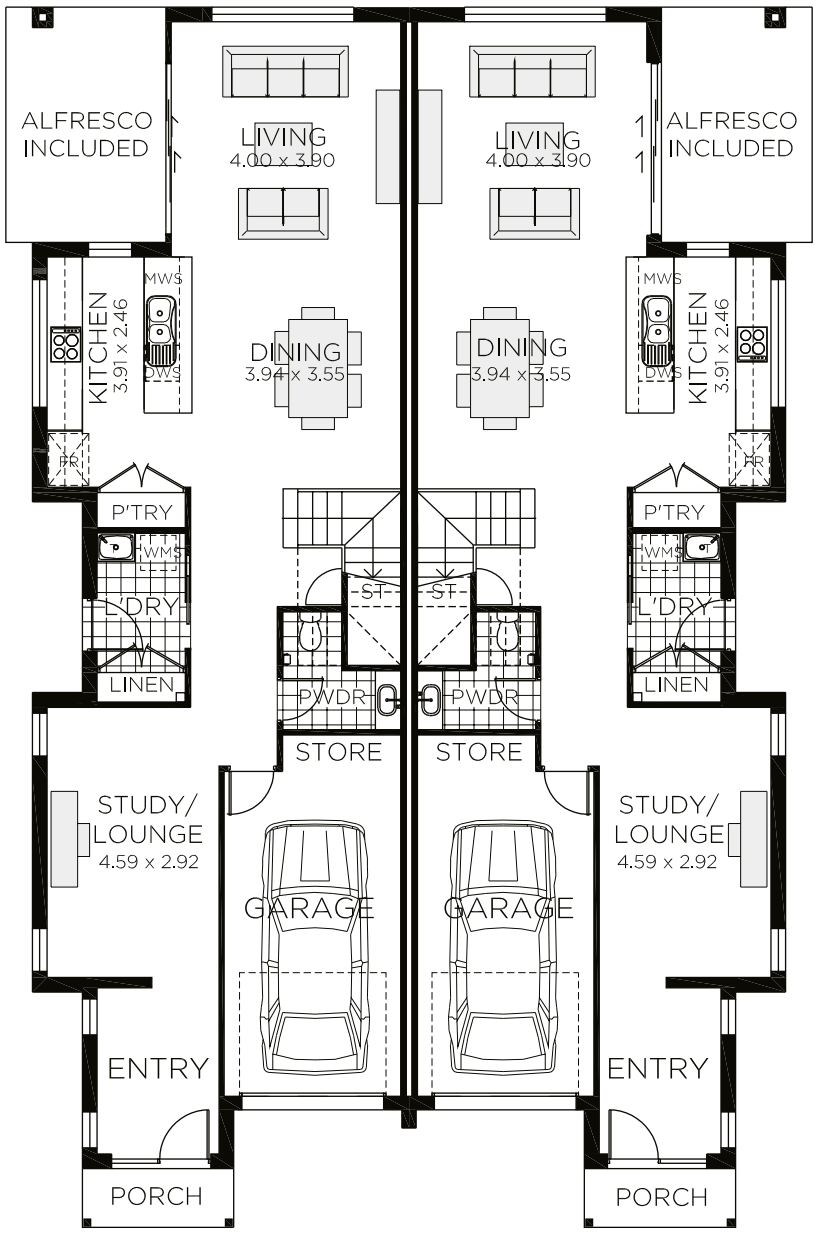
The Bronte is a unique duplex home which extracts maximum value from its footprint and promises quality living. This is a place that people can be proud to show-off and where busy families can work, enjoy life and spend quality time with friends and family.

CLASSIC

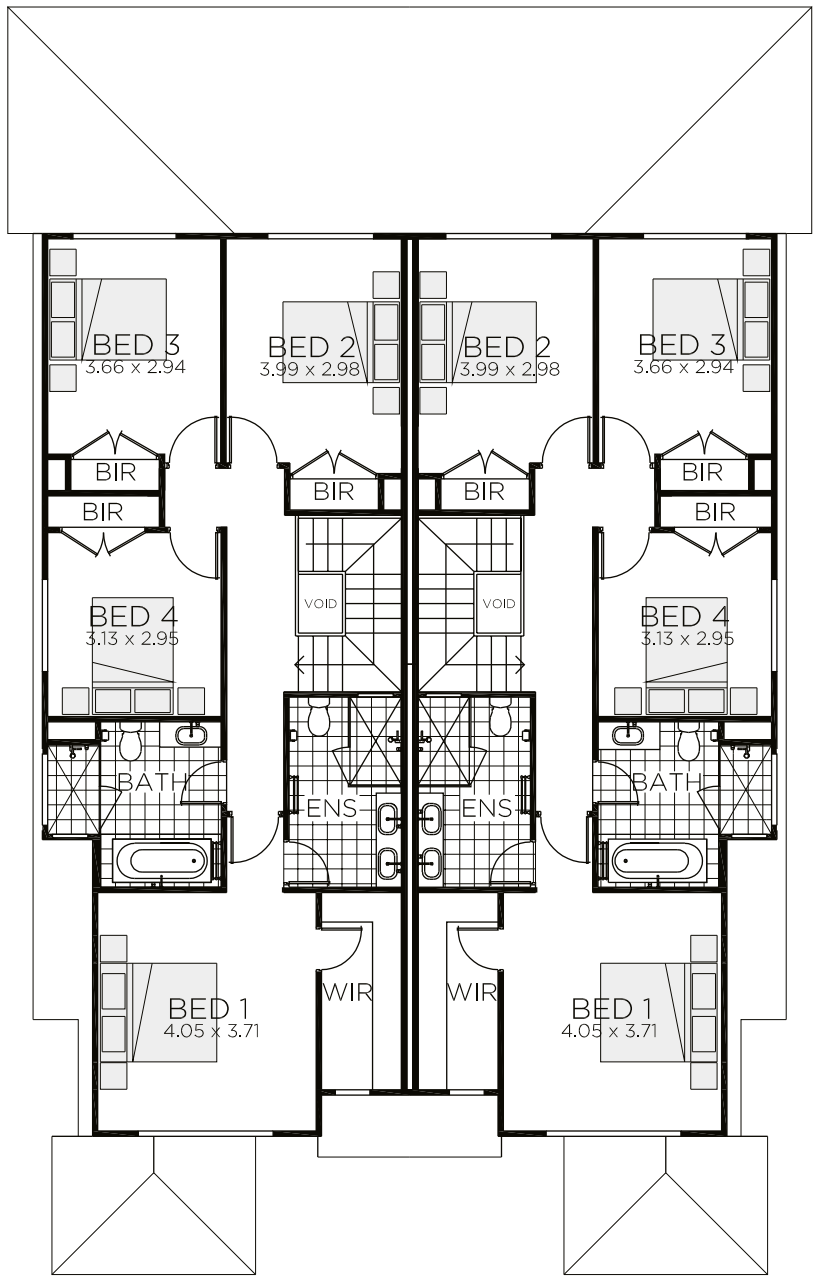
REGAL

VOGUE

HAMPTONS



Ground Floor



First Floor

Bronte 23

FITS **15.0M** WIDE STANDARD LOT

4 | 2.5 | 1 | sq 22.9

Per Dwelling						
	Ground Floor Living	89.62m²	Porch	2.57m²	Overall Width	12.800m
	First Floor Living	90.42m²	Alfresco	10.88m²	Overall Length	20.740m
	Garage	19.35m²	Total	212.84m² / 22.9 Sq		

Sarina

The Sarina is distinguished by its unique side porch and entrance which takes you directly into an expansive and inviting entrance hall. To the right-hand side of the entrance, and at the very front of the home, a light-filled study space boasts complete privacy from the most active areas of this family home. The Sarina is designed for professionals and students to work from home.

Passing the stairwell, the cleverly crafted floorplan opens-up into a bright open-plan living area which accommodates the kitchen, living and dining spaces. Ideal for hosting and entertaining, the kitchen is equipped with a modern island work surface which looks out over the dining and living spaces, also having direct views of the outside.

Through the warmer months, the living space can be extended further by opening the tall glass sliding doors to a generous alfresco area. The free-flowing access between the internal living space and outside area makes for a bright, spacious and well-ventilated home.

Upstairs accommodates all four bedrooms of this family home. While the master bedroom offers a large walk-in robe and ensuite bathroom, all remaining bedrooms have built-in robes for a clean and modern aesthetic. At the centre of the upstairs space is a large family bathroom and communal area which has ample space for seating and entertainment.

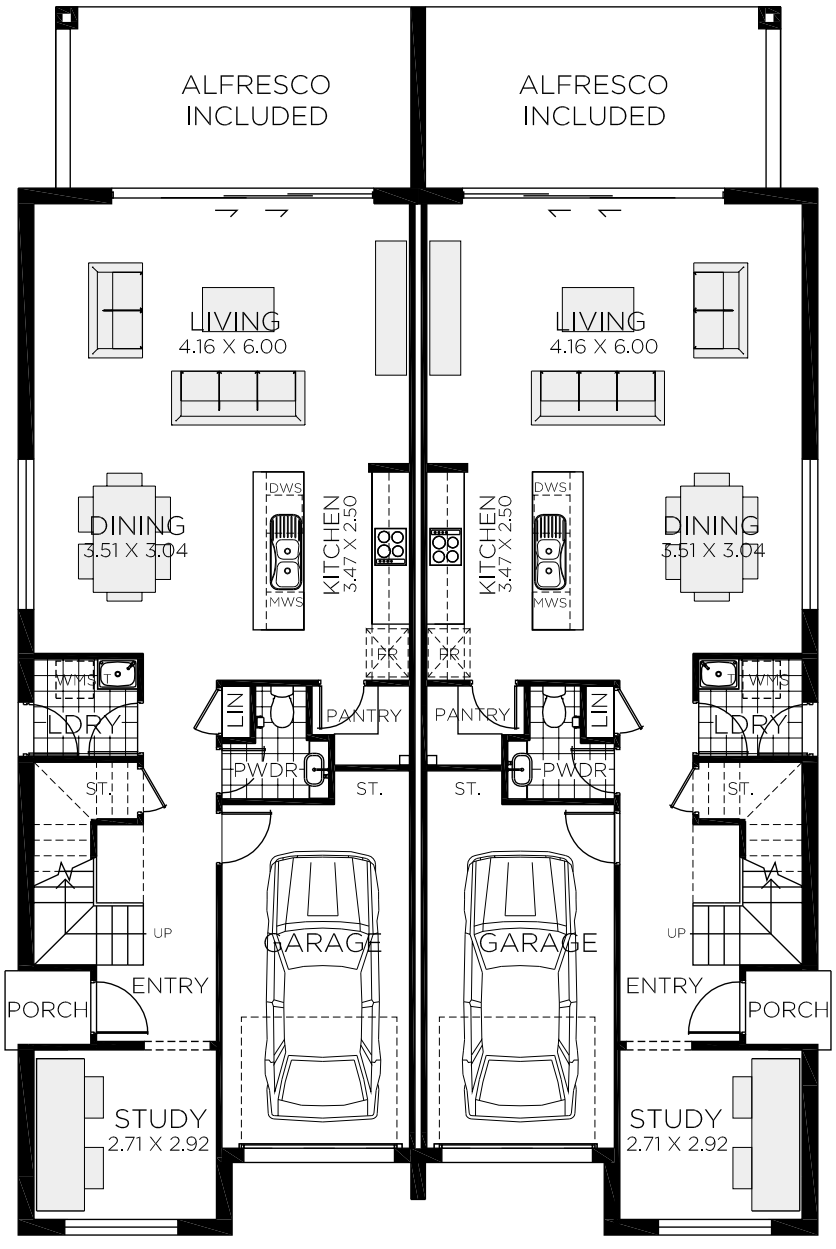
Perfect for an indoor-outdoor lifestyle all-year-round, the Sarina has been designed to meet the needs of growing families while offering an exceptional space for every type of occasion. For entertaining, working, relaxing and running a family, the Sarina ticks all boxes.

CLASSIC

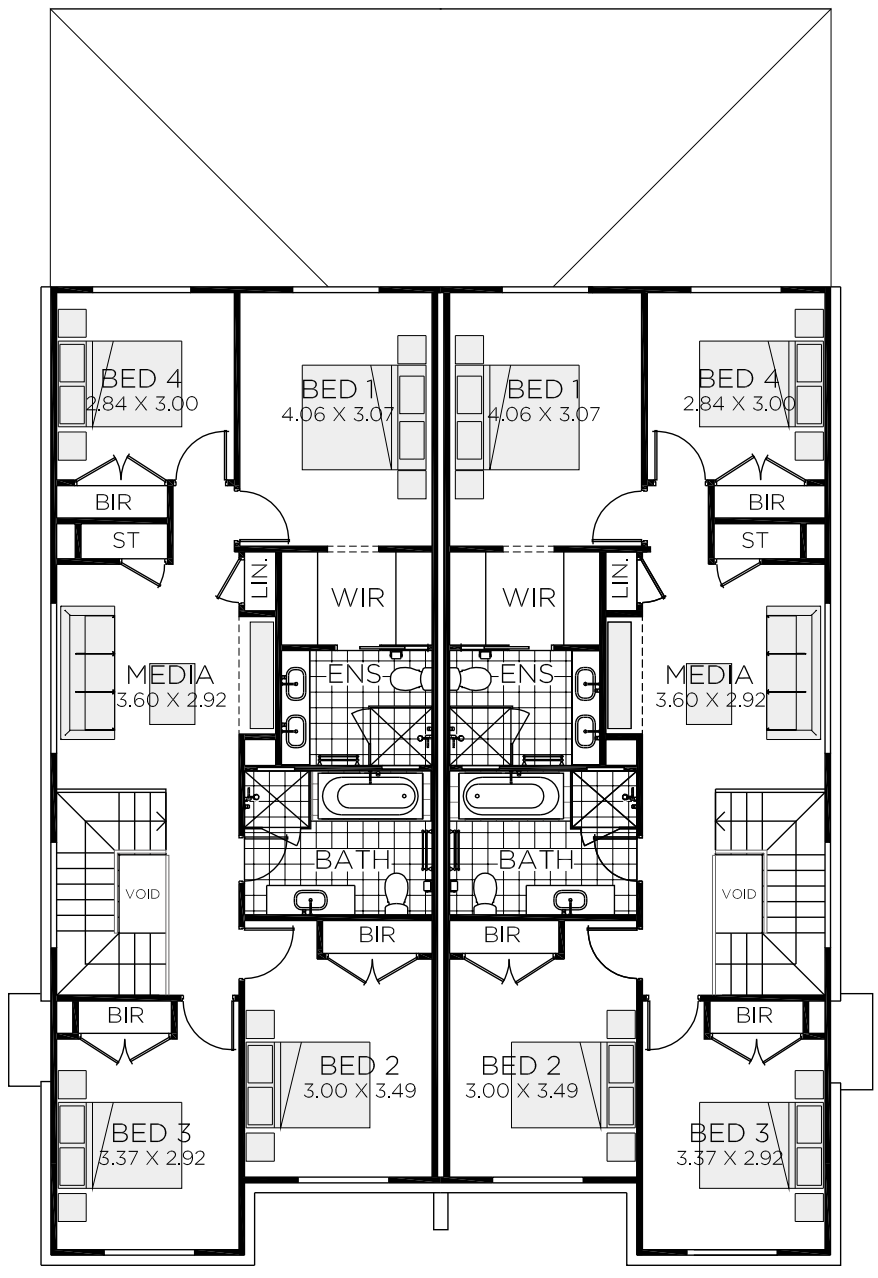
VOGUE

REGAL

MAJESTIC



Ground Floor



First Floor

Sarina 23

FITS **15.0M** WIDE STANDARD LOT

4 | 2.5 | 1 | sq 23.6

Per Dwelling	Ground Floor Living	83.72m²	Porch	1.64m²	Overall Width	12.800m
	First Floor Living	98.46m²	Alfresco	17.34m²	Overall Length	19.660m
	Garage	18.72m²	Total	219.87m² / 23.6 Sq		

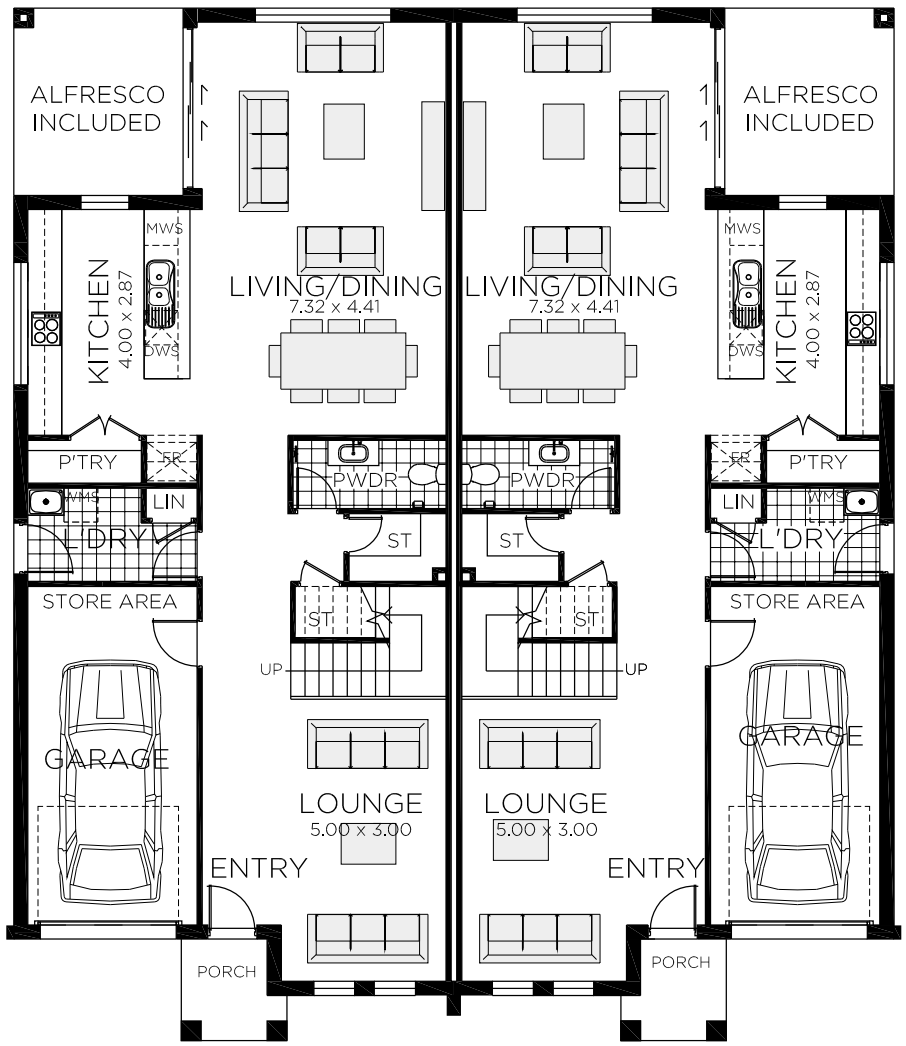
Medina

Beyond the facade of the Medina awaits an extraordinary four-bedroom family home packed with surprises and exciting features. The sense of openness and simple sophistication is immediately apparent upon entering the home thanks to a large contemporary lounge space.

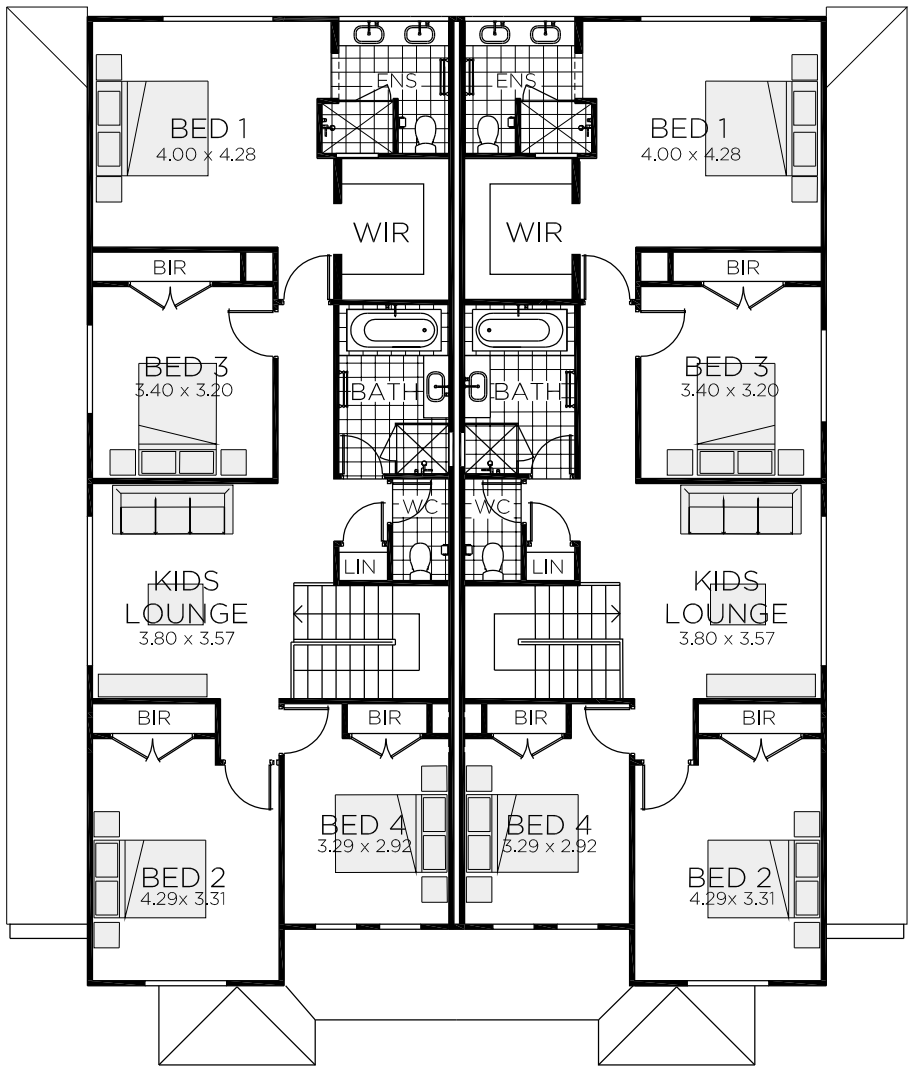
A laundry, powder room and storage cupboard have been smartly positioned at the heart of the downstairs floorplan to ensure all living areas enjoy ample natural light and outside views towards the front and back. At the back of the home, the sense of spaciousness that already appears typical of the Medina, is enhanced even further with an open-plan living area that accommodates the living, dining and kitchen areas. The contemporary kitchen is equipped with all the latest stainless-steel appliances and even has a walk-in pantry for maximum storage and enhanced aesthetic appeal. The large windows and natural tones and textures throughout make the open-plan living area a bright and airy space in which to relax and entertain during the cooler months. Meanwhile, tall glass sliding doors offer access to a stunning and always visible alfresco area for easy indoor-outdoor living and entertainment during the summer.

Upstairs, the generously sized master bedroom offers a truly tranquil retreat for busy parents with views through expansive windows towards the back of the property. The luxurious master bedroom includes an ensuite bathroom and walk-in robe and stretches across the entire width of the home. The three remaining bedrooms upstairs are all spacious and consistently sized so everyone in the family has a comfortable space to call their own. A kids' lounge, family bathroom and separate toilet room are also centrally located upstairs for maximum amenity and comfort for everyone.

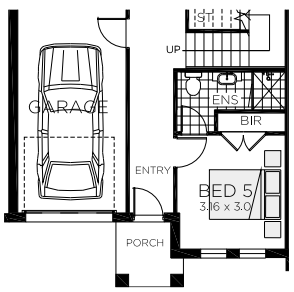
Exactly what growing family's need, there's a zone for everyone to enjoy in the Medina. There's a place to relax away from the family bustle, somewhere for children to socialise, stunningly decorated entertaining areas and, of course, a quiet and calming space for parents to unwind.



Ground Floor



First Floor



5th Bed and Ensuite Option

Medina 26

FITS **18.0M** WIDE STANDARD LOT

4 | 2.5 | 1 | sq 26.3

Per Dwelling	Ground Floor Living	101.74m²	Porch	3.02m²	Overall Width	15.600m
	First Floor Living	109.47m²	Alfresco	9.96m²	Overall Length	18.300m
	Garage	20.31m²	Total	244.50m² / 26.3 Sq		

Verona

The Verona is a smartly designed duplex home that offers families a comfortable and sophisticated space in which to live, grow and entertain. It leaves no stone unturned, ensuring the home is fully equipped with all the features and conveniences of modern living without compromising the home's sense of contemporary style. Utilising the available space, ensures that it is both comfortable and practical.

At the rear of the floorplan you'll discover a well-appointed open-plan kitchen, dining and living space. The home is designed with clean lines, complimented by a walk-in pantry that provides ample storage for groceries and household items. This practical space an island bench overlooking the living and dining areas, making it perfect for get-togethers with family and friends.

This spacious open-plan living area boasts natural tones and textures throughout and is perfect for year-round living, extending further through floor-to-ceiling glass sliding doors to a generous alfresco space. Meanwhile, ample natural light floods this bright and airy living space, flowing through the large windows which surround the exterior walls.

At the centre of the upstairs space, a generous family bathroom offers the perfect place to refresh in peace. All four upstairs bedrooms are generously sized with built in wardrobes for maximum storage while the master bedroom includes a luxury walk-in robe.

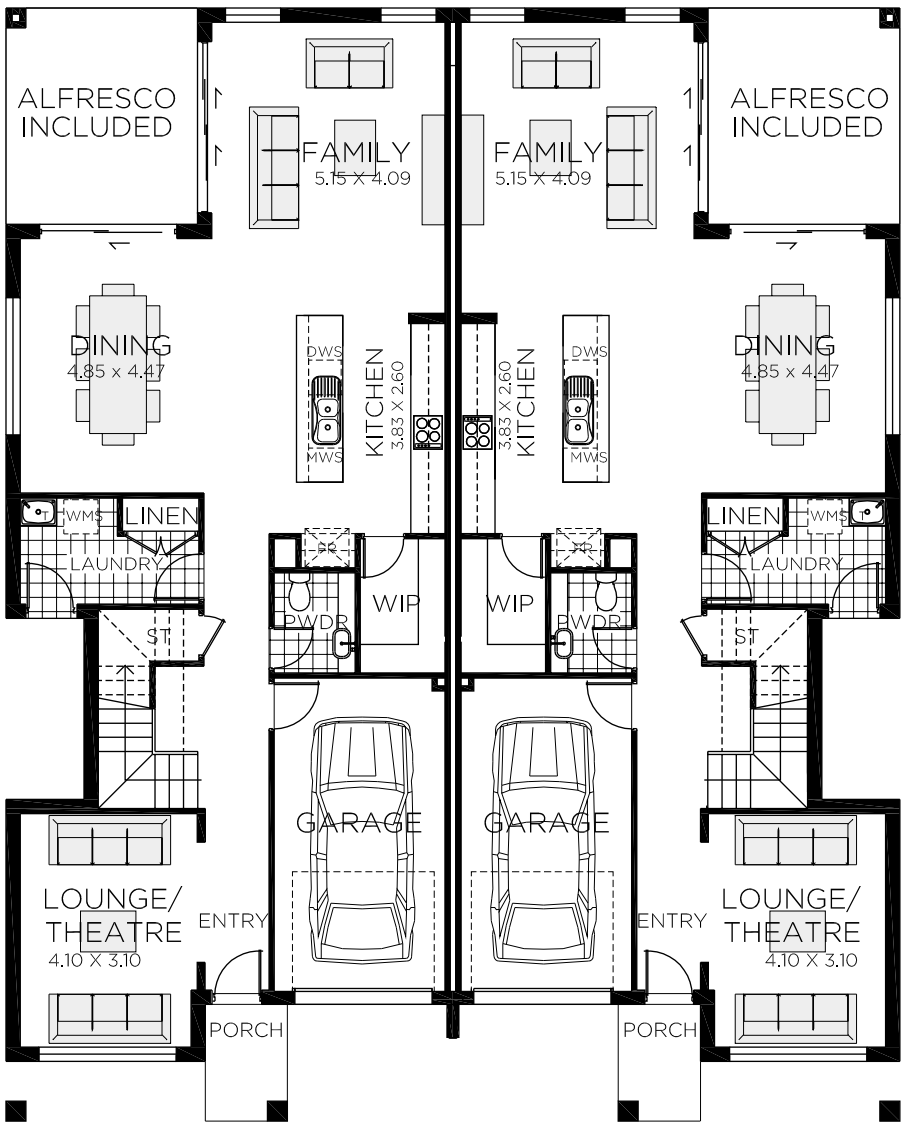
The Verona is a modern and tastefully decorated home that perfectly balances the sense of simplicity and openness with enhanced amenity.

CLASSIC

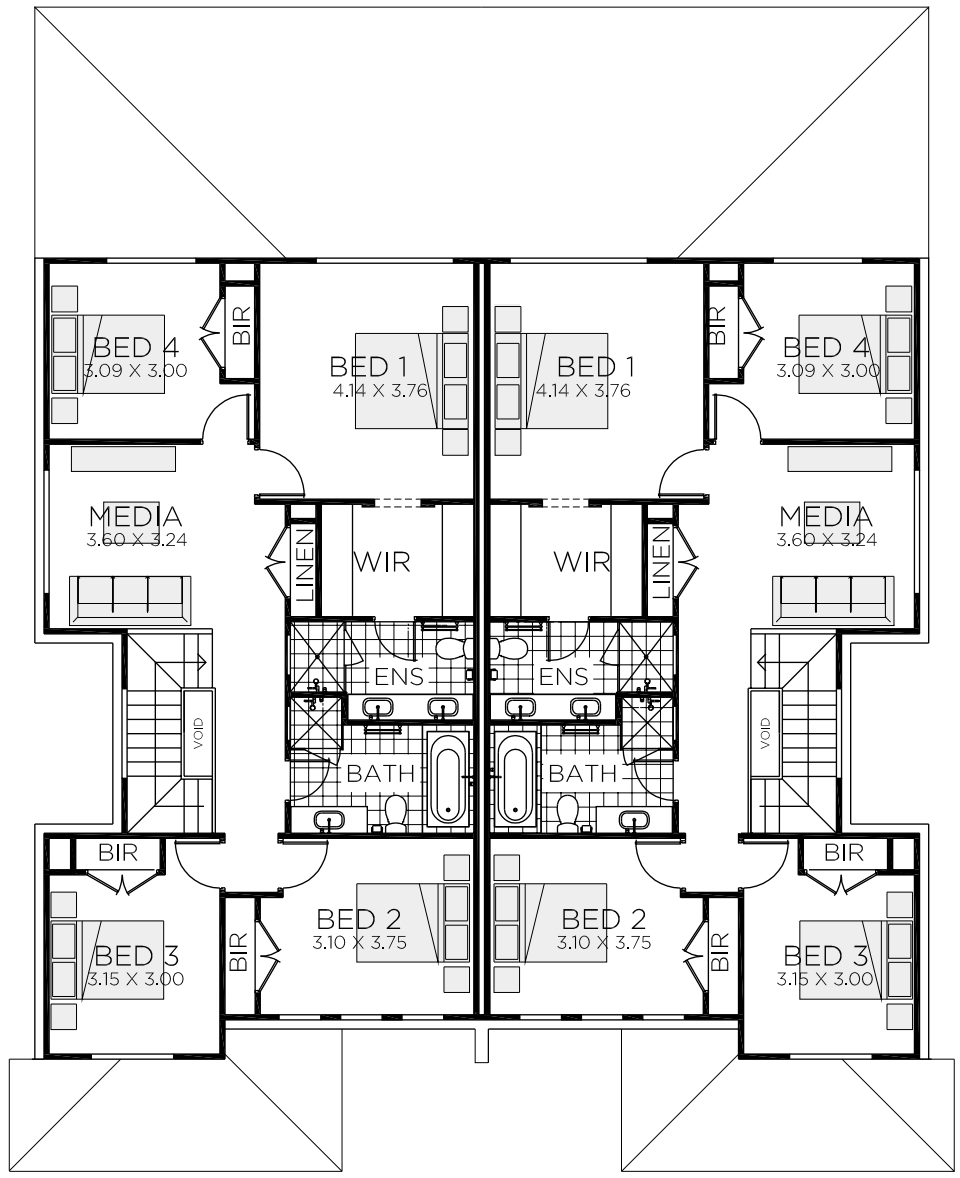
VOGUE

MAJESTIC

ELITE



Ground Floor



First Floor

Verona 26

FITS **18.0M** WIDE STANDARD LOT

4 | 2.5 | 1 | sq 25.8

Per Dwelling						
	Ground Floor Living	105.75m²	Porch	2.96m²	Overall Width	15.700m
	First Floor Living	100.29m²	Alfresco	12.79m²	Overall Length	19.550m
	Garage	17.99m²	Total	239.78m² / 25.8 Sq		

Duplex build process

Step 1: Select your home

PART A – Home Selection and Requesting a Tender

This is the beginning of your journey and our experienced and helpful New Home Consultants specialise in understanding your needs so they can deliver the right solution for you.

Part B – Feasibility Report

Whilst we are preparing your tender, a feasibility assessment will be completed by our town planner. This is a formal check to ensure that what you have chosen with your sales consultant is permitted on your block of land

Part C – The Final Tender Price

During this stage we will spend the time with you to understand all tender inclusions and feasibility report to provide the one final and fixed tender price inclusive of all your requirements throughout the build.

Step 2: Drawings and contracts

PART A – Preparing your drawings and Exterior Selections

This is where your vision starts to come to life and you will be assigned a Pre-Construction Administrator who will work with you throughout the process. They will act as your dedicated build liaison right up to the time we start building your home. After your exterior selections, we prepare detailed plans of your chosen home design and facade in readiness for the next stage.

PART B – Finalising your Drawings (Submission Plan Stage)

Upon signing off your final home plan drawings (Submission Plans) we prepare all necessary paperwork for lodgement through Council or private certifier.

PART C – Building Contract Agreement

Now that the final plans have been signed off, we prepare your building contract documentation for you to sign prior to lodgement to Council or private certifier.

Step 3: Selections and approvals

PART A – Interior Colour Selections

This is one of the most exciting stages where you will meet your expert Colour and Electrical Consultants to help you choose the interior finishes that will work best in your new home.

PART B – Approvals

This is where your Pre-Construction Administrator will do all the hard work for you and will follow up and advise when approvals are received from all external parties.

PART C – Review

The final step in this process is the review. This is were we guide you through all final details to ensure everything is clear and understood by all parties.

Step 4: Construction

PART A – Construction

Your official site construction will begin, from the laying of your slab to the completion of your home. At this point you will meet your Site Manager who will take care of all the aspects of your build and keep you informed along the way.

Step 5: Handover

PART A – Walk Through Inspection

We will walk through a personal inspection of your new home. Your Site Manager will go over all required information and talk you through everything you need to know.

PART B – Handover Inspection

We complete a final inspection to ensure all items in your walk through checklist have been addressed.

PART C – Move in and Warranty

Once you submit your list your Warranty Manager will visit you at your home to ensure that everything is delivering on your expectations and to the Rawson quality standard. Following moving in you have a 13 week settling in period so you can identify and note any concerns that we will attend to.

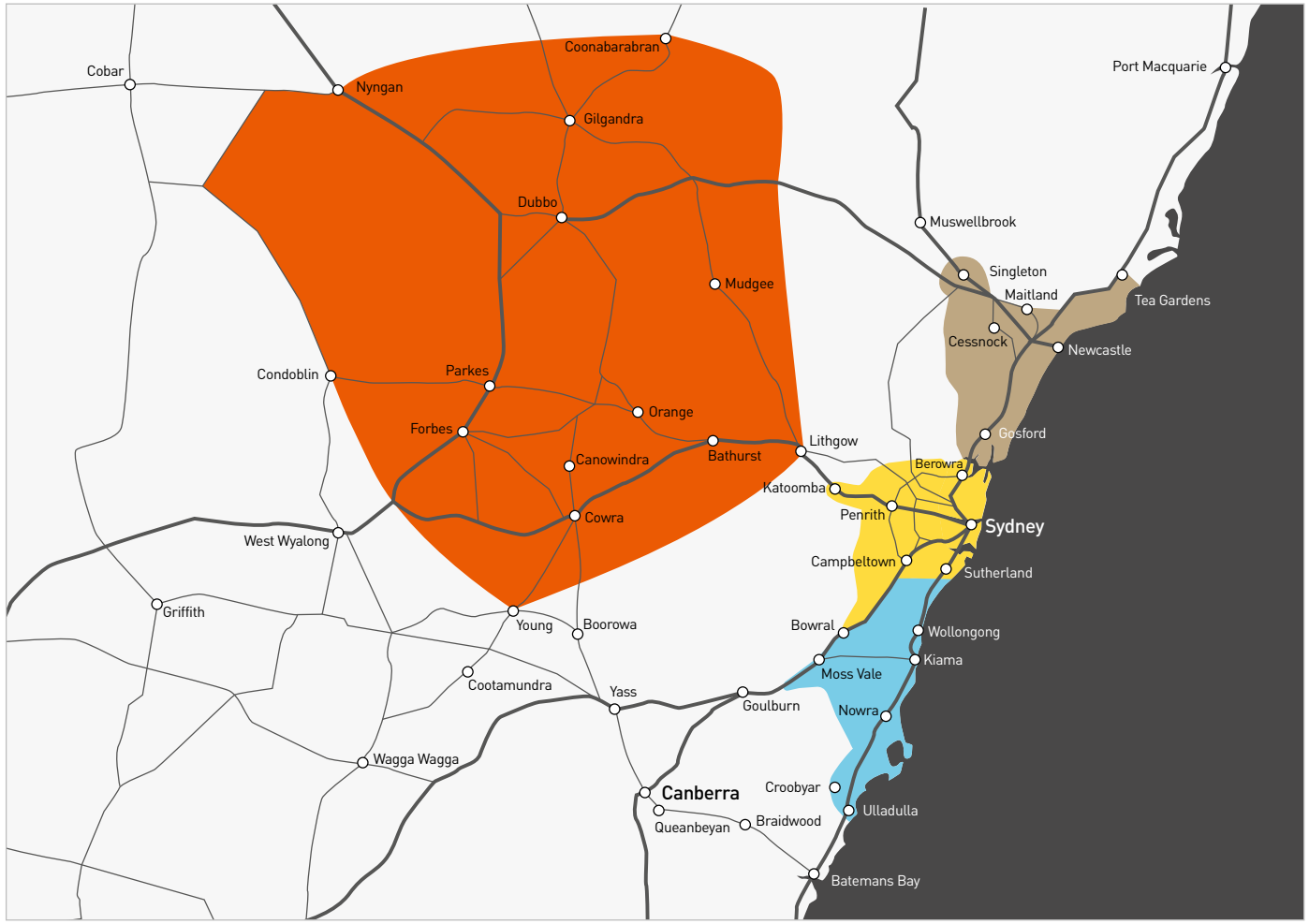
Index

House Type	Beds (Per Dwelling)	Baths (Per Dwelling)	Cars (Per Dwelling)	Squares (Per Dwelling)	Square Meters (Per Dwelling)	Overall Width (M)	Overall Length (M)	Fits Standard Lot (M)
Bronte 23	4	2.5	1	22.9	212.84	12.800	20.740	15.0
Sarina 23	4	2.5	1	23.6	219.87	12.800	19.660	15.0
Medina 26	4	2.5	1	26.3	244.50	15.600	18.300	18.0
Verona 26	4	2.5	1	25.8	239.78	15.700	19.550	18.0

Where we build duplexes

Key

- Central West
- Sydney
- Central Coast / Hunter / Newcastle
- Illawarra / Southern Highlands / South Coast



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EST 1978

DUPLEX

Visit our duplex sales and virtual reality experience centre: 21 Hartigan Ave, Kellyville NSW 2155
For more information, please ask your new home consultant or call us on **02 8883 1361**

rawsonhomes.com.au/duplex

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