



**RAWSON  
HOMES**  
— EST 1978 —

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# ACT Home Designs





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

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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 we've also created an improved way to build your home.

With Rawson Homes you have the ability to choose from a selected range of our most popular designs or you can completely tailor your home design to suit your specific needs. We are here to help you find and build the best home for you, together.

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

Scan the QR code below to view the digital version of our ACT Home Designs Guide



# Single Storey Collection

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We know that every family is unique, which is why we build homes to suit all lifestyles.

Our single storey collection offers you many innovative designs and features for contemporary, stylish single storey living that is the perfect fit for young families, growing families, downsizers or retirees.



# Single Storey Facades

Our beautiful range of single storey facades comply with all ACT standards and include striking design options to uniquely stand-out and give you that curb appeal you've always dreamed of. From classic to contemporary, there's a facade designed just for you.

See below for some of the ACT compliant facade designs:

## HAMPTONS



Starter Dark Facade



Starter Light Facade



Enhanced Dark Facade



Enhanced Light Facade

## COASTAL



Starter Dark Facade



Starter Light Facade



Enhanced Dark Facade



Enhanced Light Facade

## CONTEMPORARY



Starter Dark Facade



Starter Light Facade



Enhanced Dark Facade



Enhanced Light Facade

## MODERN



Starter Dark Facade



Starter Light Facade



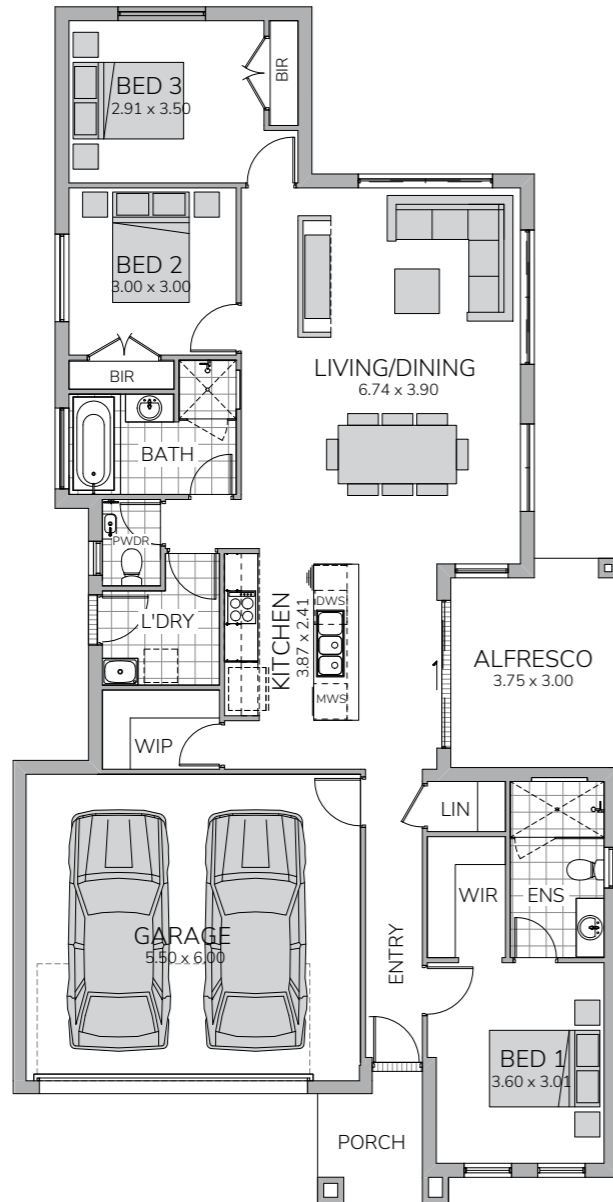
Enhanced Dark Facade



Enhanced Light Facade

# Fairlight 20

3 bedrooms 2.5 bathrooms 1 living 2 car spaces



### HOME DETAILS

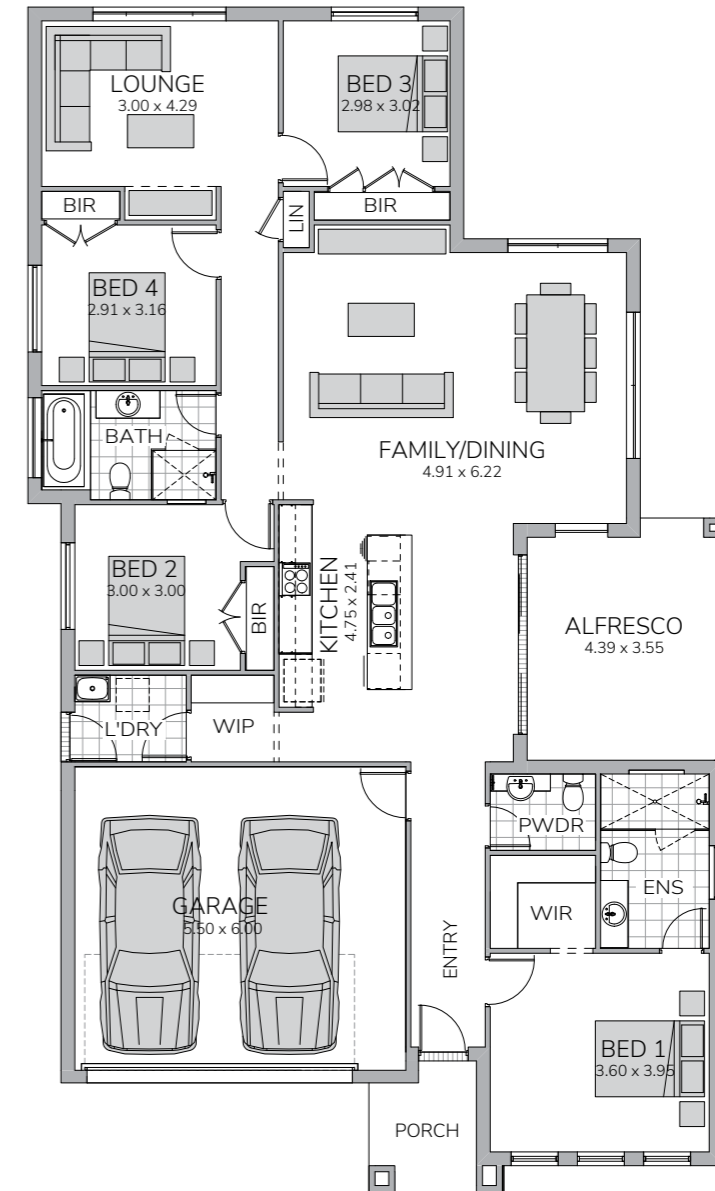
Living	129.95m <sup>2</sup>	<b>Total</b>	<b>181.10m<sup>2</sup></b>
Garage	36.12m <sup>2</sup>	Overall Width	10.85m
Porch	4.28m <sup>2</sup>	Overall Length	21.47m
Alfresco	10.74m <sup>2</sup>		

### Options available:

- Bed 1 swap
- Walk-in linen
- Extended walk-in robe

# Fairlight 24

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



### HOME DETAILS

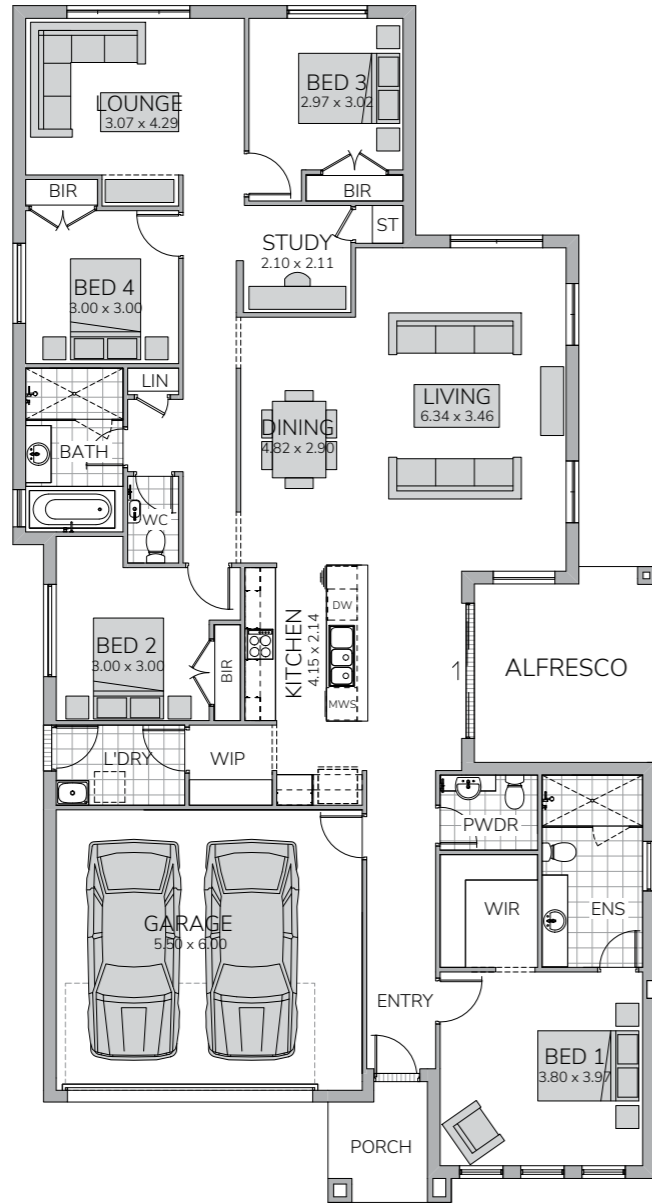
Living	167.78m <sup>2</sup>	<b>Total</b>	<b>222.84m<sup>2</sup></b>
Garage	35.89m <sup>2</sup>	Overall Width	12.60m
Porch	4.31m <sup>2</sup>	Overall Length	21.47m
Alfresco	14.87m <sup>2</sup>		

### Options available:

- Bed 1 swap
- Extended bed 3
- Walk-in linen
- Extended walk-in robe

# Fairlight 26

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



### HOME DETAILS

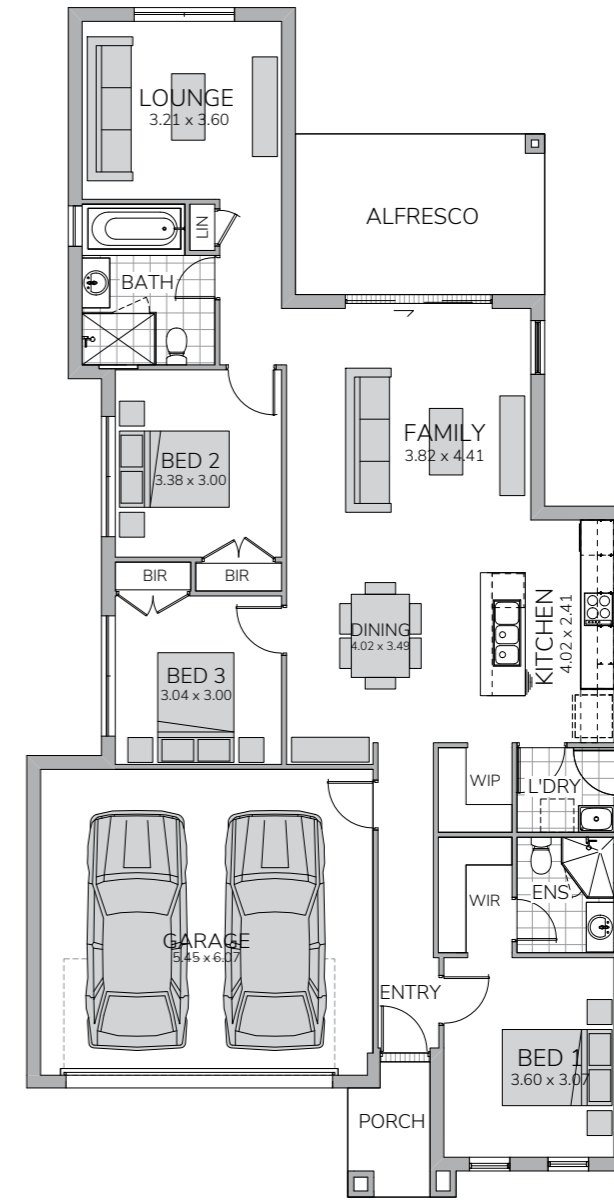
Living	190.89m <sup>2</sup>	<b>Total</b>	<b>244.22m<sup>2</sup></b>
Garage	35.90m <sup>2</sup>	Overall Width	12.60m
Porch	4.49m <sup>2</sup>	Overall Length	23.47m
Alfresco	12.94m <sup>2</sup>		

### Options available:

- Bed 1 swap
- Extended bed 3
- Walk-in linen
- Extended walk-in robe

# Lennox 20

3 bedrooms 2 bathrooms 2 living 2 car spaces



### HOME DETAILS

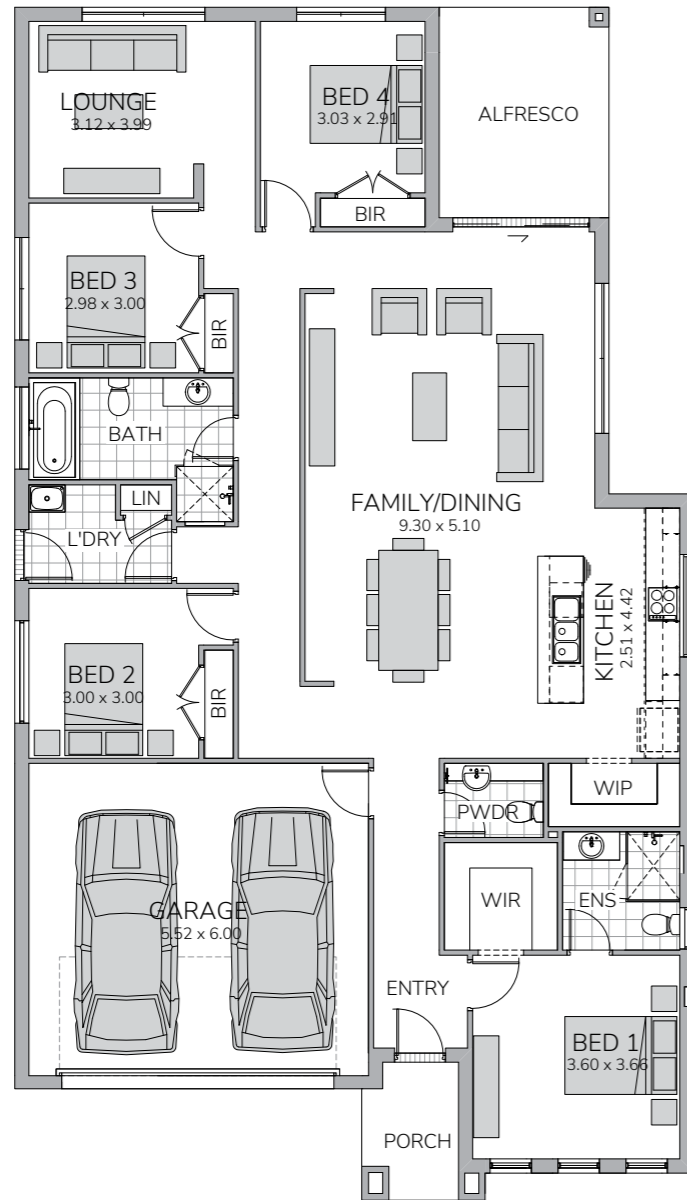
Living	129.08m <sup>2</sup>	<b>Total</b>	<b>182.04m<sup>2</sup></b>
Garage	36.34m <sup>2</sup>	Overall Width	10.85m
Porch	3.57m <sup>2</sup>	Overall Length	21.47m
Alfresco	13.05m <sup>2</sup>		

### Options available:

- Bed 1 swap

# Lennox 24

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



### HOME DETAILS

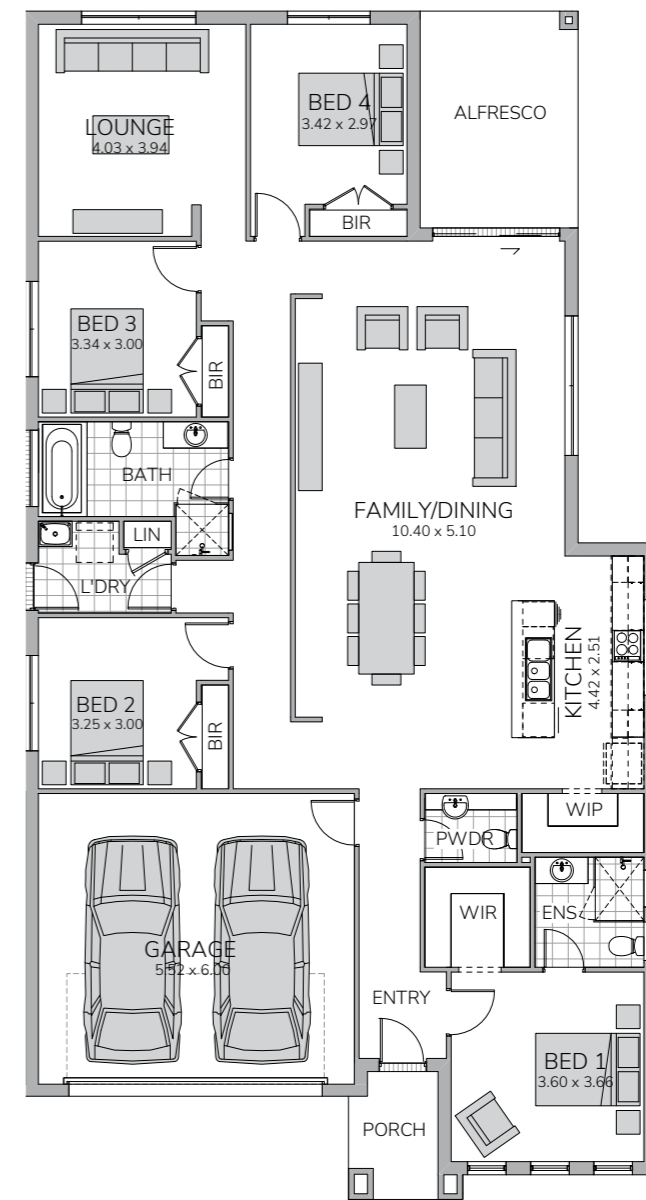
Living	174.77m <sup>2</sup>	<b>Total</b>	<b>226.17m<sup>2</sup></b>
Garage	36.06m <sup>2</sup>	Overall Width	12.00m
Porch	4.18m <sup>2</sup>	Overall Length	21.07m
Alfresco	11.16m <sup>2</sup>		

### Options available:

- Bed 1 swap
- Extended ensuite

# Lennox 26

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



### HOME DETAILS

Living	189.32m <sup>2</sup>	<b>Total</b>	<b>241.92m<sup>2</sup></b>
Garage	36.06m <sup>2</sup>	Overall Width	12.00m
Porch	4.18m <sup>2</sup>	Overall Length	22.57m
Alfresco	12.36m <sup>2</sup>		

### Options available:

- Bed 1 swap
- Extended ensuite

# Double Storey Collection

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Discover our collection of innovative and stylish double storey homes.

Whether you're looking for more space for your family, room to accommodate the grandparents or downsizing from a larger block, there's a Rawson Home to suit your lifestyle.





# Double Storey Facades

## HAMPTONS



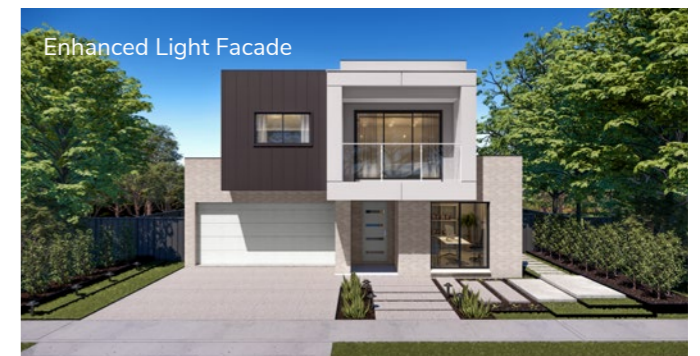
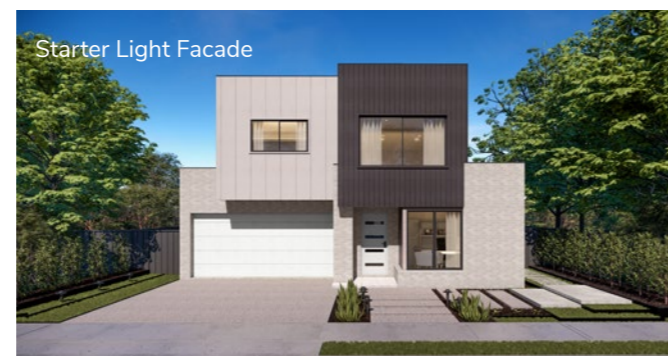
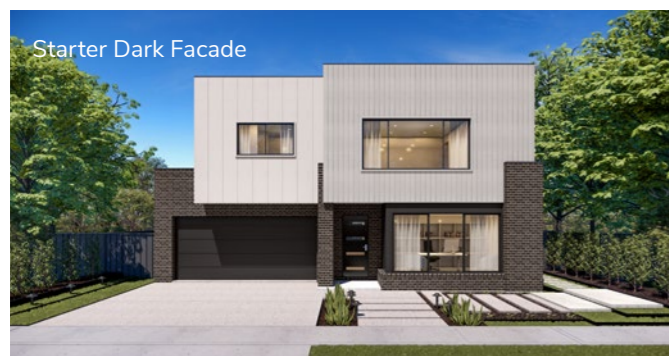
## COASTAL



## CONTEMPORARY



## MODERN

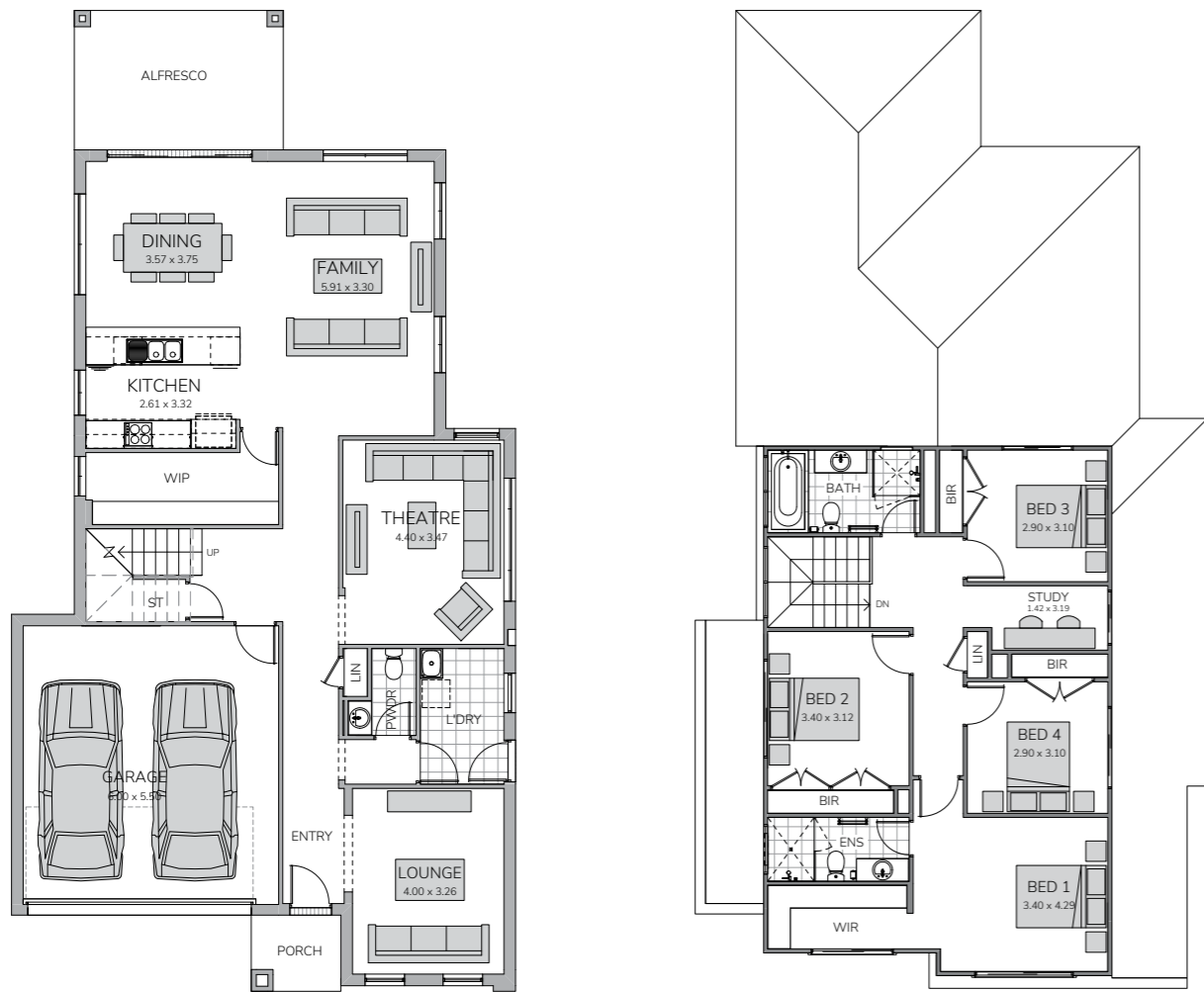


Designed to make best use of natural light, our ACT compliant double storey facades give your home a light and airy feel, with an impressive street presence. Classic yet contemporary, there's a façade option perfect for you and your family.

See below for some of the ACT compliant facade designs:

# Ainslie 29

4 bedrooms 2.5 bathrooms 3 living 2 car spaces

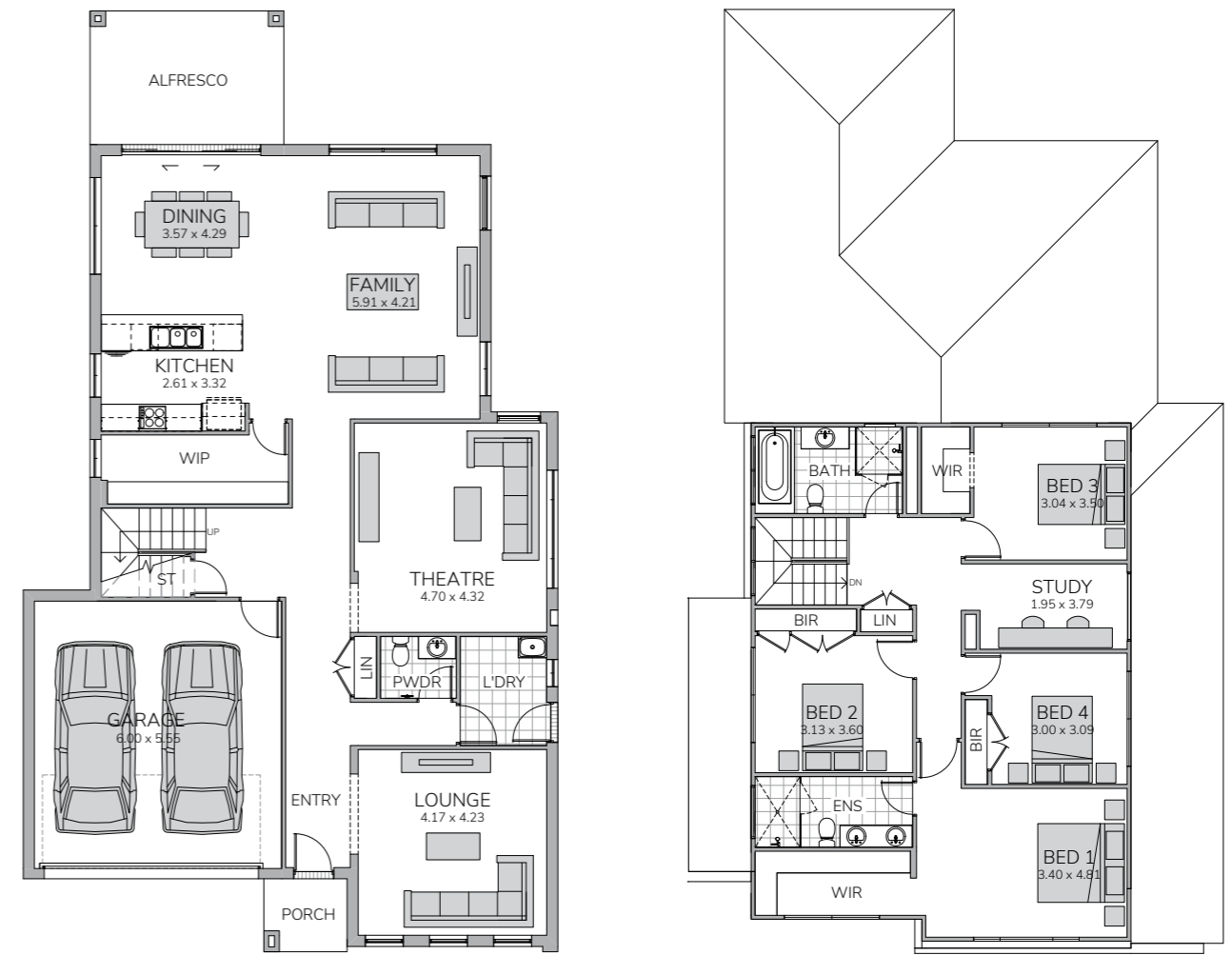


GROUND FLOOR

FIRST FLOOR

# Ainslie 32

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

## HOME DETAILS

Ground Floor Living	125.92m <sup>2</sup>	Alfresco	13.50m <sup>2</sup>
First Floor Living	87.80m <sup>2</sup>	<b>Total</b>	<b>266.54m<sup>2</sup></b>
Garage	36.16m <sup>2</sup>	Overall Width	10.85m
Porch	3.17m <sup>2</sup>	Overall Length	21.12m

## Options available:

- Extended alfresco
- Bed 1 swap
- Rumpus
- Guest bed

## HOME DETAILS

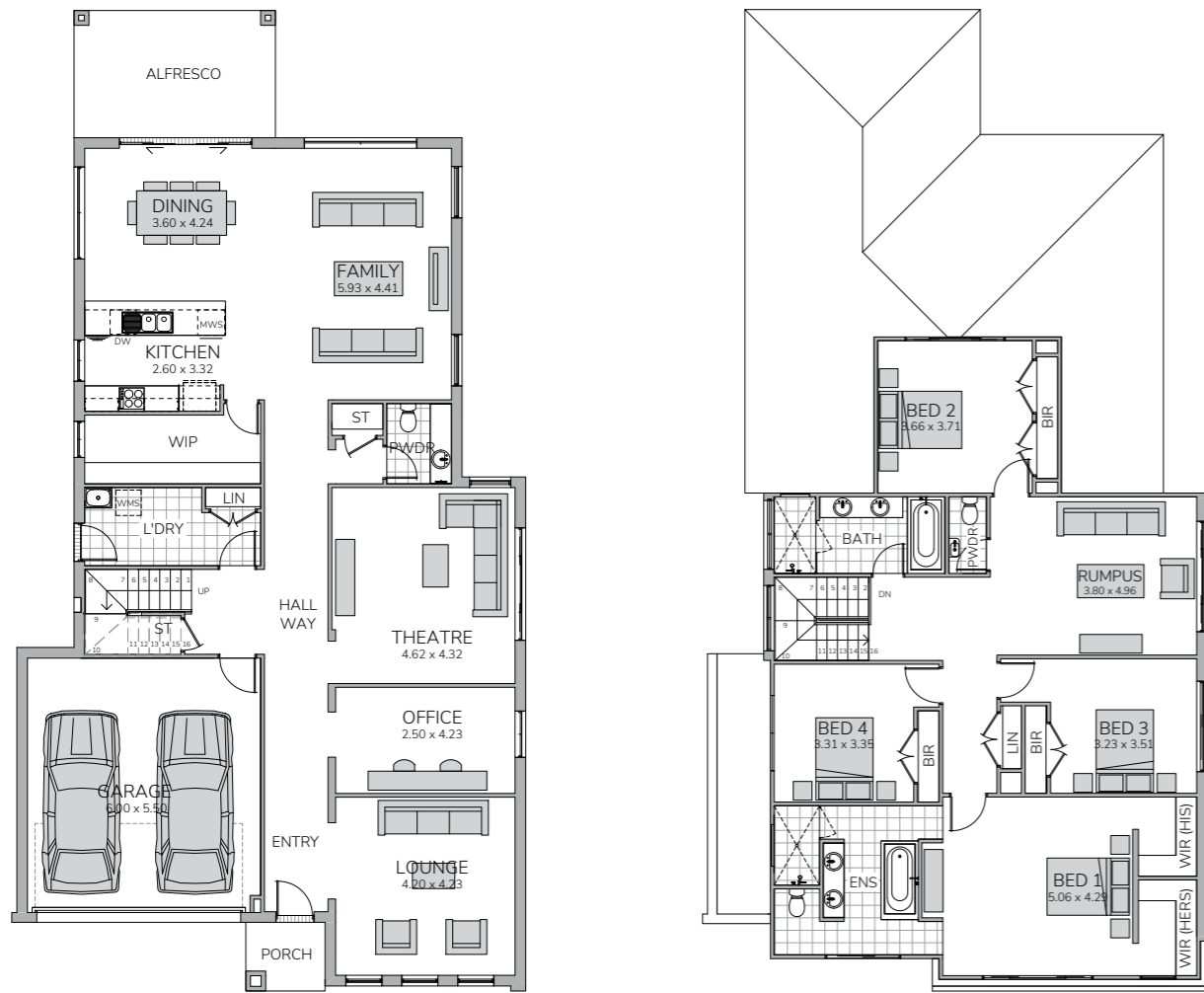
Ground Floor Living	144.48m <sup>2</sup>	Alfresco	13.05m <sup>2</sup>
First Floor Living	100.82m <sup>2</sup>	<b>Total</b>	<b>297.93m<sup>2</sup></b>
Garage	36.51m <sup>2</sup>	Overall Width	12.00m
Porch	3.07m <sup>2</sup>	Overall Length	21.12m

## Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Bed 5

# Ainslie 38

4 bedrooms 2.5 bathrooms 4 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

## HOME DETAILS

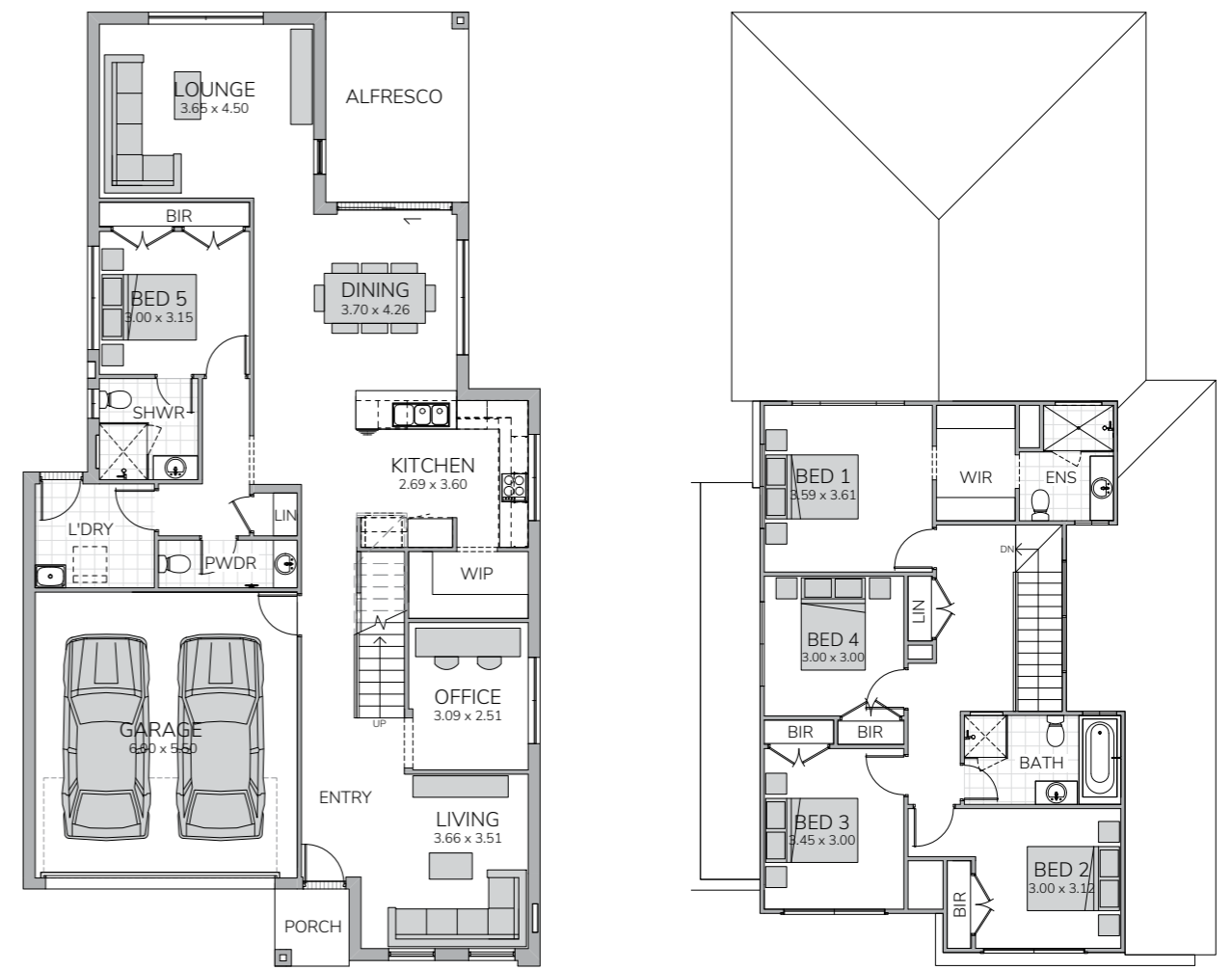
Ground Floor Living	164.75m <sup>2</sup>	Alfresco	14.25m <sup>2</sup>
First Floor Living	141.74m <sup>2</sup>	<b>Total</b>	<b>359.96m<sup>2</sup></b>
Garage	36.19m <sup>2</sup>	Overall Width	12.12m
Porch	3.03m <sup>2</sup>	Overall Length	23.12m

## Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Bed 5

# Brindabella 29

5 bedrooms 3.5 bathrooms 2 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

## HOME DETAILS

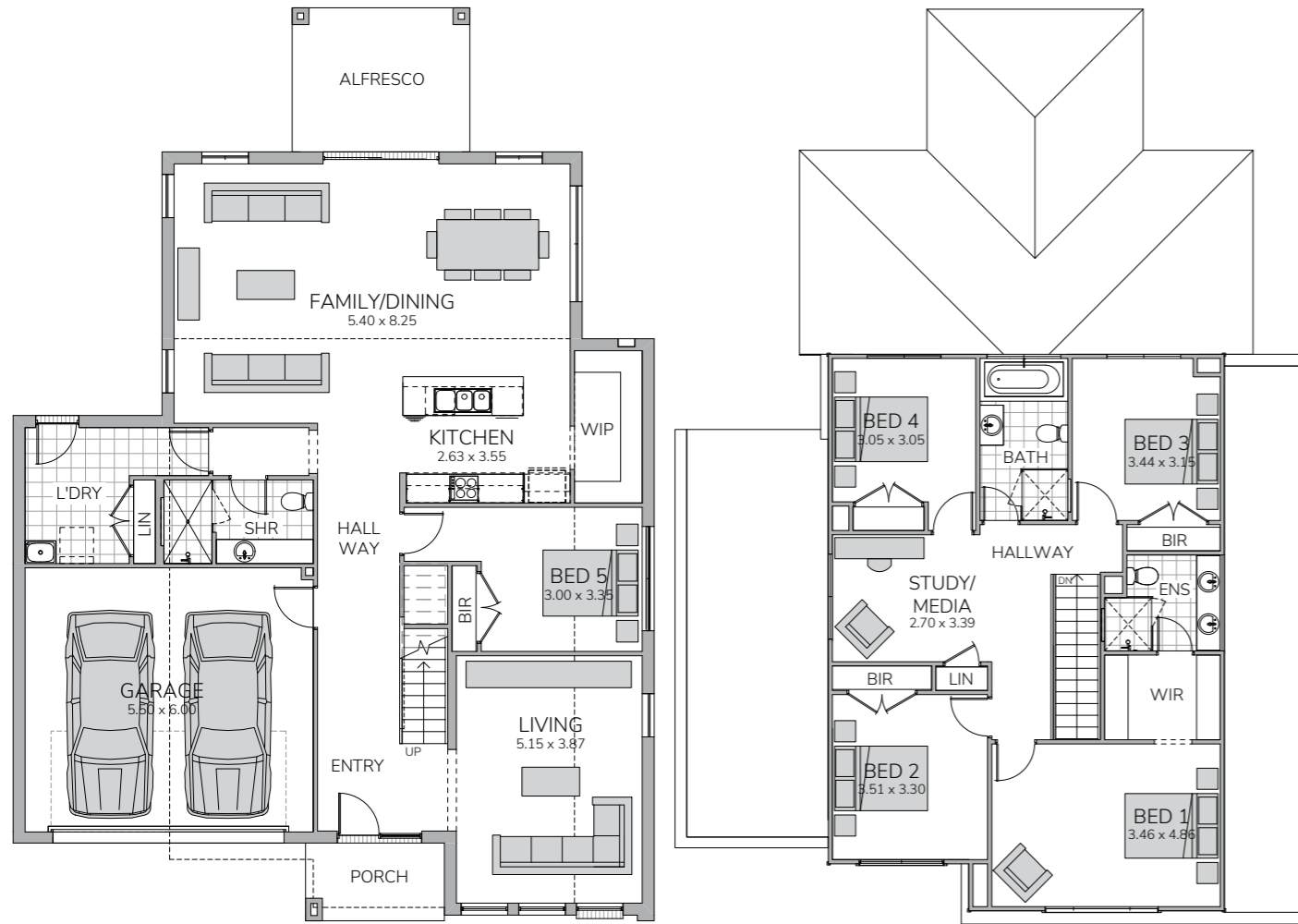
Ground Floor Living	132.98m <sup>2</sup>	Alfresco	11.97m <sup>2</sup>
First Floor Living	84.06m <sup>2</sup>	<b>Total</b>	<b>267.18m<sup>2</sup></b>
Garage	35.82m <sup>2</sup>	Overall Width	10.85m
Porch	2.34m <sup>2</sup>	Overall Length	19.90m

## Options available:

- Bed 1 swap
- Rumpus

# Brindabella 31

5 bedrooms 3.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

### HOME DETAILS

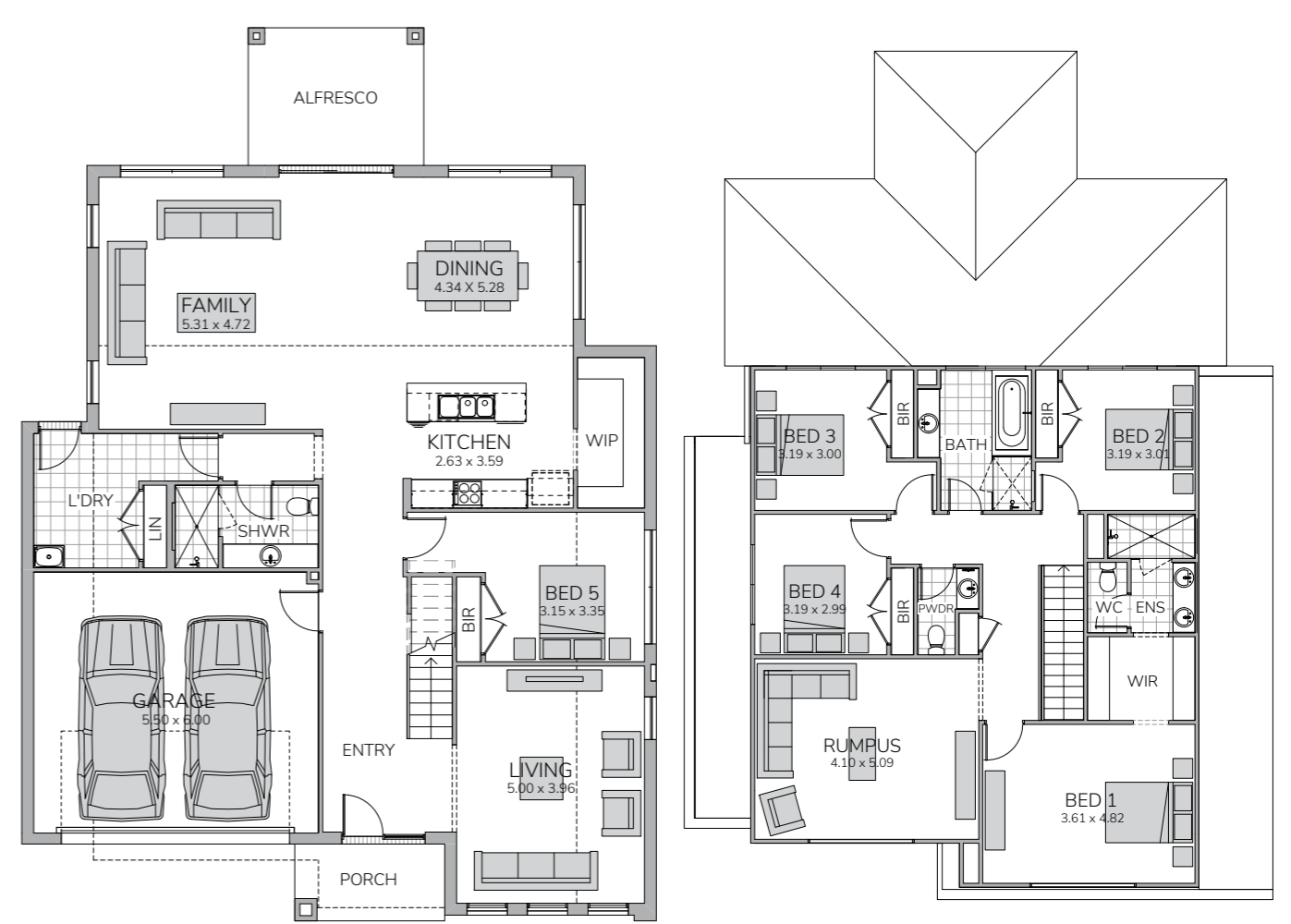
Ground Floor Living	140.07m <sup>2</sup>	Alfresco	11.10m <sup>2</sup>
First Floor Living	96.82m <sup>2</sup>	<b>Total</b>	<b>288.45m<sup>2</sup></b>
Garage	35.78m <sup>2</sup>	Overall Width	13.35m
Porch	4.68m <sup>2</sup>	Overall Length	19.01m

### Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Theatre room

# Brindabella 34

5 bedrooms 3.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

### HOME DETAILS

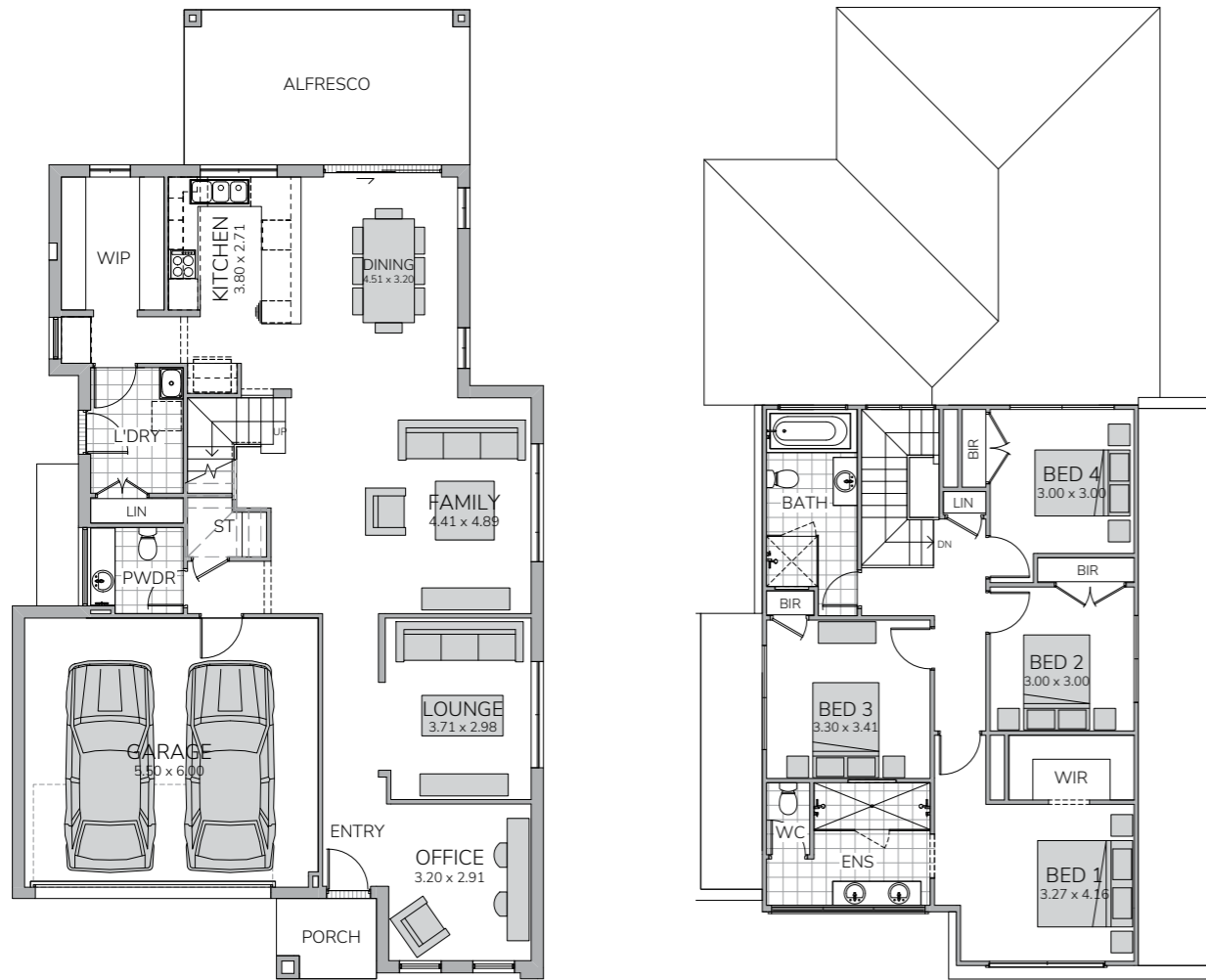
Ground Floor Living	148.97m <sup>2</sup>	Alfresco	10.73m <sup>2</sup>
First Floor Living	115.79m <sup>2</sup>	<b>Total</b>	<b>316.42m<sup>2</sup></b>
Garage	35.81m <sup>2</sup>	Overall Width	13.37m
Porch	5.12m <sup>2</sup>	Overall Length	18.82m

### Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Theatre room

# Capital 28

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

## HOME DETAILS

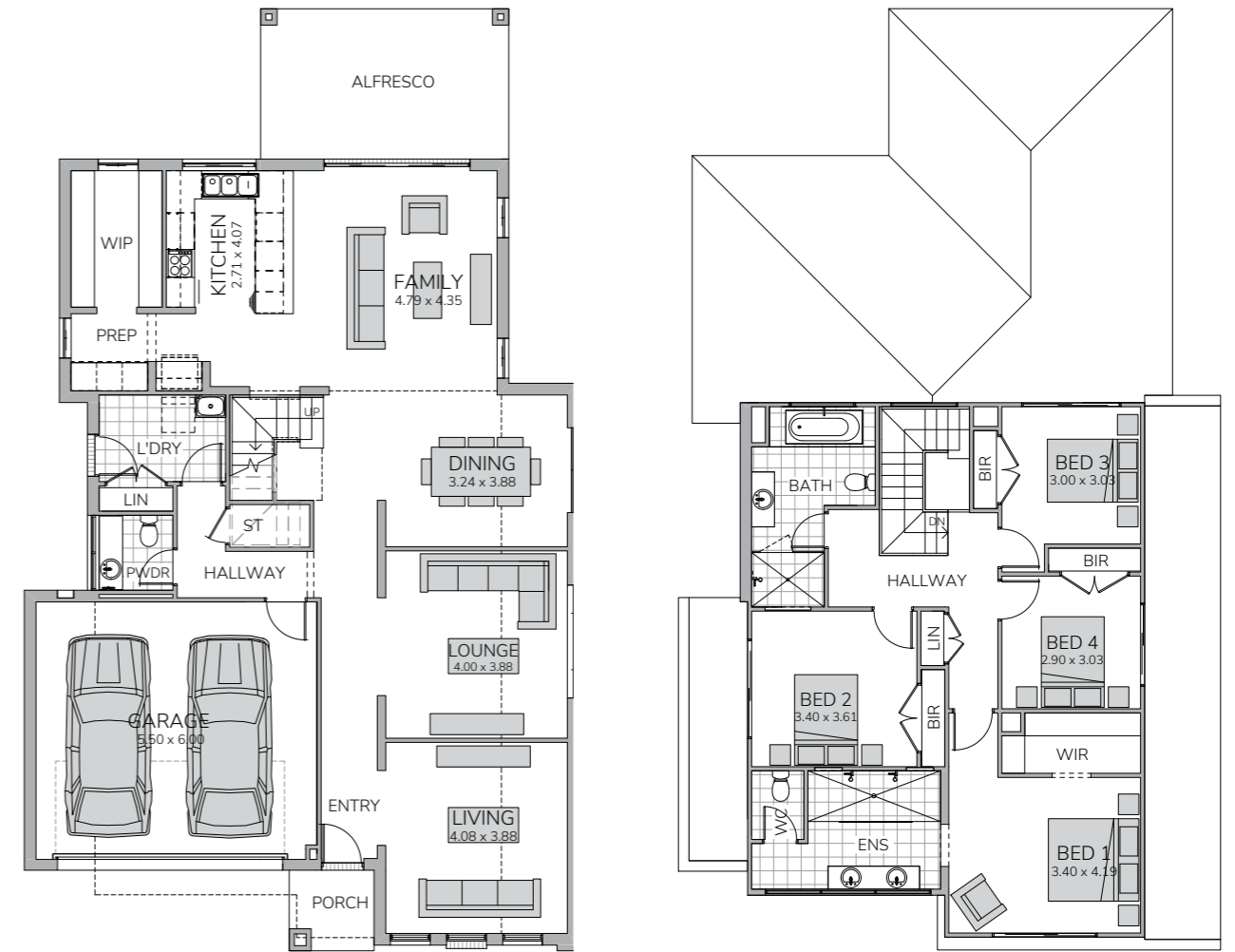
Ground Floor Living	115.37m <sup>2</sup>	Alfresco	18.51m <sup>2</sup>
First Floor Living	87.04m <sup>2</sup>	<b>Total</b>	<b>260.43m<sup>2</sup></b>
Garage	36.15m <sup>2</sup>	Overall Width	10.85m
Porch	3.35m <sup>2</sup>	Overall Length	19.80m

## Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Bed 5
- Shower

# Capital 31

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

## HOME DETAILS

Ground Floor Living	134.42m <sup>2</sup>	Alfresco	17.01m <sup>2</sup>
First Floor Living	99.55m <sup>2</sup>	<b>Total</b>	<b>290.24m<sup>2</sup></b>
Garage	36.15m <sup>2</sup>	Overall Width	11.85m
Porch	3.11m <sup>2</sup>	Overall Length	20.12m

## Options available:

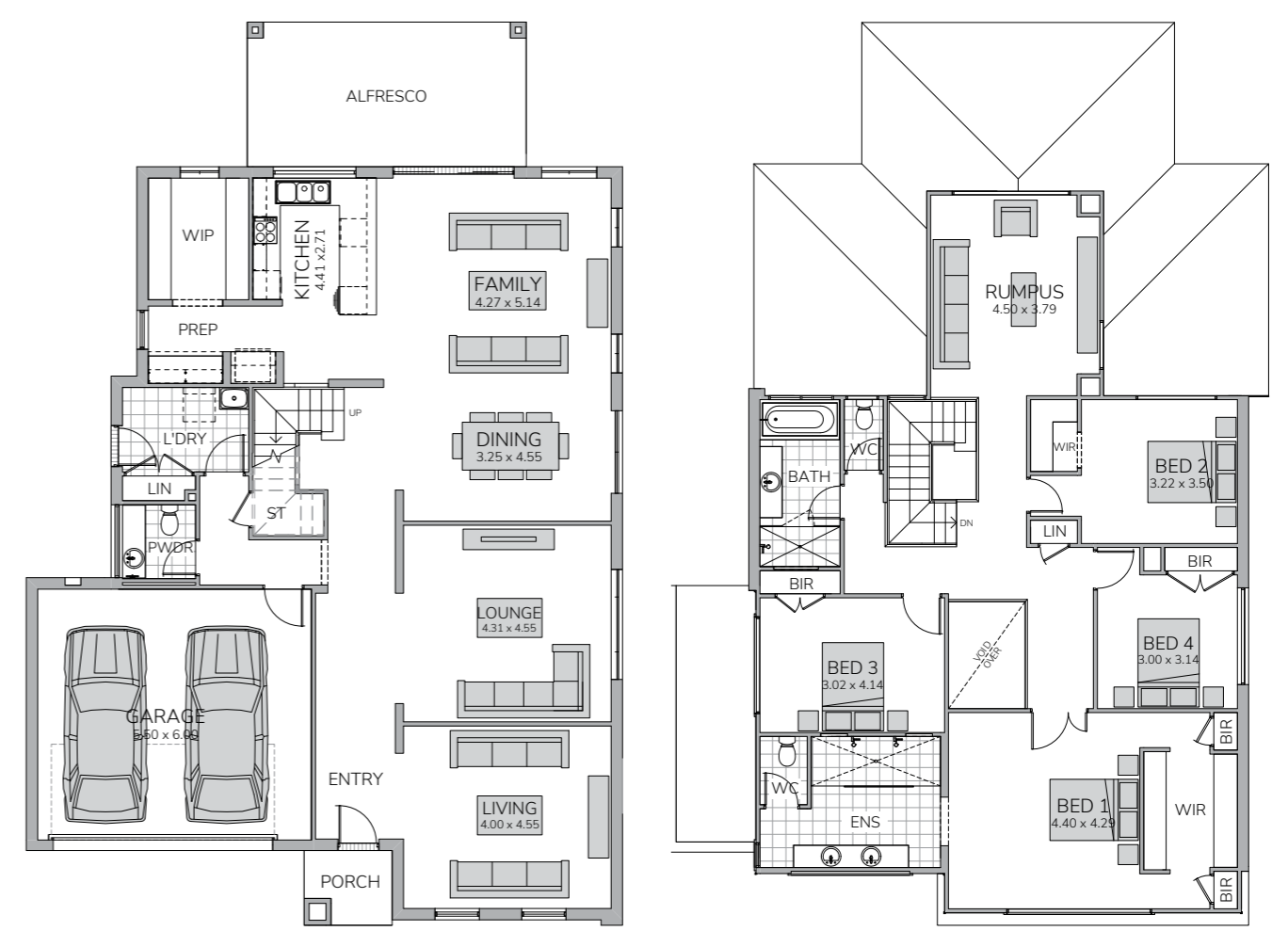
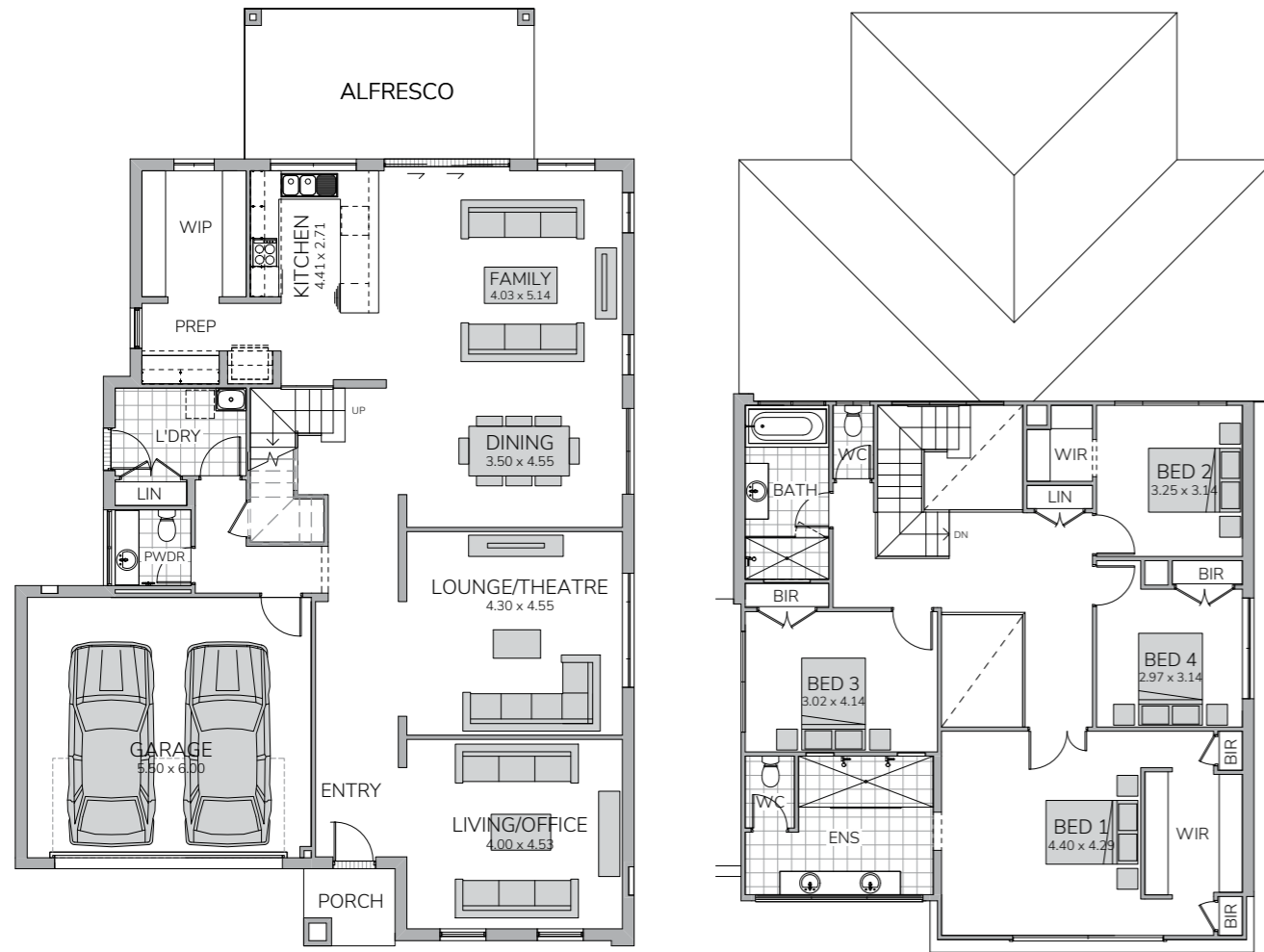
- Bed 1 swap
- Rumpus
- Guest bed
- Theatre room
- Shower

# Capital 36

# Capital 38

4 bedrooms 2.5 bathrooms 3 living 2 car spaces

4 bedrooms 2.5 bathrooms 4 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

FIRST FLOOR

### HOME DETAILS

Ground Floor Living	148.02m <sup>2</sup>	Alfresco	19.38m <sup>2</sup>
First Floor Living	125.27m <sup>2</sup>	<b>Total</b>	<b>332.09m<sup>2</sup></b>
Garage	36.28m <sup>2</sup>	Overall Width	13.07m
Porch	3.15m <sup>2</sup>	Overall Length	19.79m

### Options available:

- Bed 1 swap
- Guest bed
- Front guest bed

### HOME DETAILS

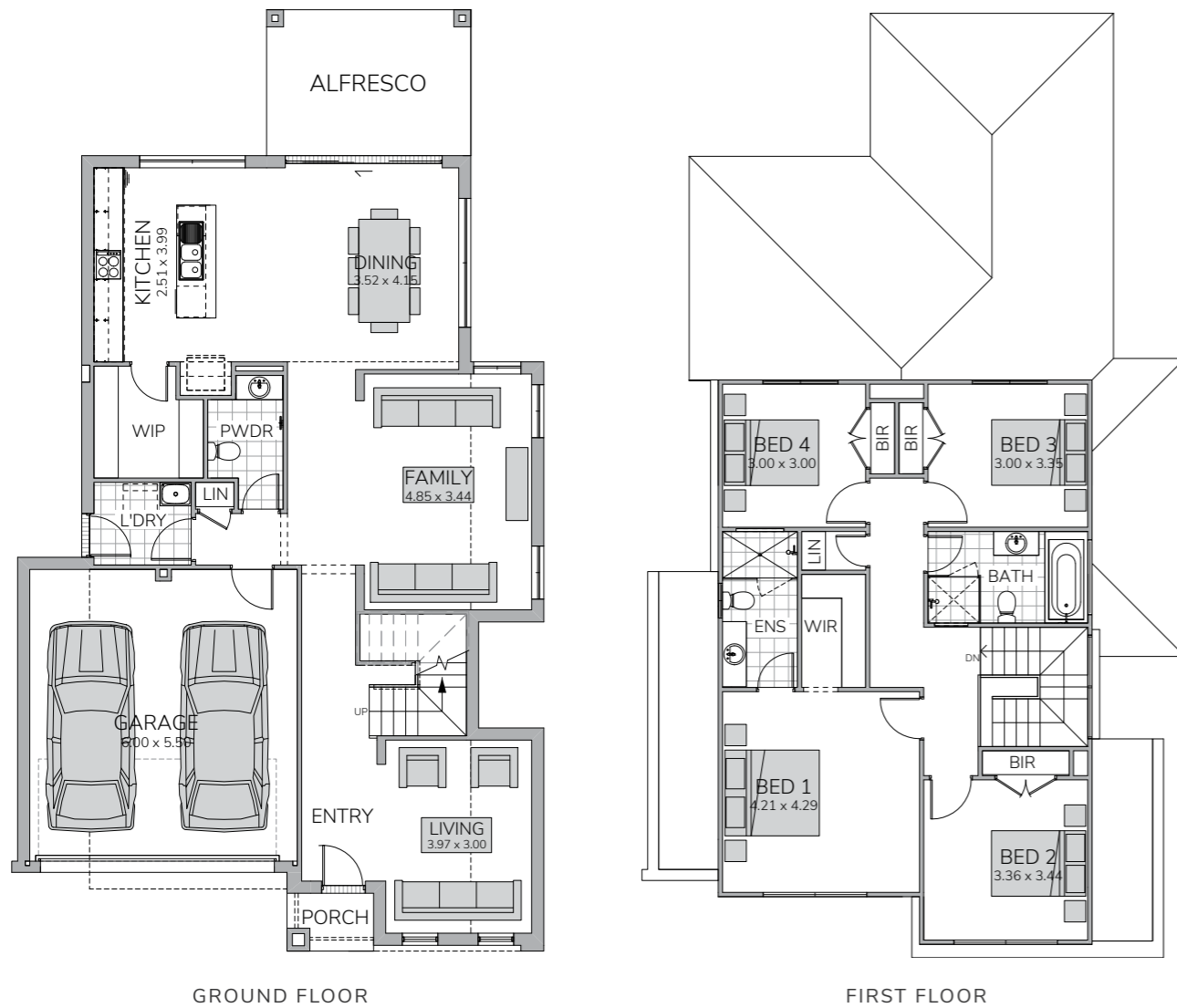
Ground Floor Living	148.06m <sup>2</sup>	Alfresco	19.38m <sup>2</sup>
First Floor Living	145.61m <sup>2</sup>	<b>Total</b>	<b>352.46m<sup>2</sup></b>
Garage	36.24m <sup>2</sup>	Overall Width	13.07m
Porch	3.17m <sup>2</sup>	Overall Length	19.80m

### Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Bed 5
- Front guest bed

# Taylor 26

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

### HOME DETAILS

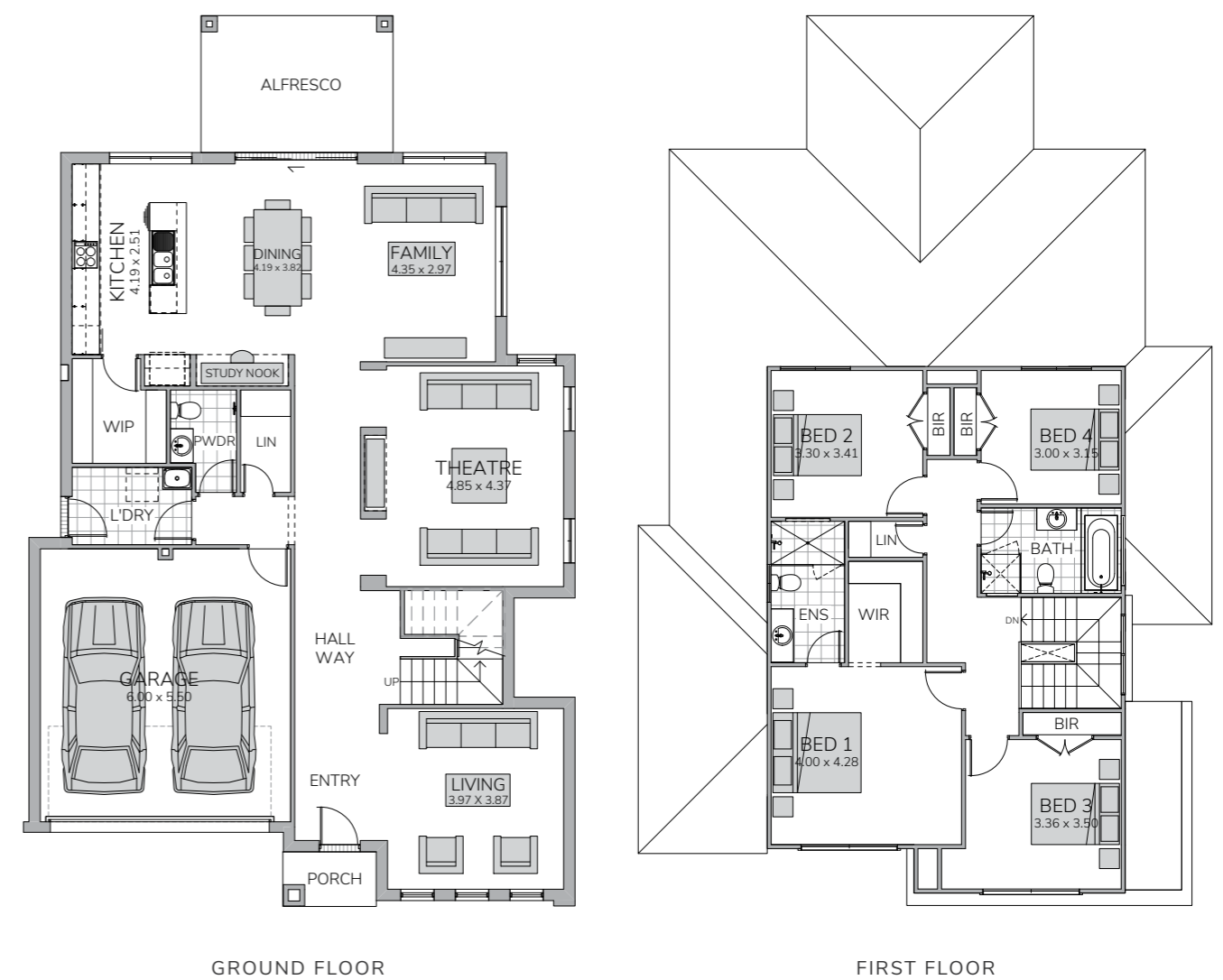
Ground Floor Living	109.21m <sup>2</sup>	Alfresco	12.60m <sup>2</sup>
First Floor Living	88.60m <sup>2</sup>	<b>Total</b>	<b>248.72m<sup>2</sup></b>
Garage	36.19m <sup>2</sup>	Overall Width	10.94m
Porch	2.12m <sup>2</sup>	Overall Length	19.36m

### Options available:

- Bed 1 swap
- Rumpus
- Bed 5
- Shower

# Taylor 30

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

### HOME DETAILS

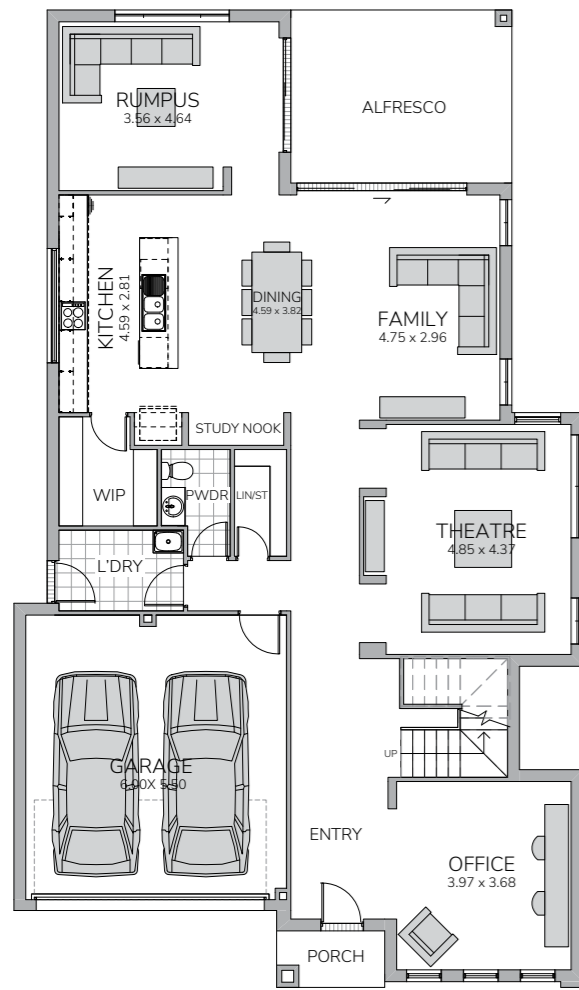
Ground Floor Living	135.27m <sup>2</sup>	Alfresco	12.60m <sup>2</sup>
First Floor Living	87.49m <sup>2</sup>	<b>Total</b>	<b>273.81m<sup>2</sup></b>
Garage	36.03m <sup>2</sup>	Overall Width	12.12m
Porch	2.42m <sup>2</sup>	Overall Length	19.56m

### Options available:

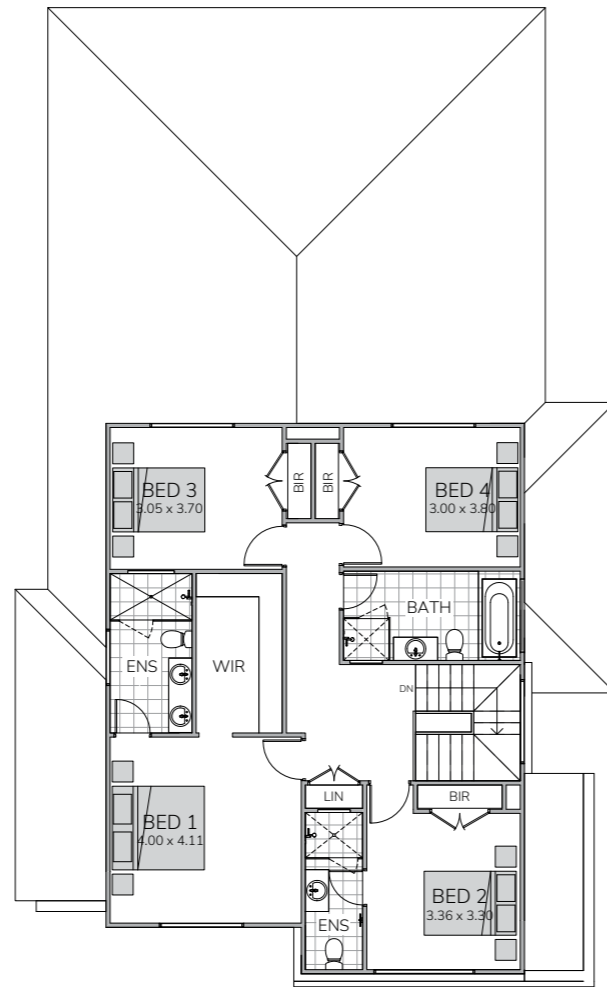
- Bed 1 swap
- Rumpus
- Guest bed
- Shower
- Front guest bed

# Taylor 34

4 bedrooms 2.5 bathrooms 4 living 2 car spaces



GROUND FLOOR



FIRST FLOOR

## HOME DETAILS

Ground Floor Living	156.37m <sup>2</sup>	Alfresco	17.01m <sup>2</sup>
First Floor Living	102.36m <sup>2</sup>	<b>Total</b>	<b>315.51m<sup>2</sup></b>
Garage	37.06m <sup>2</sup>	Overall Width	12.00m
Porch	2.71m <sup>2</sup>	Overall Length	20.61m

## Options available:

- Bed 1 swap
- Guest bed
- Shower
- Kids lounge
- Mirror rear





# Designed to be ACT compliant



All our homes within our ACT range have been designed to meet the specific compliance requirements of the region based on their Energy Efficiency Rating (EER). Created to improve the thermal efficiency of your home, these designs focus on increasing natural sunlight and privacy - so you can be rest assured your home will not only deliver on quality, but comply with all regulations which include:

## Building envelopes

A building envelope is the area in which a home is allowed to be built within and affects the side and rear elevations of a home.

## Solar envelopes

An angled plane from the Southern boundary that minimises shadowing on the northern boundary of your neighbour's property, the solar plane is the most important regulation to adhere to as it will have the most impact on your home and override all other requirements.

## Solar access

As a minimum, your home needs a window or glass door in your daytime living area which is at least 4m<sup>2</sup> in size. It additionally must be oriented between 45° east of north and 45° west of north; with no over shadowing from other structures.

## Set backs

### Front zone:

The area of a block between the front boundary and the building line or at the minimum front setback of the lower floor level.

### Primary building zone:

The area immediately after the front zone and is 12 metres in length. This zone also dictates setback change, along building and solar envelope heights.

### Rear zone:

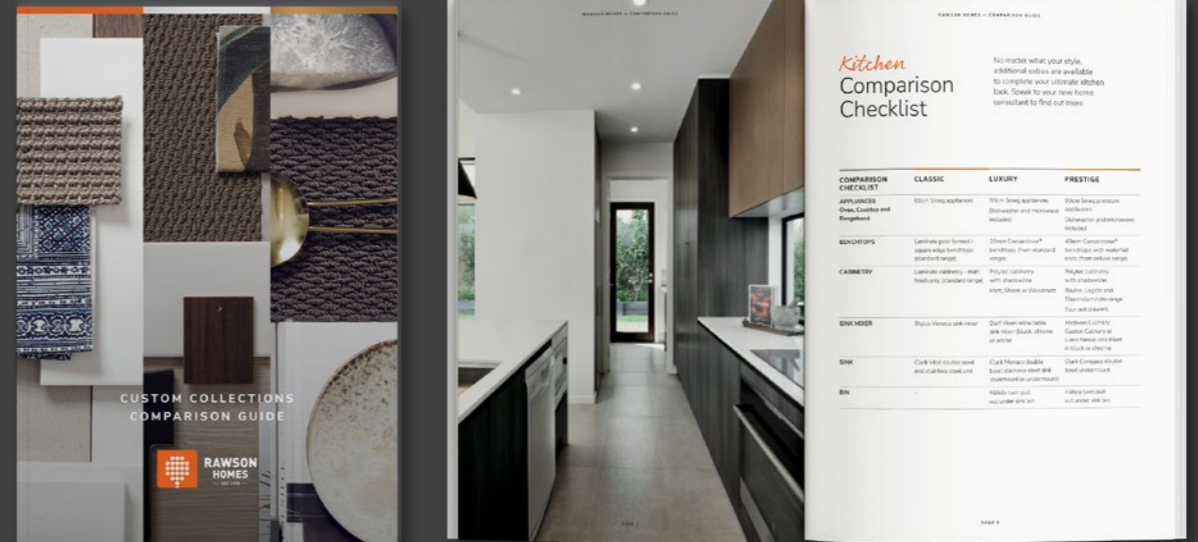
The remaining area after the primary building zone.

## Principal private open space

A 6m x 6m Principal Private Open Space (PPOS) is required within the backyard, which is accessible from a living space and able to receive 3 hours of sunlight.

# Personalise your style

Once you have selected a design from our ACT range, use the QR code below to view our Custom Collections Comparison Guide. Choose from our Classic, Luxury and Prestige collections to personalise your space and upgrade to luxurious finishes throughout your home.



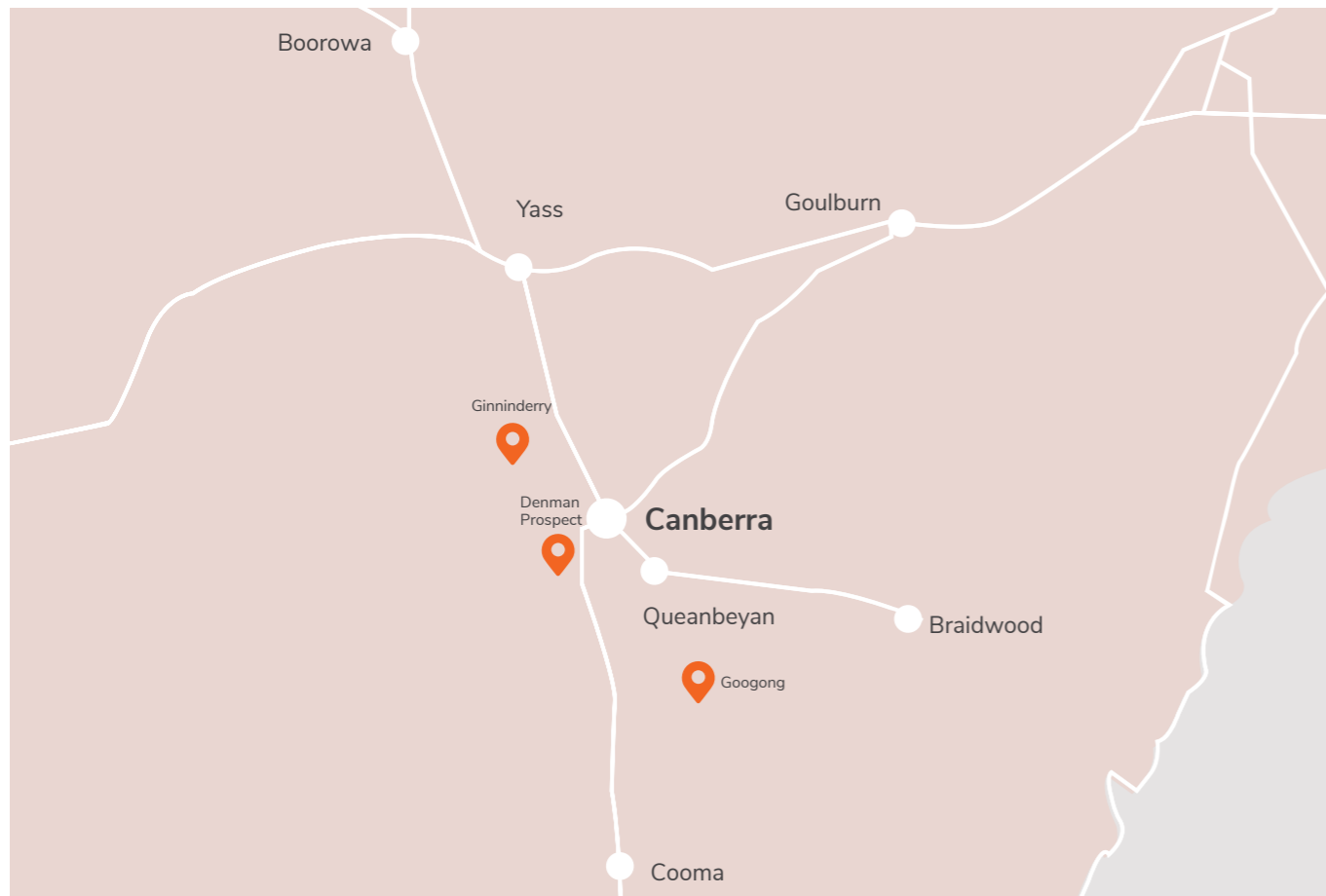
View our Custom Collections comparison guide by scanning the QR code below



# Display home **locations**

Rawson Homes builds all over ACT, extending into regional areas. Come and take a look at your new home in one of our display locations.

 Rawson Homes Display Centres



**Denman Prospect**

31 Kondalea Way  
Denman Prospect  
ACT 2611

**Googong**

21 - 23 Courtney Street  
Googong  
ACT 2620

**Ginninderry**

1-3 Keach Close  
Strathnairn  
ACT 2615

For more information, visit [rawsonhomes.com.au](http://rawsonhomes.com.au) or call **1300 223 345**.





**RAWSON  
HOMES**  
— EST 1978 —

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

**Display locations:** HomeWorld Marsden Park - HomeWorld Box Hill - Redbank - Narraweenaa - HomeWorld Leppington  
- Willowdale II - Calderwood Valley - HomeWorld Warnervale - HomeWorld Thornton  
- Denman Prospect - Googong - Ginninderry - Dubbo - Orange - Bathurst

**Design Studios:** Sydney Rhodes - Shellharbour - Fyshwick

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

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

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