



Derwent

Whether you need a home that suits a ten metre wide block that doesn't compromise on space, or one that lets your partner, kids and extended family live in relative peace together, the Derwent narrow block home design has you covered with a range of floor plan options.

- ✔ With three, four, or five bedroom house plans there's room for your modern family to grow
- ✔ Impressive entry hallway gives your home that awe factor
- ✔ Work from home without distractions in the second floor study area
- ✔ Floor plan options that can even work with 10m wide narrow block

Suitable for

- ▶ Narrow lots
- ▶ Extended family
- ▶ Knockdown rebuild

📍 On Display

Derwent 27MKII Vogue facade on display at HomeWorld Marsden Park

Disclaimer: Photographs, artist impressions and other pictures in this brochure/book may show fixtures, fittings or finishes (render as an example) which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions for a particular design. This may include landscaping and outdoor items, floor coverings, furniture, kitchen, bathroom and light fittings and decorative items, which are shown as examples only. References to block size are based on a standard block which is up to 700m² with up to 1m fall across the block, "M" class soil classification, all services within boundaries, garage setback up to 5.5m from front boundary, even cut and fill. Please speak to a Rawson New Home Consultant to discuss detailed home pricing for different designs and inclusions. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841. ACN 053 733 841



**RAWSON
HOMES**
— EST 1978 —

Facades

Derwent



Regal



Elite



Classic



Majestic

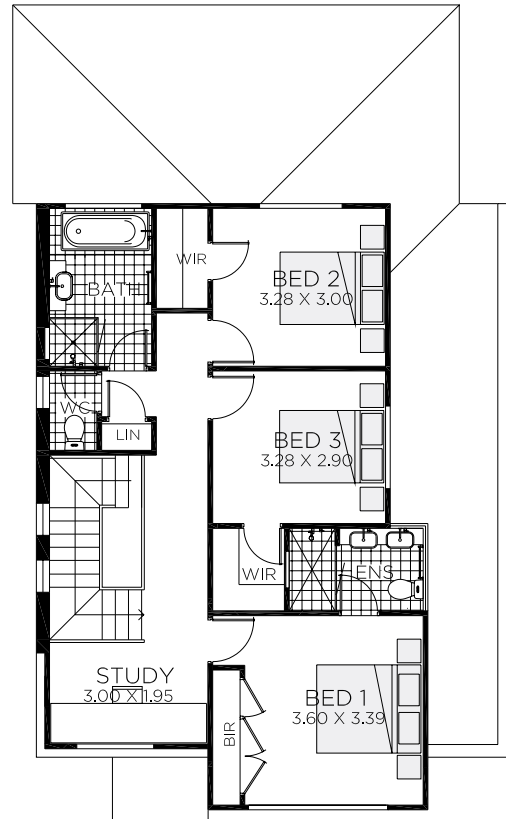
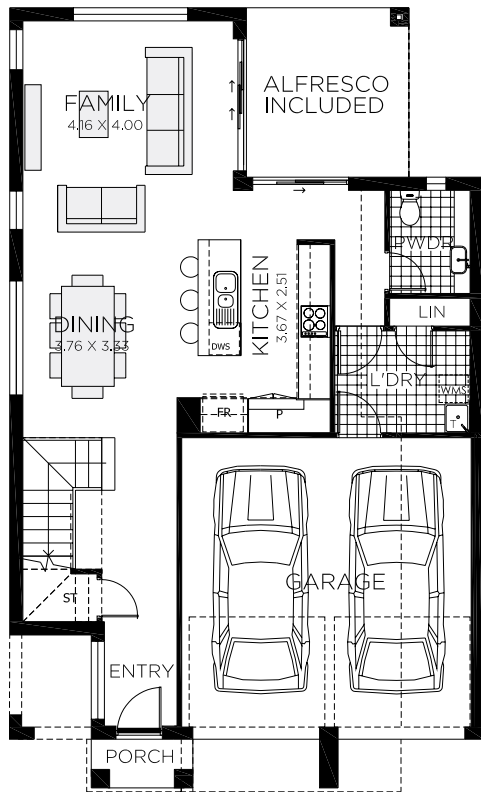


Trend





Vogue


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Derwent 21

 3 bedrooms

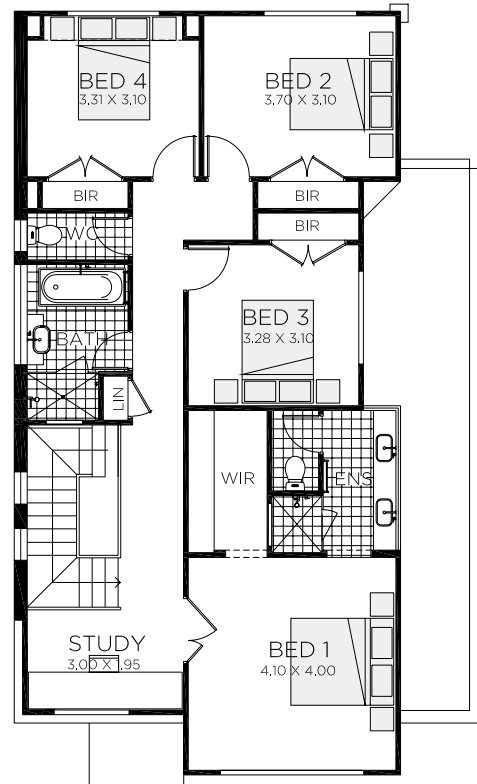
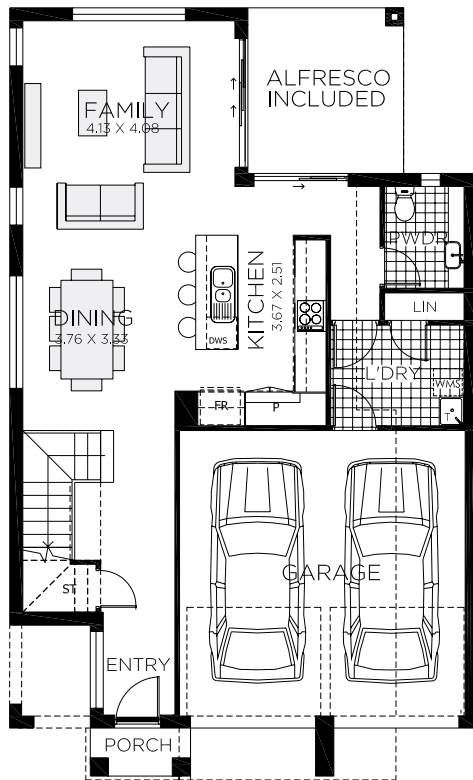
 2.5 bathrooms

 2 car spaces


 21.2 sq


Double garage fits: 10.00M wide zero lot.
10.90M wide standard lot.


Ground Floor Living	74.70m ²	Overall Width Double Garage	9.000m
First Floor Living	78.10m ²	Overall Length	14.800m
Garage	32.83m ²		
Porch	1.78m ²		
Alfresco	9.94m ²		
Total	197.35m ²		



Derwent 24

 4 bedrooms

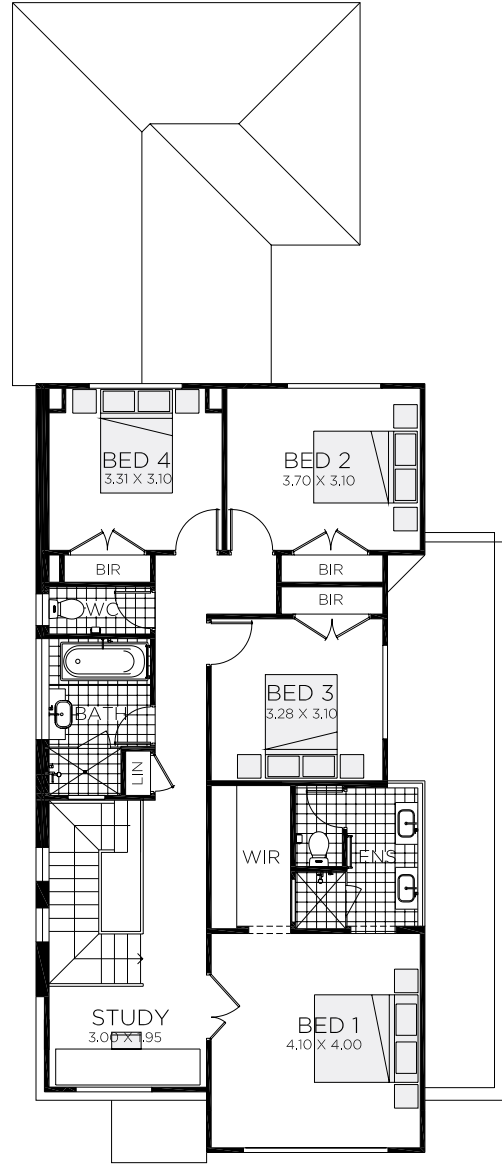
 2.5 bathrooms

 2 car spaces


 23.9 sq


Double garage fits: 10.00M wide zero lot.
10.90M wide standard lot.


Ground Floor Living	74.84m ²	Overall Width Double Garage	9.000m
First Floor Living	102.72m ²	Overall Length	14.795m
Garage	32.83m ²		
Porch	1.78m ²		
Alfresco	9.57m ²		
Total	221.74m ²		



Derwent 27

 5 bedrooms

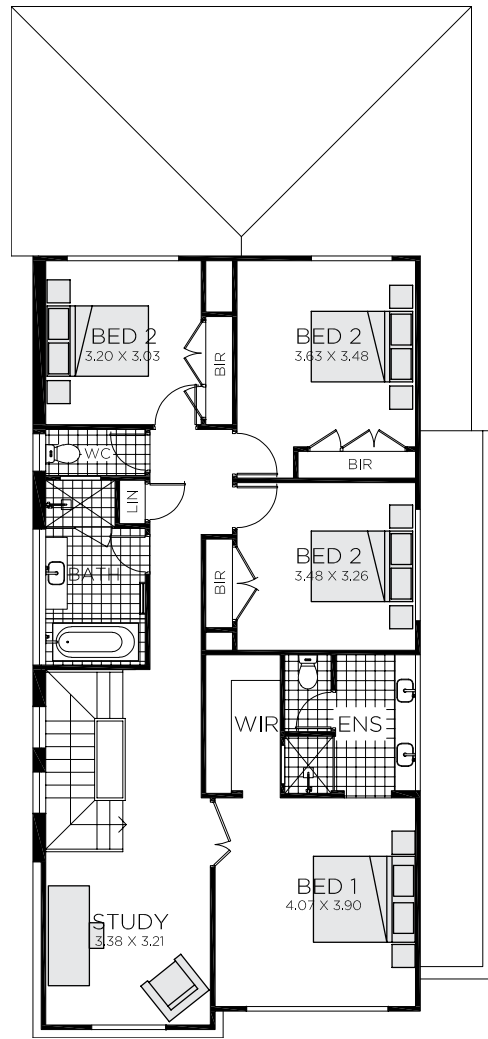
 3.5 bathrooms

 2 car spaces


 27.5 sq


Double garage fits: 10.00M wide zero lot.
10.90M wide standard lot.


Ground Floor Living	108.61m ²	Overall Width Double Garage	9.000m
First Floor Living	103.09m ²	Overall Length	21.425m
Garage	32.83m ²		
Porch	1.78m ²		
Alfresco	9.77m ²		
Total	256.08m ²		



Derwent 27MKII

 4 bedrooms

 2.5 bathrooms

 2 car spaces

 27.7 sq

Double garage fits: 10.00M wide zero lot.
10.90M wide standard lot.

Ground Floor Living	98.75m ²	Overall Width Double Garage	9.000m
First Floor Living	113.10m ²	Overall Length	19.630m
Garage	33.17m ²		
Porch	2.18m ²		
Alfresco	11.02m ²		
Total	258.22m ²		