



Kempsey

The Kempsey is the perfect narrow house design, big on space even when placed on a 'not so big' block. With a range of upstairs floor plans, this home will cater to your needs, whether you want a hotel style master suite to chill out in or an extra fourth bedroom to give your family room to grow.

- ✔ Flexible floor plans with multiple layout options to suit your family, whatever phase they're in
- ✔ Designs to suit slimmer lots, including 11m 'narrow' blocks
- ✔ Multiple living and entertaining areas on the ground floor, so that everyone has space to do their own thing

Suitable for

- ▶ Narrow lots
- ▶ Knockdown rebuild

Facades

Kempsey



Classic



Trend



Regal

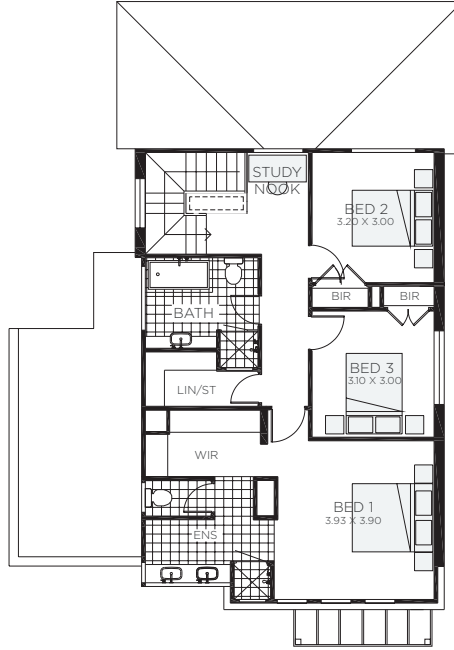
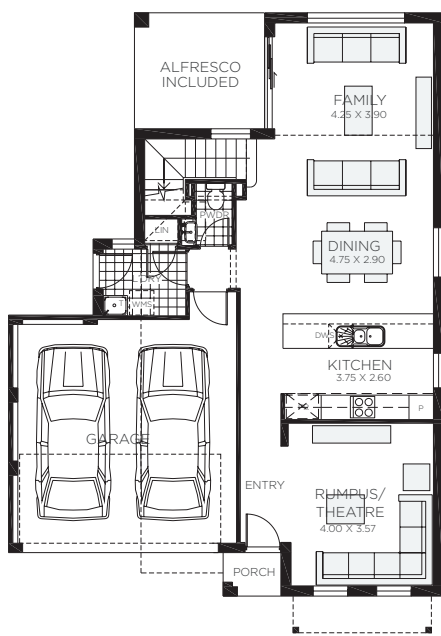


Vogue

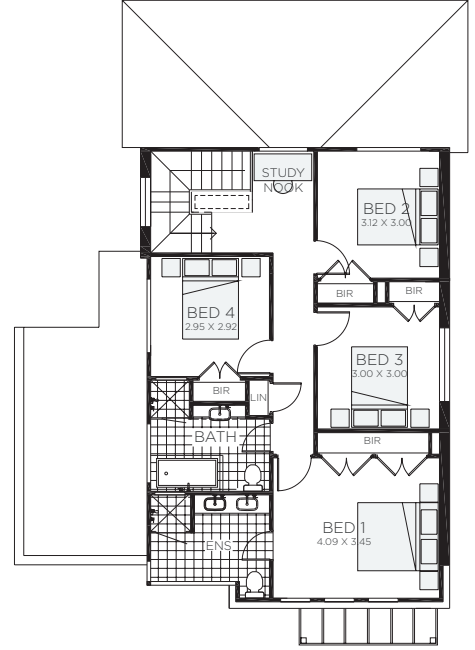
Disclaimer: Photographs, artist impressions and other pictures in this brochure/book may show fixtures, fittings or finishes (render as an example) which are not supplied by Rawson Homes, or which are only available in some Rawson Homes designs or when selected as inclusions above the standard inclusions 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



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OPTION 1



OPTION 2

Kempsey 23

3-4 bedrooms

2.5 bathrooms

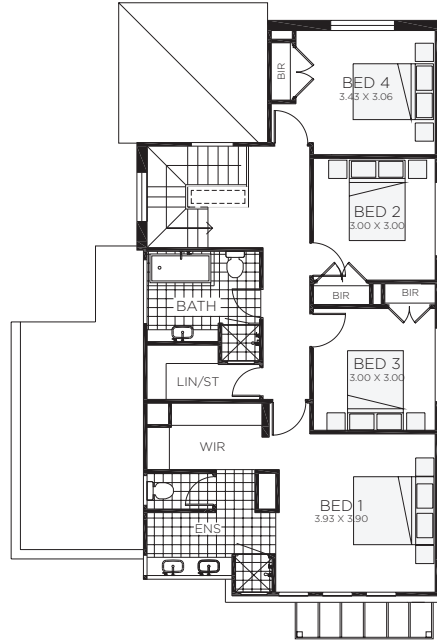
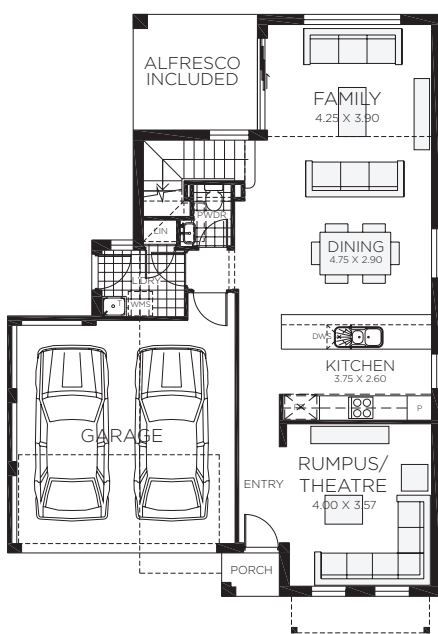
2 car spaces

22.7 sq

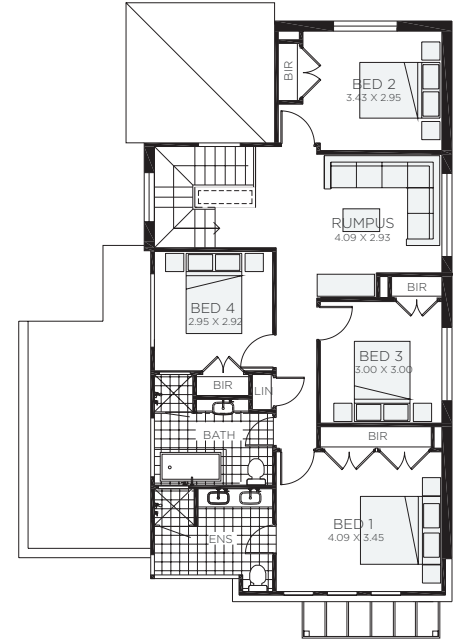
Single garage fits: **9.75M** wide zero lot.
10.50M wide standard lot.

Double garage fits: **11.85M** wide zero lot.
12.60M wide standard lot.

Ground Floor Living	82.96m ²	Overall Width Single Garage	8.620m
First Floor Living	84.02m ²	Overall Width Double Garage	10.700m
Garage	33.01m ²	Overall Length	14.340m
Porch	1.52m ²		
Alfresco	9.12m ²		
Total	210.63m ²		



OPTION 1



OPTION 2

Kempsey 24

4 bedrooms

2.5 bathrooms

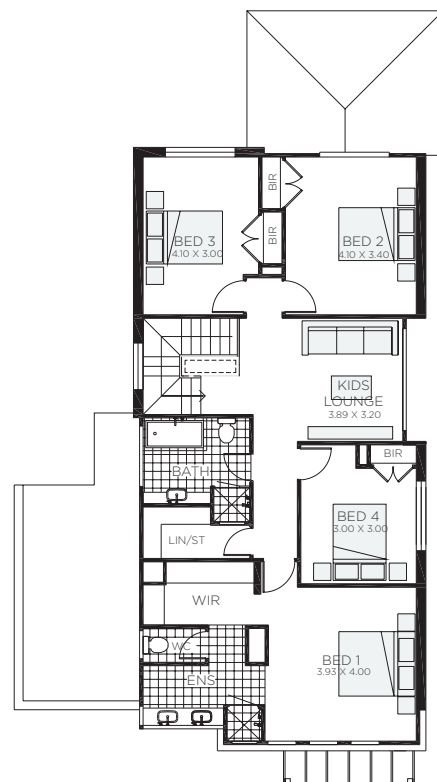
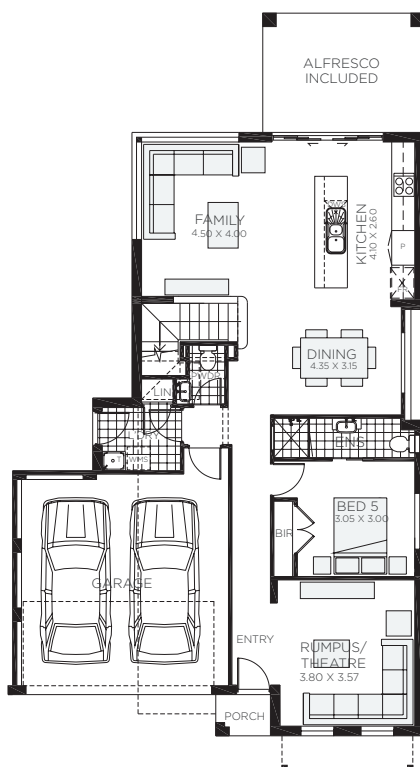
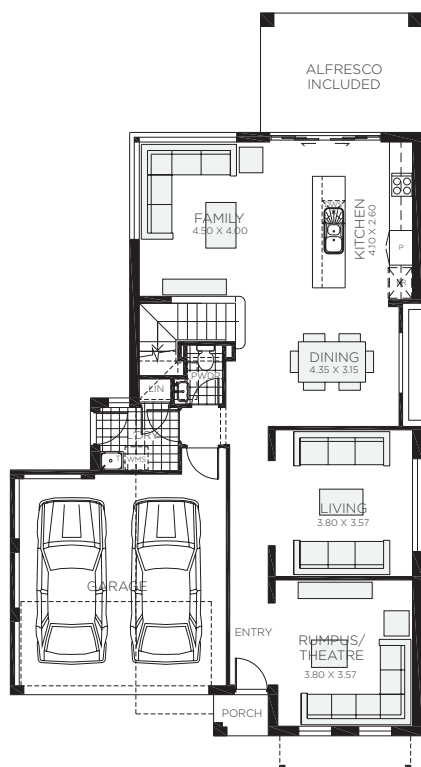
2 car spaces

24.0 sq

Single garage fits: **9.75M** wide zero lot.
10.50M wide standard lot.

Double garage fits: **11.85M** wide zero lot.
12.60M wide standard lot.

Ground Floor Living	83.62m ²	Overall Width Single Garage	8.620m
First Floor Living	96.76m ²	Overall Width Double Garage	10.700m
Garage	33.16m ²	Overall Length	14.340m
Porch	1.52m ²		
Alfresco	8.72m ²		
Total	223.42m ²		



Kempsey 28

4-5 bedrooms

2.5-3.5 bathrooms

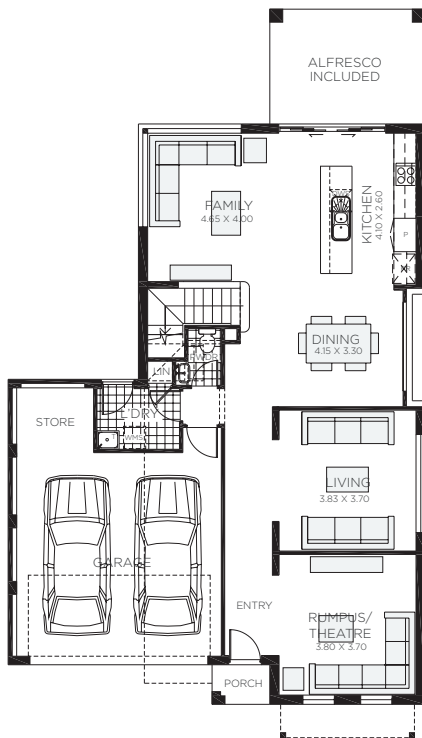
2 car spaces

28.4 sq

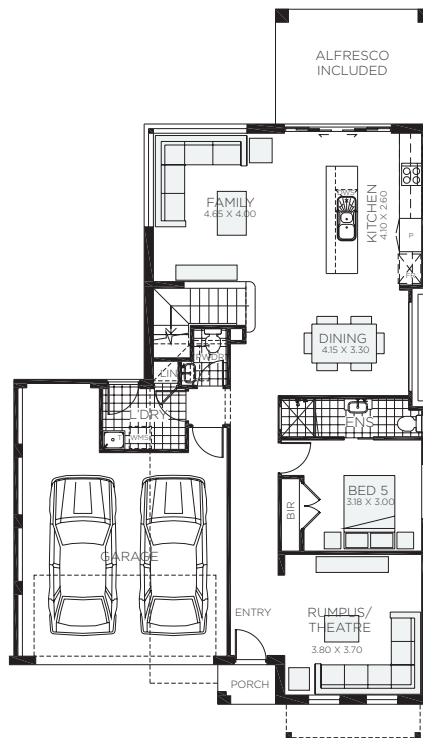
Single garage fits: **9.75M** wide zero lot.
10.50M wide standard lot.

Double garage fits: **11.85M** wide zero lot.
12.60M wide standard lot.

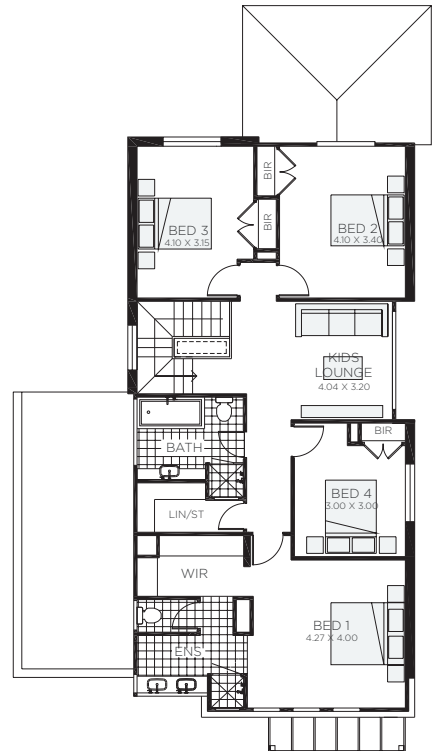
Ground Floor Living	101.26m ²	Overall Width Single Garage	8.620m
First Floor Living	113.40m ²	Overall Width Double Garage	10.700m
Garage	33.01m ²	Overall Length	18.780m
Porch	1.47m ²		
Alfresco	13.02m ²		
Total	262.16m ²		



OPTION 1



OPTION 2



Kempsey 30

4-5 bedrooms

2.5-3.5 bathrooms

2 car spaces

29.7 sq

Single garage fits: **10.25M** wide zero lot.
11.00M wide standard lot.

Double garage fits: **12.45M** wide zero lot.
13.17M wide standard lot.

Ground Floor Living	105.88m ²	Overall Width Single Garage	9.120m
First Floor Living	117.47m ²	Overall Width Double Garage	11.270m
Garage	37.96m ²	Overall Length	18.780m
Porch	1.67m ²		
Alfresco	13.02m ²		
Total	276.00m ²		



Kempsey 31

5 bedrooms

3.5 bathrooms

2 car spaces

31.4 sq


Single garage fits: **9.75M** wide zero lot.
10.50M wide standard lot.


Double garage fits: **11.85M** wide zero lot.
12.60M wide standard lot.


Ground Floor Living	132.30m²	Overall Width Single Garage	8.620m
First Floor Living	114.98m²	Overall Width Double Garage	10.700m
Garage	33.12m²	Overall Length	21.960m
Porch	1.52m²		
Alfresco	9.97m²		
Total	291.89m²		



Kempsey 33

 5 bedrooms

 3.5 bathrooms

 2 car spaces

 32.7 sq

Single garage fits: **10.25M** wide zero lot.
11.00M wide standard lot.

Double garage fits: **12.45M** wide zero lot.
13.17M wide standard lot.

Ground Floor Living	135.86m ²	Overall Width Single Garage	9.120m
First Floor Living	117.47m ²	Overall Width Double Garage	11.270m
Garage	38.28m ²	Overall Length	21.960m
Porch	1.67m ²		
Alfresco	10.44m ²		
Total	303.72m ²		