



# Kingston

The bright and airy Kingston fits comfortably on modern slimmer blocks while giving you three, four and five bedroom house plans to suit all types of lifestyles. There's even a single garage option that fits on 'narrow' lots. Visit the display homes near Newcastle to see the Kingston in real life.

- ✔ Guest bedroom complete with ensuite and access to a separate lounge room means it'll be easier to put up with the visiting in-laws
- ✔ Upstairs lounge room lets you get some time to yourself
- ✔ Entertain in style with the combined kitchen, family and dining rooms that open up onto the alfresco

#### Suitable for

- ▶ Narrow lots
- ▶ Extended family
- ▶ Knock down rebuild

#### 📍 On Display

**Kingston 33 Coastal facade** on display at Calderwood Valley  
**Kingston 33 Coastal facade** on display at Fern Bay

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 700m<sup>2</sup> 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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HOMES**  
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# Facades

Kingston



Classic



Coastal



Majestic



Regal



Trend

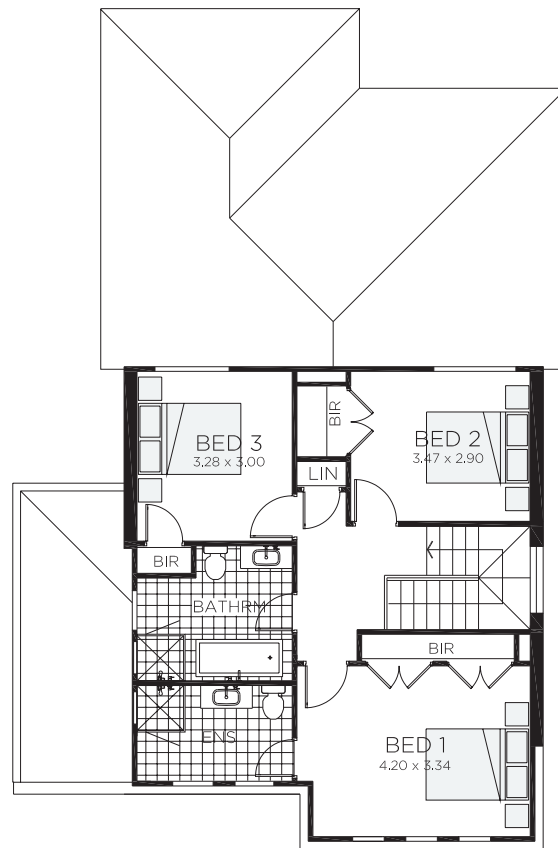
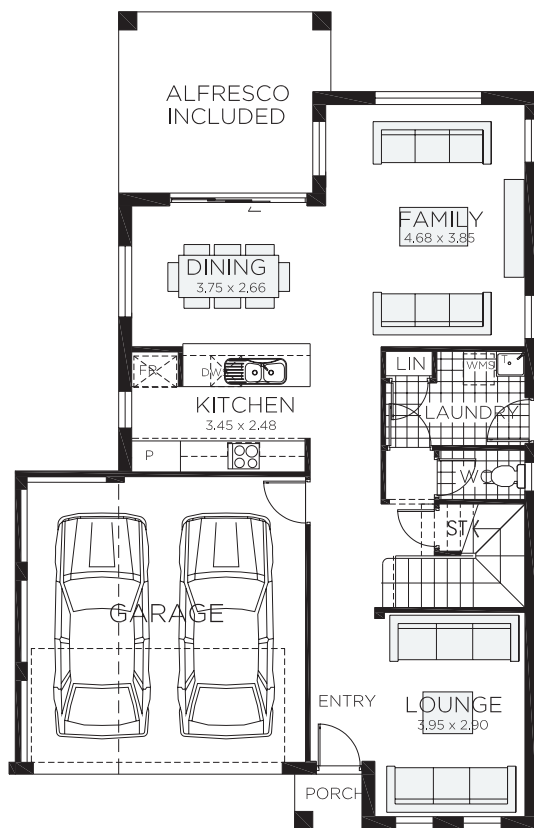


Vogue


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# Kingston 22

 3 bedrooms

 2.5 bathrooms

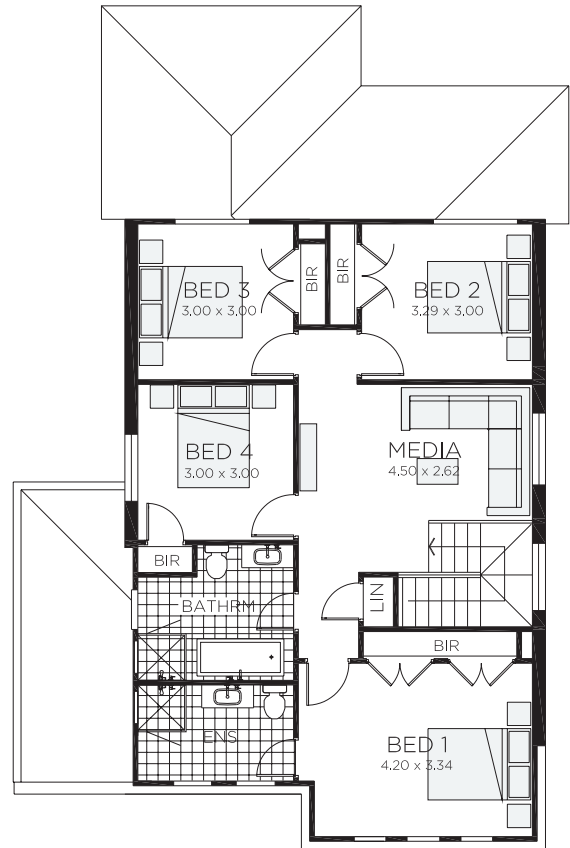
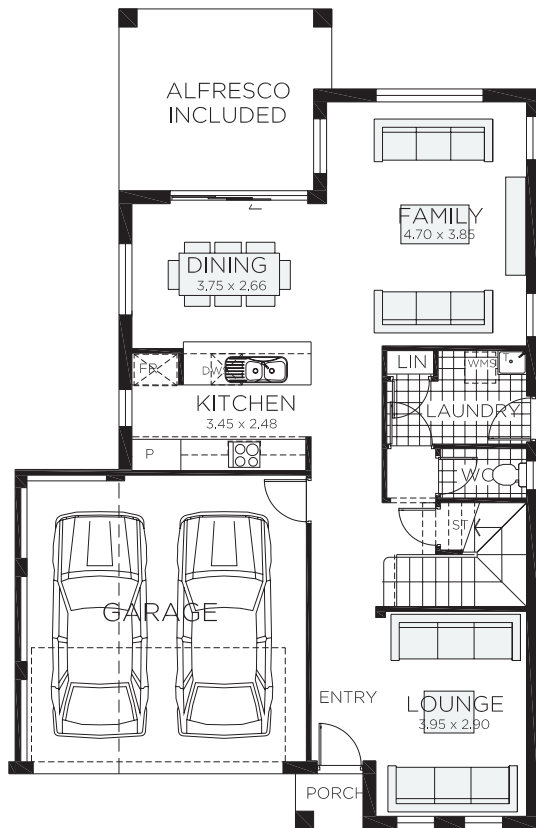
 1-2 car spaces

 21.7 sq





Single garage fits: **10.00M** wide standard lot.

Double garage fits: **11.23M** wide zero lot.  
**12.00M** wide standard lot.

Ground Floor Living	82.37m <sup>2</sup>	Overall Width Single Garage	8.100m
First Floor Living	71.90m <sup>2</sup>	Overall Width Double Garage	10.100m
Garage	32.48m <sup>2</sup>	Overall Length	15.800m
Porch	1.40m <sup>2</sup>		
Alfresco	13.66m <sup>2</sup>		
Total	201.81m <sup>2</sup>		



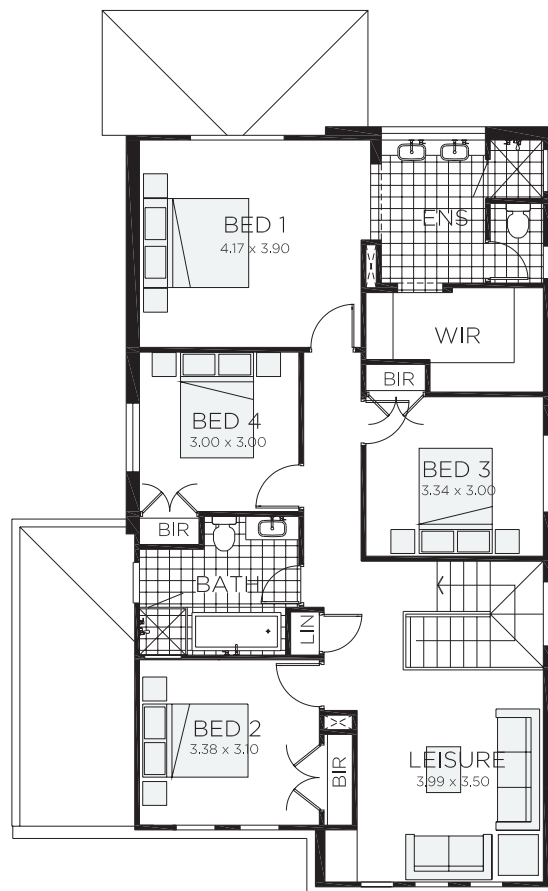
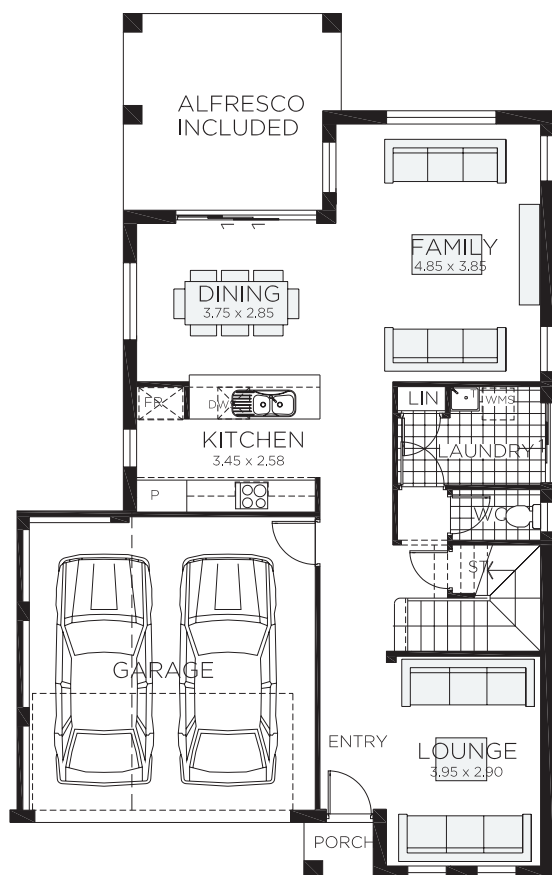
# Kingston 24

-  4 bedrooms
-  2.5 bathrooms
-  1-2 car spaces
-  24.0 sq

Single garage fits: **10.00M** wide standard lot.

Double garage fits: **11.23M** wide zero lot.  
**12.00M** wide standard lot.

Ground Floor Living	82.37m <sup>2</sup>	Overall Width Single Garage	8.100m
First Floor Living	93.81m <sup>2</sup>	Overall Width Double Garage	10.100m
Garage	32.48m <sup>2</sup>	Overall Length	15.800m
Porch	1.40m <sup>2</sup>		
Alfresco	13.66m <sup>2</sup>		
Total	223.72m <sup>2</sup>		



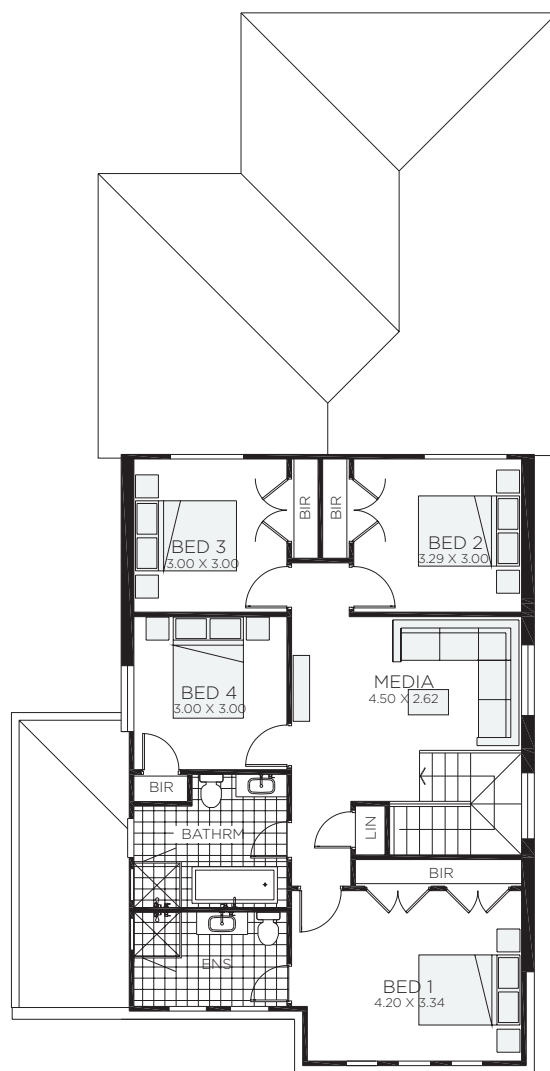
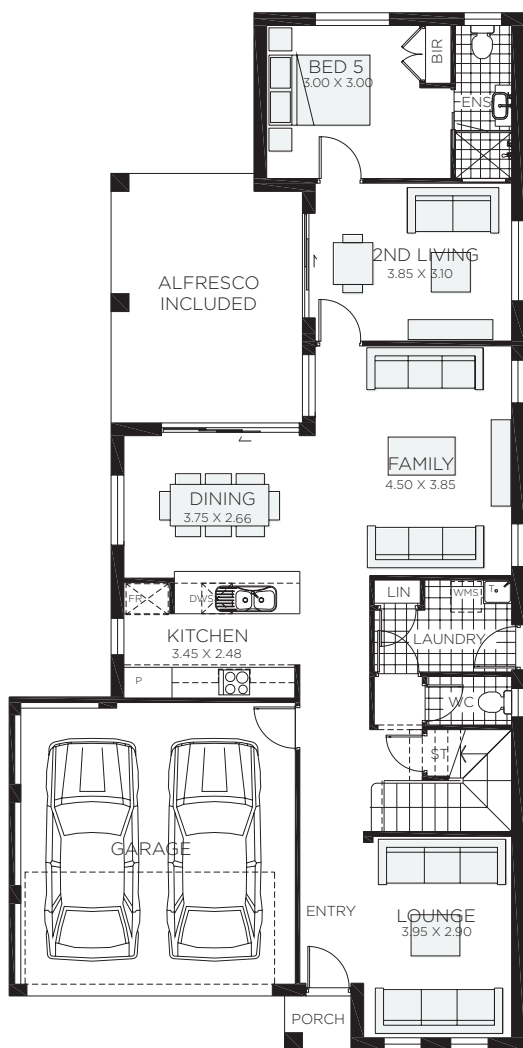
# Kingston 26

- 4 bedrooms
- 1-2 car spaces
- 2.5 bathrooms
- 26.3 sq


Single garage fits: **10.00M** wide standard lot.


Double garage fits: **11.23M** wide zero lot.  
**12.00M** wide standard lot.


Ground Floor Living	84.33m <sup>2</sup>	Overall Width Single Garage	8.100m
First Floor Living	111.97m <sup>2</sup>	Overall Width Double Garage	10.100m
Garage	32.48m <sup>2</sup>	Overall Length	16.290m
Porch	1.40m <sup>2</sup>		
Alfresco	14.51m <sup>2</sup>		
Total	244.68m <sup>2</sup>		



# Kingston 28

 5 bedrooms

 3.5 bathrooms

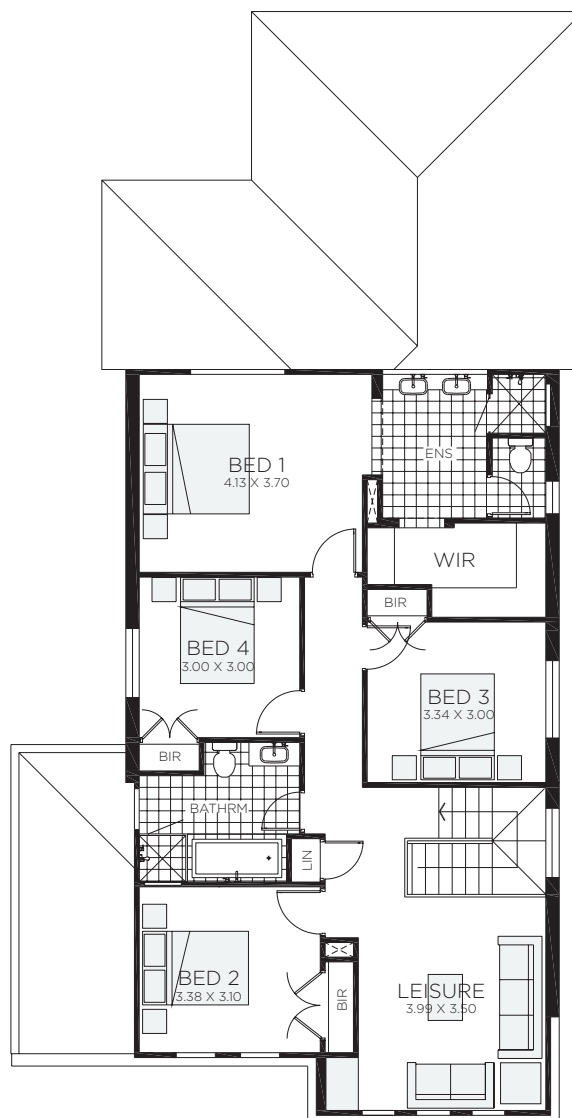
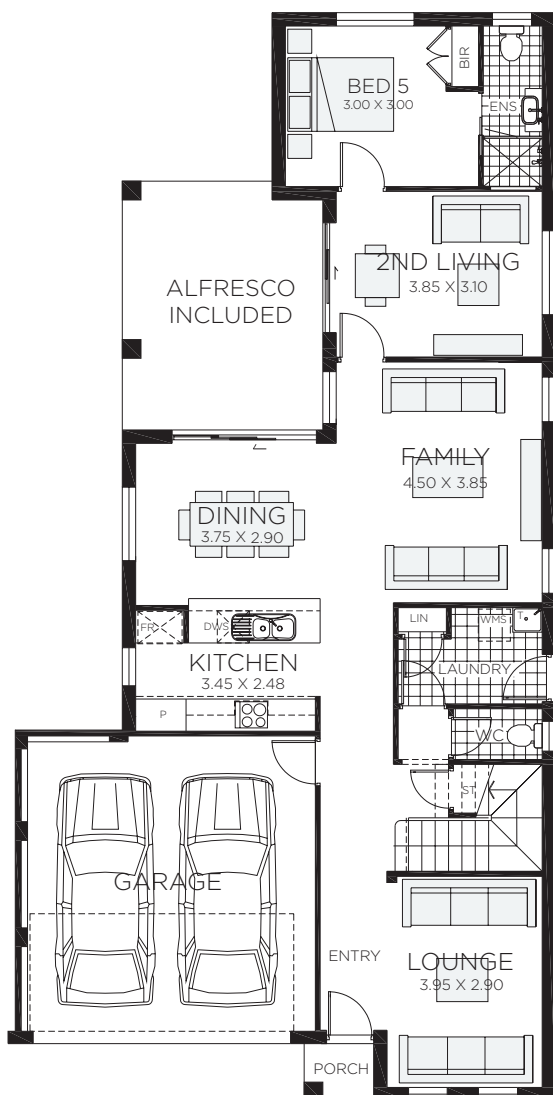
 1-2 car spaces

 27.7 sq


Single garage fits: **10.00M** wide standard lot.


Double garage fits: **11.23M** wide zero lot.  
**12.00M** wide standard lot.


Ground Floor Living	112.14m <sup>2</sup>	Overall Width Single Garage	8.100m
First Floor Living	93.84m <sup>2</sup>	Overall Width Double Garage	10.100m
Garage	32.47m <sup>2</sup>	Overall Length	20.340m
Porch	1.40m <sup>2</sup>		
Alfresco	18.00m <sup>2</sup>		
Total	257.85m <sup>2</sup>		



# Kingston 29

 5 bedrooms

 3.5 bathrooms

 1-2 car spaces

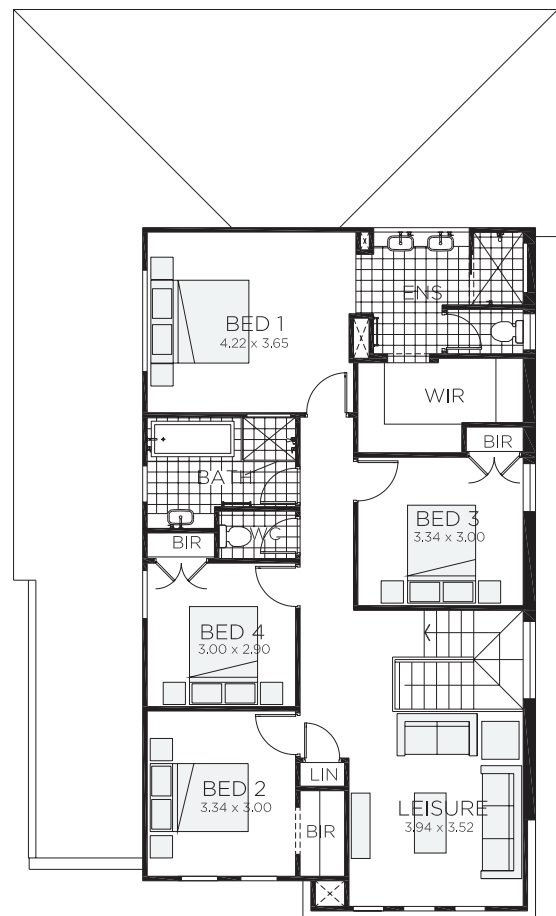
 29.4 sq

Single garage fits: **10.00M** wide standard lot.


Double garage fits: **11.23M** wide zero lot.  
**12.00M** wide standard lot.


Ground Floor Living	113.04m <sup>2</sup>	Overall Width Single Garage	8.100m
First Floor Living	109.72m <sup>2</sup>	Overall Width Double Garage	10.100m
Garage	32.47m <sup>2</sup>	Overall Length	20.340m
Porch	1.40m <sup>2</sup>		
Alfresco	17.10m <sup>2</sup>		
Total	273.73m <sup>2</sup>		






# Kingston 31

 5 bedrooms

 3.5 bathrooms

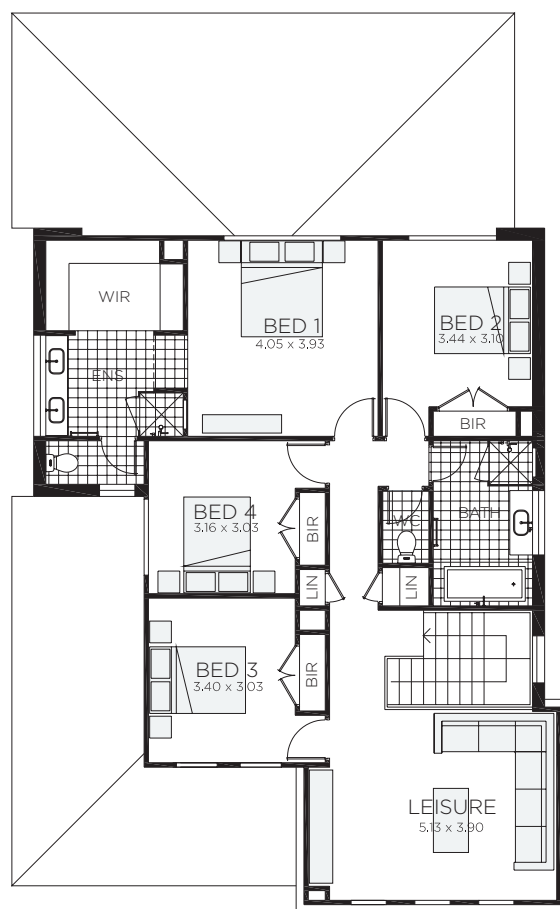
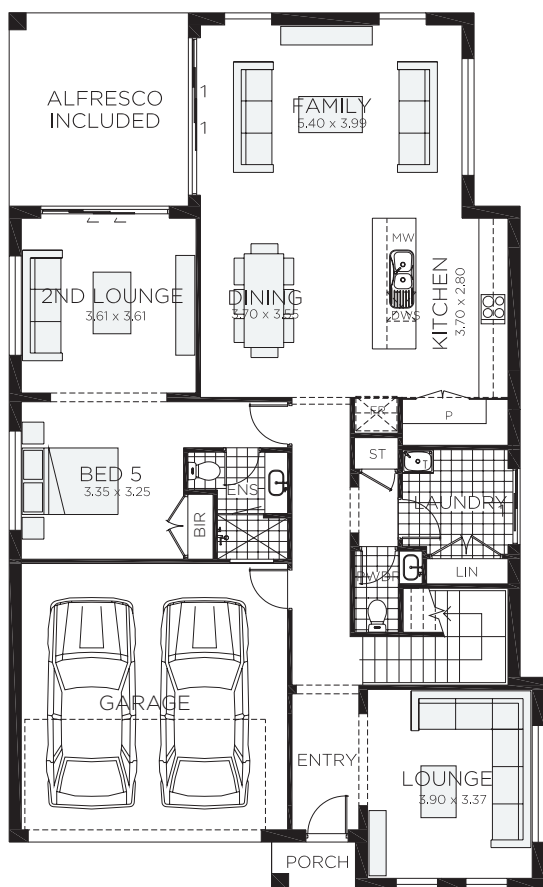
 2 car spaces

 31.0 sq


Double garage fits: **12.00M** wide standard lot.


Ground Floor Living	127.09m <sup>2</sup>	Overall Width Double Garage	10.100m
First Floor Living	108.34m <sup>2</sup>	Overall Length	17.930m
Garage	33.17m <sup>2</sup>		
Porch	1.39m <sup>2</sup>		
Alfresco	14.21m <sup>2</sup>		
Total	284.20m <sup>2</sup>		






# Kingston 33

 5 bedrooms

 3.5 bathrooms

 2 car spaces

 32.6 sq

Double garage fits: **12.95M** wide standard lot.

Ground Floor Living	134.55m <sup>2</sup>	Overall Width Double Garage	11.050m
First Floor Living	119.53m <sup>2</sup>	Overall Length	18.120m
Garage	33.06m <sup>2</sup>		
Porch	1.39m <sup>2</sup>		
Alfresco	14.76m <sup>2</sup>		
Total	303.29m <sup>2</sup>		