



# Newlyn

The Newlyn is a stylish and beautifully executed home with a distinct and modern feel. This flexible design is suitable for all family types and our flagship double storey 7 Star rating and Zero Energy home. Featuring four spacious bedrooms on the first floor, multiple leisure spaces, a large extended guest retreat, and gallery kitchen and dining opening to an entertaining alfresco space this home truly offers something for everyone. Paired with sophisticated interiors and versatile design options, the chic Vogue façade introduces the home to the street combining render, brickwork and cladding with tasteful dark roofing and wood batons framing the entry.

- ✓ Four generous bedrooms with optional floor plans available to extend to 5
- ✓ Generous kitchen that flows seamlessly through to the laundry with the option to include a butler's pantry
- ✓ Large living areas on both the ground and first floor

#### Suitable for

- ▶ Extended family
- ▶ Knockdown rebuild

#### 📍 On Display

**Newlyn 36 Vogue facade** on display at Ginninderry

**This home is a proud contributor to Canberra's first 6 Star Green Community at Ginninderry**

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



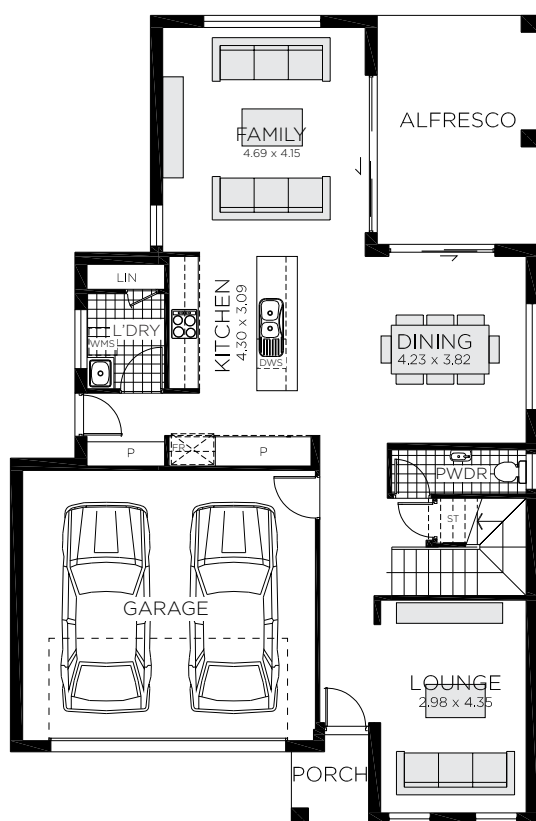
**RAWSON  
HOMES**  
— EST 1978 —



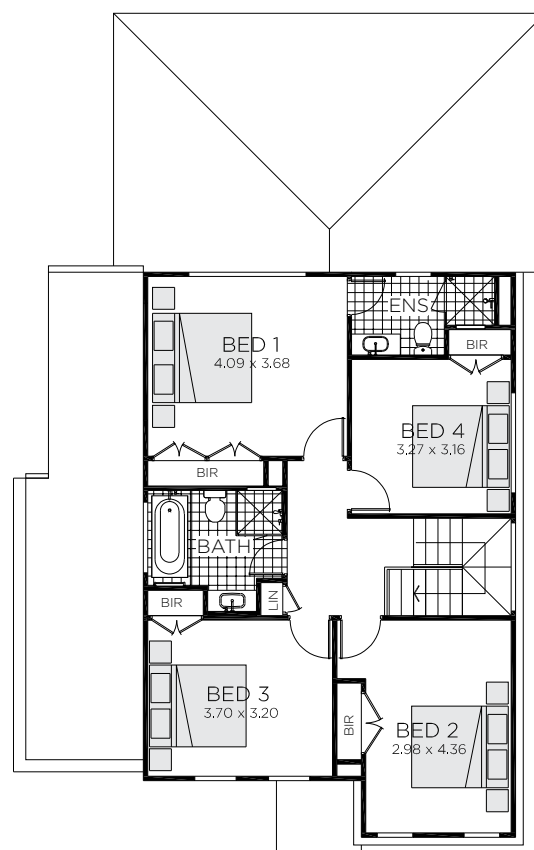
Classic



Vogue





GROUND FLOOR PLAN




FIRST FLOOR PLAN

# Newlyn 25

 4 bedrooms

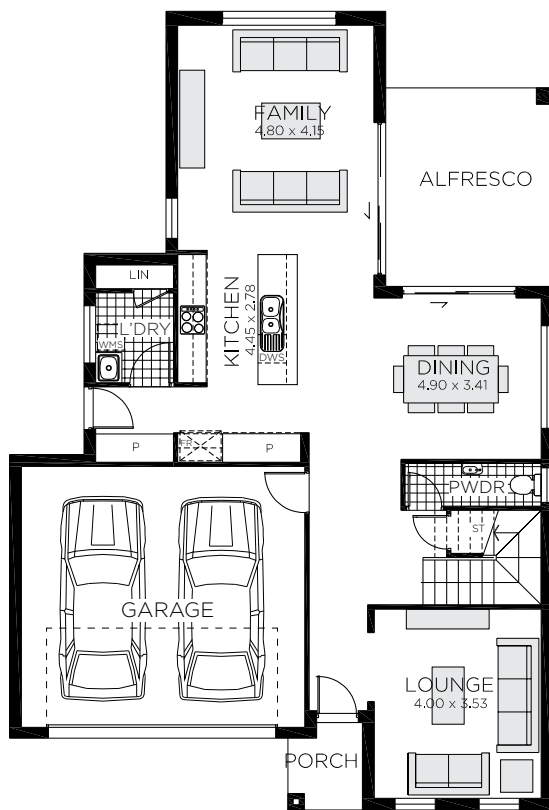
 2 bathrooms

 2 car spaces

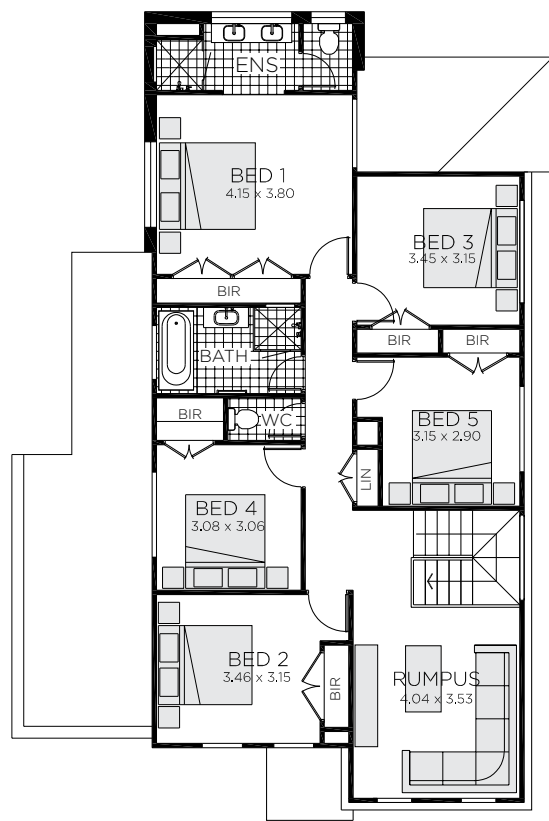
 25.5 sq

Double garage fits: **12.50M** wide standard lot.

Ground Floor Living	96.82m <sup>2</sup>	Overall Width Double Garage	10.820m
First Floor Living	85.80m <sup>2</sup>	Overall Length	16.600m
Garage	36.46m <sup>2</sup>		
Porch	2.68m <sup>2</sup>		
Alfresco	15.50m <sup>2</sup>		
Total	237.26m <sup>2</sup>		





GROUND FLOOR PLAN




FIRST FLOOR PLAN

# Newlyn 29

 5 bedrooms

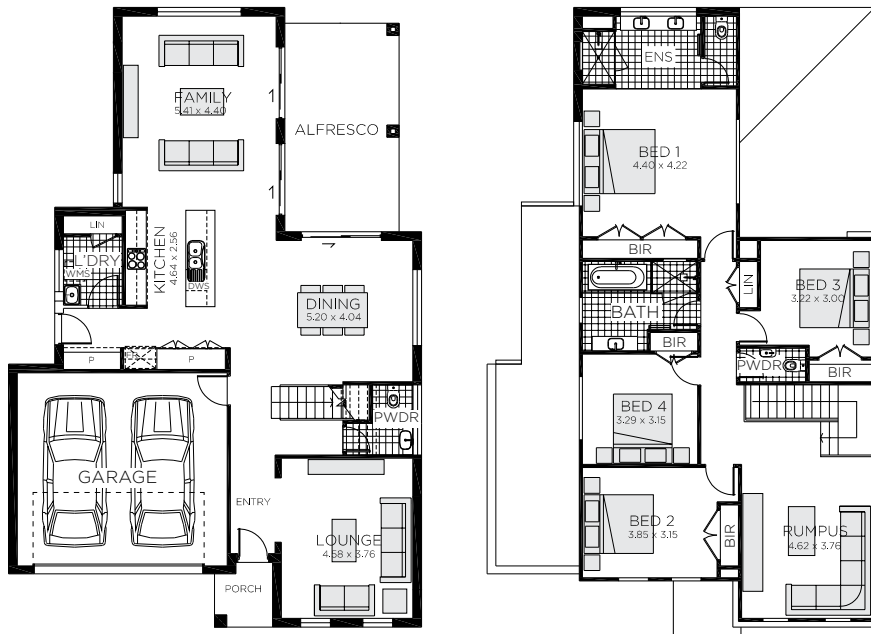
 2 bathrooms

 2 car spaces

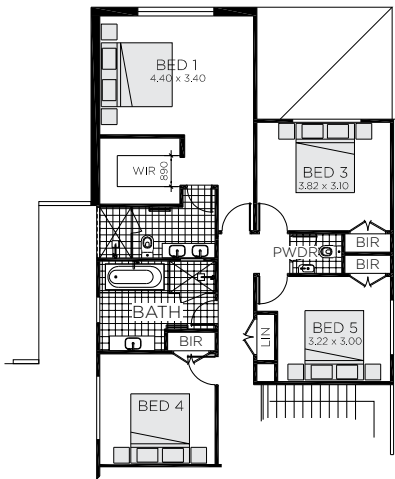
 29.55 sq

Double garage fits: **13.20M** wide standard lot.

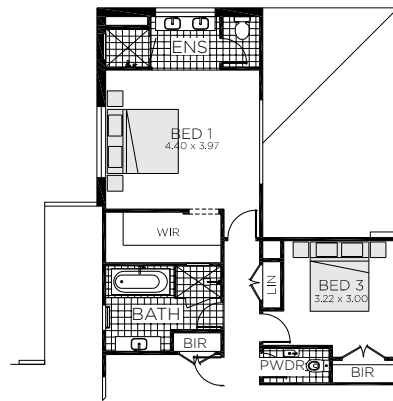
Ground Floor Living	102.08m <sup>2</sup>	Overall Width Double Garage	11.500m
First Floor Living	118.88m <sup>2</sup>	Overall Length	16.900m
Garage	36.33m <sup>2</sup>		
Porch	2.72m <sup>2</sup>		
Alfresco	14.87m <sup>2</sup>		
Total	274.88m <sup>2</sup>		



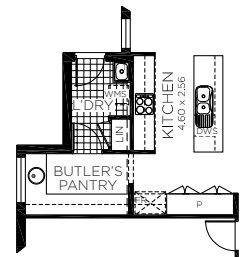
OPTION 1



BED 5 & BED  
OPTION 2



BED 1 WIR  
OPTION 3



BUTLER'S PANTRY  
OPTION 4

# Newlyn 31

4 bedrooms

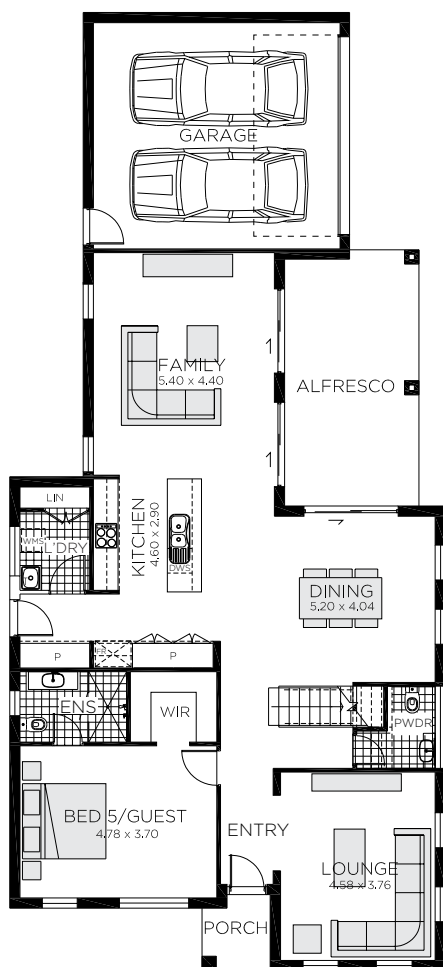
2 bathrooms

2 car spaces

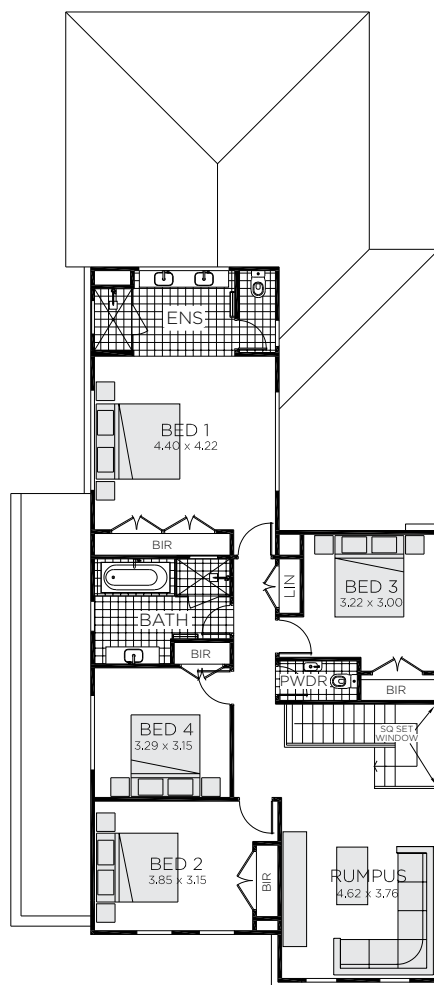
31.3 sq

Double garage fits: **13.20M** wide standard lot.

Ground Floor Living	112.88m <sup>2</sup>	Overall Width Double Garage	11.810m
First Floor Living	121.72m <sup>2</sup>	Overall Length	17.710m
Garage	36.35m <sup>2</sup>		
Porch	2.87m <sup>2</sup>		
Alfresco	19.46m <sup>2</sup>		
Total	293.28m <sup>2</sup>		





GROUND FLOOR PLAN




FIRST FLOOR PLAN

# Newlyn 35 CNRSP

 5 bedrooms

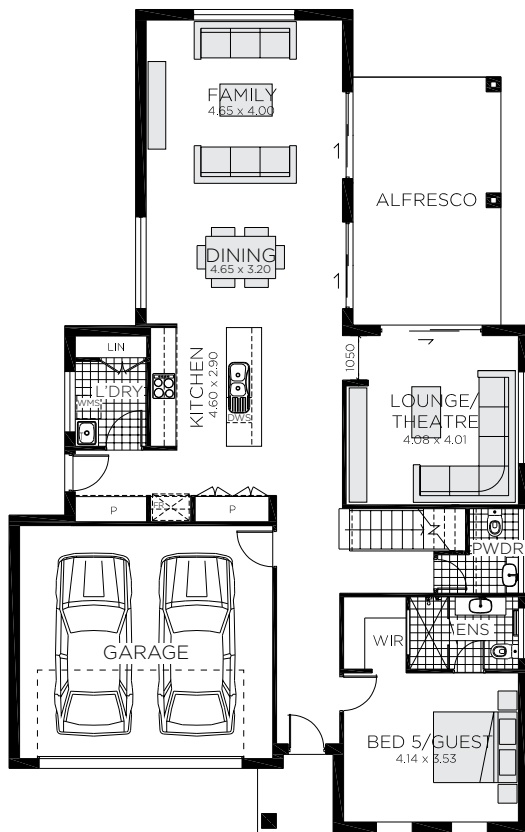
 2 car spaces

 3.5 bathrooms

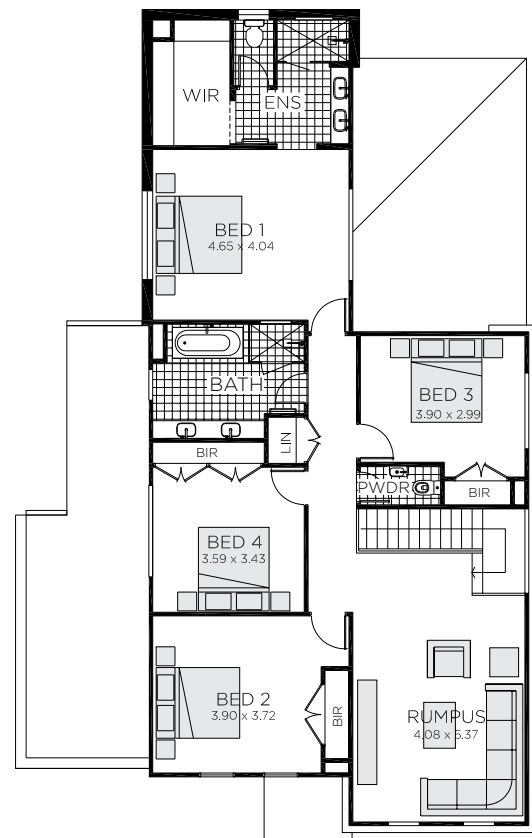
 34.77 sq

Double garage fits: **13.60M** wide standard lot.

Ground Floor Living	141.64m <sup>2</sup>	Overall Width Double Garage	10.595m
First Floor Living	120.97m <sup>2</sup>	Overall Length	23.300m
Garage	37.66m <sup>2</sup>		
Porch	2.87m <sup>2</sup>		
Alfresco	19.98m <sup>2</sup>		
Total	323.12m <sup>2</sup>		





GROUND FLOOR PLAN




FIRST FLOOR PLAN

# Newlyn 36

 5 bedrooms

 2 bathrooms

 2 car spaces

 35.9 sq

Double garage fits: **14.00M** wide standard lot.

Ground Floor Living	132.28m <sup>2</sup>	Overall Width Double Garage	12.320m
First Floor Living	141.13m <sup>2</sup>	Overall Length	19.500m
Garage	36.27m <sup>2</sup>		
Porch	3.11m <sup>2</sup>		
Alfresco	20.63m <sup>2</sup>		
Total	333.42m <sup>2</sup>		