



# Novera

The Novera's kitchen is its focal point, blending easily into the living, dining and alfresco areas. With five facade options and several floor plans the Novera lets you create the perfect home to suit your family. An example of this modern home design is available for viewing at our Leppington display homes.

- ✔ Versatile family, lounge and study zones means you don't need to worry about the size of your guest list
- ✔ Enjoy the sense of luxury with a grand staircase that leads up to a bright, open lounge area
- ✔ Customise this design to your style with a range of facade options, including the contemporary Elite or on-trend Hamptons

#### Suitable for

- ▶ Extended family
- ▶ Knockdown rebuild

#### 📍 On Display

**Novera 34 Elite facade** on display at HomeWorld Leppington

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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# Facades

Novera



Elite



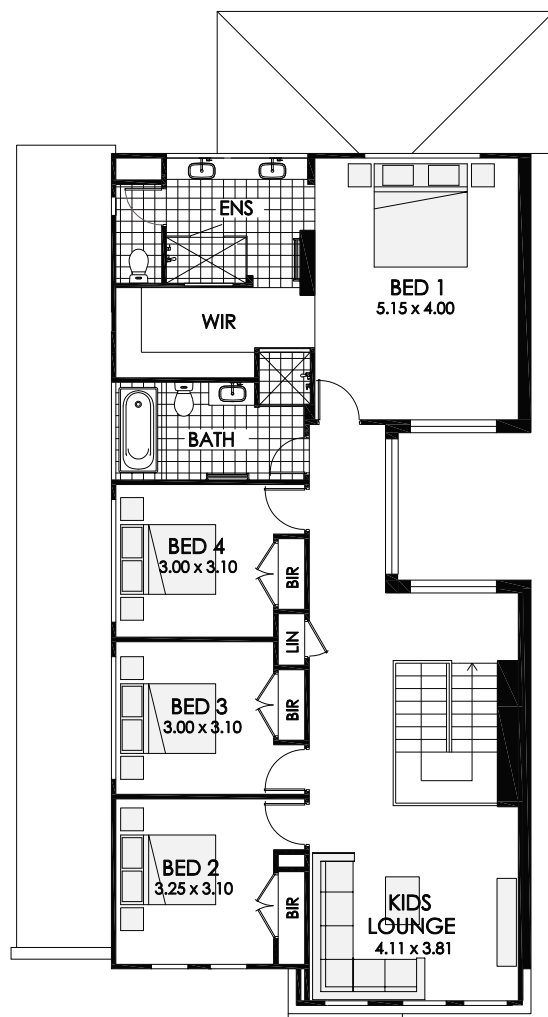
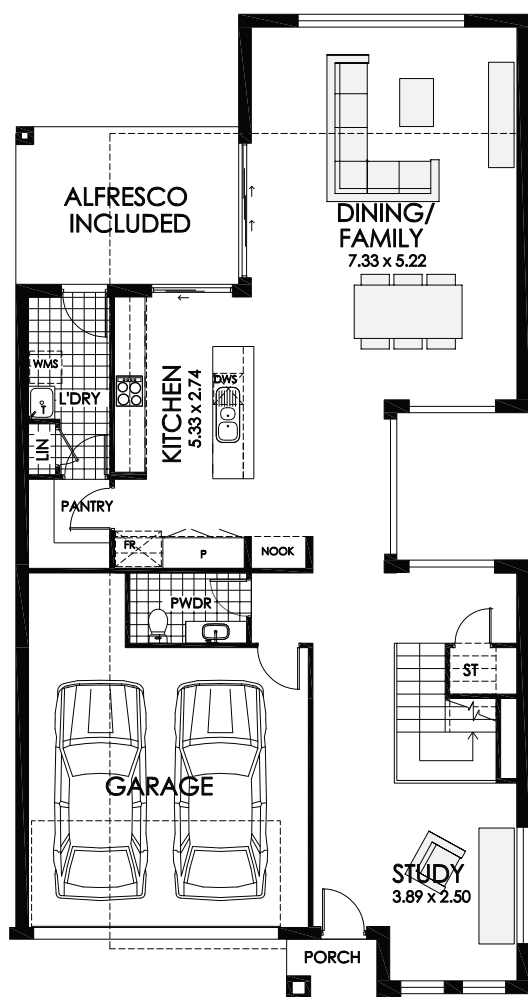
Hampton



Trend





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# Novera 32

 4 bedrooms

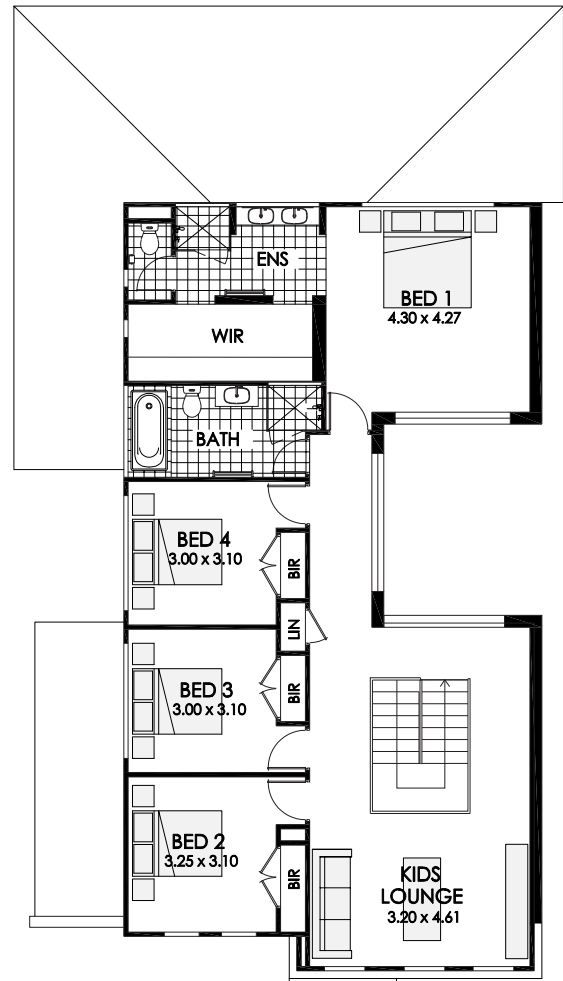
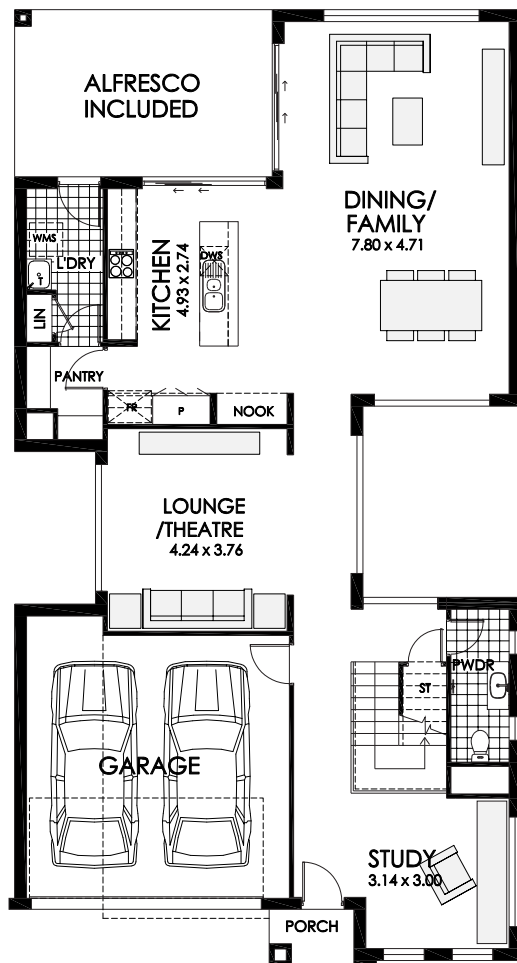
 2.5 bathrooms

 2 car spaces


 32.4 sq


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


|                     |                      |                             |         |
|---------------------|----------------------|-----------------------------|---------|
| Ground Floor Living | 119.97m <sup>2</sup> | Overall Width Double Garage | 10.100m |
| First Floor Living  | 128.88m <sup>2</sup> | Overall Length              | 19.370m |
| Garage              | 36.11m <sup>2</sup>  |                             |         |
| Porch               | 2.11m <sup>2</sup>   |                             |         |
| Alfresco            | 13.69m <sup>2</sup>  |                             |         |
| Total               | 300.76m <sup>2</sup> |                             |         |




# Novera 34

 4 bedrooms

 2.5 bathrooms

 2 car spaces

 33.5 sq

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

|                     |                      |                             |         |
|---------------------|----------------------|-----------------------------|---------|
| Ground Floor Living | 131.77m <sup>2</sup> | Overall Width Double Garage | 10.600m |
| First Floor Living  | 126.26m <sup>2</sup> | Overall Length              | 20.020m |
| Garage              | 34.15m <sup>2</sup>  |                             |         |
| Porch               | 2.11m <sup>2</sup>   |                             |         |
| Alfresco            | 18.87m <sup>2</sup>  |                             |         |
| Total               | 313.16m <sup>2</sup> |                             |         |