



**Beachwood**  
HOMES



Orana Estate  
**Display Center**

On Display

Jarrah 35 with Bay MK3 Facade  
Merbau 25 with Sandy Facade



The Merbau 25

4 2 2



The best of both worlds.

Indulge in the perfect blend of style and space with the Merbau 25.

Showcasing a large private master suite at the front of the home, the rear of the home is dedicated to multiple entertainment options including open-plan living and kids zone with rumpus room. With it's mix of zoned and open spaces, you can have the best of both worlds with the Merbau home design.



HIA Awards Winner

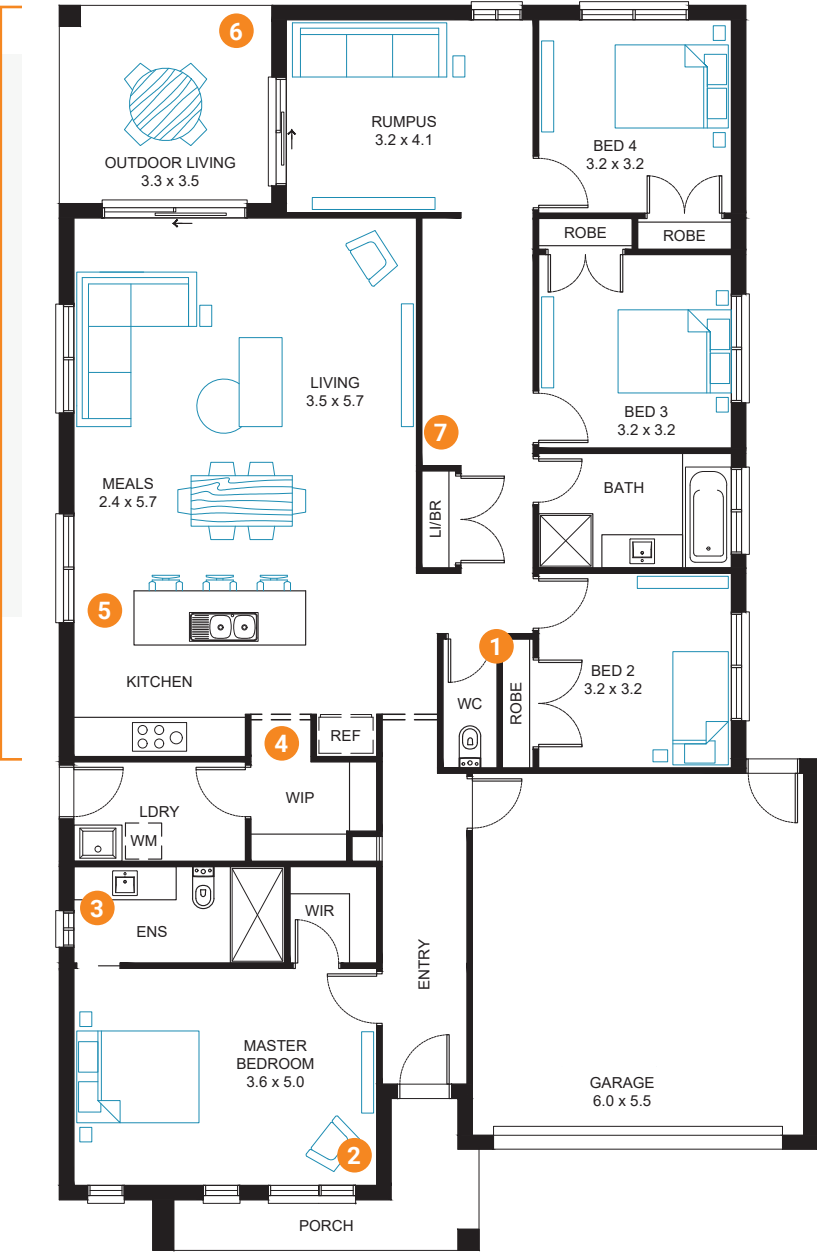
Winner: 2022 HIA Victoria Housing Awards  
Finalist: 2022 HIA Victoria Housing Awards

\*Bathroom in a Display Home up to \$500K\* awarded to the Merbau 25 Display Home.

\*Kitchen in a Display Home up to \$500K\* awarded to the Merbau 25 Display Home.

**The Rear flip**

Most of our designs allow the rear living module to be flipped to address Northerly solar access; making the most of natural light, space and energy savings for our clients on their selected allotment.



Standard Floorplan

HOUSE SIZE		FLOORPLAN OPTIONS*	DESIGNED TO SUIT
House Area	234.7 (m²)	1 Powder Room	14m x 28m* Block Size
House Area	25.26 (sqsq)	2 Additional Walk-In Robe	
Exterior Length	20.67 (m)	3 Deluxe Ensuite	
Exterior Width	12.6 (m)	4 Walk-In Pantry (as displayed)	
OTHER SIZES AVAILABLE		5 Deluxe Kitchen	
22 sqsq - Suits 14m x 25m block*		6 Grand Outdoor Living	
27 sqsq - Suits 14m x 30m block*		7 Linen Cabinetry Fitout	
		8 Rear Flip	



MORE INFORMATION







## The Jarrah 35

5 2 2

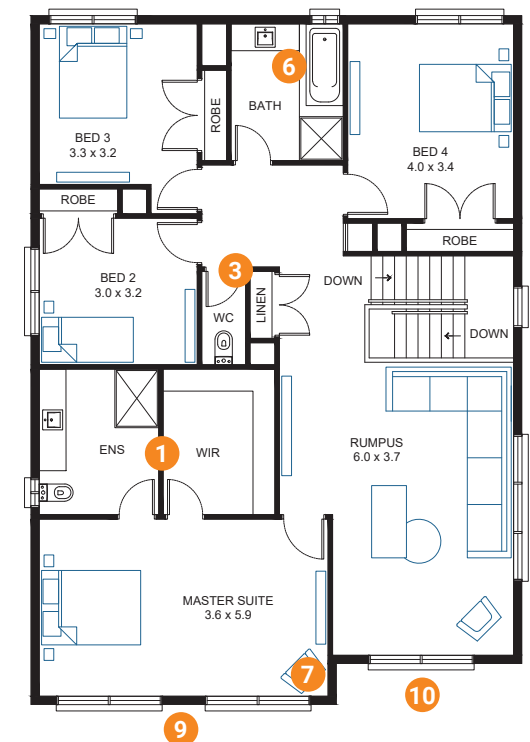


Layout not quite right?

Speak to us about customisable floorplans



Standard Floorplan - Ground Floor



Standard Floorplan - First Floor

## Abundant style and space.

The Jarrah 35 is a true masterpiece of design boasting an array of impressive features.

With spacious entertainment options on each level, this home is perfect for entertaining or spending quality time with loved ones.

Up to four generously sized bedrooms ensure that everyone has plenty of space to call their own, while the palatial Master Bedroom offers a peaceful sanctuary and an impressive Ensuite & Walk-In Robe to match.

Whether you're looking for a family home or a place to entertain, the Jarrah 35 is sure to exceed your expectations.



Ascend  
COLLECTION



### HIA Awards Winner

Winner: 2022 HIA Victoria Housing Awards

'Kitchen in a Display Home up to \$500K' awarded to the Jarrah 35 Display Home.

Finalist: 2022 HIA Victoria Housing Awards

'Display Home \$450-\$500K' awarded to the Jarrah 35 Display Home.

### HOUSE SIZE

House Area	329.2 (m <sup>2</sup> )
House Area	35.43 (sqgs)
Exterior Length	18.1 (m)
Exterior Width	12 (m)

### OTHER SIZES AVAILABLE

- 29 sqgs - Suits 14m x 25m block<sup>†</sup>
- 31 sqgs - Suits 14m x 25m block<sup>†</sup>
- 39 sqgs - Suits 14m x 28m block<sup>†</sup>

### FLOORPLAN OPTIONS\*

- 1 Grand Ensuite
- 2 Deluxe Kitchen
- 3 Powder Room
- 4 Extended Laundry & Pantry
- 5 Butler's Pantry
- 6 Deluxe Bathroom
- 7 Additional Walk-In Robe
- 8 Rear Flip
- 9 Balcony 1
- 10 Balcony 2

### DESIGNED TO SUIT

14m x 28m<sup>†</sup> Block Size



MORE  
INFORMATION





## The Merbau 25

Facade Options



## The Jarrah 35

Facade Options



Style your home your way with multiple facade options to choose from.

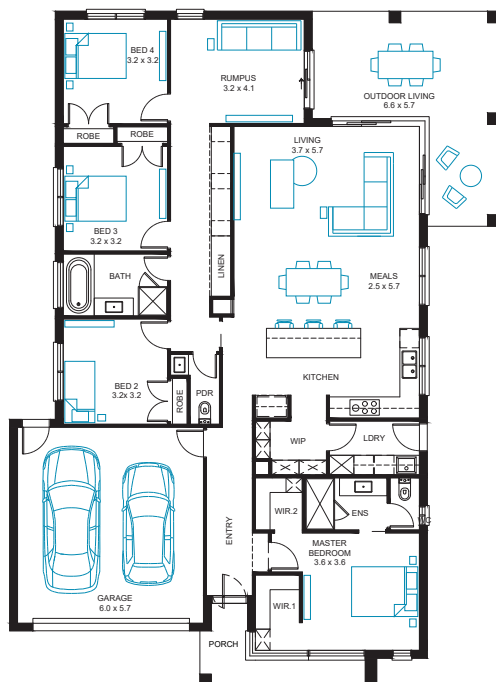
Whether you prefer your home dressed in Modern lines or Country style is more your taste, the choice is yours when you build with Beachwood Homes. **Browse the home designs on our website for even more options.**





## The Merbau 25

The Merbau 25 floorplan on display showcases its mix of zoned and open spaces. With multiple entertainment options, including open-plan living and a kids' zone with a rumpus room, the Merbau is perfect for entertaining or spending quality time with loved ones.

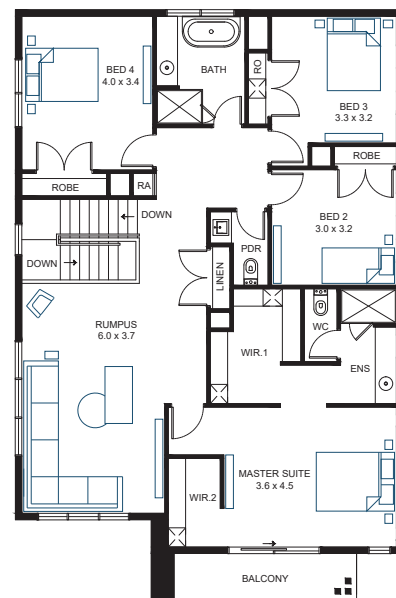
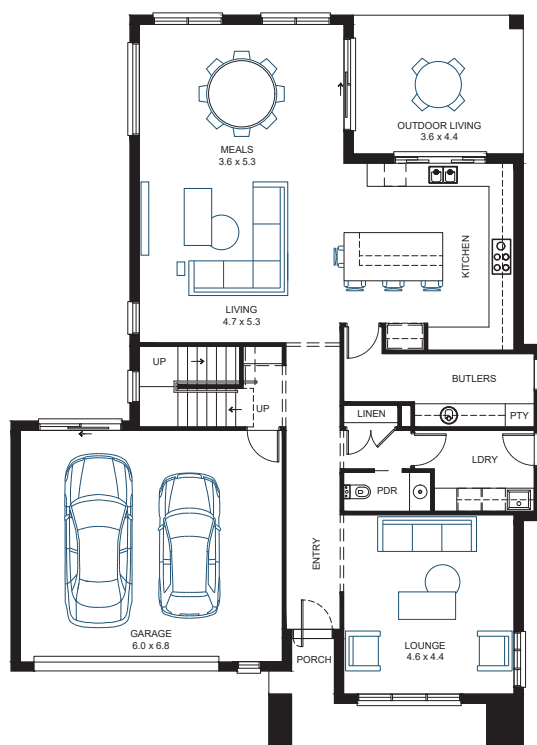


## As Displayed Floorplans

Our friendly New Home Consultants are experts at providing advice and guidance on all Beachwood home designs. They will discuss what you're looking for in your new home, showing full appreciation for your budget parameters. Whichever design you have in mind, your consultant will be able to explore all possibilities with you, considering all inclusions, facades, alternative floor plans and upgrades.

## The Jarrah 35

The Jarrah 35 floorplan on display showcases its luxury open-plan living featuring the deluxe Kitchen, Butlers' Pantry, and grand Master Suite, the Jarrah is designed to be the ultimate entertainer, guaranteed to leave a lasting impression.



**Beachwood**  
HOMES

25  
YEARS+



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\* Additional costs will be charged for any Structural Options selected. † Minimum lot size is subject to selected facade, design options and any applicable restrictions on selected lot (building envelopes, easements, developer guidelines). Images may include upgrade items. Some images may also show features not supplied by Beachwood Homes including landscaping, window furnishings, finishes, decor and furniture. © Beachwood Homes Pty Ltd CDB-U 51671