OUR
HOME DESIGNS
LET US BUILD YOUR DREAM
Congratulations to the team at Metro Homes on this stunning use of the COLORBOND® steel colour palette on their Arabella home design. Now on display at Diagonal Road, Somerton Park.

**Roof:** Monument®  
**Gutters:** Monument®  
**Fascia:** Monument®  
**Render main:** Surfist®

For more inspiration, visit METROHOME'Neill.COM.AU
When you move in, we’re here to help.

Building a new home is a special life moment. A journey that culminates with opening the front door and moving in.

At AGL, we guarantee power on the day you move in* and offer:

- 24/7 customer support
- Flexible payment options
- AGL Energy App to manage your account on the go

It pays to move with AGL.
Visit agl.com.au or call 131 245

*If the power is not on in your new home on the day you move in, we’ll cover your related expenses up to $250 per day (GST incl.). Requires 1 business day’s notice and clear, safe access to the property’s meter.
| CONTENTS |
|----------------------|---|
| COMPANY PROFILE      | 8 |
| OUR PROCESS          | 20 |
| 6 GREEN STARS AT METRO | 27 |
| TOPAZ INCLUSIONS     | 32 |
| SAPPHIRE INCLUSIONS  | 34 |
| KNOCK DOWN BUILD TWO | 36 |
| SINGLE STOREY FACADES | 40 |
| DOUBLE STOREY FACADES | 43 |
| 17M+ WIDTH           | 45 |
| WALKERVILLE          | 46 |
| BARKER               | 47 |
| WATERVALE            | 48 |
| RIVERTON             | 49 |
| YARRAH               | 50 |
| 13M+ WIDTH           | 51 |
| EXETER               | 52 |
| MAYFIELD V2          | 53 |
| HENDON               | 54 |
| MAYFIELD             | 55 |
| STRATHALBYN V2       | 56 |
| KENSINGTON V2        | 57 |
| JARVIS               | 58 |
| CASSINI              | 59 |
| 11M+ WIDTH           | 60 |
| WISTOW               | 61 |
| BRISTOL              | 62 |
| MAROLA               | 63 |
| BALLARA              | 64 |
| MABLE                | 65 |
| AUBURN               | 66 |
| CHICAGO              | 67 |
| SOMERTON             | 68 |
| CLAYTON              | 69 |
| NALPA                | 70 |
| NETHERBY             | 71 |
| LYNTON               | 72 |
| HAMLEY               | 73 |
| BEAUMONT             | 74 |
| ASCOT                | 75 |
| CALLINGTON           | 76 |
| 9M+ WIDTH            | 78 |
| BERKELEY             | 79 |
| ATHELSTONE           | 80 |
| BROOKLYN             | 81 |
| MARDEN               | 82 |
| AVOCA V2             | 83 |
| CAMDEN               | 84 |
| GLYNDE               | 85 |
| BOWDEN               | 86 |
| EDEN                 | 87 |
| 6+ WIDTH             | 89 |
| HYDE                 | 90 |
| HARTLEY              | 91 |
| BALTA                | 92 |
| ARDEN                | 93 |
| BRENTANO V2          | 94 |
| VIVALDI              | 95 |
| SCHUBERT             | 96 |
| DOUBLE STOREY        | 97 |
| SEBASTIAN            | 98 |
| ANNABELLE            | 100 |
| GEORGIA              | 102 |
| BOSWORTH 317         | 104 |
| LOGAN                | 105 |
| FLORENCE             | 106 |
| BOSWORTH             | 108 |
| ARABELLA             | 109 |
| AMELIA               | 110 |
| AVA                  | 111 |
| MAYA                 | 112 |
| JAXON                | 113 |
| IMOGEN               | 114 |
| HARPER               | 115 |
| AUDREY               | 116 |
| RUBY                 | 117 |
| MASON                | 118 |
| EZRA                 | 119 |
| CHARLOTTE            | 120 |
| SUTTON               | 121 |
OUR PASSION, YOUR DREAM
At Metro Homes SA we pride ourselves on the honesty and integrity of our people to deliver a service that is second to none. As our valued clients, we collaborate with you every step of the way to build the home of your dreams and aspirations, which meet your needs and budget.

OUR COMMITMENT TO YOU
Our philosophy is simple. We provide you with unprecedented quality designs and specifications that are tailored to your budget. It is our commitment to bring you on the home building journey every step of the way by identifying opportunities, planning, marketing and delivering premium quality projects of the highest calibre, situated in some of Adelaide’s most sought after locations.

OUR EXPERIENCE
Steve Weightman, our Director, is a leading industry executive and brings a wealth of knowledge, experience, enthusiasm and passion to deliver a clear strategic vision for the company. Bringing together with Luke Hartman and Andrew Hurt, this group forms a dynamic and formidable partnership, sharing a vision, passion and dedication that makes Metro Homes SA the successful building company it is today, and the right choice for you.

WE ARE LOCAL
In a very short time, we have grown to become one of South Australia’s leading developers and builders. Located centrally in Hindmarsh Square, Adelaide, we form part of the Creation Group that operates across four states and has a portfolio in excess of $1 billion, and growing. Based on these core values, we form lasting relationships with our clients, achieving desired outcomes and continuing our commitment to excellence. Our promise to every one of our clients is that when they build their property, we will pour our passion and their hopes into their dream home.

“A quality design and specification at your budget. Our passion is building your dream.”

-Steve Weightman, Director
Helping to build South Australia for over 30 years, Rayners provides service, support and materials you can rely on.

Quality products from brands you can trust.
USG Boral offers a range of plasterboard and cornice solutions to complement a variety of decors including classic, modern and contemporary interiors – ensuring you can find the right wall and ceiling solutions for an interior finish with style.

YOUR DREAM HOME DESERVES DREAM FINISHES.

USG Boral offers a range of plasterboard and cornice solutions to complement a variety of decors including classic, modern and contemporary interiors – ensuring you can find the right wall and ceiling solutions for an interior finish with style.
OUR EXPERIENCE

Steve Weightman, our Director, is a leading industry executive and brings a wealth of knowledge, experience, enthusiasm and passion to deliver a clear strategic vision for the company. Steve worked with iconic figures, David Devine, Ken Woodley and Luke Hartman at Devine Limited. Together, this group forms a dynamic and formidable partnership, sharing a vision, passion and dedication that makes Metro Homes SA the successful building company it is today, and the right choice for you.
STEVE WEIGHTMAN
DIRECTOR

Steve started the South Australian business in 2012 and brought with him over 30 years property development experience.

Prior to Metro, Steve worked with Australian Stock Exchange (ASX) top 500 publicly listed Devine Limited for nine years, in the role of General Manager of South Australia. During this time Steve was responsible for all aspects of its housing and land operation in SA, overseeing its performance as a major residential developer builder.

Steve holds an Masters of Business Administration and a Diploma in Property and is a member of both Urban Development Institute of Australia (UDIA), and HIA.

ANDREW HURT
DIRECTOR/OPERATION MANAGER

Andrew Hurt is a director and operations manager for Metro Homes SA.

Andrew has more than 25 years experience in the property development industry previously holding senior positions with Pioneer Homes and Devine Limited working across sales management, marketing, information technology and operations.

He is a licensed real estate agent and holds a Bachelor of Commerce Degree and Diploma of Property.

LUKE HARTMAN
CEO

Luke Hartman is Managing Director of Metro Homes SA.

Previously, as the National General Manager Housing and Land for the publicly listed, Devine Limited, Luke was responsible for the delivery of more than 2000 land lots each year, as well as the construction of more than 1200 houses. He is also a former Victorian and Queensland General Manager for Devine Limited and was previously a senior executive with the publicly listed Mirvac where he worked on a range of large projects including the Olympic Village in Sydney.

Luke has a bachelor degree of Applied Science (Land Economics) and is also a member of UDIA, Victoria.
When we think of total home comfort, we imagine a complete sense of wellbeing, but we don’t always realise that this is made up of many elements.

Thermal Comfort
Upgrade to higher levels of insulation to keep your home warm in winter and cool in summer.

Acoustic Comfort
Pay attention to your internal walls to ensure harmonious living in your home.

Financial Comfort
Cut your energy bills by reducing your reliance on expensive heating and cooling.

Healthy Home
The right upgrades to ensure your new home can breathe and effectively release moisture.

Peace of Mind
Bradford is an Australian manufacturer and has been an expert in home comfort for over 80 years. All products are guaranteed by CSR, the Australian leader in building products.

Choose Total Home Comfort and rest assured you’ve made a wise investment in the future of your family and your home.

For further information, call 1300 850 305 or visit TotalHomeComfort.com.au
Add a touch of elegance and style to your home and stand out from the crowd with Bristile Roofing products. Unlike other materials, Bristile roofs will not rust, corrode or deteriorate over time, in fact they will become stronger with age. They are also environmentally friendly, a natural insulator, ideal for rainwater collection and they are warrantied to last.

For our concrete, premium La Escandella terracotta clay products and our integrated Bristile Solar tile range, please visit:

www.bristileroofing.com.au
The team at Metro ensured that I have a great experience, rather than a daunting one which all of my friends advised when building a home. In a nutshell, I must say it was a wonderful experience building my first home and I am sure I will go back to them in the future as well!

- Karam
Building your dream home is one of life’s biggest decisions. We can make it easy!

Book in for a one-to-one Colour Consultation now and let our experts help you select the best colours and finishes to give your home a truly stunning and individual look.

To book your consultation, please contact one of our locations below and we will allocate your appointment with one of our experienced consultants.

Austral Bricks is part of the Brickworks Group.

Brickworks Design Studio Adelaide
Ground Floor, 70 Hindmarsh Square, Adelaide SA 5000
08 8282 6301
adelaide@brickworks.com.au

Brickworks Design Centre
Golden Grove (Main Office)
201 Greenland Rd Golden Grove SA 5125
08 8282 6301 | 08 8282 6366
infoa@australbricks.com.au
MADE FOR STYLE
Rayners Building Supplies have been helping to build South Australia for over 30 years, supplying high quality products from leading Australian and international manufacturers.

From small residential jobs through to largest high profile construction projects, Rayners provides service, support and materials you can rely on.

Quality products from brands you can trust.
How to Step Up to Your New Home

At Metro Homes SA we pride ourselves on the honesty and integrity of our people to deliver a service that is second to none. As our valued clients, we collaborate with you every step of the way to build the home of your dreams and aspirations, which meet your needs and budget.
1. TALKING WITH YOU - NOT AT YOU
At Metro Homes SA, we take great care to ensure that building your home is a journey we all share. We meet with you to make your dreams a reality, ensuring we are all on the same page in order to provide you with the information you need to make the right decision for you and your family.

2. SUPPORTING YOU TO GET THE RIGHT FINANCIAL ADVICE
It is important for us here at Metro to support you in every aspect of building your dream home, and that includes making sure you seek the right financial advice. We work with a network of established financial advisors who can support you and your financial needs.

3. CHOOSING THE RIGHT LAND FOR YOU
As we get to know each other well during this process, we will support you to source the right location for your new home, focusing on what is important to you.

4. SELECTING YOUR DREAM HOME
Once you have decided on the location for your home, we will support you to choose the right home design to meet your needs and budget.

5. SIGNING YOUR BUILDING AGREEMENT
When you feel happy with the decisions you have made in relation to the land and home you wish to build, Metro Homes will support you through the contract process, using approved Housing Industry Association (HIA) building contract and offer peace of mind.

6. STYLING YOUR HOME
Our designers are here to help you with the difficult decisions – which fittings and colour schemes work best. It is our intention to support you on every decision you make and to help guide you when you need our assistance.

7. TIME TO BUILD YOUR HOME
This is when the dream becomes a reality! We will have worked through all the necessary Council approvals to commence construction and you will be kept informed every step of the way by your dedicated Client Relationship Manager.

8. THE KEYS TO YOUR NEW HOME
And before you know it, you’re being handed the keys to your home, upon completion of our Client Satisfaction Report! We will also provide additional information in relation to home building warranty, our maintenance program and the manufacturer’s warranties for all your appliances.
BEHIND THE BEAUTY OF EVERY CAESARSTONE SURFACE
DESIGN IS AUTHENTIC AND HUMAN CRAFTSMANSHIP

Looking at many of the Caesarstone designs on offer, people often compare them to works of art. In a way, that’s not far from the truth. The design process itself is a hands-on experience, hence our Research & Design team consisting of creatively driven designers, almost artists, but working with a very different canvas. Head of Product Design, Mor Krisher, has been with Caesarstone for nearly a decade and has a broad background in design.

“We have been designing surfaces for more than thirty years, and since day one our intention has been to push technical and creative boundaries”, say Mor.

Now, Caesarstone and Metro Homes are proud to combine their love of beautiful design to South Australian homes.
BEHIND THE BEAUTY OF EVERY CAESARSTONE SURFACE DESIGN IS AUTHENTIC AND HUMAN CRAFTMANSHIP

Looking at many of the Caesarstone designs on offer, people often compare them to works of art. In a way, that’s not far from the truth. The design process itself is a hands-on experience, hence our Research & Design team consisting of creatively driven designers, almost artists, but working with a very different canvas. Head of Product Design, Mor Krisher, has been with Caesarstone for nearly a decade and has a broad background in design.

“We have been designing surfaces for more than thirty years, and since day one our intention has been to push technical and creative boundaries”, say Mor.

Now, Caesarstone and Metro Homes are proud to combine their love of beautiful design to South Australian homes.

4043 Primordia
Crafted For You.

When used with the Gainsborough Freestyle Wi-Fi Bridge

Encrypted connection for advanced security

Assign, invite and schedule up to 20 users

3-in-1 Function (Passage/Privacy/Dead Lock)

Remote access, lock, deadlock or unlock your door using the Gainsborough Freestyle app*

*When used with the Gainsborough Freestyle Wi-Fi Bridge

gainsboroughhardware.com.au  1800 098 094  info.au@allegation.com

The new Trilock® Freestyle combines Gainsborough’s signature style with the latest technology giving you unparalleled control and security.
Our philosophy is simple. We provide you with unprecedented quality designs and specifications that are tailored to your budget. It is our commitment to bring you on the home building journey every step of the way by identifying opportunities, planning, marketing and delivering premium quality projects of the highest calibre.
At Metro Homes SA we are committed to building quality homes that are eco-friendly. Our homes are built following the nationally accredited program, FirstRate5 and are all completed with a 6 star energy rating or VARB report. Our aim is to reduce the energy consumption in your home and to increase the sustainability of our resources.

By looking at each of the items listed below, our objective is to improve the general thermal performance of the home and significantly reduce energy costs.

- Passive energy design such as home orientation shading
- Water efficient appliances (such as toilets and showers)
- Upgrade insulation option
- Comfort plus and double glazing options
- Energy efficient cooling/heating
- Lighting (fluro as a standard and now LED options)
- Ventilation
- Ceiling fans
- Rain water tanks
- Solar electrical
- Solar hot water and energy efficient appliances options

Once your home is completed, Metro Homes SA will provide you with a full energy report at handover outlining all the benefits to you and the accredited 6 Green Star rating or VARB report.
Healthier way of living

For all your Hot Water, Heating & Cooling needs.

rinnai.com.au
FOR UNCOMPROMISING STYLE, IT HAS TO BE STEGBAR

For the most exquisite showerscreen and wardrobe design, the Stegbar range is uncompromising in its design and quality. The Stegbar name is renowned for fine craftsmanship, innovation and long life durability. If you’re after the only team of experts that are right there with you all the way from inspiration to installation, then it has to be Stegbar.

stegbar.com.au
Every Metro home design has the option of Sapphire or Topaz inclusions. Sapphire for those who want all the trimmings and Topaz for those on a smaller budget.

Topaz and Sapphire inclusions apply to the Metro Homes SA range of homes in South Australia only. Please talk to our home consultants for further clarification on any inclusions item. Information in this magazine is correct at the time of printing but are subject to change without prior notification.
SITE WORKS & FOOTING SYSTEM
• Earthworks including levelling of building platform over home area only
• External sewer drainage and connection to existing junction on block
• Stormwater drainage of roof water
• Conduit and cabling for underground

SITE WORKS & FOOTING SYSTEM
• Price based on a grillage-raft footing
• Connections to power, gas, water, sewer
• Stormwater drainage of roof water
• External sewer drainage and connection

PRELIMINARY WORKS
• Survey, soil test and site inspections
• Building permit application fees
• Drafting of customer plans
• CITB Levy
• Home Owner Warranty Insurance
• Council Approvals

SITE WORKS & FOOTING SYSTEM
• D mould eave sheet joiners
• Painted PVC downpipes
• Colorbond® valleys, fascia and guttering
• Colorbond® roof from builders

PRELIMINARY WORKS
• Engineered roof trusses
• Pine wall frames (Wind Velocity Class. N1)
• Pine wall frames (Wind Velocity Class. N1)
• Concrete panel with acrylic render, or

PRELIMINARY WORKS
• Built in linen cupboards with
• Painted PVC downpipes
• Colorbond® valleys, fascia and guttering
• Colorbond® garage roller

EXTERIOR WALL SYSTEM
• Rainwater tank provision only
• Framed, clear safety glass ‘pivot’ shower screens
• Stainless Steel 600mm fully retractable rangehood from

EXTERIOR WALL SYSTEM
• Termite treatment system to all slab penetrations
• Site is cleared of builder’s waste materials
• Stainless Steel 600mm gas cooktop
• Stainless Steel 600mm fan-forced electric underbench oven from

ROOFING SYSTEM
• Engineered roof trusses (Wind Velocity Class. N1)
• Colorbond® roof from builders range (refer plan), standard roof pitch 22 degree
• Colorbond® roof from builders range (refer plan), standard roof pitch 22 degree
• Fully laminated kitchen with bench tops, overhead cabinets and pantry

WALL & CEILING / SECOND FIX
• 10mm plasterboard to walls and ceilings
• 55mm cove cornice from builder’s range
• 67x18mm painted architrave
• 55mm cove cornice from builder’s range
• 10mm plasterboard to walls and ceilings
• 55mm cove cornice from builder’s range

ENERGY/INSULATION
• 6 star energy efficiency or VARB report (nominated by builder)
• Ceiling insulation R2.0 (includes wall batts)
• Ceiling insulation R4.0 batts to internal (including garage), R1.5 batts to alfresco (if applicable)
• No ceiling insulation to mid floors, porches, verandas and eaves
• Ceiling insulation R2.0 (includes wall batts)
• Ceiling insulation R4.0 batts to internal (including garage), R1.5 batts to alfresco (if applicable)
• No ceiling insulation to mid floors, porches, verandas and eaves

SMALL WORKS & FOOTING SYSTEM
• 500mm over building area (Excludes
• Termite treatment system to be supplied by owner
• Stainless Steel 600mm completely
• Stainless Steel 600mm gas cooktop
• Stainless Steel 600mm fan-forced electric underbench oven from

JOINERY (AS PER PLAN)
• Fully laminated kitchen with bench tops, overhead cabinets and pantry
• Under bench provision for future microwave including single power point
• Category 1 handles to all joinery
• Built in linen cupboards with five shelves (refer plan)
• Fully laminated kitchen with bench tops, overhead cabinets and pantry
• Under bench provision for future microwave including single power point
• Category 1 handles to all joinery

PLUMBING
• Stainless steel 1 3/4 bowl sink from builder’s Topaz Collection
• Chrome mixer tapware to internal sinks from builder’s Topaz Collection
• Chrome shower rose from builder’s Topaz Collection
• Vitreous china vanity basins from builder’s Topaz Collection
• 1500mm acrylic bathtub from builder’s Topaz Collection
• Dual flush toilet suites with vitreous china cistern and pan from builder’s Topaz Collection
• 45 litre stainless steel laundry trough with cabinet and bypass
• Chrome finish acrylic towel rails & toilet roll holders to all bathrooms, (ensuite if applicable) and toilets
• Ceramic soap holders to showers from builder’s Topaz Collection
• Polished edge, frameless mirror over vanity units
• Framed, clear safety glass ‘pivot’ shower screens

WALL & FLOOR TILING
• Ceramic wall tiles to bathroom (and ensuite if applicable) and laundry from builder’s Topaz Collection
• Ceramic floor tiles to bathroom (and ensuite if applicable) and laundry from builder’s Topaz Collection
• Ceramic floor tiles to front porch from builder’s Topaz Collection

GENERAL PAINTING
• Quality acrylic paint to all walls and ceilings (industry standard two coat system)
• Painted internal woodwork and internal doors
• Quality acrylic paint to all walls and ceilings (industry standard two coat system)
• Painted internal woodwork and internal doors

WALL & FLOOR TILING
• Stainless Steel 600mm fan-forced electric underbench oven from Builder’s Topaz Collection
• Stainless Steel 600mm gas cooktop from Builder’s Topaz Collection
• Stainless Steel 600mm fully retractable rangehood from Builder’s Topaz Collection
• Provision for future dishwasher including single power point and plumbing provisions
• Stainless Steel 600mm fan-forced electric underbench oven from Builder’s Topaz Collection
• Stainless Steel 600mm gas cooktop from Builder’s Topaz Collection
• Stainless Steel 600mm fully retractable rangehood from Builder’s Topaz Collection

OTHER INCLUSIONS
• Multiple interior and exterior professionally prepared colour schemes available for selection
• Statutory warranty is 5 years after building completion
• Triple pane windows and doors
• Engineer certified slab designed for the site classifications as recommended by AS2870-2011
• Triple pane windows and doors
• Engineer certified slab designed for the site classifications as recommended by AS2870-2011

PLUMBING
• Stainless steel 1 3/4 bowl sink from builder’s Topaz Collection
• Chrome mixer tapware to internal sinks from builder’s Topaz Collection
• Chrome shower rose from builder’s Topaz Collection
• Vitreous china vanity basins from builder’s Topaz Collection
• 1500mm acrylic bathtub from builder’s Topaz Collection
• Dual flush toilet suites with vitreous china cistern and pan from builder’s Topaz Collection
• 45 litre stainless steel laundry trough with cabinet and bypass
• Chrome finish acrylic towel rails & toilet roll holders to all bathrooms, (ensuite if applicable) and toilets from builder’s Topaz Collection
• Ceramic soap holders to showers from builder’s Topaz Collection
• Polished edge, frameless mirror over vanity units
• Framed, clear safety glass ‘pivot’ shower screens

WALL & FLOOR TILING
• Ceramic wall tiles to bathroom (and ensuite if applicable) and laundry from builder’s Topaz Collection
• Ceramic floor tiles to bathroom (and ensuite if applicable) and laundry from builder’s Topaz Collection
• Ceramic floor tiles to front porch from builder’s Topaz Collection

GENERAL PAINTING
• Quality acrylic paint to all walls and ceilings (industry standard two coat system)
• Painted internal woodwork and internal doors
• Quality acrylic paint to all walls and ceilings (industry standard two coat system)
• Painted internal woodwork and internal doors

WALL & FLOOR TILING
• Stainless Steel 600mm fan-forced electric underbench oven from Builder’s Topaz Collection
• Stainless Steel 600mm gas cooktop from Builder’s Topaz Collection
• Stainless Steel 600mm fully retractable rangehood from Builder’s Topaz Collection
• Provision for future dishwasher including single power point and plumbing provisions
• Stainless Steel 600mm fan-forced electric underbench oven from Builder’s Topaz Collection
• Stainless Steel 600mm gas cooktop from Builder’s Topaz Collection
• Stainless Steel 600mm fully retractable rangehood from Builder’s Topaz Collection
• Provision for future dishwasher including single power point and plumbing provisions

OTHER INCLUSIONS
• Multiple interior and exterior professionally prepared colour schemes available for selection
• Statutory warranty is 5 years after building completion
• Triple pane windows and doors
• Engineer certified slab designed for the site classifications as recommended by AS2870-2011
• Triple pane windows and doors
• Engineer certified slab designed for the site classifications as recommended by AS2870-2011

Conditions apply. Current as at July 2020
Our in-house designers give you the flexibility to design the house that you want. If you want smaller bedrooms and a larger living area or large alfresco, tell us and we will design it that way for you!
SAFFIRE INCLUSIONS

PRELIMINARY WORKS
- Survey, soil test and site inspections
- Building permit application fees
- Drafting of customer plans
- CTIB Levy
- Home Owner Warranty Insurance
- Council Approvals

SITE WORKS & FOOTING SYSTEM
- Earthworks including levelling of building platform over home area only
- External sewer drainage and connection to existing junction on block
- Stormwater drainage of roof water to street or easement on block
- Water service connection (excludes road bore or dual service, excludes water meter)
- Conduit and cabling for underground connection of single-phase electricity from meter box to existing ETSA pit located with 8m of home
- Connections to power, gas, water, sewer and stormwater based on fall up to 500mm over building area (Excludes provider connection and meter charges)
- Price based on a grillage-raft footing system, on “S” class soil conditions
- 100mm concrete slab, reinforced with a single layer of SL72 mesh
- External: 200mm x 450mm reinforced with IN16 top & IN16 bottom
- Internal: 200mm x 450mm reinforced with IN16 top & IN16 bottom
- Price based on all service connection points being located within 8m of home.

EXTERNAL WORKS
- Termite treatment system to all slab penetrations
- Site is cleared of builder’s waste materials
- Two external garden taps
- Rainwater tank provision only (tank and pump to be supplied by owner)

EXTERNAL WALL SYSTEM
- 2700mm Ceiling height
- Pine wall frames (Wind Velocity Class. N1)
- External wall materials as nominated on plan which may include bricks from builder’s range with grey mortar, aerated concrete panel with acrylic render, or other external finish as nominated on plan
- Brighton lite or standard grey mortar to brickwork
- Render finish to front façade only (unless nominated different on plans).
- Brickwork over windows and external doors

ROOFING SYSTEM
- Engineered roof trusses (Wind Velocity Class. N1)
- Colorbond® roof from builders range (refer plan), standard roof pitch 22 degree
- Colorbond® valleys, fascia and guttering from builder’s standard range
- D or OG Gutter profile available
- Painted PVC downpipes
- Express mould eaves joiner to eave sheets

WINDOW & DOOR FRAMES
- Standard residential series powder coated aluminium windows from builder’s colour range
- Fly Screens to all non-fixed windows
- Obscured glass to all bathroom, ensuite and toilet windows
- All external windows to be keyed alike where possible
- Windows and doors increased and raised to 2400 head height (where ceiling height nominated at 2700 or above)

ELECTRICAL
- Earth leakage electrical safety switch to lights and power points
- Smoke detectors as required by authorities
- Clipsal switch plates – Iconic Series
- Up to thirty double power points
- Twenty-five LED down lights in white
- Six external light points
- Three television points including antenna installation
- Two weatherproof GPOs: for rain water tank provision and hot water service
- NBN data point to garage (with power point) run to external conduit in electrical trench ready for network connection
- By purchaser: 2 additional cables from garage point into homes for NBN.
- Heat/light/fan units (2 globes) to bathroom and ensuite
- Two fluros with diffusers to garage from builder’s range

ENERGY/INSULATION
- 6 star energy efficiency or VARB report (nominated by builder)
- External wall insulation R2.0 (includes wall batts)
- Ceiling insulation R4.0 batts to internal (including garage), R1.5 batts to alfresco (if applicable)
- Mid floor insulation on two storey homes R2.0 batts (excludes external areas)
- No ceiling insulation to porches, verandahs and eaves

WALL & CEILING / SECOND FIX
- 10mm plasterboard to walls and ceilings
- 75mm decorative cornice from builder’s range
- 92x18mm painted skirting & architraves
- Dropped ceiling to kitchen or bulkhead to kitchen cupboards

DOORS & DOOR HARDWARE
- Designer front entry door 2340mm high from builder’s Sapphire Collection
- Meranti timber entry door frame
- Flush panel internal doors 2340mm high (minimum 2700 ceiling height required otherwise 2040mm high doors used).
- Draft excluders to all external swing doors
- Feature pull handle, Trilock Omri, to front entry door from builder’s Sapphire Collection
- Deadlocks to all other external doors
- Contemporary lever interior door furniture from builder’s Sapphire Collection
- Privacy reverses to bathroom, ensuite and wc internal doors
- Chrome door stops to all hinged doors

JOINERY (AS PER PLAN)
- Quality kitchen cupboards including drawers and overhead cabinets, with laminate finish.
- Handles to all joinery from builder’s Sapphire Collection
- If walk in pantry drawn (5 shelves included)
- One bank of soft close drawers to kitchen
- Under bench provision for future microwave including single power point
- Laminate benchtop to laundry with 600mm wide cupboards under trough only, linen press as per plan with 5 shelves included (if applicable)
- Vanities with recessed kicker to bathroom and ensuite, for “suspended” look
- 20mm reconstituted stone top to kitchen cupboards from builder’s Sapphire Collection
- 20mm reconstituted stone bench tops to vanity cupboards from builder’s Sapphire Collection
- Glass splashback to kitchen from builder’s Sapphire Collection
- Walk in robe or built in robe to bedroom one and built in robes with sliding mirror finish doors to all other bedrooms (refer plan)

PLUMBING
- Under mount double bowl stainless steel kitchen sink from builder’s Sapphire Collection
- Chrome mixer tapware throughout from builder’s Sapphire Collection
- Chrome shower rose on rail from builder’s Sapphire Collection
- Vitreous china vanity basins from builder’s Sapphire Collection
- Up to 1675mm acrylic bathtub from builder’s Sapphire Collection
- Dual flush vitreous china back to wall toilet suites from builder’s Sapphire Collection
- Stainless steel inset laundry trough from builder’s Sapphire Collection
- Double towel rails and toilet roll holders to bathroom and ensuite in chrome finish from builder’s Sapphire Collection
- Soap holders in chrome finish to showers from builder’s Sapphire Collection
- Polished edge, frameless mirror over vanity units
- Granite inline semi frameless shower screens

WALL & FLOOR TILING
- Wall tiles to bathroom, ensuite and laundry from builder’s Sapphire Collection
- 1200mm wall tiling to bathroom and ensuite with 2000mm high wall tiling to showers
- Floor tiles to bathroom, ensuite and laundry from builder’s Sapphire Collection
- Floor tiles to front porch from builder’s Sapphire Collection
- Chrome floor gratings to showers
- Aluminium trim to bath hob and nib walls

GENERAL PAINTING
- Painted internal woodwork and internal doors
- Premium grade washable paint to all walls (1 coat Sealer and 2 coats finishing), 2 coats to ceiling, architraves and skirting

GENERAL PAINTING
- Painted internal woodwork and internal doors
- Premium grade washable paint to all walls (1 coat Sealer and 2 coats finishing), 2 coats to ceiling, architraves and skirting
APPLIANCES
• Smeg 600mm stainless steel fan-forced electric oven from builder’s Sapphire Collection
• Smeg 600mm stainless steel gas hot plate from builder’s Sapphire Collection
• Smeg 600mm stainless steel under mount rangehood from builder’s Sapphire Collection
• Smeg stainless steel dishwasher from builder’s Sapphire Collection fully installed

OTHER INCLUSIONS
• Statutory warranty is 5 years after building completion
• Three months maintenance warranty
• Engineer certified slab designed for the site classifications as recommended by AS2870-2011
• Colorbond® panel lift door as per plan with automatic operation including two remote controls
• Gas instantaneous hot water system
• One external gas BBQ point

Conditions apply. Current as at July 2020

Metro took over construction of our 2 houses from the previous builder that went into bankruptcy. They were fair and reasonable in their quotes and ensured that the transition was quick and seamless. Journey through the construction was easy. Management of Metro played a key role and demonstrated co-operation and understanding, which personally to me was helpful especially considering that we had gone through a lot already with the previous builder and then the insurance process. We are impressed with what’s delivered to us with the end product.

- Sajal
KNOCK DOWN BUILD TWO

Are you looking for a way to maximise the potential of your block of land? Are you looking to downsize but love the area you are in? Working with us to place two homes on a single block could be the solution you’re looking for. Alternatively, keep your existing home and create a new dwelling as well.
BUILD TWO HOMES ON A BLOCK
At Metro Homes SA we are dedicated to fulfilling your expectations. We work closely with you to learn what you need to make your dream a reality. With a free, no obligation consultation, working with us to see if your solution is easy to do.

We also offer:
- Assistance with finance and professional home equity advice
- Fast turnaround
- In-house interior design and selections
- Assistance in finding a buyer for your second home
Be Inspired...  
choose Beaumonts

Your home is your unique freedom to surround yourself with everything you love the most. When you choose Beaumont Tiles complete bathroom packages you are setting the scene for new memories to be made.

Enjoy starting and ending the day together cocooned by glamorous tiles, a luxurious freestanding bath, chic brushed nickel tapware and an oak panelled vanity.

Be inspired by the beautiful range of tiles and bathroomware at Beaumonts.

Keira from Sheidow Park chose Beaumonts!
USG Boral offers a range of plasterboard and cornice solutions to complement a variety of decors including classic, modern and contemporary interiors – ensuring you can find the right wall and ceiling solutions for an interior finish with style.

YOUR DREAM HOME DESERVES DREAM FINISHES.
SINGLE STOREY FACADES

ALLURE

1

2

3

4

DYNASTY

1

1 Narrow

1b

2

ECHO

1

1b

2

MIAMI

1

2

3

HIGHLAND

1

4

5

2

HERITAGE

1

2

3

4
DOUBLE STOREY FACADES

AVANT

COASTAL

CONTEMPORARY

CLASSIC
DOUBLE STOREY FACADES
17M+ WIDTH
KEY DESIGN FEATURES
• Luxury living design features
• Abundance of space and natural light filled living areas
• Abundant storage

• Double living areas allow flexibility
• Extravagant master suite and robe
• Luxurious kitchen and butler's pantry

WALKERVILLE

DIMENSIONS
Living 238.4
Garage 46.1
Porch 11
Total area 285.6m²
House width 171
House length 21.91
**BARKER**

**KEY DESIGN FEATURES**
- 4 bedroom family living with all the trimmings
- Spacious master suite with dual robes and full sized ensuite
- Additional storage space throughout home
- Separate formal lounge at entry
- Zoned bedroom wing
- Wide expansive street presence
- Suitable for shallow allotments

**DIMENSIONS**
- Living: 166.3
- Garage: 40.1
- Porch: 1.5
- **Total area**: 207.9 m²
- House width: 19.04
- House length: 14.65
WATERVALE

**KEY DESIGN FEATURES**
- Spacious four bedroom double living
- Suits wide, shallow blocks
- Great street presence
- Separate lounge
- Generous large master bedroom with WIR and ensuite

**DIMENSIONS**
- Living: 161.6m²
- Garage: 38.8
- Porch: 1.2
- Total area: 201.6m²
- House width: 24.73
- House length: 9.35
RIVERTON

KEY DESIGN FEATURES
• Ranch style home design
• Suits wide, shallow blocks
• Great street presence
• Separate lounge
• Generous large master bed with walk-in-robe and ensuite

DIMENSIONS
Living 149.3
Garage 39.0
Porch 1.2
Total area 189.5m²
House width 23.36
House length 9.46
YARRAH

KEY DESIGN FEATURES

- Separate lounge/media room
- Suits wide, shallow blocks
- Great street presence
- Gourmet kitchen and WIP
- Walk through laundry with easy access to kitchen
- Generous large master with walk through robe and ensuite
- Extra study nook in living

DIMENSIONS

- Living: 135.2
- Garage: 40.5
- Porch: 1.5
- Total area: 177.2m²
- House width: 19.29
- House length: 11.02

DIMENSIONS

- Living: 135.2
- Garage: 40.5
- Porch: 1.5
- Total area: 177.2m²
- House width: 19.29
- House length: 11.02
KEY DESIGN FEATURES
- Spacious 4 bedroom family living
- Large gourmet kitchen with large walk in pantry
- Private master suite with generous robe and oversized ensuite with separate toilet
- Spacious, light filled open plan living areas
- Separated bedroom wing to rear of home
- Entertainers delight
- Flexible living spaces with separate formal lounge and additional study nook

DIMENSIONS
- Living: 207.1
- Garage: 41.8
- Porch: 1.2
- Total area: 250.1m²
- House width: 15.59
- House length: 22.31
**MAYFIELD V2**

**KEY DESIGN FEATURES**
- Light filled and practical open plan living areas
- Oversized gourmet kitchen with large walk in or butler pantry
- Luxurious and private master suite with spacious robe
- Indoor outdoor space perfect for entertaining
- Flexible and private living spaces
- Versatile and luxurious family living

**DIMENSIONS**
- Living: 205.3
- Garage: 39.8
- Porch: 1.8
- Total area: 246.9 m²
- House width: 14.03
- House length: 20.51
KEY DESIGN FEATURES
• Light filled and practical open plan living areas
• Large gourmet kitchen with large walk in or butler's pantry
• Luxurious master suite with oversized walk through robe to ensuite
• Indoor/outdoor space perfect for entertaining
• Separate oversized theatre room
• Entertainers delight

HENDON

DIMENSIONS
Living 205.6
Garage 39.0
Porch 2.2
Total area 246.8m²
House width 14.10
House length 22.12
MAYFIELD

KEY DESIGN FEATURES
- Light filled and practical open plan living areas
- Large gourmet kitchen with design flexibility
- Private master suite with oversized robe and spacious ensuite
- Indoor/ outdoor connectivity
- Spacious living areas with separate lounge

DIMENSIONS

- Living: 204.0
- Garage: 39.2
- Porch: 1.6
- Total: 244.8m
- House Width: 14.00
- House Length: 19.93
STRATHALBYN V2

KEY DESIGN FEATURES
- Abundance of space and natural light filled living areas
- Abundant storage
- Double living areas allow flexibility
- Great relationship to outdoor spaces
- Luxurious kitchen and Butlers pantry
- Separate large lounge area
- Entertainers delight
- Front master suite with dual sided robes and spacious ensuite

DIMENSIONS
- Living: 180.9
- Garage: 40.7
- Porch: 1.9
- Total area: 223.5m²
- House width: 15.5
- House length: 19.38
KENSINGTON V2

KEY DESIGN FEATURES
• Separate living areas
• Spacious kitchen/family/meals areas
• Three way accessible bathroom
• Four bedroom design
• Rear master bedroom with WIR and ensuite

DIMENSIONS
Living 159.0
Garage 39.3
Porch 2.5
Total area 200.8m²
House width 14.33
House length 18.11
JARVIS

KEY DESIGN FEATURES
- Compact family living with dual living spaces
- Suitable for hammerhead allotments
- Open living areas allude space
- Master suite separated from secondary bedrooms

DIMENSIONS
- Living: 144.1
- Garage: 38.5
- Porch: 17
- Total area: 184.3m²
- House width: 16.23
- House length: 16.54
CASSINI

KEY DESIGN FEATURES
• Large open plan designed family home
• Drive through garage access
• Wide allotment design
• Separate lounge for versatile living

• Light filled master with WIR and ensuite
• Separate powder room and WC design

DIMENSIONS
Living 136.6
Garage 38.0
Porch 1.9
Total area 176.5m²
House width 13.56
House length 16.76
**KEY DESIGN FEATURES**

- Centralised courtyard provides light filled living areas
- Master suite with large robe and ensuite design
- Separated bedroom wing accommodates secondary bedrooms and master bathroom
- Separated guest powder room
- Oversized entertainer’s delight kitchen with large WIP or butler pantry

**DIMENSIONS**

- Living: 199.5
- Garage: 38.2
- Porch: 2.7
- Total area: 240.4m²
- House width: 11.57
- House length: 24.43
**KEY DESIGN FEATURES**
- Large formal lounge at front of home
- Segregated secondary bedrooms with private bathroom
- Generous sized kitchen including large walk-in pantry
- Separate guest powder room
- Large open plan living spaces and flexible living options

**BRISTOL**

**DIMENSIONS**

- Living: 190.6
- Garage: 40.7
- Porch: 17
- Total area: 233.0m²
- House width: 12.11
- House length: 24.47
MAROLA

KEY DESIGN FEATURES
- Internal courtyard area
- Versatile living options with possible future fourth bedroom
- Hotel style master bedroom with private bath and robe
- Flexible study/open plan playroom
- Separate rear family room with garden views
- Entertainer's kitchen

DIMENSIONS
- Living 182.7
- Garage 38.5
- Porch 2.6
- Total area 223.8m²
- House width 11.6
- House length 22.18
KEY DESIGN FEATURES

- Family friendly design
- Separate guest powder room
- Flowing and spacious open plan living
- Flexible living spaces with additional rumpus and study nook

DIMENSIONS

<table>
<thead>
<tr>
<th>Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>178.8</td>
</tr>
<tr>
<td>Garage</td>
<td>37.4</td>
</tr>
<tr>
<td>Porch</td>
<td>3.9</td>
</tr>
<tr>
<td>Total area</td>
<td>220.1m²</td>
</tr>
<tr>
<td>House width</td>
<td>11.51</td>
</tr>
<tr>
<td>House length</td>
<td>22.97</td>
</tr>
</tbody>
</table>
MABLE

KEY DESIGN FEATURES
• Internal courtyard/entertaining area
• Large family four bedroom design
• Glamorous master suite with designer ensuite and dressing room
• Open and light filled living areas
• Entertainer's delight

DIMENSIONS
Living: 178.3
Garage: 38.1
Porch: 3.3
Total area: 219.7m²
House width: 11.5
House length: 22.54
**KEY DESIGN FEATURES**
- Expansive horizontally stacked open plan living at rear
- Separated living at front and rear of home
- Master suite is centrally located and includes spacious robe and ensuite
- Flexible study/office space at front of home separated from bedrooms and main living
- Oversized entertainers delight kitchen with abundant bench space
- Flexibility in kitchen layouts with WIP included

**DIMENSIONS**
- Living: 176.3
- Garage: 38.2
- Porch: 2.9
- Total area: 217.4m²
- House width: 11.5
- House length: 21.59
CHICAGO

KEY DESIGN FEATURES
- Spacious 3 bed family living
- Open additional living central to home
- Master bedroom with sizeable walk through robe and spacious ensuite
- Large gourmet kitchen with abundant bench space and walk in pantry
- Secluded secondary bedrooms with separate bathroom

DIMENSIONS
- Living: 173.3
- Garage: 37.2
- Porch: 2.9
- Total area: 213.4m²
- House width: 11.57
- House length: 22.31
KEY DESIGN FEATURES

- Formal/separate sitting room
- Abundant storage space
- Light filled open plan living
- Large kitchen with WIP or butler’s pantry option
- Large master suite with walk through ensuite and generous WIR
- Separate boutique style washroom/WC
- Entertainer’s kitchen

DIMENSIONS

- Living: 170.6 m²
- Garage: 37.2 m²
- Porch: 2.4 m²
- Total area: 210.2 m²
- House width: 11.5 m
- House length: 21.8 m

SOMERTON
CLAYTON

KEY DESIGN FEATURES
• Formal lounge at entry to home
• Flexible 4th bedroom easily accessible to master
• Light filled open plan living
• Corner kitchen with WIP or butler pantry option
• Master bedroom set back from street front

DIMENSIONS
Living 168.8
Garage 38
Porch 1.4
Total area 208.2m²
House Width 11.53
House Depth 21.16

Living 4.5 x 4.0
Meals 4.5 x 2.9
Kitchen 4.0 x 2.5
Bedroom 1 3.9 x 3.0
Bedroom 2 3.9 x 3.0
Bedroom 3 3.9 x 3.0
Bedroom 4 4.0 x 3.0
Master Bedroom 3.9 x 3.7
Lounge 3.5 x 3.8
Porch 1.4
Garage 5.9 x 5.7
Entry
WIP
WC
Bath
Laundry
WIR
BIR
**NALPA**

KEY DESIGN FEATURES

- Gourmet kitchen with walk behind pantry/laundry
- Centralised theatre/separate living room
- Family home with all the options
- Separate powder room for convenience

**DIMENSIONS**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>163.2</td>
</tr>
<tr>
<td>Garage</td>
<td>38.3</td>
</tr>
<tr>
<td>Porch</td>
<td>1.6</td>
</tr>
<tr>
<td>Total area</td>
<td>203.1m²</td>
</tr>
<tr>
<td>House width</td>
<td>11.47</td>
</tr>
<tr>
<td>House length</td>
<td>20.99</td>
</tr>
</tbody>
</table>

- bedroom 1 3.9 x 3.0
- bedroom 2 3.9 x 3.0
- bedroom 3 3.9 x 3.0
- living 4.8 x 4.4
- meals 4.8 x 3.2
- theatre 3.9 x 3.9
- kitchen 4.2 x 2.7
- garage 5.7 x 6.0
- entry
- master bedroom 3.5 x 3.9
- ensuite
- study nook
- wip
- laundry
- garage
- porch
- porch
- porch
KEY DESIGN FEATURES
• Open plan and versatile living options
• Economical family living
• Large kitchen island design
• Two way bathroom and WC
• Generous large master with WIR and ensuite

DIMENSIONS
- Living: 159.5
- Garage: 39.7
- Porch: 2.9
- Total area: 202.1m²
- House width: 11.6
- House length: 20.79
LYNTON

KEY DESIGN FEATURES
- Gourmet kitchen with WIP
- Abundant storage
- Generous master suite with walk through robe
- Formal/separate sitting room
- Family sized home to suit an economical block

DIMENSIONS
- Living: 159.6
- Garage: 38
- Porch: 2.6
- Total area: 200.2m²
- House width: 11.3
- House length: 22.15
KEY DESIGN FEATURES
• Master bedroom set back from street front
• Versatile living at front of home
• Open plan modern living opening to rear
• Large kitchen with generous bench space with walk in pantry

DIMENSIONS
Living 158
Garage 38.5
Porch 1.4
Total area 197.9m²
House width 11.47
House length 20.00
BEAUMONT

KEY DESIGN FEATURES
• Economical four bedroom with separated bedrooms
• Separate formal living room
• Open plan versatile living
• Separate WC

DIMENSIONS
Living 138.7
Garage 38.1
Porch 1.3
Total area 178.1m²
House width 11.03
House length 20.15
ASCOT

KEY DESIGN FEATURES
• Cloak/storage area at entry
• Four bedroom design
• Three way main bath access
• Compact design with all the extras
• Separate powder room
• Rear garage access or drive through

DIMENSIONS
Living 136.0
Garage 37.7
Porch 2.0
Total area 175.7m²
House width 11.57
House length 20.27
KEY DESIGN FEATURES
- Compact economical family home
- Abundance of storage
- Separate WC for family living
- Large kitchen with separate pantry
- Space for the whole family

DIMENSIONS
- Living: 120.9
- Garage: 37.4
- Porch: 31
- Total area: 161.4m²
- House width: 11.75
- House length: 16.53
We couldn’t be happier with our dream home built by Metro Homes. The project was extremely well managed. From the get go, we had an expert team, advising us on design and cost to maximise the use of the uniquely shaped land for an open, light-filled, modern home. Our home was handed over in the timeframe and budget expect – a huge testament to the Metro team given the bushfire and COVID-19 crises before handover. We are very glad we decided to build with Metro. We would sincerely recommend anyone who wants a well-managed, quality build to choose Metro Homes!

- Clem
**BERKELEY**

**KEY DESIGN FEATURES**
- Narrow lot double garage design
- Good sized master suite
- 3 way accessible family bathroom
- 4 spacious bedrooms
- Desired walk in pantry

**DIMENSIONS**
- Living: 163.3
- Garage: 38.2
- Porch: 1.5
- Total area: 203.0m²
- House width: 9.03
- House length: 25.29
ATHELSTONE

KEY DESIGN FEATURES
- Narrow lot, double garage design
- Great master with large WIR and ensuite
- Three way accessible bathroom
- Four Spacious bedrooms
- WIR to bedroom two
- Large WIP/butler’s pantry to kitchen

DIMENSIONS
- Living: 150.3
- Garage: 37.3
- Porch: 1.2
- Total area: 188.8m²
- House width: 9.1
- House length: 22.98
DIMENSIONS

Living 136.8
Garage 36.9
Porch 4.4
Total area 178.1m²
House width 9.09
House length 23.91

KEY DESIGN FEATURES

• Narrow lot double garage design
• Master suite at rear of home
• Full family bathroom
• 3 bedroom with study
• Desired WIP to kitchen
• Light filled open plan living opening to rear

BROOKLYN

family
3.9 x 4.1

master bedroom
3.4 x 3.6

wir

meals
3.7 x 3.0

bedroom 3
3.7 x 2.9

bedroom 2
3.7 x 2.9

garage
5.7 x 5.7

study
2.7 x 3.3

por.

kitchen
2.5 x 3.3

wip

bath

wir

bath
MARDEN

KEY DESIGN FEATURES
• Narrow lot double garage design
• Centralised master suite
• 3 way accessible bathroom
• Good sized 3 bedroom plus study
• Walk in pantry to kitchen
• Light filled open plan living

DIMENSIONS
Living 139.5
Garage 36.9
Porch 15
Total area 177.9m²
House width 9.09
House length 2378
AVOCA V2

KEY DESIGN FEATURES
- Theatre/separate living
- Galley kitchen with large WIP
- Large master suite with luxurious ensuite
- Light filled open plan living
- Feature window splashback
- Optional alfresco options

DIMENSIONS
- Living: 152.4
- Garage: 19.8
- Porch: 11
- Total area: 173.3m²
- House width: 8.99
- House length: 21.83
CAMDEN

KEY DESIGN FEATURES
• Narrow lot double garage design
• Large WIP or butler’s pantry option
• WIR to bedroom two
• Walk through robe to ensuite

DIMENSIONS
Living 133.8
Garage 375
Porch 1.2
Total area 172.5m²
House width 9.1
House length 20.93
GLYNDE

KEY DESIGN FEATURES
- Compact family home design
- Double garage narrow allotment design
- Main family bathroom with separate toilet room
- Walk in pantry to kitchen
- Open plan living area at rear

DIMENSIONS
- Living: 131.4 m²
- Garage: 37.2 m²
- Porch: 11 m²
- Total area: 169.7 m²
- House width: 9.6 m
- House length: 19.55 m

Living 4.6 x 4.4
Meals 3.4 x 3.0
Kitchen 3.4 x 2.5
Bath 2.1 x 1.9
Study 2.1 x 2.9
Garage 3.6 x 6.0
Porch 1.1
WIR
WIP
DIMENSIONS
Living 141.5m²
Garage 21.6
Porch 1.6
Total area 164.7m²
House width 8.98
House length 20.87

KEY DESIGN FEATURES
• Modern kitchen layout with WIP/butler’s pantry options
• Separate formal lounge
• Open plan family/meals
• Walk through robe to ensuite
• Three way family friendly bathroom

BOWDEN

3
2
1

BEDROOMS

master bedroom 3.9 x 3.4
bedroom 2 3.4 x 3.0
bedroom 3 3.4 x 3.0

LIVING AREAS

lounge 3.6 x 3.6
meals/living 4.0 x 6.0

BATHROOMS

ensuite 1.6 x 2.0
powder bath 1.6 x 0.8
laundry 2.0 x 1.8

WALK IN ROBES

wir 1.8 x 1.8
wip 2.0 x 1.2

WC

WC 1.2 x 0.7

GARAGE

garage 3.1 x 5.8
EDEN

KEY DESIGN FEATURES
- Cloak/storage area at entry
- Three generous sized bedrooms
- Three way main bathroom access
- Large master suite with generous WIR
- Good sized kitchen with ample bench space

DIMENSIONS
Living 123.7
Garage 20.3
Porch 2.6
Total area 146.6m²
House width 9.1
House length 18.71
Metro were fantastic, they were quick to reply and start the job. It only took 6 months for the building and completion of the house and I couldn’t be any happier. Being my first home, Metro helped answer any worries I had during and after building. Even when we had our main toilet break they came and fixed it straight away with no issues.

- Charlotte
6+ WIDTH
HYDE

KEY DESIGN FEATURES
• Drive through garage access or internal courtyard
• Economical narrow allotment design
• Subdivide and build two
• Dual living areas

DIMENSIONS
Living 173
Garage 21.5
Porch 13
Total area 195.8m²
House width 8.15
House length 28.19
HARTLEY

KEY DESIGN FEATURES
• Efficient small lot design
• Easy access 3 way bathroom
• Walk through robe to ensuite
• Separate formal lounge
• Spacious kitchen with large WIP/ butler pantry

DIMENSIONS
Living 144.8
Garage 20.2
Porch 2.7
Total area 167.7m²
House width 8.03
House length 24.58
KEY DESIGN FEATURES
- Efficient small lot design
- Easy access three way bathroom
- Walk through robe to ensuite
- Separate formal lounge

DIMENSIONS
Living: 134.7 m²
Garage: 21.3 m²
Porch: 2.7 m²
Total area: 158.7 m²
House width: 8.03 m
House length: 22.23 m
DIMENSIONS
- Living: 119
- Garage: 24.1
- Porch: 1.8
- Total area: 144.9m²

HOUSE WIDTH: 8.15
HOUSE LENGTH: 21.62

KEY DESIGN FEATURES
- Drive through garage access or internal courtyard
- Economical small allotment design
- Subdivide and build two
- Three way family friendly bathroom

ARDEN

3 bedrooms
2 bathrooms
1 study
1 garage

Dimensions:
- Living: 119
- Garage: 24.1
- Porch: 1.8
- Total area: 144.9m²
- House width: 8.15
- House length: 21.62
KEY DESIGN FEATURES
- Rear master bedroom with walk through robe to ensuite
- Subdivide and build two
- Open plan living/dining with walk through kitchen
- Separate living room is invaluable in a smaller home

DIMENSIONS
- Living: 124.8
- Garage: 18.2
- Total: 143.0m²
- House Width: 7.07
- House Depth: 21.95
**VIVALDI**

**KEY DESIGN FEATURES**
- All in one main bathroom
- Spacious living area
- Economical family living

**DIMENSIONS**
- Living: 111.1
- Garage: 21.3
- Porch: 2.0
- Total area: 134.4m²
- House width: 8.09
- House length: 18.35
SCHUBERT

KEY DESIGN FEATURES
- Perfect for subdivided blocks
- Internal courtyard for light filled hallway
- Walk through robe to ensuite
- Separate WC

DIMENSIONS
- Living: 105.8
- Garage: 18.7
- Porch: 3.4
- Total area: 127.9m²
- House width: 6.59
- House length: 22.91
DOUBLE STOREY
KEY DESIGN FEATURES
- Ultimate in luxury modern living
- Master suite you can only dream of
- Dual living and flexible options to ground floor
- Grand double height entrance
- Second master suite to upper floor
- Oversized bedrooms and living spaces to upper floor

DIMENSIONS
Living (lower) 182.9
Living (upper) 154.8
Garage 42.9
Porch 4.2
Total area 384.8m²
House width 15.66
House length 21.49
**KEY DESIGN FEATURES**

- Designed for ultimate family luxury living
- Master suite with oversized robe and ensuite with bath option to ground floor
- Oversized WIP and kitchen for the gourmet chef
- Indoor/outdoor living at its absolute best
- Possible 5 bedrooms and dual living options

**DIMENSIONS**

- Living (lower): 162.0
- Living (upper): 114.1
- Garage: 40.0
- Porch: 4.2
- Total area: 320.3m²
- House width: 14.0
- House length: 18.86
GEORGIA

KEY DESIGN FEATURES
• Grand entry hallway
• Large open plan family area
• Stylish kitchen with large butler’s pantry
• Luxury ensuite and WIR design
• Separate guest powder room
• Abundance of linen and storage
• Oversized garage
• Luxurious family living

DIMENSIONS
- Living (lower) 171
- Living (upper) 98.3
- Garage 44.8
- Porch 1.8
- Total area 315.9m²
- House width 17.25
- House length 16.51
DIMENSIONS
Living (ground) 149.5
Living (upper) 108.6
Garage 38.0
Porch 1.6
Alfresco 18.6
Total 316.3m²

House Width 11.54
House Length 20.89

KEY DESIGN FEATURES
• Grand family home sure to impress with all the luxuries
• Flexible living options with luxurious master suites on ground and first floor
• Entertainers dream with expansive open plan indoor/ outdoor living
• Gourmet kitchen with large butler pantry
• Multiple and flexible living spaces
• Upper floor is well recessed to allow privacy and separation from the street front
• Well thought out family home design

BOSWORTH 317
4 3.5 2
LOGAN

KEY DESIGN FEATURES
• Large open plan family area
• Stylish kitchen with large butler's walk in pantry
• Great walk through ensuite/WIR design
• Separate guest powder room

• Abundance of linen and storage
• Large laundry
• Galley kitchen

DIMENSIONS
Living (lower) 145.6
Living (upper) 86.8
Garage 39.6
Porch 1.2
Total area 273.2m²
House width 11.49
House length 20.89

meals 4.8 x 4.4
living 6.2 x 4.3
din
kitchen 2.6 x 4.3
wip
laundry
wir
ensuite
entry master bedroom 3.5 x 4.6
rumpus 3.9 x 4.5
por
bedroom 1 3.7 x 3.3
bedroom 2 3.7 x 3.4
bedroom 3 3.7 x 3.3
bedroom 4 3.9 x 4.3
linen bir
bath
master bedroom 3.5 x 4.6
FLORENCE

KEY DESIGN FEATURES
- Rear/ side garage access
- Horizontally stacked open living spaces allude space
- Oversized gourmet kitchen with walk through pantry to laundry
- Lower floor Guest bedroom and bathroom
- Master suite on upper floor with large robe and ensuite
- Open rumpus atop stairs provides secondary living space

DIMENSIONS
- Living (ground) 93.5
- Living (upper) 117.3
- Garage 40.3
- Porch 1.5
- Alfresco 14.4
- Total 267.0m²
- House Width 13.07
- House Length 14.27
BOSWORTH

KEY DESIGN FEATURES
• Grand family home sure to impress with all the luxuries
• Flexible living options with master suites on ground and first floor
• Entertainers dream with expansive open plan indoor/ outdoor living
• Gourmet kitchen with large butler pantry
• Upper floor is well recessed to present as single storey to the street frontage
• Well thought out family home design

DIMENSIONS
Living (ground) 138.2
Living (upper) 93.3
Garage 38.1
Porch 1.8
Total 271.4m²
House Width 11.51
House Length 19.91
KEY DESIGN FEATURES
- Rear/ side garage access
- Master suite on lower floor with oversized ensuite
- Garage access through large walk in or butler pantry to kitchen
- Large secondary bedrooms on upper floor
- Separate rumpus living area on upper floor
- Office/ nursery at entry and close to master suite

DIMENSIONS
- Living (ground) 125.9
- Living (upper) 71.7
- Garage 39.1
- Porch 3.4
- Alfresco 16.7
- Total 256.8m²
- House Width 9.73
- House Length 21.71
DIMENSIONS

Living (ground) 114.2
Living (upper) 90.6
Garage 40.4
Porch 2.9
Total 248.1m²

House Width 15.61
House Length 12.07

KEY DESIGN FEATURES

- Grand street presence
- Great design for wide shallow allotments
- 4 spacious bedrooms including master suite
- Galley kitchen with walk behind pantry and laundry
- Huge living spaces and flexibility
- Secondary living space on upper floor

AMELIA 2 2.5 4 2
**KEY DESIGN FEATURES**

- Luxurious family home with room to move
- Large open plan family area
- Stylish kitchen with large WIP
- Great walk through ensuite/WIR design
- Two separate guest powder rooms
- Open light filled double height stairwell
- Flexible bedroom four, nursery or open rumpus study options

**DIMENSIONS**

<table>
<thead>
<tr>
<th>Area</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living (lower)</td>
<td>104.4</td>
</tr>
<tr>
<td>Living (upper)</td>
<td>100.1</td>
</tr>
<tr>
<td>Garage</td>
<td>39.2</td>
</tr>
<tr>
<td>Porch</td>
<td>1.4</td>
</tr>
<tr>
<td>Total area</td>
<td>245.1m²</td>
</tr>
<tr>
<td>House width</td>
<td>11.3</td>
</tr>
<tr>
<td>House length</td>
<td>17.69</td>
</tr>
</tbody>
</table>
MAYA

KEY DESIGN FEATURES
• Narrow design
• Massive kitchen with WIP
• Double garage design
• Separate upper floor rumpus
• Separate powder room for guests
• Three large bedrooms
• Under-stair storage through laundry

DIMENSIONS
- Living (lower) 102.6
- Living (upper) 108.9
- Garage 39.5
- Porch 2
- Outdoor living 141
- Total area 2671m²
- House width 8
- House length 23.15
JAXON

KEY DESIGN FEATURES

- Compact design
- Large open plan family area
- Modern kitchen with access to WIP
- Good relationship with indoor/outdoor
- Separate guest powder room
- Four bedroom family design
- Separate upper floor retreat area

DIMENSIONS

- Living (lower) 95.1
- Living (upper) 110.8
- Garage 41.2
- Porch 3.4
- Outdoor 9.9
- Total area 260.4m²
- House width 8.99
- House length 19.31
IMOGEN

KEY DESIGN FEATURES
• Compact design
• Large open plan family area
• Modern kitchen with access to WIP
• Separate guest powder room
• Four bedroom family design
• Separate upstairs retreat area

DIMENSIONS
- Living (lower): 91.9
- Living (upper): 101.4
- Garage: 42.5
- Porch: 2.4
- Total area: 238.2m²
- House width: 9.1
- House length: 17.35
HARPER

KEY DESIGN FEATURES
• Narrow lot duplex design
• Master bedroom on lower floor
• Separate living/rumpus to upper floor or flexible 4th bed
• Separate WC to main bath
• Impressive double height entry

DIMENSIONS
Living (lower) 111.4
Living (upper) 76.1
Garage 41.1
Porch 2.0
Total area 230.6m²
House width 8.3
House length 22.67
**AUDREY**

**KEY DESIGN FEATURES**
- Compact efficient design
- Large open planned living
- Modern kitchen with access to WIP
- Separate guest powder room
- Private master bedroom to rear of upper floor

**DIMENSIONS**
- Living (lower) 95.5
- Living (upper) 80.5
- Garage 37.2
- Porch 2.0
- Outdoor 11.8
- Total area 227.0m²
- House width 9.17
- House length 16.79
RUBY

KEY DESIGN FEATURES
- Narrow lot design
- Oversized kitchen with WIP
- Large entry/lounge area
- Separate powder room for guests
- Three large bedrooms
- Private master suite with generous WIR and ensuite

DIMENSIONS
- Living (lower) 101
- Living (upper) 92.3
- Garage 23
- Porch 2.5
- Total area 218.8m²
- House width 8.1
- House length 18.85
DIMENSIONS

Living (lower) 83.0
Living (upper) 89.3
Garage 38.9
Porch 2.3
Total area 213.5m²
House width 8.7
House length 18.0

KEY DESIGN FEATURES

• Narrow economical duplex design
• Large kitchen with oversized WIP/ butler
• 3 bedrooms and separate living to upper floor
• Separate WC to main bath
• Separate powder for guest
DIMENSIONS
- Living (lower): 80.9
- Living (upper): 68.9
- Garage: 38.7
- Porch: 2.1
- Outdoor: 8.7
- Total area: 199.3m²

House width: 8.33
House length: 16.79

EZRA

KEY DESIGN FEATURES
- Compact efficient design
- Large open planned living
- Modern kitchen with access to WIP
- Separate guest powder room
- Private Master bedroom to rear of upper floor
- Secondary bedrooms with walk in robes
CHARLOTTE

KEY DESIGN FEATURES
• Compact efficient design
• Large open plan family
• Modern kitchen with access to WIP
• Separate guest powder room
• Master bedroom with ensuite
• Abundance of storage

DIMENSIONS
Living (lower) 78.4
Living (upper) 76.7
Garage 39.5
Porch 1.8
Total area 196.4m²
House width 8.98
House length 15.48
SUTTON

KEY DESIGN FEATURES
• Small lot terrace style design
• Larger lot detached design option available
• Large gourmet kitchen layout
• Generous master suite with WIR and ensuite
• Open gallery to upper floor

DIMENSIONS
Living (lower) 68.7
Living (upper) 75.1
Garage 21.8
Porch 2.4
Total area 168.0m²
House width 7.50
House length 13.16
‘We’ve built 5 townhouses with Metro that have recently been completed and have been very happy with the build, value for money and process. We competitively tendered the build and Metro won on price and experience through providing some logical cost savings to get it within our budget, and a proactive approach to achieve our requirements.

The build quality is good and we're impressed with how quickly everything was wrapped up at the end. We had a few minor delays in approvals pre-construction, but Metro responded with a quick build time.

Final cost of the build was within budget and we're happy with the level of finish achieved for the budget.

- Craig