



DESIGN BENNELONG 345

Builder Hotondo Homes **Price** From \$252,000
View Vernonia Ave, HomeWorld, Kellyville
Open Thurs-Mon 10am-5pm **Phone** 9629 5666
Website hotondo.com.au

DIMENSIONS Area 344.25sq m **Width** 12.11m **Depth** 17.63m **Bedrooms** Four **Bathrooms** 2.5 **Garage** Double

STANDARD INCLUSIONS Face bricks from builder's standard range with natural mortar and raked joints / aluminium sliding windows / Colorbond roller garage door from builder's standard colour range / Colorbond metal fascia, guttering and rectangle downpipes / lightweight cladding with paint finish above windows and doors where required / privacy obscuring glazing to bathroom and ensuite windows / stabilised timber framing to external and internal walls / Omega 600mm stainless-steel electric oven and slideout rangehood / Omega gas or electric four-burner cooktop / built-in pantry with white melamine shelves / flush panel internal doors with semi-gloss paint finish / one white ventilated shelf and hanging rail to master bedroom walk-in robe and to other bedroom built-in robes



Space and storage

Holidays are over and the reality of school is here to stay — until the next round of holidays at least. And with school comes the demands of a growing family that needs space to play and study and, most importantly, sleep.

With a design such as the Bennelong 345 from Hotondo Homes, the flexible floor plan is designed to meet the needs of each individual family member.

From the moment you enter the house through the front foyer, either from the double garage to the side or from the street, there is plenty of room to move.

A separate living and dining area is located just off the entrance, giving parents their own room in which to entertain friends.

Children have the rumpus room out the back, which is positioned alongside the family room and just off the kitchen that overlooks the informal meals area.

A laundry and powder room is conveniently located on this level.

At the head of the stairs on the second level is another sitting room, which could easily be converted into a home theatre.

The substantial main bedroom, which measures 6.16m by 6.33m,

is another place that parents can call their own. The other three bedrooms all have easy access to a bathroom with separate shower and bath.

What the builder says

"Designed with comfort and style in mind, the Bennelong is perfect for a growing family," Hotondo Homes Sydney's Brian Roby says.

With an abundance of windows throughout the design, there is plenty of natural light flowing into the interior making all living areas bright and spacious.

"The highlight of this design is the private first-floor balcony that



top of list

can be accessed from the main bedroom, which also has a sitting room, walk-in robe and ensuite."

When it comes to the living areas downstairs, the need for extra space and storage are the focus of the plan, with a spacious front entry foyer that sets the mood for the rest of the house and a kitchen that includes a corner pantry and overhead cupboards.

"The Bennelong has been designed to suit larger families that need room for children to play and study and which also gives parents plenty of space to entertain their guests," Brian says.

The design is a popular one,

particularly as Hotondo Homes' builders offer the chance to make changes to the plan so that it suits the needs of each individual.

"Hotondo is made up of individual builders and so the customer deals directly with the builder all along the process," Brian explains.

"The Bennelong is a popular base design. Builders are then happy to customise both the floorplan and the facade.

"Our flexibility and the personal touch of each builder enables us to provide the right design for each individual customer."

Leanne Croker

FIRST FLOOR



GROUND FLOOR



A The facade of the Bennelong 345 **B** The main bedroom measures a generous 6.16m x 6.33m **C** The sitting area opens on to the balcony **D** There is a corner pantry in the kitchen **E** The meals and kitchen areas flow into an open-plan family room **F** The house has two bathrooms upstairs and a powder room on ground level **G** The family area gives everyone plenty of room.

Photos: John Fotiadis