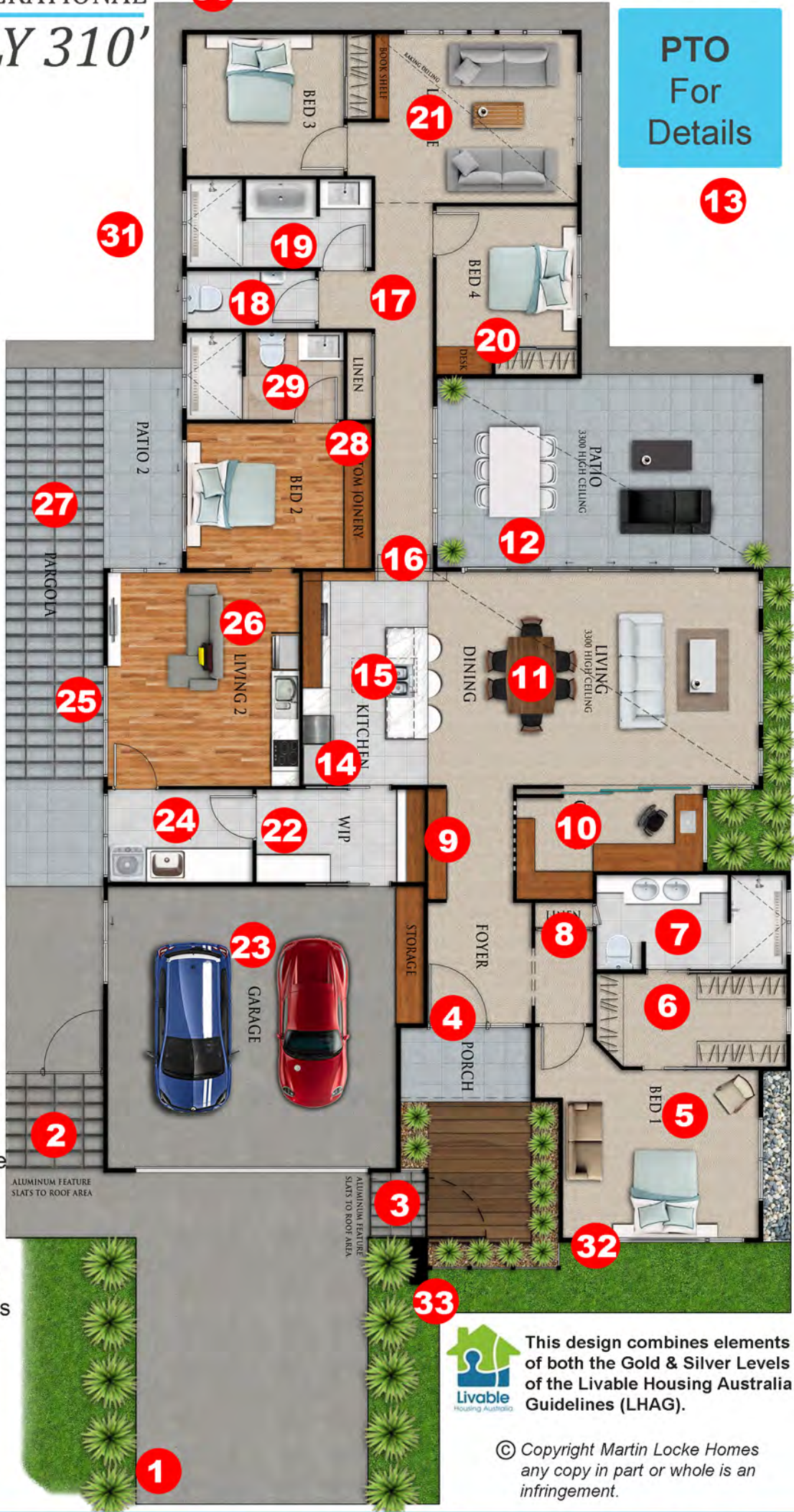


**PTO**  
 For  
 Details

# DESIGN FEATURES

- 1** No-step access from street
- 2** Private, lockable gate entry
- 3** Exclusive secure porch
- 4** Large, step-free front door
- 5** Feature main bedroom
- 6** Custom walk-in-robe
- 7** No-step, executive ensuite
- 8** Two-way linen press
- 9** Feature glass hall niche
- 10** Large concealable study
- 11** 'Smart' open plan living
- 12** Signature rebated door
- 13** Custom bench & fire pit
- 14** Custom integrated joinery
- 15** Look up! Custom skylight
- 16** Concealed hall entry
- 17** Spacious, wide hallway
- 18** Accessible water closet
- 19** Step-free bathroom
- 20** Ample size bedrooms
- 21** Feature lounge
- 22** Pantry Access from garage
- 23** Ability to partition Garage
- 24** Two-way lockable laundry
- 25** Second private entry
- 26** Multigenerational living zone
- 27** Separate, private patio
- 28** Sound-proof walls
- 29** Accessible bathroom & WC
- 30** Full concrete path surrounds
- 31** Stormwater & AC drainage
- 32** Full External Cladding
- 33** Solar Panels & Inverter



Full Descriptions Over Page

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This design combines elements of both the Gold & Silver Levels of the Livable Housing Australia Guidelines (LHAG).

- 1** We'd say watch your step but you won't need to! The Family 310 features not only step-free access from the street, but there is not a single step up or down throughout the entire home. Did you notice?
- 2** Why is there a second gated entry to this home? It provides the ultimate independence, allowing residents the ability to come-and-go from the Multigenerational space without entering the main home.
- 3** Arriving to this home is an experience for visitors and boasts safety measures for home owners. The secure porch features a security camera, door bell, remote access gate as well as stunning Trex decking, stainless steel feature down pipes, designer screens and internal gardens.
- 4** 1200mm wide no-step front door and we've used a combination of glass & louvres to take advantage of the sun and breezes.
- 5** This statement main bedroom is 3910mm wide. Look around and you will see the attention to detail for the feature recessed sheer curtains and yes, there is enough room for a second block-out curtain.
- 6** A custom-designed walk-in-robe is the ultimate fashion accessory. This one is not only beautiful but also practical and functional with soft-close drawers and LED strip lighting.
- 7** Our custom joinery looks lovely but also achieves hidden features. Make sure you open the full length mirror to access the linen, you will find a concealed clothes basket drawer and convenient powerpoints hidden in the cupboard. Step into the shower (notice no step down?) complete with grated drain, built-in niche and tiled seat.
- 8** Linen doesn't have to be boring - this linen storage robe features a black frame and smoke mirror gloss finish, topped off by the clever two-way access design.
- 9** What a stunning hall feature and a great entry way to cap off the entry experience into to the home! The backlit feature glass panel can be personalised to your style and imagination.
- 10** Now you see it - now you don't. Check out the hidden door panels - close the custom doors to conceal the study completely, or open them to reveal the stylish custom joinery with Fit'n Float system for ultimate decorating flexibility.
- 11** It feels big in here! The 3.3m high ceilings flowing from inside to out create the spacious feel. Add to that the comfort of a cassette airconditioner, smart app operation for lights and fans and Google Home.
- 12** Our standard 2.3m high rebated sliding doors with concealed drains and glazing above for seamless transition inside to out.
- 13** Tiled fire pit area with a Trex Decking floating bench seat and rendered block planter box.
- 14** Our kitchen features an integrated fridge/freezer, dishwasher and touch open-and-close overhead cupboards above the cooktop as well as stone benches and high quality plumbing fixtures.
- 15** Yes look up! You'll see the full skylight schute lined with whitewash VJ panelling.
- 16** Another hidden door! Not just because it looks great, but also for practical reasons - you can close off the main living area for airconditioning efficiency and noise control.
- 17** This hallway is 1200mm wide and our doors are 920mm wide to provide safe, accessible and spacious living, designed for all ages and abilities.
- 18** The toilet is larger to ensure ease of access for 'every body'. Hidden in the walls are extra noggings for future grab rails.
- 19** Another accessible, step-free bathroom also re-inforced for future grab rails and check out that mirror!
- 20** All MLH bedrooms are at least 3m x 3m clear of the robes. This one features the Fit'n'Float system for the adjustable desk and accessories.
- 21** A second lounge | kids' retreat | relax zone with raking ceilings, access to outside and more Fit'n'Float joinery.
- 22** Clever & convenient, this walk-in-pantry connects the garage with the kitchen. You will love the automatic power shutter door to the appliance cupboard.
- 23** We have left the garage open, but it can be partitioned to provide two exclusive parking spaces. There is lockable entry and exit points from both sides.
- 24** The laundry is the only room in the house shared by both homes. It is lockable from both sides for privacy.
- 25** This is a private entrance through a 1200mm wide door.
- 26** Fully self-contained, spacious multigenerational living zone.
- 27** The multigenerational unit comes complete with its own tiled patio, turf and garden area.
- 28** As well as thoughtful design which keeps this bedroom well separated from the main home bedrooms, all walls and ceilings for the multigenerational space are also sound-proofed.
- 29** Yes, we have a third accessible bathroom/ensuite, suitable for all ages and a perfect addition to the multigenerational zone.
- 30** All Martin Locke Homes come standard with full exposed aggregate concrete path surrounds.
- 31** Every detail matters. We ensure all stormwater and airconditioning are drained away from the home all the way to the street.
- 32** As you leave stand back and admire the external cladding has been applied to the full home, with internal insulation.
- 33** You may have missed the 5.7kW Solar Package including 20 solar panels and Solar Edge Inverter.

