



HomeWorld, Marsden Park



**100% Australian  
Family Owned**

# Welcome Home

Welcome to our display village at HomeWorld Marsden Park. We present five brand new designs. We have an extensive range of other designs available to fit all types and sizes of blocks, lifestyles and families. Unlike many other builders, we embrace flexibility. After all, it's your family home.

Please feel free to have a no obligation discussion with any of our experienced Building and Design specialists to discuss your wants, needs and queries.

Thanks for taking the time to visit us.

*Make yourself at home!*

## Brunello Four 28



with Sorrento 1 façade



Page 4

The first home on the left looking from the street is the single storey **Brunello** Four 28. We have transformed the sought-after Brunello series to create a palatial living space, but kept all of the other features that make this home preferred.



Sales Office

## Barossa Four Guest Loft 30



with Hampton 2 façade



Page 8

Our favourite is the **Barossa** Four Guest Loft 30. We asked our design team – what if you could live in your roof space – and they came up with this beauty. Drawing inspiration from our popular attic designs, we have gone to the next level. That's why we call it - Next Level Living.



Sales Office

## Bayswater Five Guest 37



with Hampton 2 façade



Page 12

The **Bayswater** has been our grandest double storey home for years. We have remastered this classic to fit on a narrower 12.5 metre wide zero lot whilst maintaining all its splendor. We present the **Bayswater** Five Guest 37.



Sales Office

## Edgecliffe Four 29



with Metro 2 façade



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We have also adapted our double storey **Edgecliffe** design to fit on a narrower 10 metre wide zero lot. The **Edgecliffe** Four 29 still packs a punch and is one of the few homes available that features a double garage on such a narrow lot.



Sales Office

## Marlborough Four 36



with Verada 4 façade



Page 20

We also introduce the **Marlborough** Four 36. Despite fitting on a narrow 12.5 metre wide zero lot, the living areas in this 4 bedroom, double storey home are enormous and seamlessly fuse contemporary indoor and outdoor living.



Sales Office

*Sleek*  
and Stylish



Sales Office

**Brunello Four 28**  
*with Sorrento 1 façade*



**Brunello Four 28**  
with Sorrento 1 façade

4

2

1

2

SUITS 15m WIDE LOTS

SUITS 28m DEEP LOTS

Home width:	13.19m
Home length:	21.44m
Living:	203.0m <sup>2</sup>
Terrazza:	16.1m <sup>2</sup>
Garage:	33.3m <sup>2</sup>
Patio:	6.4m <sup>2</sup>
<b>Total:</b>	<b>258.8m<sup>2</sup></b>



**Also available**  
Brunello Four 27



Wider Frontages

Wider Frontages

# Hamptons

dreaming



**FINALIST**

Best Display Home  
\$350,001 and \$400,000



**Barossa Four Guest Loft 30**  
*with Hampton 2 façade*



Barossa Four Guest Loft 30  
with Hampton 2 façade

 4

 3

 1

 2



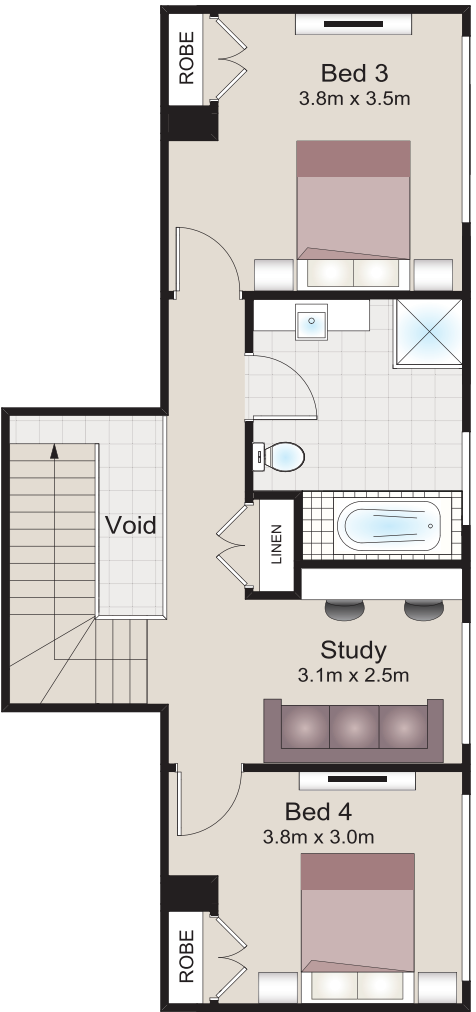
SUITS 28m DEEP LOTS

SUITS 13.5m WIDE LOTS

Home width:	11.37m
Home length:	21.88m
Ground Floor Living:	160.5m <sup>2</sup>
First Floor Living:	51.5m <sup>2</sup>
Terrazza:	25.1m <sup>2</sup>
Garage:	32.0m <sup>2</sup>
Patio:	8.6m <sup>2</sup>
Total:	277.7m <sup>2</sup>



next  
level living





Sales Office

**Bayswater** Five Guest 37  
*with Hampton 2 façade*

*Enduring*  
charm

Bayswater Five Guest 37  
with Hampton 2 façade

5

3.5

1

2

SUITS 13.5m WIDE LOTS

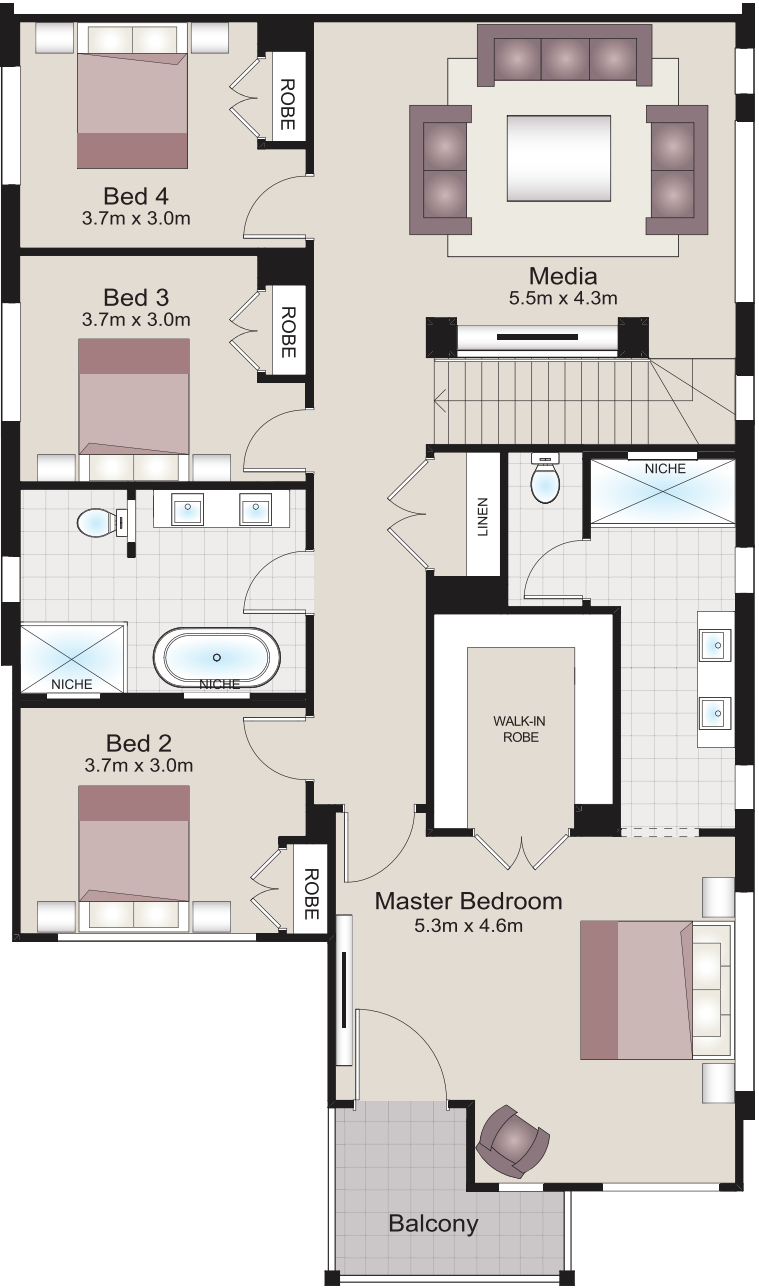
12.5m  
ZERO  
LOTS

SUITS 30m DEEP LOTS

Home width:	11.60m
Home length:	21.14m
<hr/>	
Ground Floor Living:	145.4m <sup>2</sup>
First Floor Living:	140.7m <sup>2</sup>
Terrazza:	14.7m <sup>2</sup>
Garage:	30.2m <sup>2</sup>
Patio:	6.4m <sup>2</sup>
Balcony:	5.3m <sup>2</sup>
<b>Total:</b>	<b>342.7m<sup>2</sup></b>

Also available

Bayswater Five Guest 40



# Modern delight



Sales Office

Edgecliffe Four 29  
*with Metro 2 façade*



Edgecliffe Four 29

with Metro 2 façade

4

2.5

1

2



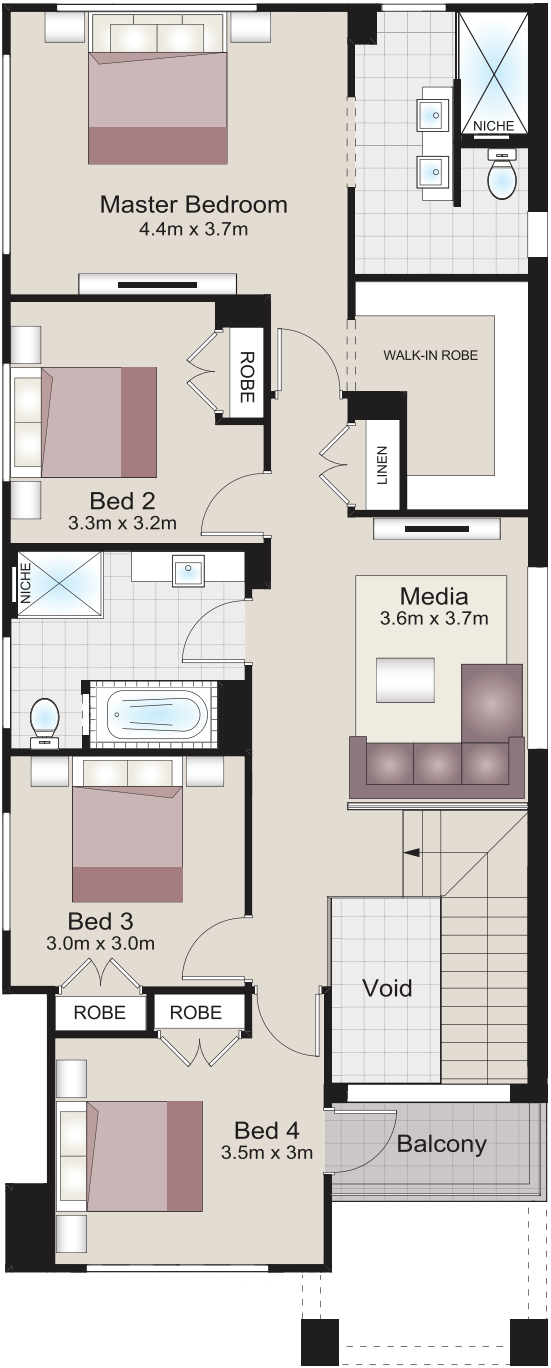
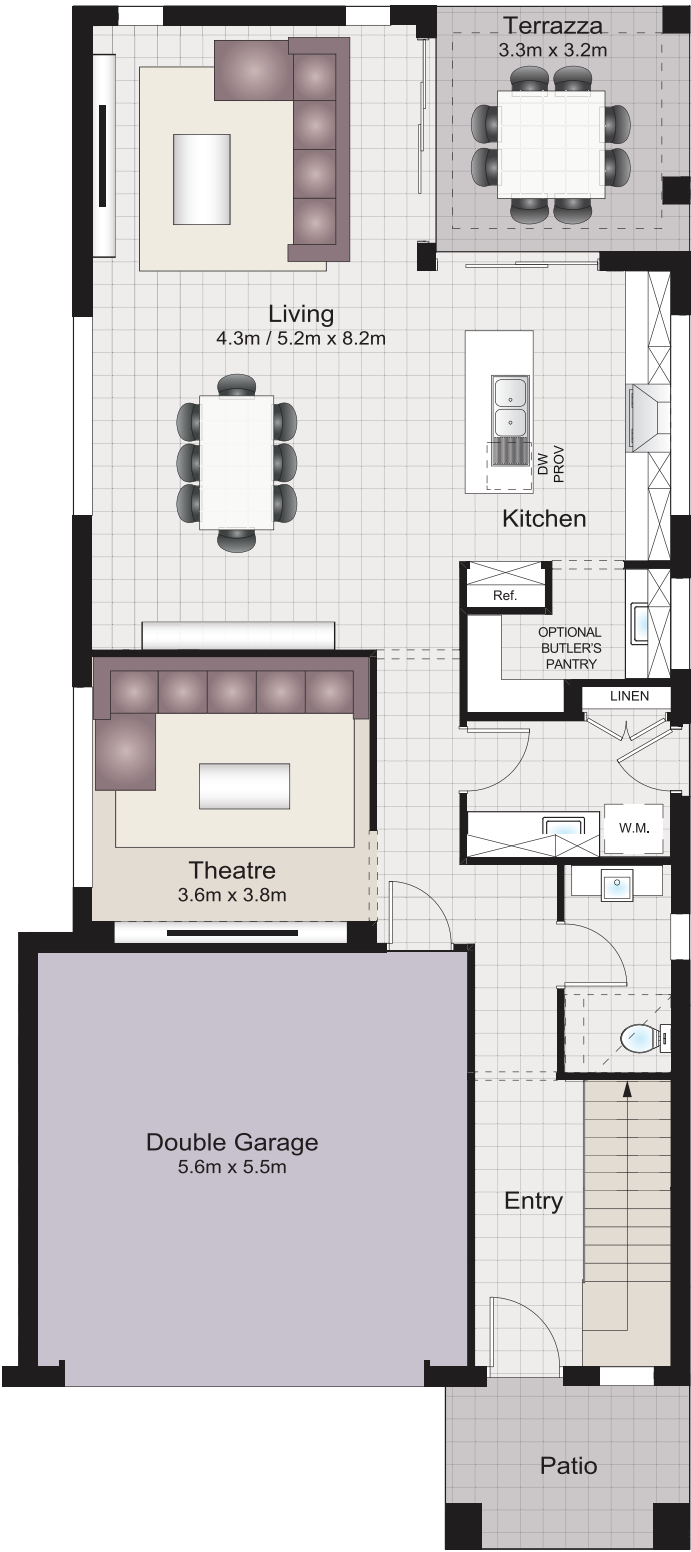
SUITS 28m DEEP LOTS

Home width:	8.87m
Home length:	20.85m
Ground Floor Living:	108.8m <sup>2</sup>
First Floor Living:	109.4m <sup>2</sup>
Terrazza:	10.7m <sup>2</sup>
Garage:	33.9m <sup>2</sup>
Patio:	3.3m <sup>2</sup>
Balcony:	5.9m <sup>2</sup>
Total:	272.0m <sup>2</sup>

10m  
ZERO  
LOTS

Also available

Edgecliffe Four 36





Sales Office

**Marlborough Four 36**

*with Verada 4 façade*



*Effortless*  
entertaining

Marlborough Four 36  
with Verada 4 façade

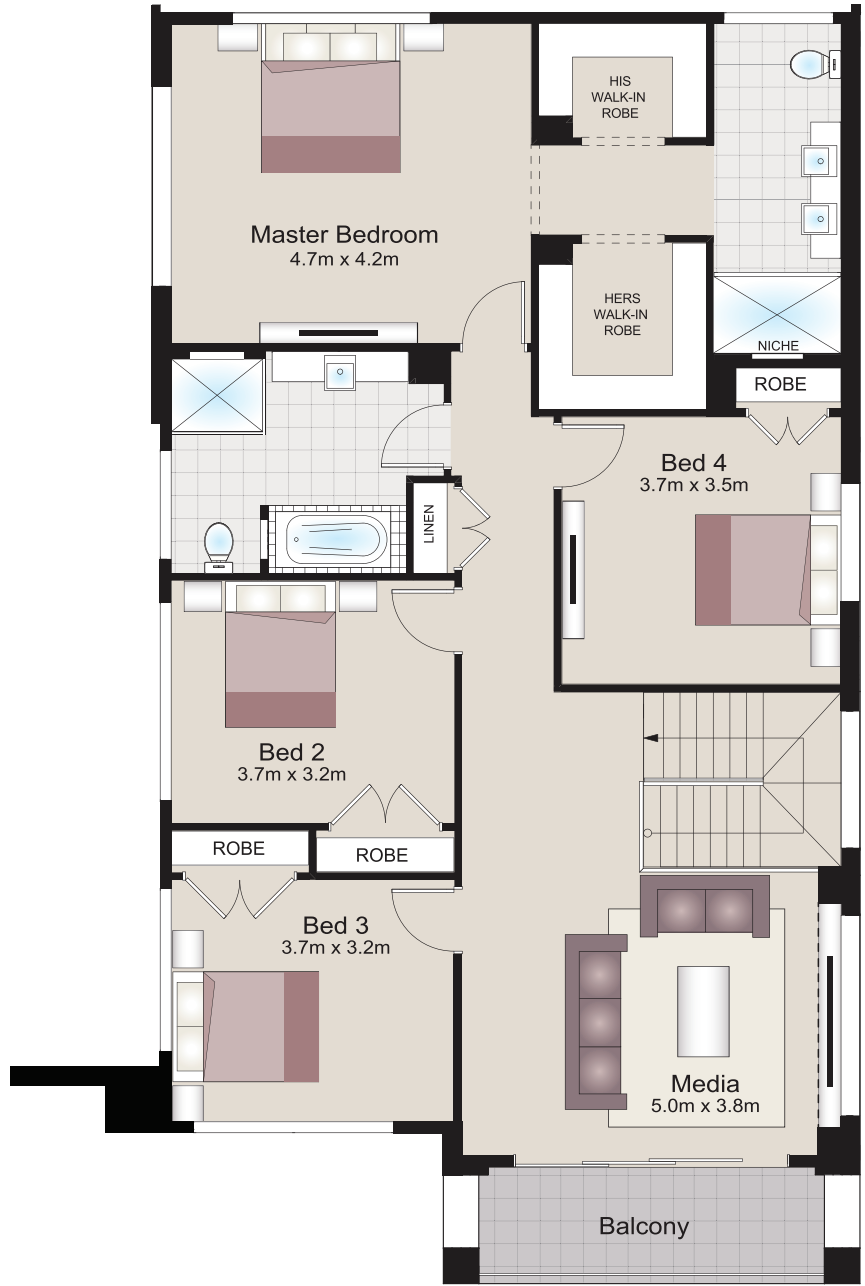
4

3

1

2





SUITS 28m DEEP LOTS

SUITS 13.5m WIDE LOTS

12.5m  
ZERO  
LOTS

Home width:	11.07m
Home length:	20.87m
Ground Floor Living:	120.5m <sup>2</sup>
First Floor Living:	137.1m <sup>2</sup>
Terrazza:	35.4m <sup>2</sup>
Garage:	33.0m <sup>2</sup>
Patio:	10.2m <sup>2</sup>
Balcony:	7.9m <sup>2</sup>
Total:	344.1m <sup>2</sup>



20.87

11.07

Non-standard external areas

Frontages up to 13m



[www.beechwoodhomes.com.au](http://www.beechwoodhomes.com.au)



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