

F L O O R P L A N C O L L E C T I O N



omnia
HOMES



Welcome to Omnia Homes

With over 25 years of experience in the industry, Omnia Homes stands as a trusted name in home construction. We are dedicated to providing a professional, personal, and friendly service that sets us apart. Our enduring relationships with clients and suppliers, coupled with an unwavering commitment to a smooth and easy building process, underscore our reputation for exceptional value for money and the delivery of high-quality homes.

Whether you seek to tailor a floorplan to your specific needs or require guidance on the entire process, our experienced team is here to assist you. From the initial meeting to the completion of your home, we prioritize the inclusion of our customers every step of the way.

At Omnia Homes, our five decades of industry experience have shaped a culture where customer service is not merely a requirement but a genuine passion. Your journey with us benefits from the wisdom and trust that come with our extensive tenure in the field. We take pride in being a reliable partner as you embark on the exciting adventure of building your dream home.



The Omnia Difference



Fixed-Price Building Contracts

We understand that entering into a Building Contract for your new home is a significant undertaking, that's why we go the extra mile to ensure our customers have a thorough understanding of the contract before they sign.

Through meticulous reviews of the Sales Quotation, Building Plans, and Colour Selections with our customers, we ensure their confidence and a genuine comprehension of the entire home-building process from the initial stages to completion. Furthermore we ensure our contracts are fixed priced.



Commitment to Quality Construction

At the heart of our commitment is the assurance of delivering work of the highest quality. We take pride in the dependability of both our systems and personnel. Exclusively engaging with reputable suppliers, we uphold rigorous quality checks and ensure our systems are consistently current.

At Omnia Homes our unparalleled attention to detail sets us apart.



Exceptional Value for Your Investment

We believe in providing everyone with genuine value, and at Omnia Homes we refrain from excessive marketing or extravagant display homes and offices. Instead of relying on wasteful spending to attract new customers, we focus on consistently delivering high-quality work.

Our approach is centered on returning value to your home through competitive pricing and expanded inclusions ensuring you receive more for your investment.



Suppliers and Trades

At Omnia Homes we take great pride in creating homes that endure the test of time. Our commitment to excellence is unwavering, and we build our homes to the highest quality standards, leaving no room for compromise. Every detail is meticulously attended to, aiming for perfection and achieved through partnerships with the industry's foremost tradespeople and trusted suppliers.

To uphold these exacting standards, we implement a stringent monitoring and evaluation process for our trades and suppliers. This ensures consistent adherence to our high-quality benchmarks, guaranteeing your utmost satisfaction with the final outcome. With Omnia Homes, you can trust that your home is constructed with the utmost care and attention promising a lifetime of enjoyment and comfort.



Love your address, not your home?

KNOCKDOWN & REBUILD.

If you find yourself yearning for a more spacious and luxuriously upgraded home, yet are unwilling to part with your cherished location, KnockDown Rebuild by Omnia offers the perfect solution, granting you the best of both worlds.

With us, you can attain a stunning, modern home with ample space for your family, all while retaining the location you hold dear. Has your family outgrown your current home? Opting for a brand-new build allows you to tailor your home to meet everyone's needs—incorporating multiple entertaining areas and spacious bedrooms and living spaces for the kids.

Begin the journey by selecting from our diverse collection of over 80 designs, and then customize it to reflect your unique preferences. Whatever lifestyle you and your family lead, we boast a spectacular range of single and double-storey home designs and floorplans to match, ensuring your new home is perfectly suited to your needs.



**DOWNLOAD THE COMPLETE KDRB GUIDE
ONLINE AT [OMNIAHOMES.COM.AU](https://www.omnihomes.com.au)**

First home buyer or Investing?



Turning the great Australian dream of owning your own home into reality is truly possible with Simplify. Everyday Australians are breaking free from the rental cycle, moving beyond their parents' homes, and stepping into a stunning Omnia Home without any compromises.

Simplify also offers a quick and seamless path to investing in the Australian housing market. For those seeking a straightforward and efficient entry into property investment, Simplify provides an accessible avenue. Our streamlined process allows you to swiftly transition from the rental landscape into a remarkable Omnia Home, making property investment an achievable and hassle-free endeavor.

Selecting your internal and external colour schemes has never been more straightforward. Simplify by Omnia offers a curated collection of fixtures, finishes, and façades carefully chosen by our market-leading interior design team. All that's left for you to do is choose the color scheme that resonates with you the most.

We've invested considerable thought into what works best, drawing inspiration from the latest trends to craft a stylish canvas. This canvas allows you to infuse your individuality and create a home that reflects your unique style



**FOR MORE INFORMATION
DOWNLOAD THE SIMPLIFY BOOKLET
ONLINE AT [OMNIAHOMES.COM.AU](https://www.omnihomes.com.au)**

Add your personal touch

Customise your home design

Have you found your ideal home design but wish to make it uniquely yours? Well, you can. Whether you envision swapping the positions of your Study and Master Bedroom or adding an extra living area, Omnia has you covered.

Every Omnia home is customisable empowering you to tailor your home to suit the needs of you and your family.

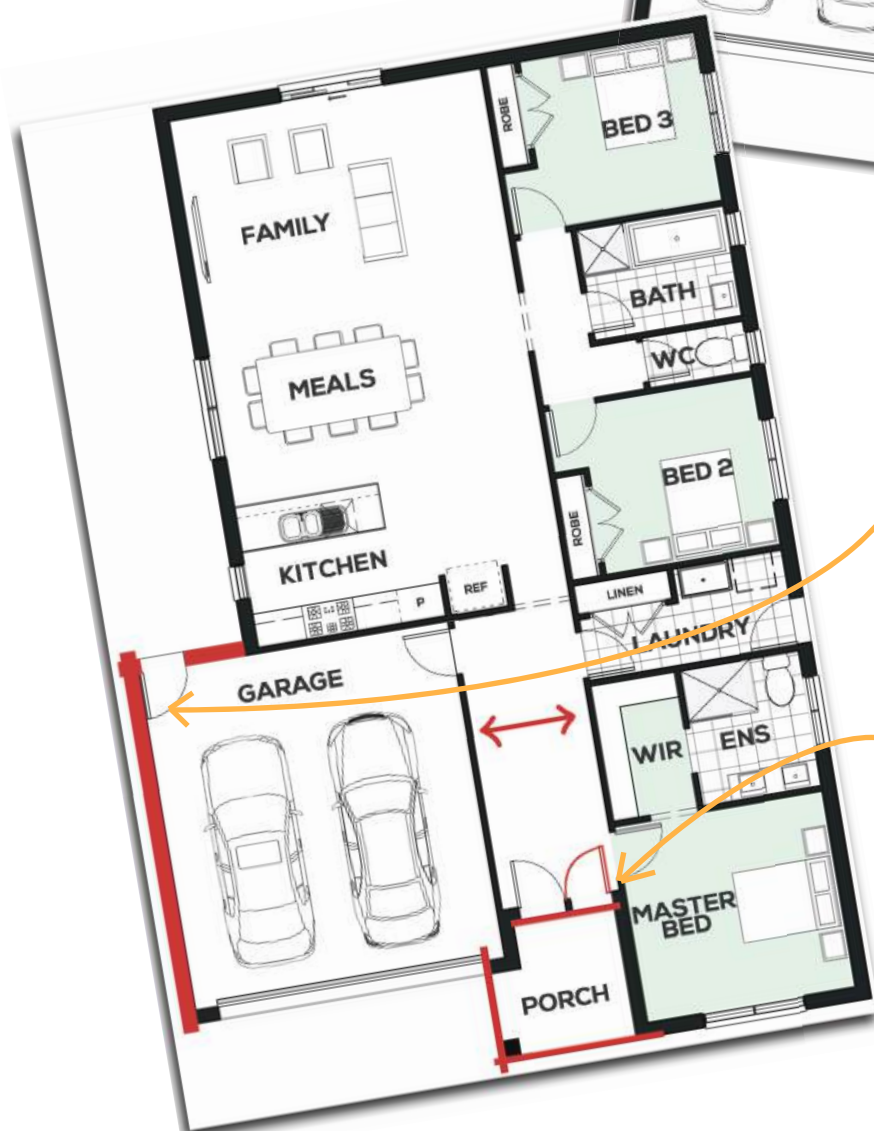
On the following pages, we've provided a glimpse of just how easy the process is. If you have a specific vision or additional questions, we are ready to assist you with further information.

Your dream home, perfected by you.



Customise your home design

Once you've found the perfect design for you it's time to add your personal touch to it.

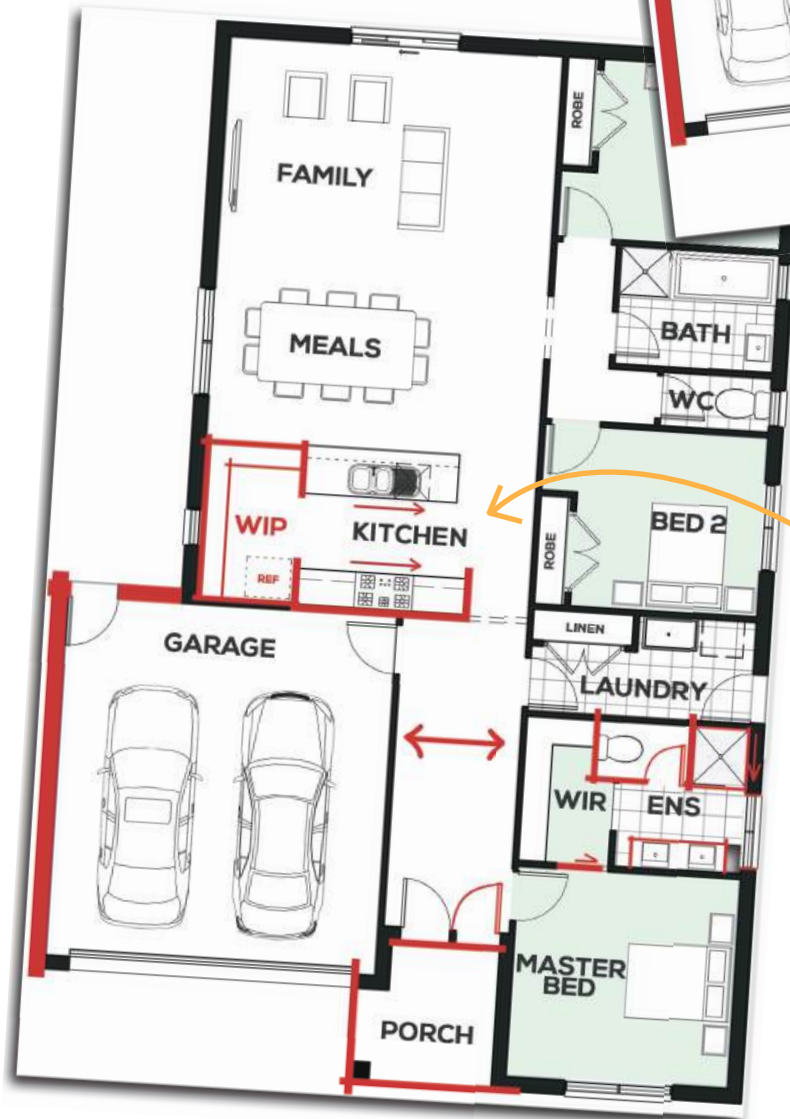


"We would love a wider garage and frontage"

"Just wide enough to fit a double entry door"

Add extra areas

Now it's time to modify or extend your favourite areas to fit your needs.



"Can we add a few extras to our Ensuite"

"I need a little more space in my kitchen"

Add extra areas

Now it's time to modify or extend your favourite areas to fit your needs.



"Lets add an area for the kids to play"

Perfect!

Your finished, personalised design that ticks all your boxes.
It's that easy!

Facade Options:



Facade Options:





Facade Options:



Facade Options:



Bellmont 223

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DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

20.95M

TOTAL HOUSE AREA

208M² / 22.385Q



Family	4600 x 5000	Master Bed	3600 x 3400	Bed 4	3000 x 2900
Meals	3400 x 4300	Bed 2	3000 x 3000	Alfresco	2700 x 3100
Theatre	3600 x 3400	Bed 3	3000 x 2900		

Orchard 223

4 2 2 2

DESIGNED TO SUIT	12.5M X 28M
EXTERIOR WIDTH	11.27M
EXTERIOR LENGTH	20.99M
TOTAL HOUSE AREA	208M ² / 22.38SQ



Family	5000 x 3600	Master Bed	3700 x 3400	Bed 4	3000 x 3000
Meals	5000 x 3600	Bed 2	3500 x 3000	Alfresco	3300 x 3100
Theatre	3700 x 3300	Bed 3	3000 x 3000		

Primrose 224

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DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

20.79M

TOTAL HOUSE AREA

209M² / 22.49SQ



Family	4600 x 3500	Bed 2	3500 x 3000	Alfresco	4900 x 3100
Meals	4600 x 3500	Bed 3	3000 x 3000		
Master Bed	3600 x 3400	Bed 4	4100 x 3000		

Aliko 226

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DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

21.37M

TOTAL HOUSE AREA

210M² / 22.59SQ



Family	4080 x 3300	Master Bed	3400 x 3500	Bed 4	3100 x 3000
Meals	4080 x 3300	Bed 2	3260 x 3000	Alfresco	2800 x 3600
Living	3860 x 3500	Bed 3	3260 x 3100		

Oakland 238

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DESIGNED TO SUIT

12.5M X 30M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

22.29M

TOTAL HOUSE AREA

222M² / 23.89SQ



Family	5100 x 4300	Master Bed	3600 x 3400	Bed 4	3000 x 2900
Meals	5100 x 4300	Bed 2	3500 x 3000	Alfresco	3300 x 3600
Lounge	3600 x 3700	Bed 3	3000 x 2900		

Edelman 241

4 2 2 2

DESIGNED TO SUIT	12.5M X 30M
EXTERIOR WIDTH	11.27M
EXTERIOR LENGTH	22.64M
TOTAL HOUSE AREA	224M ² / 24.12SQ



Family	4180 x 3920	Master Bed	3740 x 3470	Bed 4	3480 x 3350
Meals	4180 x 3920	Bed 2	3480 x 3000	Alfresco	3400 x 3560
Living	3480 x 3500	Bed 3	3480 x 3350		



Bellmont 245



DESIGNED TO SUIT

12.5M X 32M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

22.96M

TOTAL HOUSE AREA

228M² / 24.50SQ



Family	3640 x 5000	Master Bed	3590 x 3850	Bed 4	3000 x 3400
Meals	3440 x 5000	Bed 2	3120 x 3400	Alfresco	2780 x 3490
Theatre	4000 x 4000	Bed 3	3120 x 3400		

Kute 249

4 2 3 2

DESIGNED TO SUIT 12.5M X 32M
EXTERIOR WIDTH 11.27M
EXTERIOR LENGTH 23.38M
TOTAL HOUSE AREA 232M² / 24.91SQ



Family	4770 x 3760	Living	4000 x 3500	Bed 3	2900 x 3000
Meals	4770 x 3760	Master Bed	3600 x 3500	Bed 4	3100 x 3000
Study	4000 x 3000	Bed 2	3400 x 3000	Alfresco	2780 x 3100

Sonata 256

4 2 2 2

DESIGNED TO SUIT

12.5M X 32M

EXTERIOR WIDTH

11.27M

EXTERIOR LENGTH

23.73M

TOTAL HOUSE AREA

238M² / 25.61SQ



Family	5700 x 3600	Master Bed	5300 x 3200	Bed 4	3100 x 3100
Meals	5700 x 3600	Bed 2	3100 x 3100	Alfresco	4200 x 3900
Lounge	3600 x 4100	Bed 3	3100 x 3100		

Bellmont 241



4 2 2 2

DESIGNED TO SUIT	14M X 28M
EXTERIOR WIDTH	12.01M
EXTERIOR LENGTH	20.75M
TOTAL HOUSE AREA	224M ² / 24.11SQ



Family	4000 x 4700	Master Bed	4300 x 3400	Bed 4	3100 x 3000
Meals	4000 x 4700	Bed 2	3100 x 3000	Alfresco	3300 x 3100
Theatre	3700 x 3400	Bed 3	3100 x 3000		

Parkview 250

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DESIGNED TO SUIT

14M X 28M

EXTERIOR WIDTH

12.47M

EXTERIOR LENGTH

20.87M

TOTAL HOUSE AREA

233M² / 25.07SQ



Family	5800 x 3300	Master Bed	4800 x 3600	Bed 4	3200 x 3000
Meals	5800 x 3300	Bed 2	3200 x 3000	Alfresco	3500 x 3000
Lounge	3200 x 3500	Bed 3	3200 x 3000		

Orchard 251

4 2 2 2

DESIGNED TO SUIT	14M X 28M
EXTERIOR WIDTH	12.59M
EXTERIOR LENGTH	20.99M
TOTAL HOUSE AREA	234M ² / 25.18SQ



Family	3200 x 6100	Study	2200 x 3900	Bed 3	3000 x 3000
Meals	3200 x 6100	Master Bed	4900 x 3500	Bed 4	3000 x 3000
Theatre	3600 x 3200	Bed 2	3600 x 3000	Alfresco	3200 x 4000



Armen 253

4 2 2 2

DESIGNED TO SUIT	14M X 28M
EXTERIOR WIDTH	12.59M
EXTERIOR LENGTH	21.46M
TOTAL HOUSE AREA	235M ² / 25.30SQ



Family	5100 x 3630	Master Bed	3700 x 3400	Bed 4	3160 x 2900
Meals	5100 x 3630	Bed 2	3200 x 3200	Alfresco	3280 x 3490
Living	4900 x 3600	Bed 3	3160 x 2800		

Salari 253

4 2 2 2

DESIGNED TO SUIT	14M X 28M
EXTERIOR WIDTH	12.66M
EXTERIOR LENGTH	20.85M
TOTAL HOUSE AREA	235M ² / 25.30SQ



Family	2750 x 4670	Master Bed	4700 x 3600	Bed 4	3200 x 3000
Meals	2750 x 4670	Bed 2	4100 x 3000	Alfresco	3770 x 3100
Living	4200 x 3800	Bed 3	3200 x 3000		

Oakland 270

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DESIGNED TO SUIT

14M X 30M

EXTERIOR WIDTH

12.59M

EXTERIOR LENGTH

22.39M

TOTAL HOUSE AREA

251M² / 27.01SQ



Family	5200 x 3900	Study	2500 x 3800	Bed 3	3200 x 3000
Meals	5200 x 3900	Master Bed	4800 x 3700	Bed 4	3200 x 3000
Lounge	4700 x 3600	Bed 2	3200 x 3000	Alfresco	2900 x 3900

Epico 286

4 2 3 2

DESIGNED TO SUIT 14M X 32M
EXTERIOR WIDTH 12.59M
EXTERIOR LENGTH 23.63M
TOTAL HOUSE AREA 266M² / 28.63SQ



Family	3300 x 5800	Study	2900 x 2600	Bed 4	3300 x 3200
Meals	3300 x 5800	Master Bed	4900 x 3700	Alfresco	3400 x 3300
Rumpus	4200 x 4100	Bed 2	3300 x 3200		
Theatre	3900 x 4200	Bed 3	3300 x 3200		

Sonata 288

4 2 2 2

DESIGNED TO SUIT 14M X 32M
EXTERIOR WIDTH 12.59M
EXTERIOR LENGTH 24.03M
TOTAL HOUSE AREA 268M² / 28.845Q



Family	5800 x 3700	Master Bed	4400 x 3800	Bed 4	3100 x 3400
Meals	5800 x 3700	Bed 2	3100 x 3400	Alfresco	4200 x 3900
Living	4500 x 4200	Bed 3	3100 x 3400		

Barkley 289

4 2 2 2

DESIGNED TO SUIT 14M X 32M
EXTERIOR WIDTH 12.41M
EXTERIOR LENGTH 24.27M
TOTAL HOUSE AREA 268M² / 28.84SQ



Family	4540 x 4180	Master Bed	4450 x 4000	Bed 4	3400 x 3100
Meals	4540 x 4180	Bed 2	3150 x 3100	Alfresco	3720 x 3190
Living	4450 x 3500	Bed 3	3400 x 3100		



Silve 202

3 2 2 2

DESIGNED TO SUIT 16M X 21M
EXTERIOR WIDTH 14.73M
EXTERIOR LENGTH 14.00M
TOTAL HOUSE AREA 188M² / 20.235Q



Family	4400 x 3300	Lounge	3200 x 3700	Bed 2	3200 x 3000
Meals	3900 x 3300	Master Bed	4200 x 3600	Bed 3	3200 x 3000

Oasis 286

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DESIGNED TO SUIT

16M X 28M

EXTERIOR WIDTH

14.73M

EXTERIOR LENGTH

20.39M

TOTAL HOUSE AREA

266M² / 28.63SQ



Family	4900 x 3700	Master Bed	4000 x 4000	Bed 4	3200 x 3700
Meals	4800 x 3700	Bed 2	3200 x 3300	Alfresco	3400 x 3700
Theatre	4000 x 4700	Bed 3	3200 x 3700		

Vergo 310

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DESIGNED TO SUIT

16M X 30M

EXTERIOR WIDTH

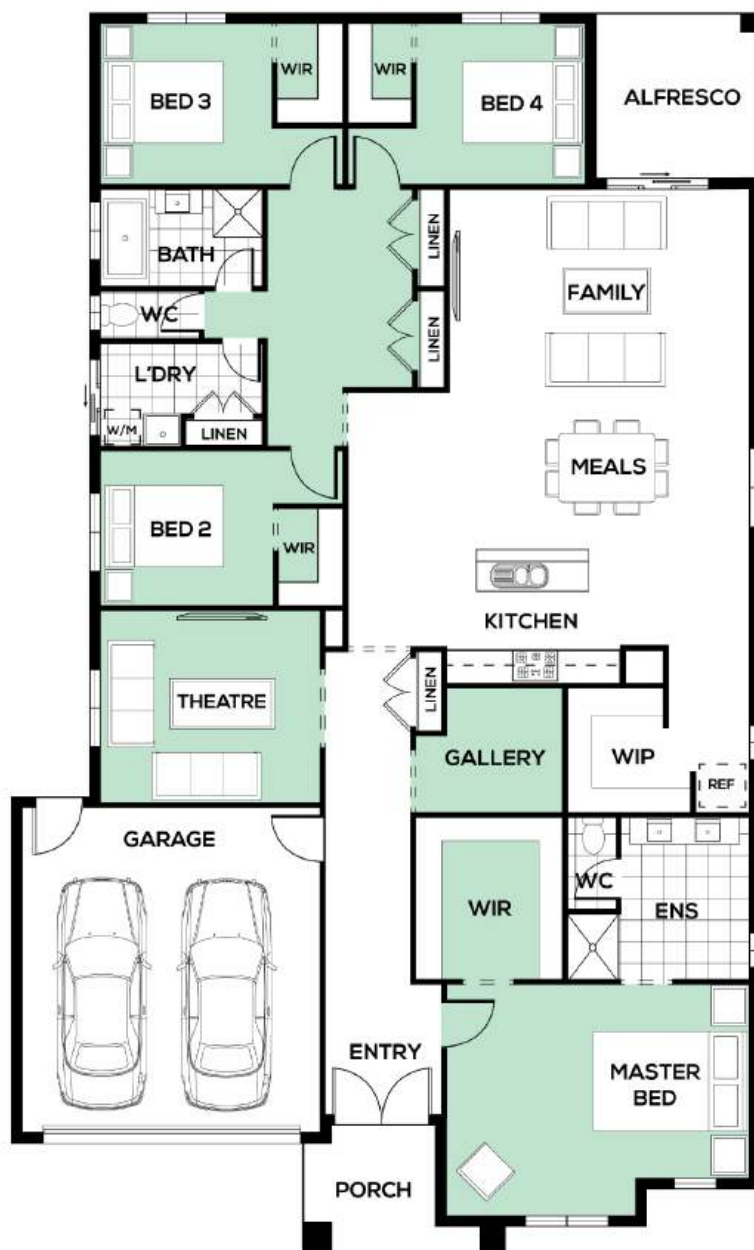
13.99M

EXTERIOR LENGTH

23.14M

TOTAL HOUSE AREA

288M² / 31.00SQ



Family	5570 x 3360	Master Bed	5600 x 4000	Bed 4	3110 x 3000
Meals	5570 x 3360	Bed 2	3220 x 2900	Alfresco	3080 x 3090
Theatre	4070 x 3600	Bed 3	3220 x 3000		

Platinum 326

4 2 3 2

DESIGNED TO SUIT16M X 32M

EXTERIOR WIDTH14.49M

EXTERIOR LENGTH24.08M

TOTAL HOUSE AREA303M² / 32.61SQ



Family	6100 x 4100	Rumpus	5600 x 4200	Bed 3	3500 x 3400
Meals	6100 x 4100	Master Bed	4000 x 4700	Bed 4	3500 x 3400
Theatre	3900 x 4200	Bed 2	3500 x 3100	Alfresco	3600 x 4100



Facade Options:



Facade Options:



Facade Options:



Facade Options:







Facade Options:



**Have an idea of your own?
We'll help you design
your dream facade!**



Modena 265

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DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

10.67M

EXTERIOR LENGTH

15.68M

TOTAL HOUSE AREA

245M² / 26.50SQ



Family	3800 x 4500	Master Bed	4600 x 3600	Bed 4	3100 x 3400
Meals	5000 x 3000	Bed 2	3400 x 3600	Alfresco	3800 x 3200
Lounge	3400 x 4300	Bed 3	3700 x 3400		

Modena 292

4 2.5 3 2

DESIGNED TO SUIT 12.5M X 25M

EXTERIOR WIDTH 10.67M

EXTERIOR LENGTH 15.83M

TOTAL HOUSE AREA 272M² / 29.27SQ

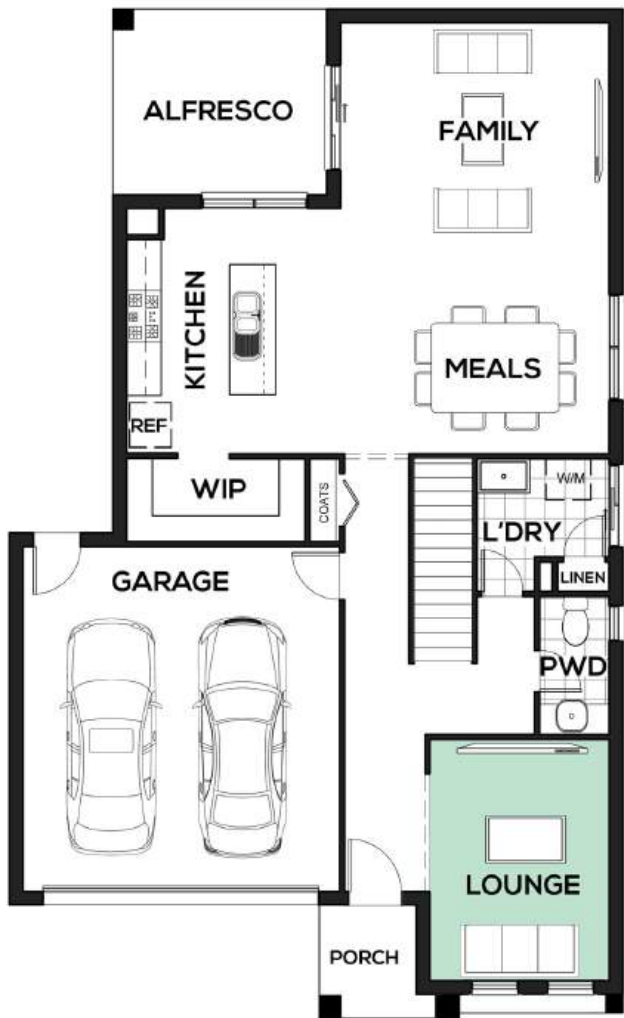


Family	3800 x 4500	Casual Living	3700 x 4000	Bed 3	3700 x 3400
Meals	5000 x 3000	Master Bed	4600 x 3600	Bed 4	3100 x 3400
Lounge	3400 x 4300	Bed 2	3400 x 3600	Alfresco	3800 x 3200

Tempo 304

4 2.5 3 2

DESIGNED TO SUIT 12.5M X 25M
EXTERIOR WIDTH 10.67M
EXTERIOR LENGTH 17.15M
TOTAL HOUSE AREA 283M² / 30.46SQ



Family	4700 x 3800	Casual Living	4600 x 4300	Bed 3	3600 x 3000
Meals	4700 x 3800	Master Bed	4600 x 3900	Bed 4	3500 x 3000
Lounge	3100 x 4200	Bed 2	3100 x 3000	Alfresco	3700 x 3200

Taylor 304

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DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH 10.67M

EXTERIOR LENGTH 18.22M

TOTAL HOUSE AREA 287M² / 30.92SQ



Family	4910 x 3850	Master Bed	3310 x 4830	Bed 5	3340 x 3270
Meals	4910 x 3850	Bed 3	3620 x 2950	Guest Bed	3240 x 3380
Casual Living	4000 x 4350	Bed 4	3460 x 3270	Alfresco	3470 x 3120

Lebron 307

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DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

10.55M

EXTERIOR LENGTH

18.22M

TOTAL HOUSE AREA

285.8M² / 30.76SQ



Family	4480 x 5580	Living	3100 x 4100	Bed 2	3100 x 3000
Meals	3700 x 3140	Casual Living	4480 x 4100	Bed 3	2800 x 3530
Study	3100 x 3300	Master Bed	4480 x 3660	Bed 4	2800 x 3530

Heidecker 317

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DESIGNED TO SUIT

12.5M X 25M

EXTERIOR WIDTH

10.70M

EXTERIOR LENGTH

18.47M




TOTAL HOUSE AREA

294M² / 31.60SQ



Family	3600 x 5000	Master Bed	4630 x 3900	Guest Bed	3230 x 3000
Meals	4600 x 3140	Bed 3	3860 x 3480	Alfresco	3000 x 3050
Living	3230 x 2910	Bed 4	3770 x 3480		
Casual Living	4630 x 4480	Bed 5	3000 x 3480		

Senna 338

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DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH

10.68M

EXTERIOR LENGTH

18.88M

TOTAL HOUSE AREA

313.9M² / 33.78SQ



Family	3840 x 5210	Casual Living	3700 x 4170	Bed 5	3100 x 3600
Meals	4560 x 3760	Master Bed	4610 x 4200	Guest Bed	3370 x 3170
Study	3700 x 2000	Bed 3	3410 x 3800	Alfresco	3840 x 3240
Living	3370 x 3800	Bed 4	3700 x 3600		

Alonso 349

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DESIGNED TO SUIT

12.5M X 28M

EXTERIOR WIDTH 10.67M

EXTERIOR LENGTH 19.90M

TOTAL HOUSE AREA 321M² / 34.59SQ



Family	4080 x 4000	Casual Living	4790 x 4000	Bed 5	3110 x 3310
Meals	4550 x 3240	Master Bed	4790 x 4370	Guest Bed	3320 x 3150
Study	3600 x 1800	Bed 3	2950 x 3580	Alfresco	3840 x 3240
Living	3320 x 3620	Bed 4	2950 x 3580		

Serenity 362

4 2 4 2

DESIGNED TO SUIT 12.5M X 28M

EXTERIOR WIDTH 10.67M

EXTERIOR LENGTH 20.15M

TOTAL HOUSE AREA 336M² / 36.20SQ



Family	3800 x 4600	Casual Living	4600 x 4700	Bed 4	3100 x 3500
Meals	4500 x 3500	Master Bed	5200 x 4100	Alfresco	3800 x 3200
Theatre	3700 x 4100	Bed 2	3100 x 3800		
Lounge	3100 x 4700	Bed 3	3100 x 3500		

Zidane 375

4 3 4 2

DESIGNED TO SUIT 12.5M X 28M

EXTERIOR WIDTH 10.70M

EXTERIOR LENGTH 21.47M



TOTAL HOUSE AREA 349M² / 37.52SQ



Family	4660 x 4400	Casual Living	4630 x 5000	Bed 4	3530 x 3500
Meals	4660 x 4400	Master Bed	4630 x 4600	Alfresco	4000 x 4500
Theatre	3700 x 4000	Bed 2	3100 x 3500		
Study	2950 x 4000	Bed 3	3700 x 3500		



Vettel 287

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DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

12.20M

EXTERIOR LENGTH

14.33M

TOTAL HOUSE AREA

266M² / 28.68SQ



Family	4040 x 4000	Living	3950 x 4240	Bed 2	3360 x 3000
Meals	3400 x 4000	Casual Living	6100 x 3890	Bed 3	3000 x 3000
Study	3950 x 3080	Master Bed	3740 x 4000	Bed 4	3000 x 3000

Lumina 308



DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

12.11M

EXTERIOR LENGTH

15.23M

TOTAL HOUSE AREA

287M² / 30.89SQ



Family	4900 x 5000	Study	4900 x 2000	Bed 3	3100 x 3500
Meals	4900 x 3500	Master Bed	3900 x 4000	Bed 4	3100 x 3500
Lounge	3900 x 3800	Bed 2	3300 x 3100		

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Camille 331

4 2 3 2

DESIGNED TO SUIT 14M X 25M

EXTERIOR WIDTH 11.75M

EXTERIOR LENGTH 16.87M

TOTAL HOUSE AREA 308M² / 33.15SQ

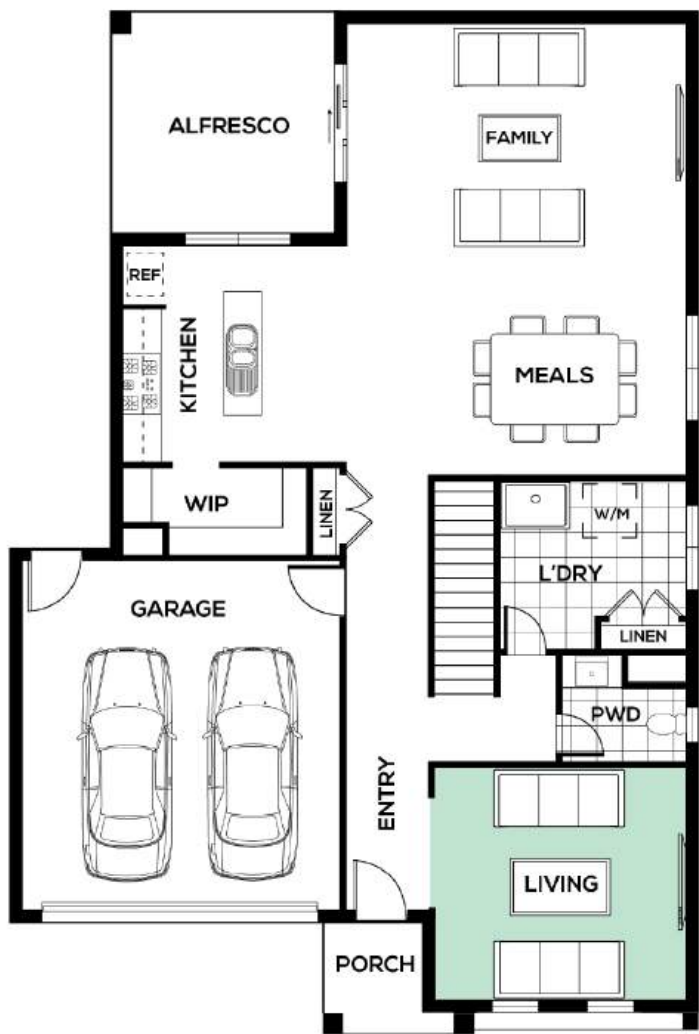


Family	4700 x 4600	Casual Living	4500 x 3600	Bed 3	3400 x 3100
Meals	4700 x 3400	Master Bed	3500 x 4000	Bed 4	3800 x 3100
Living	3500 x 4700	Bed 2	3400 x 3100	Alfresco	3800 x 3200

Tempo 345

4 2 3 2

DESIGNED TO SUIT 14M X 25M
EXTERIOR WIDTH 11.87M
EXTERIOR LENGTH 17.62M
TOTAL HOUSE AREA 321M² / 34.55SQ



Family	6040 x 3850	Casual Living	4500 x 4300	Bed 3	3460 x 3100
Meals	6040 x 3850	Master Bed	4310 x 5400	Bed 4	3100 x 3050
Living	4310 x 4000	Bed 2	3460 x 3100	Alfresco	3790 x 3730

Heidecker 363

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DESIGNED TO SUIT

14M X 25M

EXTERIOR WIDTH

11.79M

EXTERIOR LENGTH

18.00M

TOTAL HOUSE AREA

338M² / 36.38SQ



Family	4200 x 5000	Guest Bed	4200 x 3000	Bed 5	3600 x 3500
Meals	5100 x 3900	Master Bed	5700 x 3400	Alfresco	4200 x 3000
Living	4200 x 3300	Bed 3	3100 x 3500		
Casual Living	5700 x 5600	Bed 4	3700 x 3500		

Norfolk 387

4 3 3 2

DESIGNED TO SUIT 14M X 28M

EXTERIOR WIDTH 12.11M

EXTERIOR LENGTH 20.27M

TOTAL HOUSE AREA 360M² / 38.75SQ



Family	5700 x 4000	Study	2800 x 3600	Bed 4	4100 x 3300
Meals	5700 x 4000	Master Bed	4300 x 3800	Alfresco	4100 x 3300
Theatre	4300 x 3800	Bed 2	4300 x 3300		
Rumpus	5800 x 4000	Bed 3	4100 x 3300		

Lumina 397

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DESIGNED TO SUIT

14M X 28M

EXTERIOR WIDTH

12.11M

EXTERIOR LENGTH

19.07M

TOTAL HOUSE AREA

369M² / 39.71SQ



Family	4900 x 5000	Study	4800 x 2000	Bed 3	3800 x 3600
Meals	4900 x 3500	Casual Living	5600 x 3800	Bed 4	3800 x 3600
Living	3900 x 3800	Master Bed	3900 x 4000	Bed 5	3100 x 3400
Theatre	4700 x 3700	Bed 2	3500 x 3100	Alfresco	5200 x 3800

Serenity 397

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DESIGNED TO SUIT

14M X 28M

EXTERIOR WIDTH 11.59M

EXTERIOR LENGTH 20.62M

TOTAL HOUSE AREA 370M² / 39.79SQ



Family	4700 x 4600	Casual Living	5520 x 4740	Bed 4	3200 x 3850
Meals	4600 x 4750	Master Bed	5800 x 4150	Alfresco	4710 x 3240
Theatre	3700 x 4110	Bed 2	3420 x 3700		
Living	3800 x 4740	Bed 3	3200 x 3850		

Ponting 404

5 3 3 2

DESIGNED TO SUIT 14M X 28M

EXTERIOR WIDTH 12.10M

EXTERIOR LENGTH 19.97M

TOTAL HOUSE AREA 376M² / 40.42SQ



Family	4500 x 5000	Master Bed	4000 x 4000	Guest Bed	3700 x 3400
Meals	5100 x 3700	Bed 3	3900 x 3500	Alfresco	4840 x 3750
Theatre	4300 x 4000	Bed 4	4000 x 3200	Rear Balcony	4720 x 3820
Casual Living	4000 x 4200	Bed 5	2900 x 3310		

Jordan 408

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DESIGNED TO SUIT

14M X 28M

EXTERIOR WIDTH 12.11M

EXTERIOR LENGTH 20.04M

TOTAL HOUSE AREA 379M² / 40.78SQ



Family	5770 x 3650	Master Bed	5770 x 4930	Alfresco	4060 x 3130
Meals	5770 x 3650	Bed 3	3310 x 3000	Rear Balcony	4140 x 3200
Theatre	4310 x 3800	Bed 4	3310 x 3300		
Casual Living	6040 x 4510	Guest Bed	4310 x 3800		

Heidecker 423

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DESIGNED TO SUIT

14M X 28M

EXTERIOR WIDTH

11.80M

EXTERIOR LENGTH

21.47M

TOTAL HOUSE AREA

392M² / 42.245Q



Family	4400 x 5510	Living	4330 x 3500	Bed 4	3610 x 3480
Meals	3710 x 3500	Casual Living	5700 x 5000	Bed 5	3000 x 3480
Theatre	5000 x 3970	Master Bed	5730 x 5050	Guest Bed	4330 x 3500
Study	3610 x 2910	Bed 3	3420 x 3480	Alfresco	4420 x 3050



Diya 393

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DESIGNED TO SUIT

14M X 30M

EXTERIOR WIDTH

12.77M

EXTERIOR LENGTH

20.31M

TOTAL HOUSE AREA

366M² / 39.39SQ



Family	4600 x 4700	Theatre	6100 x 4100	Bed 4	3700 x 3200
Meals	5300 x 3700	Master Bed	4500 x 4500	Alfresco	4600 x 3700
Living	4600 x 4500	Bed 2	3400 x 3400		
Casual Living	6100 x 3500	Bed 3	3700 x 3200		

Diya 438

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DESIGNED TO SUIT

14M X 30M

EXTERIOR WIDTH

12.77M

EXTERIOR LENGTH

20.31M

TOTAL HOUSE AREA

407M² / 43.80SQ



Family	4600 x 4500	Theatre	6100 x 4300	Bed 3	4300 x 3200
Meals	5300 x 3700	Study	2300 x 5200	Bed 4	3700 x 3200
Living	4600 x 4500	Master Bed	4500 x 4500	Bed 5	3700 x 3400
Casual Living	5500 x 4800	Bed 2	4300 x 3200	Alfresco	4600 x 3700

Brady 444

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DESIGNED TO SUIT **14M X 30M**
 EXTERIOR WIDTH 11.75M
 EXTERIOR LENGTH 21.84M
 TOTAL HOUSE AREA 412M² / 44.37SQ



Family	4560 x 4840	Casual Living	4900 x 4840	Bed 4	3370 x 3910
Meals	4670 x 6440	Master Bed	5680 x 4500	Alfresco	4800 x 4000
Study	3250 x 3100	Bed 2	3700 x 3480		
Living	3550 x 4000	Bed 3	3370 x 3910		

Belichick 465

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DESIGNED TO SUIT

14M X 30M

EXTERIOR WIDTH

12.14M

EXTERIOR LENGTH

22.52M

TOTAL HOUSE AREA

433M² / 46.56SQ



Family	5280 x 4480	Casual Living	5000 x 5400	Bed 5	3710 x 3600
Meals	5280 x 4480	Master Bed	6050 x 5500	Guest Bed	3400 x 3640
Living	4500 x 4080	Bed 3	3710 x 3600	Alfresco	6750 x 3120
Study	3700 x 2000	Bed 4	3400 x 3420		

Ginza 492

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DESIGNED TO SUIT 14M X 32M

EXTERIOR WIDTH 11.93M

EXTERIOR LENGTH 23.42M

TOTAL HOUSE AREA 458M² / 49.30SQ



Family	5900 x 4750	Study	3900 x 3200	Bed 3	3100 x 3700
Meals	5900 x 4750	Casual Living	5860 x 5000	Bed 4	3700 x 3200
Theatre	4000 x 4700	Master Bed	3880 x 5420	Bed 5	3700 x 3200
Home Office	4000 x 4500	Bed 2	3100 x 3700	Alfresco	5900 x 3500

Isa 537

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DESIGNED TO SUIT

14M X 32M

EXTERIOR WIDTH

12.20M

EXTERIOR LENGTH

24.50M





TOTAL HOUSE AREA

489M² / 52.65SQ



Family	5340 x 5710	Casual Living	5000 x 4560	Bed 5	4570 x 3350
Meals	4000 x 4730	Master Bed	5340 x 4400	Guest Bed	3670 x 4220
Theatre	3850 x 4860	Bed 3	4290 x 4000	Alfresco	4100 x 4490
Study	4000 x 3090	Bed 4	3230 x 3950	Rear Balcony	4100 x 4550

Ebisu 213

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DESIGNED TO SUIT

16M X 16M

EXTERIOR WIDTH

13.96M

EXTERIOR LENGTH

10.76M

TOTAL HOUSE AREA

198.4M² / 21.36SQ



Family	4550 x 3000	Bed 2	3350 x 2850	Alfresco	3000 x 2500
Meals	4550 x 3000	Bed 3	3250 x 2850		
Master Bed	3400 x 3450	Bed 4	2900 x 3000		

Cosmo 224

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DESIGNED TO SUIT 16M X 16M

EXTERIOR WIDTH 14.19M

EXTERIOR LENGTH 10.52M

TOTAL HOUSE AREA 209M² / 22.49SQ



Family	2800 x 4800	Casual Living	2700 x 3400	Bed 3	3100 x 3000
Meals	2800 x 4800	Master Bed	3600 x 3400	Bed 4	3000 x 3400
Living	2700 x 3400	Bed 2	3100 x 3000		

Saville 513

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DESIGNED TO SUIT 16M X 28M

EXTERIOR WIDTH 13.91M

EXTERIOR LENGTH 20.99M

TOTAL HOUSE AREA 477M² / 51.34SQ



Family	4000 x 4500	Living	4300 x 5000	Bed 3	3700 x 4000
Meals	4200 x 5200	Casual Living	4300 x 4500	Bed 4	3700 x 4000
Theatre	4300 x 3700	Master Bed	4000 x 6000	Bed 5	4000 x 3700
Home Office	4000 x 3400	Bed 2	4300 x 3700	Alfresco	4100 x 3100

Barksdale 516

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DESIGNED TO SUIT

16M X 28M

EXTERIOR WIDTH 13.22M

EXTERIOR LENGTH 21.22M

TOTAL HOUSE AREA 480M² / 51.60SQ



Family	4430 x 5000	Living	4150 x 4200	Bed 3	3400 x 3510
Meals	4430 x 5000	Casual Living	4000 x 5000	Bed 4	3400 x 4200
Theatre	3410 x 6560	Master Bed	7150 x 4500	Bed 5	3400 x 4200
Study	4150 x 3200	Bed 2	3400 x 3510	Alfresco	3000 x 4750

PREMIUM STANDARD INCLUSIONS



PRE-CONSTRUCTION

- Site analysis- Including soil report, survey plan & property information
- Detailed working drawings
- Developer's approval application
- Bushfire Assessment
- 7-star thermal energy assessment and report
- NCC Liveable Housing Design & Whole of Home Requirements
- Engineer's slab design and computations
- Plumbing consents and local point of discharge points
- Homeowners warranty insurance
- Building Permit - Including permit fees and independent building stage inspections

WARRANTIES & MAINTENANCE

- 10-year structural guarantee
- 6 months ongoing maintenance

SERVICES & CONNECTIONS

- Connections - electrical, gas, sewer, storm water & water for the allotment
- 100mm sewer grade PVC storm water system
- Garden Tap to rear on external wall
- Garden Tap at front at water meter point

STRUCTURAL

- Foundations - "M" class waffle slab up to 300mm of fall and 600mm of fill over the building envelope
- Concrete slab to Porch and alfresco (if applicable)
- 2590mm ceiling heights to single storey homes and to the ground floor of double storey homes
- 2440mm ceiling heights to the first floor of double storey homes
- 90mm Machine Grade Pine studs (MGP10) at 450mm centres to load bearing internal/external walls
- Engineered and inspected pine timber frame with all regulatory bracing
- Engineered and inspected pine timber trusses and floor joists (for double storeys) with all regulatory bracings
- Termite treatment Part A: Termite collars to all pipes passing through the concrete slab
- Alfresco Area including plaster ceiling, batten light and switch (design specific)

EXTERNAL FINISHES

- Face brickwork to facade with natural mortar rolled brick joints
- Feature rendered foam cladding to upper floor of Double Storey.
- Paint to all rendered walls as per colour schedule
- Brickwork above all windows and external door openings.
- Feature Brick Pier to Alfresco (design specific)
- Rendered Infill above Garage door opening
- Quality concrete tiled roof selected from Builders Range
- Colorbond fascia and spouting
- Colorbond rain heads & downpipes
- Colorbond flashings
- 450mm wide eaves to first floor of double storey homes
- Exterior acrylic to all external paint surfaces
- Double Glazed Aluminium awning windows throughout (Window configuration will vary with design).
- Double Glazed Aluminium sliding doors to meals/family & laundry (design specific)
- Double Glazed upgraded 3 x panel Entertainer Sliding Door to meals/family (design specific)
- Obscure Privacy Glazing to all wet area windows
- Flyscreens to all openable windows
- Window locks & keys to all openable windows
- External door lock & keys to all sliding doors
- Feature Entry Door with clear glazing (painted finish)
- Gainsborough Trilock Entry Door Handle

INTERNAL FEATURES

- 2040mm high internal flush panel doors throughout
- 2040mm high flush panel internal garage access door
- 67mm x 18mm DAR skirtings & architraves throughout
- 75mm Scotia cove cornice throughout internally. Timber quad cornice externally
- White Melamine shelf and hanging rail to robes including walk in robes
- Designer range lever door furniture to all internal passage doors
- Privacy locks to all Bathrooms, WCs, Ensuite & Master Bedroom
- Chrome knobs to robe and linen cupboards
- Chrome hinges, latches and striker plates throughout
- Cushioned door stops throughout
- Haymes Paint to walls throughout in (3 coats) acrylic washable Matt Finish, (2 coats application to Garage)
- Haymes Paint to Ceilings in flat acrylic finish (2 coats)
- Haymes Paint to Doors, architraves & skirting board in semi-gloss enamel (2 coats)

HEATING

- Ducted gas heating system with ceiling vents to all living areas and bedrooms.

HOT WATER SERVICE

- Solar panel hot water system connected via 20 litre per minute continuous flow gas booster with collector panel as required

WALL TILING

- Ceramic wall tiles from builders range to bathroom, ensuite and laundry
- 2000mm high ceramic wall tiles to shower walls
- 600mm wide X 300mm high niche to each shower
- 300mm high tiled splashback between vanities & mirrors
- 100mm tiled skirting to ensuite, bathroom, powder room, laundry and WC

FLOORING

- Laminate Floors to Entry, Kitchen, Meals & Family
- Carpet incl. foam underlay to remainder of home
- Ceramic floor tiles from builders range to bathroom, ensuite, laundry, WC and powder room

ELECTRICAL

- Single & Double power points throughout as per electrical plan
- LED Downlights (up to 15) to entry, hallway, kitchen, dining and living room with Batten holder light points with energy efficient globes and shades to remainder of the home (design specific)
- Weatherproof batten holder external light points adjacent external doors
- Hard wired smoke detectors
- RCD safety switch & circuit breaker to meter box
- Two TV points including 5m of coaxial cable in roof space
- One telephone point in kitchen
- TV Aerial to roof space connected to TV point
- Stainless Steel Feature Up/Down Lights to the Front Façade (2 Lights)

ENERGY EFFICIENCY

- Minimum 7-star energy rating to home (standard plans)
- 2.2KW Solar Photovoltaic (PV) system
- R2.5 insulation to external walls
- R6.0 insulation to ceiling
- Sealed door frame to entry, garage internal & rear door
- Self-sealing exhaust fans ducted externally
- Foil wrap to external walls including garage

KITCHEN

- 900mm Omega stainless steel Freestanding Oven & Cooktop
- 900mm Omega Stainless Steel Canopy Rangehood
- 600mm Omega Stainless Steel Dishwasher
- External ducting and venting of rangehood
- 20mm Stone Benchtops
- Square edge laminate hinged doors
- Laminate cupboards in a range of colour
- Eurofit cabinet handles from builders range
- Bank of 4 Draws & Cutlery Insert
- Pot Drawers to either side of oven (4 total)(design specific)
- Built in pantry with 4 melamine shelves (design specific)
- Ceramic Tiled Kitchen Splashback
- Overhead kitchen cabinetry
- Overhead fridge cabinetry (design specific)
- Plastered Bulkhead above overhead cabinets
- Capped Water point to fridge provision
- Designer Double Bowl stainless steel sink
- Designer Chrome Lever mixer tapware

BATHROOM / ENSUITE / WC / POWDER ROOM

- 20mm stone Benchtops to all Wet areas
- Double Vanity including two basins to Ensuite (Design specific)
- 4mm polished edge mirrors to width of vanities
- 1200mm x 900mm tiled step free shower base to Main Ensuite (design specific)
- 900mm x 900mm tiled step free shower base to remaining showers
- Recessed / Step Free tiled shower bases throughout the home
- Semi-frameless 2000mm high shower screens with pivot door and clear laminated safety glass
- Designer Upgraded Shower Rose and Rail to showers
- White Acrylic bath
- Wall mixer taps to showers & bath
- Tiled bath hob with 400mm high splashback above bath
- Vitreous China toilet pan with cistern with soft close seat
- Vitreous China vanity basins with chrome pop up waste outlet
- Chrome lever basin mixer taps
- Square edge laminate hinged door
- Eurofit cabinet handles from builders range
- Phoenix chrome Toilet Roll Holders to each toilet
- Phoenix chrome Hand Towel Ring to Powder Room (design specific)
- Phoenix chrome Towel Rail to Ensuite & Bathroom (design specific)

LAUNDRY

- 20mm Stone Benchtop
- Laminate Base cupboard with Eurofit cabinet handles from builders range
- Stainless steel inset trough
- Tiled splashback above trough
- Chrome lever sink mixer
- Built in linen with 4 melamine shelves (Design specific)
- Hot and cold stop taps for washing machine provision

GARAGE:

- Engineered concrete floor
- Plaster lined ceiling with 75mm cove cornice
- Sectional overhead door to front
- Remote Control to Garage (including two Handsets & Wall mounted button)
- Tempered hardboard door to Garage exterior
- Batten light point and single power point

STAIRCASE (if applicable)

- Enclosed staircase with MDF treads and risers with closed stringers
- Painted pine wall rail on chrome fittings
- Plaster dwarf wall to stairs and void areas

SITE CLEAN

- All building materials to be removed from the site by the builder
- The dwelling will be cleaned both on the inside and outside prior to handover
- Site will be scraped level throughout
- House cleaned on completion

Omnia Homes reserves the right to change or substitute the make, range, model and/or type of any product or withdraw, change pricing, inclusions or promotions without notice. Inclusions may vary depending on house type.

The standard inclusions relate to our base house prices and specific options may incur additional costs. Please ask your sales consultant for further information.

Omnia Homes will ensure 7 star energy efficiency on all orientations when built on a concrete slab. Additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations/modifications or the developer dictates design control over the home.



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