



A new way to build.  
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#### CONTACT

CUSTOM BUILT NEW HOMES & RENOVATIONS  
(08) 8294 0255  
118 Mooringe Avenue  
North Plympton SA 5037

[admin@custombuiltnewhomes.com.au](mailto:admin@custombuiltnewhomes.com.au)

[custombuiltnewhomes.com.au](http://custombuiltnewhomes.com.au)

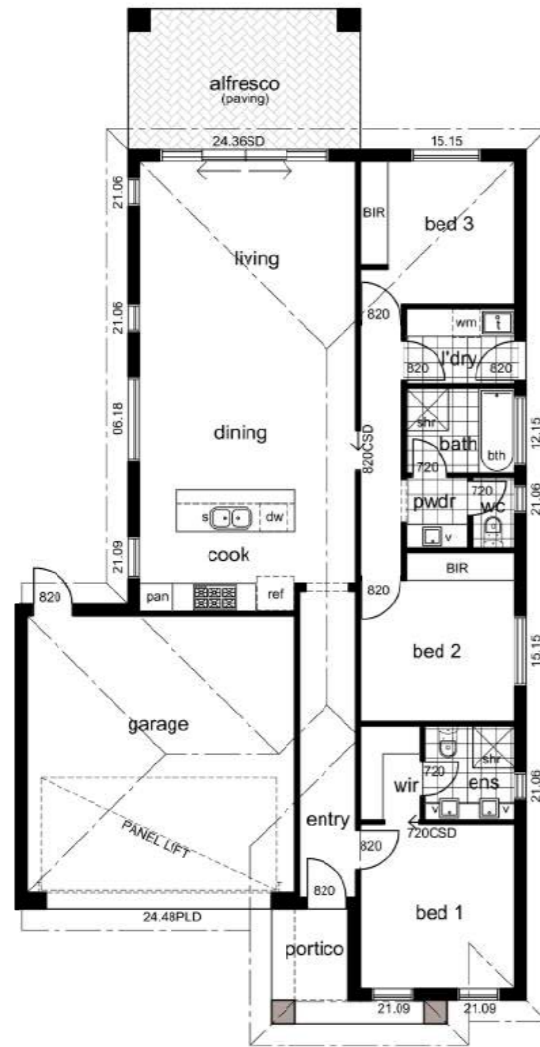
BLD 266307



## THE BRIXTON - MODERN

3 BED 2 BATH 2 CAR 12.5M FRONTAGE





## THE DESIGN

The Brixton (Modern) design is a single-storey, contemporary home with an attractive facade. Suited to family living, the home consists of three large bedrooms, two bathrooms and an open plan kitchen, dining and living area.

### FEATURES

- Contemporary floorplan
- Large open plan living, dining and kitchen
- Large master bedroom with WIR and ensuite
- Double garage
- Architecturally designed
- Will suit 12.5m+ allotments

### MEASUREMENTS

Main Living	122.8m <sup>2</sup>
Garage	37.9m <sup>2</sup>
Portico	4.0m <sup>2</sup>
Alfresco	14.8m <sup>2</sup>
<b>TOTAL HOUSE</b>	<b>179.5m<sup>2</sup></b>

**PRICE \$212,000**

## STANDARD INCLUSIONS

The below inclusions are offered as standard when you build with Custom Built New Homes.

- ✓ 6 Star Energy Rating
- ✓ 2.7m Ceilings
- ✓ Larger Cornices, Architraves & Skirtings
- ✓ NBN Ready Provisions
- ✓ Soft Close Joinery
- ✓ Overhead Cupboards to Kitchen
- ✓ Custom Built-in Cupboards & Benchtop to Laundry
- ✓ 3 Coat Paint System
- ✓ True Oak Colorbond Roof & Colorbond Gutters
- ✓ Rainwater Tank Provisions
- ✓ Austral Bricks Premium Urban One Range
- ✓ Premium Semi-frameless Shower Screens
- ✓ Westinghouse Appliances
- ✓ Rinnai 26 Instantaneous Hot Water Service
- ✓ Gainsborough Door Lever Sets
- ✓ LED Downlights to Living Areas
- ✓ 90mm Timber Frame Walls
- ✓ Enclosed Garage Under Main Roof
- ✓ 50mm Roof Blanket to Roof to Satisfy Bushfire Building Regulations
- ✓ Panel Lift Garage Door (Standard Colour) in lieu of Roller Door

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