

4  2  2 

BEECHWOOD 1228 SERIES

TOTAL AREA 205.2m² – 205.3m² | 22.08sq – 22.09sq

LOT WIDTH 12.5M⁺



HARMONY FAÇADE

BEECHWOOD

1228 SERIES

Featuring 4 bedrooms, three separate living areas, and a double garage, there's something the entire family will love about the Beechwood.

The easy flowing floor plan separates living and sleeping areas with the bedrooms located towards the front of the home and the living areas located at the rear. The principal suite features the luxury of an ensuite and walk in robe, whilst the secondary bedrooms are conveniently clustered around the main bathroom.

The open plan layout at the rear of the home fosters connected family living with the kitchen combined with the dining and living area. Glass sliding doors provide a seamless transition to outdoor living area, allowing ample natural light and air into the home. The separate home theatre offers the flexibility to use as you please – a private entertaining space, rumpus room, or home office. A separate laundry, ample storage solutions throughout and a double garage with secure internal access complete the picture of this generous family home.

Design Options

The Beechwood 1228 design series features two different floor plans. Simply choose the version that best suits how you want to live.

DESIGN PRINCIPLES

OPEN PLAN DESIGN

Bringing the family together is at the heart of Sekisui House's design philosophy. Open plan layouts foster integrated family living while enhancing the feeling of space and connectivity with the outdoors.

OUTDOOR CONNECTION

Alfresco spaces seamlessly connect with the indoors to extend your entertaining space. Of great significance are the views to the outdoors and the nature in which the home is able to respond to those views through careful window placement and strategically crafted internal layouts.

NATURAL LIGHT

Meticulous attention is given to the position and placement of windows, and how sunlight penetrates through into the habitable areas within the home. By capturing the sun throughout the day, our homes are filled with beautiful natural light and provide a comfortable, healthy and energy efficient living environment.

NATURAL VENTILATION

Windows and doors have been consciously positioned to enhance natural ventilation and create airflow paths throughout the home. Whirly birds are standard in our homes and work to reduce roof space heat, enabling it to be replaced by cooler air from outside. Our Roof Sarking and Roof Ventilation features also work together to help reduce energy costs.

MULTI-PURPOSE LIVING SPACE




Flexible spaces have been intelligently designed into our floor plans, which anticipate a continuous evolution of lifestyle requirements. Separate living areas can easily be transitioned into a kids' retreat, home office, hobby room or even an additional bedroom.

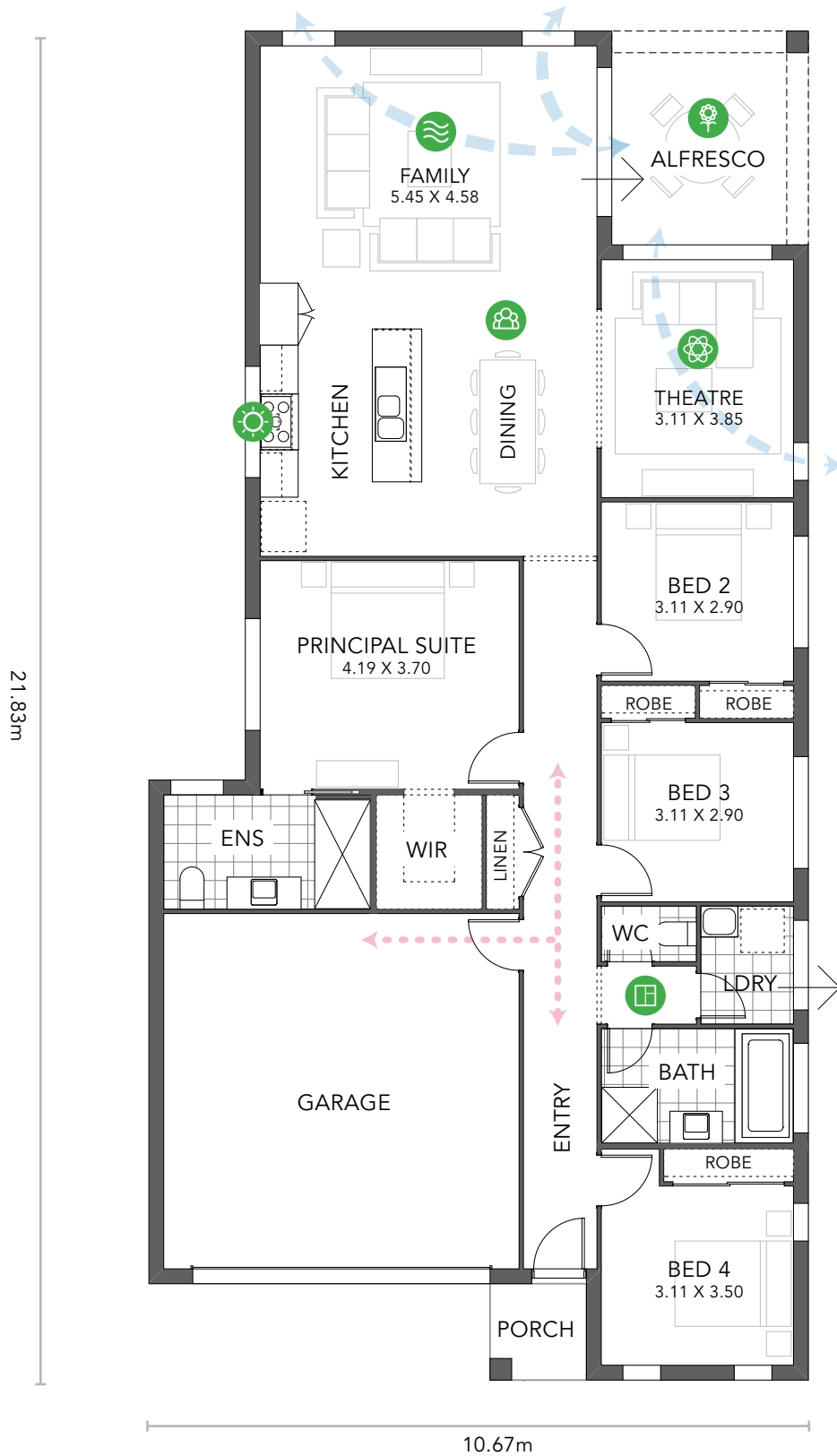
ZONING

Zoning enhances privacy and minimises noise disruptions by keeping bedroom areas separate from the more social areas of the home. We take zoning even further by incorporating children's zones to encourage study, play and interaction with parents.

BEECHWOOD QOI

TOTAL AREA 205.3m² | 22.09sq
SUITS LOT WIDTH 12.5M+[^]

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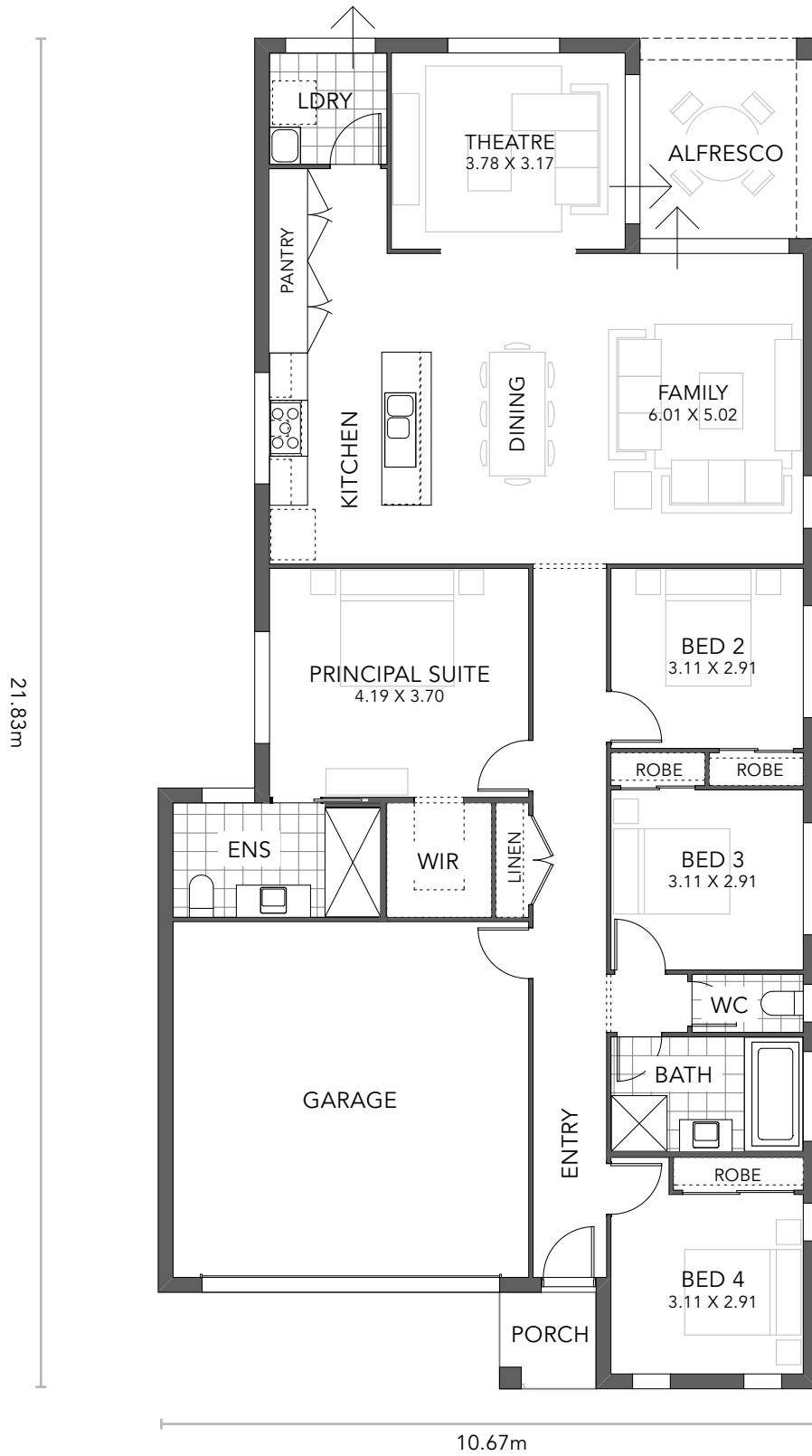
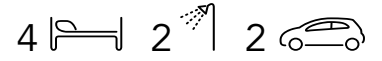
Areas							
Total	205.3m ²	House Area	156.0m ²	Outdoor Living	11.0m ²	House Width	10.67m
	22.09sq	Porch	2.4 m ²	Garage Area	35.9m ²	House Depth	21.83m

Dimensions quoted are based on the Inspire façade and may vary depending on façade type chosen. Minimum lot suitability to be used as a guide only and may vary depending on council and covenant requirements.

BEECHWOOD Q02

TOTAL AREA 205.2m² | 22.08sq

SUITS LOT WIDTH 12.5M+[^]



Areas

Total	205.2m ²	House Area	157.6m ²	Outdoor Living	9.3m ²	House Width	10.67m
	22.08sq	Porch	2.4m ²	Garage Area	35.9m ²	House Depth	21.83m

Dimensions quoted are based on the Inspire façade and may vary depending on façade type chosen. Minimum lot suitability to be used as a guide only and may vary depending on council and covenant requirements.

FAÇADE OPTIONS



HARMONY

The Harmony façade represents the integration of multiple design features, which deliver an orderly and balanced perspective for the Beechwood. Beautiful and timeless from the roadside perspective, the Harmony façade provides a relaxed yet contemporary feel.



VIVID

With a refined mix of brick and render, the Vivid façade is polished, aesthetically appealing and the perfect complement to the Beechwood design.



AMITY

Simplistic in design but with lasting aesthetic appeal, the Amity is a modest façade that works in perfect harmony with the Beechwood design and features a mix of brick and render.



VISION

Sophisticated and authentic, the Vision façade features a distinguished raised porch and a mixture of render and brick, creating a refreshing yet inspiring look.



AVID

Clean and contemporary, the Avid façade features modern brick softened with a naturally beautiful wooden entry feature delivering an inspiring street perspective.



INSPIRE

A timeless and classic style, the Inspire façade features traditional face brick available in a range of colours and textures. The Inspire façade is included in the base price.

Façade images may not be house specific. Please speak to a New Home Consultant to obtain house specific drawings to assist you in making your façade choice.

Call 13 74 22
sekisuihouse.com.au


SEKISUI HOUSE

^Minimum lot suitability may vary depending on council and covenant requirements. Photography and illustrations in this brochure should be used as a guide only. Photographs and illustrations may feature specification upgrades, design options, decorator items and alternate façades which are not included in the base price. Images may also include features not supplied by Sekisui House including without limitation furniture and landscaping. Speak to your New Home Consultant for the full list of standard inclusions. Specific details and dimensions are provided in your contract drawings which form part of your building contract. Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase. © Sekisui House Services (QLD) Pty Limited. ABN: 3611 955 0257. QBCC BL: 115422. All plans are copyright. No part may be used, reproduced or copied by any means or in any form without the prior permission of Sekisui House Services (QLD) Pty Limited.



BETTER LIVING BY DESIGN

"Design is everything to us at Sekisui House as we believe that great design can make a positive contribution to people's lives and be our market advantage when people choose a house builder.

You will find our home designs make the most of natural light and ventilation, are easy to move around, offer considered living zones and have ample storage space and flexibility. You should find them comfortable, intuitive and calming to live in.

Your home will also be built with the best quality materials and methods we can source in Australia for Australian conditions.

I am proud of our latest range. It is a true expression of how great design can be 'better' and shows that we have succeeded in meeting the Sekisui House Smart Universal Design philosophy in Australia."

Mitsuharu Yachi
Sekisui House, Master Architect
Sydney, Australia

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