

4  2  2 

VIOLA 1228 SERIES

TOTAL AREA 204.8m² – 210.1m² | 22.04sq – 22.61sq

LOT WIDTH 12.5M+[^]



ACCORD FAÇADE



SEKISUI HOUSE

VIOLA

1228 SERIES

Offering an abundance of living space and thoughtfully designed sleep zones, the Viola 1228 design series has been planned to perfection to suit the needs of the modern family.

Forming the central hub of the home, the open plan living space – combining the kitchen, dining and family area – seamlessly connects one space to the next, including the covered outdoor living area, to create a relaxed living environment.

The separate lounge offers you the flexibility to use as you please – a private space for entertaining, home office, or an additional bedroom should lifestyle needs change.

With safety and security forming the foundation of our designs, the double integrated garage with direct access to the interior of the home make it secure and convenient.

Carefully considered window and door positioning allows for abundant natural light and increased air flow, and well defined zones, ample storage add to the appeal of this comfortable family home.

DESIGN OPTIONS

The Viola 1228 design series features four different floor plans to suit a variety of lifestyles and life stages. Simply choose the version that best suits your needs.

ON DISPLAY

The Viola 1228 is on display at our Ecco Ripley Display Centre.

DESIGN PRINCIPLES

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.

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.

ZONING

The benefits of open plan living are cleverly balanced with quiet zones. Zoning enhances privacy and minimises noise disruptions by keeping bedroom areas separate from the more social areas of the home.

OUTDOOR CONNECTION

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

STORAGE SOLUTIONS

All of our designs incorporate generous, intelligently positioned storage spaces to keep homes tidy and hazard free. Cleverly designed walk-in pantries provide the storage you've always dreamed of. Handy and discreet, the pantry has plenty of room for dry goods and bulky kitchen appliances.

MULTI-PURPOSE LIVING SPACES

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.




INTUITIVE DESIGN

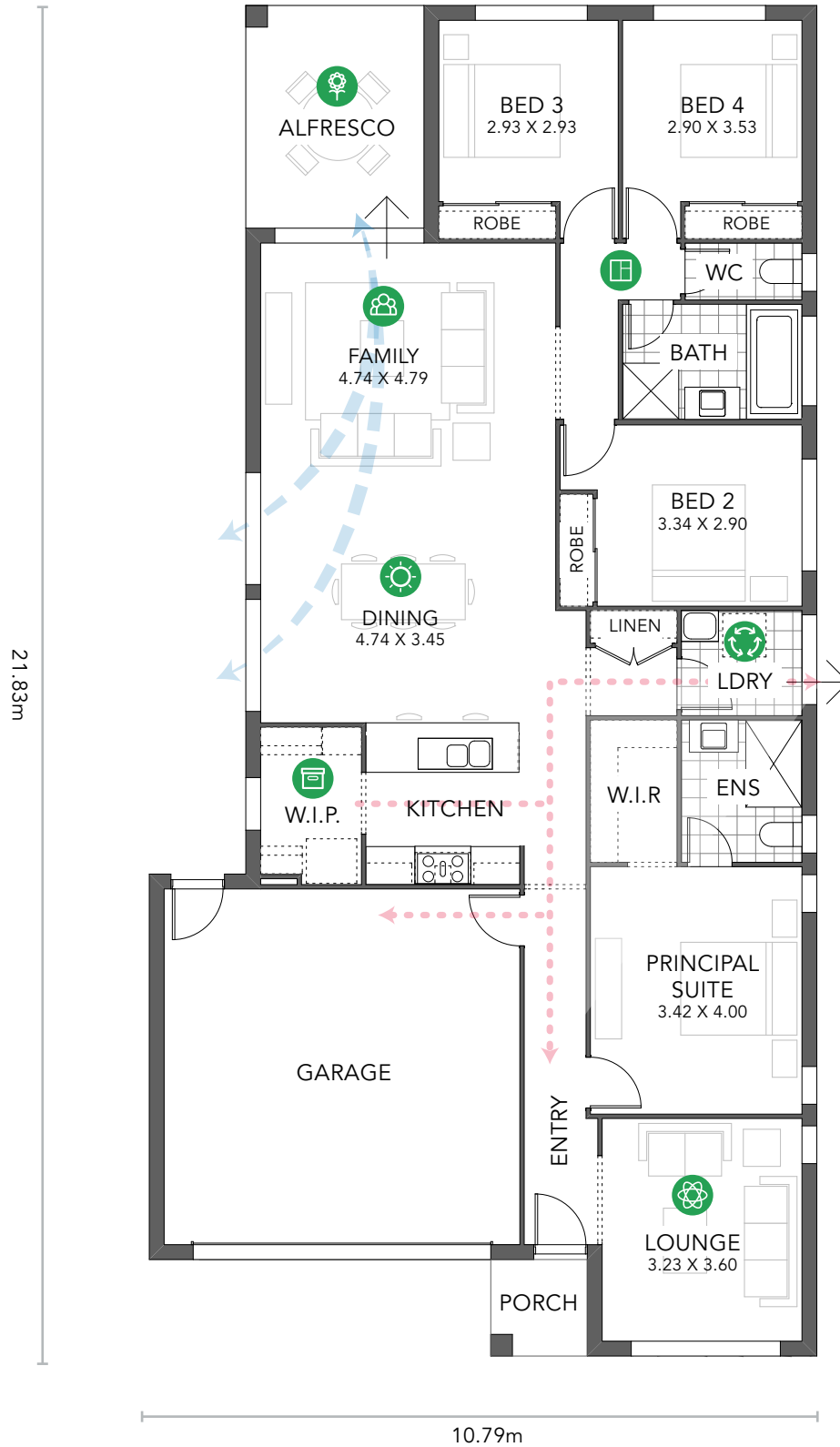
Interior spaces have been thoughtfully designed to promote a harmonious and seamless flow between living areas, indoor and outdoor spaces. Considered design offers convenient positioning of areas such as the laundry and kitchen, minimising distances travelled and ensuring time is used efficiently.

VIOLA QOI

TOTAL AREA 205.1m² | 22.07sq

SUITS LOT WIDTH 12.5M+[^]

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Areas

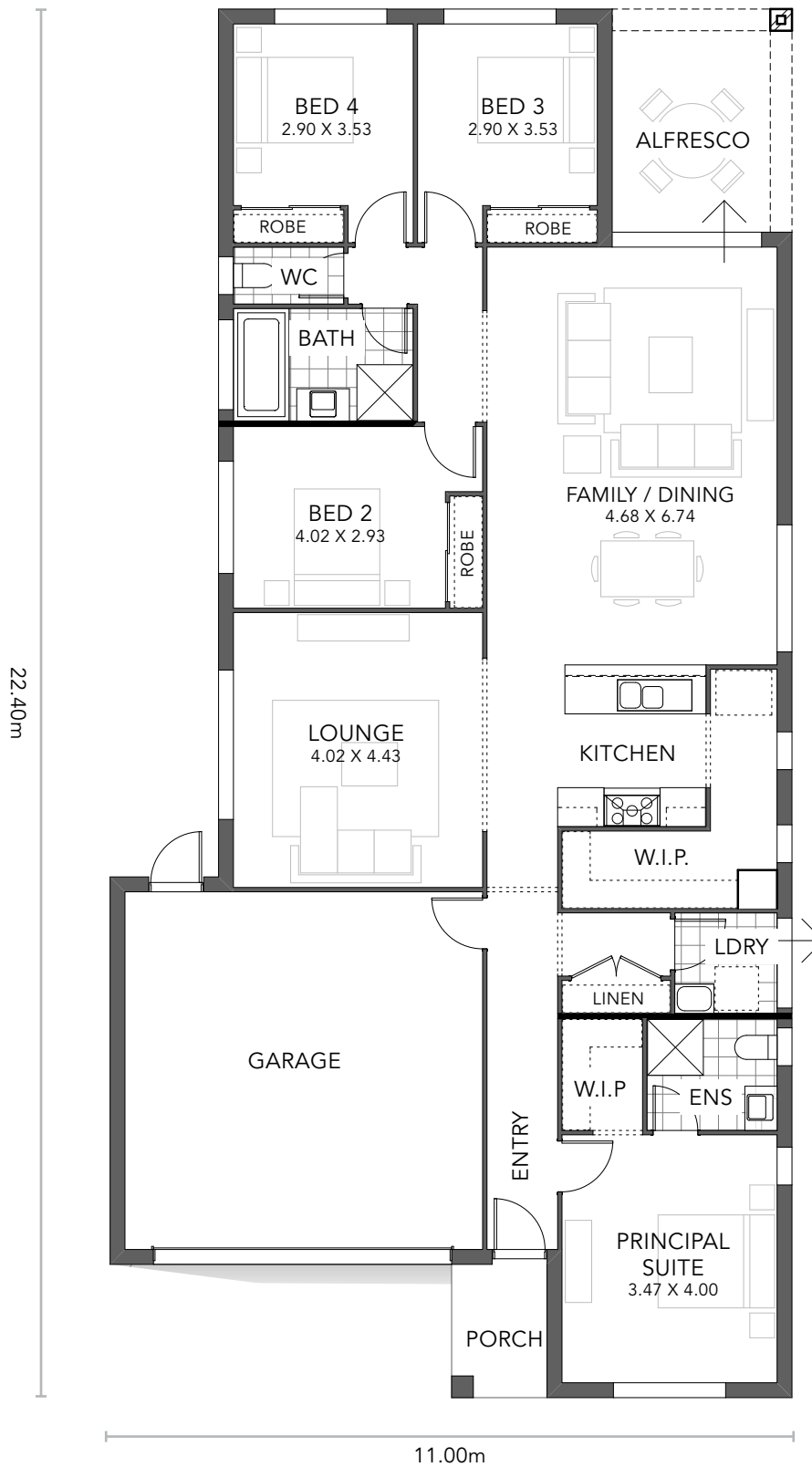
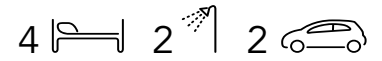
Total	205.1m ²	House Area	156.0m ²	Outdoor Living	10.4m ²	House Width	10.79m
	22.07sq	Porch	2.4m ²	Garage Area	36.3m ²	House Depth	21.83m

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.

VIOLA Q02

TOTAL AREA 210.1m² | 22.61sq

SUITS LOT WIDTH 12.5M+[^]






Areas

Total	210.1m ²	House Area	159.8m ²	Outdoor Living	10.5m ²	House Width	11.00m
	22.61sq	Porch	3.3m ²	Garage Area	36.5m ²	House Depth	22.40m

VIOLA Q03

TOTAL AREA 204.8m² | 22.04sq

SUITS LOT WIDTH 12.5M+[^]

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ON DISPLAY
AT ECCO
RIPLEY WITH
MODIFIED
FLOORPLAN




Areas

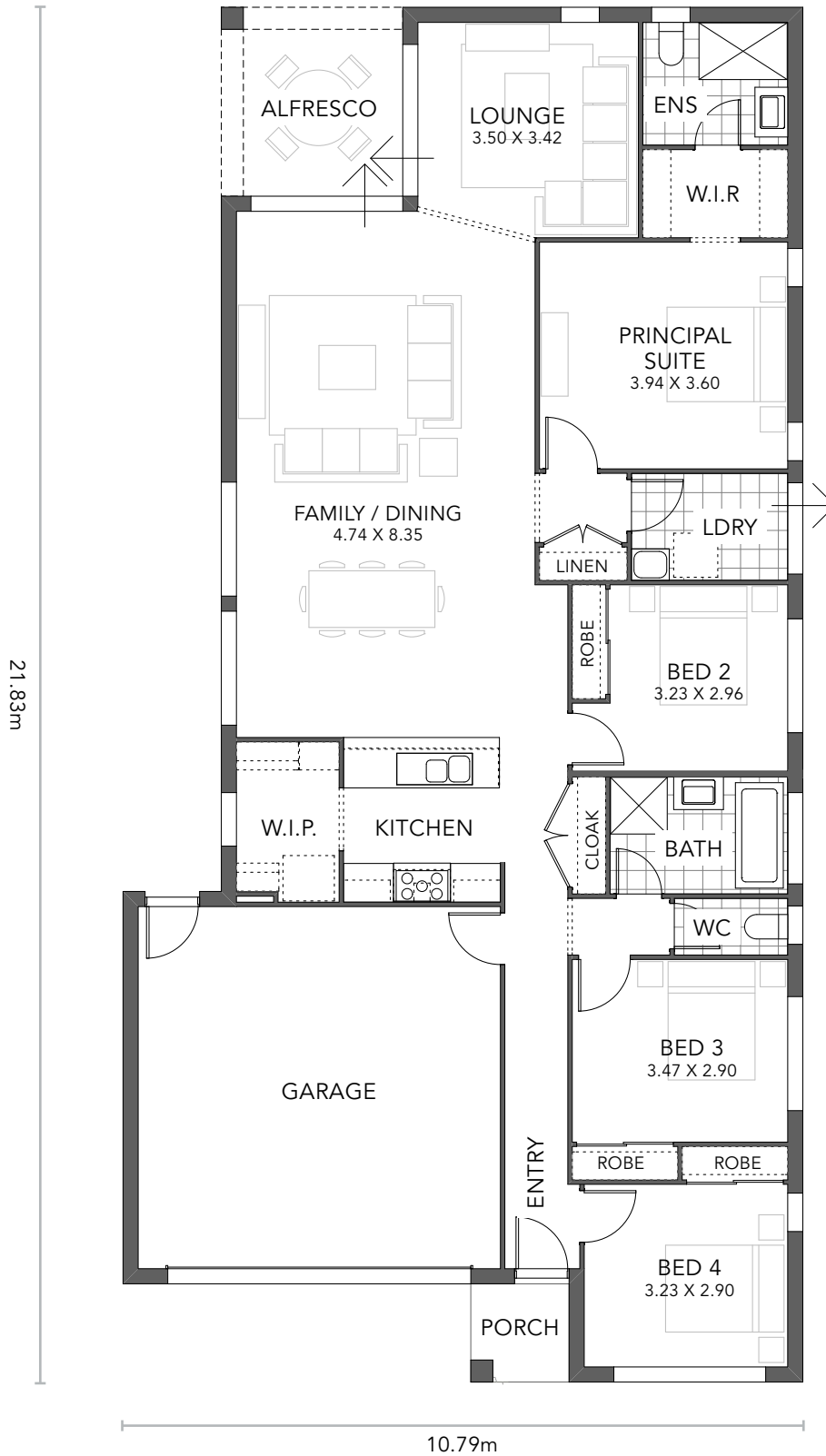
Total	204.8m ²	House Area	157.7m ²	Outdoor Living	10.6m ²	House Width	11.22m
		Porch	2.3m ²	Garage Area	34.2m ²	House Depth	21.91m

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.

VIOLA Q04

TOTAL AREA 205.0m² | 22.06sq

4  2  2 



Areas							
Total	205.0m ²	House Area	157.7m ²	Outdoor Living	8.6m ²	House Width	10.79m
	22.06sq	Porch	2.4m ²	Garage Area	36.3m 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.



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

*Images may feature specification upgrades, design options, and decorator items 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.

FAÇADE OPTIONS



ACCORD

The Accord façade features stylish, clean lines, an inspiring angled roof and a contemporary mix of render and natural wood finishes.



VIVID

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



AMITY

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



HARMONY

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



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.