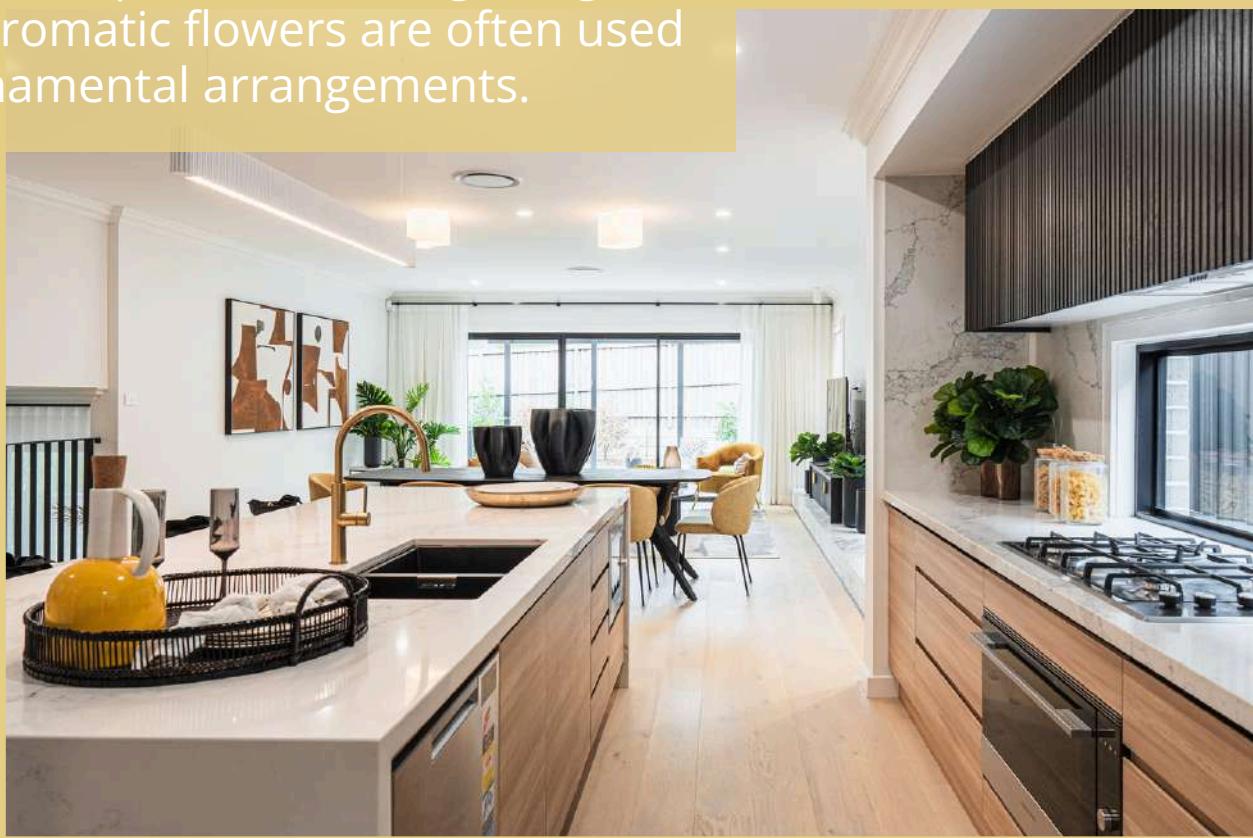




MAGNOLIA

DUAL LIVING COLLECTION

mag-no-li-a: produced from an evergreen plant, these large fragrant and aromatic flowers are often used in ornamental arrangements.



The Magnolia is a success story in flexible investment. This double-storey duplex design is a leading example of how to maximise a single lot into two high-quality homes, offering a smart profile for both owner-occupiers and savvy investors.

PERFECT FOR



Growing Families



Alfresco



Additional Storage



Study Nook



Walk-in-Robe



Formal Living Room



Knock-Down, Rebuild



Scullery included

Compatible **FACADES**



Compatible **FACADES**



Compatible **FACADES**



Modena



Vista



Woodlands

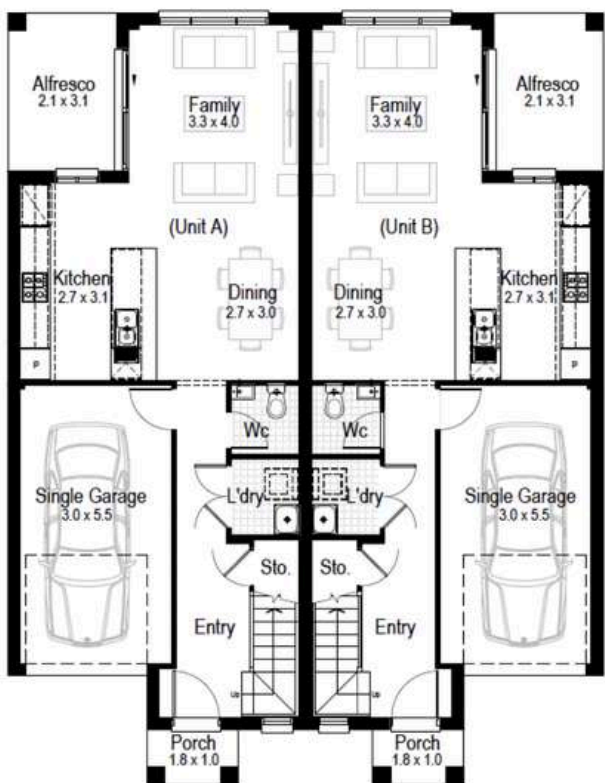
14.785 m

MINIMUM LOT WIDTH

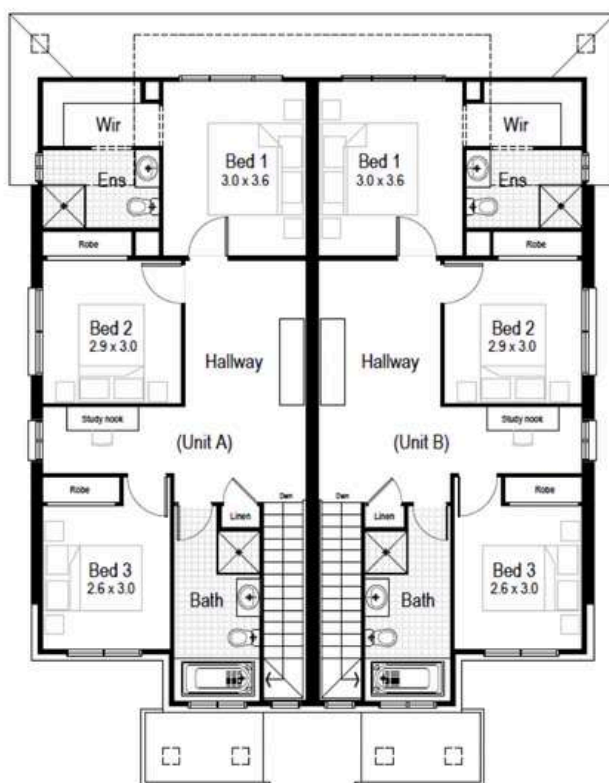
STCC (Subject to Council Conditions)

Magnolia 34

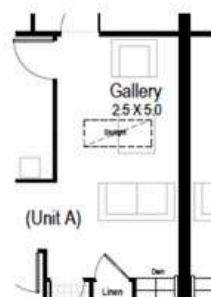
6 5 2



Ground Floor



First Floor



Gallery option



Ground Floor
Living Area



First Floor
Living Area



Garage



Alfresco



Porch



Overall Width
11.785 m



Overall Length
15.23 m



Total Area
312.02 m²

	Ground Floor Living Area	First Floor Living Area	Garage	Alfresco	Porch
Unit A	55.20 m ²	73.67 m ²	18.46 m ²	6.74 m ²	1.94 m ²
Unit B	55.20 m ²	73.67 m ²	18.46 m ²	6.74 m ²	1.94 m ²

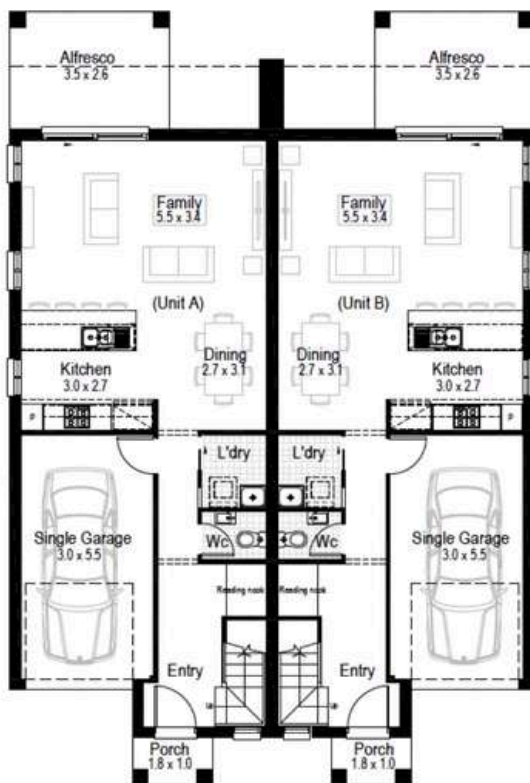
14.785 m

MINIMUM LOT WIDTH

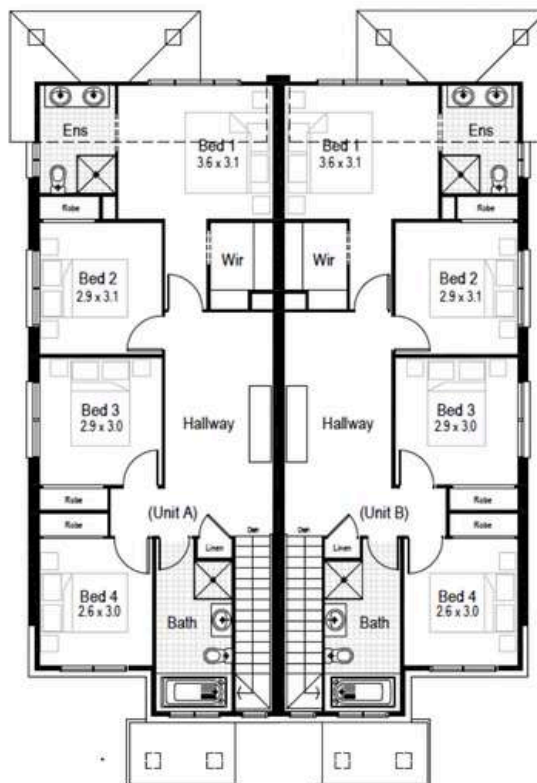
STCC (Subject to Council Conditions)

Magnolia 37

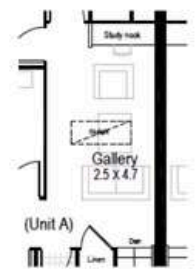
8 5 2



Ground Floor



First Floor



Gallery option



Ground Floor
Living Area



First Floor
Living Area



Garage



Alfresco



Porch



Overall Width
11.785 m



Overall Length
17.39 m



Total Area
346.94 m²

	Unit A	Unit B
Ground Floor Living Area	59.11 m ²	59.11 m ²
First Floor Living Area	84.50 m ²	84.50 m ²
Garage	18.45 m ²	18.45 m ²
Alfresco	9.47 m ²	9.47 m ²
Porch	1.94 m ²	1.94 m ²

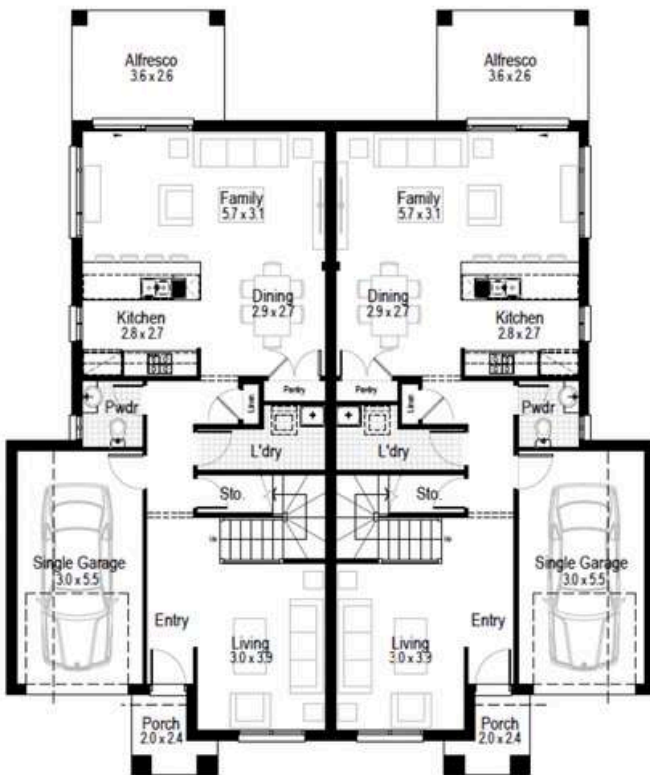
17.19 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

Magnolia 43

8 5 2



Ground Floor



First Floor



Alfresco option



Bed 5 option



Ground Floor
Living Area



First Floor
Living Area



Garage



Alfresco



Porch



Overall Width
15.35 m



Overall Length
18.07 m



Total Area
395.28 m²

	Ground Floor Living Area	First Floor Living Area	Garage	Alfresco	Porch
Unit A	76.87 m ²	89.30 m ²	19.00 m ²	9.35 m ²	3.12 m ²
Unit B	76.87 m ²	89.30 m ²	19.00 m ²	9.35 m ²	3.12 m ²

17.17 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

Magnolia 45

8 5 2



Ground Floor



First Floor



Bed 5 option



Alfresco option



Ground Floor
Living Area



First Floor
Living Area



Garage



Alfresco



Porch



Overall Width
15.35 m



Overall Length
17.17 m



Total Area
419.08 m²

	Ground Floor Living Area	First Floor Living Area	Garage	Alfresco	Porch
Unit A	78.42 m ²	97.70 m ²	18.80 m ²	11.56 m ²	3.06 m ²
Unit B	78.42 m ²	97.70 m ²	18.80 m ²	11.56 m ²	3.06 m ²

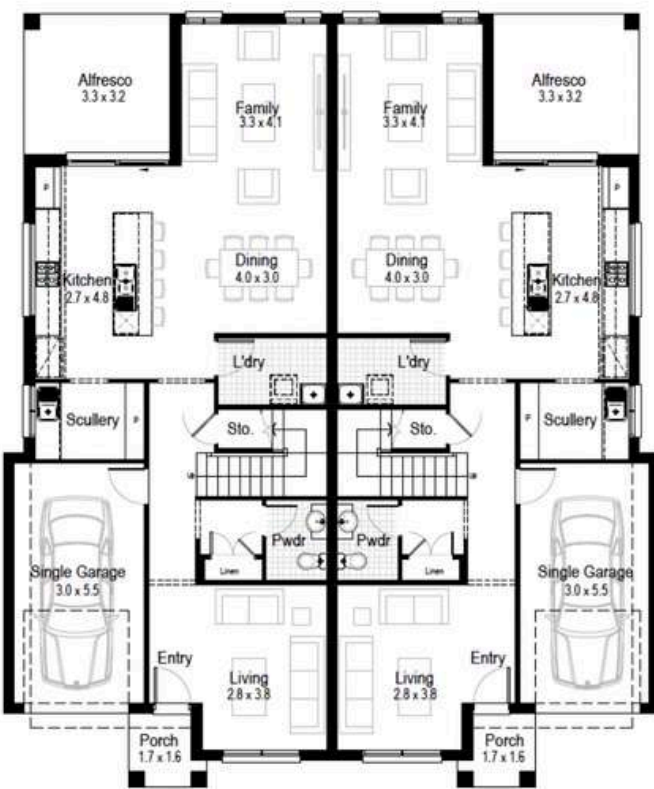
17.156 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

Magnolia 47

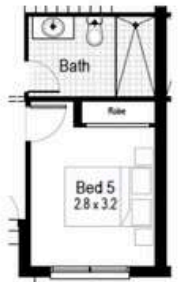
8 5 2



Ground Floor



First Floor



Bed 5 option



Gallery option



Ground Floor
Living Area



First Floor
Living Area



Garage



Alfresco



Porch



Overall Width
15.116 m



Overall Length
17.75 m



Total Area
432.50 m²

	Ground Floor Living Area	First Floor Living Area	Garage	Alfresco	Porch
Unit A	90.47 m ²	93.52 m ²	18.74 m ²	10.89 m ²	2.63 m ²
Unit B	90.47 m ²	93.52 m ²	18.74 m ²	10.89 m ²	2.63 m ²

19.07 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

Magnolia 53

8 5 2



									
	Ground Floor Living Area	First Floor Living Area	Garage	Alfresco	Porch		Overall Width	Overall Length	Total Area
Unit A	90.53 m ²	120.50 m ²	19.20 m ²	13.37 m ²	3.52 m ²		16.07 m	16.79 m	494.24 m ²
Unit B	90.53 m ²	120.50 m ²	19.20 m ²	13.37 m ²	3.52 m ²				

COMPLETE YOUR DREAM HOME

WE CALL THEM NECESSITIES. NOT UPGRADES

When our team created our range of inclusions packages, we decided to select items that you will need at every stage of your life. That's why our standard inclusions packages include:



Air Conditioning



Automatic Garage Door



Tiled Outdoor Alfresco



Site Costs for Standard Lot*



Carpet and Tiles
Throughout



Quality Stainless Steel
Appliances



Built-in Robes with
Mirrored Sliding Doors



PLUS SO MUCH MORE



Pick up a brochure or visit hudsonhomes.com.au

*Site costs for a standard, cleared block with up to 1m fall across the building platform and up to M class slab



HUDSON

O N D E M A N D



NEW HOME CONSULTATION

Experience a display home at your own home or office. Our friendly New Home Consultants will help you sort through your options to find a home and inclusions combination that will suit both your budget and style.



SUSTAINABILITY ASSESSMENT

A complimentary site inspection to evaluate your land, assess the site potential and any building limitations, such as location of services, slope of the land, future trades access, large trees and more.



SPECTRUM DESIGN STUDIO

Customise your new home inside and out and explore endless options with your personal designer at our purpose built design studio.





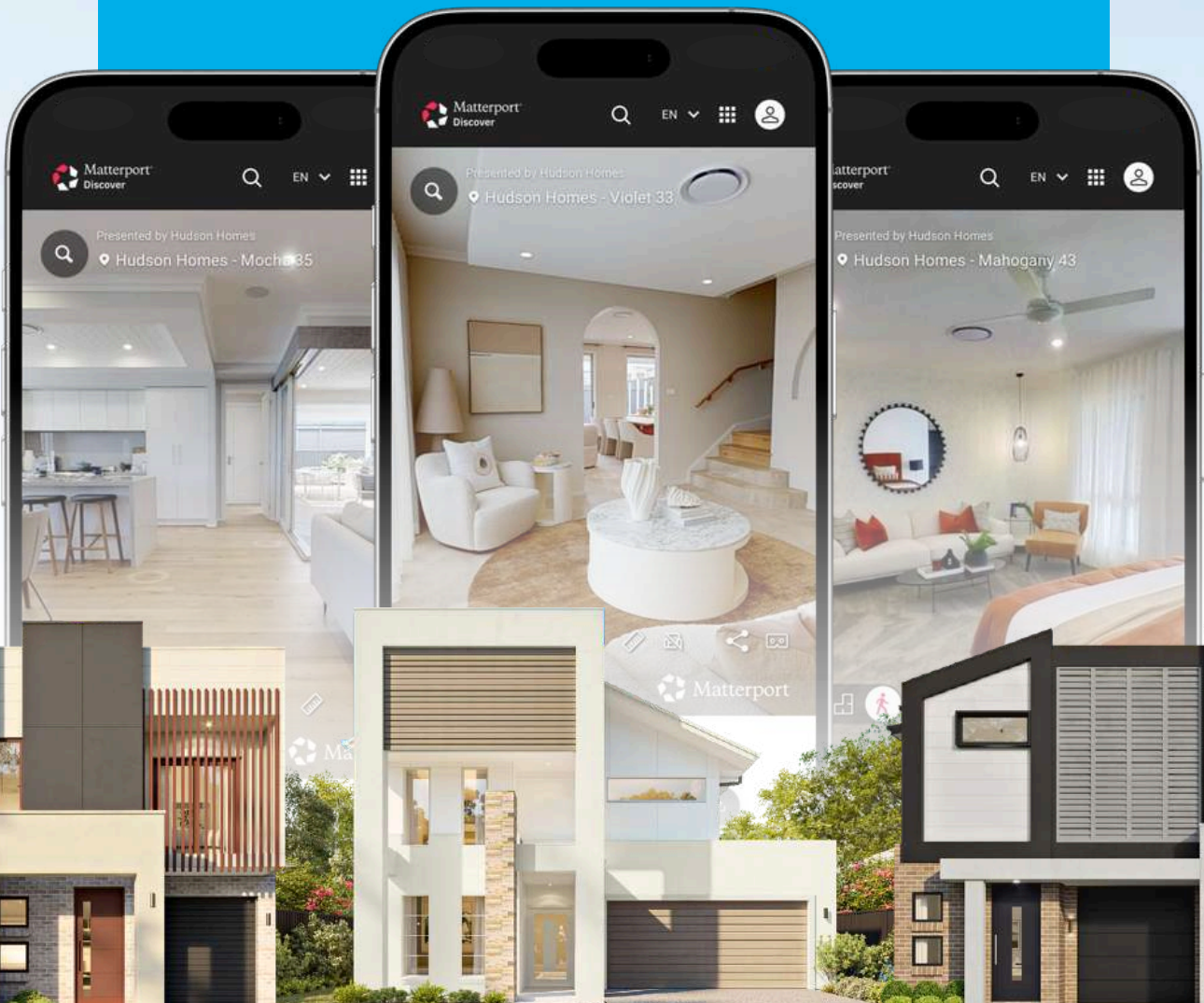
EXPLORE IN 3D VIRTUAL DISPLAY VILLAGE



Put yourself in the driver's seat and take a virtual tour through to any of our display homes **Australia-wide**.

It's as if you're actually there!

SCAN TO SEE VIRTUAL HOMES



27 Reasons to Build with Us

EXPLORE
OUR
OTHER 26
REASONS



#1 TRUST

Trust is exactly what you're looking for in a home builder right now and with something as important as building your new home, I believe that TRUST is the number one reason for you to build your new home with us.

When I first started building homes for families, my old-fashioned hands-on approach earned me the respect and trust of my peers. And my continued dedication and commitment to the home building industry later saw me earn CEO Magazine's prestigious Building and Construction Executive of the Year award as well as being named Australian Builder of the Year.

My secret was to only employ and work with the best people I could find, and this philosophy is carried right through the culture at Hudson Homes today.

As CEO of Hudson Homes, I am personally responsible for ensuring that we make the process of building your new home a delightful and rewarding experience. I remain dedicated to developing our people, strengthening our capabilities and building trusting relationships with our customers, our suppliers and our tradespeople in the hope that we exceed your expectations at every step along your home building journey.

Place your trust in me and my team and I'll do everything I can to ensure that building your new home is a delightful and rewarding experience. And, if for any reason, we have let you down anywhere along the way, I invite you to write to me personally at danny@hudsonhomes.com.au or to call me directly on 0411 181 007 and I'll make it right for you.

That is my promise and commitment to you.

A handwritten signature in black ink that reads "Danny Assabgy".

Danny H.
Assabgy CEO





hudsonhomes.com.au

1300 246 700

Let's be friends

