

Welcome to our Display Homes



Experience the Hudson Homes difference

We have a simple mission: to design and build quality homes for a new generation.

Based upon our most fundamental philosophy that homes are 'made for living', we aim to create homes that celebrate life. And since life revolves around the home, we understand the responsibility that comes with delivering the most important home ever built. Yours.



FIXED PRICE GUARANTEE

Your price will be absolute and final. No hidden extras. No surprises. Just one fixed price.



TIME FRAME GUARANTEE

Completed on time as per your contract or we will pay YOU for every day it runs over.



VIRTUAL TOURS

Experience all of our display homes through our 3D and video virtual tours.



QUALITY BUILD GUARANTEE

Independent and strict quality measures that ensure your new home is built to last.



QUICK QUOTE

Get a FREE quote emailed to you via our online Quick Quote. Visit [hudsonhomes.com.au/quickquote](https://www.hudsonhomes.com.au/quickquote)



OVER 200 FLOORPLANS




Discover our full range online and find a design as unique as your family.

MOCHA 35
HAMPTONS FACADE
H3: LUXURY INCLUSIONS

 5  3.5  3  2



TURQUOISE 28
SIERRA FACADE
H2: DESIGNER INCLUSIONS

 4  2.5  3  2



INTRODUCING Mocha 35

HAMPTONS FACADE
H3: LUXURY INCLUSIONS



5



3.5



3



2

MINIMUM LOT WIDTH

15.25m

Subject to Council Conditions

THE MOCHA IS PERFECT FOR



Corner block



Knock-Down, Rebuild



Big families



Entertainers



Growing families



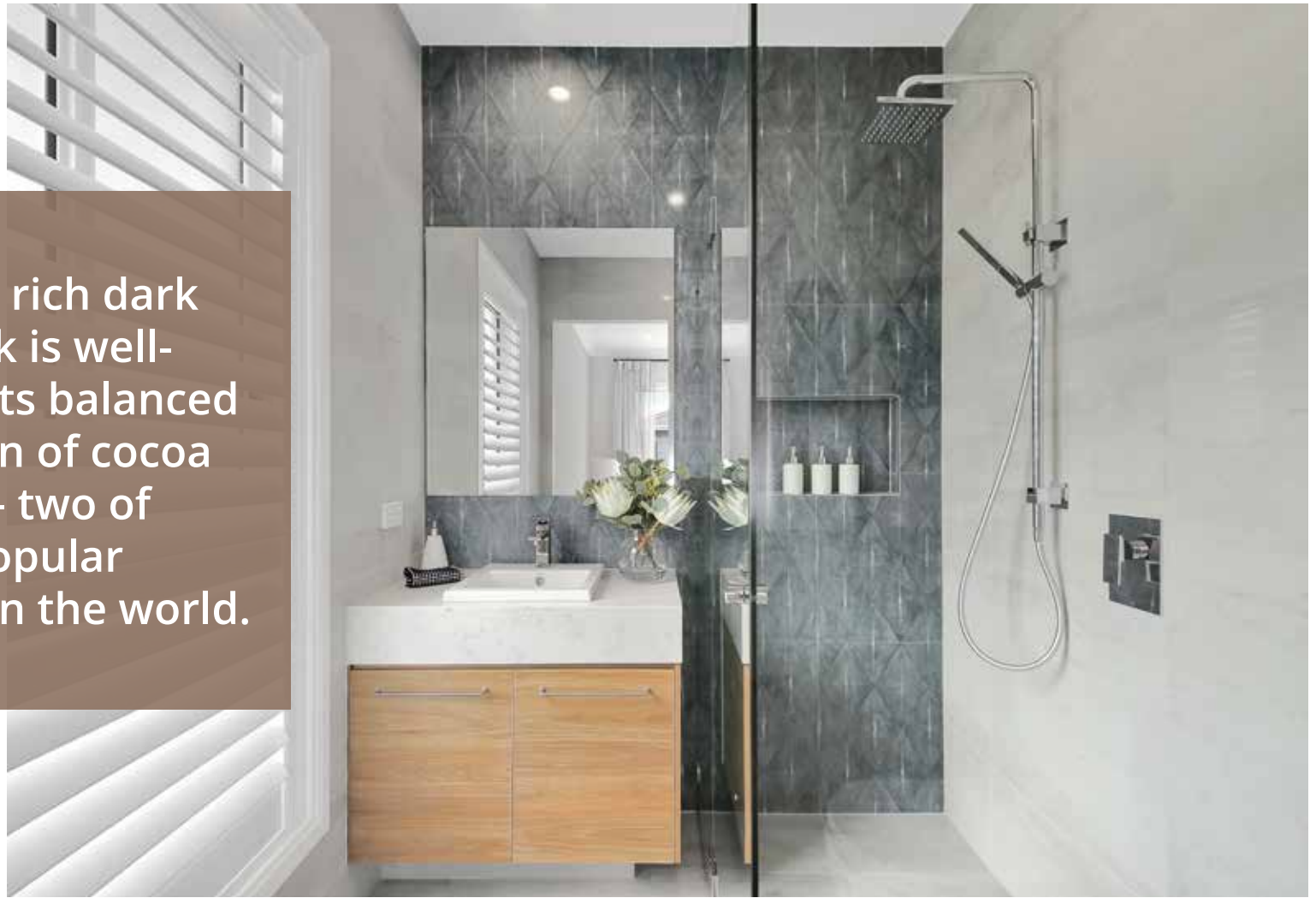
Home theatre option



Scullery included



mocha: this rich dark brown drink is well-known for its balanced combination of cocoa and coffee - two of the most popular beverages in the world.



The Mocha lives up to its name with a full-bodied design featuring 4 or 5 bedrooms, all with built-in robes. Perfect for corner blocks, this home has been considered from every angle, inside and out. Its efficient use of space translates into multiple living areas and a wide, open plan kitchen design towards the rear.

Mocha 35

ON DISPLAY AT HOMEWORLD MARSDEN PARK

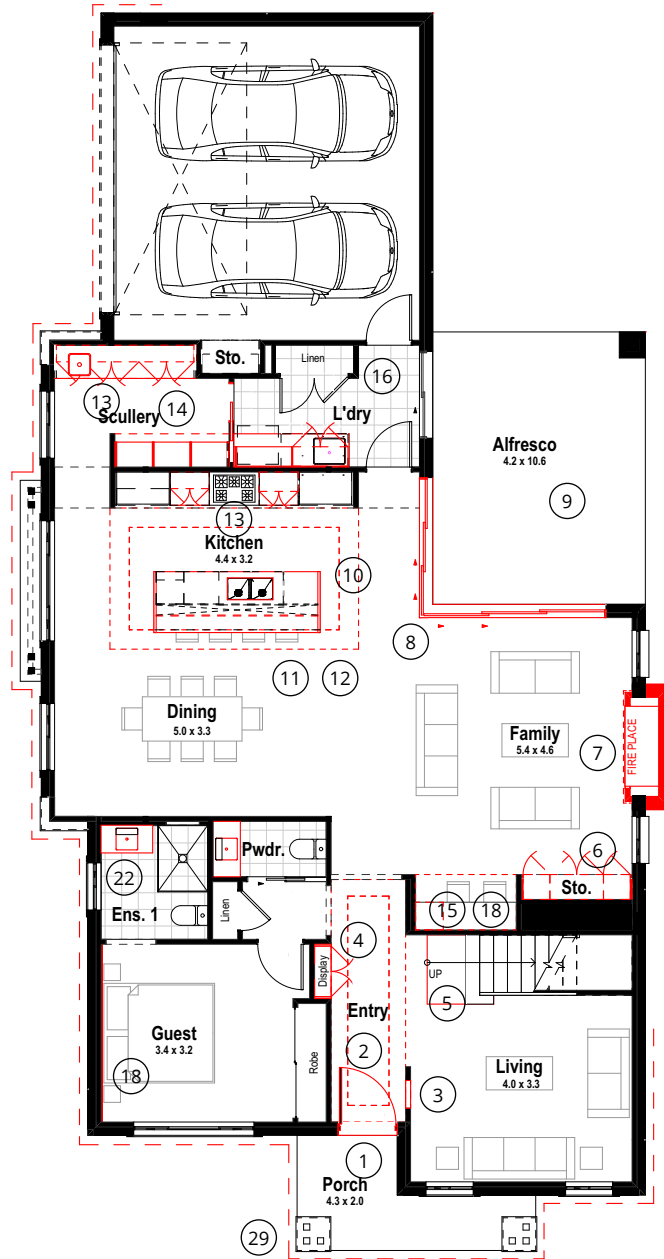
THE MOCHA DESIGN COMES IN 4 SIZES

25

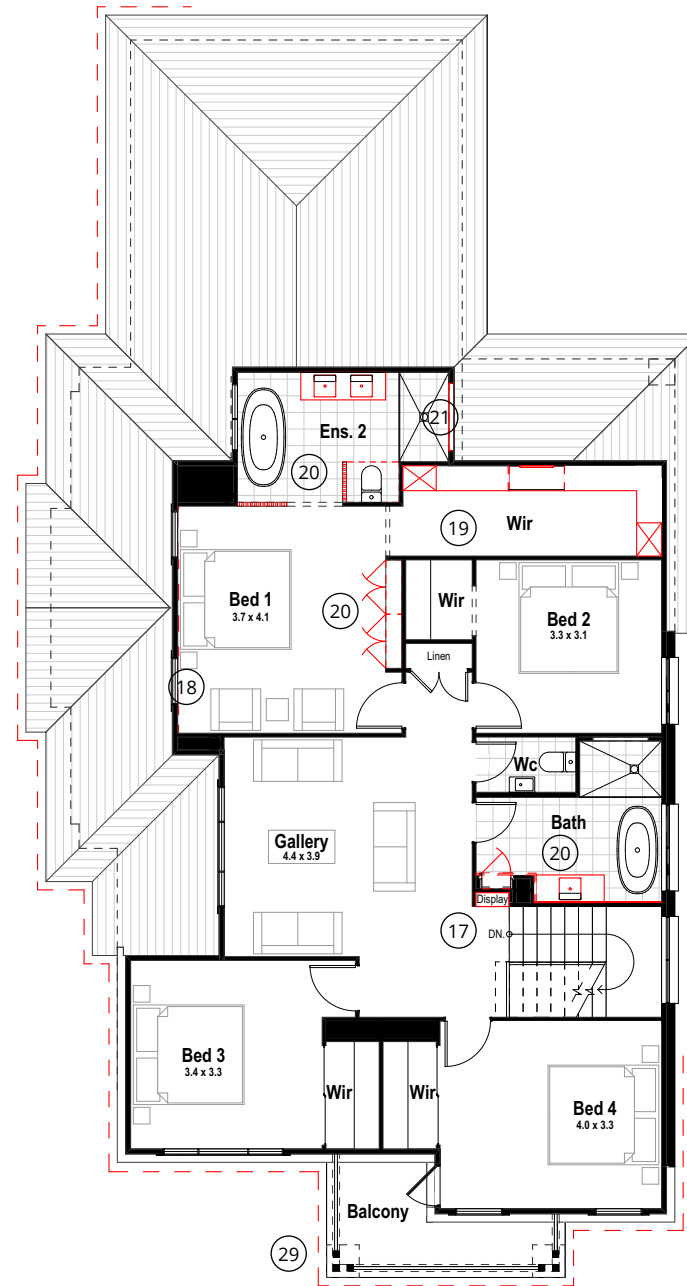
28

31

35



Ground Floor



First Floor



Ground floor
living area
139.20 m²



First floor
living area
126.76 m²



Garage
36.01 m²



Alfresco
18.89 m²



Porch
6.26 m²



Overall width
11.75 m



Overall length
22.35 m



Total area
327.12 m²

Optional upgrades on display

SHOWN IN **RED** ON FLOORPLAN

- | | | | |
|---|---------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------|
| ① | 2340mm high x 1020mm wide upgraded Entry door with clear glazing and painted finish | ⑮ | Upgraded laminate finish to Study desk and additional 3 drawers under bench |
| ② | Feature bulkhead and cladding to Entry Foyer ceiling | ⑯ | Upgraded Laundry including overhead joinery, stone benchtop and splashback |
| ③ | Decorative feature wall cut out to Entry Foyer/ Living Room | ⑰ | Feature display wall recess with stone shelf |
| ④ | Upgraded display niche in Entry with stone benchtop | ⑱ | Feature cladding to Study Nook, Guest and Bedroom 1 wall (Bedroom 1 with picture rail) |
| ⑤ | Upgraded Staircase with regal oak flooring to lower treads and larger landing design on bottom tread | ⑲ | Upgraded joinery to Walk-in wardrobes featuring built-in dresser |
| ⑥ | Built-in bookshelf unit with soft close doors and adjustable glass shelving in lieu of standard under stairs storage area | ⑳ | Additional joinery to Bedroom 1, Main Bathroom and Ensuites |
| ⑦ | Feature wall with painted cladding fireplace and TV cut out in Family Room | ㉑ | Extended shower niches in Bathrooms |
| ⑧ | Corner sliding stacker doors to Kitchen/Family/ Alfresco area in lieu of standard | 22 | Upgraded internal doors throughout |
| ⑨ | Painted feature cladding to Alfresco ceiling | 23 | Wallpaper in Gallery and Bedroom 4 |
| ⑩ | Feature bulkhead and cladding to Kitchen ceiling | 24 | Additional interior lighting throughout |
| ⑪ | 3000mm wide x 1100mm deep island Kitchen bench in Kitchen an upgraded stone with waterfall edges, in lieu of standard | 25 | Additional wall mounted external lights to Facade |
| ⑫ | Feature tile finish to underneath of Kitchen island bench | 26 | Displayed tile selection upgrades are subject to product availability |
| ⑬ | Upgraded stone splashback in lieu of standard H3 range options | 27 | Upgraded cornice, skirting and architrave throughout |
| ⑭ | Upgraded designer Kitchen and Pantry joinery | 28 | Upgraded face bricks to whole dwelling, excluding rendered areas |
| | | ㉒ | Upgrade to Hamptons facade |

LET'S CREATE YOUR DREAM HOME

Your family is unique ... so let's find a home to match. With over 200 floorplans for you to choose from, you are sure to find one that perfectly suit your family's lifestyle.

Ask your New Home Consultant how we can customise another design to create **your** new home.

H3

Luxury
inclusions
package
on display

◀◀ **PLUS
OPTIONAL
UPGRADES**

LOOKING FOR
SOMETHING
DIFFERENT?

INTRODUCING Turquoise 28

SIERRA FACADE
H2: DESIGNER INCLUSIONS



4



2.5



3



2

MINIMUM LOT WIDTH

12.54 m

Subject to Council Conditions

THE TURQUOISE IS PERFECT FOR



Narrow block



Knock-Down, Rebuild



Big families



Growing families



Home office option



Scullery included



tur-quoise: both rare and valuable, this greenish-blue stone has been prized as an ornamental gem for many thousands of years.



The Turquoise is a modern design for a new generation. Specifically designed to suit a lot with a 10m frontage, this double storey, double garaged home boasts a number of well-appointed features. So whether you fall in love with the scullery or the generous master suite, this home has been designed for those who want it all.

Turquoise 28

ON DISPLAY AT HOMEWORLD MARSDEN PARK

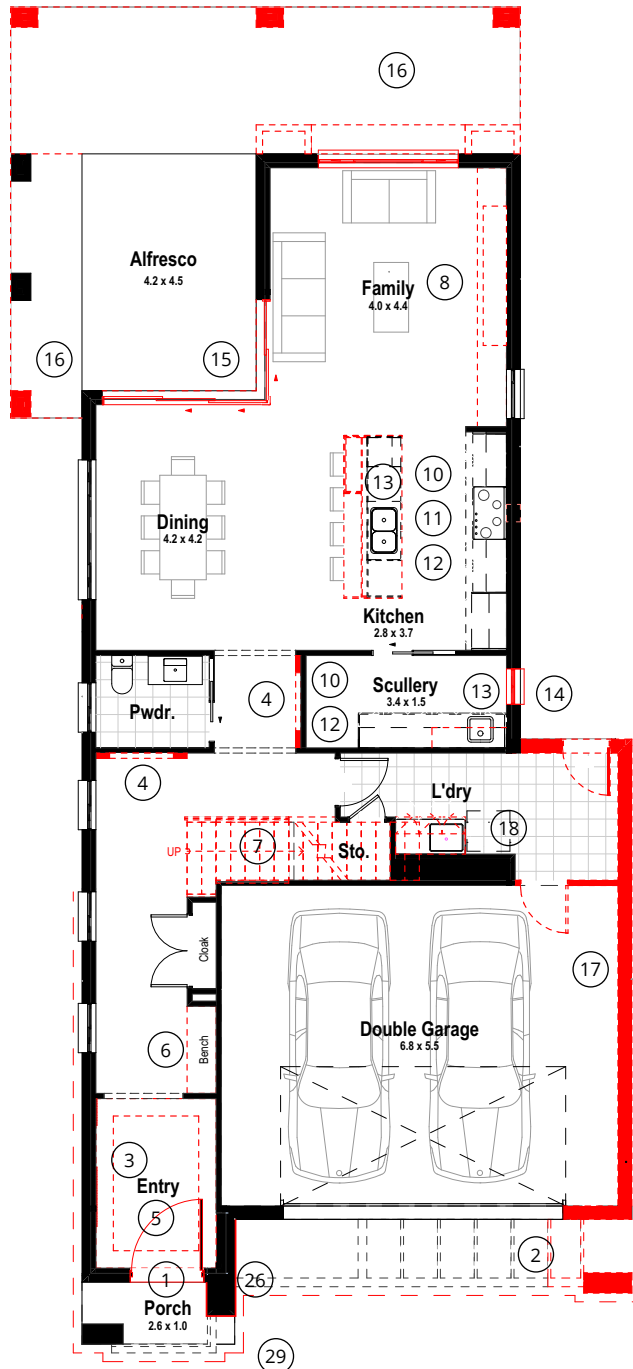
THE TURQUOISE DESIGN COMES IN 4 SIZES

24

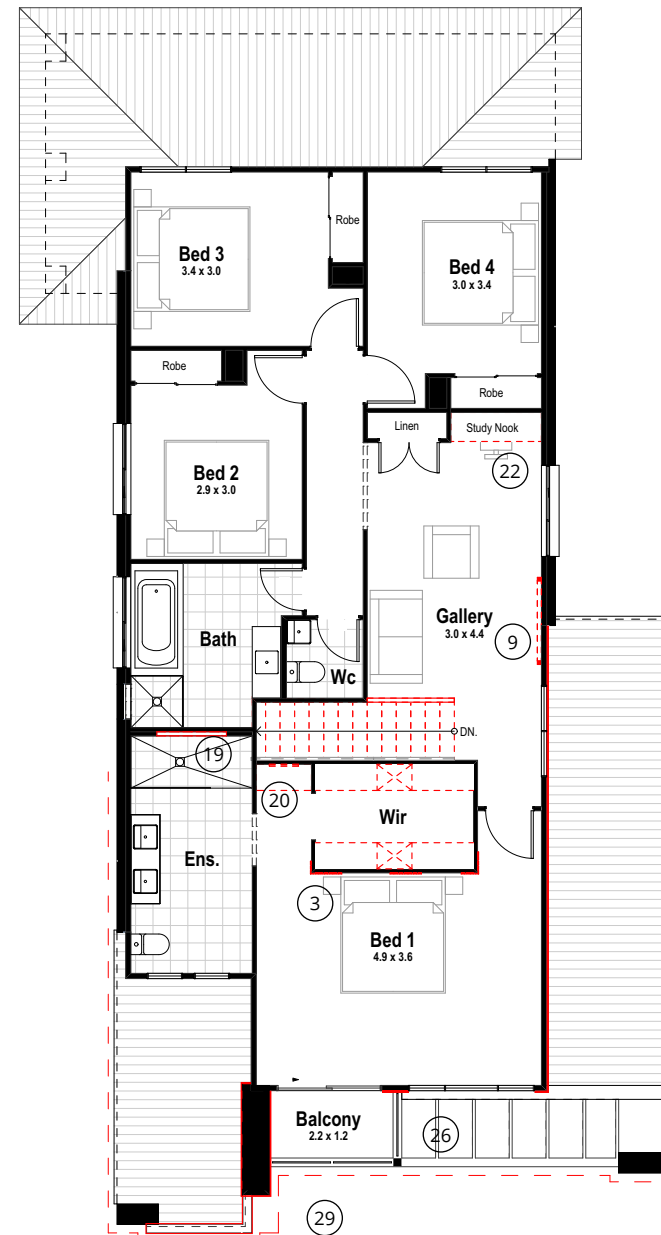
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28

31



Ground Floor



First Floor



Ground floor
living area
104.37 m²



First floor
living area
114.85 m²



Garage
40.65 m²



Alfresco
17.84 m²



Porch
2.81 m²



Overall width
10.70 m



Overall length
23.18 m



Total area
280.52 m²

Optional upgrades on display

SHOWN IN RED ON FLOORPLAN

- | | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| ① | 1200mm wide Entry door with clear glazing and pull handles in lieu of standard | ⑩ | Upgraded joinery and handles to Kitchen and Scullery in lieu of standard |
| ② | Feature screen above Garage | ⑪ | 2800mm wide x 1000mm deep island bench with 300mm overhang |
| ③ | Vertical feature wall to Entry Foyer and Bedroom 1 | ⑫ | Stone benchtops throughout Kitchen and Scullery in lieu of standard, with waterfall edge on island bench |
| ④ | Feature wall recess in Entry Hallway with warm downlight in lieu of standard | ⑬ | Undermount sinks in Kitchen in lieu of standard |
| ⑤ | Feature bulkhead to perimeter of Entry Foyer | ⑭ | Aluminium awning window to Scullery in lieu of standard |
| ⑥ | Stone benchtop to floating bench with 3 drawers on Entry Hallway | ⑮ | Corner sliding stacker doors to Dining / Family / Alfresco areas with structural supports in lieu of standard |
| ⑦ | Tasmanian Oak staircase with frameless glass balustrades and powdercoated and stainless steel handrails | ⑯ | Extensions to Alfresco area with built-in bench seating |
| ⑧ | Tiled plinth to Family room with built-in melamine entertainment unit | ⑰ | Extend width of Garage and Laundry by 1320mm and relocate Garage internal access door and external Laundry door (garage door to remain as standard) |
| ⑨ | TV box frame on Gallery wall | ⑱ | Overhead cupboards with bulkhead to Laundry |
| ⑫ | Upgraded joinery and handles to Kitchen and Scullery in lieu of standard | ⑲ | Larger tiled shower niche to Ensuite |
| ⑬ | 2800mm wide x 1000mm deep island bench with 300mm overhang | ⑳ | Stone benchtop to dressing table in bedroom 1 WIR |
| ⑭ | Stone benchtops throughout Kitchen and Scullery in lieu of standard, with waterfall edge on island bench | ㉑ | Tiled plinth under vanities in all bathrooms in lieu of standard |
| ⑮ | Undermount sinks in Kitchen in lieu of standard | ㉒ | Upgraded built-in desk with 3 drawers to Study Nook |
| ⑯ | Extensions to Alfresco area with built-in bench seating | ㉓ | Timber flooring to Gallery, upstairs hallway, Bedroom 1 and WIR in lieu of standard carpet flooring |
| ⑰ | Extend width of Garage and Laundry by 1320mm and relocate Garage internal access door and external Laundry door (garage door to remain as standard) | ㉔ | Upgraded bricks to entire house, excluding rendered areas |
| ⑱ | Overhead cupboards with bulkhead to Laundry | ㉕ | Stone cladding to front facade in lieu of brick finish |
| ⑲ | Larger tiled shower niche to Ensuite | ㉖ | Additional wall mounted external lights to facade |
| ⑳ | Stone benchtop to dressing table in bedroom 1 WIR | ㉗ | Additional interior feature lighting throughout |
| ㉑ | Tiled plinth under vanities in all bathrooms in lieu of standard | ㉘ | Displayed tile selection upgrades are subject to product availability |
| ㉒ | Upgraded built-in desk with 3 drawers to Study Nook | ㉙ | Upgrade to Sierra Facade |
| ㉓ | Timber flooring to Gallery, upstairs hallway, Bedroom 1 and WIR in lieu of standard carpet flooring | ㉚ | Painted acrylic render finish to Facade in lieu of standard finish |
| ㉔ | Upgraded bricks to entire house, excluding rendered areas | | |
| ㉕ | Stone cladding to front facade in lieu of brick finish | | |
| ㉖ | Additional wall mounted external lights to facade | | |
| ㉗ | Additional interior feature lighting throughout | | |
| ㉘ | Displayed tile selection upgrades are subject to product availability | | |
| ㉙ | Upgrade to Sierra Facade | | |
| ㉚ | Painted acrylic render finish to Facade in lieu of standard finish | | |

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H2

Designer
inclusions
package
on display

◀◀ **PLUS
OPTIONAL
UPGRADES**

LOOKING FOR
SOMETHING
DIFFERENT?



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Let's be friends



Our FIXED PRICE Guarantee only applies to readily accessible land where our complete site due diligence may be conducted (excludes unregistered land and knock-down, rebuild contracts). Please note that where specific engineering reports are required to complete site due diligence (such as Geotechnical, Hydraulic, Acoustic, Flood and Bushfire requirements) which, in some instances, may only be obtained after the signing of your HIA Building Agreement, the final fixed price amount will be guaranteed AFTER receipt of such engineering reports and design but ALWAYS fixed prior to the commencement of construction. For knock-down, rebuild contracts, Hudson Homes Time Frame Guarantee only applies after the soil testing (Bore Hole Report), contour survey and demolition / removal of site material has been completed and relevant authority approvals have been received. Hudson Homes agrees to complete construction of your new home on time as specified in your signed HIA Building Contract and the conditions therein. Hudson Homes Quality Build Guarantee only applies to new tenders requested after 1/09/2021.

Hudson Homes may amend these specifications and inclusions at any time without notice and reserves the right to supply alternative items of equal quality. Images are indicative only. Photographs and other images used may show fixtures, fittings or finishes which are not supplied by Hudson Homes, or which are only available in some designs, or when selected as additional upgrades at an additional cost. Standard included site costs are for a cleared residential site up to 450m², with up to 1 metre fall across the building platform, M class slab classification and with all services available at site boundaries (excludes battle-axe and rural sites). No allowance has been made for additional requirements or covenants that may be applicable to individual lots or housing estates. BASIX requirements will be assessed on an individual site basis and additional costs may apply. Please speak to a Hudson Homes New Home Consultant who is able to provide a Tender that specifically outlines the features, finishes and fixtures that you will receive. Correct as at 20/01/2022.