









# Magnolia

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

The Magnolia offers a range of double storey duplex designs that may be (subject to local rules) subdivided into two homes. With no compromise on quality and features, these individual family homes provide a choice for the owner occupier or investor alike. Whether you are an investor looking at maximising rental returns, a growing family that needs a little extra space next door or an owner occupier who lives in one and leases the other, duplex living offers choice and flexibility.

## DUAL LIVING FEATURES

---

-  Double Storey
-  Front access
-  Porch to both entries
-  Alfresco
-  Walk-in-robe
-  Rumpus area
-  Study nook
-  Additional storage





# Facades



14.78 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

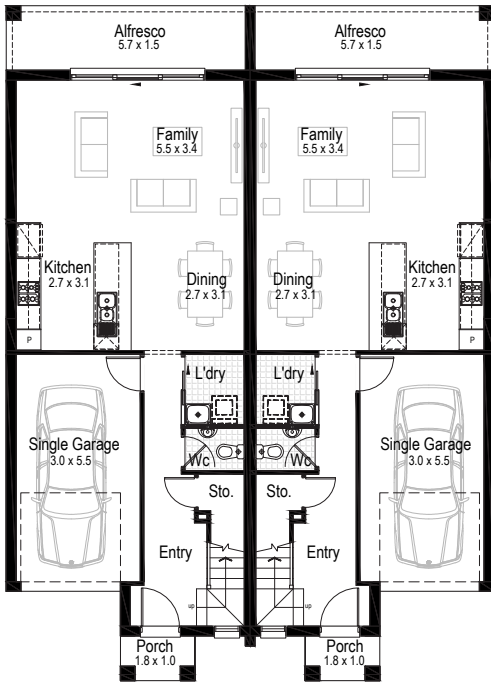
# Magnolia 37

Unit A

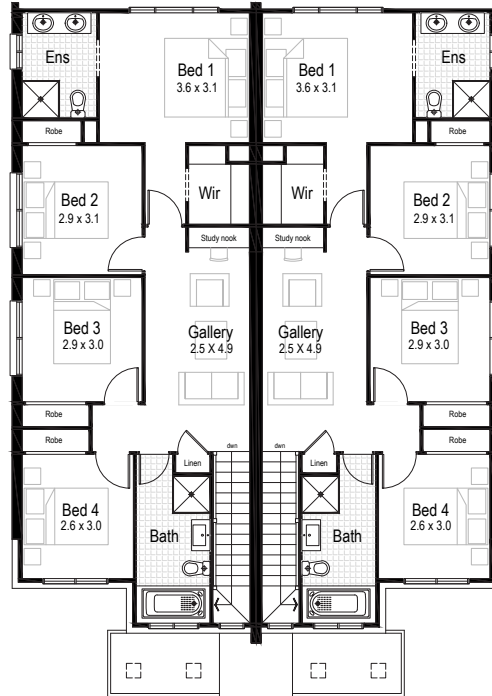
 4    
  2.5    
  1

Unit B

 4    
  2.5    
  1



Ground floor



First floor



Ground floor living area



First floor living area



Garage



Alfresco



Porch



Total area



Overall width  
11.78 m



Overall length  
16.31 m



Total area  
346.82 m<sup>2</sup>

Unit A	59.14 m <sup>2</sup>	84.68 m <sup>2</sup>	18.46 m <sup>2</sup>	9.19 m <sup>2</sup>	1.94 m <sup>2</sup>	173.41 m <sup>2</sup>
Unit B	59.14 m <sup>2</sup>	84.68 m <sup>2</sup>	18.46 m <sup>2</sup>	9.19 m <sup>2</sup>	1.94 m <sup>2</sup>	173.41 m <sup>2</sup>





18.35 m

MINIMUM LOT WIDTH

STCC (Subject to Council Conditions)

# Magnolia 45

Unit A

Unit B

4

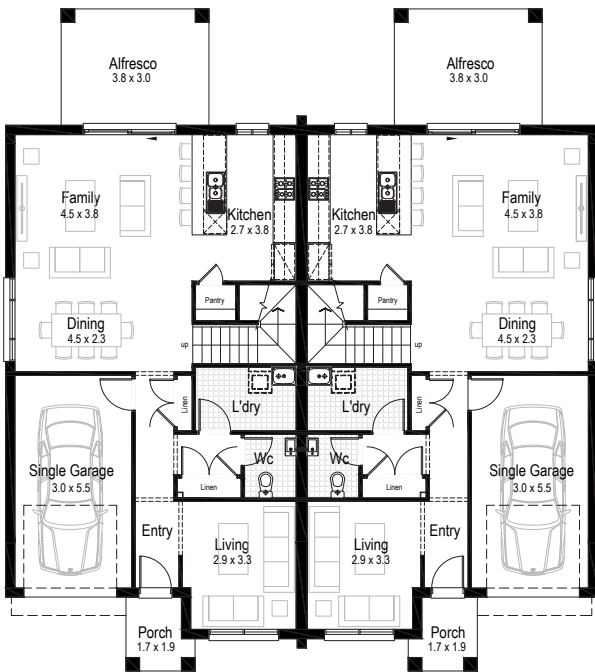
2.5

1

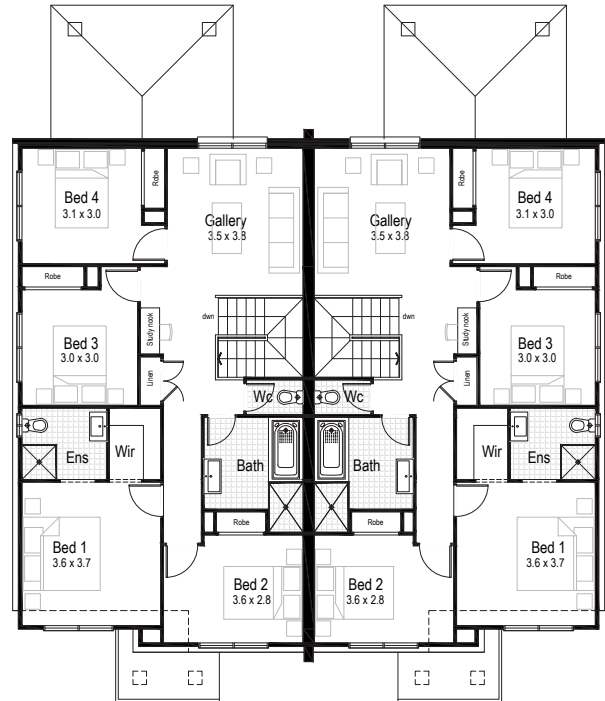
4

2.5

1



Ground floor



First floor



Ground floor living area

First floor living area

Garage

Alfresco

Porch

Total area

Overall width  
15.35 m

Overall length  
17.17 m

Total area  
419.24 m<sup>2</sup>

Unit A	78.48 m <sup>2</sup>	97.71 m <sup>2</sup>	18.80 m <sup>2</sup>	11.57 m <sup>2</sup>	3.06 m <sup>2</sup>	209.62 m <sup>2</sup>
Unit B	78.48 m <sup>2</sup>	97.71 m <sup>2</sup>	18.80 m <sup>2</sup>	11.57 m <sup>2</sup>	3.06 m <sup>2</sup>	209.62 m <sup>2</sup>

# Magnolia 47

Unit A

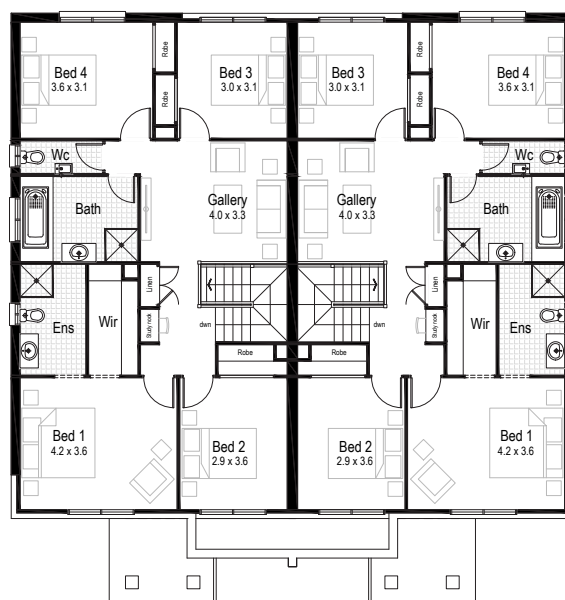
4 2.5 1

Unit B

4 2.5 1



Ground floor



First floor



Ground floor living area



First floor living area



Garage



Alfresco



Porch



Total area



Overall width  
15.35 m



Overall length  
15.71 m



Total area  
433.16 m<sup>2</sup>

Unit A	78.56 m <sup>2</sup>	104.08 m <sup>2</sup>	19.90 m <sup>2</sup>	10.52 m <sup>2</sup>	3.52 m <sup>2</sup>	216.58 m <sup>2</sup>
Unit B	78.56 m <sup>2</sup>	104.08 m <sup>2</sup>	19.90 m <sup>2</sup>	10.52 m <sup>2</sup>	3.52 m <sup>2</sup>	216.58 m <sup>2</sup>



# COMPLETE YOUR DREAM HOME

SELECT AN INCLUSIONS PACKAGE  
TO SUIT YOUR STYLE AND BUDGET



## 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            |  Raised Ceiling Heights       |
|  Tiled Outdoor Alfresco      |  Automatic Garage Door        |
|  Carpet and Tiles Throughout |  Site Costs for Standard Lot* |



Pick up a brochure or visit [hudsonhomes.com.au](https://www.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



**hudsonhomes.com.au**

1300 246 200

Let's be friends

