

The Cooper 309

GRAND MANSION-STYLE LIVING WITH SMART DESIGN

The Cooper 309 is grand in scope and breathtaking in style, making mansion-living affordable to modern families. Key features of the floorplan include four palatial bedrooms, all comfortably accommodating queen sized beds. A grand house needs a grand space for entertaining, and the Cooper 309 delivers, with a stunning kitchen, dining, living and alfresco space.

† Sizes may vary slightly per facade. ‡ Minimum lot sizes may vary due to estate guidelines and council requirements. Images, photographs and illustrations of our homes: a. may include certain items not included in the house price; such as landscaping, gardens, and fencing; b. are for illustrative use, not to scale and may depict dimensions, features or finishes which differ slightly to the facade as constructed. Note: All designs, plans and images are the property of Lane Housing Co Pty Ltd and must not be used, reproduced, copied or varied, wholly or in part without the written permission from an authorised representative of Lane Housing Co. Copyright Lane Housing Co Pty Ltd [ABN: 94 622 172 954 / CDB-U 52522]. We invite you to contact us at homes@lanehousingco.com.au or (03) 5406 9090, we would love to personally meet you and discuss our range of lifestyle designs, our pricing and our extensive list of quality inclusions.

HOME DETAILS

4	2	2	2
Living	232.3 m2	25.0 Sq	
Garage	43.8 m2	4.7 Sq	
Alfresco	28.4 m2	3.1 Sq	
Porch	4.9 m2	0.5 Sq	
Total Area†	309.4 m2	33.3 Sq	

Depth‡	House 21.9 m	Lot 29.4 m
Width‡	House 15.5 m	Lot 17.2 m

THE COOPER 309

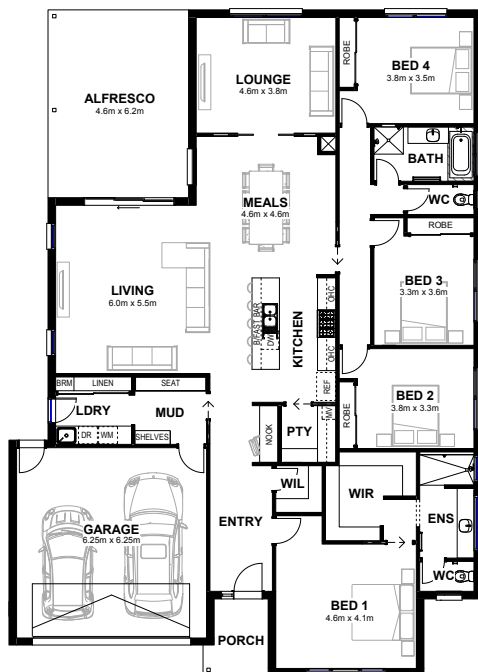
WITH PREMIUM LANE INCLUSIONS

We include the essentials the others leave out, meaning you don't need to allow for an extensive list of extras. With Lane Housing Co you get the following standard inclusions that are expensive "extras" with many other builders:

- Ceiling Height 2700mm (9ft)
- Taller 2340mm Doors Throughout
- Larger Garage and Garage Door
- Natural Concrete Paving to Driveway, Crossover, Porch and Alfresco
- Brick Infills Above All Openings
- Full 3 Coat Paint System
- Fully Ducted Reverse Cycle Heating and Cooling
- Mud Room Extra Space and Joinery
- Walk-in-robe Two Sets of 4 Drawer and Shelving Tower Units
- 2 Drawers in All Vanities
- Stone Benchtops to Kitchen
- Additional Drawers and Integrated Bin in Kitchen
- Premium Dishwasher with Cutlery Drawer
- NBN Ready with 4 Wired Data Points
- Pocket Shelving to Bedroom Robes
- Quality Pantry Joinery with Shelving and Laminated Benchtop
- LED Downlights To Entire Home
- Upgraded Plumbing Fixtures
- Upgraded Appliances
- Tiled Niche or Shelf to all Showers
- Tiled In-situ Shower Bases
- TV Antenna
- High Capacity Solar Hot Water System
- Insulation R4 Ceiling and R2 Walls
- Premium 920mm Wide Entry Door Selection Range
- Letterbox and Clothesline
- Roller Blinds to Windows
- 3 External Taps

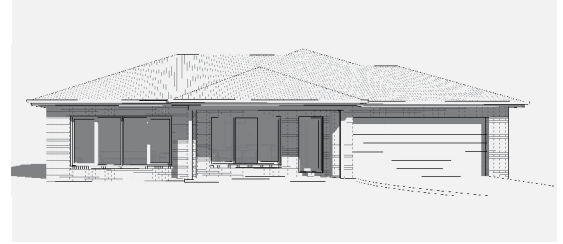
MIRRORED FLOORPLAN OPTION

Flip the plan to suit your lot and north-facing orientation at no cost.

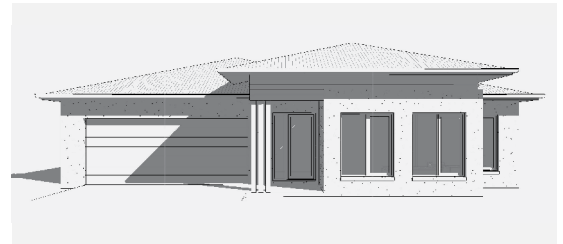


FACADE OPTIONS

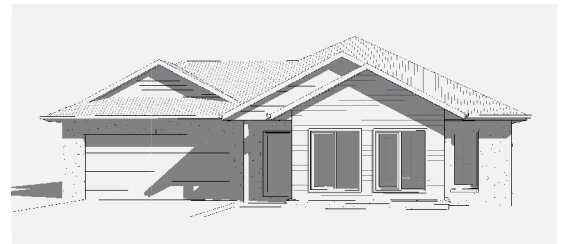
Choose from a range of attractive facades to suit your own personal style; from classic to modern.



EVERYDAY HOME FACADE



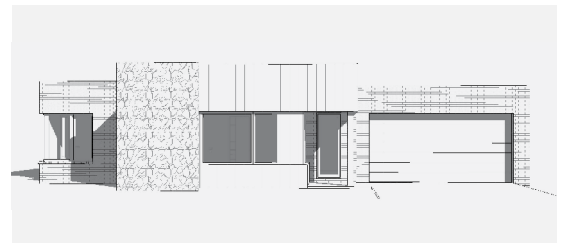
TIMELESS APPEAL FACADE



GRACEFUL GABLES FACADE



COASTAL INSPIRED FACADE



MODERN EDGE FACADE

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