

A modern kitchen with dark cabinetry and a grey countertop. The kitchen features a long island with a sink and a black faucet. The background shows a dark wall with a window and a range hood. The floor is made of large, light-colored tiles.

# CORAL HOMES

Double Storey

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New South Wales



## Important Information about this guide:

### Changes to the National Construction Code

The National Construction Code of Australia (NCC) is a performance-based code that sets the minimum requirements in relation to structure, fire safety, accessibility, health and amenity, and sustainability.

**#NCC Qualification:** NCC requirements relating to 'Energy Efficiency' have not been applied to this brochure and additional costs will apply for Building Sustainability Index (BASIX) compliance for items including **but not limited to** window and door glazing upgrades, appliances, plumbing fixtures, water tanks, insulation, roof and external wall colours (Base prices include single glazed clear float to habitable rooms and obscure glass to wet areas).

Changes to the National Construction Code (NCC 2022) requirements relating to 'Energy Efficiency' are effective from 1 October 2023. The NCC 2022 is subject to **ongoing** review and may be updated or changed in the future. Accordingly, the inclusions, floorplans, and homes on display (and featured within this guide) are subject to change without notice in order to comply with the requirements of the NCC 2022 including but not limited to 'Energy Efficiency' & 'Accessible Housing' (as amended from time to time).

Coral Homes reserves the right to vary, terminate, alter, or withdraw the plans and inclusions at their absolute discretion and without notice. Coral Homes will not be responsible for any additional costs associated with changes to the floorplans or inclusions to ensure they comply with the NCC 2022 (as amended from time to time). Such costs may be passed on to and will be required to be paid by the customer.



For further details please speak with a Coral Homes New Home Consultant or for full terms and conditions visit [coralhomes.com.au/terms-conditions/](https://coralhomes.com.au/terms-conditions/) or scan the QR code.

### Rest easy knowing your new home will be built with the most up-to-date industry standards.

Photography throughout this guide depicts items such as homewares, furniture, landscaping, fencing and may depict items that are upgraded or not supplied by Coral Homes. Floorplans throughout this guide are indicative only, conceptual in nature and subject to change. Floorplans may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. Roof and external brick/paint colours depicted throughout the photograph of this guide may not be compliant with 'Energy Efficiency.'

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# Double Storey Collection – NSW

Browse through our collection of most-loved double storey homes to find your dream design.  
 Each spacious floorplan is available in multiple facades to suit your style.  
 To discover our full range of homes, visit [coralhomes.com.au](http://coralhomes.com.au)

*Discover our designs*



Lot Width	Home Design					Page
13.5m+	Atlanta 394N	5	4	3.5	2	6
13.5m+	Atlanta 402N	5	4	3.5	2	9
13.5m+	Atlanta 421N	5	4	3.5	2	10
14m+	Atlanta 446N	5	4	3.5	2	13
14.5m+	Atlanta 477N	5	4	5.5	2	14
10m+	Baltimore 224N	4	2	3	2	23
12.5m+	Baltimore 304N	4	3	3	2	26
12.5m+	Baltimore 329N	5	3	3	2	28
12.5m+	Baltimore 330N	5	3	3	2	29
12.5m+	Baltimore 358N	5	3	3	2	30
12.5m+	Baltimore 385N	5	3	3	2	31
13m+	Bentley 302N	4	3	3.5	2	39
13m+	Bentley 329N	4	3	3.5	2	40
13.5m+	Bentley 358N	4	3	3.5	2	43
13.5m+	Bentley 385N	4	3	3.5	2	44
14m+	Bentley 408N	5	3	3.5	2	45
12.5m+	Boston 310N	6	3	3.5	2	52
13m+	Boston 329N	5	3	3.5	2	53
13.5m+	Boston 356N	5	3	3.5	2	55
13.5m+	Boston 376N	5	3	4	2	56

Lot Width	Home Design					Page
12.5m+	Monash 235N	4	2	3	2	64
12.5m+	Monash 260N	4	3	3	2	65
12.5m+	Monash 275N	4	3	3	2	66
12.5m+	Monash 281N	4	3	3	2	67
13.5m+	Monash 282N	4	3	3	2	69
12.5m+	Monash 296N	5	3	3	2	70
13.5m+	Monash 301N	4	3	3	2	71
13m+	Monash 303N	5	4	2.5	2	72
13m+	Monash 310N	4	3	2.5	2	73
13.5m+	Monash 317N	5	3	3	2	75
13.5m+	Monash 323N	5	3	3.5	2	76
13.5m+	Monash 336N	5	3	3.5	2	77
10m+	Rochester 267N	5	2	3	2	82
10m+	Rochester 278N	4	3	3	2	83
10m+	Sacramento 280N	4	3	3	2	90
10m+	Sacramento 303N	4	3	3.5	2	92

# Atlanta Series

Looking for the contemporary home of your dreams? Cue the Atlanta Series. With a light and airy open-plan layout, the Atlanta design is the essence of a spacious family home, made to suit blocks of 13.5m+. Featuring five bedrooms and four living spaces, the Atlanta effortlessly flows from inside to outside, for easy family living.



Scan to view series

Atlanta 48 (Modern Facade) – Paradise Lakes Estate, Willawong

On display



Atlanta 48 – Paradise Lakes Estate, Willawong

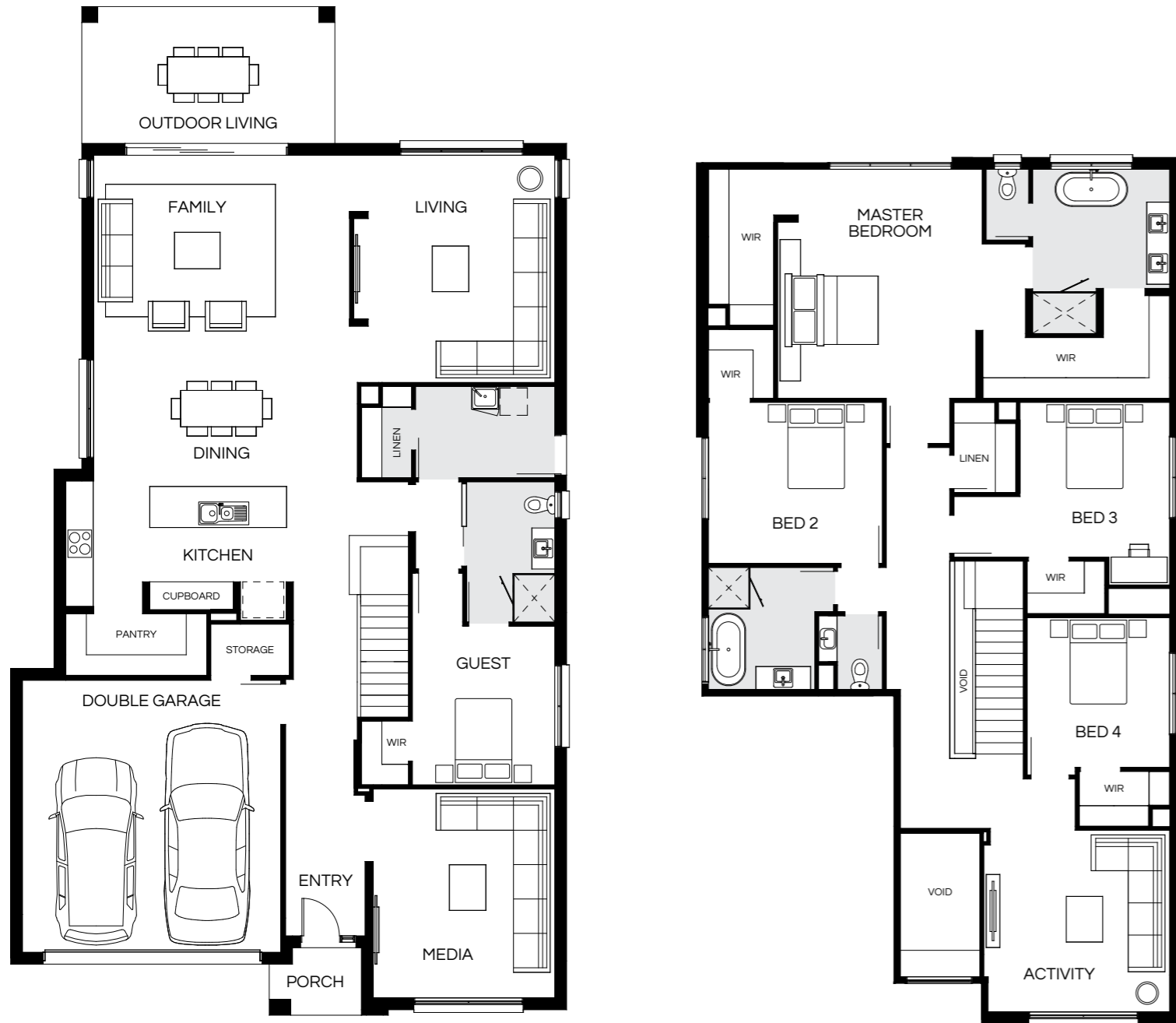


Atlanta 48 – Paradise Lakes Estate, Willawong



# Atlanta 394N

5 | 4 | 3.5 | 2



Master Bed	5040 x 4360	Activity	4000 x 4000	Outdoor	3000 x 5550	Lower Area	227.49m <sup>2</sup>
Bed 2	3550 x 3830	Dining	3020 x 5800	House Length	22.11m	Upper Area	166.90m <sup>2</sup>
Bed 3	3410 x 3300	Family	4250 x 5630	House Width	12.19m	House Area	394.39m <sup>2</sup> (42.45sq)
Bed 4	3300 x 3140	Living	5000 x 4110			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
Guest	3500 x 3140	Media	4600 x 4000				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Atlanta 48 – Paradise Lakes Estate, Willawong



Atlanta 48 – Paradise Lakes Estate, Willawong



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# Atlanta 402N

5 | 4 | 3.5 | 2



Master Bed	4745 x 4410	Activity	4200 x 3900	Outdoor	3000 x 5550	Lower Area	218.04m <sup>2</sup>
Bed 2	3400 x 3830	Dining	3000 x 5750	House Length	21.57m	Upper Area	184.80m <sup>2</sup>
Bed 3	3820 x 4140	Family	3865 x 5510	House Width	12m	House Area	402.84m <sup>2</sup> (43.36sq)
Bed 4	3350 x 3140	Living	4700 x 4040			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
Guest	3600 x 3140	Media	4500 x 3810				

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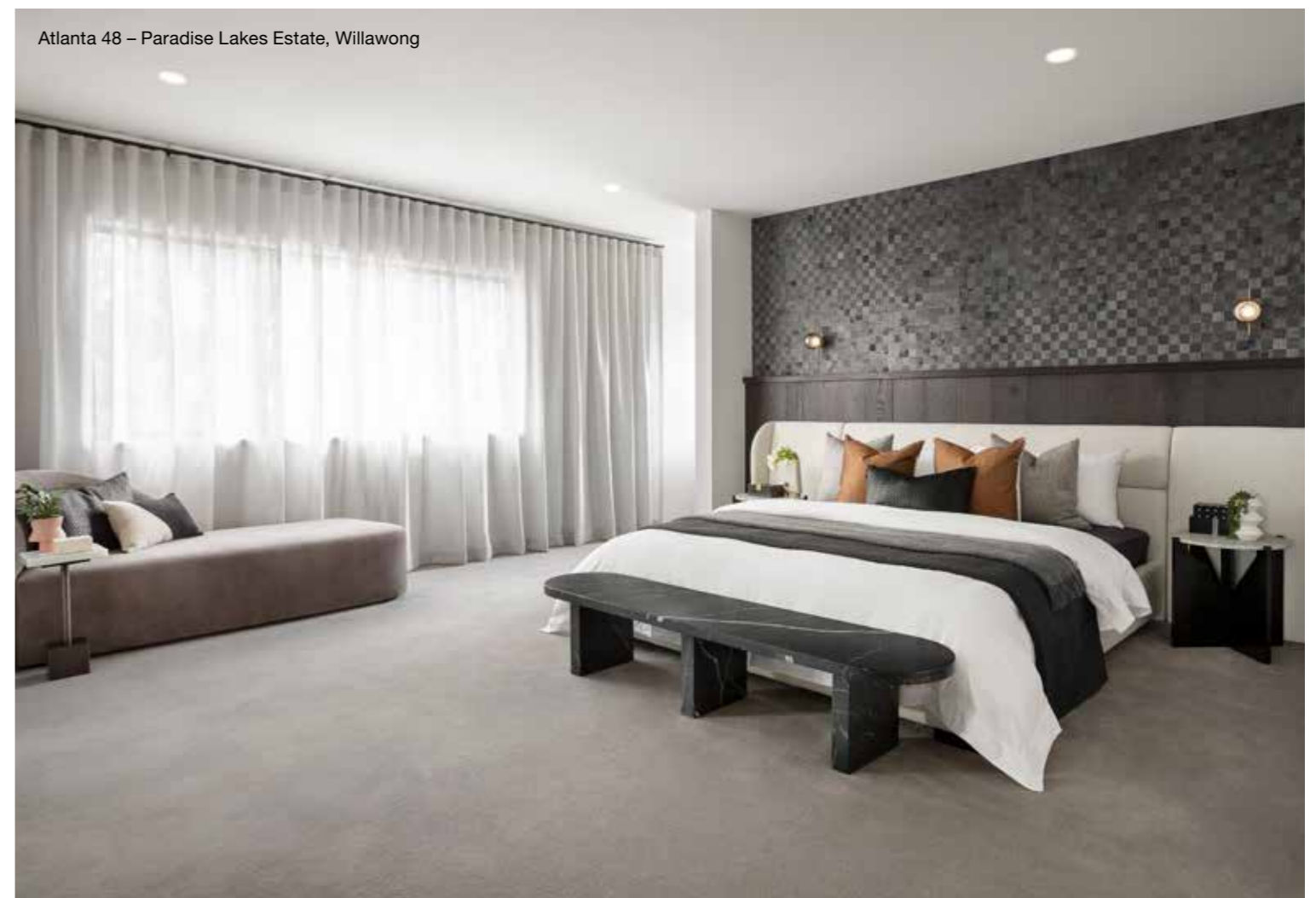
# Atlanta 421N

5 | 4 | 3.5 | 2



Master Bed	5040 x 4600	Activity	4200 x 4090	Outdoor	3000 x 5550	Lower Area	227.49m <sup>2</sup>
Bed 2	3650 x 3830	Dining	3020 x 5800	House Length	22.11m	Upper Area	194.11m <sup>2</sup>
Bed 3	3930 x 4140	Family	4250 x 5630	House Width	12.19m	House Area	421.60m <sup>2</sup> (45.38sq)
Bed 4	3600 x 3140	Living	5000 x 4110			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
Guest	3500 x 3140	Media	4600 x 4000				

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# Atlanta 446N

Most popular

5 | 4 | 3.5 | 2



Master Bed	5040 x 4800	Activity	4200 x 4200	Outdoor	3500 x 6200	Lower Area	243.70m <sup>2</sup>
Bed 2	3850 x 3830	Dining	3200 x 6145	House Length	22.81m	Upper Area	202.73m <sup>2</sup>
Bed 3	3820 x 4030	Family	4260 x 5805	House Width	12.89m	House Area	446.43m <sup>2</sup> (48.05sq)
Bed 4	3600 x 3170	Living	5000 x 4185			<b>Lot width</b>	<b>14m+</b>
Guest	3630 x 3170	Media	4600 x 4200				

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# Atlanta 477N

5 | 4 | 5.5 | 2



Master Bed	5315 x 4800	Activity	4400 x 4340	Outdoor	3800 x 6400	Lower Area	260.59m <sup>2</sup>
Bed 2	3720 x 3960	Dining	3465 x 6095	House Length	24.15m	Upper Area	216.89m <sup>2</sup>
Bed 3	3830 x 4230	Family	4400 x 5745	House Width	12.98m	House Area	477.48m <sup>2</sup> (51.40sq)
Bed 4	3600 x 3470	Living	5000 x 4495			<b>Lot width</b>	<b>14.5m*</b>
Guest	3630 x 3470	Media	4900 x 4250				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).



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# Atlanta Facades

13.5m+ Lot Width

Modern Display Facade



Vantage



Hamptons



Hamptons (Balcony)



Designer



Vista





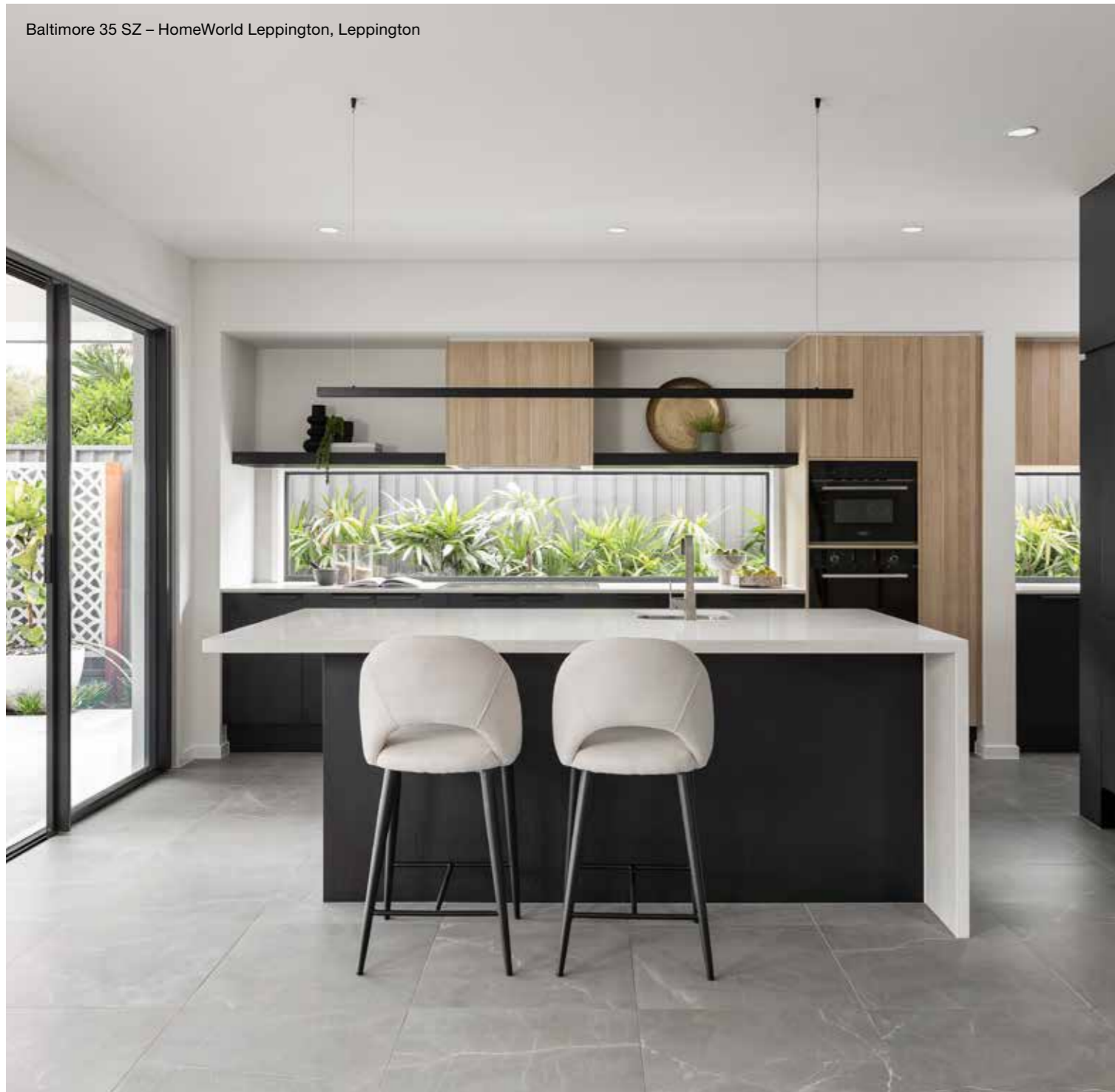
# Baltimore Series

Designed to suit both traditional and narrow lots of 10m+, the sought-after Baltimore Series has multiple home designs to choose from. These innovative floorplans are designed for contemporary open-plan living, featuring an abundance of family-friendly communal areas.



Scan to view series

Baltimore 35 SZ – HomeWorld Leppington, Leppington



Baltimore 35 SZ (Vantage Facade) – HomeWorld Leppington, Leppington



On display

Baltimore 35 SZ – HomeWorld Leppington, Leppington



Baltimore 35 SZ – HomeWorld Leppington, Leppington



Baltimore 35 SZ – HomeWorld Leppington, Leppington



# Baltimore 224N

4 | 2 | 3 | 2



Master Bed	3600 x 3570	Activity	3630 x 3780	House Length	16.53m	Lower Area	118.43m <sup>2</sup>
Bed 2	3100 x 3070	Dining	3200 x 3480	House Width	8.04m	Upper Area	106.26m <sup>2</sup>
Bed 3	3000 x 3000	Living	3600 x 4000			House Area	224.72m <sup>2</sup> (24.19sq)
Bed 4	3000 x 2850	Outdoor	3000 x 2620			<b>Lot width</b>	<b>10m+</b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).



# Baltimore Facades

10m+ Lot Width

Modern



Designer



Hamptons



East Hamptons



Mornington



Vista



# Baltimore 304N

4 | 3 | 3 | 2



Master Bed	4310 x 4790	Activity	3500 x 4290	Outdoor	3800 x 4040	Lower Area	174.33m <sup>2</sup>
Bed 2	3590 x 3500	Dining	3100 x 3400	House Length	18.10m	Upper Area	129.90m <sup>2</sup>
Bed 3	3100 x 3500	Family	4290 x 5000	House Width	10.94m	House Area	304.23m <sup>2</sup> (32.75sq)
Bed 4	3100 x 3260	Living	4210 x 3130			<b>Lot width</b>	<b>12.5m<sup>+</sup></b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>8</sup> compliant<sup>8</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>8</sup>See NCC Qualification in "Important Information" (page 1).

Baltimore 35 SZ – HomeWorld Leppington, Leppington



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# Baltimore 329N

5 | 3 | 3 | 2



Master Bed	4015 x 4350	Activity	4300 x 4550	House Length	19.40m	Lower Area	184.84m <sup>2</sup>
Bed 2	3060 x 3510	Dining	3315 x 5000	House Width	10.79m	Upper Area	144.80m <sup>2</sup>
Bed 3	3300 x 3250	Family	4300 x 5000	House Area	329.64m <sup>2</sup> (35.48sq)	<b>Lot width</b>	<b>12.5m*</b>
Bed 4	3220 x 3360	Living	3500 x 3050				
Guest	3000 x 3180	Outdoor	3600 x 4040				

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# Baltimore 330N

5 | 3 | 3 | 2



Master Bed	4480 x 4660	Activity	3730 x 4510	House Length	19.30m	Lower Area	185.29m <sup>2</sup>
Bed 2	3100 x 3200	Dining	3600 x 3275	House Width	10.94m	Upper Area	144.90m <sup>2</sup>
Bed 3	3300 x 3500	Family	4590 x 5000	House Area	330.19m <sup>2</sup> (35.54sq)	<b>Lot width</b>	<b>12.5m*</b>
Bed 4	3300 x 3500	Living	4000 x 3050				
Study	3200 x 3300	Outdoor	3500 x 4040				

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# Baltimore 358N

5 | 3 | 3 | 2



Master Bed	4580 x 4660	Activity	4260 x 4310	House Length	21.20m	Lower Area	203.86m <sup>2</sup>
Bed 2	3390 x 3500	Dining	3300 x 5000	House Width	10.94m	Upper Area	154.65m <sup>2</sup>
Bed 3	3230 x 3450	Family	4390 x 5000	House Area	358.51m <sup>2</sup> (38.59sq)	<b>Lot width</b>	<b>12.5m*</b>
Bed 4	3000 x 3200	Living	4500 x 3130				
Guest	3000 x 3290	Outdoor	4300 x 4040				

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# Baltimore 385N

5 | 3 | 3 | 2



Master Bed	4270 x 4660	Activity	5000 x 4370	House Length	22.77m	Lower Area	218.28m <sup>2</sup>
Bed 2	3500 x 3220	Dining	3400 x 5000	House Width	10.94m	Upper Area	166.74m <sup>2</sup>
Bed 3	3870 x 3500	Family	5000 x 5000	House Area	385.02m <sup>2</sup> (41.44sq)	<b>Lot width</b>	<b>12.5m*</b>
Bed 4	3370 x 3500	Living	4500 x 3130				
Guest	3500 x 3290	Outdoor	4530 x 4040				

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# Baltimore Facades

12m+ Lot Width

Modern



Hamptons



Vantage Display Facade



Hamptons (Balcony)



Vista



Designer





# Bentley Series

The beautiful Bentley Series is designed with families in mind. These double storey floorplans seamlessly flow from inside to outside, with the open-plan living area opening onto the alfresco. The Bentley has four bedrooms – each with walk-in robes – and three main living spaces, including a media room, family room and upstairs retreat.



Scan to view series

Bentley 38 (Modern Facade) – Aura Estate, Bells Creek

On display



Bentley 38 – Aura Estate, Bells Creek



Bentley 38 – Aura Estate, Bells Creek



Bentley 38 – Aura Estate, Bells Creek



Bentley 38 – Aura Estate, Bells Creek



# Bentley 302N

4 | 3 | 3.5 | 2



Master Bed	4630 x 4320	Activity	3430 x 4220	Outdoor	2900 x 5450	Lower Area	162.74m <sup>2</sup>
Bed 2	3720 x 3840	Dining	4630 x 2990	House Length	17.58m	Upper Area	139.88m <sup>2</sup>
Bed 3	3120 x 3420	Family	4700 x 3790	House Width	11.34m	House Area	302.62m <sup>2</sup> (32.57sq)
Bed 4	3220 x 3220	Living	4020 x 3530			<b>Lot width</b>	<b>13m+</b>

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# Bentley 329N

4 | 3 | 3.5 | 2



Master Bed	4620 x 4420	Activity	4320 x 4350	Study	2900 x 3470	Lower Area	176.45m <sup>2</sup>
Bed 2	4000 x 3930	Dining	4620 x 2980	Outdoor	2900 x 5450	Upper Area	153.03m <sup>2</sup>
Bed 3	3400 x 3370	Family	4690 x 3900	House Length	18.74m	House Area	329.48m <sup>2</sup> (35.47sq)
Bed 4	3370 x 3320	Media	3820 x 3920	House Width	11.45m	<b>Lot width</b>	<b>13m<sup>+</sup></b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>8</sup> compliant<sup>8</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>8</sup>See NCC Qualification in "Important Information" (page 1).

Bentley 38 – Aura Estate, Bells Creek



Bentley 38 – Aura Estate, Bells Creek



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Bentley 38 – Aura Estate, Bells Creek



# Bentley 358N

Most popular

4 | 3 | 3.5 | 2

Bentley 38 – Aura Estate, Bells Creek



Master Bed	4920 x 4780	Activity	4200 x 4710	Study	3000 x 3750	Lower Area	191.62m <sup>2</sup>
Bed 2	4400 x 4250	Dining	4900 x 3100	Outdoor	3000 x 6000	Upper Area	166.85m <sup>2</sup>
Bed 3	3800 x 3520	Family	4990 x 4230	House Length	19.42m	House Area	358.47m <sup>2</sup> (38.59sq)
Bed 4	3200 x 3600	Media	4000 x 4030	House Width	11.94m	<b>Lot width</b>	<b>13.5m+</b>

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# Bentley 385N

4 | 3 | 3.5 | 2



Master Bed	5000 x 5030	Activity	3800 x 5160	Outdoor	3250 x 6000	Lower Area	206.29m <sup>2</sup>
Bed 2	3900 x 4260	Dining	5000 x 3090	House Length	20.47m	Upper Area	179.46m <sup>2</sup>
Bed 3	3660 x 3520	Family	5070 x 4490	House Width	12.19m	House Area	385.75m <sup>2</sup> (41.52sq)
Bed 4	3620 x 3650	Study	3250 x 3970			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
		Media	4270 x 4230				

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# Bentley 408N

5 | 3 | 3.5 | 2



Master Bed	4610 x 5100	Activity	4170 x 5210	House Length	21.58m	Lower Area	218.29m <sup>2</sup>
Bed 2	4110 x 4360	Dining	5100 x 3080	House Width	12.29m	Upper Area	190.48m <sup>2</sup>
Bed 3	4160 x 3570	Family	5170 x 4600			House Area	408.77m <sup>2</sup> (44sq)
Bed 4	3920 x 4280	Media	4210 x 4210			<b>Lot width</b>	<b>14m<sup>+</sup></b>
Guest	3210 x 4280	Outdoor	3500 x 6040				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).





# Bentley Facades

12.5m+ Lot Width

Modern Display Facade



Vista



Hamptons



Hamptons (Balcony)



Designer





# Boston Series

The Boston Series has been designed to suit 12.5m+ lot widths. Choose from many flexible floorplans and plenty of stunning facades to bring the Boston Series to life. The double storey homes feature an impressive open-plan kitchen, dining and family living that opens seamlessly onto the outdoor entertaining space.



Scan to view series

Boston 42 MKII – Newport Estate, Newport



Boston 42 MKII (Montauk Facade) – Newport Estate, Newport



On display

Boston 42 MKII – Newport Estate, Newport



# Boston 310N

6 | 3 | 3.5 | 2



Master Bed	4100 x 3860	Guest	3220 x 3080	Outdoor	3000 x 4540	Lower Area	174.04m <sup>2</sup>
Bed 2	3130 x 3060	Activity	3410 x 3730	House Length	18.48m	Upper Area	136.74m <sup>2</sup>
Bed 3	2900 x 2870	Dining	3000 x 3750	House Width	10.84m	House Area	310.78m <sup>2</sup> (33.45sq)
Bed 4	3120 x 2870	Family	4030 x 4540			<b>Lot width</b>	<b>12.5m<sup>+</sup></b>
Bed 5	3000 x 2850	Media	3800 x 3010				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Boston 329N

5 | 3 | 3.5 | 2



Master Bed	3815 x 4200	Activity	4680 x 4730	House Length	18.85m	Lower Area	184.59m <sup>2</sup>
Bed 2	3430 x 3250	Dining	3200 x 4000	House Width	11.24m	Upper Area	144.51m <sup>2</sup>
Bed 3	3130 x 3180	Family	4200 x 4690			House Area	329.10m <sup>2</sup> (35.43sq)
Bed 4	3300 x 3000	Media	3800 x 3330			<b>Lot width</b>	<b>13m<sup>+</sup></b>
Guest	3220 x 3400	Outdoor	3200 x 4690				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Boston 42 MKII – Newport Estate, Newport



# Boston 356N

5 | 3 | 3.5 | 2

Boston 42 MKII – Newport Estate, Newport



Master Bed	4680 x 4220	Activity	4340 x 3705	House Length	19.56m	Lower Area	199.91m <sup>2</sup>
Bed 2	3420 x 3300	Dining	3095 x 4000	House Width	11.94m	Upper Area	156.94m <sup>2</sup>
Bed 3	3520 x 3100	Family	4100 x 4890			House Area	356.85m <sup>2</sup> (38.41sq)
Bed 4	3170 x 3000	Media	4420 x 3900			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
Guest	3320 x 3000	Outdoor	3095 x 4890				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).

# Boston 376N

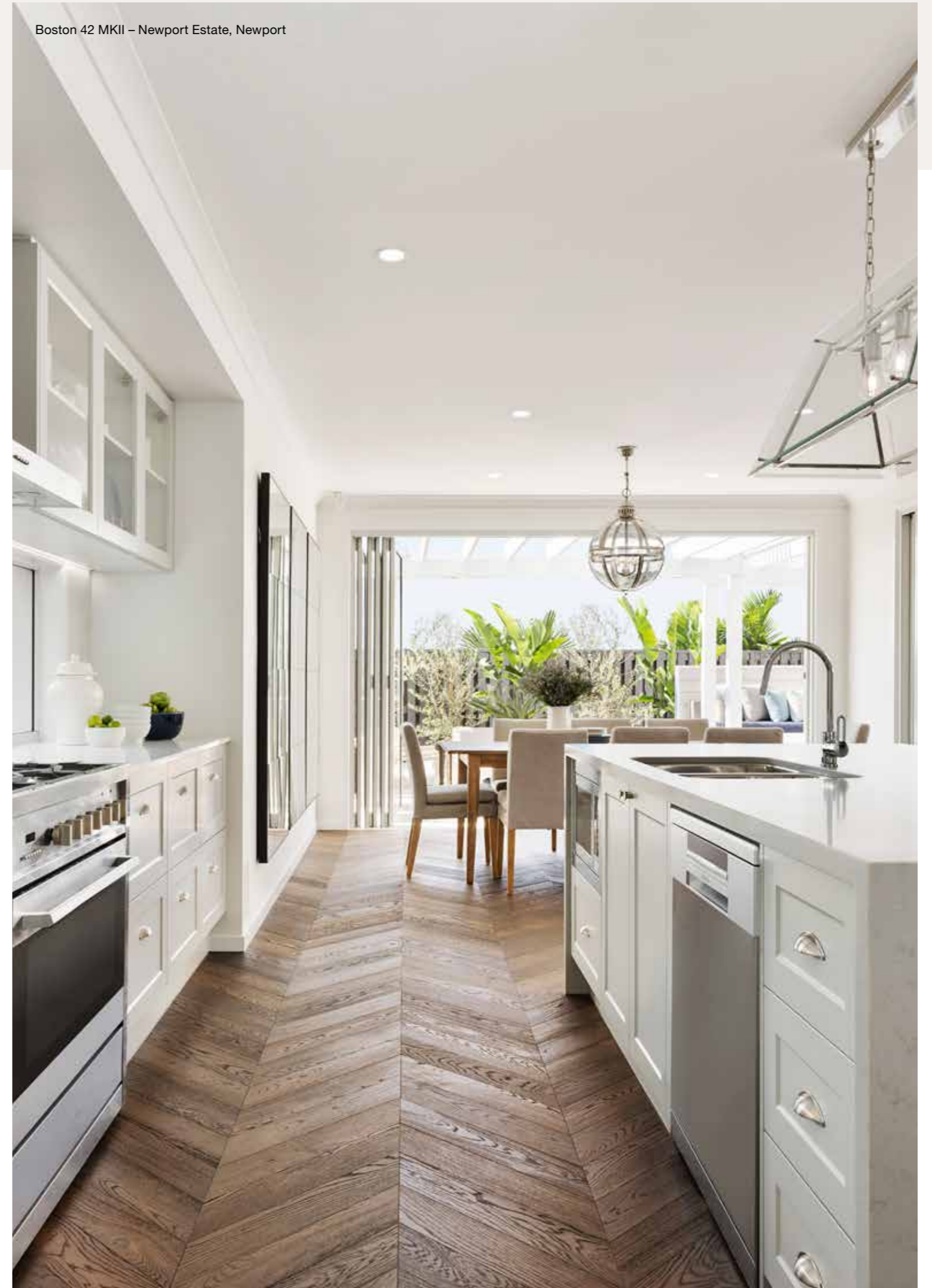
5 | 3 | 4 | 2



Master Bed	4600 x 4470	Activity	4110 x 3825	House Length	20.52m	Lower Area	211.02m <sup>2</sup>
Bed 2	3520 x 3300	Dining	3360 x 4000	House Width	12.04m	Upper Area	165.73m <sup>2</sup>
Bed 3	3420 x 3200	Family	4400 x 4990			House Area	376.75m <sup>2</sup> (40.55sq)
Bed 4	3100 x 3000	Media	4520 x 4000			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>
Guest	3495 x 3560	Outdoor	3300 x 4990				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Boston 42 MKII – Newport Estate, Newport



Photography depicts items such as homewares, furniture, finishes, landscaping, fencing and may depict items that are upgraded or not supplied by Coral Homes. Speak with your New Home Consultant for more details.



# Boston Facades

12m+ Lot Width

Hamptons



Modern



Vantage



Vaucluse



Designer







# Monash Series

The Monash Series is a collection of spacious double storey homes, designed specifically for lot widths of 12.5m or more. With floorplans available in varying sizes and layouts options, the Monash Series has multiple living spaces – perfect for large or multi-generational families.



Scan to view series

Monash 39 – HomeWorld Thornton, Thornton



Monash 39 – HomeWorld Thornton, Thornton

On display



Monash 39 – HomeWorld Thornton, Thornton



# Monash 235N

4 | 2 | 3 | 2



Master Bed	3500 x 4820	Dining	4120 x 4820	House Length	15.94m	Lower Area	148.40m <sup>2</sup>
Bed 2	2850 x 2800	Family	4120 x 4820	House Width	10.94m	Upper Area	87.35m <sup>2</sup>
Bed 3	3050 x 2900	Living	3790 x 3100	House Area	235.75m <sup>2</sup> (25.38sq)	Lot width	12.5m <sup>+</sup>
Bed 4	2980 x 3030	Outdoor	279640 x 3620				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 260N

4 | 3 | 3 | 2



Master Bed	3670 x 4670	Activity	2830 x 4090	Outdoor	2790 x 3620	Lower Area	149.25m <sup>2</sup>
Bed 2	3210 x 3260	Dining	3050 x 3620	House Length	15.73m	Upper Area	110.81m <sup>2</sup>
Bed 3	3380 x 3000	Family	4120 x 4820	House Width	10.94m	House Area	260.06m <sup>2</sup> (27.99sq)
Bed 4	2850 x 2880	Living	3580 x 3100			Lot width	12.5m <sup>+</sup>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 275N

4 | 3 | 3 | 2



Master Bed	4000 x 4670	Activity	3580 x 4050	Outdoor	3600 x 3620	Lower Area	157.05m <sup>2</sup>
Bed 2	3440 x 3300	Dining	3200 x 3620	House Length	16.54m	Upper Area	118.48m <sup>2</sup>
Bed 3	3510 x 3000	Family	4270 x 4820	House Width	10.94m	House Area	275.53m <sup>2</sup> (29.66sq)
Bed 4	3060 x 2850	Living	3890 x 3130			<b>Lot width</b>	<b>12.5m<sup>+</sup></b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 281N

4 | 3 | 3 | 2



Master Bed	3820 x 4890	Activity	3590 x 4050	Outdoor	3600 x 3620	Lower Area	160.10m <sup>2</sup>
Bed 2	3400 x 3300	Dining	3200 x 3620	House Length	16.8m	Upper Area	121.47m <sup>2</sup>
Bed 3	3550 x 3000	Family	4200 x 4820	House Width	11.16m	House Area	281.57m <sup>2</sup> (30.31sq)
Bed 4	3050 x 2880	Living	3800 x 3350			<b>Lot width</b>	<b>12.5m<sup>+</sup></b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Monash 39 – HomeWorld Thornton, Thornton



# Monash 282N

4 | 3 | 3 | 2

Monash 39 – HomeWorld Thornton, Thornton



Master Bed	5000 x 3795	Activity	3570 x 4350	Outdoor	3760 x 3590	Lower Area	160.53m <sup>2</sup>
Bed 2	3490 x 2900	Dining	3020 x 3590	House Length	16.32m	Upper Area	122.22m <sup>2</sup>
Bed 3	3370 x 2900	Family	4250 x 4750	House Width	11.88m	House Area	282.75m <sup>2</sup> (30.44sq)
Bed 4	3050 x 2900	Living	3820 x 3920			<b>Lot width</b>	<b>13.5m<sup>+</sup></b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 296N

5 | 3 | 3 | 2



Master Bed	3800 x 4670	Activity	3600 x 4050	House Length	18.14m	Lower Area	167.70m <sup>2</sup>
Bed 2	3480 x 3300	Dining	3370 x 3620	House Width	10.94m	Upper Area	129.06m <sup>2</sup>
Bed 3	3370 x 3000	Family	3850 x 4820	House Area	296.76m <sup>2</sup> (31.94sq)		
Bed 4	3100 x 3450	Living	3650 x 3130	<b>Lot width</b>	<b>12.5m<sup>+</sup></b>		
Bed 5	2950 x 2890	Outdoor	4060 x 3620				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 301N

4 | 3 | 3 | 2



Master Bed	5220 x 3915	Activity	3570 x 4105	House Length	16.92m	Lower Area	170.06m <sup>2</sup>
Bed 2	3550 x 3000	Dining	3200 x 3690	House Width	12.13m	Upper Area	131.67m <sup>2</sup>
Bed 3	3500 x 3000	Family	4800 x 4900	House Area	301.73m <sup>2</sup> (32.48sq)		
Bed 4	3080 x 3600	Living	3820 x 4100	<b>Lot width</b>	<b>13.5m<sup>+</sup></b>		
		Outdoor	4180 x 3690				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 303N

5 | 4 | 2.5 | 2



Master Bed	4000 x 3870	Activity	3790 x 4140	Outdoor	3680 x 3620	Lower Area	181.63m <sup>2</sup>
Bed 2	2900 x 3000	Dining	3170 x 3620	House Length	20.44m	Upper Area	122.32m <sup>2</sup>
Bed 3	2900 x 3220	Family	4110 x 4820	House Width	11.49m	House Area	303.95m <sup>2</sup> (32.72sq)
Bed 4	2900 x 3000	Living	4000 x 3700			<b>Lot width</b>	<b>13m<sup>+</sup></b>
Bed 5	2900 x 2900	Media	3930 x 4820				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 310N

4 | 4 | 2.5 | 2



Master Bed	3720 x 5420	Activity	3820 x 4050	Outdoor	3680 x 3620	Lower Area	186.36m <sup>2</sup>
Bed 2	3530 x 3300	Dining	3300 x 3620	House Length	20.94m	Upper Area	123.77m <sup>2</sup>
Bed 3	3150 x 3000	Family	4250 x 4820	House Width	11.69m	House Area	310.13m <sup>2</sup> (33.38sq)
Bed 4	3000 x 2850	Living	4050 x 3700			<b>Lot width</b>	<b>13m<sup>+</sup></b>
		Media	4380 x 4820				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Monash 32 SZ – HomeWorld Leppington, Leppington



Monash 32 SZ – HomeWorld Leppington, Leppington



# Monash 317N

Most popular

5 | 3 | 3 | 2



Master Bed	4140 x 4300	Activity	3700 x 3820	House Length	18.49m	Lower Area	178.36m <sup>2</sup>
Bed 2	3370 x 3000	Dining	3400 x 3740	House Width	11.78m	Upper Area	139.52m <sup>2</sup>
Bed 3	3320 x 3000	Family	3740 x 4800			House Area	317.88m <sup>2</sup> (34.22sq)
Bed 4	3110 x 2920	Living	3620 x 3950			<b>Lot width</b>	<b>13.5m*</b>
Bed 5	2910 x 3100	Outdoor	3990 x 3740				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).

# Monash 323N

5 | 3 | 3.5 | 2



Master Bed	4790 x 4200	Activity	4020 x 4035	House Length	17.50m	Lower Area	180.99m <sup>2</sup>
Bed 2	3230 x 3240	Dining	3270 x 3395	House Width	12.06m	Upper Area	142.25m <sup>2</sup>
Bed 3	3230 x 3500	Family	4470 x 5790	House Area	323.24m <sup>2</sup> (34.79sq)	Lot width	13.5m <sup>+</sup>
Bed 4	3230 x 3400	Living	3670 x 3890				
Bed 5	3000 x 3120	Outdoor	4140 x 3395				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Monash 336N

5 | 3 | 3.5 | 2



Master Bed	4880 x 4200	Activity	4020 x 4035	House Length	18.22m	Lower Area	187.74m <sup>2</sup>
Bed 2	3480 x 3350	Dining	3270 x 3395	House Width	12.17m	Upper Area	149.01m <sup>2</sup>
Bed 3	3300 x 3610	Family	4570 x 5900	House Area	336.75m <sup>2</sup> (36.25sq)	Lot width	13.5m <sup>+</sup>
Bed 4	3300 x 3400	Living	3900 x 4160				
Bed 5	3115 x 3230	Outdoor	4210 x 3395				

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).



# Monash Facades

12m+ Lot Width

Modern



Designer



Hamptons Display Facade



Hamptons (Balcony)



Vista



Vaucluse



Piermont



# Rochester Series

The Rochester Series has been designed to fit narrow lots of 10m+ widths, offering simple solutions to inner-city family living. These double storey home designs offer a range of flexible floorplans and facades to choose from. Each home design features a large, centrally located kitchen with an island bench and breakfast bar on the lower level.



Scan to view series

Rochester 33 – Newport Estate, Newport



Rochester 33 (Vista Facade) – Newport Estate, Newport

On display



Rochester 33 – Newport Estate, Newport



# Rochester 267N

5 | 2 | 3 | 2



Master Bed	3830 x 4400	Guest	3000 x 3250	Outdoor	3600 x 2590	Lower Area	152.02m <sup>2</sup>
Bed 2	3050 x 3000	Activity	3525 x 3470	House Length	21.48m	Upper Area	115.57m <sup>2</sup>
Bed 3	3250 x 2950	Dining	3320 x 2590	House Width	8.44m	House Area	267.59m <sup>2</sup> (28.80sq)
Bed 4	3100 x 2950	Living	3600 x 4400			<b>Lot width</b>	<b>10m+</b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

# Rochester 278N

4 | 3 | 3 | 2



Master Bed	3720 x 4400	Activity	3655 x 3470	Outdoor	4000 x 2590	Lower Area	159.11m <sup>2</sup>
Bed 2	3200 x 3000	Dining	3690 x 2590	House Length	22.4m	Upper Area	119.67m <sup>2</sup>
Bed 3	3050 x 3235	Living	4000 x 4400	House Width	8.44m	House Area	278.78m <sup>2</sup> (30.01sq)
Bed 4	3050 x 3235	Media	3750 x 3300			<b>Lot width</b>	<b>10m+</b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022<sup>®</sup> compliant<sup>†</sup>, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). <sup>†</sup>See NCC Qualification in "Important Information" (page 1).

Rochester 33 – Newport Estate, Newport



Rochester 33 – Newport Estate, Newport



# Rochester Facades

10m+ Lot Width

Modern



Designer



Hamptons



East Hamptons



Vista Display Facade



Mornington



Facade images shown are indicative only, conceptual in nature and subject to change. Facade images are to be used as a guide, may depict non-standard items and may not be house specific. Please obtain house specific drawings from your New Home Consultant to assist you in making your facade choice.



# Sacramento Series

Designed with families in mind, this stylish double storey series offers a variety of flexible floorplans and designer facades blending style with practicality. Customers are greeted with a statement staircase upon entry, flowing through to an open-plan kitchen that overlooks an inviting outdoor space. Upstairs, four bedrooms, including a master (located at the rear for privacy) with ensuite and spacious walk-in robe are complemented by a secondary living space.



Scan to view series

Sacramento 36 (Modern Facade) – Carina

On display



Sacramento 36 – Carina



Sacramento 36 – Carina



# Sacramento 280N

4 | 3 | 3 | 2



Master Bed	3620 x 4555	Activity	3860 x 5070	Outdoor	2900 x 5040	Lower Area	153.62m <sup>2</sup>
Bed 2	3000 x 3200	Dining	3055 x 2950	House Length	22.93m	Upper Area	126.63m <sup>2</sup>
Bed 3	3200 x 3330	Living	4600 x 3750	House Width	8.89m	House Area	280.25m <sup>2</sup> (30.17sq)
Bed 4	3000 x 3300	Media	3500 x 3740			<b>Lot width</b>	<b>10m+</b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).

# Sacramento 303N

4 | 3 | 3.5 | 2



Master Bed	3750 x 4555	Activity	4040 x 5020	Outdoor	2900 x 5800	Lower Area	163.86m <sup>2</sup>
Bed 2	3000 x 3200	Dining	4265 x 2950	House Length	23.45m	Upper Area	139.51m <sup>2</sup>
Bed 3	3220 x 4460	Living	4265 x 3750	House Width	8.89m	House Area	303.37m <sup>2</sup> (32.66sq)
Bed 4	3000 x 3300	Media	3650 x 3740			<b>Lot width</b>	<b>10m+</b>

Floorplan and lot width based on Designer facade. Floorplan is NCC 2022\* compliant\*, indicative only, conceptual in nature and subject to change without notice. Floorplan may depict features and/or other products which are not included in the house design, not included in the house price and/or not available from Coral Homes. All measurements are in millimeters unless otherwise stated. Floorplan measurements are approximate and are not to scale. Lot width is a guide only and may change due to developer covenants and Local Authority guidelines. For more information about terms & conditions, see the "Important Information" on (page 1). \*See NCC Qualification in "Important Information" (page 1).

Most popular

Sacramento 36 – Carina



Sacramento 36 – Carina



# Sacramento Facades

13.5m+ Lot Width

Modern Display Facade



Vista



Hamptons



East Hamptons



Designer







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Our foundation was built on transparency, trust and exceptional customer service. Having built over 25,000 homes across three decades, our customers receive a fixed price guarantee, independent quality checks and so much more.



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Over 25,000 families have trusted us to build their family home. Providing a high level of quality, value for money, security and transparency, is why we are one of Australia's largest home builders today.



## Fixed Price Guarantee

We understand the financial commitments around building a home and provide you with peace of mind by offering contracts with a Fixed Price Guarantee\* upfront.



## Independent Quality Inspections

We have a stringent seven step Quality Assurance process to ensure we build each and every home to a high quality. This process includes an independent quality inspection.



## HIA Professional Major Builder

We're a proud two-time winner of the HIA Professional Major Builder Award, the industry's most prestigious award. We equally value what our customers have to say so we are honoured to be named Product Reviews' 2021 & 2022 winners for customer satisfaction.

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\*The fixed price guarantee is in respect to the cost of construction of your house and associated site works in accordance with the specifications of your contract. Coral Homes reserves the right to vary, terminate or suspend the operation of the Fixed Price Guarantee offer in its absolute discretion, without notice.