



NSW Acreage  
*Collection*

CORAL  
HOMES

## 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 (Base prices include single glazed clear float to habitable rooms and obscure glass to wet areas).

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.

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## Laid-back living meets contemporary design

Welcome to a modern lodge – a relaxed, yet luxurious acreage home by Coral Homes. Choose serenity and live amongst wide open spaces, lush greenery and crisp, country air with a Coral Homes' acreage design.

A new take on rural living, these wider home designs are orientated towards outside living, creating your very own country retreat. The innovative floorplans are separated into three wings for privacy – a master bedroom retreat, kids space and central living hub. For ease and flow, acreage designs typically have wide hallways, a spacious layout and an abundance of natural light.

What makes a timeless acreage home is the way it seamlessly blends with the natural environment; soothing neutral colours, hardwood timber cladding and stone features. A mix of natural materials all work together in harmony to deliver a contemporary take on a traditional acreage home. Black accents on windows and door frames bring a modern twist to the lodge-style theme.

Throughout the interiors, splashes of greenery, natural colours, timber cladding and plush linen furnishings add to the acreage style, inviting the tranquility of the outdoors in.



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Highlands 36 – Everleigh Estate, Greenbank

Highlands 36 – Everleigh Estate, Greenbank



Highlands 36 – Everleigh Estate, Greenbank



## Acreage Exteriors

Drawing its inspiration from elements of nature, our acreage designs with a 'Lodge Facade' showcase organic textures and tones, drawing a laid-back yet modern theme to the home.

Coral Homes' acreage designs explore contemporary features from both New Zealand's lodge-style homes and the modern American barn-house.

A mix of materials – including natural hardwood timber, stone, render and brick – create a timeless, natural look for the facade that sits within the landscape.

## James Hardie Axon™ Cladding

Is the go-to option for Coral's contemporary acreage homes that feature on the *standard* 'Lodge Facade' and are crafted with the highest quality materials and finishes.





# Acreage Interiors

Introducing Coral's latest trending home style – modern lodge. The thoughtful and unique interiors of this contemporary acreage home are layered, homely and stylish.

Blending elements of the outdoors within the interior style, an acreage home showcases natural textures and materials; an elegant and contemporary take on a traditional country design theme.

Hardie™ Groove Lining by James Hardie features in the media room and activity space, to add a textural element to the walls and custom cabinetry. Overall, the organic textures of the home compliment refined, paired-back styling for a contemporary country look.



## Acreage Kitchens

Eucalyptus green tones in the kitchen cabinetry are contrasted with charcoal stone benchtops, black appliances and fixtures, and gunmetal fittings. To match, deep black is accented on the windows and door frames throughout the living space, next to soft oak built-in cabinetry that continues throughout the home. Plus, it wouldn't be a contemporary acreage home without the luxury of a butler's pantry.

For the ultimate farmhouse character, a small-format square tile splashback is arranged throughout. A modern version of a subway tile that adds texture and interest with its subtle colour variations.

The wide and expansive kitchen island (free of sinks) is a practical space that forms the heart of the home. For extra charm, a barn style window and modern floating oak shelving is included behind.





### Stylist's Tip:

Add a stacked stone feature fireplace in the main living space to bring in farmhouse character, compliment the home's exterior materials and ground the living space.



## Acreage *Living*

Acreage living spaces feature a blend of materials – stacked natural stone, oak cabinetry, concrete-look tiles and elements of greenery. For the décor, plush linen lounges are decorated with neutral linen cushions in cream, bronze and terracotta. Accents of black frame the room and décor, bringing a contemporary feel to the space.

For a light and airy ambience, plenty of windows are added to welcome in the natural light and views that surround.



## Acreage Bathrooms

A calming space to retreat, the bathrooms of an acreage home are equally modern and full of charm. Bathrooms use a base of classic neutrals, including light Caesarstone® benchtops, coastal oak cabinetry and dark tapware and handles.

For elegance, a subtle panel detail is added to the doors. These basics create a sense of class and luxury, while a checked statement floor tile adds to the traditional farmhouse allure.

### Stylist's Tip:

A luxe freestanding bath completes the serenity, adjacent to glass windows that showcase a calming view of nature.







### Stylist's Tip:

Incorporate feature lighting above the bedside tables, such as pendants, for added luxury.

## Acreage Bedrooms

An acreage bedroom is a sanctuary away from the hub of the home, typically opening onto a relaxing patio amongst nature's surrounds. Neutral carpet is paired with textured rugs, linen bedding, leather accents and soft, light-filtering curtains.



## Acreage *Raked Ceilings*

Raked ceilings help to create space in the home and add to the contemporary feel. In an acreage home, a raked ceiling pairs perfectly with the inside-outside flow of the open plan home design. Ultimately, allowing the hub of the home to feel spacious, relaxed, light and bright.





## Acreage Home Designs

Choose relaxed luxury.  
Build acreage.

Explore our acreage home designs and discover contemporary country living today with an Acreage Specialist like Coral Homes



## Highlands Series

A modern take on acreage living, the Highlands Series leads into two main wings from the hub of the home – first being the master retreat and on the opposite side is the kid's bedrooms, study and activity space. Each member of the family has a private sanctuary to relax and unwind. With a large alfresco area and three main living spaces, the Highlands Series floorplans have an open-plan flow that brings the outside in.

View the Series





# Highlands 256N

4 | 3 | 2 | 2

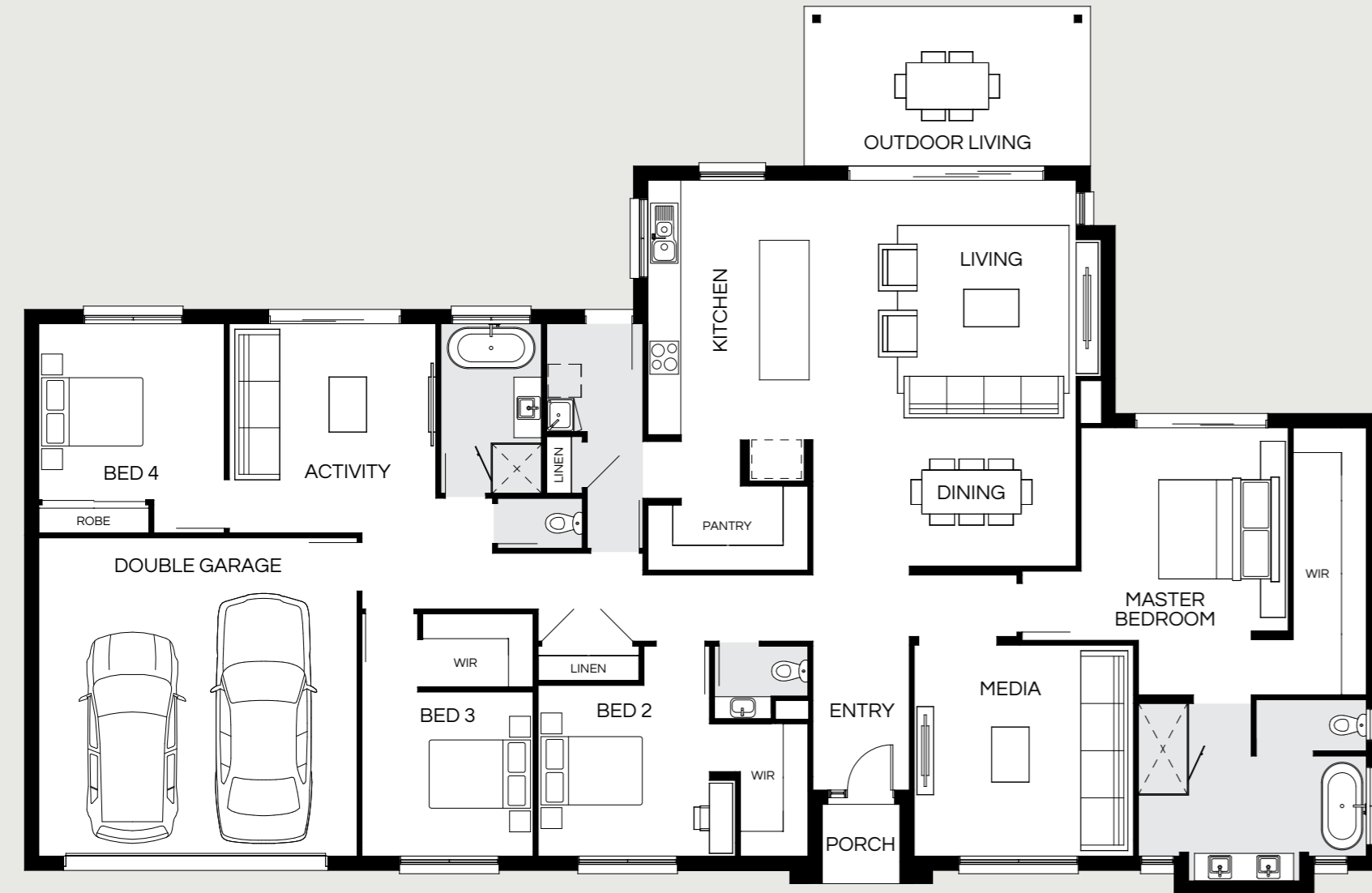
Master Bed	3580 x 3600
Bed 2	3820 x 3000
Bed 3	2900 x 3000
Bed 4	3020 x 3000
Activity	3620 x 3000
Dining	2770 x 4480
Living	3820 x 4590
Media	3750 x 3620
Outdoor	2700 x 5000
House Length	14.955m
House Width	23.92m
House Area	256.77m <sup>2</sup> (27.64sq)



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" ([inside front cover](#)).

# Highlands 281N

4 | 3 | 2.5 | 2



Master Bed	3880 x 3780
Bed 2	3120 x 3130
Bed 3	3000 x 3130
Bed 4	3220 x 3390

Activity	3820 x 3770
Dining	2850 x 4800
Living	4180 x 4800
Media	3850 x 4000

Outdoor	2900 x 5200
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House Length	16.145m
House Width	24.63m
House Area	281.02m <sup>2</sup> (30.25sq)

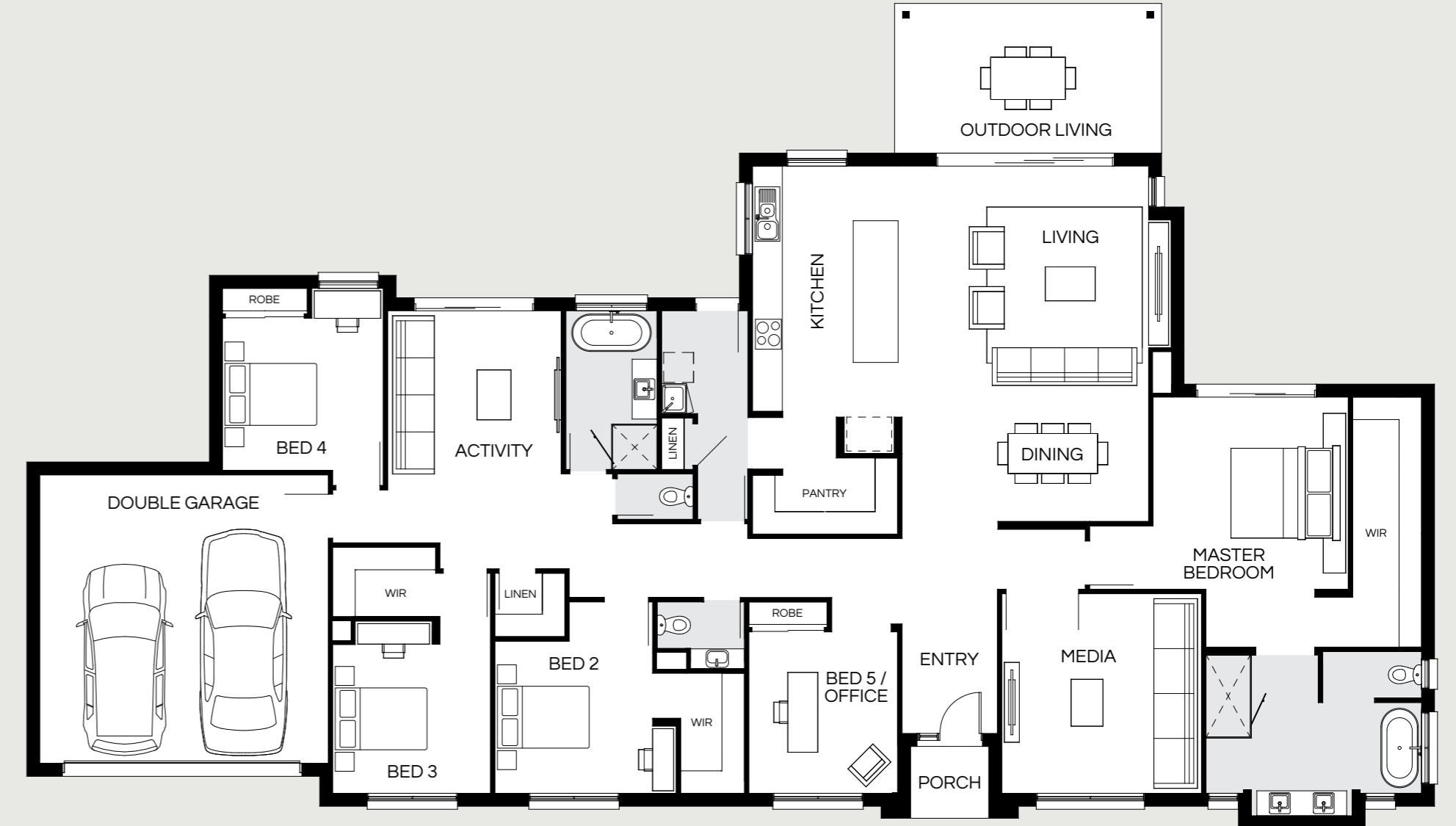




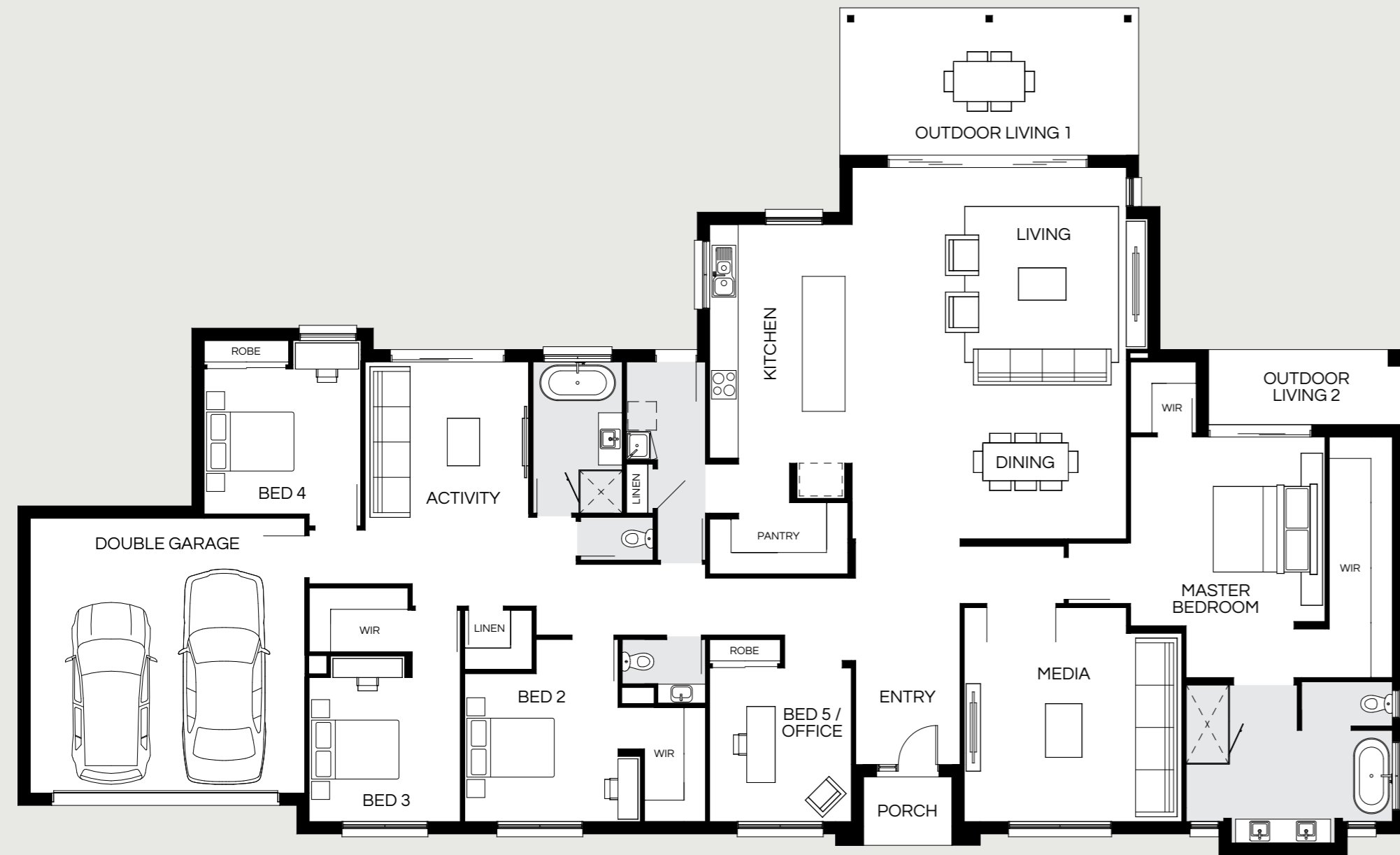
# Highlands 308N

5 | 3 | 2.5 | 2

Master Bed	3870 x 3930
Bed 2	3070 x 3180
Bed 3	3000 x 3180
Bed 4	3070 x 3240
Bed 5 / Office	3255 x 3000
<hr/>	
Activity	4670 x 3500
Dining	2940 x 4960
Living	4200 x 5030
Media	4020 x 4020
<hr/>	
Outdoor	3000 x 5350
<hr/>	
House Length	16.54m
House Width	28.21m
House Area	308.10m <sup>2</sup> (33.16sq)



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# Highlands 340N

5 | 3 | 2.5 | 2

Master Bed	3990 x 4110
Bed 2	3130 x 3250
Bed 3	3050 x 3200
Bed 4	3070 x 3320
Bed 5 / Office	3250 x 3000
Activity	4685 x 3460
Dining	3030 x 5790
Living	4800 x 5790
Media	4520 x 4600
Outdoor 1	3100 x 6290
Outdoor 2	1580 x 4130
House Length	17.83m
House Width	29.19m
House Area	340.80m <sup>2</sup> (36.68sq)

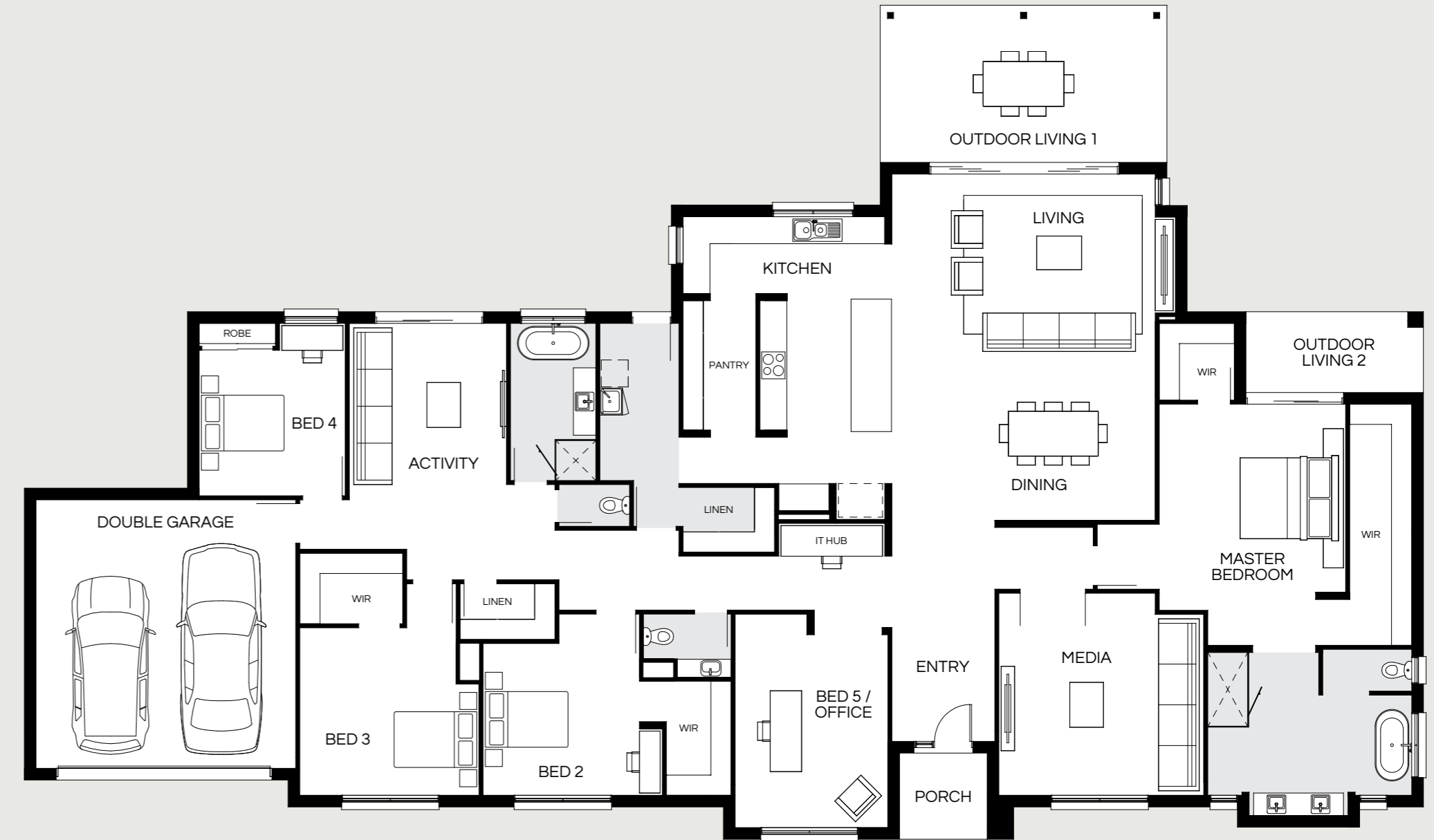




# Highlands 387N

5 | 3 | 2.5 | 2

Master Bed	4610 x 4170
Bed 2	3400 x 3500
Bed 3	3750 x 3500
Bed 4	3260 x 3270
Bed 5 / Office	4315 x 3420
Activity	5050 x 3520
Dining	3100 x 5880
Living	4630 x 5880
Media	4520 x 4580
Outdoor 1	3500 x 6340
Outdoor 2	1800 x 3950
House Length	18.575m
House Width	31.14m
House Area	387.21m <sup>2</sup> (41.68sq)



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# Highlands Facades

Lodge Display Facade



Lodge Display facade is indicative only, conceptual in nature, subject to change and includes upgrade items that may not be available, including feature stone and more.

Coastal



Designer



East Hamptons



Hamptons



Mornington



Lodge Display facade is indicative only, conceptual in nature, subject to change and includes upgrade items that may not be available, including feature stone and more. Please speak with a New Home Consultant for full details. 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.



## Brookfield Series

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Discover spacious living with an acreage home design from the Brookfield Series. With four bedrooms and multiple living areas, the Brookfield Series is a functional and relaxing family home. Choose from our range of facades to match your style.

*View the Series*





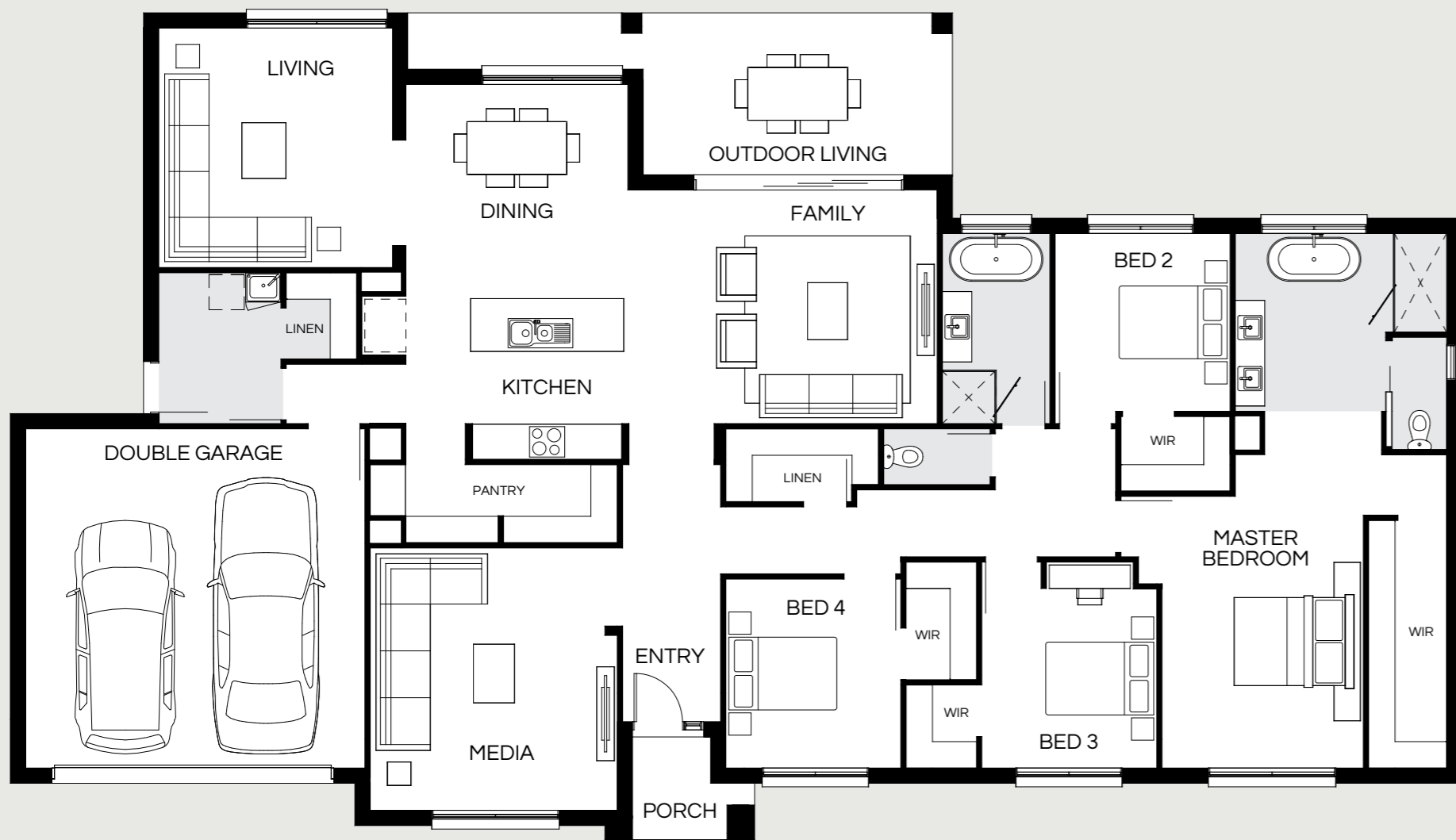
# Brookfield 265N

4 | 3 | 2 | 2

Master Bed	3800 x 3460
Bed 2	3260 x 3000
Bed 3	3070 x 3200
Bed 4	3240 x 3200
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Dining	3650 x 3790
Family	4000 x 4870
Living	4050 x 3840
Media	4490 x 4000
<hr/>	
Outdoor	2760 x 8790
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House Length	14.09m
House Width	23.22m
House Area	265.76m <sup>2</sup> ( 28.61sq)



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" ([inside front cover](#)).



# Brookfield 284N

4 | 3 | 2 | 2

Master Bed	3450 x 4650
Bed 2	3050 x 3000
Bed 3	3070 x 3000
Bed 4	3240 x 3000
Dining	3660 x 3800
Family	4000 x 5375
Living	4100 x 4000
Media	4490 x 4270
Outdoor	2760 x 9280
House Length	14.09m
House Width	24.73m
House Area	284.33m <sup>2</sup> (30.61sq)



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# Brookfield 300N

4 | 3 | 2 | 2

Master Bed	4650 x 3590
Bed 2	3150 x 3200
Bed 3	3070 x 3000
Bed 4	3240 x 3000
Dining	3650 x 3840
Family	4240 x 5500
Living	4650 x 4100
Media	4570 x 4310
Outdoor	3120 x 9440
House Length	14.97m
House Width	25.03m
House Area	300.64m <sup>2</sup> (32.36sq)





## Brookfield 330N

5 | 4 | 2.5 | 2

Master Bed	4655 x 3590
Bed 2	3160 x 3000
Bed 3	3000 x 3080
Bed 4	3150 x 3100
Bed 5 / Office	3160 x 2900

Activity	4260 x 3330
Dining	3650 x 3840
Family	4240 x 5380
Living	4650 x 4200
Media	4570 x 4310

Outdoor	3120 x 9320
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House Length	14.97m
House Width	28.00m
House Area	330.22m <sup>2</sup> (35.55sq)



# Brookfield Facades

Coastal



Designer



East Hamptons



Hamptons



Lodge



Mornington



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## Winton Series

Welcome the laid-back country lifestyle of the Winton Series. Designed specifically for acreage land, these home designs suit blocks of 30m+ wide. Available in multiple facades, you can build this spacious home to suit your style. Enjoy four bedrooms, multiple living spaces, a large outdoor entertaining area and a modern kitchen with a generously sized walk-in pantry.

*View the Series*







# Winton 222N

4 | 2 | 2 | 2

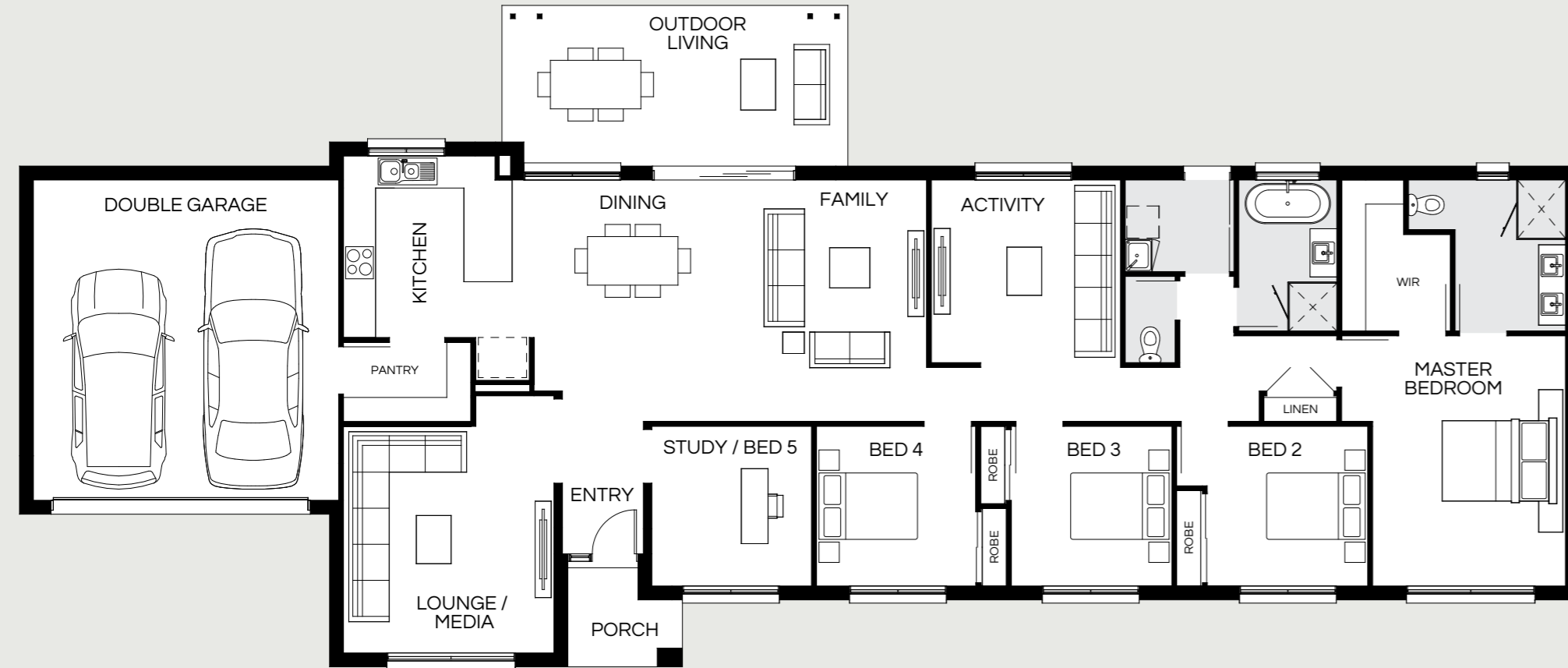
Master Bed	4690 x 3600
Bed 2	3000 x 3000
Bed 3	3000 x 3000
Bed 4 / Study	3000 x 3020
Dining	3960 x 3200
Family	4530 x 4350
Lounge / Media	4250 x 3760
Outdoor	3000 x 6260
House Length	12.35m
House Width	25.34m
House Area	222.92m <sup>2</sup> ( 24.00sq)



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" ([inside front cover](#)).

# Winton 255N

5 | 3 | 2 | 2



Master Bed	4690 x 3620
Bed 2	3000 x 3020
Bed 3	3000 x 3020
Bed 4	3000 x 3000
Study / Bed 5	3000 x 3000

Activity	3430 x 3550
Dining	3960 x 3200
Family	4530 x 4550
Lounge / Media	4250 x 3950

Outdoor	3000 x 6460
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House Length	12.35m
House Width	29.13m
House Area	255.76m <sup>2</sup> (27.53sq)

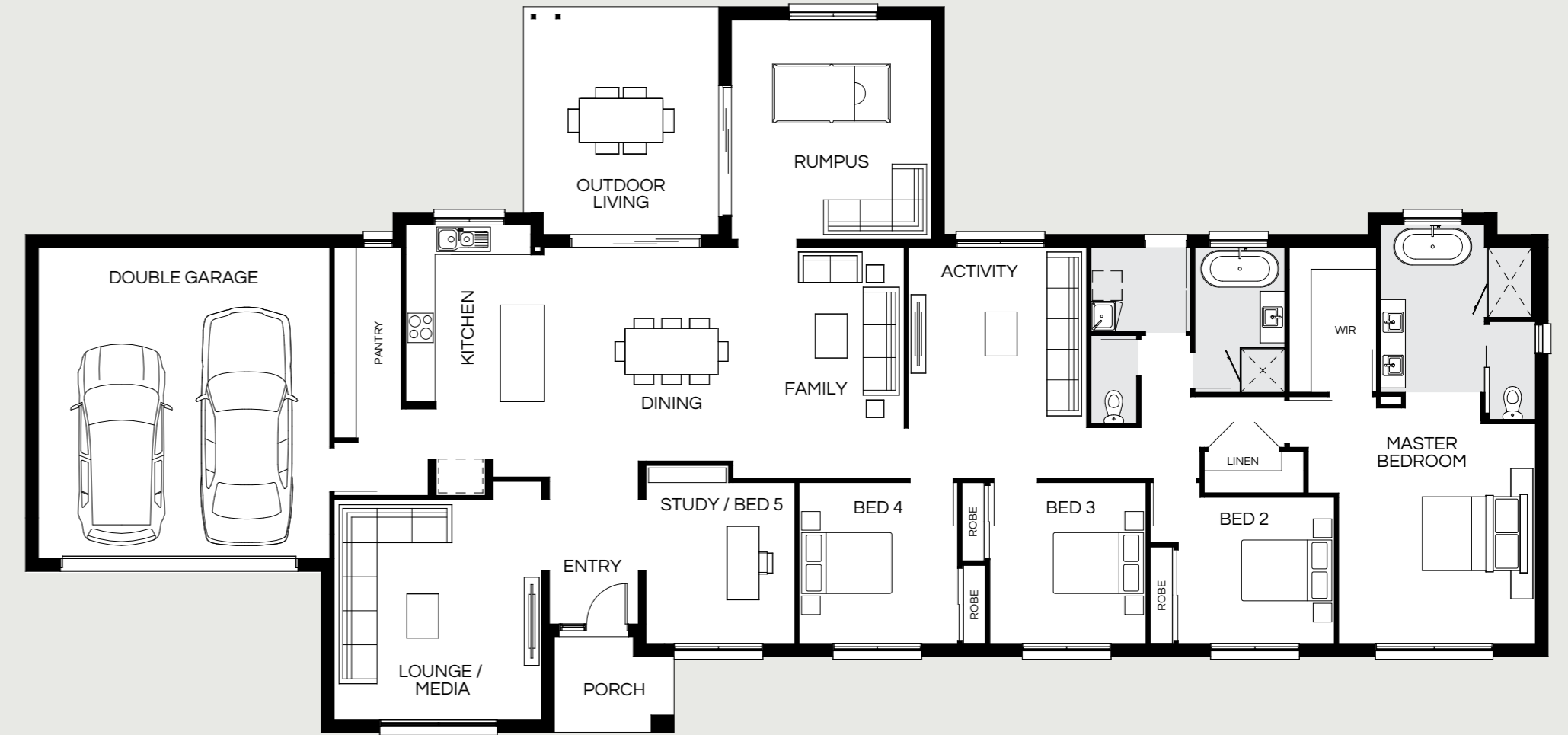




# Winton 309N

5 | 4 | 2 | 2

Master Bed	4550 x 4030
Bed 2	3000 x 3200
Bed 3	3300 x 3200
Bed 4	3300 x 3250
Study / Bed 5	3300 x 3050
<hr/>	
Activity	4730 x 3650
Dining	4380 x 3340
Family	4730 x 4000
Lounge / Media	4500 x 4250
Rumpus	4500 x 4100
<hr/>	
Outdoor	4640 x 4000
<hr/>	
House Length	14.79m
House Width	31.04m
House Area	309.85m <sup>2</sup> (33.35sq)



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# Winton Facades

Designer



Hamptons



East Hamptons



Mornington



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## Durable steel frames and sheet roofing

*NOW INCLUDED\* for a limited time!*

Build a strong and stable family home that stands the test of time.

### Benefits of steel frame

- ✓ Keeps the frame straight and strong
- ✓ 100% termite and borer proof
- ✓ Won't catch on fire, shrink, twist or warp over time
- ✓ Enhanced corrosion resistance
- ✓ Environmentally friendly
- ✓ Long-term value for money

### Benefits of sheet roofing

- ✓ Resilient in tough weather
- ✓ Strong colour finish that's long-lasting and durable
- ✓ Termite and fire resistant
- ✓ 100% recyclable
- ✓ Energy efficient

\*Subject to change without notice. Facades depict items such as homewares, furniture, landscaping and fencing that are not supplied by Coral Homes. Facade image depicts non-standard fixtures, features and finishes. Additional costs for timber decking, driveway, lighting, more than one colour and deep base paints, tiles, non-standard brick and off white mortar apply.



## Solar and three-phase power system

Interested in installing solar panels to maximise the efficiency of your acreage home? Coral Homes can assist with optimal solar orientation and the install of a three-phase power system.

### Benefits of a three-phase solar system

- ✓ Extracts more power from the grid than regular single-phase solar systems
- ✓ More efficient when using heavy loads like air-conditioners, pools, heaters and electric car chargers
- ✓ Less chance of short-circuiting
- ✓ Reduces energy bills

Book a complimentary home siting and we'll advise on the best orientation of your home design to maximise sun exposure to your solar panels.

## Home sewerage treatment plants and rainwater tanks

Coral Homes partners with Taylex Tanks and Kingspan, to manage your wastewater treatment and rainwater tanks at home.

### Benefits of home sewage treatment plants (HSTP)

- ✓ Produce crystal clear water for irrigation
- ✓ Six-stage aerated wastewater treatment systems
- ✓ Choice of concrete and polymer wastewater treatment systems
- ✓ Taylex Tanks exceed the national standards

### Benefits of rainwater tanks

- ✓ Inground or aboveground systems available
- ✓ Reduce water bills by using rainwater for flushing toilets, washing and gardening
- ✓ Lessens the strain on local waterways
- ✓ Save water when maintaining your acreage garden

Ask us for a **free** site inspection to help nominate the best location for your HSTP and rainwater tank. Coral Homes can also arrange a Wastewater Design to be completed by a certified professional to submit to Council for approval.

To find out more about our specialised acreage processes, contact your New Home Consultant today.



# Why Coral Homes?

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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.



## 33 Years Experience

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.

# CORAL HOMES

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.