

# CLASSIQUE RANGE

[www.independentbuilders.com.au](http://www.independentbuilders.com.au)

Our  
specialist  
range of  
designs for  
standard  
blocks





# About the Classique Range

Recently added to the IBN stable, these homes fit somewhere in between the Executive and Family Ranges with that extra area added to the side of the home which provides a unique product to add class and sophistication to your façade.

The Classique range will offer stepped back frontage to the façade which enhances the aesthetics of the design. Made to suit a variety of blocks the Classique range fits in nicely.



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# Why Build With the Independent Builders Network?

- ✓ Our builders are personally selected, highly experienced, qualified builders.
- ✓ IBN builders are dynamic, professional industry leaders.
- ✓ You will deal directly with your own builder throughout your build, not just a salesman.
- ✓ IBN builders support your local sporting clubs and community groups in your area.
- ✓ Our builders support your local small businesses and trade contractors.
- ✓ Our builders are a part of a National Network offering you certainty in our Brand.
- ✓ Through our expanding national network and exclusive supplier agreements our builders can offer you competitive pricing through our buying power to compete with the volume builders.
- ✓ We use Major Industry leading brands to give you the best quality products and finishes.
- ✓ We are flexible with our plans, don't like something then you can change it.
- ✓ We specialise in energy efficient housing through our partnership with InsulLiving®
- ✓ Our house design library comprises of over 100 unique house designs. We have over 60 house façade options to give you the ability to personalise your home and keep our designs fresh and with the current trends.
- ✓ You can customise our house plans to suit your needs and lifestyle.
- ✓ Our complete standard inclusions have many items the volume builders will not include, or tell you about.
- ✓ Our builders work together, not compete against one and other to offer you a greater network of support.







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# Facade Selection



**Traditional Facade**



**Carinda Facade**



**Byron Facade**



**Bridgewater Facade**



**Lockyer Facade**



**Carrum Facade**

*All IBN designs are priced to the traditional facade unless specified otherwise, all other facade options are upgrades.  
The facades pictured may vary in looks depending on house size and requirements. Pricing on the facades will vary depending on the selected facade.  
Developer guidelines will vary and some facades cannot be used in certain estates/areas. All IBN designs are priced to the traditional facade unless specified otherwise, all other facade options are upgrades. All designs and facades throughout this document are the copyright of the Independent Builders Network.*

# Facade Selection



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**Franklin Facade**



**Hampton 2 Facade**



**Tamar Facade**



**Mallacoota Facade**



**Penola Facade**



**Flinders Facade**

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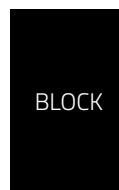
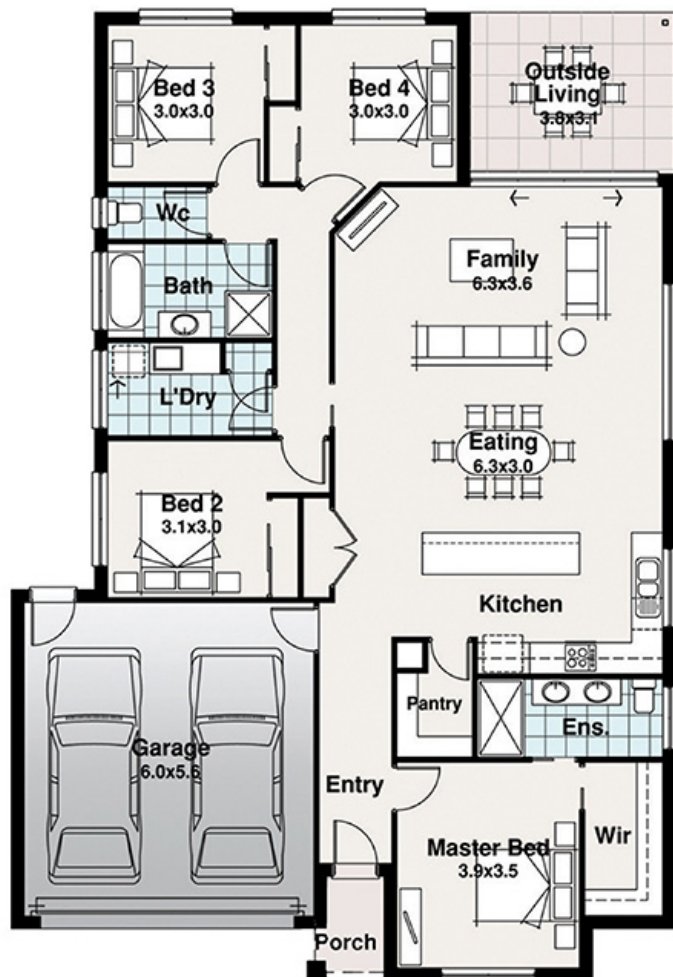




Penola Facade Pictured



## CLASSIQUE RANGE



13.90m

4

2

2

1

# The Beaufort

**Width**  
**12.70m**

**Length**  
**18.50m**

Residence	158.64	m2
Porch	1.10	m2
Outdoor Living	12.14	m2
Garage	36.69	m2
<b>TOTAL</b>	<b>208.57</b>	<b>m2</b>
	<b>22.45</b>	<b>sq</b>

### The Beaufort

With 4 bedrooms, a great sized ensuite, walk in pantry and large walk in robe you can see why the Beaufort is such a popular design. The kitchen, eating and family area come together nicely and lead into the outside living area, all this under 210m2.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.



Carrum Facade Pictured

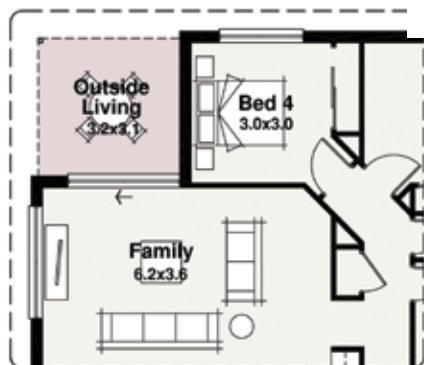


## CLASSIQUE RANGE

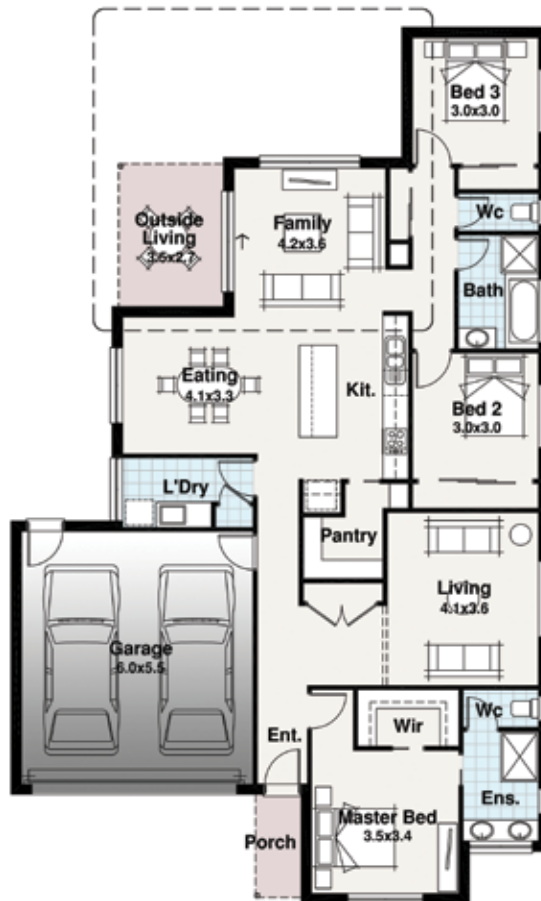
Option 2



Option 3



Option 1



14.00m

27.80m

3/4

2

2

2

# The Cardinia

Option 1

Residence	149.61	m2
Porch	2.67	m2
Outdoor Living	9.32	m2
Garage	36.33	m2
<b>TOTAL</b>	<b>197.93</b>	<b>m2</b>
	<b>21.30</b>	<b>sq</b>

Width 12.75m Length 20.77m

Option 2

Residence	169.41	m2
Porch	2.67	m2
Outdoor Living	10.75	m2
Garage	36.33	m2
<b>TOTAL</b>	<b>219.16</b>	<b>m2</b>
	<b>23.59</b>	<b>sq</b>

Width 12.75m Length 20.77m

Option 3

Residence	170.34	m2
Porch	2.67	m2
Outdoor Living	9.82	m2
Garage	36.33	m2
<b>TOTAL</b>	<b>219.16</b>	<b>m2</b>
	<b>23.59</b>	<b>sq</b>

Width 12.75m Length 20.77m

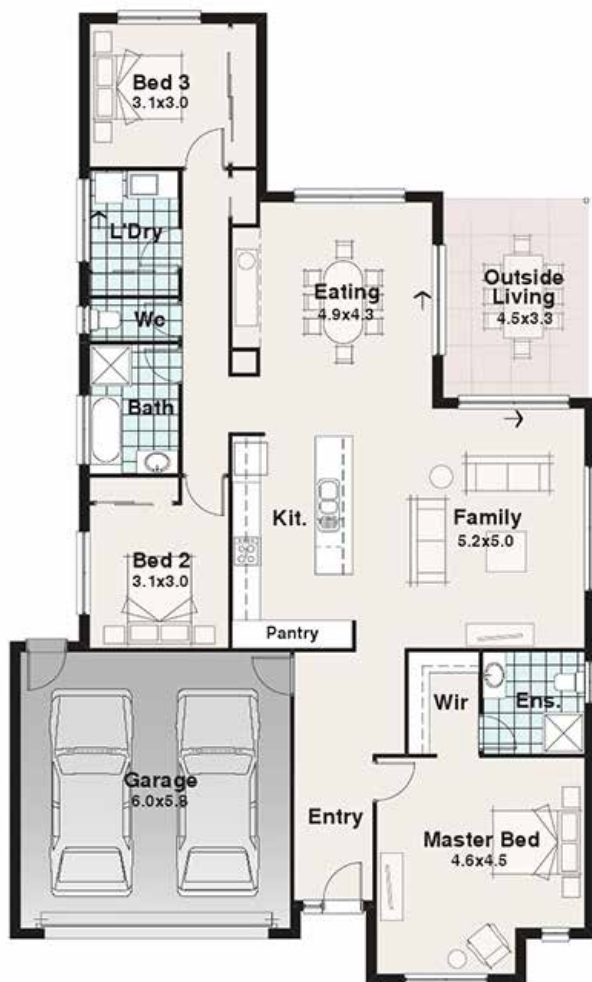
\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.



Byron Facade Pictured



## CLASSIQUE RANGE



28.20m

13.90m

3

2

2

1

# The Ceres

**Width** 12.70m  
**Length** 21.12m

Residence	156.90	m2
Outdoor Living	13.64	m2
Garage	38.38	m2
<b>TOTAL</b>	<b>208.92</b>	<b>m2</b>
	22.49	sq

### The Ceres

Our number one seller as it provides privacy, outside living and a great master bedroom all at a very reasonable price.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

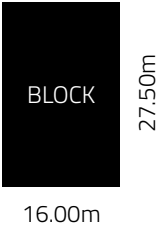




Carinda Facade Pictured



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- 3
- 2
- 2
- 1

# The Cosgrove

**Width**      **Length**  
**14.48m**    **21.14m**

Residence	185.89	m2
Outdoor Living	12.19	m2
Garage	38.18	m2
<b>TOTAL</b>	<b>236.26</b>	<b>m2</b>
	<b>25.43</b>	<b>sq</b>

## The Cosgrove

The Cosgrove is a unique design which features a few different items from your standard home such as a dressing area off the ensuite and a study nook between the bedrooms.

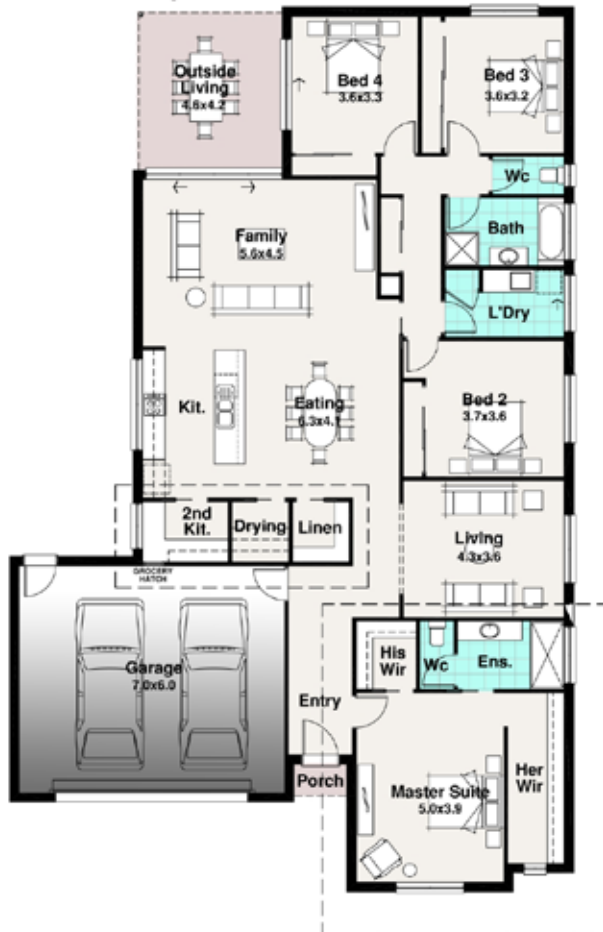
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# CLASSIQUE RANGE

Flinders Facade Pictured

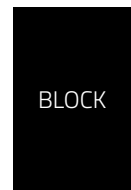
## Option 1



## Option 2



## Option 3



16.50m

- 4
- 2
- 2
- 2

# The Fitzroy

## Option 1 & 2

Residence	212.84	m2
Porch	1.40	m2
Outdoor Living	46.13	m2
Garage	16.86	m2
<b>TOTAL</b>	<b>277.23</b>	<b>m2</b>
	<b>29.84</b>	<b>sq</b>

**Width 14.85m Length 23.30m**

## Option 3

Residence	216.36	m2
Porch	1.40	m2
Outdoor Living	46.13	m2
Garage	16.86	m2
<b>TOTAL</b>	<b>280.75</b>	<b>m2</b>
	<b>30.22</b>	<b>sq</b>

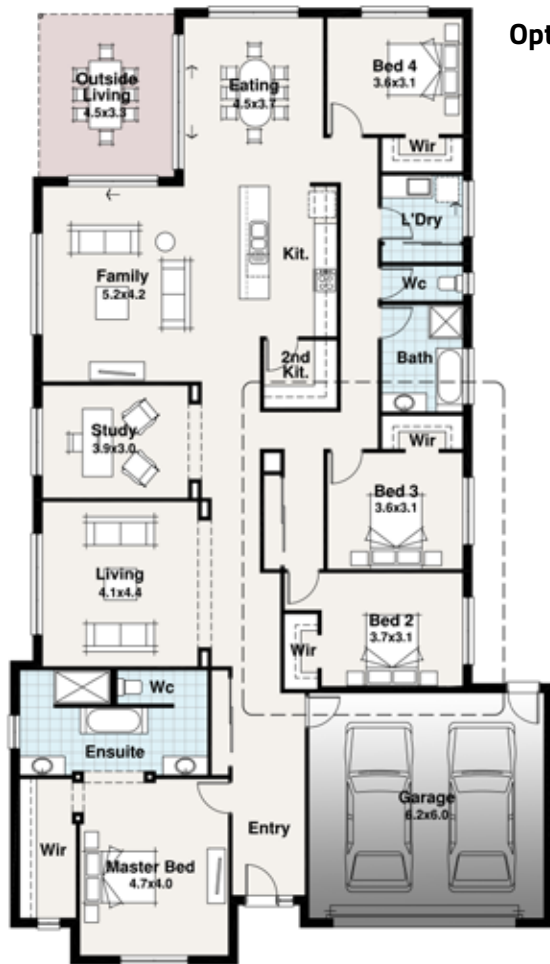
**Width 14.85m Length 23.89m**

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.



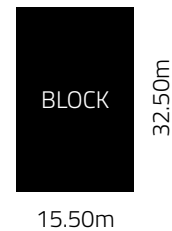
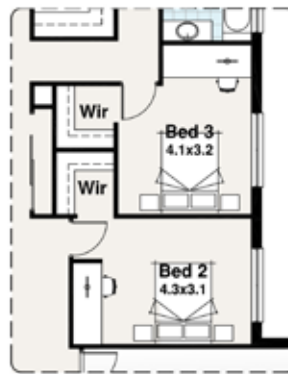
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Bridgewater Facade Pictured



Option 1

Option 2



- 4
- 2
- 2
- 2

# The Hamlyn

Width 14.41m Length 25.41m

## Option 1 & 2

Residence	248.14	m2
Outdoor Living	16.80	m2
Garage	41.09	m2
TOTAL	306.03	m2
	32.94	sq

## The Hamlyn

In the top 10 IBN designs. The Hamlyn is all about living in style with a walk in robe for all bedrooms, a huge ensuite, seperate study and a second kitchen. There is not much that the Hamlyn does not have.

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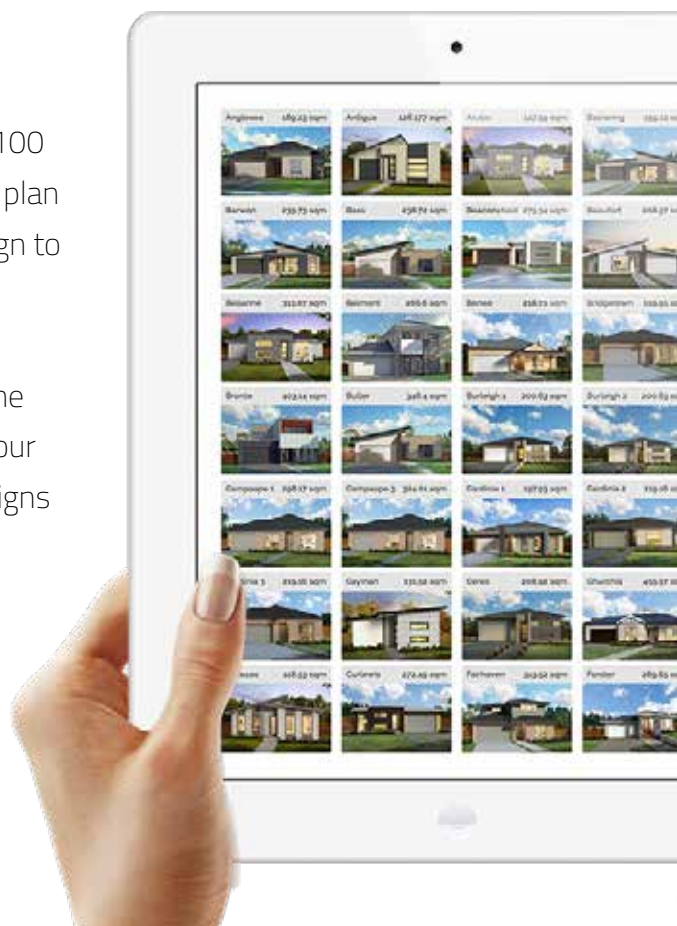




The Independent Builders Network have created a library of designs that cater for all block types and styles of living. With 100 plus designs and 60 plus facades you are guaranteed to find a plan you like, but if not we pride ourselves on customising any design to suit your every need.

Our company prides itself on having designs that move with the latest market trends and create new initiatives that we know our clients want. Some great features we try to include in our designs are a second kitchen, bigger garages & bedrooms and more storage. But we are also mindful that we need to cater for a large market so we have designed specific ranges to keep our end price at its lowest.

Check out our full range of designs to find your next home.





## CARIBBEAN RANGE

For the owner getting in to the property market for the first time or the savvy property investor this range delivers a substantial varying offering of project homes that deliver smart designs ranging from 2-bedroom to 4-beds / 3 living areas to optimise rate of return on your investment.



## EXECUTIVE RANGE

For narrow blocks our Executive Range delivers an opportunity to discover solutions to suit the land that doesn't provide many options. With façade choices to go with these premium lean floor plans you won't go without. All of the homes include ensuites with three to four bedrooms.



## FAMILY RANGE

For the growing family as the name suggests, This Range is suited to larger and wider land and is enhanced by wide eaves, larger children's bedrooms and our distinct emphasis on plenty of storage. Look out for nifty grocery hatches, IT Nooks, extra workshop areas and our unique 2nd Kitchen.



## CLASSIQUE RANGE

Recently added to the IBN stable, these homes fit somewhere in between the Executive and Family Ranges with that extra area added to the side of the home which provides a unique product to add class and sophistication to your façade. The Classique range will offer stepped back frontage to the façade which enhances the aesthetics of the design.

We have  
broken our  
designs  
in to 8 simple  
ranges that  
cover  
your every  
need.



## SCENIC RANGE

Our featured double storey or "high set" array of new homes. With narrow designs through to exclusive Golf Course Estate living we cover all aspects for the family who needs room to live. Again, our unique floor plan offerings include extra storage, 2nd Kitchens, larger garages and even a fully complimented Dressing room in the Bronte!



## PANORAMIC RANGE

You have a corner block and no-one can provide you with the answer to your design requirements then look no further. We have drafted different styles of homes that suit any type of double-fronted land including garages to the rear of the home for side entrance.



## ALPINE RANGE

Think your local builder won't have solutions for sloping blocks, think again! Our Alpine Range delivers homes suited to any sort of fall with most providing a 2nd Kitchen and a drying room as standard; no other builder can offer that! Of course split levels can vary so consult with your local IBN Member to work in with you for the perfect solution.



## HOMESTEAD RANGE

We have an exciting range of acreage designs that now even come with optional mud rooms for the working man coming home and keeping a clean house. With our 2nd kitchens provided through the whole range we now have homes from under 200m2 right up to 470m2 and of course if you need to make changes, we can custom to suit.



Byron Facade Pictured



## CLASSIQUE RANGE



28.00m

13.90m



# The Highton

**Width** 12.70m  
**Length** 21.72m

Residence	191.24	m2
Outdoor Living	14.78	m2
Garage	38.37	m2
<b>TOTAL</b>	<b>244.39</b>	<b>m2</b>
	<b>26.30</b>	<b>sq</b>

## The Highton

For a long time the Highton has been one of IBN's most popular designs.

A spacious 3 bedroom design with a study nook, second living area and a family area that opens into the outside living.

It is quite easy to see why the Highton is so popular.

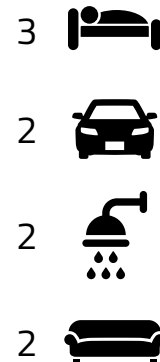
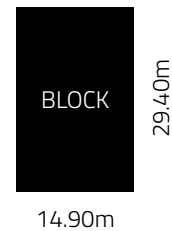
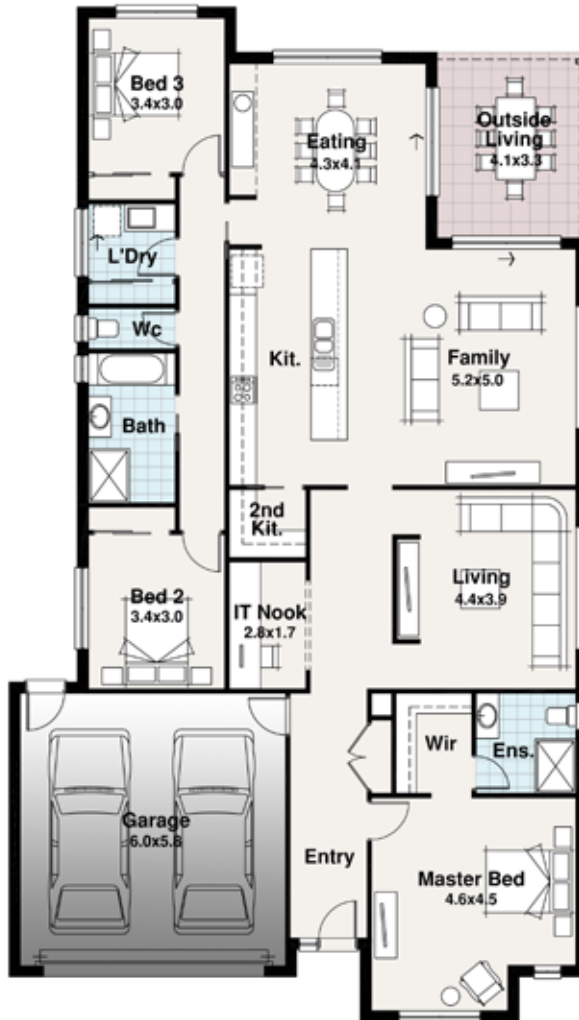
\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.





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Tamar Facade Pictured



# The Highton Warralily

Width 12.70m Length 22.32m

Residence	191.56	m2
Outdoor Living	13.46	m2
Garage	38.37	m2
TOTAL	243.39	m2
	26.20	sq

## The Highton Warralily

Due to the popularity of the standard Highton we decided to create a new design called the Highton Warralily which features larger bedrooms, a second kitchen, improved ensuite and re-designed living areas.

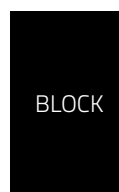
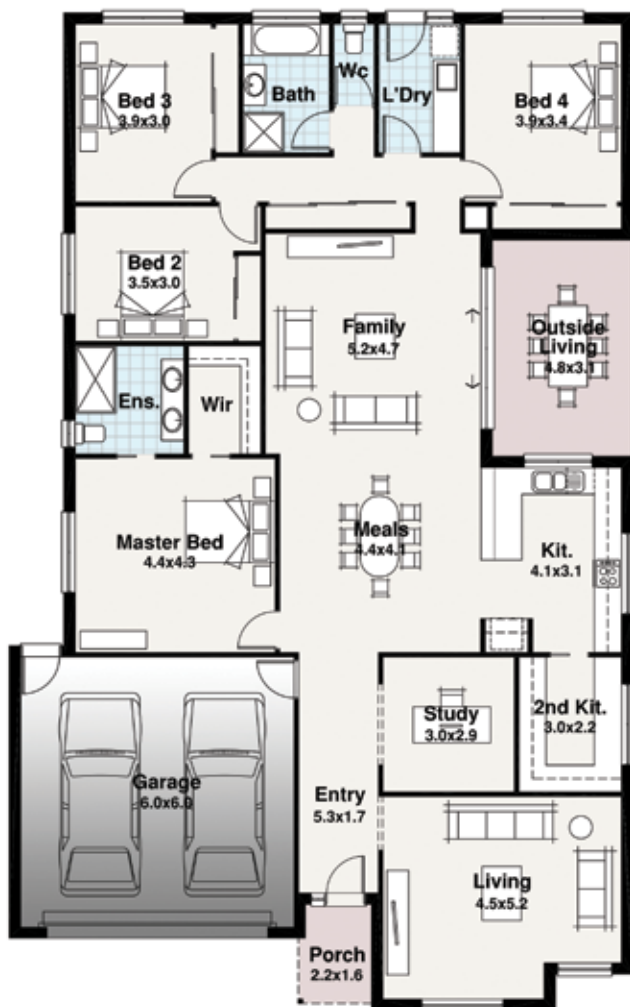
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Carinda Facade Pictured



## CLASSIQUE RANGE



BLOCK  
29.10m

14.90m



# The Nowra

**Width** 13.69m  
**Length** 22.10m

Residence	216.22	m2
Porch	3.42	m2
Outdoor Living	14.83	m2
Garage	39.47	m2
<b>TOTAL</b>	<b>273.94</b>	<b>m2</b>
	<b>29.85</b>	<b>sq</b>

## The Nowra

Featuring the living area at the front of the design and master bedroom behind the garage allows the Nowra to create some great feature areas such as the huge second kitchen and built in outside living area.

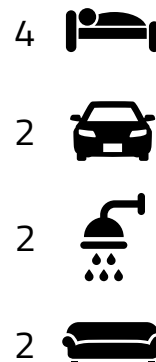
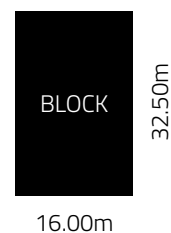
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Mallacoota Facade Pictured



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# The Oxley

**Width** 14.48m  
**Length** 24.43m

Residence	218.69	m2
Outdoor Living	12.19	m2
Garage	38.18	m2
<b>TOTAL</b>	<b>269.06</b>	<b>m2</b>
	<b>28.96</b>	<b>sq</b>

## The Oxley

The Oxley is a larger version of the Cosgrove and has the same features just in a larger version.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.





Franklin Facade Pictured



## CLASSIQUE RANGE



14.90m

4

2

2

2

# The Sandhurst

**Width** 13.40m  
**Length** 22.00m

Residence	209.57	m <sup>2</sup>
Porch	1.57	m <sup>2</sup>
Outdoor Living	18.53	m <sup>2</sup>
Garage	38.54	m <sup>2</sup>
<b>TOTAL</b>	<b>268.21</b>	<b>m<sup>2</sup></b>
	<b>28.87</b>	<b>sq</b>

## The Sandhurst

With a master bedroom that features a huge walk in robe and generously sized ensuite the Sandhurst makes a big statement from when you first walk through the front door. Throw another 3 bedrooms and a second kitchen in which really allow this design to stand out.

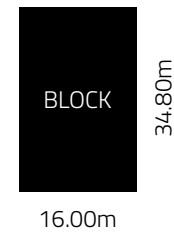
\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.



Hampton 2 Facade Pictured



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- 4
- 2
- 2.5
- 3

# The Tatura

Width      Length  
14.48m    26.72m

Residence	248.98	m2
Outdoor Living	12.19	m2
Garage	38.18	m2
TOTAL	299.35	m2
	32.22	sq

## The Tatura

A bigger version of the oxley the Tatura adds size to the main areas of the house but also adds in a leisure and powder room.

\*Based on standard Developer setback and Rescode setback of 4 - 5m front only and 3m rear setback. Plans, facades and specifications vary depending on zone and region.

## Independent Builders Network

is a professional network of local builders, working together to offer home builders a higher quality, more personal and better value for money service, than the large, impersonal volume project builders

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Our  
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┌                      ┐  
Your Builder  
└                      ┘



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