

HOMESTEAD RANGE

www.independentbuilders.com.au

Our
specialist
range of
designs for
acreage
blocks



About the 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 second kitchens provided through the whole range we now have homes from under 200m² right up to 470m².

We understand the needs of an acreage design and the fact you like to customise these designs for your everyday needs and this is definately available to you.



HOMESTEAD
RANGE

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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.





HOMESTEAD RANGE

Facade Selection



Traditional Facade



Lindeman Facade



Heritage Facade



**Heritage Facade
No Garage**



Riverina Facade

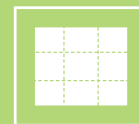


Charlton Facade

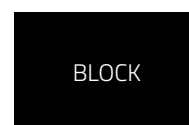
*All IBN designs are priced to the traditional facade unless specified otherwise, all other facade options are upgrades.
The facades pictured may vary in looks depending on house size and requirements. Pricing on the facades will vary depending on the selected facade.
Developer guidelines will vary and 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.*



Heritage Facade Pictured



HOMESTEAD RANGE



BLOCK 22.00m

24.00m

3

2

2

2

The Bargara

Width 22.00m
Length 13.73m

Residence	203.64	m2
Porch	1.26	m2
Outdoor Living	34.08	m2
Garage	40.45	m2
TOTAL	279.43	m2
	30.07	sq

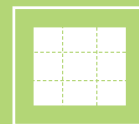
The Bargara

With 3 bedrooms, 2 living areas, 2 bathrooms, a study nook and massive outside entertaining area you will be hard pressed to find a design with more features. Throw in a huge walk in pantry and garage storage this further compliments a design that has it all.

*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.



Charlton Facade Pictured



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BLOCK 29.50m
37.00m

- 4
- 3
- 2.5
- 3

The Churchill

Width 34.25m
Length 21.02m

Residence	337.52	m ²
Porch	5.60	m ²
Outdoor Living	42.57	m ²
Carport	21.00	m ²
Garage	48.88	m ²
TOTAL	455.57	m²
	49.04	sq

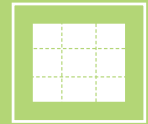
The Churchill

The Churchill falls in between our Yarram and Rosedale design. Made for the acreage block the Churchill has it all from 4 bedrooms to 3 living areas. A retreat and big walk in robe in the master bedroom are key features of this design.

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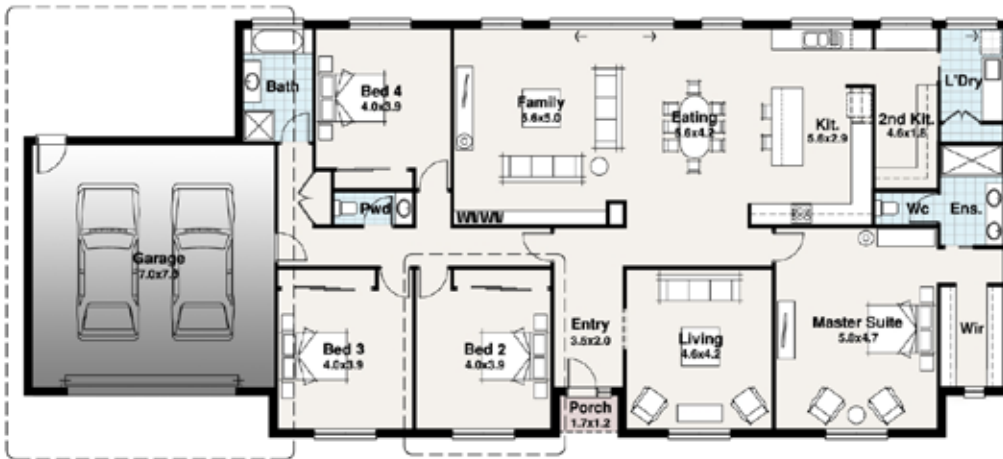


Lindeman Facade Pictured



HOMESTEAD RANGE

Option 1



20.00m

31.20m

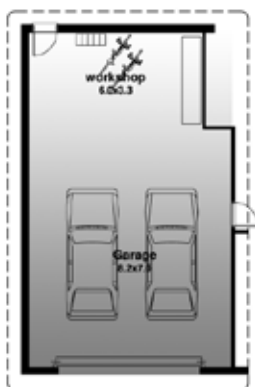
3/4

2

2.5

2

Option 3



Option 2



The Koroit

Option 1 & 2

Residence	255.10	m2
Porch	2.04	m2
Garage	53.80	m2
TOTAL	310.94	m2
	33.47	sq

Width 28.50m
Length 12.00m

Option 3

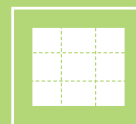
Residence	254.38	m2
Porch	2.04	m2
Garage	83.31	m2
TOTAL	339.73	m2
	36.57	sq

Width 28.50m
Length 12.00m

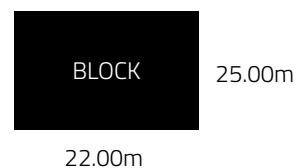
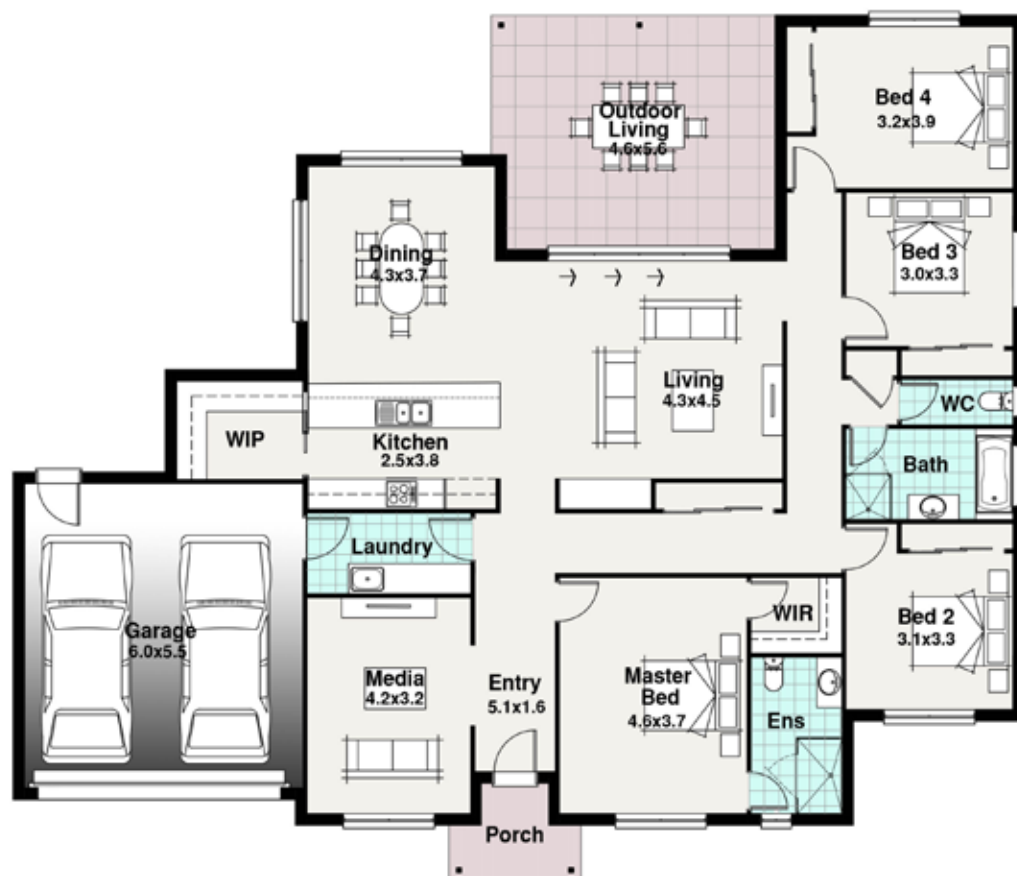
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Lindeman Facade Pictured



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- 4
- 2
- 2
- 2

The Lynwood

Width
19.94m

Length
16.90m

Residence	190.12	m2
Porch	3.29	m2
Outdoor Living	24.08	m2
Garage	36.30	m2
TOTAL	253.79	m2
	27.31	sq

The Lynwood

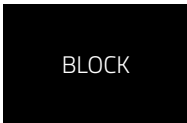
Another addition to the ever growing Homestead range the Lynwood is very welcome. With 4 bedrooms, multiple living areas and a nice open living style the Lynwood is sure a great design with beautiful features.



Heritage Facade Pictured



HOMESTEAD RANGE



- 4
- 2.5
- 2

The Maryborough

Width **Length**
21.41m **15.20m**

Residence	248.46	m2
Porch	2.04	m2
Outdoor Living	29.26	m2
TOTAL	279.76	m2
	30.10	sq

The Maryborough

The Maryborough is one of our smaller acreage designs that has it all. 4 bedrooms with the master suite that features a great sized walk in robe plus a very generous sized ensuite. Add a second kitchen, drying room, walk in linen cupboard and a powder room, you would be hard pressed to find a design with more features.

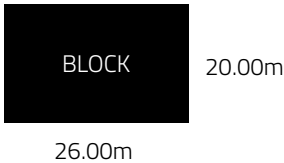
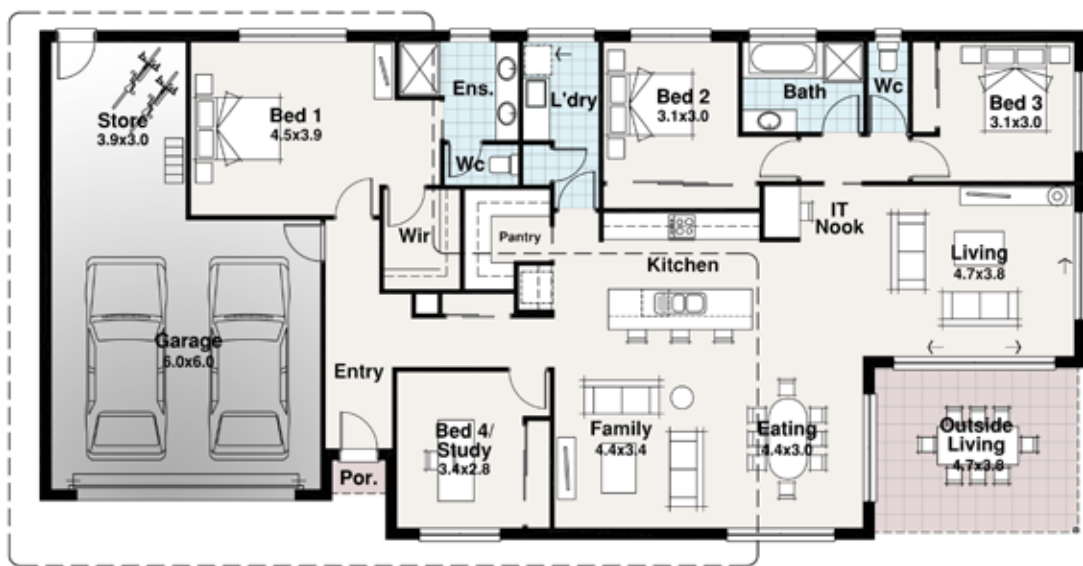
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Lindeman Facade Pictured



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- 4
- 2
- 2
- 2

The Mudjimba 1

Width
23.22m

Length
11.28m

Residence	183.66	m2
Porch	1.08	m2
Outdoor Living	17.87	m2
Garage	52.71	m2
TOTAL	255.32	m2
	27.48	sq

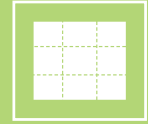
The Mudjimba 1

The Mudjimba was IBN's First Queensland display and received fantastic feedback. With 4 bedrooms, 2 living areas, IT nook and great sized kitchen the Mudjimba fills in quite nicely.

*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.



Charlton Facade Pictured



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BLOCK

29.50m

37.00m

- 3
- 3
- 2.5
- 3

The Rosedale

Width **Length**
34.25m **21.02m**

Residence	311.18	m2
Porch	5.60	m2
Outdoor Living	39.13	m2
Carport	21.00	m2
Garage	49.83	m2
TOTAL	426.74	m2
	45.93	sq

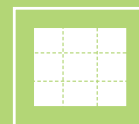
The Rosedale

The Rosedale is a smaller version of the Churchill which features 3 bedrooms instead of 4. Being one of our acreage designs the Rosedale still has heaps of living space and is perfect for blocks with plenty of room.

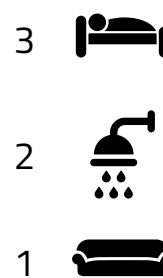
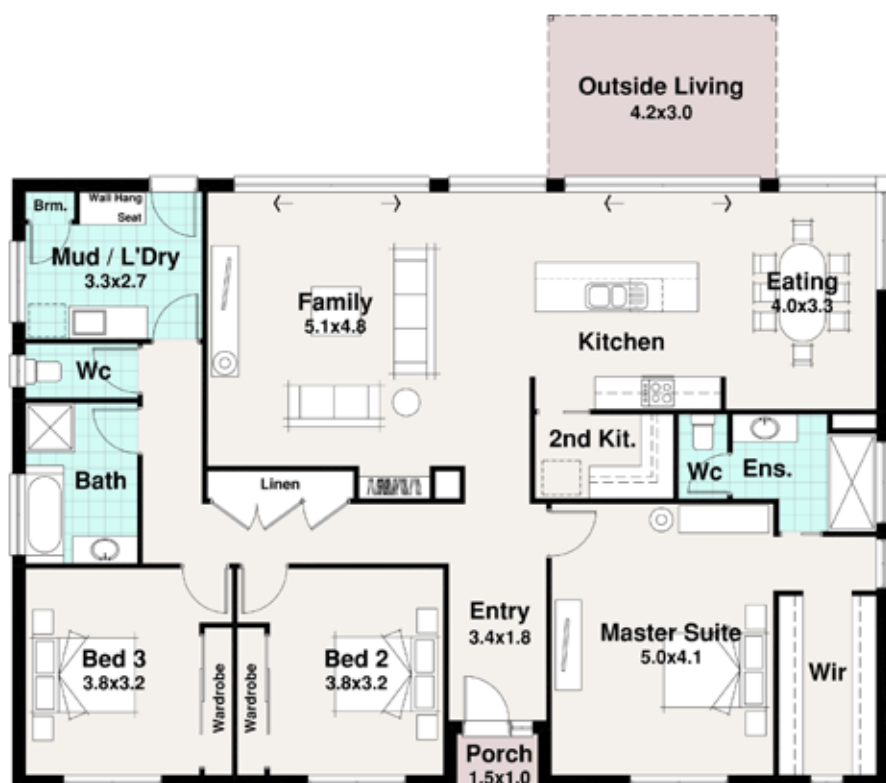
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Heritage Facade Pictured



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The Winton 1

Width 16.13m
Length 14.20m

Residence	179.16	m2
Porch	1.50	m2
Outdoor Living	12.60	m2
TOTAL	193.26	m2
	20.79	sq

The Winton 1

A smaller sized acreage design the Winton features 3 bedrooms, a second kitchen and a mud room with the laundry. This design is easy to modify if you need a garage or bigger outside living this can be altered with ease.

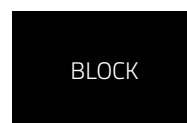
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Heritage Facade Pictured



HOMESTEAD RANGE



BLOCK

23.00m

22.80m

4

2

2

The Winton 2

Width 19.72m
Length 14.20m

Residence	219.36	m2
Porch	1.50	m2
Outdoor Living	12.60	m2
TOTAL	233.46	m2
	25.12	sq

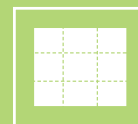
The Winton 2

Added features from the Winton 1 are the Second living area at the front of the design, a drying room & walk in linen cupboard. The Winton 2 is wider which allows a more spacious feel but still comes in under 235m2.

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Riverena Facade Pictured



HOMESTEAD RANGE



BLOCK

28.50m

37.00m

4

3

2.5

3

The Yarram

Width
34.25m

Length
21.02m

Residence	352.74	m2
Porch	5.60	m2
Outdoor Living	42.57	m2
Carport	21.00	m2
Garage	48.07	m2
TOTAL	469.98	m2
	50.59	sq

The Yarram

The Yarram is our number one requested Homestead design and also the biggest IBN design. There is not much that the Yarram doesn't have due to its monstrous size, it even features a bar.

*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.

IBN Suppliers & Professionals

The Independent Builders Network prides itself on working with highly reputable suppliers & professionals who lead the market in product, service and initiative. We partner with these companies as they have proven over many years that they are the best in the business and can deliver the highest quality product & service to our clients.

When looking to build a new home we sometimes get lost in what the suppliers and professionals products stand for and how they will hold up over the journey of time. Our supplier and professional partners take great pride in what they will deliver to you and they are the reason for our moto 'To build the highest quality home, you must have the highest quality suppliers.'

“When it comes to suppliers there is a very simple solution, To build the highest quality homes you must have the highest quality suppliers... and we do. Our suppliers are market leaders who create the standards not just follow them.”

Jason Aiossa
National Purchasing Manager

”



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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12/67 Garden Drive
Tullamarine, Vic 3043

T 1300 IBN NET (1300 426 638)

E enquiries@independentbuilders.com.au

w independentbuilders.com.au

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