

# mayde.



Home Designs

dreams  
memories  
life  
mayde.



At mayde, we're making first homebuyers' dreams a reality, helping them forge core memories they'll recount for decades to come, and build a life that feels like the plot of a fairytale.

You might not know it yet, but you'll look back on the first night in your new home, eating pizza from paper plates, as a core memory. And as partners in the home-building process, we're here to help you make it happen. Pizza and all.





**Home sweet,  
glorious,  
comfortable,  
snug home.**

**1.**

### **We're made for firsts**

Dedicated to first-home buyers, we're well equipped to navigate the waters you might be unfamiliar in.

We'll guide you from that first spark of interest to the first night in your shiny new place.

**2.**

### **We're professional untanglers**

You won't be overwhelmed with jargon or buzzwords.

Instead, we're here to make the building process as smooth and simple as possible. That way, the journey is empowering, rather than confusing.

**3.**

### **We cater to the shape of your life**

Life comes in different shapes and sizes. That's why our home plans are flexible, we encourage personalisation, and we'll help you sort everything from finance, to land, to space for your extensive vintage poster collection.

**4.**

### **What you see is what you get**

When you build with Mayde, you know exactly what you're signing up for. All the requirements are included – so you won't find us burying rogue clauses in the fine print.



Our range of home designs are crafted specifically with first homeowners in mind. Because the best plans aren't just drawn, they lead you home.

Home Designs



# Index

Home Design	Block Width (m)	Block Length (m)	House Width (m)	House Length (m)	Beds	Bath	Living	Garage	Alfresco	Total Area (sqm)
Archer	8.5	21	8.5	15.73	3	2	1	1	N	110.6
Finley	8.5	25	8.5	19.60	3	2	1	1	N	133.60
Carter	8.5	28	8.5	20.63	4	2	1	1	N	143.73
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Hazel	14	32	12.67	23.26	4	2.5	3	2	Y	261.93



# Archer

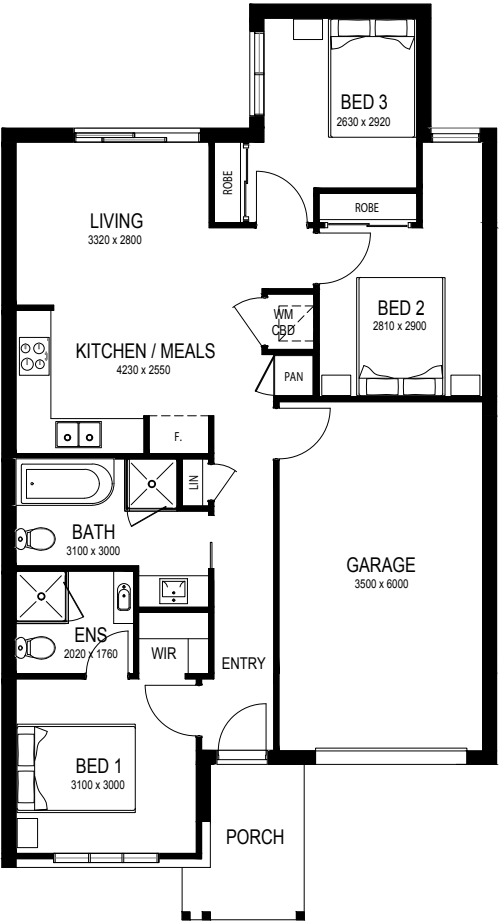
## Minimalist

Pinch yourself. With the Archer, you've got your own garage, two bathrooms and over 100 square metres of space that's entirely your own.

The three bedrooms and option for an alfresco area are begging for summer evenings hosted outdoors, where guests have the option to stay over if they please.

Or, really lean into the minimalist style and decide to include only two bedrooms. Who knew choice could feel so freeing?

Talk to our talented team or head to our website to discover how else you can personalise Archer.



### Specifications

**3**

**2**

**1**

Minimum Lot Size  
**8.5m x 21m**  
Total Area  
**110.60sqm**

House Width	8.50m
House Length	15.73m
House Size	11.91sq



# Finley

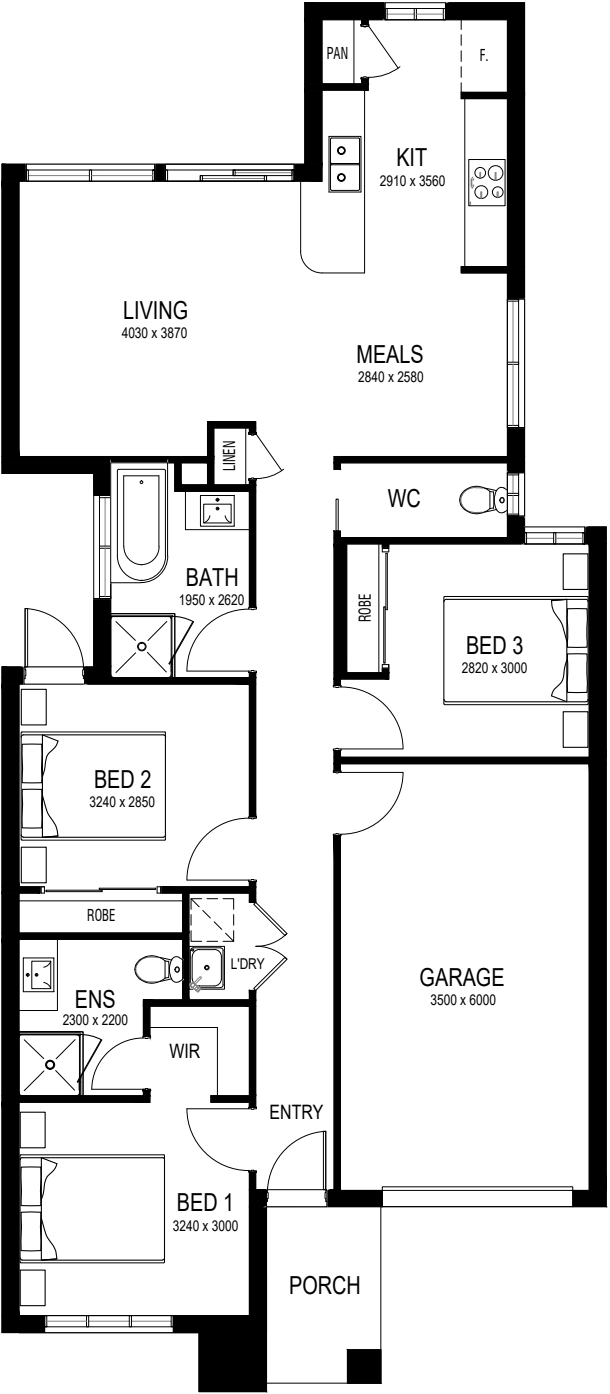
## Geometric

Take it all in. All three bedrooms, two bathrooms and your own dedicated garage.

That's not to mention the choice of adding ducted heating and cooling, an alfresco for outdoor living, and your oh-so-fancy powder room.

It's no coincidence that fin means 'finished'. Here, life is truly complete.

Talk to our talented team or head to our website to discover how else you can personalise Finley.



### Specifications



Minimum Lot Size  
**8.5m x 25m**  
Total Area  
**133.60sqm**

House Width	8.50m
House Length	19.60m
House Size	14.38sq

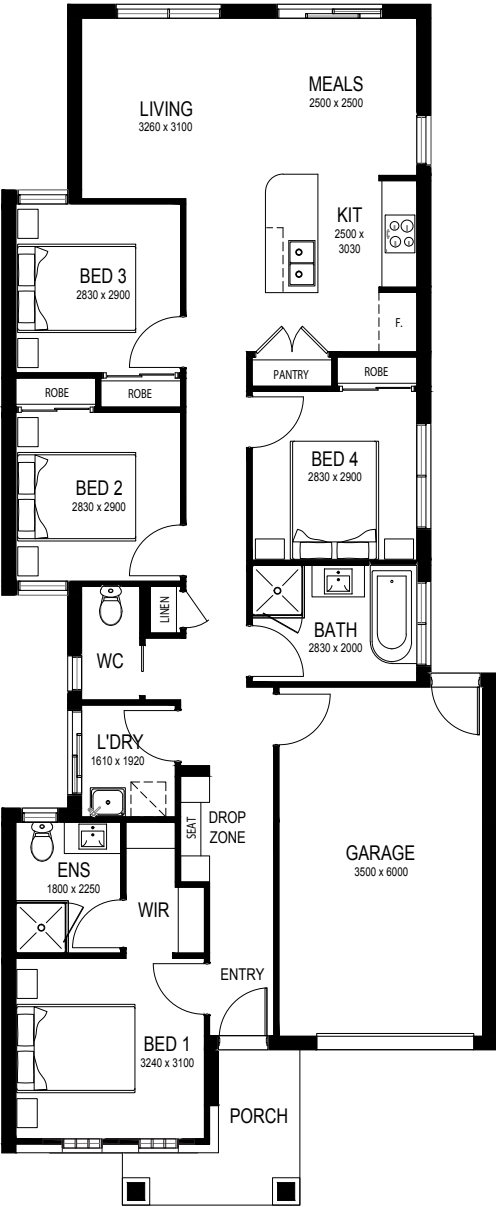
# Carter

## Hamptons

What’s impressive about Carter? Despite being perfect for narrow blocks, it doesn’t sacrifice a single thing. If you need proof, how does four bedrooms and two bathrooms sound...

And if you’re feeling ultra-Hamptons, add a walk-in pantry, alfresco and ducted heating and cooling to really take things up a notch.

Talk to our talented team or head to our website to discover how else you can personalise Carter.



### Specifications

 4

 2

 1

Minimum Lot Size  
**8.5m x 28m**  
Total Area  
**143.73sqm**

House Width	8.50m
House Length	20.63m
House Size	15.47sq



# Kiara

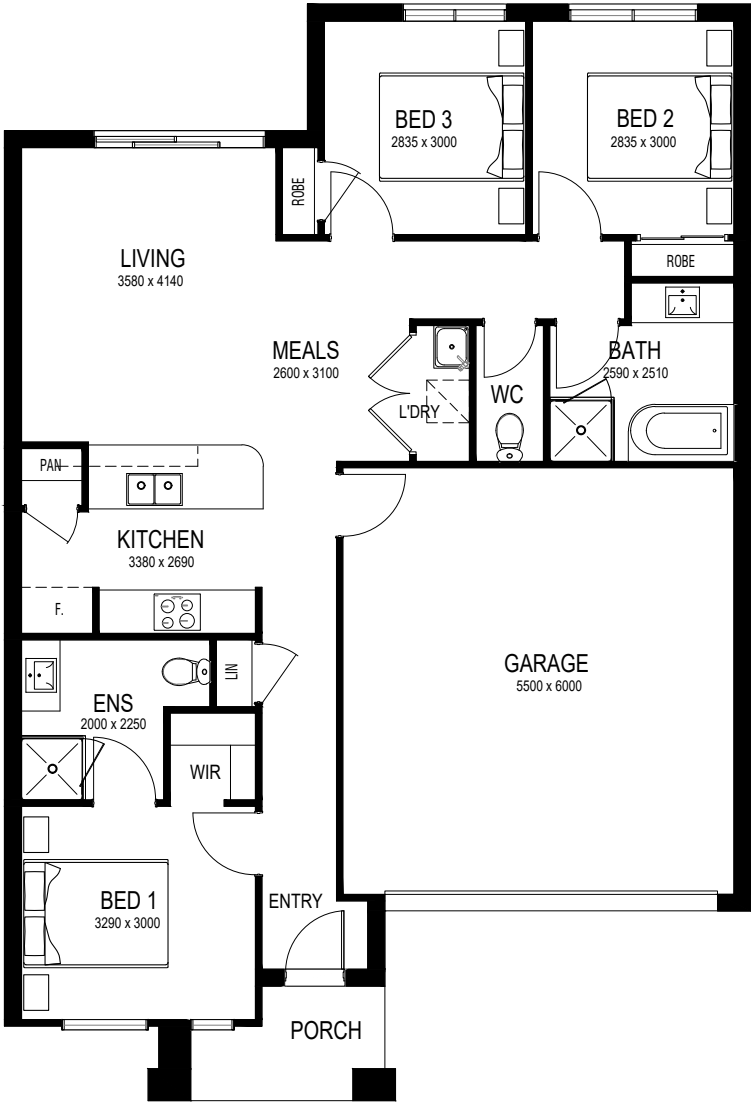
## Linear

Twos fit so neatly into everything. And in Kiara, you've got a neat three bedrooms, two-car garage and dual bathrooms.

On the other hand, if it's too much, you've got the option to remove a bedroom or you can downsize the garage to fit a single vehicle and enjoy the extra space in your interior.

On the topic of choice, you might like to know that an alfresco, laundry and ducted heating and cooling are also up for grabs. Because, why not?

Talk to our talented team or head to our website to discover how else you can personalise Kiara.



### Specifications



Minimum Lot Size  
**10.5m x 21m**  
Total Area  
**138.42sqm**

House Width	10.50m
House Length	15.42m
House Size	14.90sq

# Harlow

## Minimalist

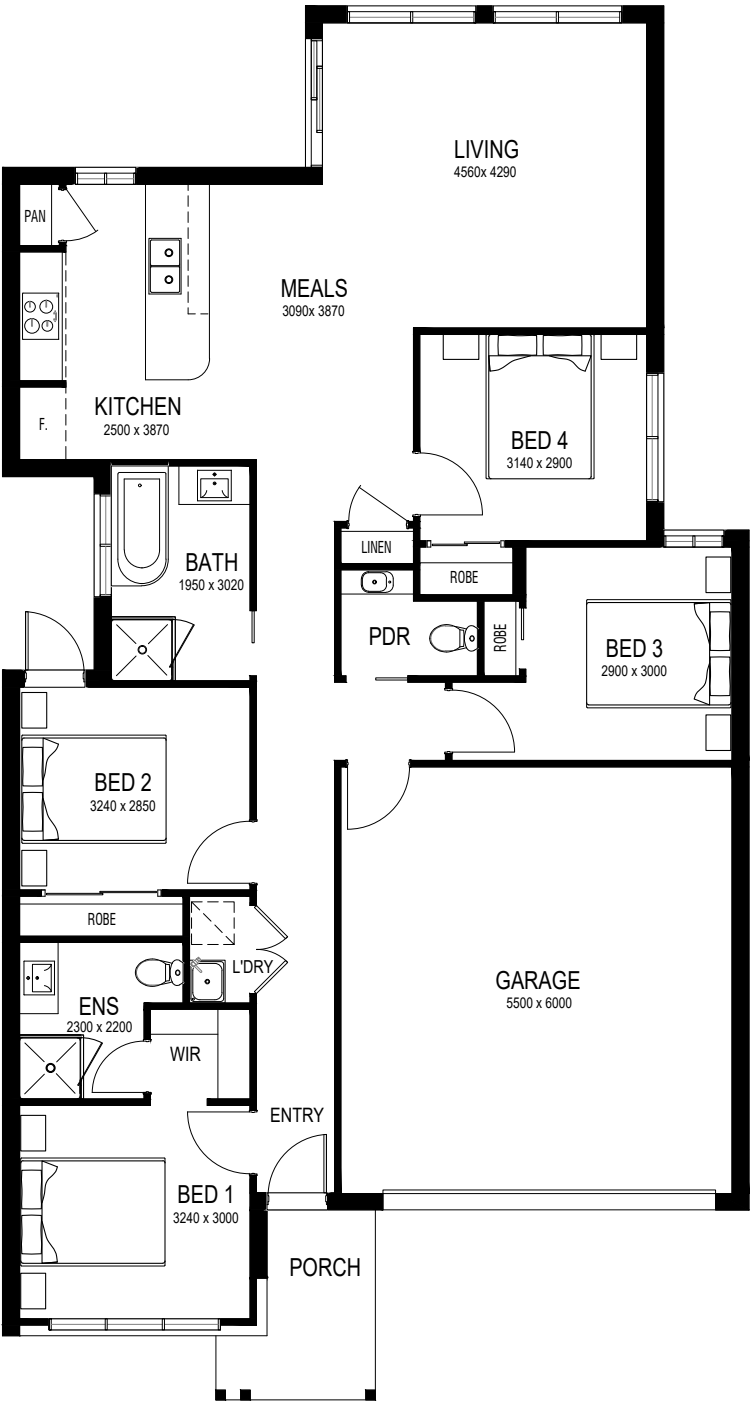
Harlow takes you into dream home territory. But here, you can say goodbye to the “could we” and “should we” questions and hello to four bedrooms, two bathrooms, a powder room and laundry.

Variety is the spice of life, so you can also swap to three bedrooms and use the extra room for your front lounge or literally live large in your living area/meal space.

Talk to our talented team or head to our website to discover how else you can personalise Harlow.



ARTIST IMPRESSION



### Specifications



Minimum Lot Size  
**10.5m x 25m**  
Total Area  
**167.02sqm**

House Width	10.50m
House Length	19.60m
House Size	17.98sq



# Otis

## Classic

With an alfresco area, four bedrooms, study space and multi-car garage, Otis is the fantasy home of your childhood dreams.

Prefer a little extra living space? Swap out a bedroom. Want ultimate comfort? Add ducted heating and cooling. Feeling bold? Opt for an alternative kitchen layout. With Otis, the possibilities are as exciting as the home itself.

Talk to our talented team or head to our website to discover how else you can personalise Otis.



ARTIST IMPRESSION



### Specifications

 4

 2

 2

Minimum Lot Size  
**10.5m x 28m**  
Total Area  
**174.21sqm**

House Width	9.35m
House Length	22.53m
House Size	18.75sq

# Remi

## Hamptons

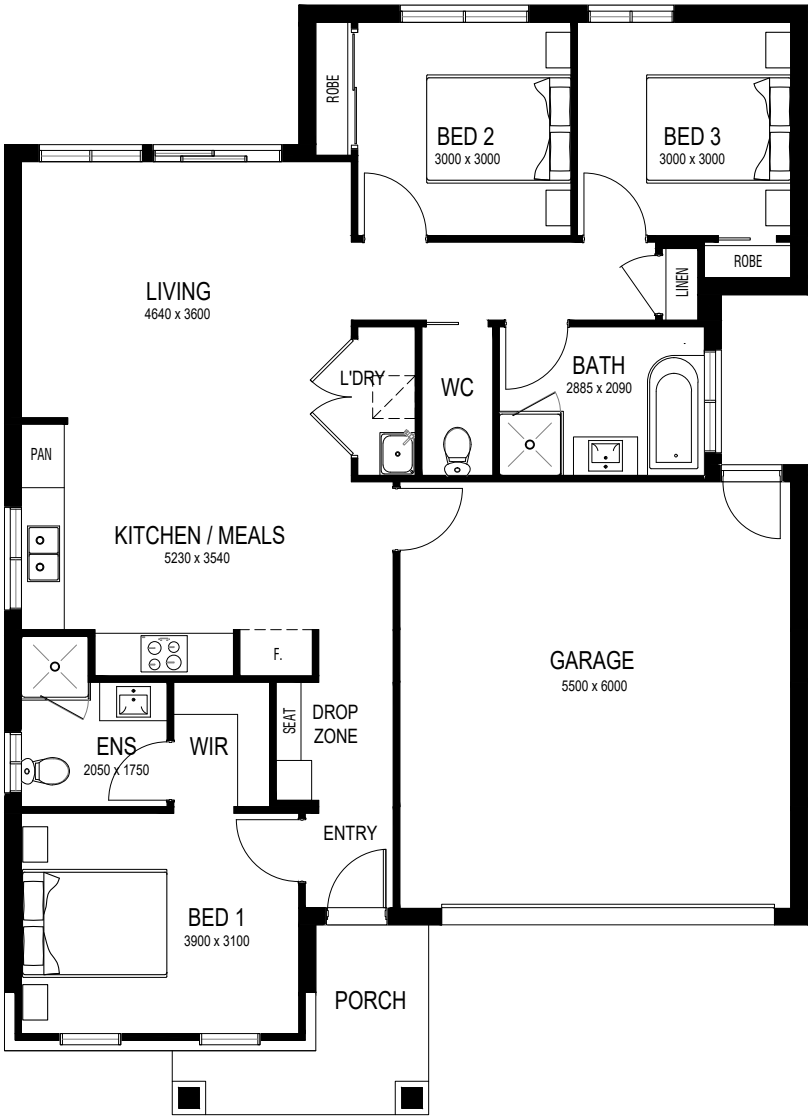
Remi puts the 'space' in 'spacious'. Between your two-car garage, three bedrooms, two bathrooms and open-plan living, you can lose yourself in the glory of having a home you're truly proud of.

This design also offers the chance to connect your laundry to your garage, add an island bench and walk-in pantry – because why should storage be limited only to built-in robes and linen cupboards?

Talk to our talented team or head to our website to discover how else you can personalise Remi.



ARTIST IMPRESSION



### Specifications

 3

 2

 2

Minimum Lot Size  
**12.5m x 21m**  
Total Area  
**148.90sqm**

House Width	11.30m
House Length	15.60m
House Size	16.03sq



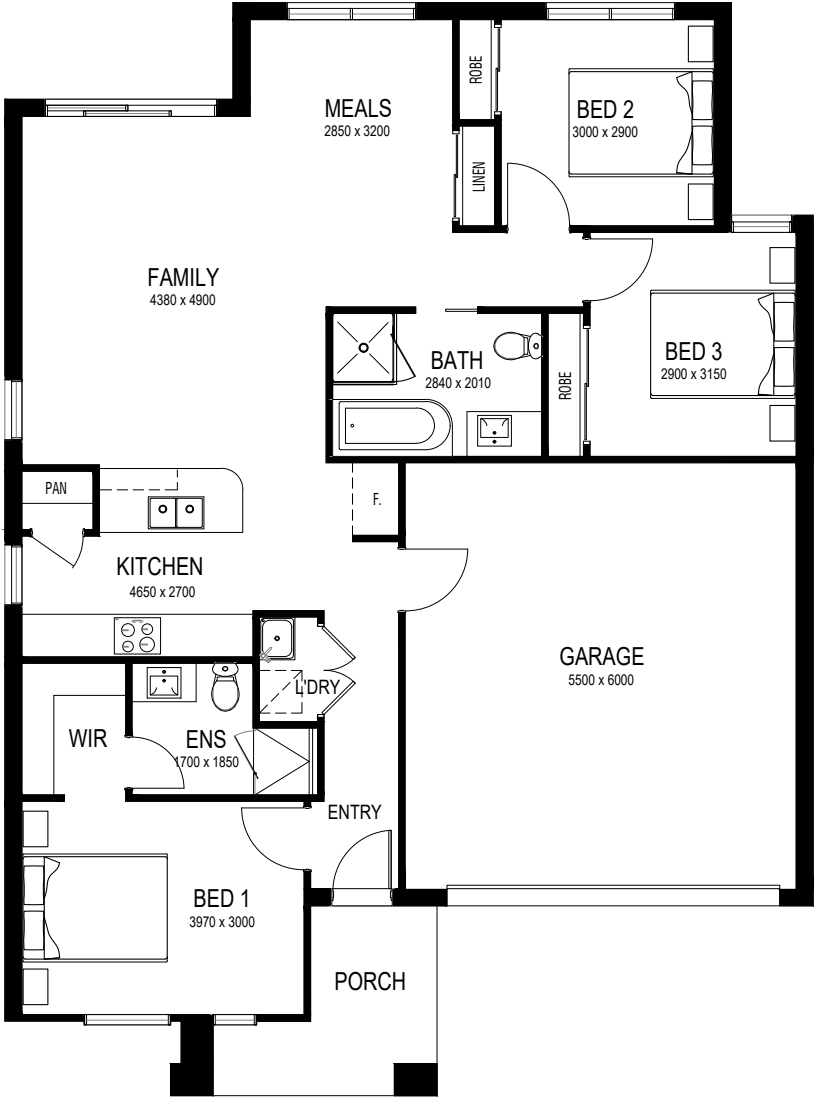
# Miller

## Linear

Meet Miller, a relaxing space with room to grow, change or simply muse over the fact that you get to call this beauty “home”.

Three bedrooms, two bathrooms and an extensive living space makes it perfect for families (or families-to-be). And if change is on the cards, choose another bedroom, swap the dual-car garage for a single one or bring the outdoors in with an alfresco area.

Talk to our talented team or head to our website to discover how else you can personalise Miller.



### Specifications

 3

 2

 2

Minimum Lot Size  
**12.5m x 21m**  
Total Area  
**150.38sqm**

House Width	11.37m
House Length	15.37m
House Size	16.19sq

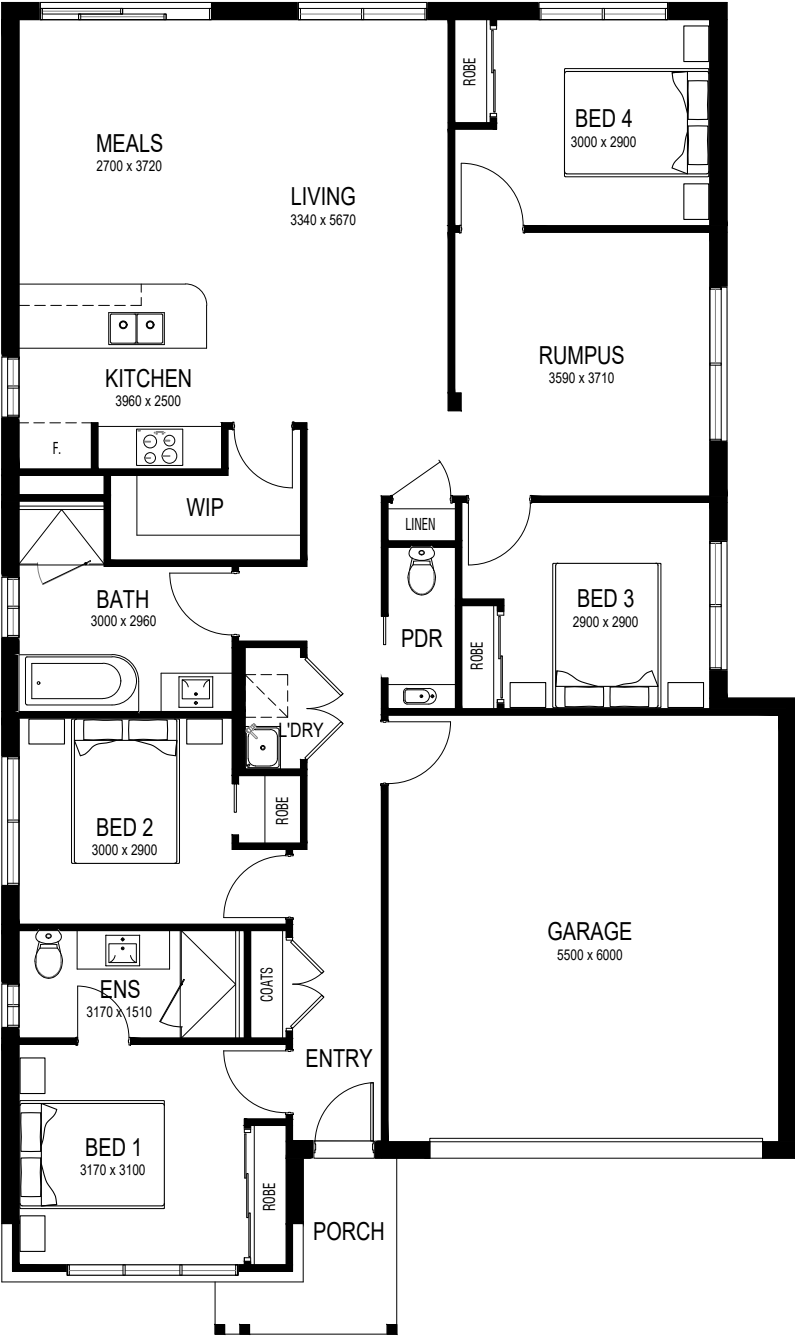
# Delilah

## Minimalist

Delilah is the type of residence to make a powder room, island bench, walk-in pantry and two-car garage attainable. That's not even to mention the four bedrooms, separate laundry and option to add in an alfresco for outdoor living.

Here, big dreams are really just your everyday.

Talk to our talented team or head to our website to discover how else you can personalise Delilah.



### Specifications

4

2.5

2

Minimum Lot Size  
**12.5m x 25m**  
Total Area  
**184.10sqm**

House Width	11.17m
House Length	18.89m
House Size	19.82sq



# Avery

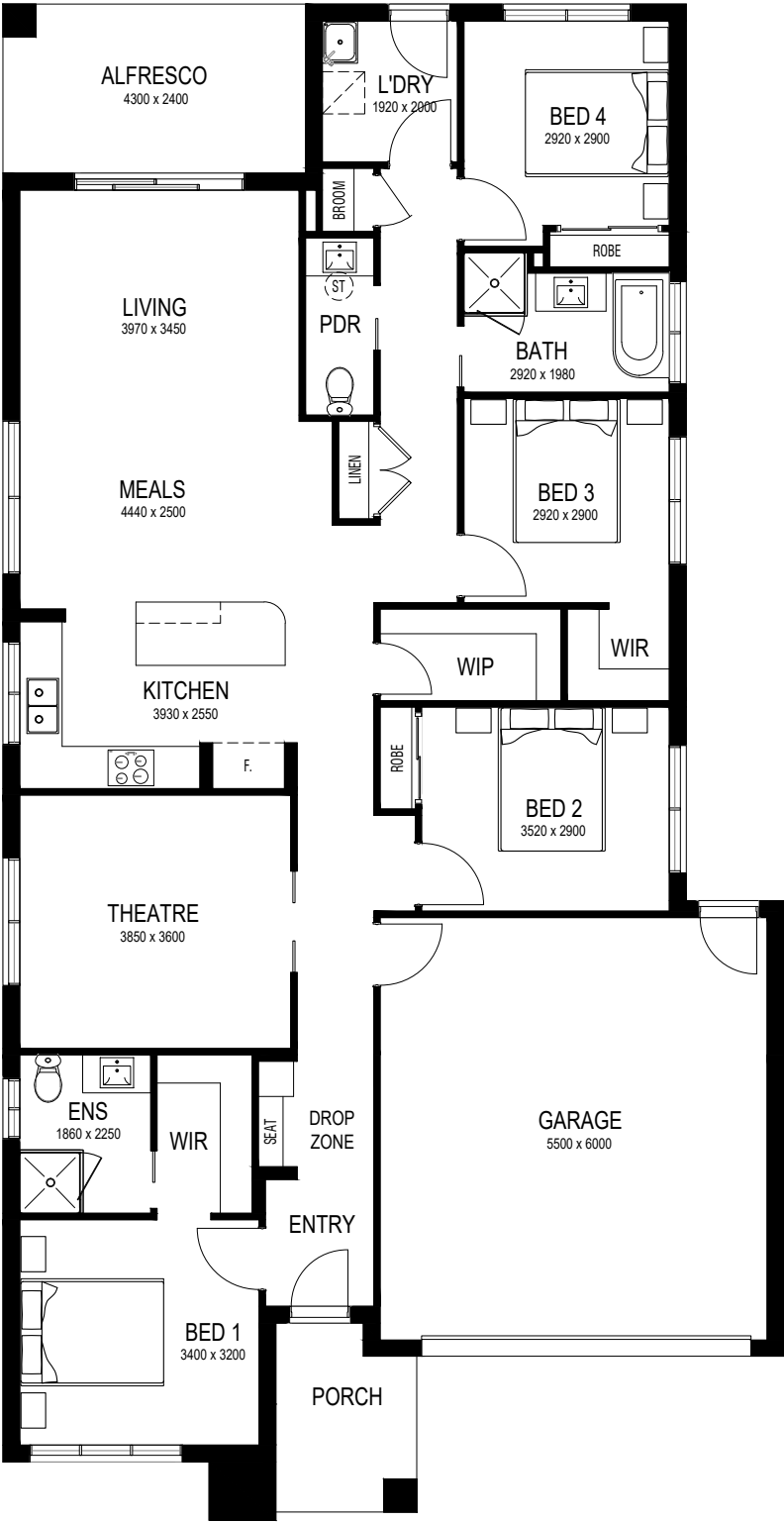
## Geometric

Avery is where life comes alive. If you've ever envisioned a place with a home theatre, alfresco and walk-in pantry, it's time to shortlist Avery.

The four bedrooms, two bathrooms and a powder room balance privacy with family connection.

Still dreaming of more? Add a study, ducted heating and cooling or a grand master bedroom suite for a not-so-little touch of luxe.

Talk to our talented team or head to our website to discover how else you can personalise Avery.



### Specifications

 4

 2.5

 2

Minimum Lot Size  
**12.5m x 28m**  
Total Area  
**206.44sqm**

House Width	11.10m
House Length	21.53m
House Size	22.22sq

# Lenny

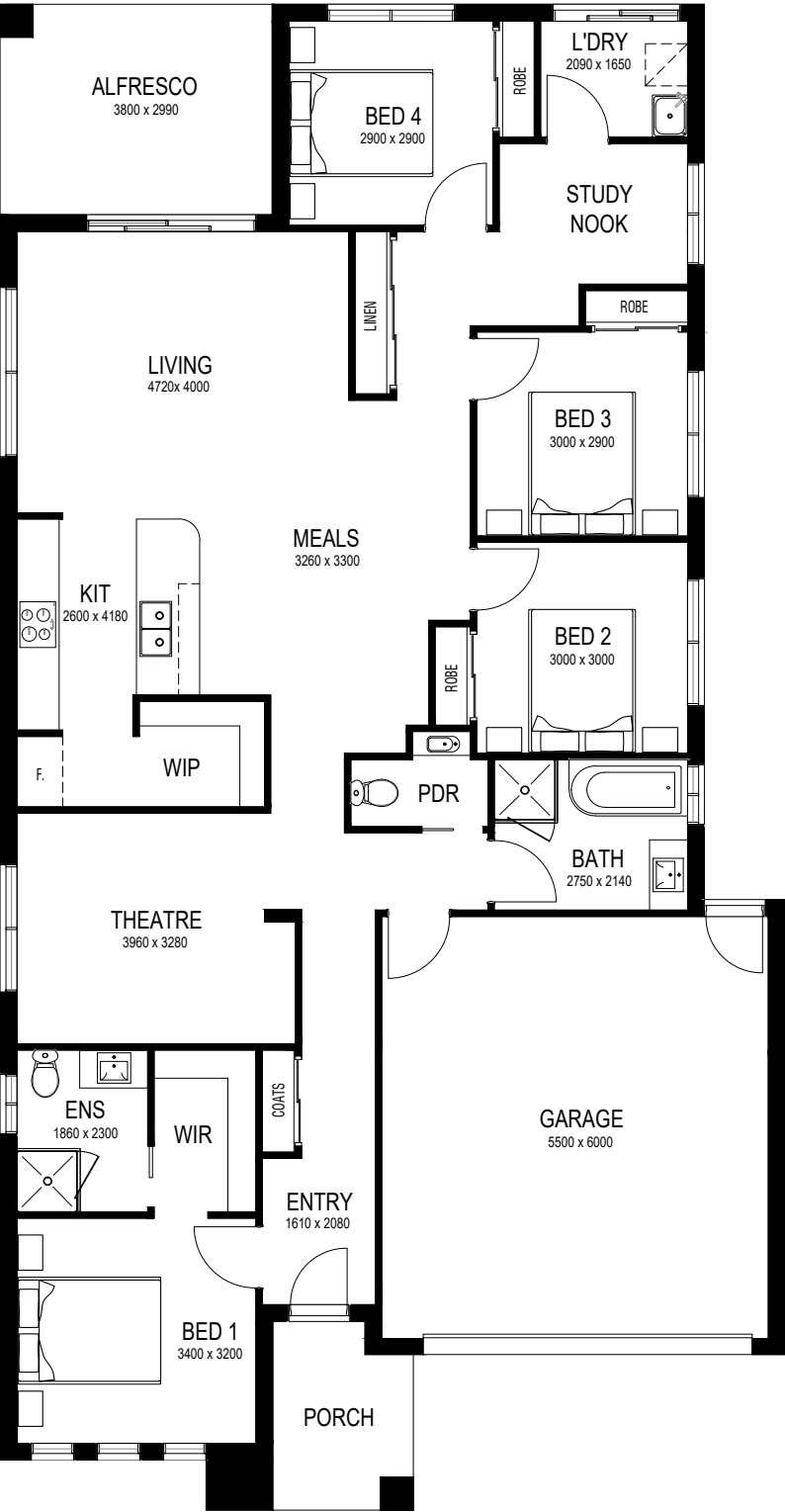
## Classic

Lenny is the Great Australian Dream personified. From the welcoming front porch through to the home theatre. It's more than just your average home.

The two and a half bathrooms, four bedrooms, walk-in robes, ample storage and two-car garage perfectly serve a growing (or grown!) family.

Lenny is where your heart will reside.

Talk to our talented team or head to our website to discover how else you can personalise Lenny.



### Specifications

4 2.5 2

Minimum Lot Size  
12.5m x 28m

Total Area  
210.72sqm

House Width	11.17m
House Length	21.41m
House Size	22.68sq



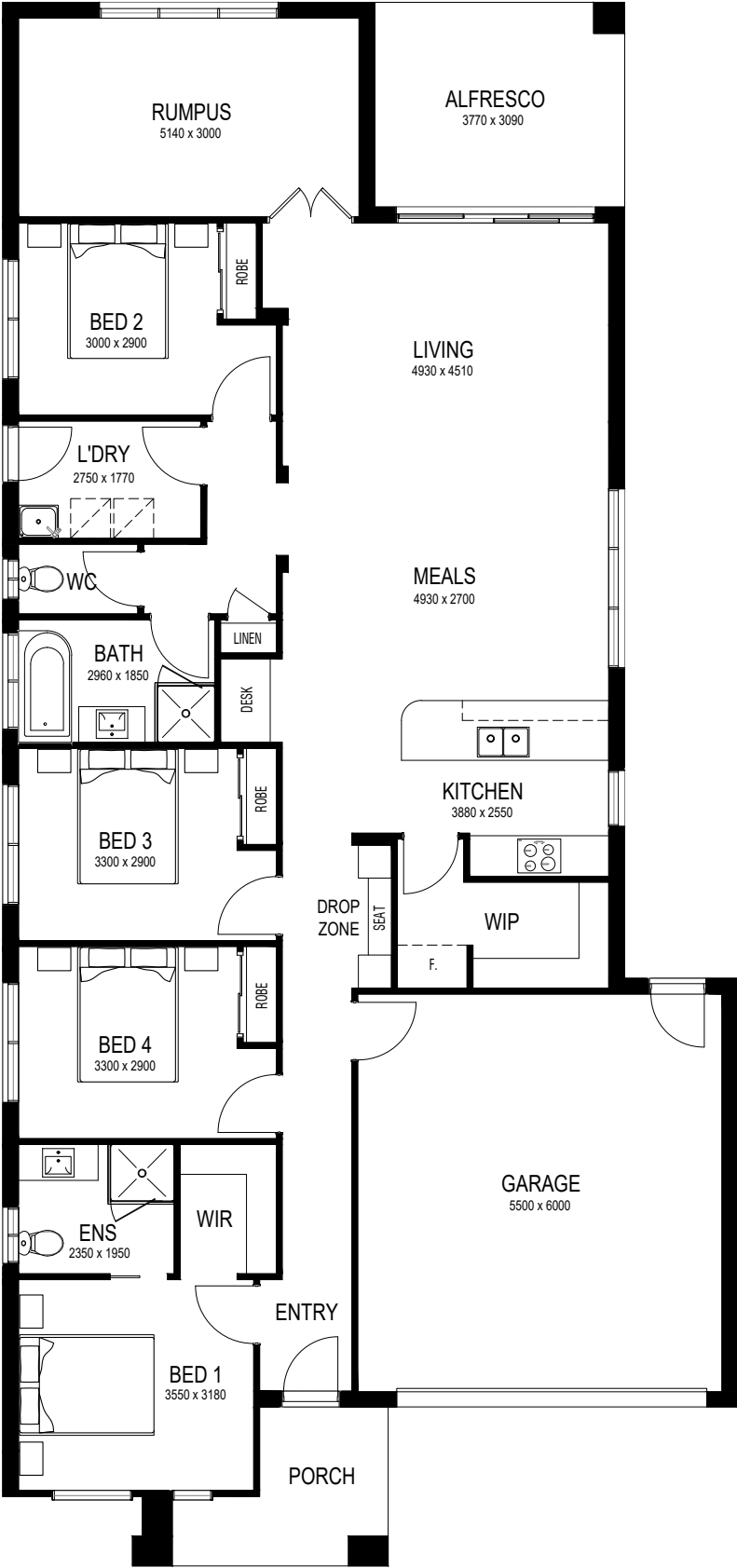
# Tate

## Linear

When you decide on a design like Tate, you're choosing a spacious home with the lot. Across its 200+ square metres, it offers two bathrooms, a laundry, a rumpus room, alfresco, walk-in pantry and four bedrooms – with the chance to make it five.

If you'd like to customise, move the first bedroom to the rear or add ducted heating and cooling. The list of possibilities is near endless.

Talk to our talented team or head to our website to discover how else you can personalise Tate.



### Specifications

 4

 2

 2

Minimum Lot Size  
**12.5m x 30m**  
Total Area  
**221.93sqm**

House Width	11.10m
House Length	23.60m
House Size	23.89sq

# Bodhi

## Minimalist

Step onto the porch at Bodhi and you'll sense the possibilities just brimming beyond the door.

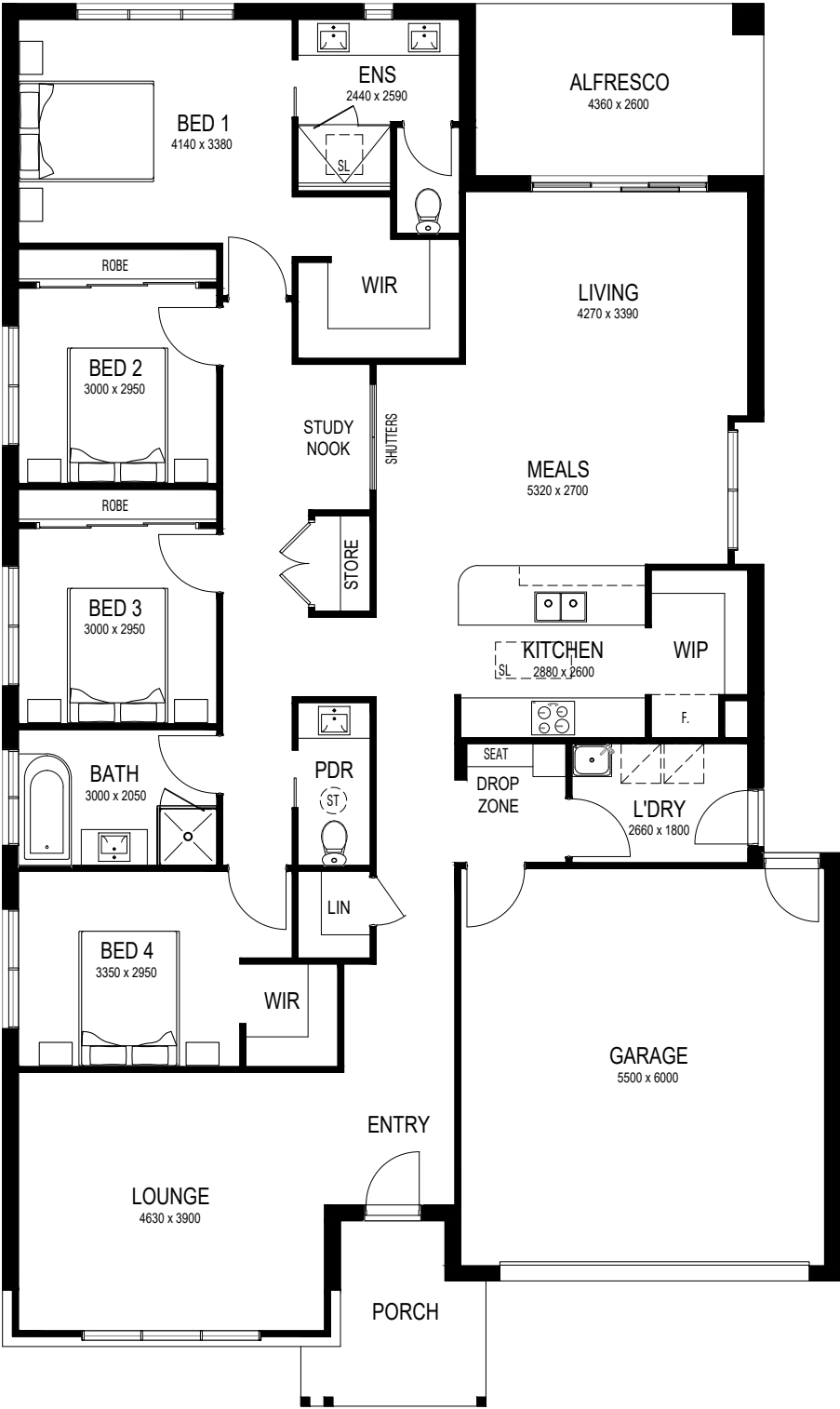
Whether it's unwinding in one of the four bedrooms, enjoying sunshine on the alfresco or savoring your family's favourite meal in the living area, Bodhi really gives you that 'I've made it' feeling.

Relish in what it means to have your own walk-in robe, throw open the doors to your meals area for a fresh summer breeze, or lap up all your extra time in the morning thanks to the dual sink in the ensuite.

Talk to our talented team or head to our website to discover how else you can personalise Bodhi.



ARTIST IMPRESSION



### Specifications



Minimum Lot Size  
**14m x 28m**  
Total Area  
**238.41sqm**

House Width	12.67m
House Length	21.19m
House Size	25.66sq



# Frankie

## Urban

When you're coming home to Frankie, you know you've made the right choice. Sink into any one of the four or five bedrooms, freshen up in the powder room, ensuite or bathroom, and enjoy dinner with loved ones while you share stories of the day in the meals and living area.

Take it further with a butler's pantry, ducted heating and cooling or a porch extension with a planter box for that extra touch of charm.

Talk to our talented team or head to our website to discover how else you can personalise Frankie.



### Specifications

 4

 2.5

 2

Minimum Lot Size  
**14m x 30m**  
Total Area  
**245.43sqm**

House Width	12.67m
House Length	21.60m
House Size	26.42sq

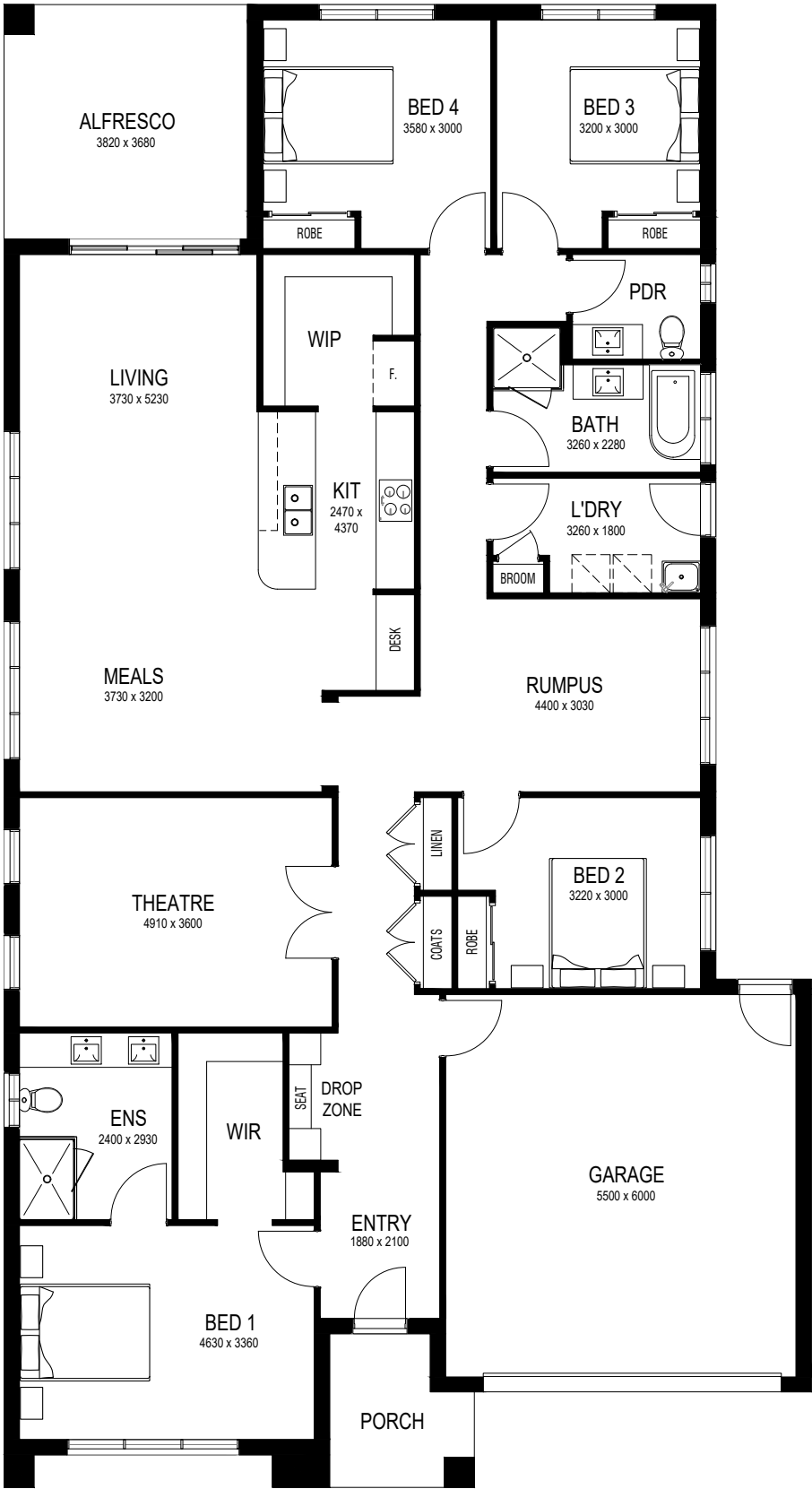
# Hazel

## Urban

Home is where Hazel is. And that's not just because it features four bedrooms, an alfresco, two-car garage and home theatre. It's also because you're offered the choice of adding a bedroom, choosing ducted heating and cooling, moving the lounge to the front, swapping your walk-in pantry for a butler's pantry and extending the porch.

If that wasn't enough flexibility though, there are also other optional upgrades that make the thought of Hazel as a home a truly thrilling one.

Talk to our talented team or head to our website to discover how else you can personalise Hazel.



### Specifications

 4

 2.5

 2

Minimum Lot Size  
**14m x 32m**  
Total Area  
**261.93sqm**

House Width	12.67m
House Length	23.26m
House Size	28.19sq



Each of our six facade options is available for any home design. To put it simply, you can have your cake and eat it too.







Classic



Urban



Geometric



Minimalist



Hamptons



Linear

Premium

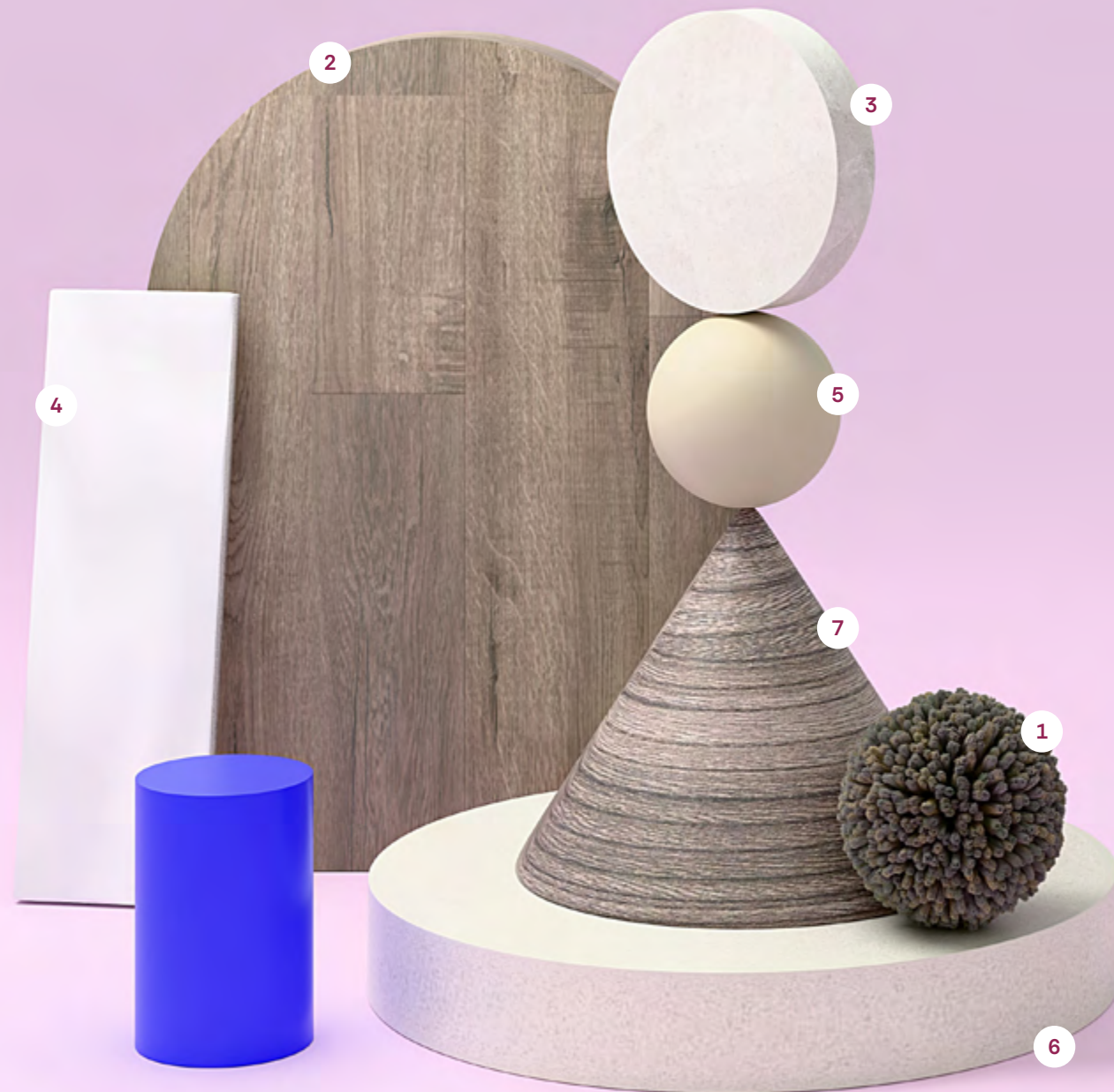


Bring your home to life with colours and finishes that suit it to a tee. Our expert team of design specialists and palette whizzes have created five internal and five external finish schemes – so every space will sing.

**Colours & Finishes**



# Internal Walnut.



- |                            |   |   |
|----------------------------|---|---|
| 1 Carpet<br>Fudge          | 3 Floor & Wall Tile<br>Omniform Beige Matt Tile         | 5 Kitchen Joinery<br>Alpine Mist        |
| 2 Timber Flooring<br>Otway | 4 Kitchen & Laundry Splashback<br>Craft White Matt Tile | 6 Kitchen & Bathroom Benchtop<br>Osprey |
|                            |   | 7 Drop Zone Joinery<br>Lustrous Elm     |

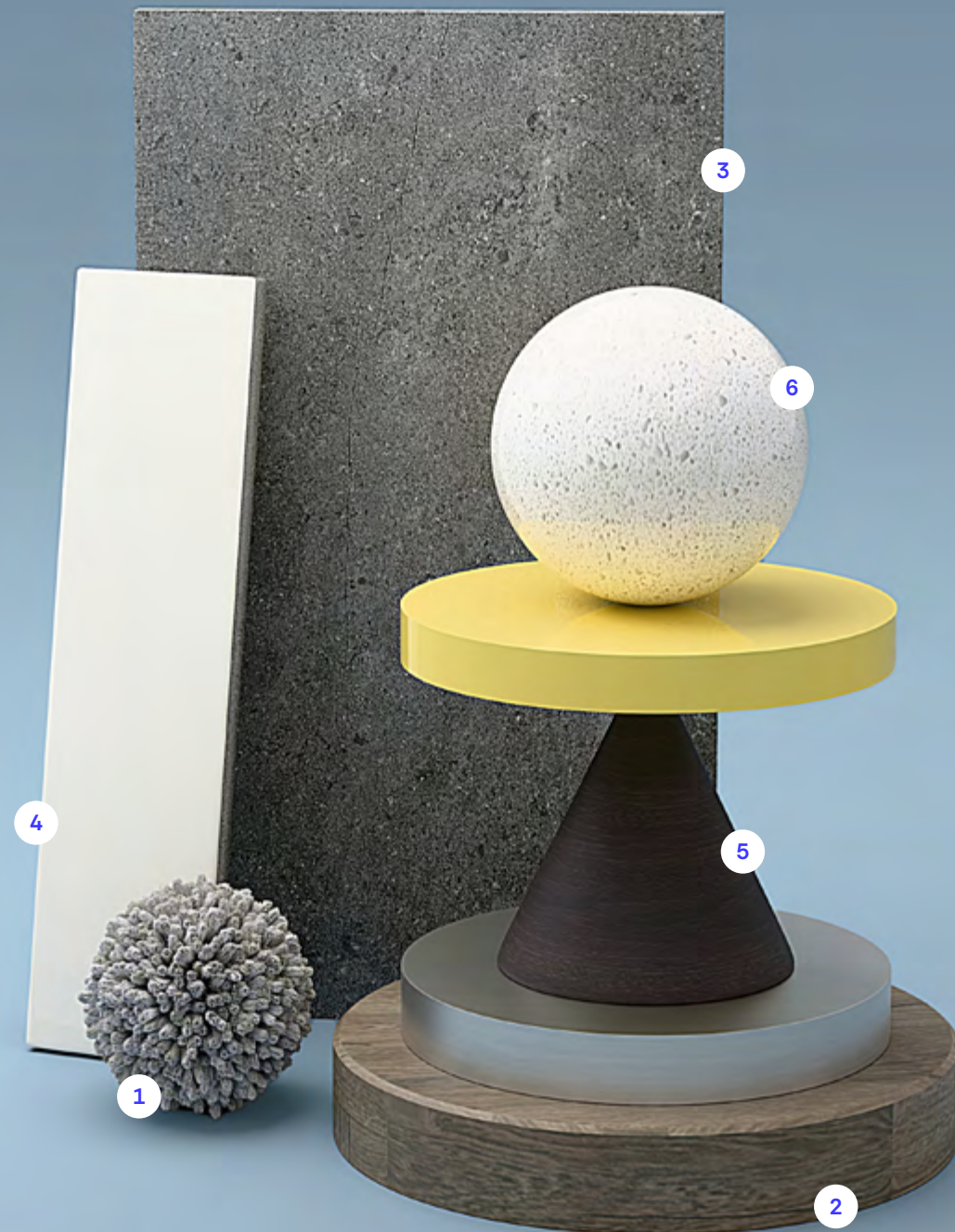
# Internal Juniper.



- |                               |   |   |
|-------------------------------|---|---|
| 1 Carpet<br>Armor             | 3 Floor & Wall Tile<br>Omniform White Matt Tile         | 5 Kitchen Joinery<br>Ghostgum           |
| 2 Timber Flooring<br>Newhaven | 4 Kitchen & Laundry Splashback<br>Craft White Matt Tile | 6 Kitchen & Bathroom Benchtop<br>Oyster |



# Internal Coco.



- |                            |   |   |
|----------------------------|---|---|
| 1 Carpet<br>Wild Dove      | 3 Floor & Wall Tile<br>Omniform Charcoal Matt Tile        | 5 Kitchen Joinery<br>Blackened Legno        |
| 2 Timber Flooring<br>Otway | 4 Kitchen & Laundry Splashback<br>United White Satin Tile | 6 Kitchen & Bathroom Benchtop<br>Ocean Foam |

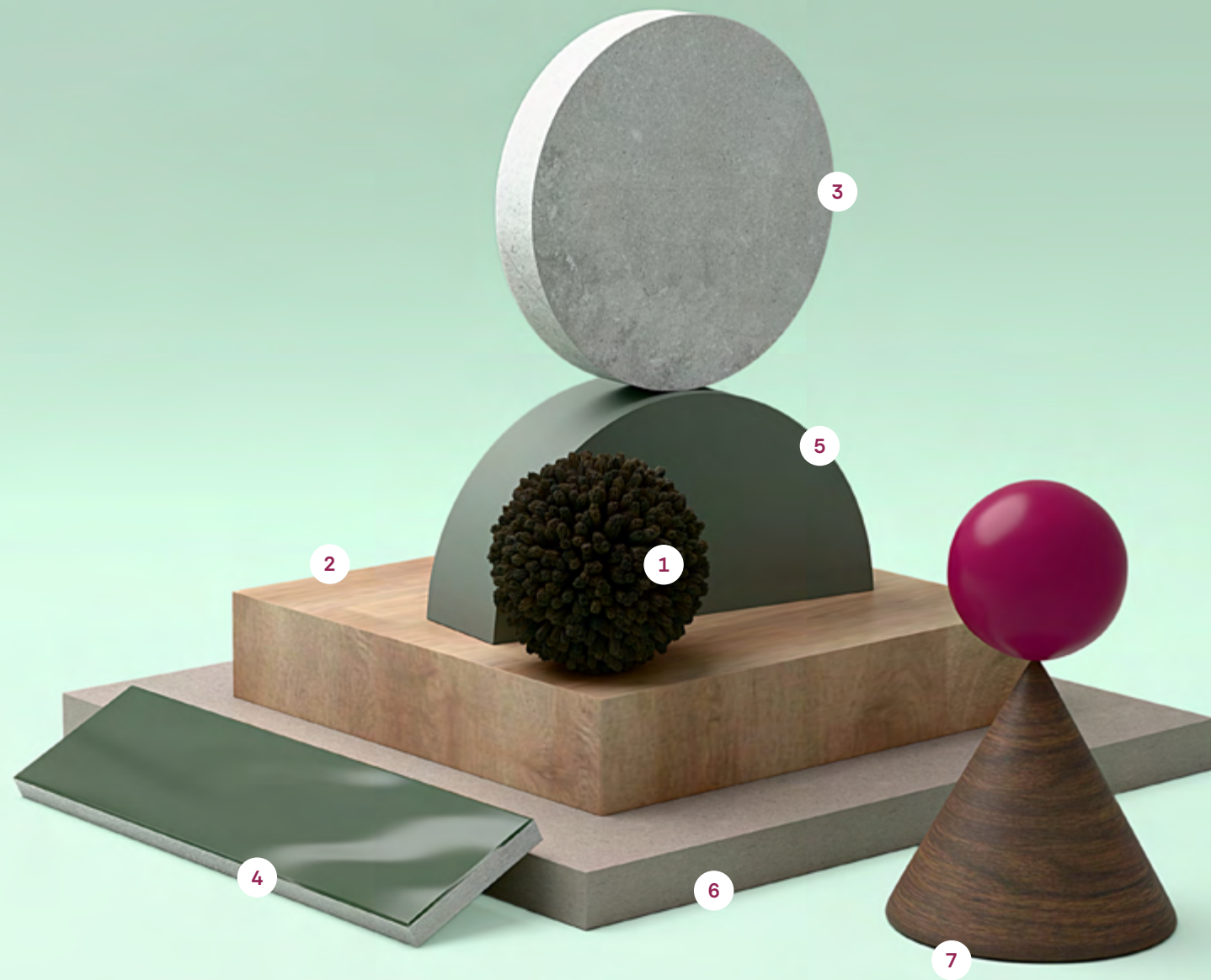
# Internal Powder.



- |                             |   |  |
|-----------------------------|---|--|
| 1 Carpet<br>Faded Lace      | 3 Floor & Wall Tile<br>Omniform Beige Matt Tile     | 5 Bathroom/Ensuite Joinery<br>Calm Oak |
| 2 Timber Flooring<br>Apollo | 4 Kitchen & Laundry Splashback<br>United White Tile | 6 Kitchen & Bathroom Benchtop<br>Snow  |
|                             |   | 7 Kitchen Joinery<br>White Natural     |

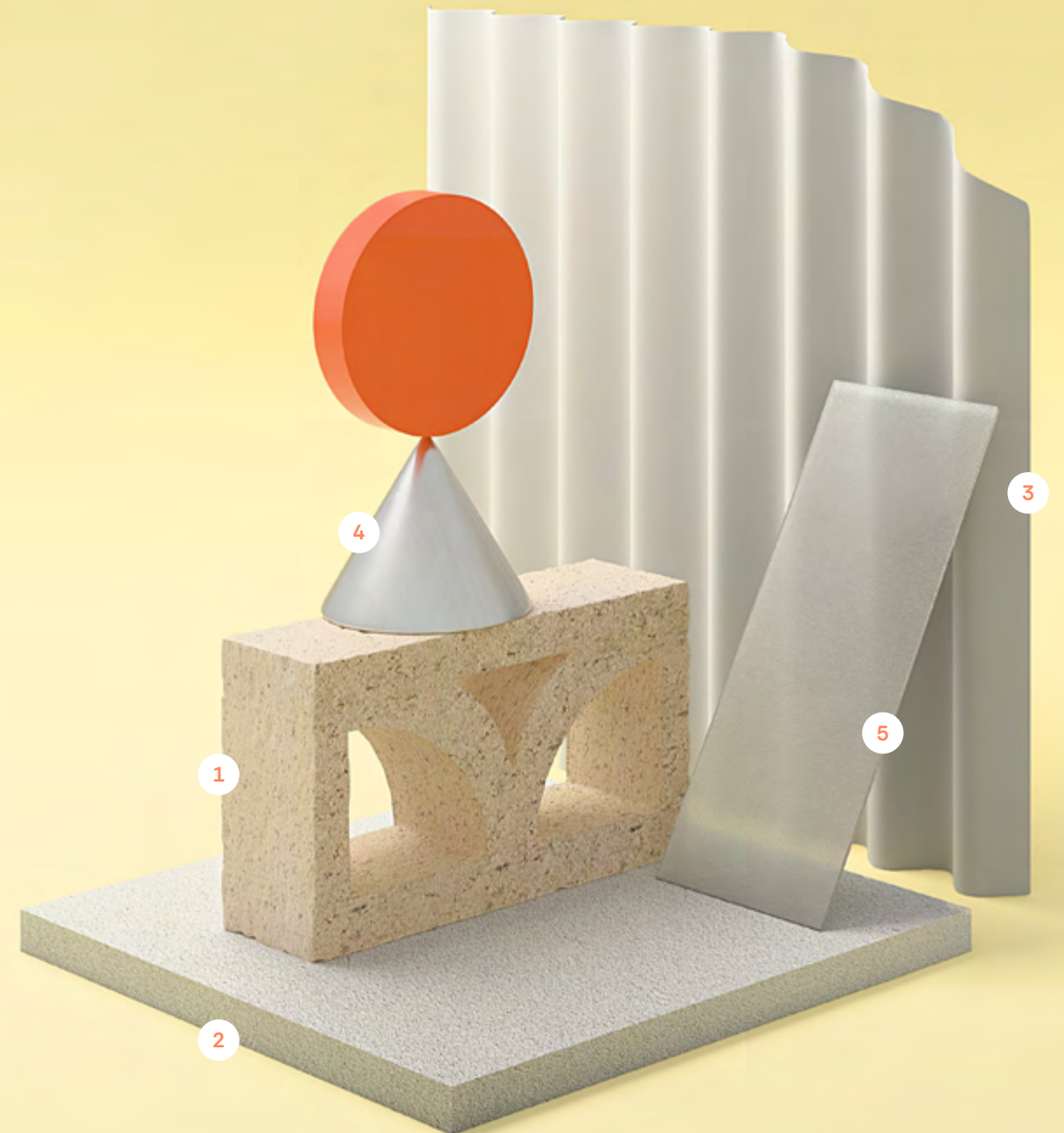


# Internal Moss.



- |                               |  |   |
|-------------------------------|--|---|
| 1 Carpet<br>Forge             | 3 Floor & Wall Tile<br>Omni-form Grey Matt Tile              | 5 Kitchen Joinery<br>Green Slate        |
| 2 Timber Flooring<br>San Remo | 4 Kitchen & Laundry Splashback<br>Atmosphere Dark Green Tile | 6 Kitchen & Bathroom Benchtop<br>Oyster |
|                               |  | 7 Drop Zone Joinery<br>Walnut           |

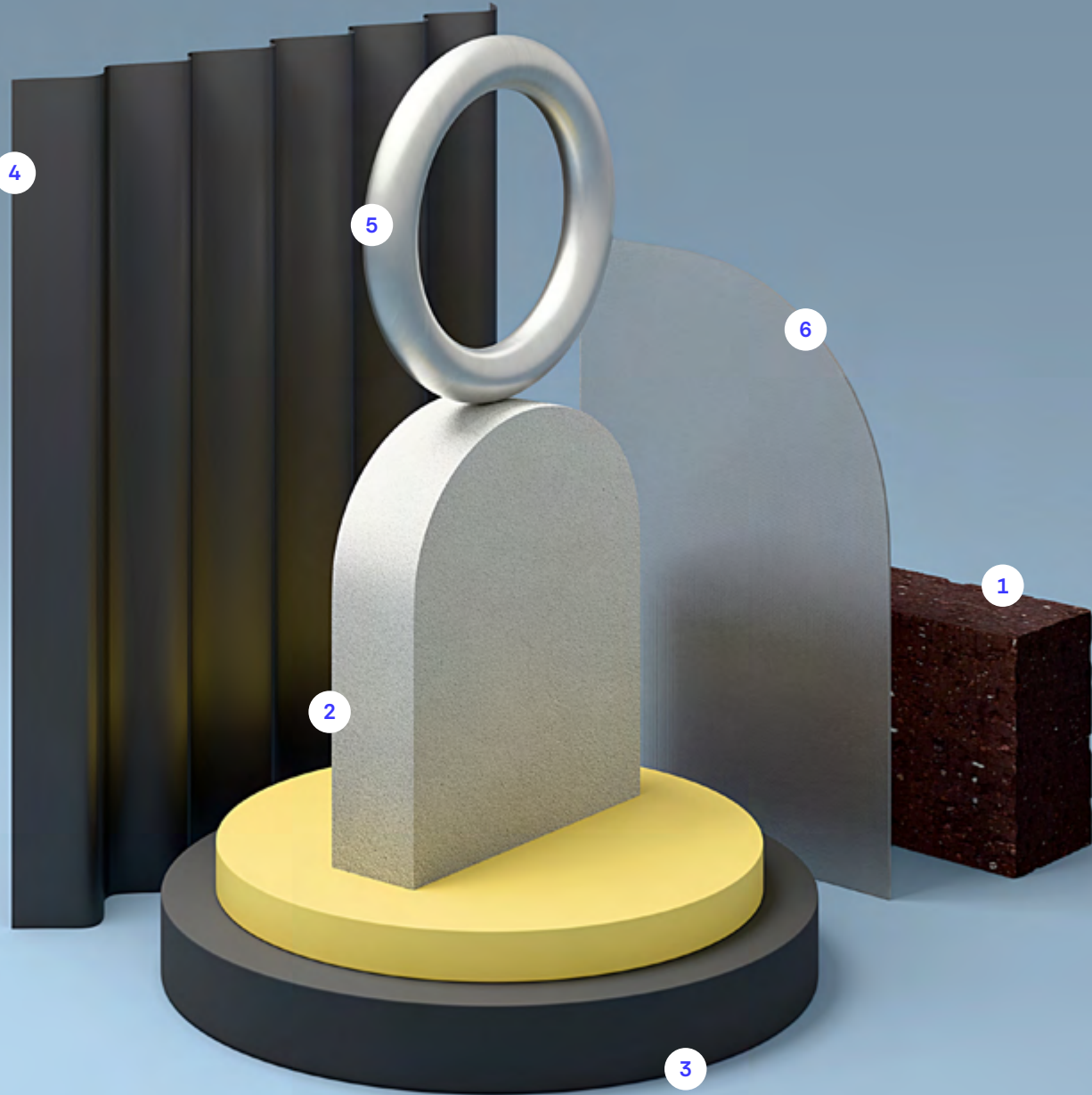
# External Cotton.



- |                             |                                  |                        |
|-----------------------------|----------------------------------|------------------------|
| 1 Bricks<br>Access Ash      | 3 COLORBOND® Roof<br>Dover White | 5 Glazing<br>Satinlite |
| 2 Render<br>Lexicon Quarter | 4 Hardware<br>Satin Chrome       |                        |

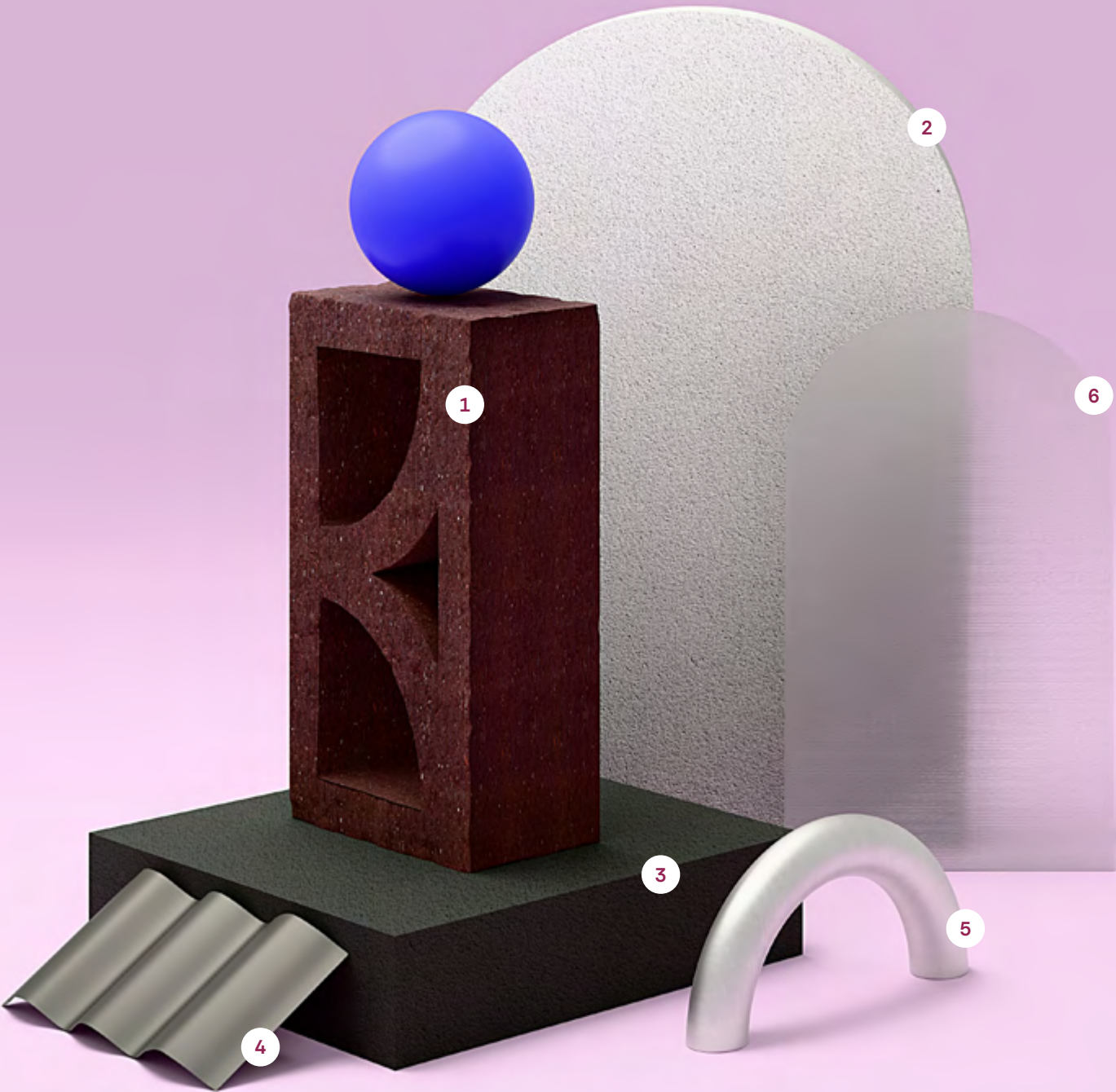


# External Smoke.



- 1 Bricks  
Access Tan
- 2 Render  
Stepney
- 3 Render  
Monument
- 4 COLORBOND® Roof  
Monument
- 5 Hardware  
Satin Chrome
- 6 Glazing  
Satinlite

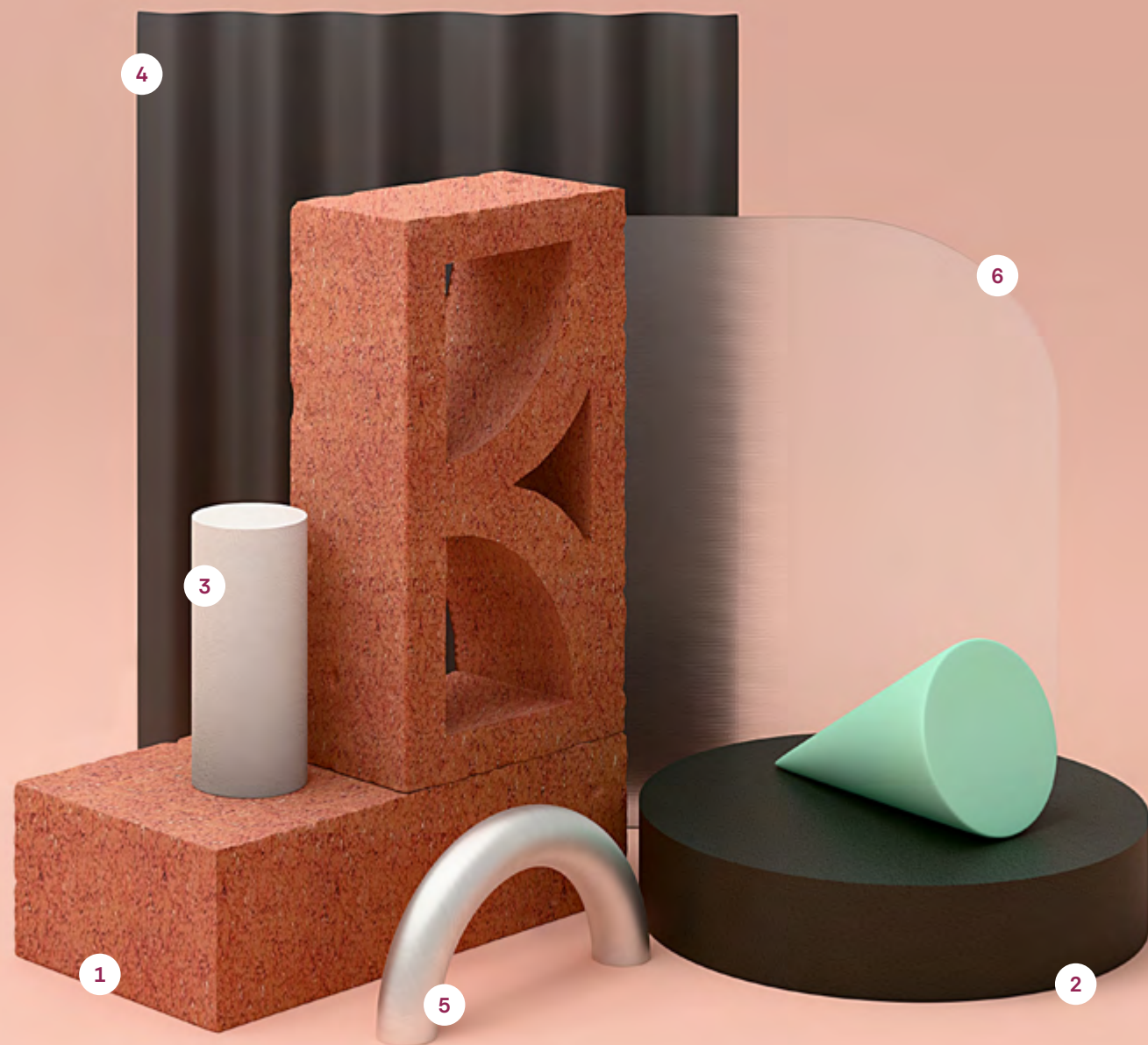
# External Haze.



- 1 Bricks  
Access Tan
- 2 Render  
Snowy Mountains Half
- 3 Render  
Namadji
- 4 COLORBOND® Roof  
Wallaby
- 5 Hardware  
Satin Chrome
- 6 Glazing  
Satinlite



# External Pebble.

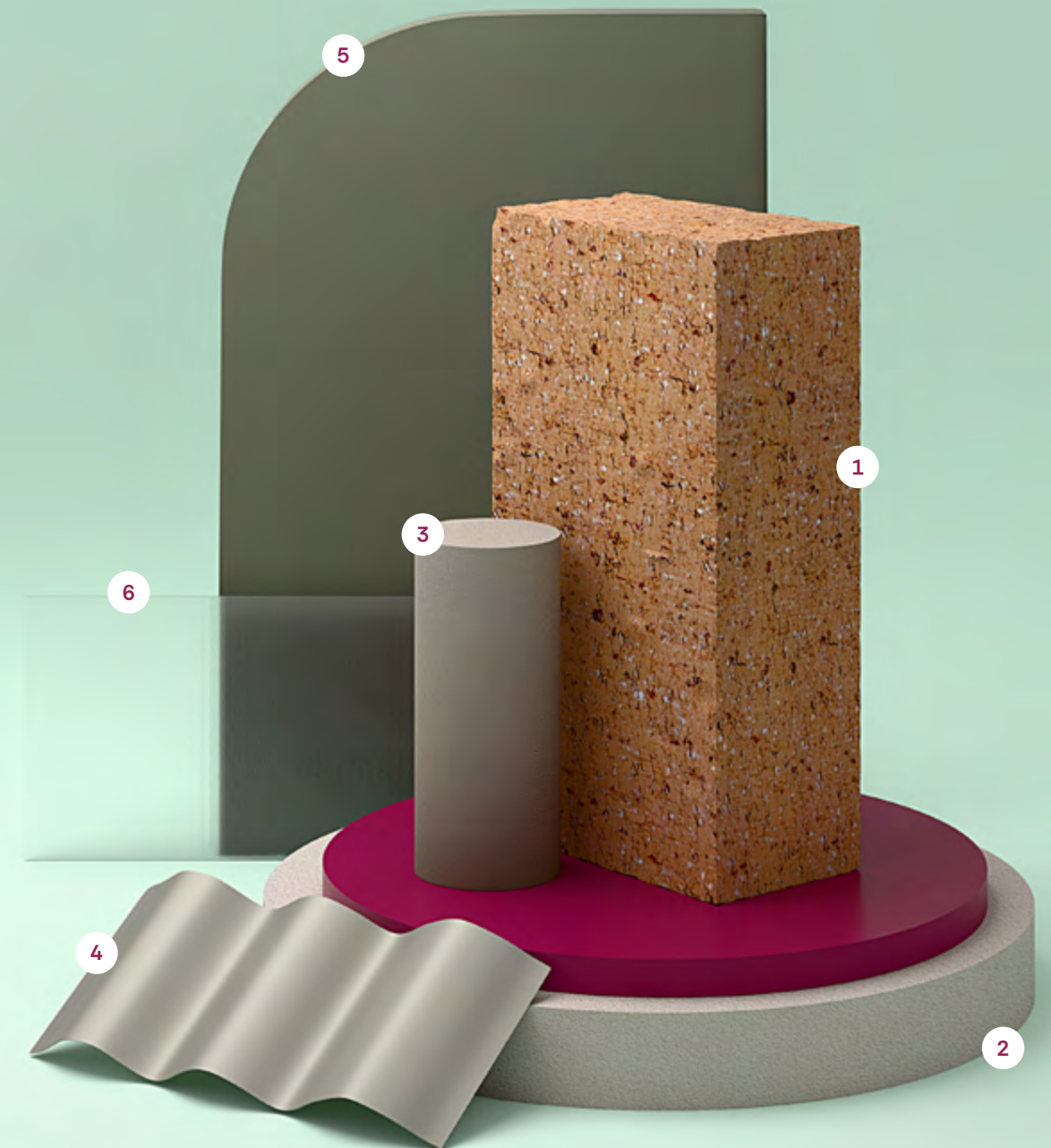


- 1 Bricks  
Access Ruby
- 2 Render  
Monument

- 3 Render  
Lexicon Quarter
- 4 COLORBOND® Roof  
Monument

- 5 Hardware  
Satin Chrome
- 6 Glazing  
Satinlite

# External Meadow.



- 1 Bricks  
Access Fawn
- 2 Render  
Casper White Quarter

- 3 Render  
Dune
- 4 COLORBOND® Roof  
Dune

- 5 Front Door  
Jungle Cloak
- 6 Glazing  
Satinlite



# Standard Inclusions.

PRELIMINARIES

- Building permit fees
- 7–star energy report
- Home owners warranty insurance
- Architectural documentation & detailing
- Engineering computations & design
- Engineers soil report
- Feature site survey

SITE & SERVICES

- Termite treatment part A & part B
- Stormwater, sewer & underground power connections
- Construction access drive (crushed rock) included up to 5 metres
- Temporary site fencing

FOOTINGS

- ‘H1’ class waffle pod concrete slab to house, garage, porch & alfresco (if applicable)

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

ROOFING

- Corrugated metal roof to main roof area as per drawings

CEILING HEIGHTS

- 2440mm high ceilings to single storey

BRICKWORK

- Clay bricks from builders standard range

ALFRESCO

- Plaster ceiling & concrete slab as per drawings

EXTERNAL PLUMBING

- COLORBOND® metal fascia, downpipes & quad slotted guttering
- External taps located at the water meter & 1 additional point to the rear of the home

HOT WATER SERVICE

- 280 litre heat pump

HEATING & COOLING

- Wall panel heater to all bedrooms (excl. bedroom 1)
- 5kW split system to living
- 3.5kW split system to MPR (if applicable)
- 2.5kW split system to bedroom 1

ELECTRICAL

- Double powerpoints throughout
- Downlights to main living areas as per drawings
- Internal batten lights to the remainder of house
- External batten holders as per drawings
- Smoke detectors (direct wired with battery backup)
- Exhaust fans with external ventilation
- 3.5kW solar pack

INSULATION

- R2.5 batts to external walls & garage internal walls (excluding garage external walls)
- R6.0 batts to ceiling (excluding garage, porch & alfresco where applicable)

GARAGE

- Zero–threshold
- COLORBOND® sectional door
- Motor to garage door (including 2 no. handsets)

DOORS

- Front entry door with feature clear glazed panel
- Solid core external hinged door
- 870mm wide internal hinged access door
- Aluminium sliding doors
- 2040mm high internal doors

DOOR FURNITURE

- Chrome passage set & deadbolt to front entry door & garage internal door
- Chrome entrance set to garage external door
- Chrome passage set to internal doors
- Chrome privacy set to all wet rooms
- Chrome dummy set to storage doors
- Weatherstrip seal to front entry door & brush seal to garage internal hinged door
- Door stops to all internal doors

WINDOWS & GLASS DOORS

- Aluminium windows
- Locks to all openable windows

PLASTER

- 10mm plaster sheets throughout
- 75mm cove cornice throughout including garage

INTERNAL WOODWORK

- 67mm x 12mm square edge architraves
- 67mm x12mm square edge skirting

PAINT

- 3 coat finish to internal walls, ceilings & woodwork

FLOOR COVERINGS

- Cut twist pile carpet from builders standard range to locations as per drawings
- Timber look laminate flooring from builders standard range to locations as per drawings

TILING

- Ceramic floor tiles from builders standard range to bathroom, ensuite, laundry, powder & WC
- Ceramic wall tiles from builders standard range to kitchen, bathroom, ensuite, laundry, powder & WC

KITCHEN – INCLUDING PANTRY (IF APPLICABLE)

- 20mm mineral surface stone benchtop from builders standard range
- Laminate cabinets
- Pantry with 4 no. Melamine shelves
- Reverse bevel concealed finger pulls to base cabinets
- Tile splashback
- Chrome gooseneck sink mixer
- Double bowl undermount sink in stainless steel to kitchen (design dependent)
- 600mm multifunction black glass oven
- 600mm black glass induction cooktop
- 600mm canopy rangehood including external venting
- Dishwasher provision

BATHROOM & ENSUITE

- 20mm mineral surface stone benchtop from builders standard range
- Laminate cabinets
- Reverse bevel concealed finger pulls to base cabinets
- Polished edge mirror
- Insert basin
- 1500mm back to corner freestanding bath
- Close coupled toilet suite
- Raised tiled shower base & chrome 2000mm semi–framed pivot screen to ensuite
- Flush tiled shower base & chrome 2000mm semi–framed pivot screen without track to bathroom
- Chrome basin mixer, shower mixer, bath wall sprout & shower on rail

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Mini stops for washing machine
- Chrome mixer tap

ROBES & CUPBOARDS

- Robes with Melamine shelf & hanging rail
- Vinyl sliding doors to robes
- Linen cupboard with 4 no. Melamine shelves
- Broom cupboard with 1 no. Melamine shelf
- Coat cupboard with 1 no. Melamine shelf & hanging rail (design dependent)

# Where we build.

From the North West to the South East (and most spots in-between), we build over a large part of Victoria's metro and regional areas.



Hoping for a home in an unshaded area? Keep your eyes peeled – plans for expansion are on our horizon...





**mayde.**

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