

# LINEAL HOMES

Raising the standard

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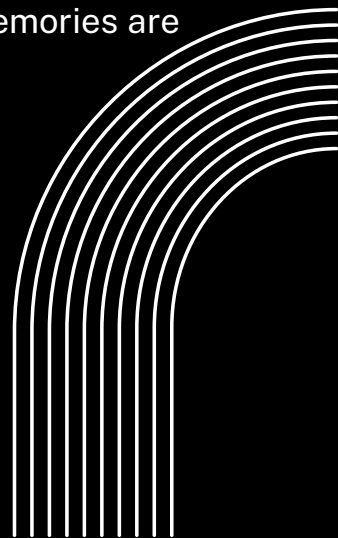
WELCOME TO

# Lineal Homes

We are a local company, deeply embedded in the community we serve. One of our core strengths lies in our strong relationships with local tradespeople and suppliers. By partnering with these trusted professionals and sourcing materials locally, we ensure that your project receives the attention to detail and quality craftsmanship it deserves. Our commitment to using local resources not only supports the local economy but also allows us to maintain stringent quality control measures throughout the construction process. At every step of the way, we take immense pride in our workmanship, striving to deliver a superior product that reflects our dedication to excellence. Rest assured, when you choose us, you're not just getting a home; you're investing in quality, integrity, and the vibrant community we call home.

Our commitment to providing diverse options is at the heart of Lineal Homes. Whether you seek the timeless charm of traditional architecture, the sleek lines of modern design, or anything in between, our extensive collection of plans caters to a spectrum of tastes and preferences. Each plan is a testament to our unwavering dedication to quality and functionality, ensuring that our clients find the perfect foundation for their dream home. We believe that choice is the cornerstone of a truly personalized experience.

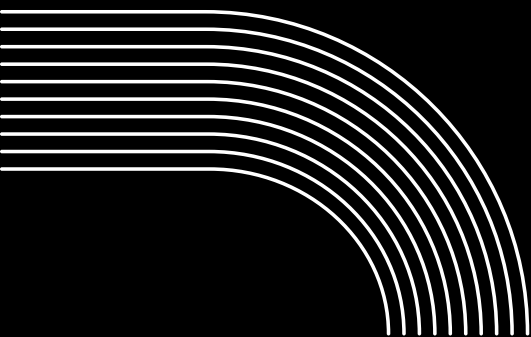
What sets Lineal Homes apart is our expertise in translating dreams into reality through custom home construction. We understand that your home is an extension of your identity, and our skilled team is here to collaborate closely with you in bringing your unique vision to fruition. At Lineal Homes, we don't just build houses; we craft personalized sanctuaries where memories are made and futures unfold.



## HOUSE DESIGNS

# Our Plans

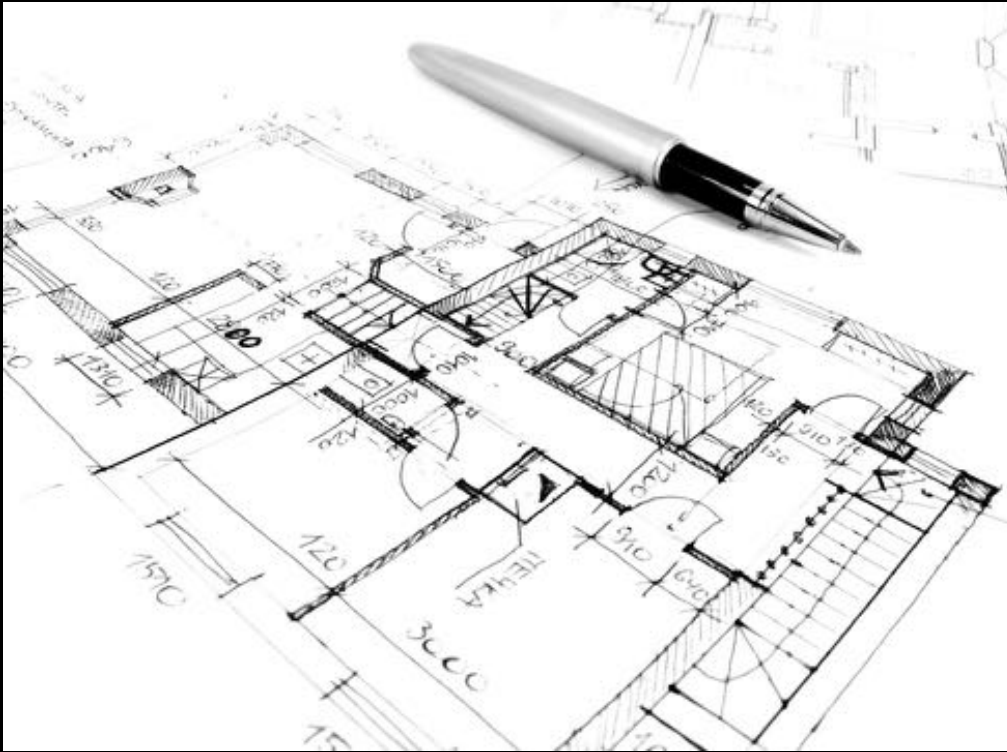
Thank you for considering us for your new home project! We're excited to assist you in creating the perfect space tailored to your needs and preferences. As part of our comprehensive service, we offer a range of plans curated by our experienced team to streamline the process and ensure efficiency without compromising on quality or individuality. These plans are meticulously designed to encompass various styles, sizes, and functionalities, providing you with a solid foundation to start your journey towards your dream home. Rest assured, we're dedicated to working closely with you to personalize and refine any chosen plan to align perfectly with your vision. Let's embark on this exciting venture together and turn your dream home into a reality!





## Facades

We're thrilled to embark on this journey with you as you bring your vision of a new home to life! As part of our commitment to offering you a personalized and tailored experience, we're delighted to inform you that each of our designs comes with the option of up to three different facades. These facades are thoughtfully crafted to complement the architectural style of the home while also providing you with choices to match your preferences and aesthetic tastes. Whether you prefer a classic, modern, or eclectic look, we have options to suit every style. Our team is dedicated to working closely with you to explore these facades and ensure that the exterior of your home reflects your unique personality and desired curb appeal.



## Custom Homes

We understand that finding the perfect fit for your dream home is paramount, and we're here to ensure your vision is realized to its fullest potential. While our pre-designed homes offer a fantastic starting point, we also offer the flexibility to create a fully custom home should none of our existing designs meet your requirements. Our experienced team is adept at translating your ideas and preferences into a bespoke home that reflects your unique lifestyle, needs, and aesthetic preferences. From the layout and floor plan to the smallest details of design, we're committed to crafting a home that exceeds your expectations in every aspect. Let's collaborate to turn your dream home into a reality, tailored precisely to your specifications.

# Standard Inclusions

- Building permit and fees
- Home warranty insurance
- 7-star energy rating
- Soil test and engineering
- Allowances for M-class foundations
- Exterior cladding as per plans
- 90mm LVL timber frame for a stronger and straighter home
- Minimum of 2 antenna points
- Double-glazed windows and fly screens
- Semi-frameless shower screens
- Electric front door handle
- 67 x 18 skirting and architraves
- 3-coat paint system throughout
- Tile allowance for all wet areas
- Freestanding bath unless otherwise stated on the plan
- Vinyl planks and carpet allowances
- Rail and rose shower rose
- Vanity mirror
- Downlights throughout
- Minimum 2 power points per room
- Stiebel Electron Heat Pump hot water service
- Laminated kitchen cupboard doors in your choice of colour



# Our commitment to you

We take immense pride in setting ourselves apart from the competition by offering a transparent and customer-centric approach to home building. Unlike many others, we believe in providing you with all inclusions upfront, ensuring clarity and eliminating any surprises along the way. Our commitment to transparency extends to our flexibility in accommodating changes before and during construction. We understand that your needs and preferences may evolve, and we're here to adapt to those changes seamlessly, ensuring your vision is fully realized. Moreover, we firmly believe that your dream home should be a collaborative effort. That's why we pledge to work with you every step of the way, from the initial concept to the final finishing touches. Your satisfaction is our top priority, and we're dedicated to creating the home you've always envisioned. With us, your dream home isn't just a destination; it's a journey we'll embark on together.



*Get in touch with Us!*



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