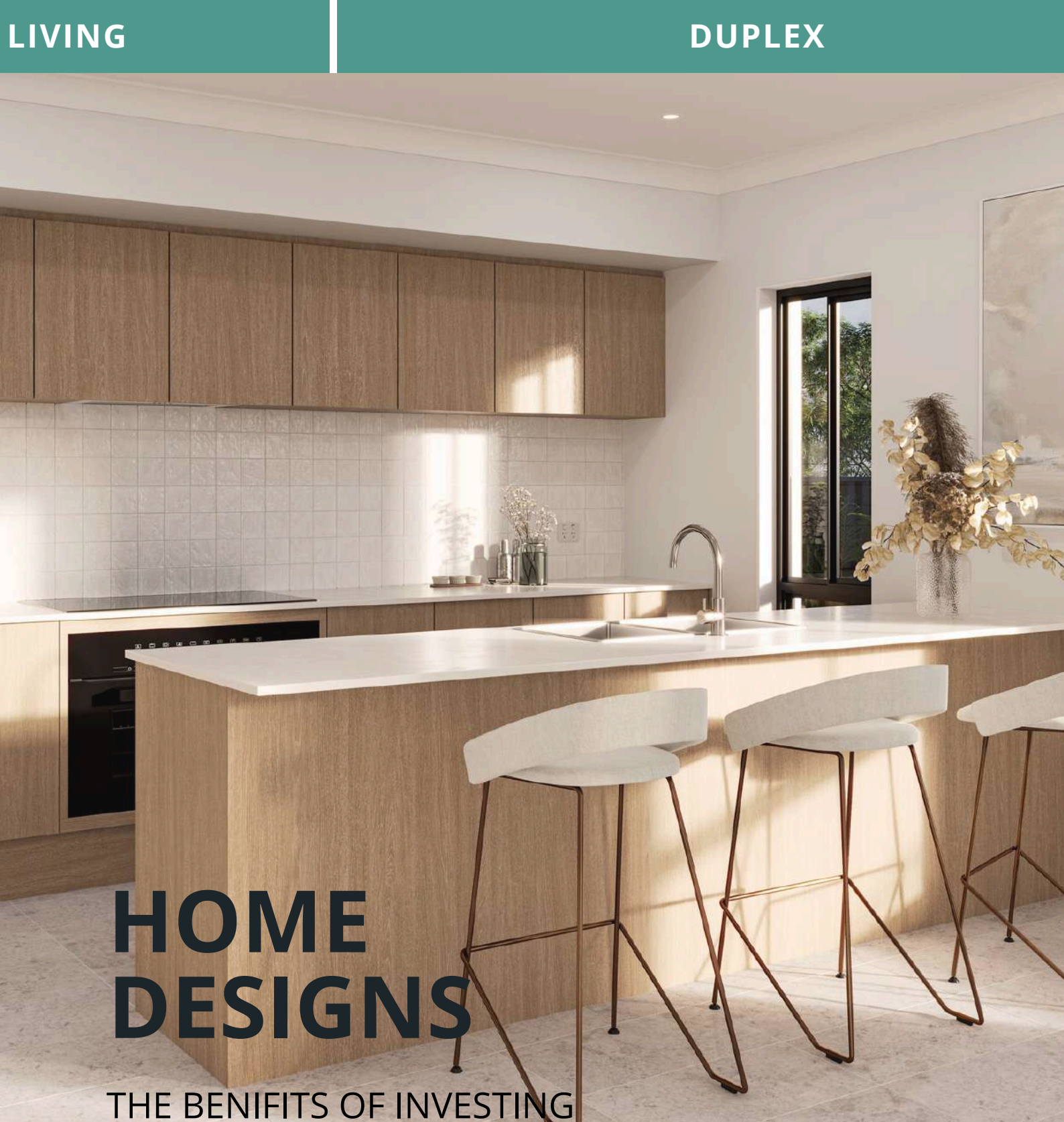




PRODUCT BOOK

SINGLE DWELLINGS





HOME DESIGNS

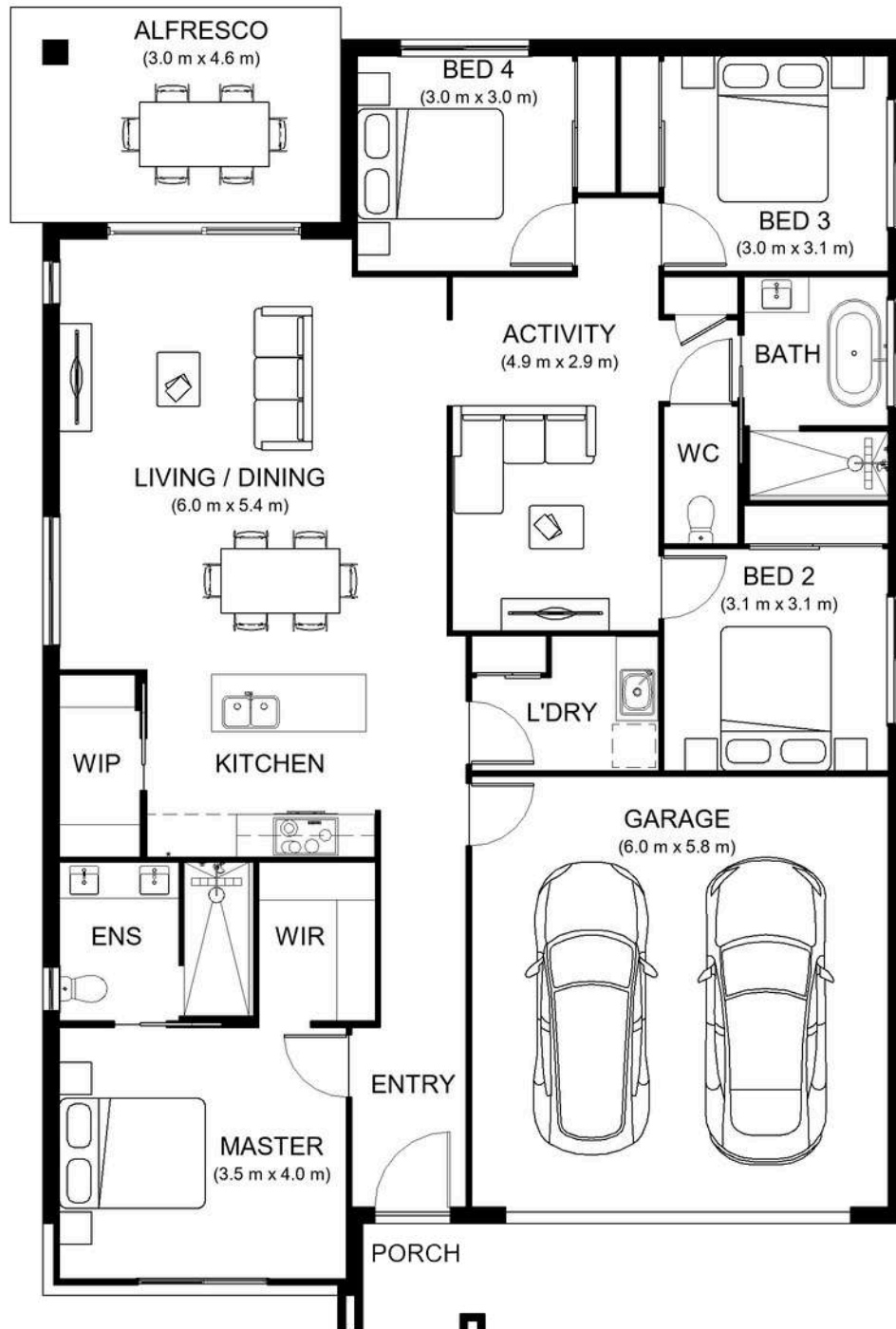
THE BENIFITS OF INVESTING IN A SINGLE DWELLING

Investing in a single dwelling built by NCL Homes is a strategic way to grow your property portfolio with confidence. Our high-quality builds are designed to attract and retain quality tenants, ensuring consistent rental returns and long-term value. With faster construction times, you'll have tenants moving in sooner, turning your investment into profit faster.

Single dwellings also benefit from fewer council restrictions, making the entire process simpler and more efficient. Combined with our open, modern designs featuring larger rooms, NCL Homes creates homes that tenants love and investors trust for strong, sustainable growth.

BLUEGUM

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: BLUEGUM

HOUSE SIZE: 209m²

[VIEW DESIGN ONLINE](#)

LENGTH: 18.10m

WIDTH: 12.00m

4 2 2 2

BLUEGUM
FACADE OPTIONS



DUNE FACADE



COASTAL FACADE



PAVILION FACADE



CLASSIC FACADE



HAMPTONS FACADE

CYAN

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: CYAN

LENGTH: 24.10m

HOUSE SIZE: 235m²

WIDTH: 13.00m

[VIEW DESIGN ONLINE](#)

4 2 2 2.5

CYAN FACADE OPTIONS



COASTAL FACADE



CLASSIC FACADE



PAVILION FACADE



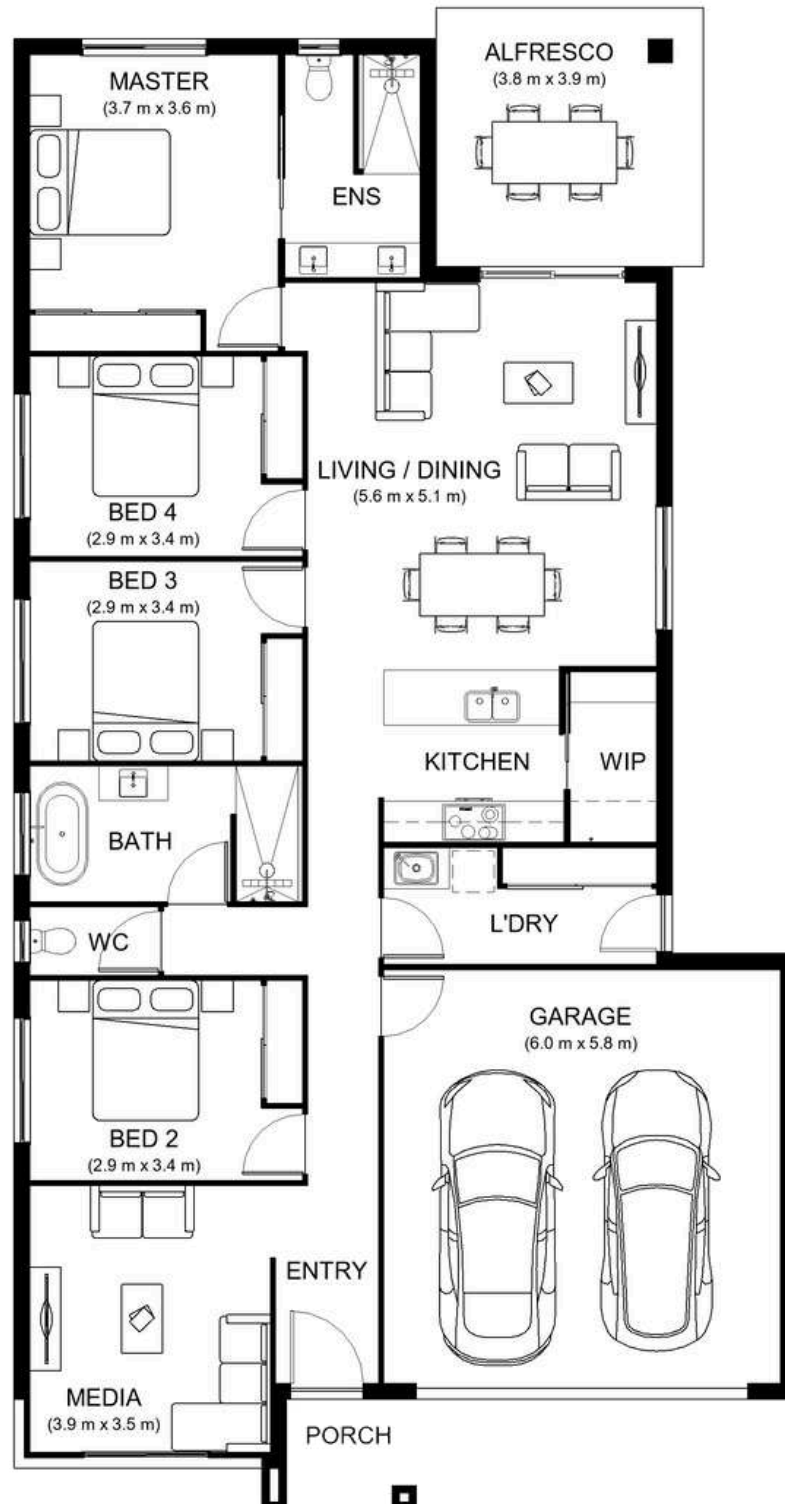
DUNE FACADE



HAMPTONS FACADE

EBONY

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: EBONY

LENGTH: 21.32m

HOUSE SIZE: 210m²

WIDTH: 11.34m

[VIEW DESIGN ONLINE](#)

4 2 2 2

EBONY FACADE OPTIONS



HAMPTONS FACADE



DUNE FACADE



PAVILION FACADE



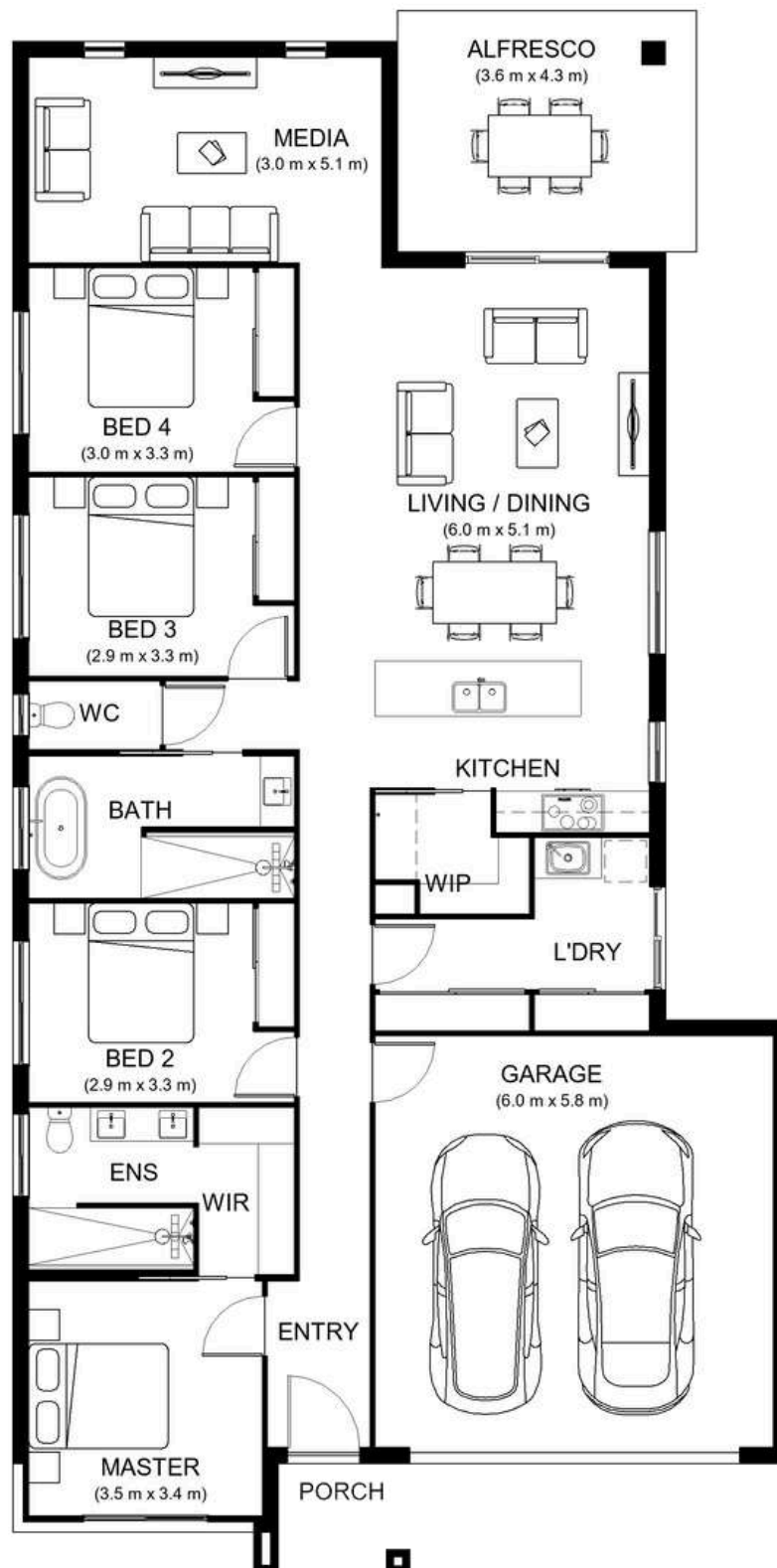
CLASSIC FACADE



COASTAL FACADE

ELM

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: ELM

LENGTH: 22.32m

HOUSE SIZE: 219m²

WIDTH: 11.30m

[VIEW DESIGN ONLINE](#)

4 2 2 2

ELM
FACADE OPTIONS



PAVILION FACADE



CLASSIC FACADE



COASTAL FACADE



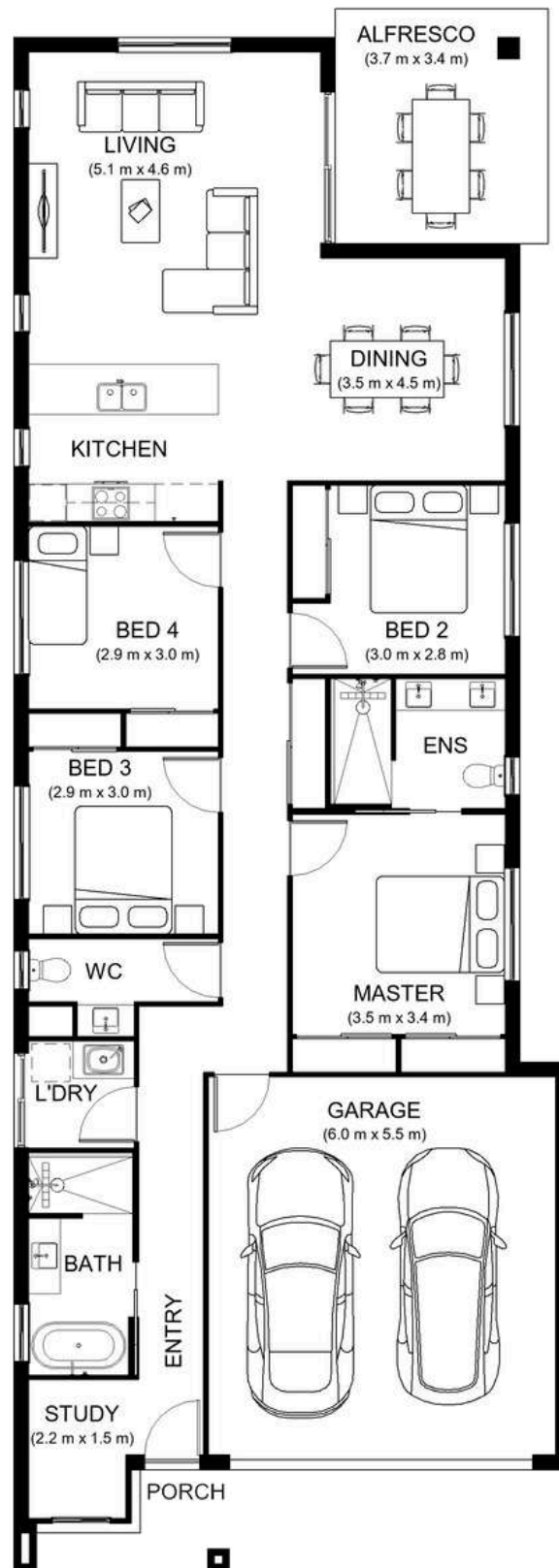
DUNE FACADE



HAMPTONS FACADE

IRONBARK

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: IRONBARK

HOUSE SIZE: 195m²

[VIEW DESIGN ONLINE](#)

LENGTH: 24.31m

WIDTH: 08.80m

4 1 2 2.5

IRONBARK FACADE OPTIONS



HAMPTONS FACADE



COASTAL FACADE



PAVILION FACADE



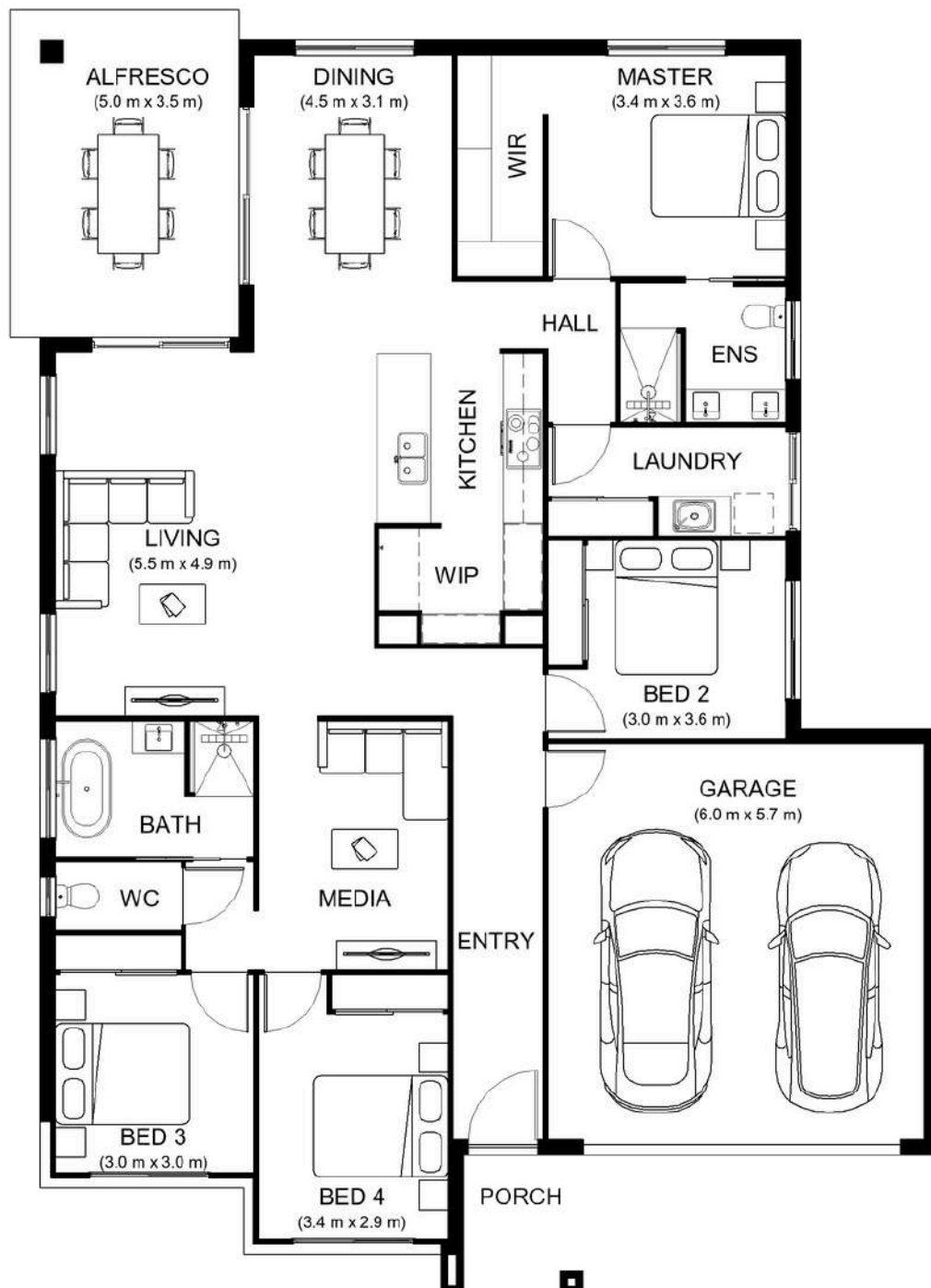
DUNE FACADE



CLASSIC FACADE

JUNIPER

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: JUNIPER

HOUSE SIZE: 222m²

LENGTH: 18.98m

WIDTH: 13.60m

[VIEW DESIGN ONLINE](#)

4 2 2 2

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JUNIPER FACADE OPTIONS



DUNE FACADE



COASTAL FACADE



PAVILION FACADE



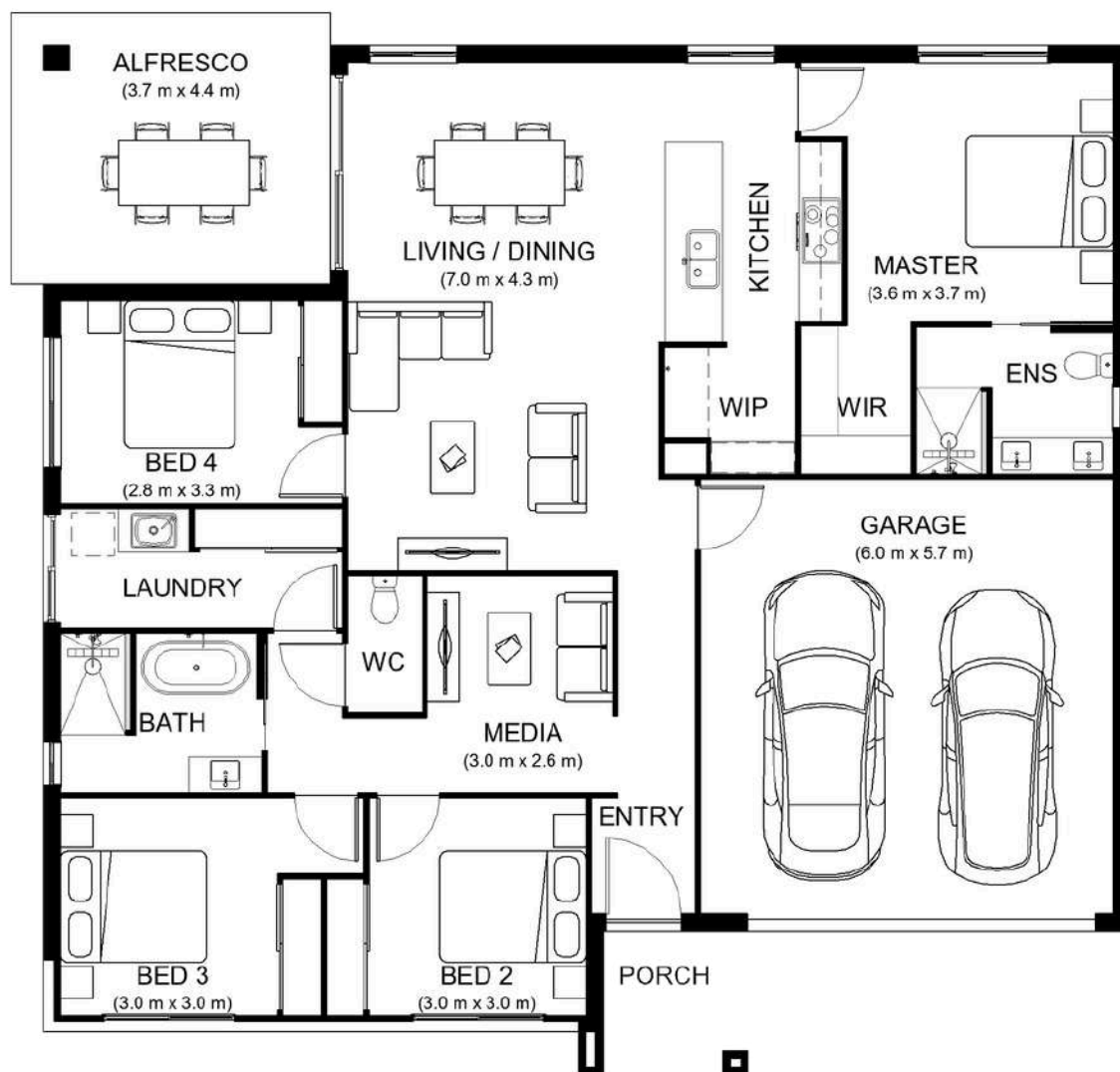
CLASSIC FACADE



HAMPTONS FACADE

KWILA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: KWILA

LENGTH: 14.21m

HOUSE SIZE: 202m²

WIDTH: 15.00m

[VIEW DESIGN ONLINE](#)

4 2 2 2

KWILA FACADE OPTIONS



COASTAL FACADE



CLASSIC FACADE



PAVILION FACADE



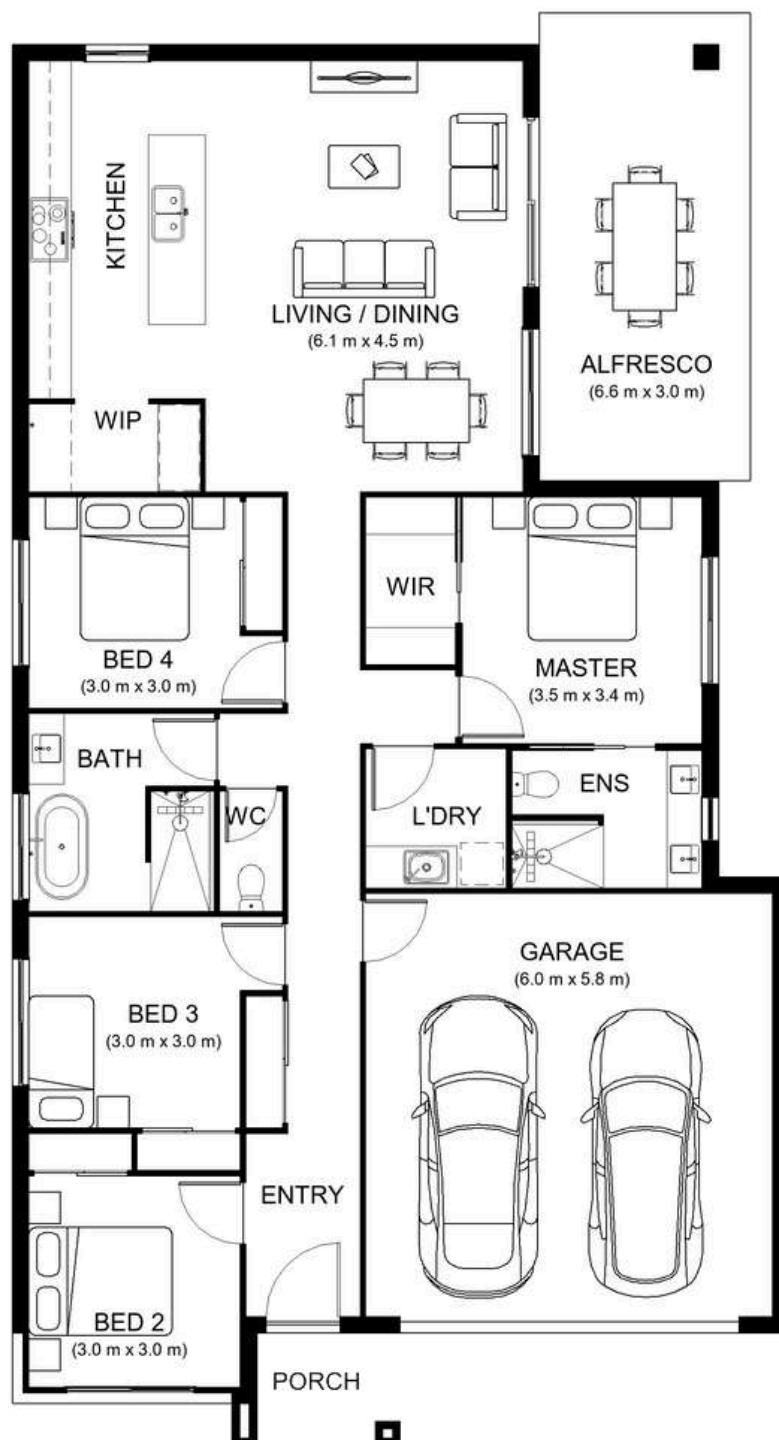
DUNE FACADE



HAMPTONS FACADE

MAPLE

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: MAPLE

LENGTH: 19.86m

HOUSE SIZE: 200m²

WIDTH: 11.00m

[VIEW DESIGN ONLINE](#)

4 1 2 2

MAPLE FACADE OPTIONS



CLASSIC FACADE



HAMPTONS FACADE



DUNE FACADE



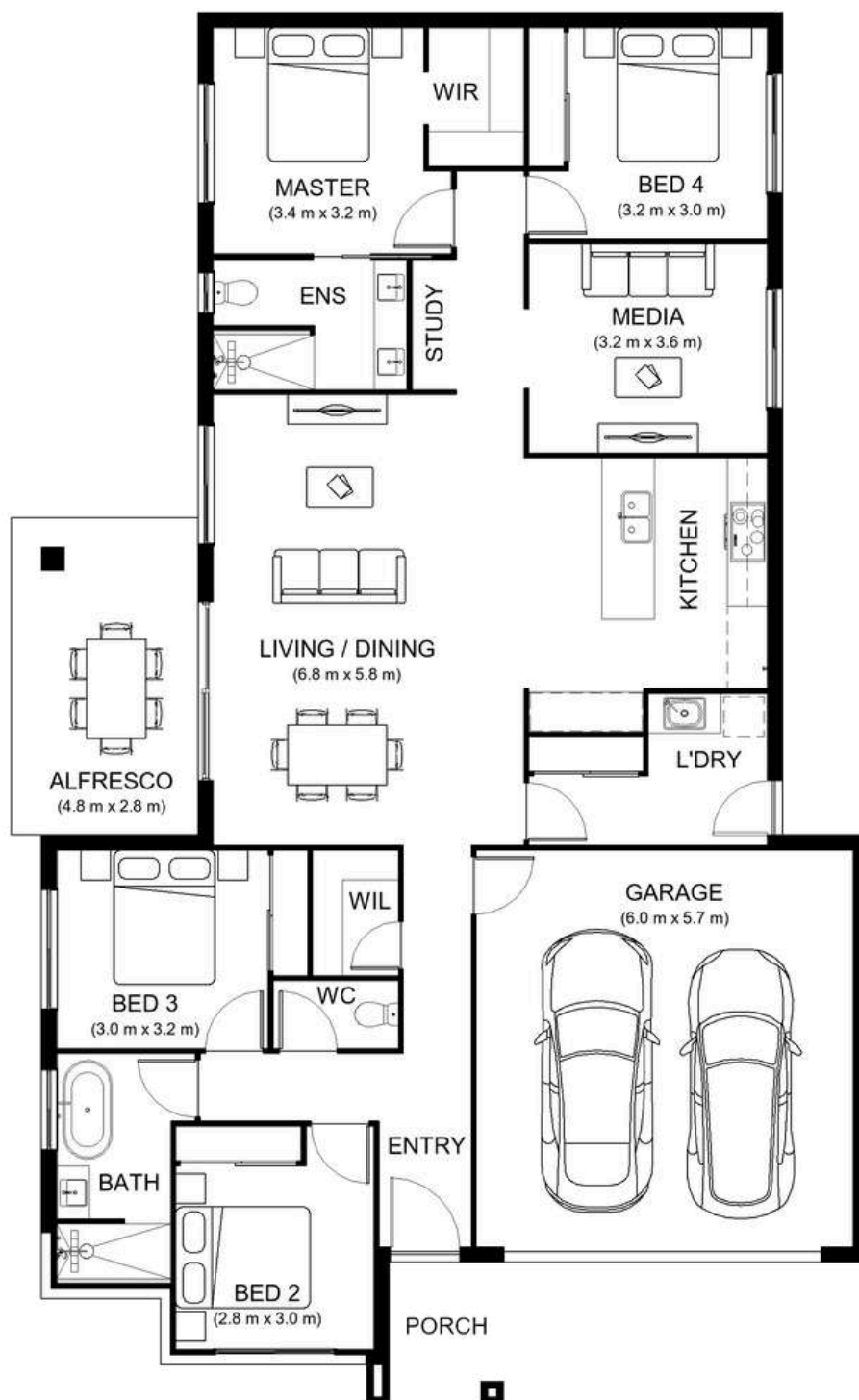
COASTAL FACADE



PAVILION FACADE

MERBAU

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: MERBAU

HOUSE SIZE: 215m²

LENGTH: 21.05m

WIDTH: 12.50m

[VIEW DESIGN ONLINE](#)

4 2 2 2

MERBAU FACADE OPTIONS



COASTAL FACADE



HAMPTONS FACADE



PAVILION FACADE



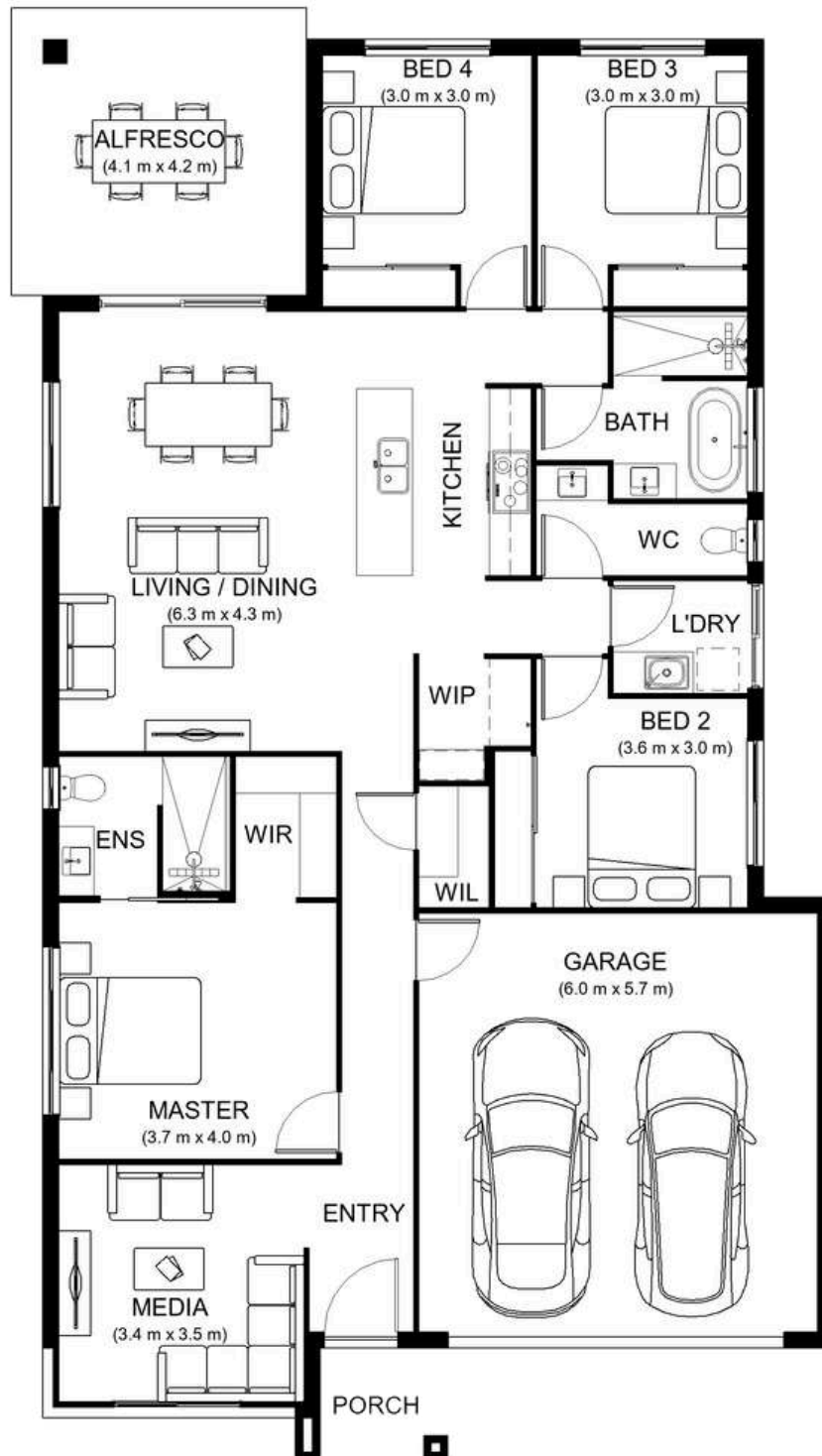
CLASSIC FACADE



DUNE FACADE

METRO

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: METRO

LENGTH: 20.34m

HOUSE SIZE: 210m²

WIDTH: 11.30m

[VIEW DESIGN ONLINE](#)

4 2 2 2

METRO FACADE OPTIONS



PAVILION FACADE



CLASSIC FACADE



COASTAL FACADE



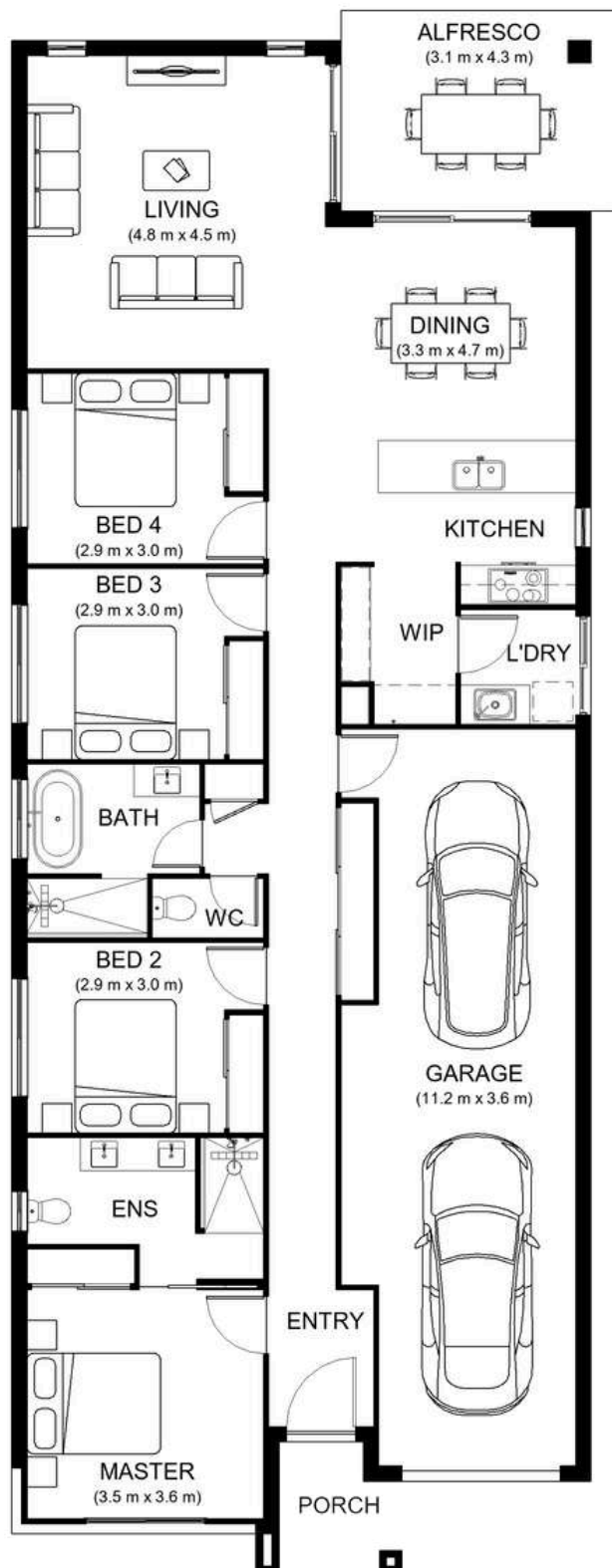
DUNE FACADE



HAMPTONS FACADE

OAK

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: OAK

LENGTH: 23.30m

HOUSE SIZE: 202m²

WIDTH: 08.80m

[VIEW DESIGN ONLINE](#)

4 1 2 2

OAK FACADE OPTIONS



DUNE FACADE



HAMPTONS FACADE



PAVILION FACADE



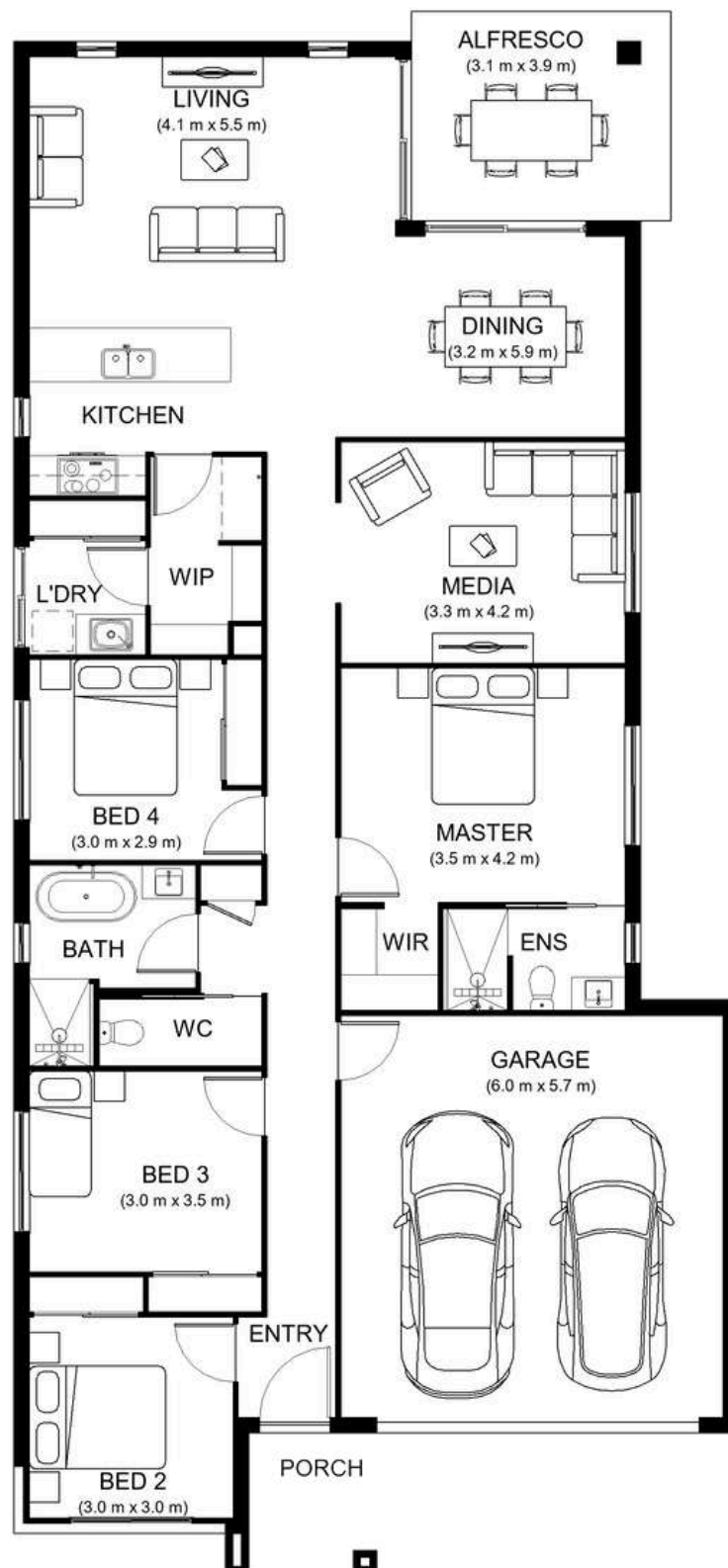
CLASSIC FACADE



COASTAL FACADE

ROSEWOOD

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: ROSEWOOD **HOUSE SIZE:** 216m²

LENGTH: 22.68m

WIDTH: 10.80m

[VIEW DESIGN ONLINE](#)

4 2 2 2

ROSEWOOD FACADE OPTIONS



CLASSIC FACADE



COASTAL FACADE



PAVILION FACADE



DUNE FACADE



HAMPTONS FACADE

TALLOWOOD

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: TALLOWOOD **HOUSE SIZE:** 140m²

LENGTH: 20.34m

WIDTH: 07.50m

[VIEW DESIGN ONLINE](#)

3 2 1 2

TALLOWOOD
FACADE OPTIONS



HAMPTONS FACADE



PAVILION FACADE



COASTAL FACADE



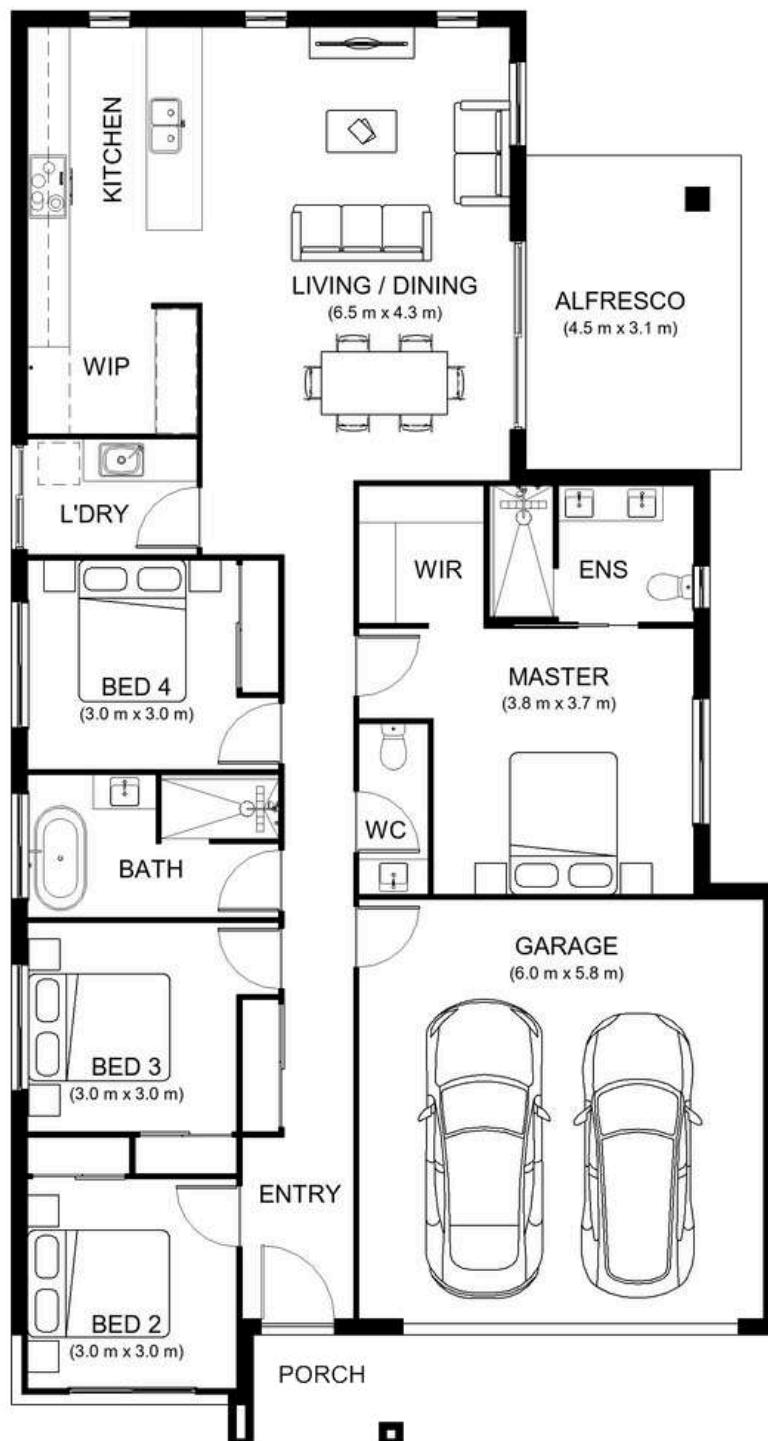
CLASSIC FACADE



DUNE FACADE

TEAK

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: TEAK

LENGTH: 20.55m

HOUSE SIZE: 200m²

WIDTH: 11.00m

[VIEW DESIGN ONLINE](#)

4 1 2 2

TEAK FACADE OPTIONS



DUNE FACADE



CLASSIC FACADE



PAVILION FACADE



COASTAL FACADE



HAMPTONS FACADE

DUAL LIVING





HOME DESIGNS

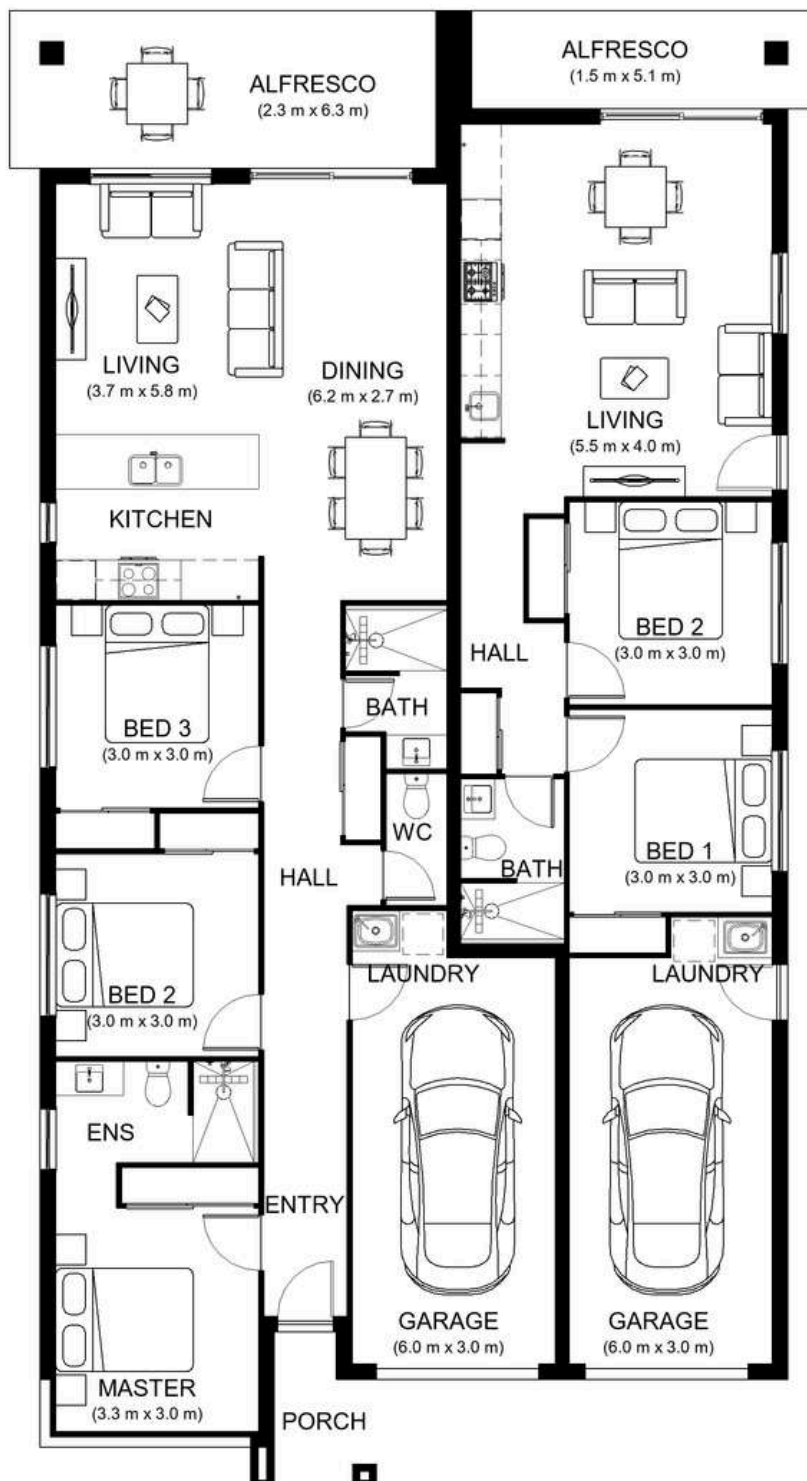
THE BENEFITS OF INVESTING IN DUAL LIVING

Investing in a dual living home with NCL Homes is a smart way to maximise your rental returns while meeting the growing demand for flexible living arrangements. Perfect for multigenerational families or tenants seeking separate spaces under one roof, dual living homes attract a wider tenant pool and command higher rental yields.

With NCL Homes, you can trust in a high-quality build, fast turnaround times, and modern, functional designs that deliver both lifestyle appeal and investment performance. Backed by our experience and reputation, your dual living investment is built for strong rental demand, long-term value, and greater financial freedom.

BANKSIA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: BANKSIA

HOUSE SIZE: 231m²

LENGTH: 21.83m

WIDTH: 11.04m

[VIEW DESIGN ONLINE](#)

5 2 2 3

BANKSIA FACADE OPTIONS



PAVILION FACADE



COASTAL FACADE



HAMPTONS FACADE



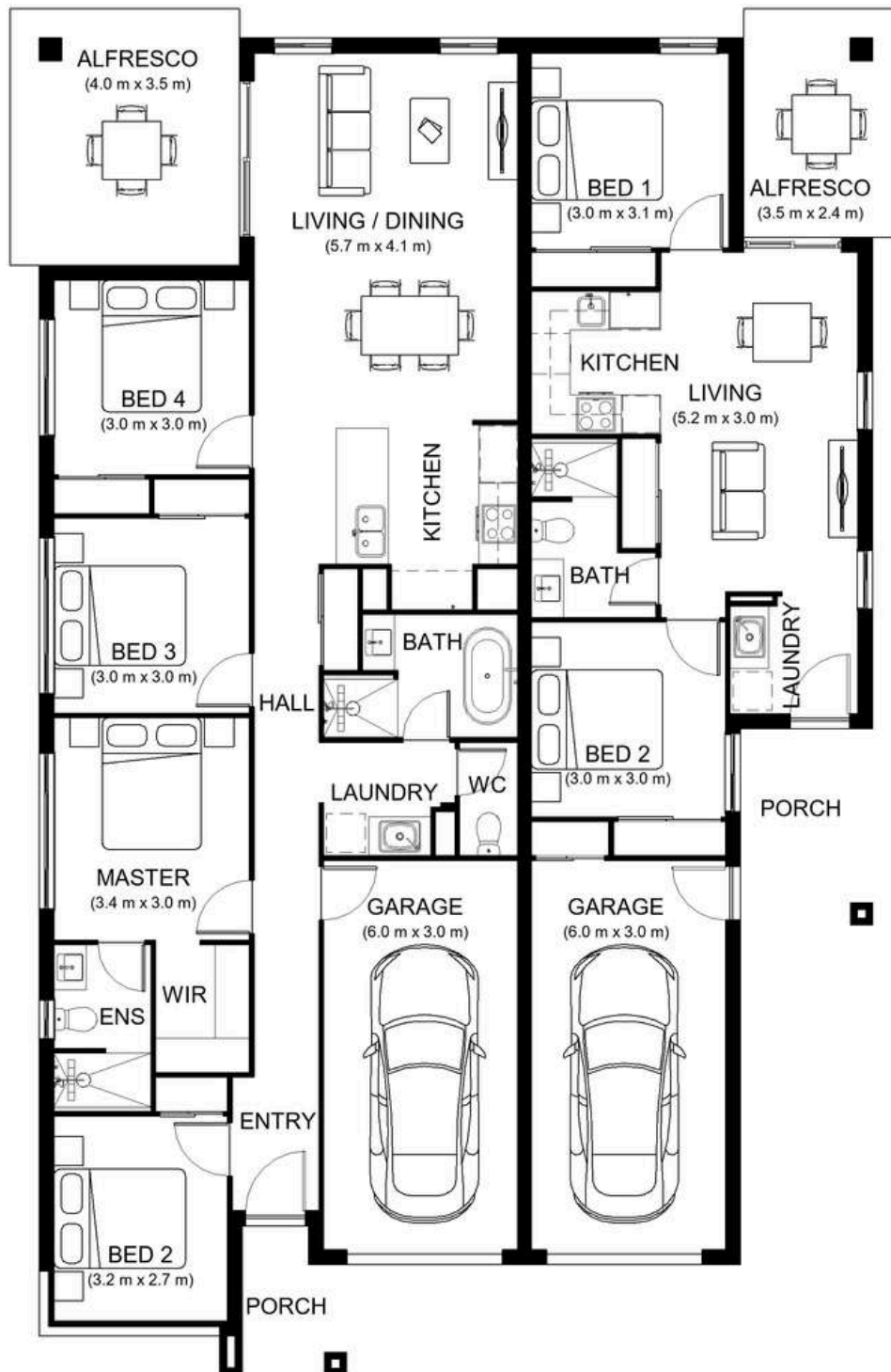
DUNE FACADE



CLASSIC FACADE

PLANTATION

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: PLANTATION

LENGTH: 20.60m

HOUSE SIZE: 245m²

WIDTH: 12.87m

[VIEW DESIGN ONLINE](#)

6 2 2 3

PLANTATION FACADE OPTIONS



CLASSIC FACADE



HAMPTONS FACADE



DUNE FACADE



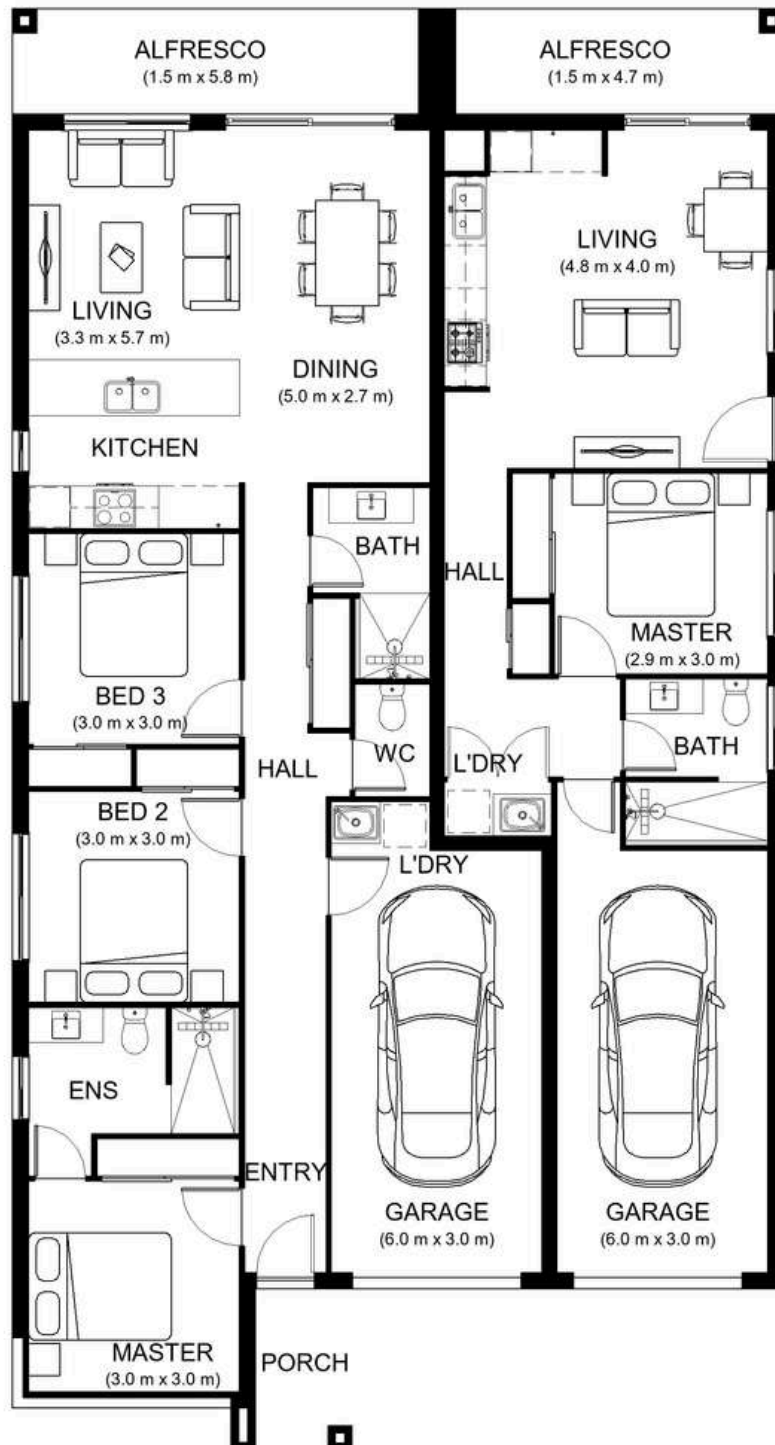
PAVILION FACADE



COASTAL FACADE

SANDALWOOD

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: SANDALWOOD

HOUSE SIZE: 209m²

[VIEW DESIGN ONLINE](#)

LENGTH: 20.51m

WIDTH: 10.97m

4 2 2 3

SANDALWOOD FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



DUNE FACADE



CLASSIC FACADE

SERRATA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: SERRATA **HOUSE SIZE:** 215m²
LENGTH: 23.50m **WIDTH:** 10.99m

[VIEW DESIGN ONLINE](#)

4 2 2 3

SERRATA FACADE OPTIONS



HAMPTONS FACADE



PAVILION FACADE



COASTAL FACADE



DUNE FACADE



CLASSIC FACADE

SOLANDRI

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: SOLANDRI **HOUSE SIZE:** 219m²
LENGTH: 21.79m **WIDTH:** 10.64m

[VIEW DESIGN ONLINE](#)

5 2 2 3

SOLANDRI FACADE OPTIONS



PAVILION FACADE



COASTAL FACADE



HAMPTONS FACADE



CLASSIC FACADE



DUNE FACADE

This floor plan illustrates a 4-bedroom residence with a garage and carport. The layout is as follows:

- Top Section:**
 - MASTER:** 3.5 m x 3.5 m, featuring a bed, desk, and wardrobe.
 - ALFRESCO:** 3.6 m x 3.5 m, an outdoor dining area with a table and chairs.
- Left Wing (Bedrooms and Bathrooms):**
 - ENS (Ensuite):** Attached to the top Master bedroom.
 - WIR (Wardrobe):** Located between the top Master bedroom and Bed 2.
 - BED 2:** 2.8 m x 3.5 m.
 - BED 3:** 2.8 m x 3.5 m.
 - MASTER:** 3.0 m x 3.4 m, located at the bottom left.
 - BED 2:** 3.0 m x 2.8 m, located at the bottom left.
- Central Core:**
 - HALL:** A central hallway connecting the bedrooms, bathrooms, and living areas.
 - BATH:** Two bathrooms are located in the central core.
 - L'DRY (Laundry):** Two laundry rooms are located in the central core.
- Right Wing (Living and Dining Areas):**
 - LIVING / DINING:** 4.1 m x 7.0 m, a combined area with a sofa and dining table.
 - KITCHEN:** Features a sink, stove, and refrigerator.
 - MEDIA:** 4.7 m x 4.0 m, featuring a sofa and media unit.
- Bottom Section:**
 - LIVING:** 4.8 m x 4.4 m, featuring a dining table and sofa.
 - PORCH:** 1.0 m x 4.5 m, located at the bottom.
 - GARAGE:** 6.0 m x 3.0 m, located at the bottom right.
 - CARPORT:** 6.2 m x 3.0 m, located at the bottom right.

5 3 2 3

WARATAH FACADE OPTIONS



DUNE FACADE



PAVILION FACADE



HAMPTONS FACADE



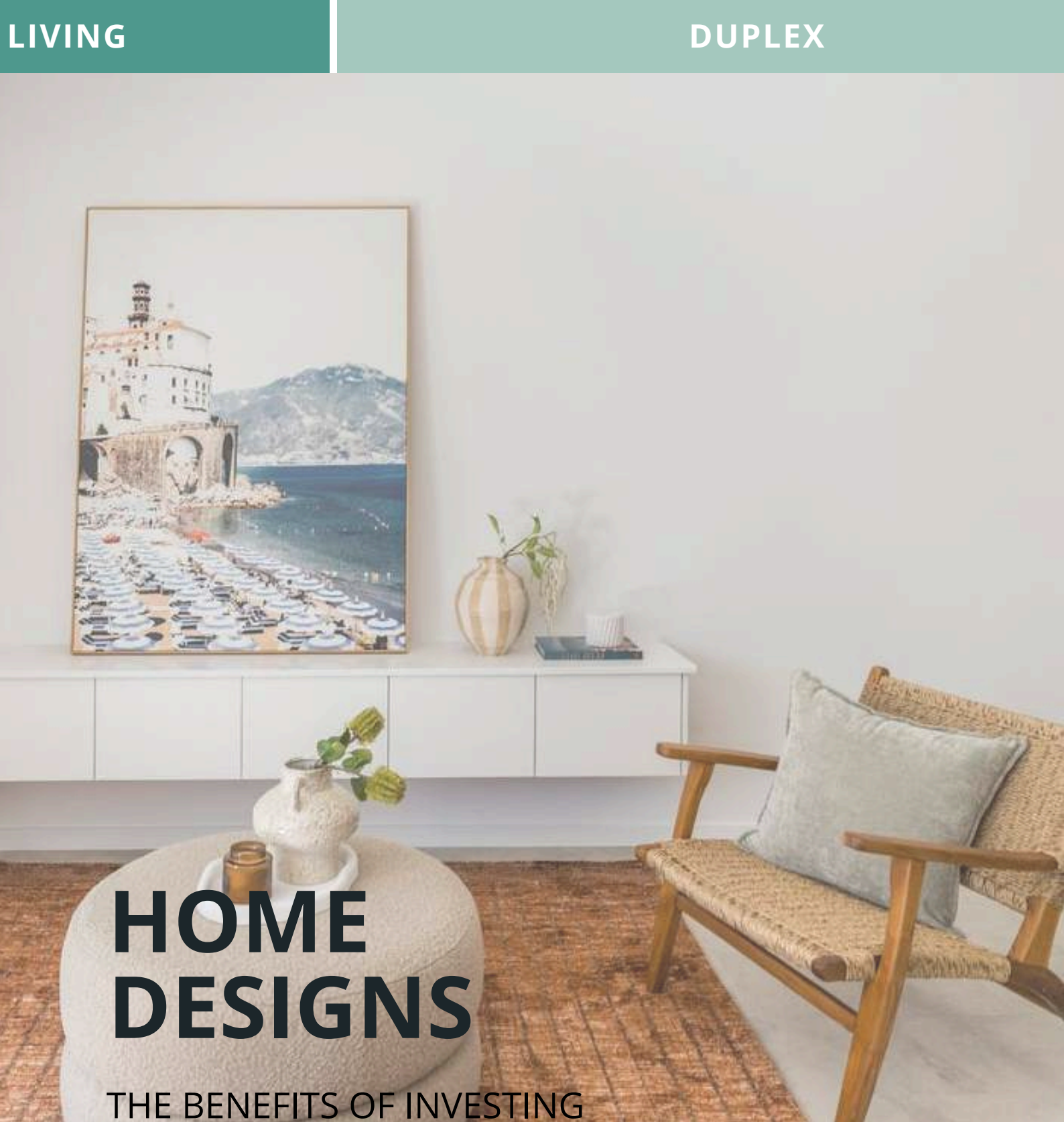
COASTAL FACADE



CLASSIC FACADE

DUPLEX BUILDS





HOME DESIGNS

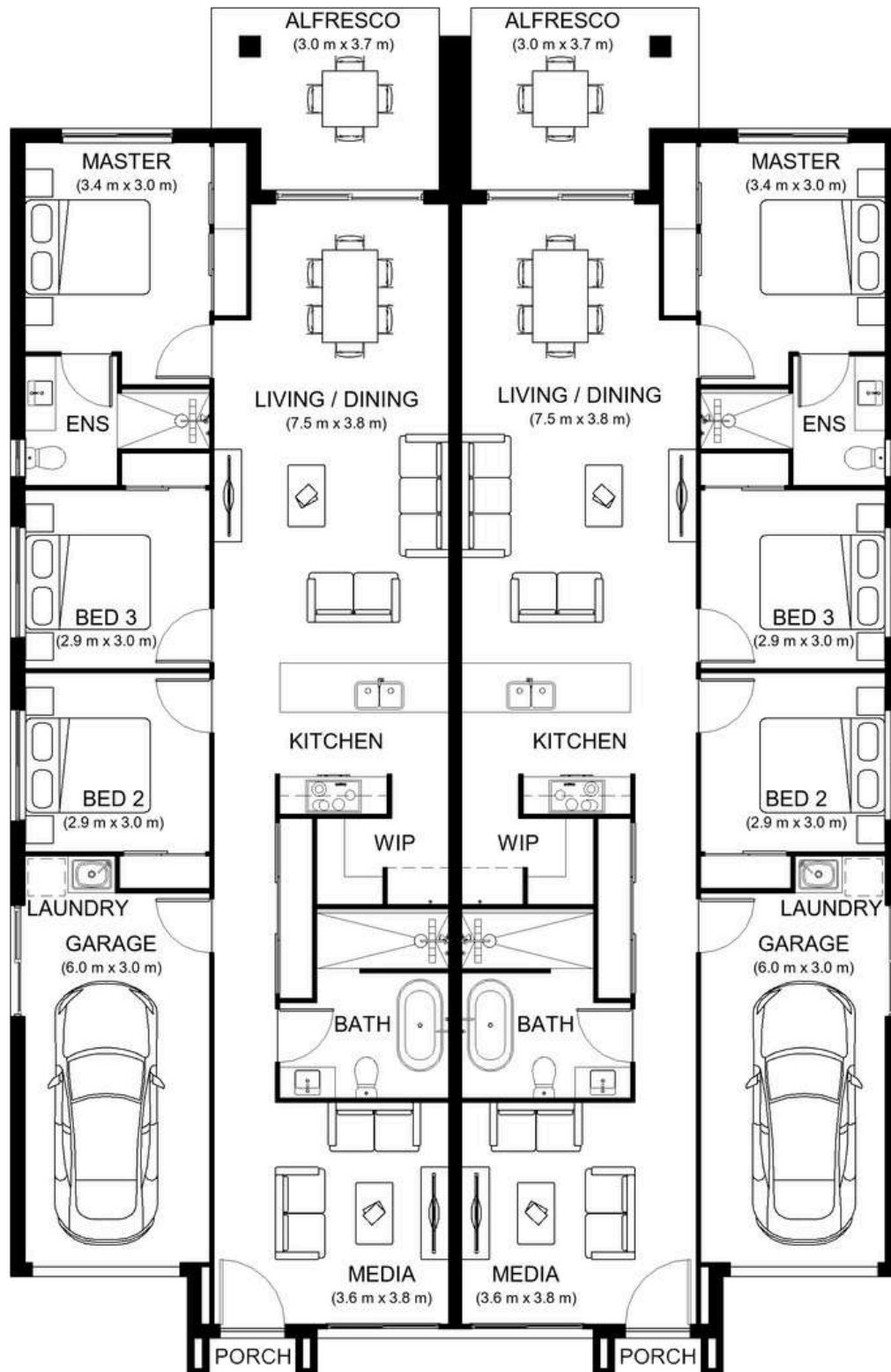
THE BENEFITS OF INVESTING IN DUPLEX

Investing in a duplex with NCL Homes is a powerful way to unlock higher rental returns and long-term growth from a single block of land. Our expertly built, high-quality duplexes allow you to generate two income streams while benefiting from the simplicity of one investment. With faster build times, you can have both properties tenanted sooner, increasing your cash flow quickly.

Duplex developments also offer excellent capital growth potential and appeal to a broad tenant market. Featuring modern designs and spacious, well-planned layouts, NCL Homes delivers duplex investments that attract strong rental demand and deliver lasting value.

ACACIA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: ACACIA

LENGTH: 21.74m

HOUSE SIZE: 296m²

WIDTH: 14.44m

[VIEW DESIGN ONLINE](#)

6 4 2 4

ACACIA FACADE OPTIONS



CLASSIC FACADE



COASTAL FACADE



HAMPTONS FACADE



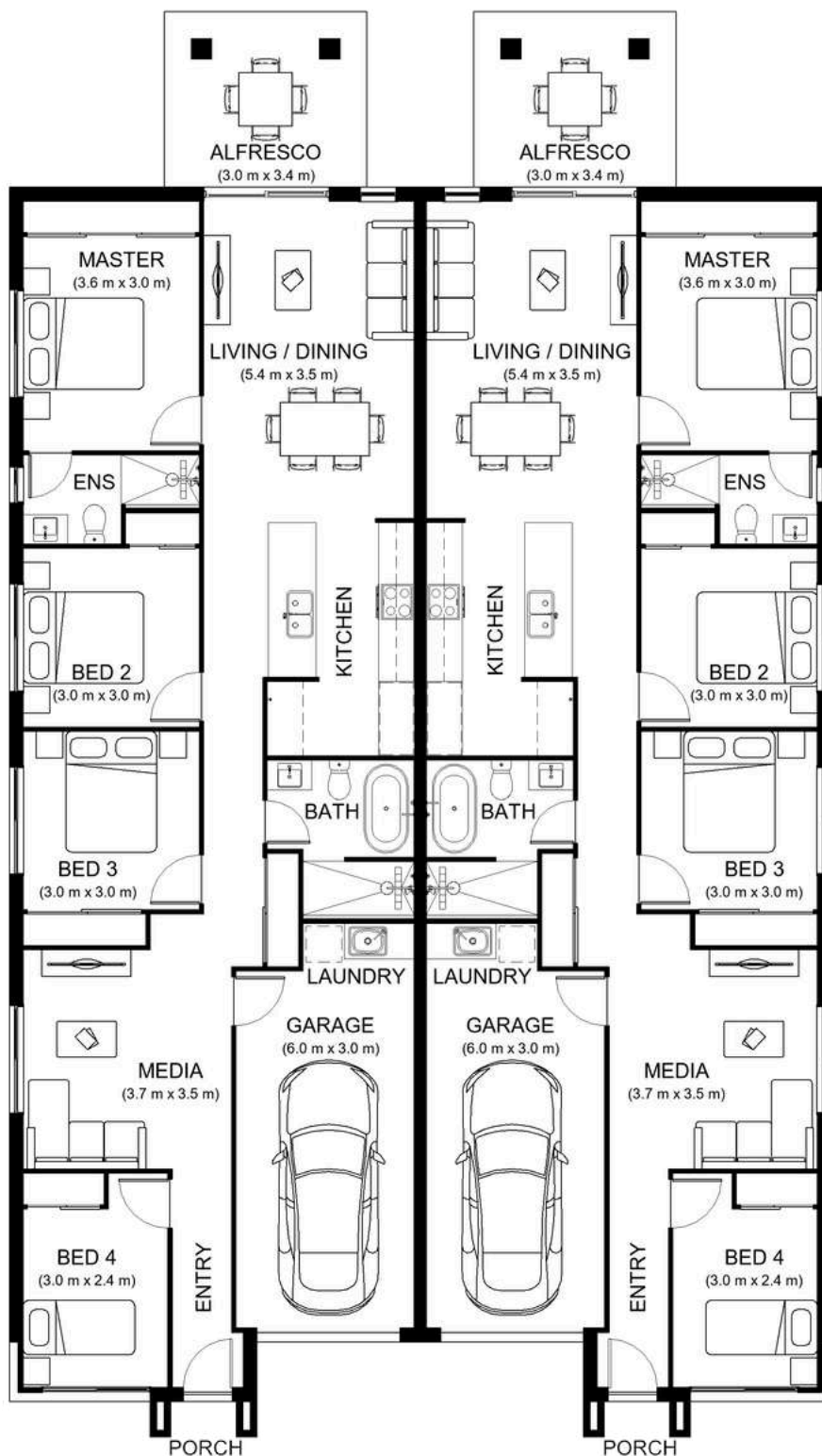
PAVILION FACADE



DUNE FACADE

AEGEAN

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: AEGEAN

HOUSE SIZE: 298m²

LENGTH: 23.49m

WIDTH: 13.82m

[VIEW DESIGN ONLINE](#)

8 4 2 4

AEGEAN FACADE OPTIONS



HAMPTONS FACADE



COASTAL FACADE



PAVILION FACADE



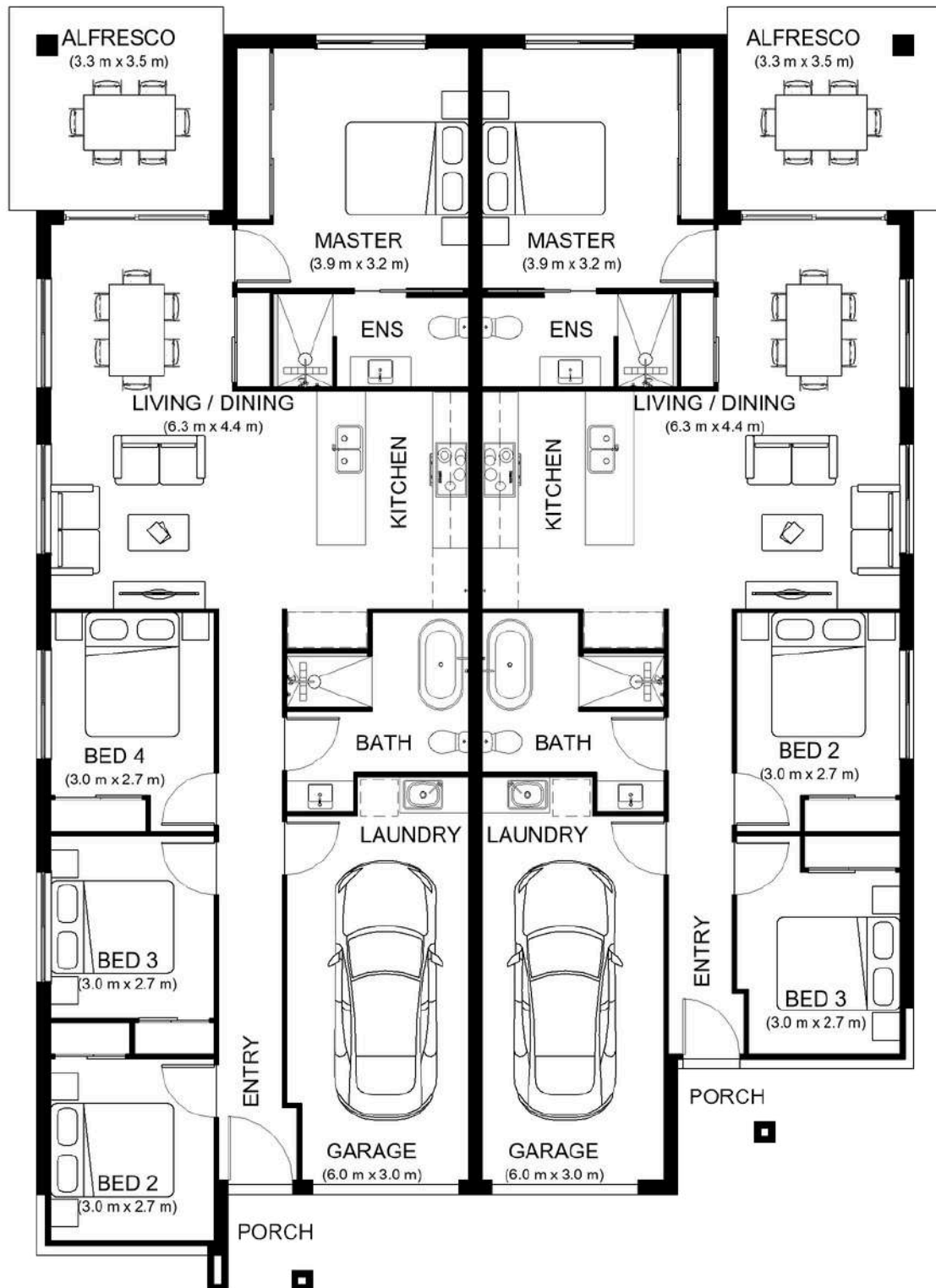
DUNE FACADE



CLASSIC FACADE

ATLANTIC

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: ATLANTIC **HOUSE SIZE:** 281m²
LENGTH: 20.69m **WIDTH:** 14.44m

[VIEW DESIGN ONLINE](#)

7 2 2 4

ATLANTIC FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



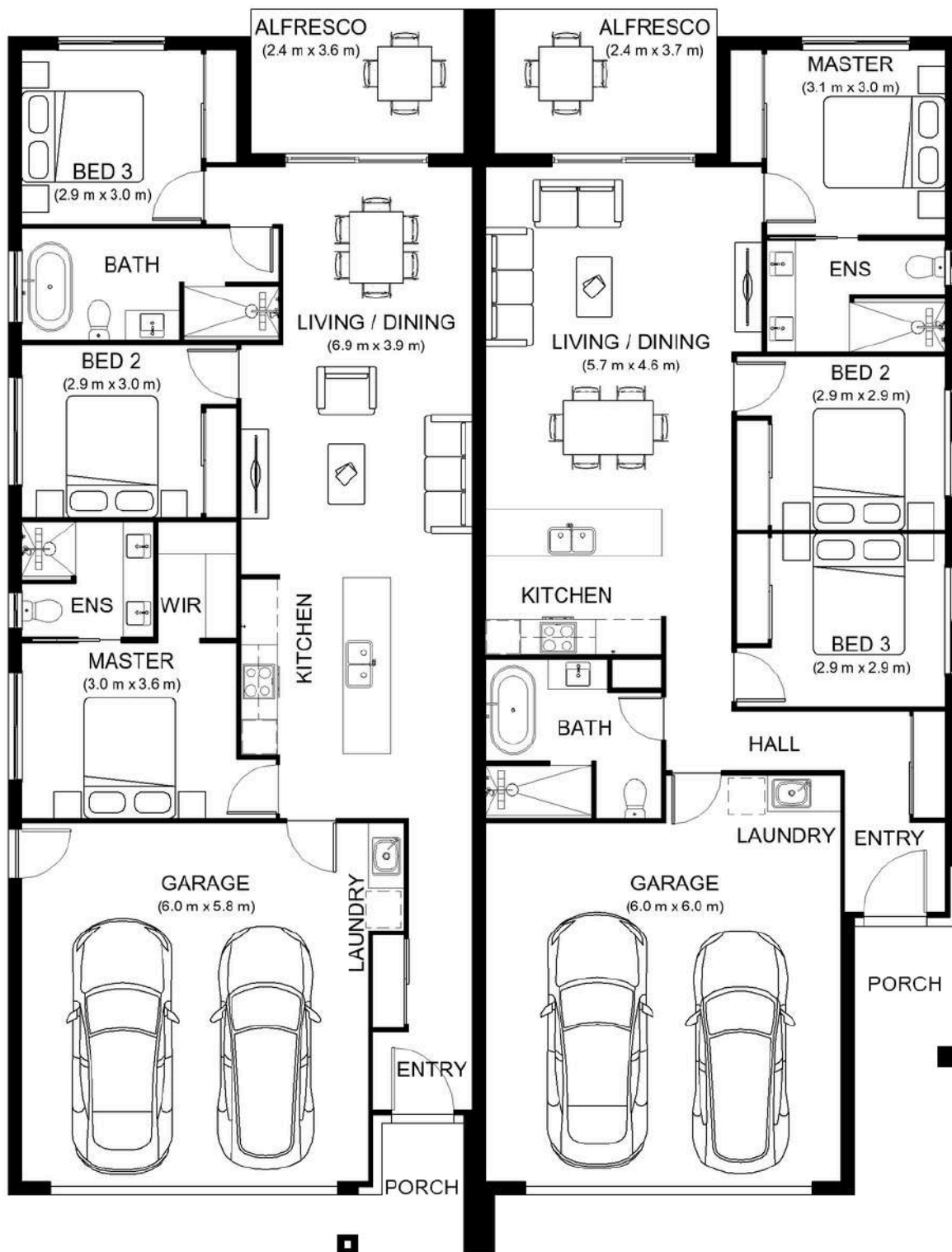
CLASSIC FACADE



DUNE FACADE

AVALON

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: AVALON

HOUSE SIZE: 311m²

LENGTH: 20.40m

WIDTH: 15.93m

[VIEW DESIGN ONLINE](#)

6 2 4 4

AVALON FACADE OPTIONS



PAVILION FACADE



HAMPTONS FACADE



DUNE FACADE



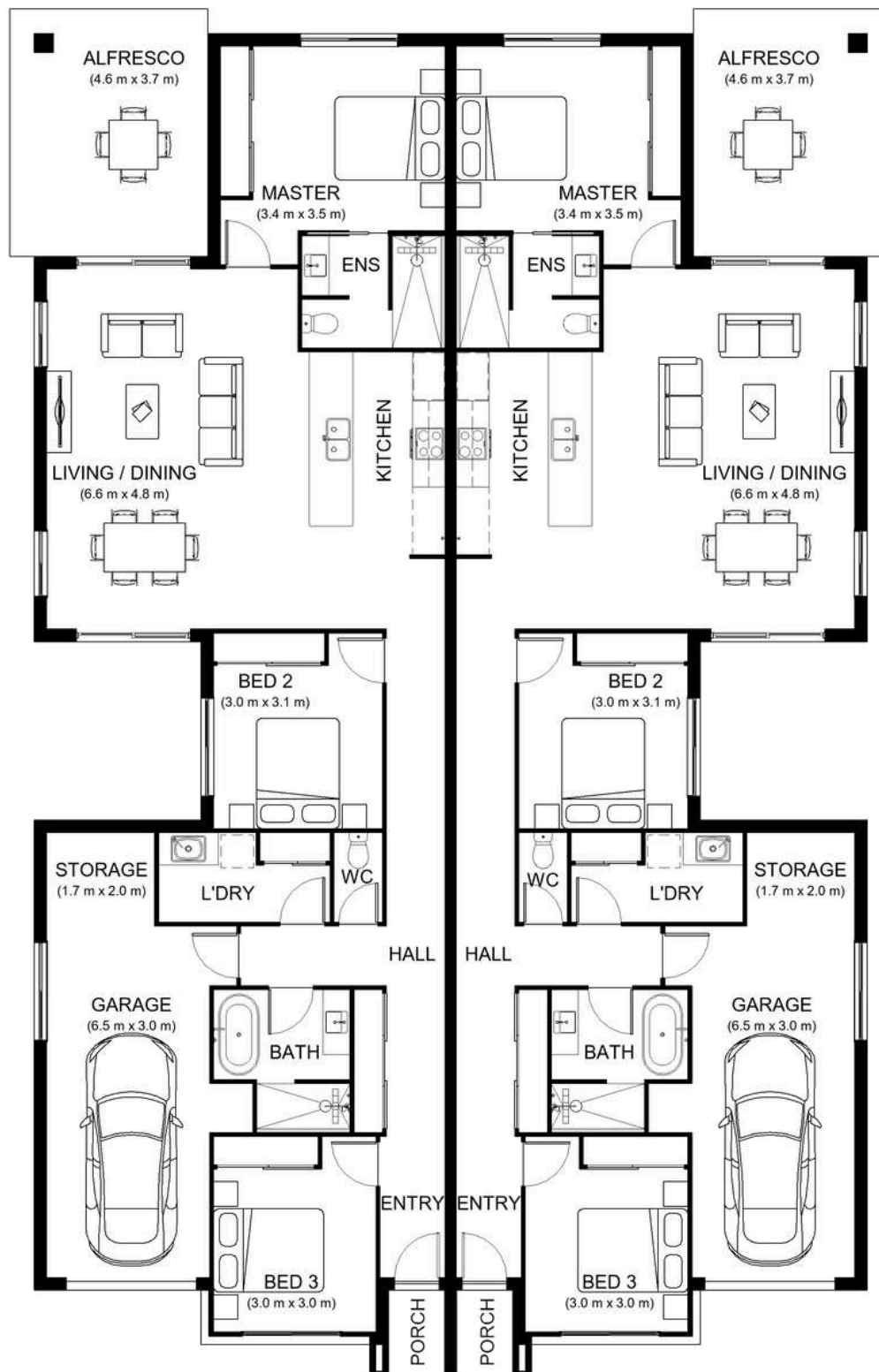
COASTAL FACADE



CLASSIC FACADE

BALTIC

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: BALTIC

HOUSE SIZE: 353m²

LENGTH: 24.72m

WIDTH: 15.35m

[VIEW DESIGN ONLINE](#)

6 2 2 4

BALTIC FACADE OPTIONS



CLASSIC FACADE



PAVILION FACADE



HAMPTONS FACADE



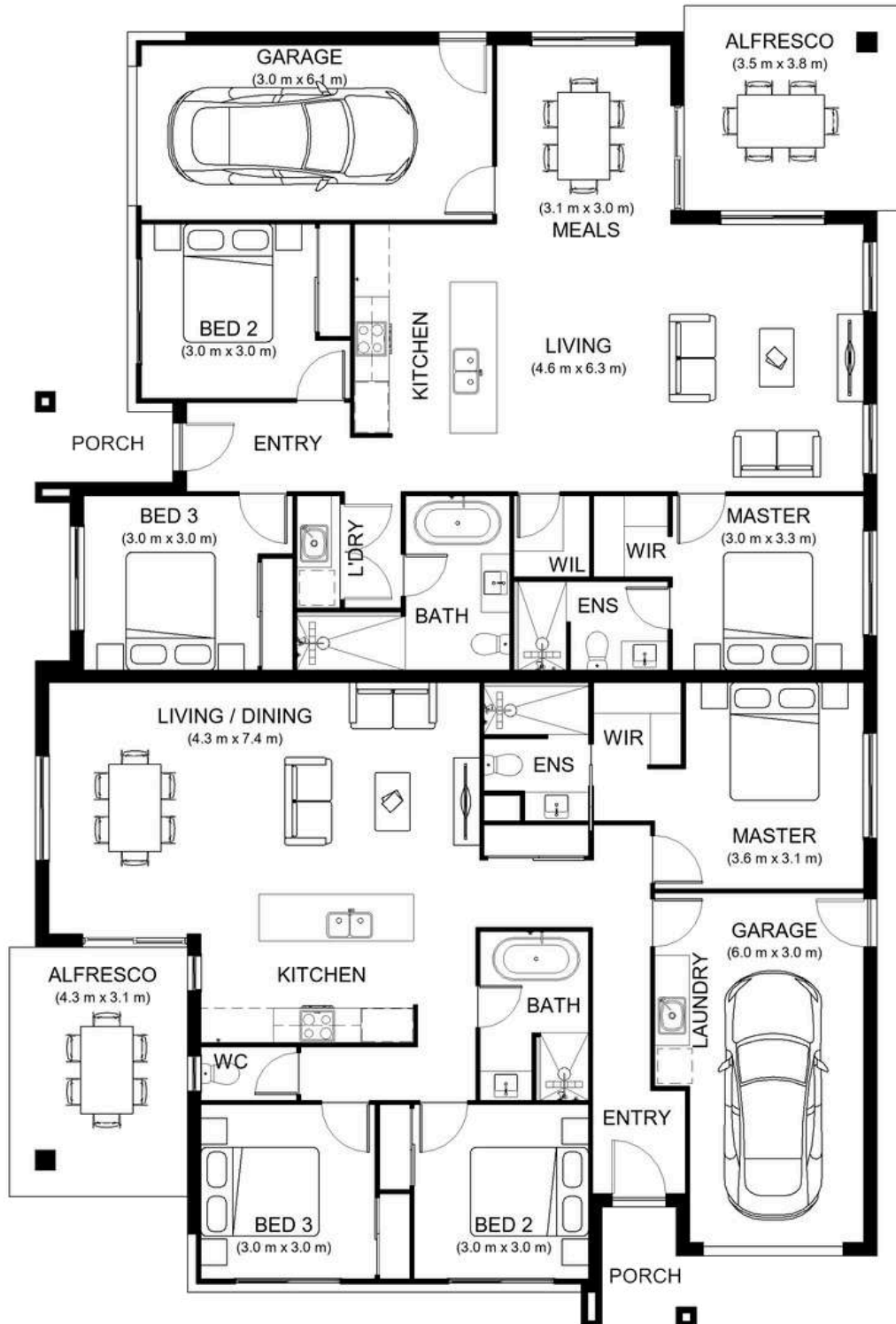
DUNE FACADE



COASTAL FACADE

BEECHCOMBER

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: BEECHCOMBER **HOUSE SIZE:** 302m²
LENGTH: 14.49m **WIDTH:** 22.26m

[VIEW DESIGN ONLINE](#)

6 2 2 4

BEECHCOMBER FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



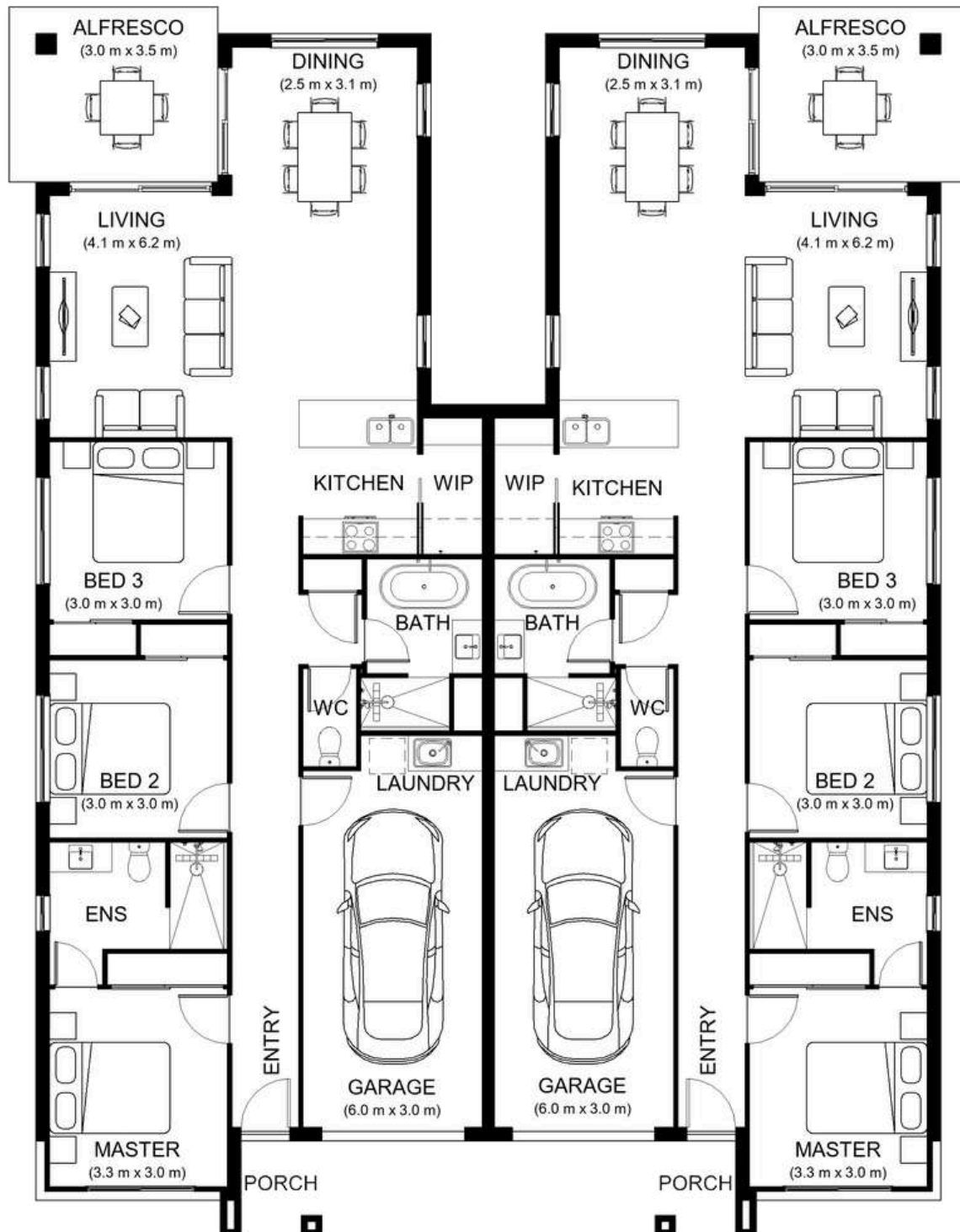
DUNE FACADE



CLASSIC FACADE

BISCAY

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: BISCAY

HOUSE SIZE: 289m²

LENGTH: 20.24m

WIDTH: 15.25m

[VIEW DESIGN ONLINE](#)

6 2 2 4

BISCAY FACADE OPTIONS



COASTAL FACADE



COASTAL FACADE



HAMPTONS FACADE



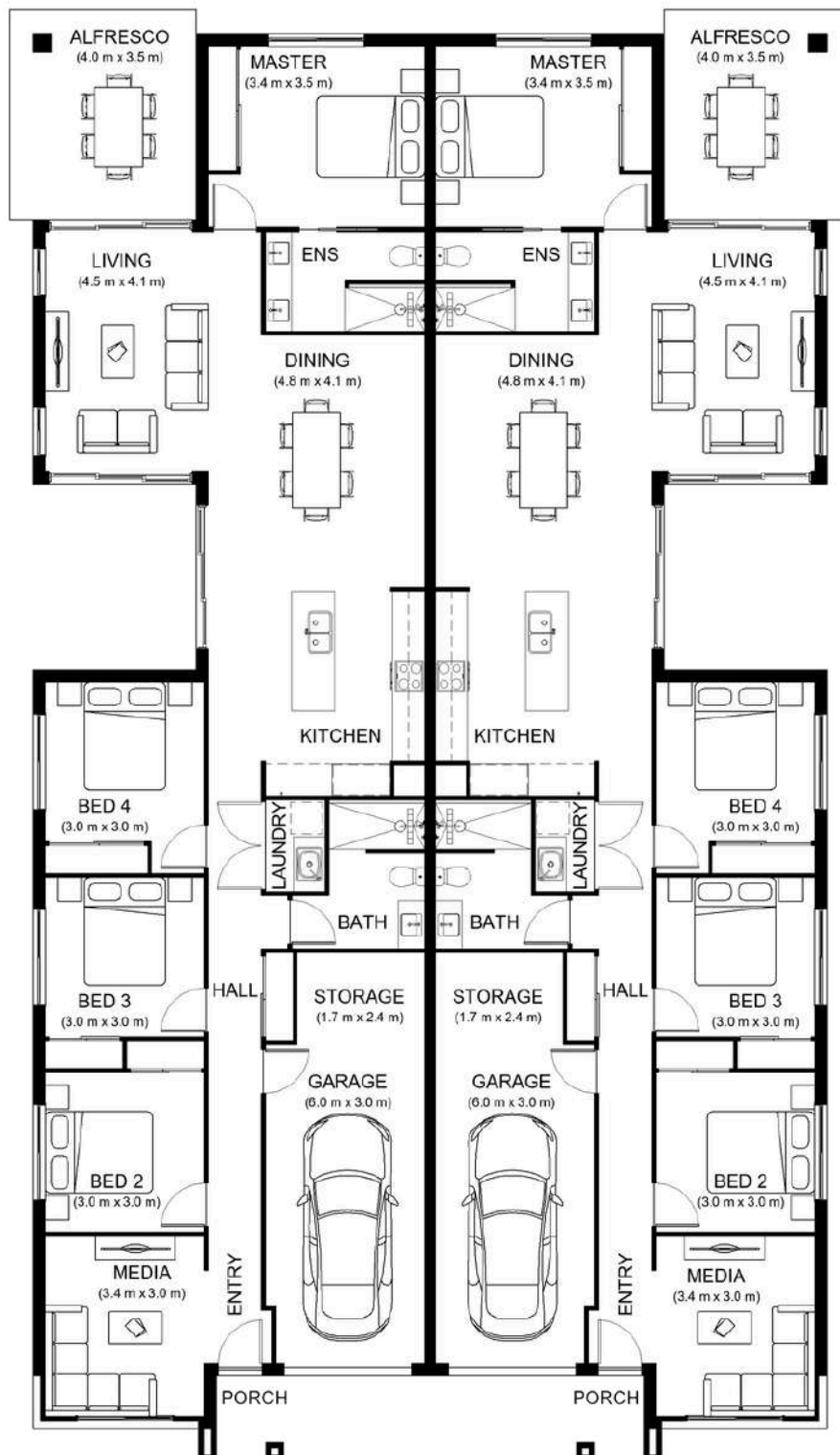
CLASSIC FACADE



DUNE FACADE

CASPIAN

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: CASPIAN

HOUSE SIZE: 373m²

LENGTH: 26.83m

WIDTH: 14.95m

[VIEW DESIGN ONLINE](#)

8 4 2 4

CASPIAN FACADE OPTIONS



HAMPTONS FACADE



PAVILION FACADE



COASTAL FACADE



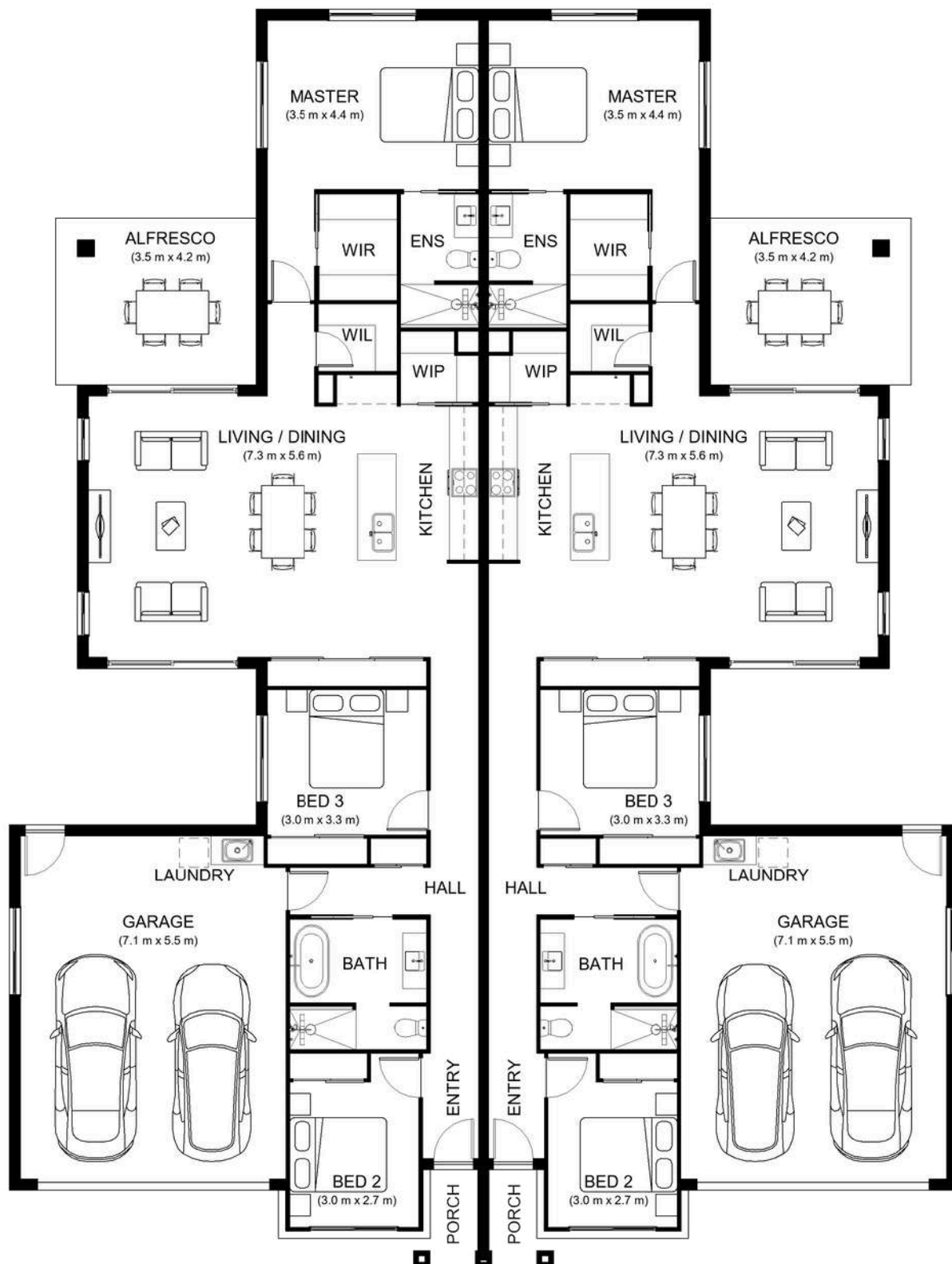
DUNE FACADE



CLASSIC FACADE

CORAL

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: CORAL

HOUSE SIZE: 391m²

LENGTH: 26.05m

WIDTH: 19.67m

[VIEW DESIGN ONLINE](#)

6 2 4 4

CORAL FACADE OPTIONS



COASTAL FACADE



CLASSIC FACADE



DUNE FACADE



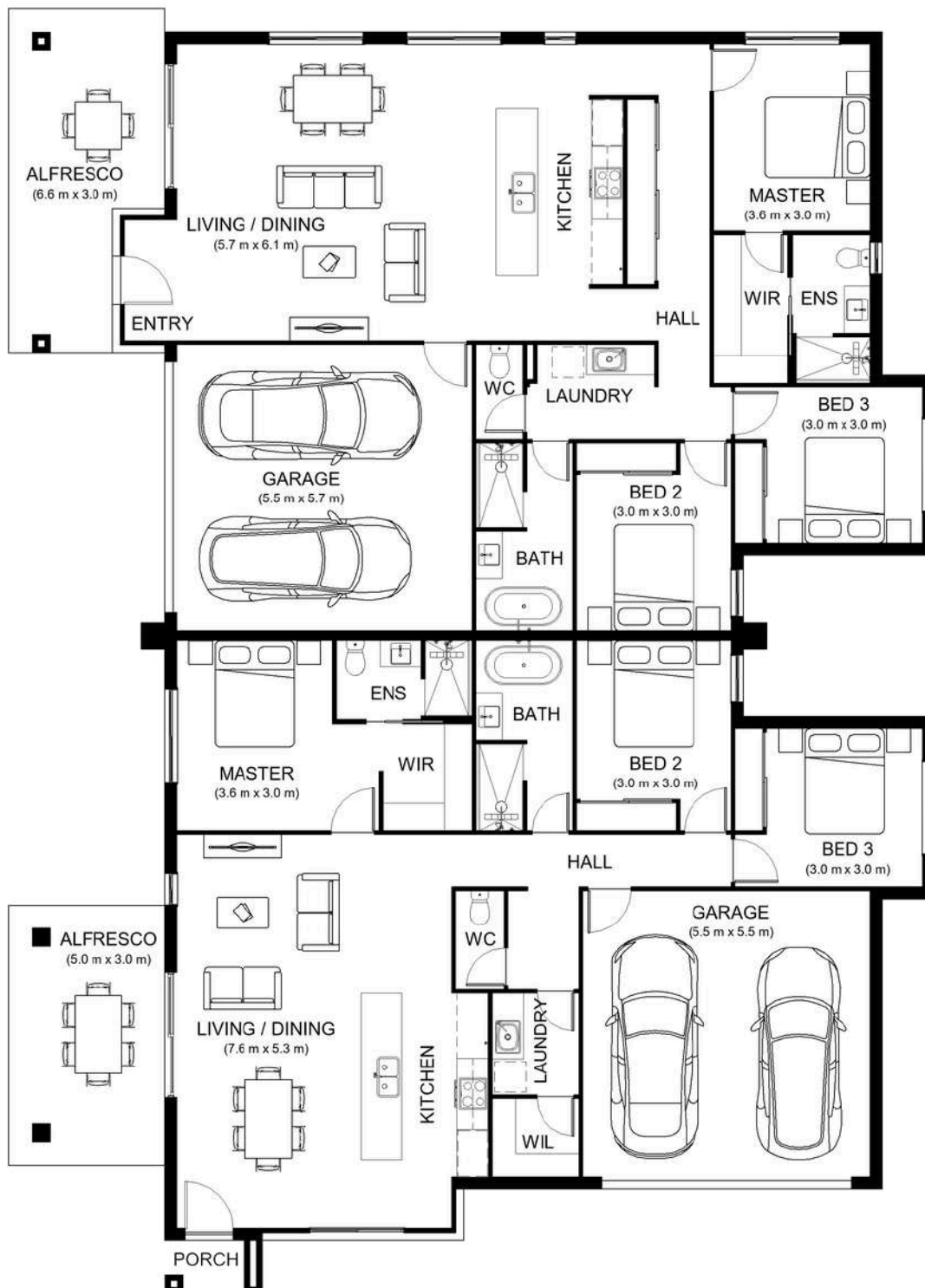
HAMPTONS FACADE



PAVILION FACADE

CYPRESS

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: CYPRESS **HOUSE SIZE:** 348m²
LENGTH: 17.33m **WIDTH:** 24.22m

[VIEW DESIGN ONLINE](#)

6 2 4 4

CYPRESS FACADE OPTIONS



CLASSIC FACADE



PAVILION FACADE



HAMPTONS FACADE



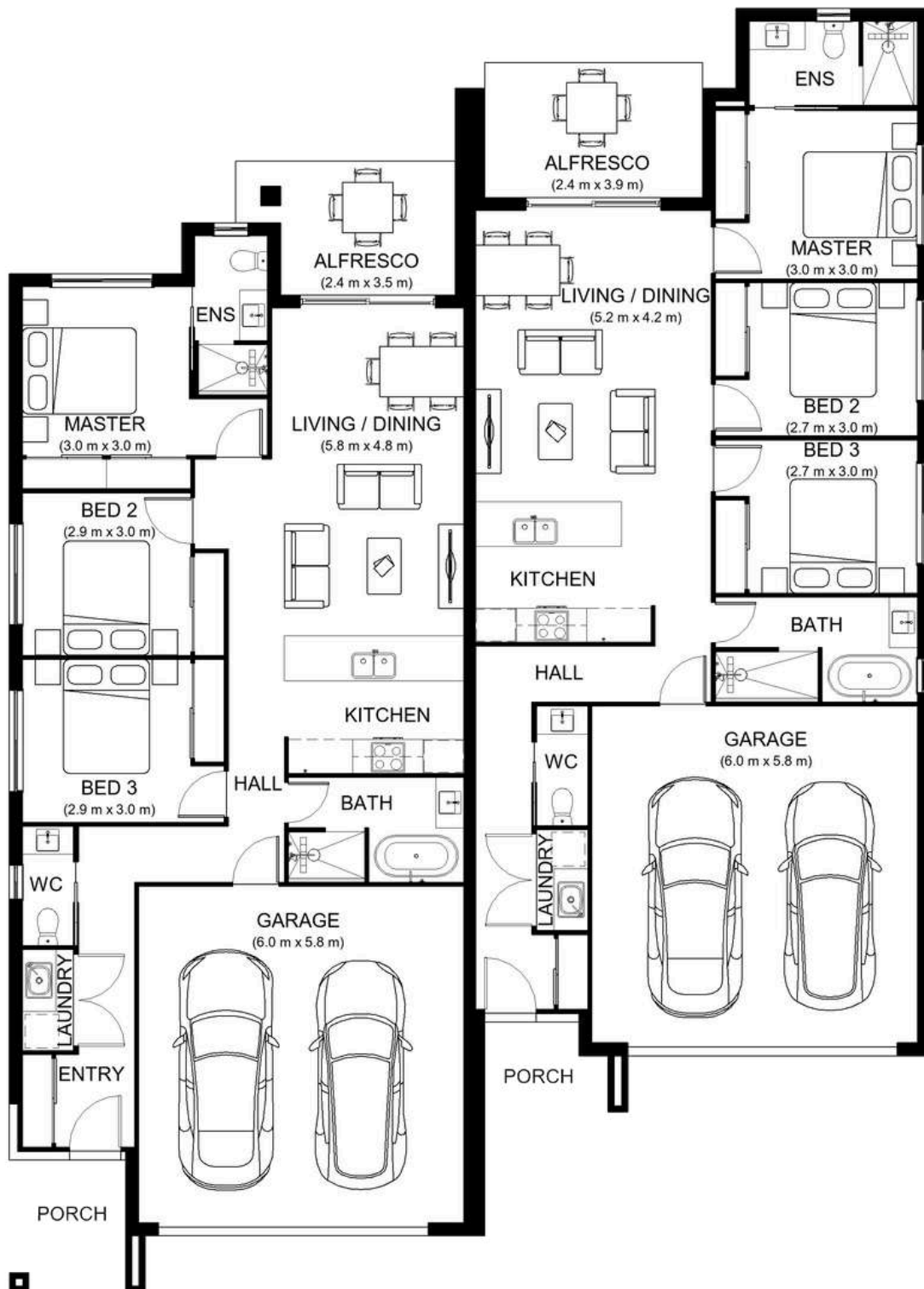
DUNE FACADE



COASTAL FACADE

EPIQ

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: EPIQ

LENGTH: 22.87m

HOUSE SIZE: 304m²

WIDTH: 16.41m

[VIEW DESIGN ONLINE](#)

6 2 4 4

EPIQ FACADE OPTIONS



DUNE FACADE



COASTAL FACADE



CLASSIC FACADE



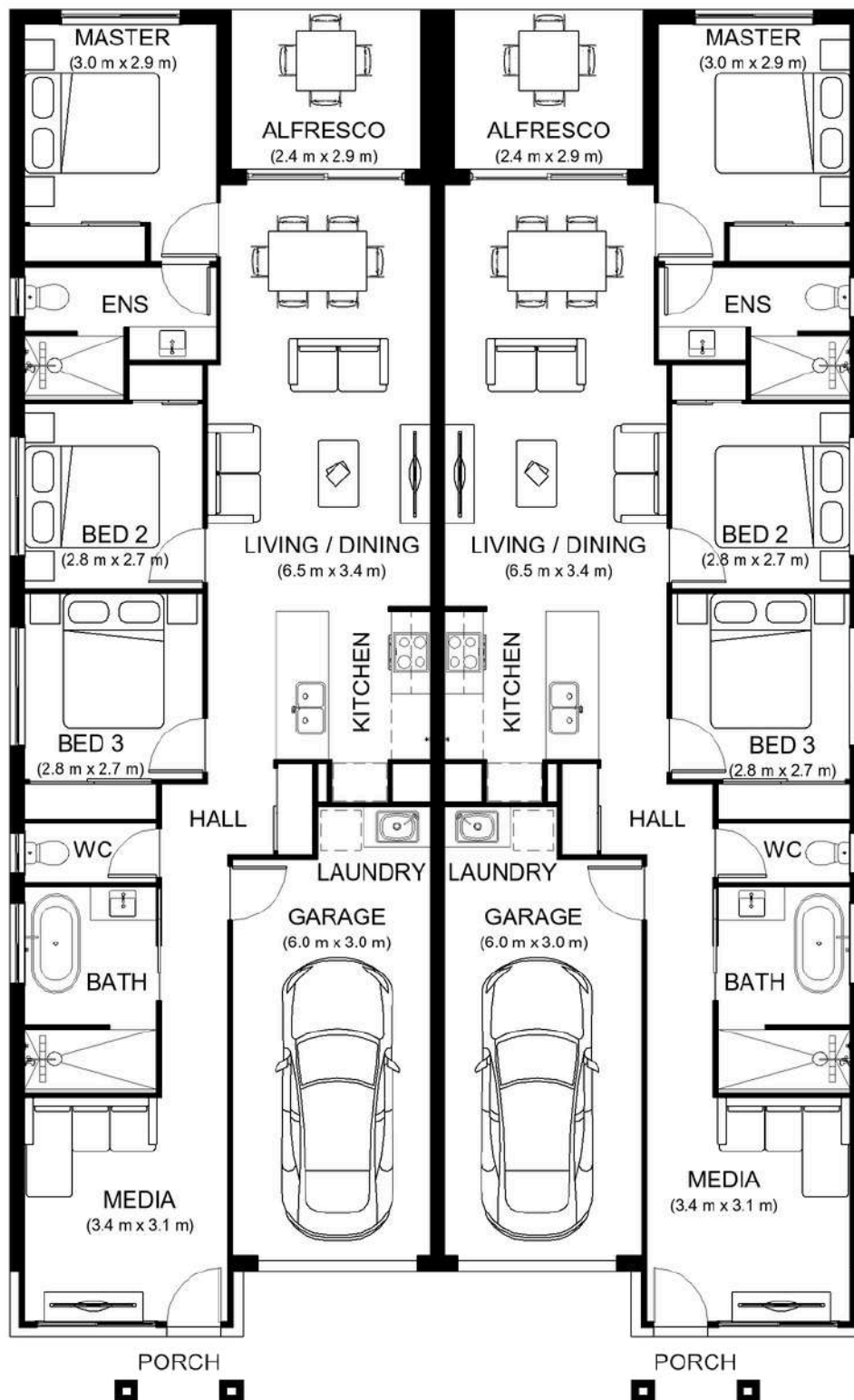
PAVILION FACADE



HAMPTONS FACADE

FRASER

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: FRASER

HOUSE SIZE: 259m²

LENGTH: 21.12m

WIDTH: 12.97m

[VIEW DESIGN ONLINE](#)

6 4 2 4

FRASER FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



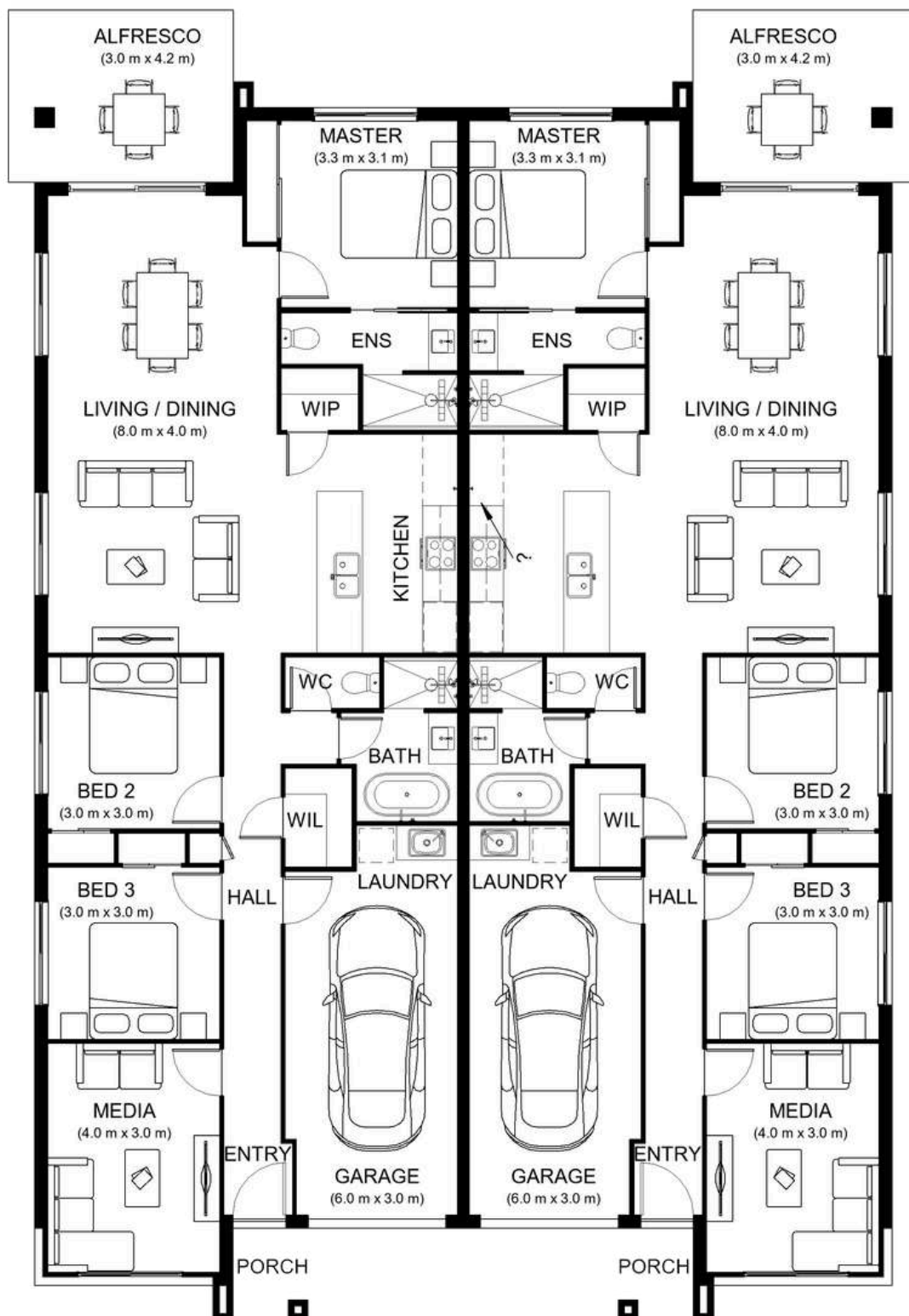
DUNE FACADE



CLASSIC FACADE

HEMPSTEAD

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: HEMPSTEAD
LENGTH: 21.56m

HOUSE SIZE: 321m²
WIDTH: 14.95m

[VIEW DESIGN ONLINE](#)

6 4 2 4

HEMPSTEAD FACADE OPTIONS



CLASSIC FACADE



DUNE FACADE



COASTAL FACADE

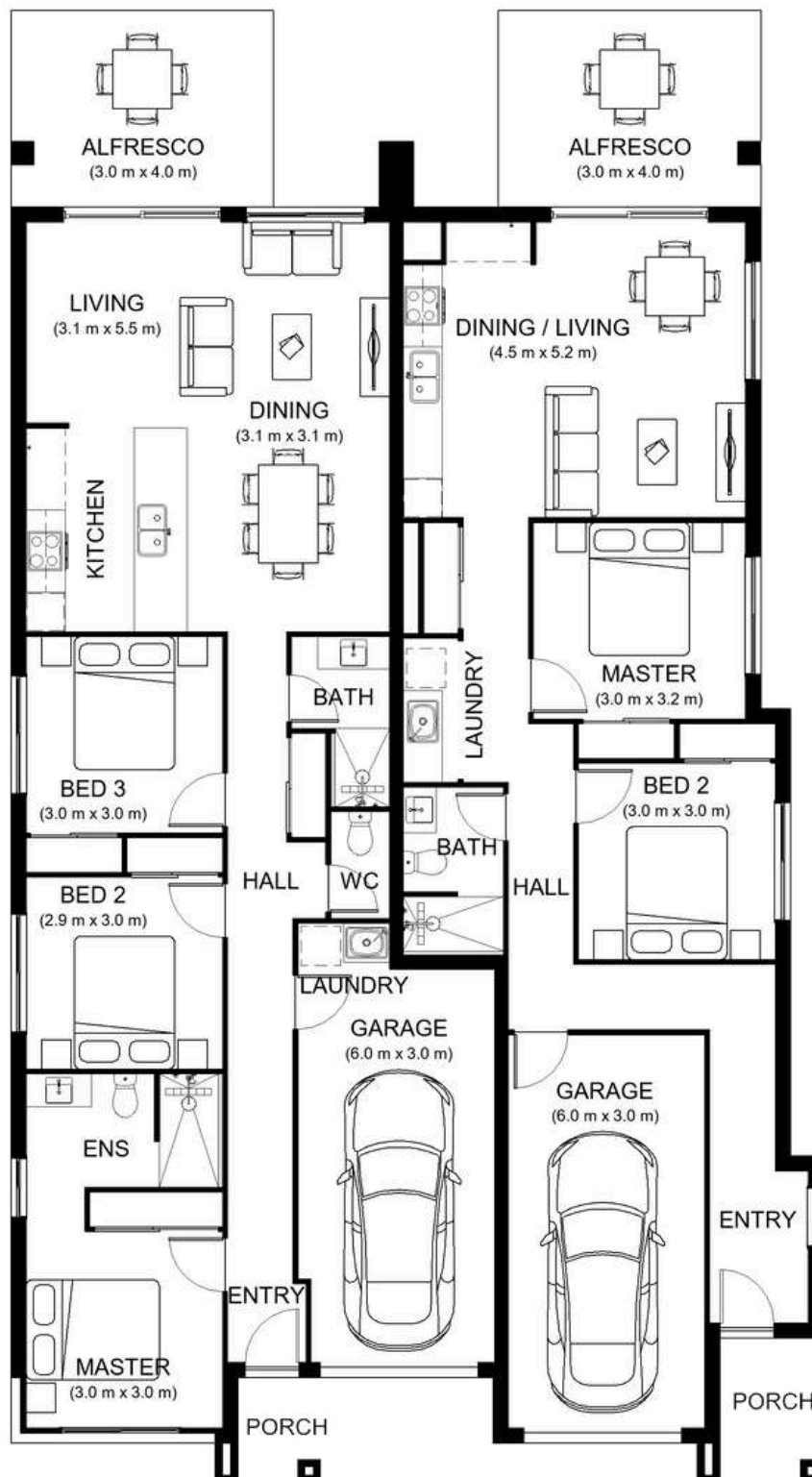


PAVILION FACADE



HAMPTONS FACADE

MEDITERRANEAN FLOORPLAN SPECIFICATIONS



FLOOR PLAN: MEDITERRANEAN

HOUSE SIZE: 247m²

[VIEW DESIGN ONLINE](#)

LENGTH: 20.45m

WIDTH: 12.38m

5 2 2 3

MEDITERRANEAN FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



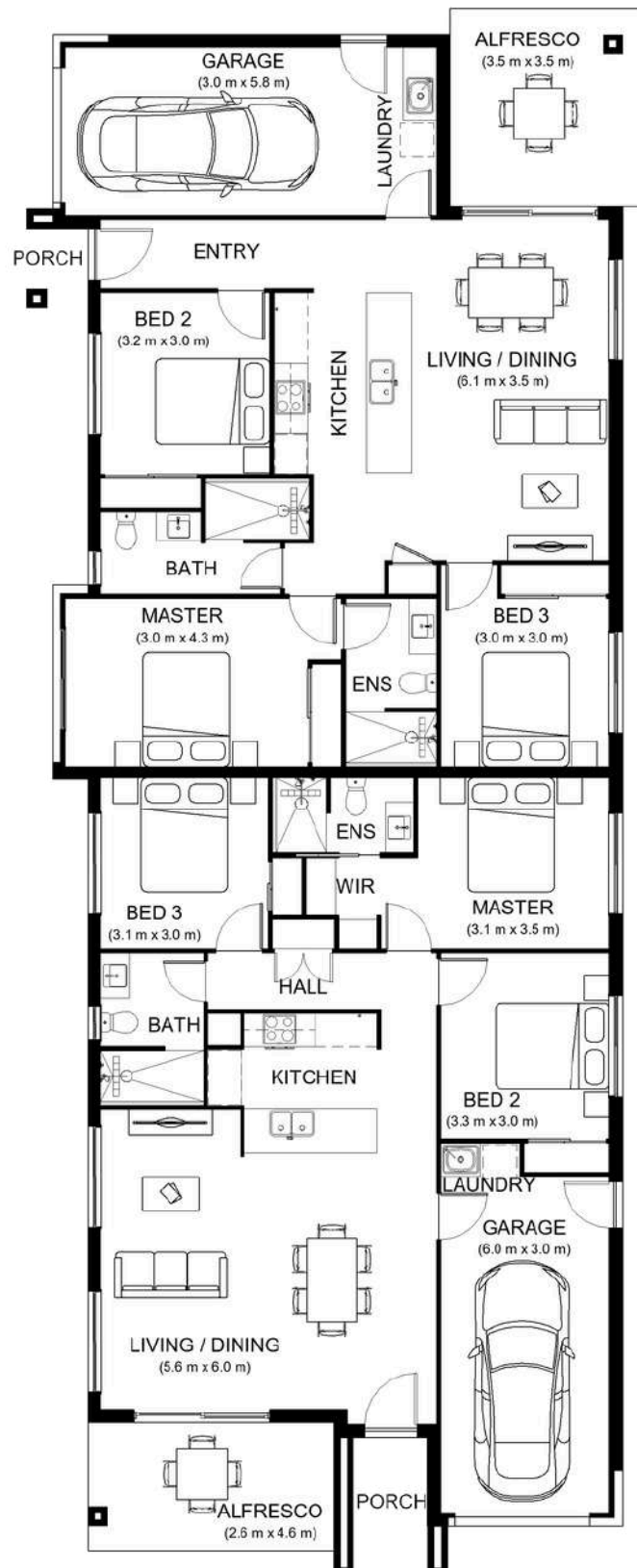
DUNE FACADE



CLASSIC FACADE

MELALEUCA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: MELALEUCA
LENGTH: 27.42m

HOUSE SIZE: 263m²
WIDTH: 10.56m

[VIEW DESIGN ONLINE](#)

6 2 2 4

MELALEUCA FACADE OPTIONS



HAMPTONS FACADE



CLASSIC FACADE



COASTAL FACADE



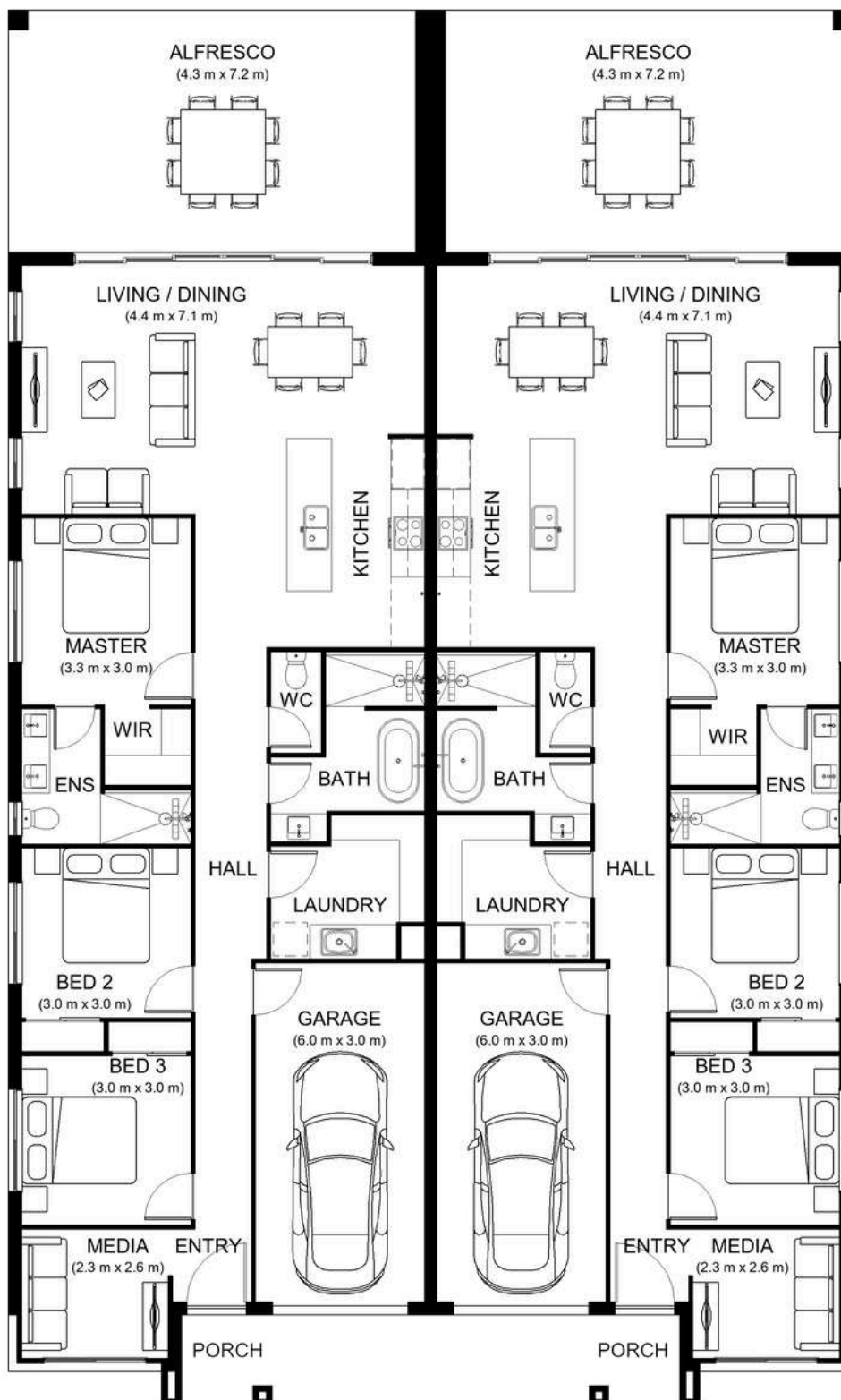
DUNE FACADE



PAVILION FACADE

NOOSA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: NOOSA

HOUSE SIZE: 357m²

LENGTH: 24.69m

WIDTH: 14.95m

[VIEW DESIGN ONLINE](#)

6 4 2 4

NOOSA FACADE OPTIONS



DUNE FACADE



PAVILION FACADE



HAMPTONS FACADE



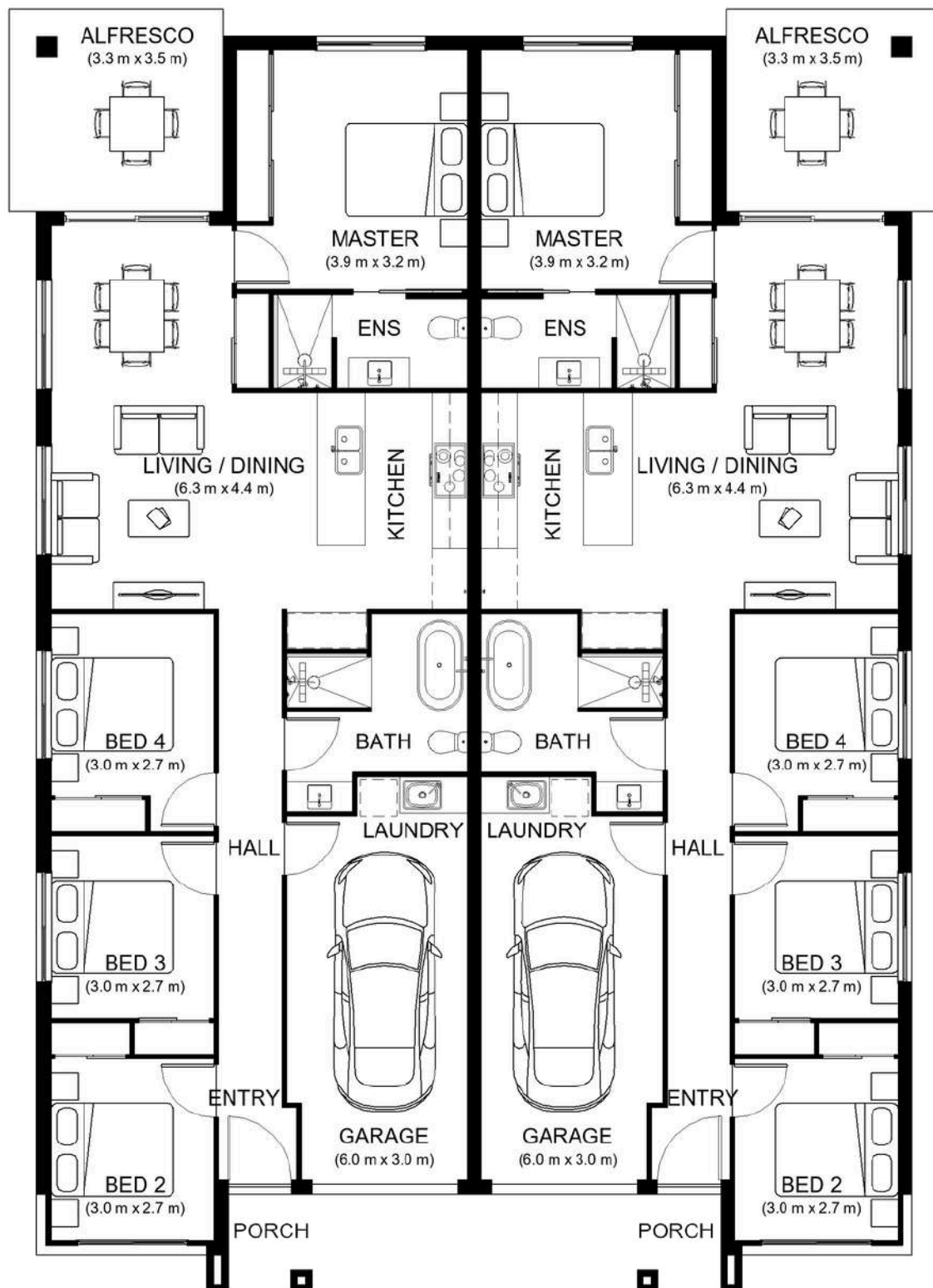
COASTAL FACADE



CLASSIC FACADE

PACIFIC

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: PACIFIC

HOUSE SIZE: 293m²

LENGTH: 20.69m

WIDTH: 14.44m

[VIEW DESIGN ONLINE](#)

8 2 2 4

PACIFIC FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



DUNE FACADE



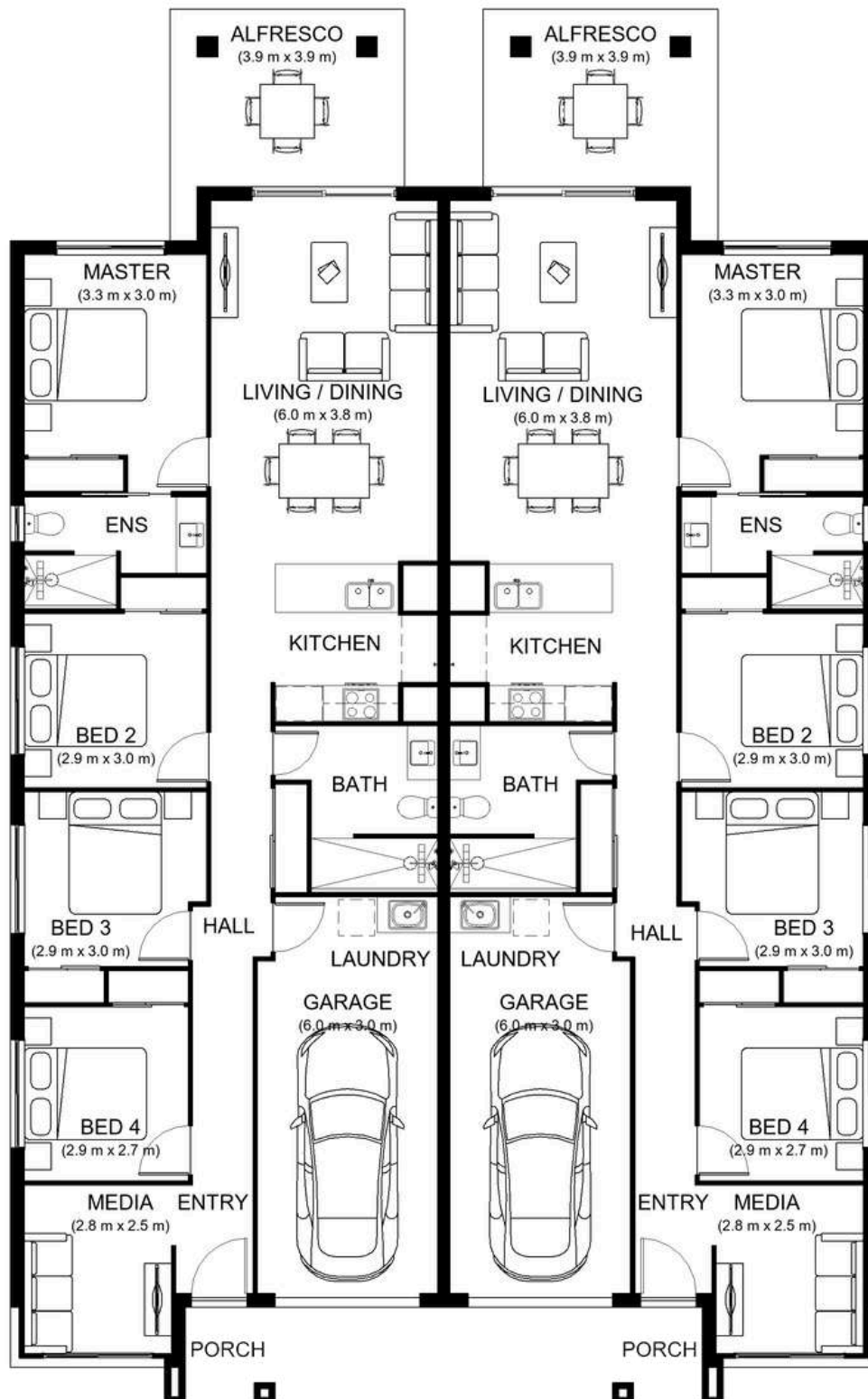
CLASSIC FACADE



HAMPTONS FACADE

SAHARA

FLOORPLAN SPECIFICATIONS



FLOOR PLAN: SAHARA

HOUSE SIZE: 298m²

LENGTH: 22.74m

WIDTH: 14.41m

[VIEW DESIGN ONLINE](#)

8 2 2 4

SAHARA FACADE OPTIONS



COASTAL FACADE



PAVILION FACADE



HAMPTONS FACADE



DUNE FACADE



CLASSIC FACADE



Ramon Palomar - Director of Sales | P. 07 5528 6885 | M. 0410 052 223
Ramon@nclgroup.com.au | www.nclhomes.com.au