

# Bedarra.



**Allow yourself to imagine the lifestyle you've always wanted, in the home you deserve!**

Featuring generous open-plan living spaces and good separation, G.J. Gardner Homes' Bedarra range has been designed for the modern family.

Each design has four bedrooms, including a designated guest room or media room with adjacent study at the front of the home, and a spacious master with ensuite and walk-in robe to the rear. At the heart of the home is a stylish kitchen with butler's pantry and breakfast bar, that overlooks the dining area and family room. Here, large stacker doors open on two sides for a seamless connection between internal and external living spaces.

G.J. Gardner Homes' Bedarra range includes four varying floor plans, each designed to fit on common lot widths. There's also a choice of six interchangeable facades to suit your location and tastes.

Welcome **home.**

**G.J. Gardner.** HOMES

## Bedarra facade options.

G.J. Gardner Homes' tailored facades give you the opportunity to personalise your home. With Executive, Classic, Resort, Urban, Traditional and Beach facades to choose from, you can bring your home to life, making it as individual as you are!

EXECUTIVE



RESORT



TRADITIONAL



Images may depict fixtures, finishes and features not supplied by G.J. Gardner Homes. These items include planter boxes, retaining walls, water features, pergolas, screens and decorative landscaping items such as fencing and outdoor kitchens and barbecues.

CLASSIC



---

**With you every  
step of the way.**

Partner with G.J. Gardner Homes, and together we'll transform your ideas into reality. Let us guide you through the entire home building process. With our local knowledge and insight coupled with access to your area's local architects, tradesmen and homebuilders, you know you'll be completely looked after by G.J. Gardner Homes.

No two houses ever need to be the same. We have 24 flexible home designs to choose from, so your fully customised home reflects your family's unique lifestyle and budget.

URBAN



BEACH

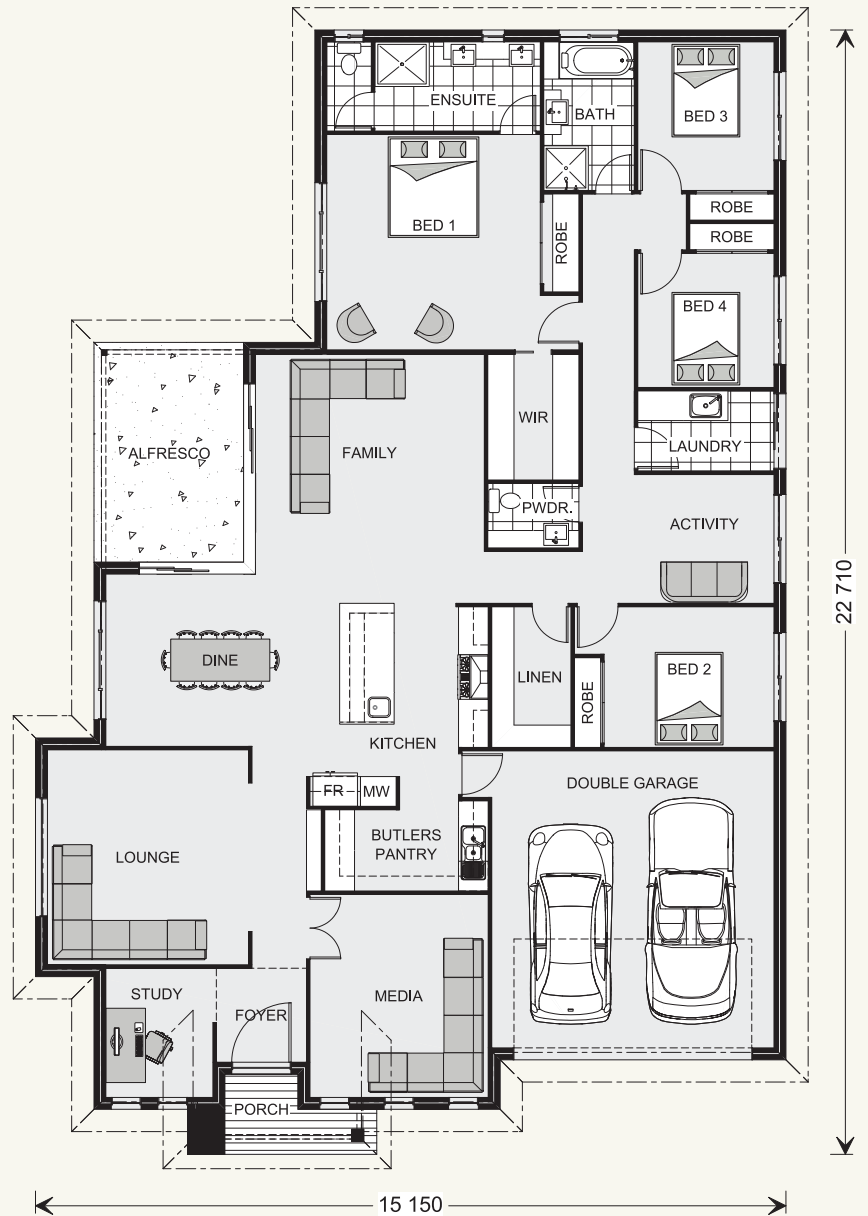


## Bedarra 280.

4  2.5  2 

### FEATURES

- + 4 bedrooms with good separation
- + Open-plan family living space opening to a lifestyle alfresco area
- + Media room, formal lounge and separate activity room
- + Designed to fit on 18 metre wide sites



### SPECIFICATIONS

#### Floor Areas

Living:	224.3 m <sup>2</sup>
Garage:	37.6 m <sup>2</sup>
Alfresco:	13.4 m <sup>2</sup>
Porch:	4.5 m <sup>2</sup>
Total:	279.8 m <sup>2</sup>

Width: 15.15 m

Length: 22.71 m

### NOTES

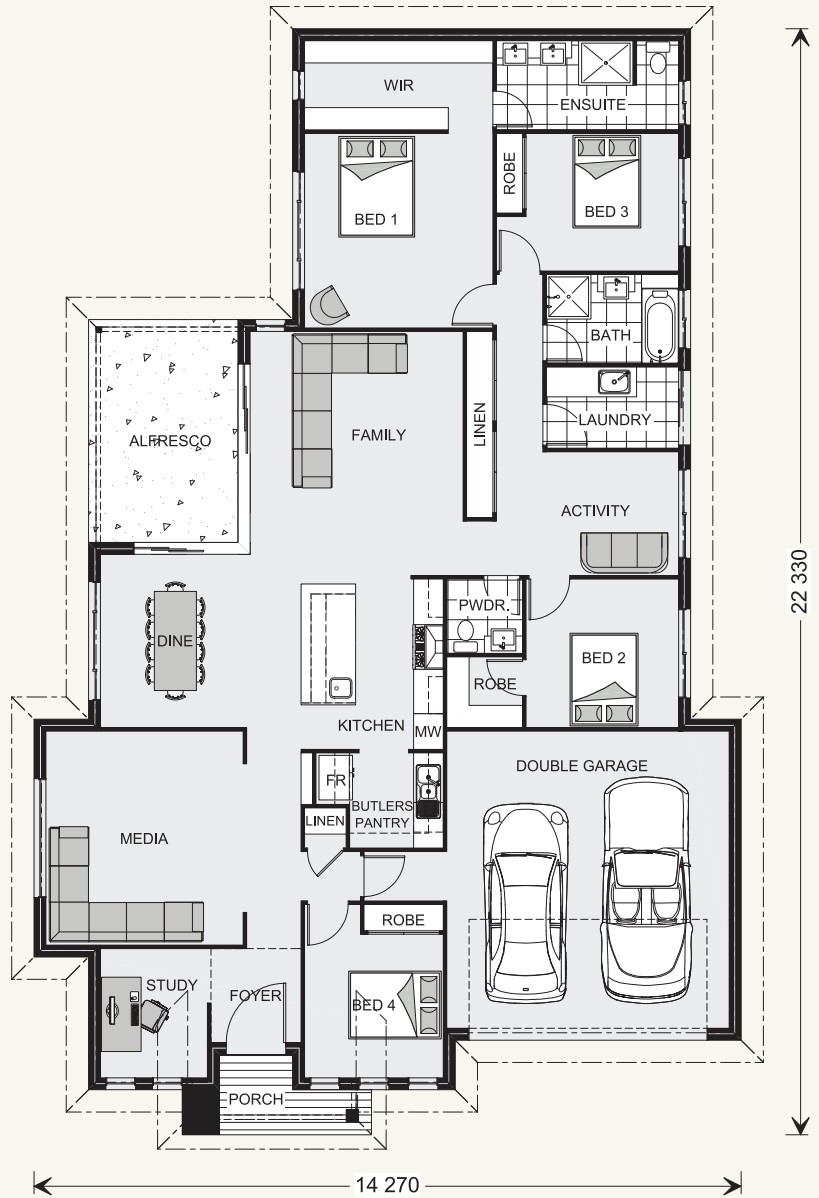
Recommended lot widths depend on developer and local council requirements.

## Bedarra 247.

4  2.5  2 

### FEATURES

- + 4 bedrooms with good separation
- + Open-plan family room, media room and separate activity room
- + Large stacker doors opening to a lifestyle alfresco area
- + Designed to fit on 16 metre wide sites



### SPECIFICATIONS

#### Floor Areas

Living:	189.6 m <sup>2</sup>
Garage:	39.0 m <sup>2</sup>
Alfresco:	13.6 m <sup>2</sup>
Porch:	4.5 m <sup>2</sup>
Total:	246.7 m <sup>2</sup>

Width:	14.27 m
Length:	22.33 m

### NOTES

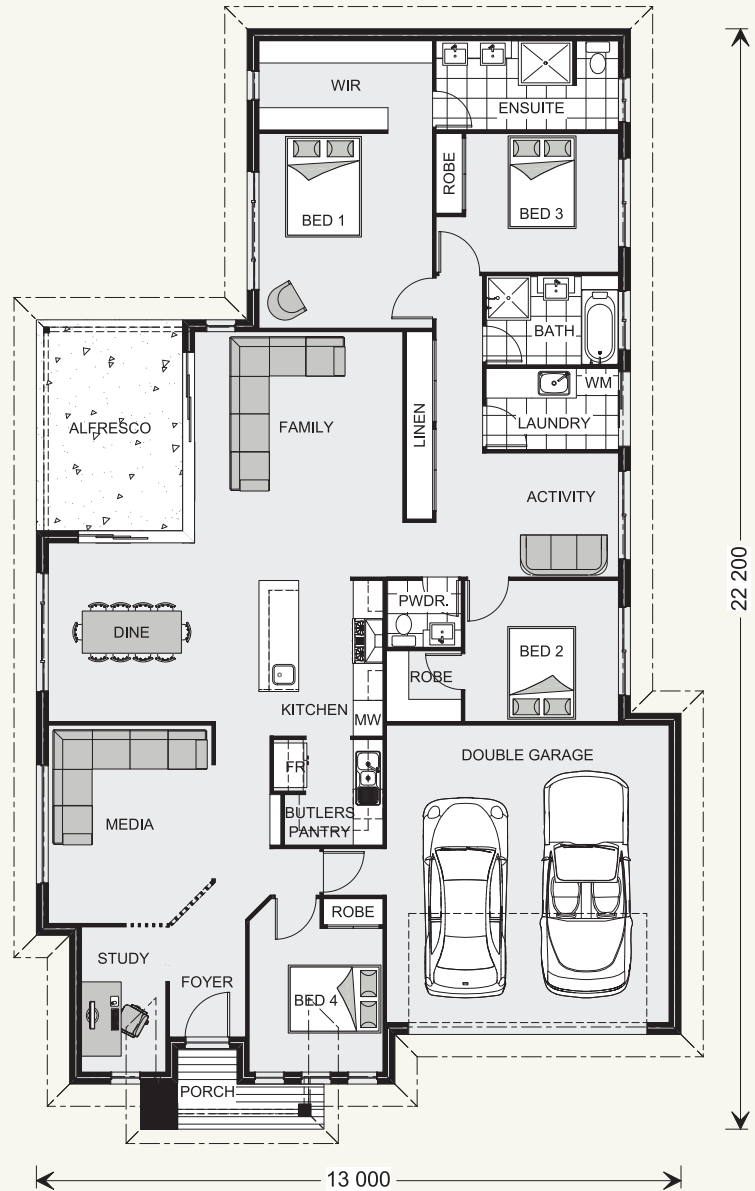
Recommended lot widths depend on developer and local council requirements.

## Bedarra 233.

4  2.5  2 

### FEATURES

- + 4 bedrooms with good separation
- + Open-plan family room, media room and separate activity room
- + Large stacker doors opening to a lifestyle alfresco area
- + Designed to fit on 14 metre wide sites



### SPECIFICATIONS

#### Floor Areas

Living:	178.0 m <sup>2</sup>
Garage:	38.5 m <sup>2</sup>
Alfresco:	12.6 m <sup>2</sup>
Porch:	4.2 m <sup>2</sup>
Total:	233.3 m <sup>2</sup>

Width:	13.00 m
Length:	22.20 m

The facades shown on this brochure are not representations of this floor plan.

### NOTES

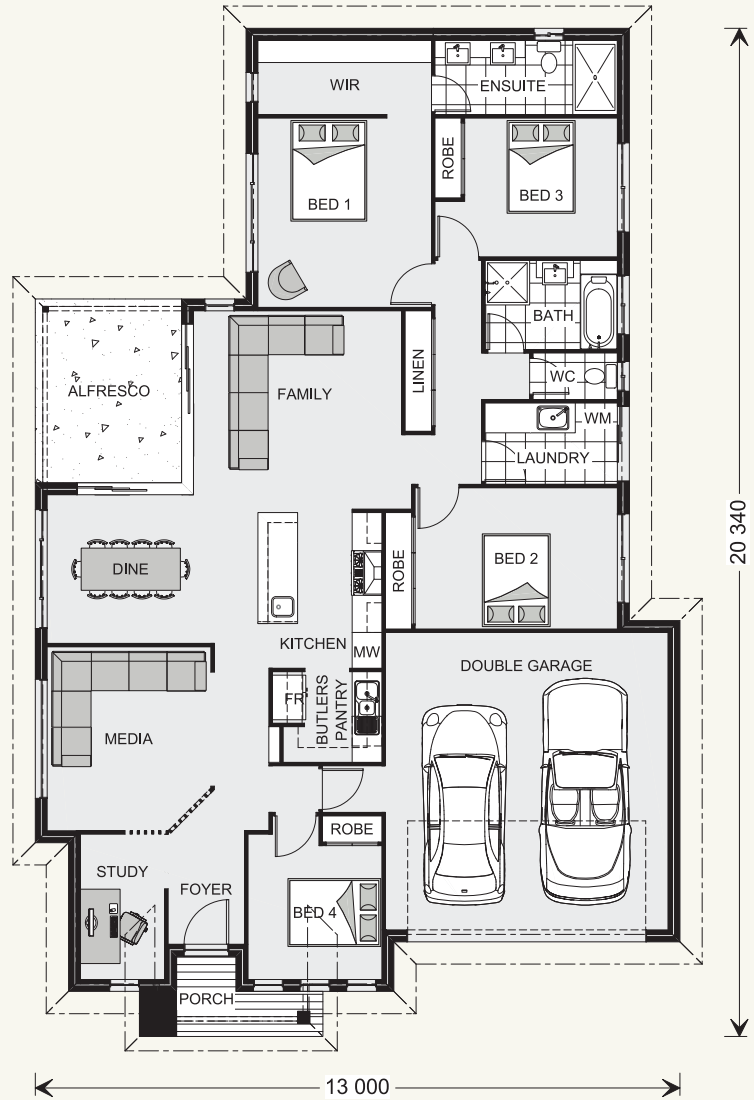
Recommended lot widths depend on developer and local council requirements.

## Bedarra 213.

4  2  2 

### FEATURES

- + 4 bedrooms with good separation
- + Open-plan family room and media room
- + Large stacker doors opening to a lifestyle alfresco area
- + Designed to fit on 14 metre wide sites



### SPECIFICATIONS

#### Floor Areas

Living:	159.2 m <sup>2</sup>
Garage:	38.5 m <sup>2</sup>
Alfresco:	10.9 m <sup>2</sup>
Porch:	4.2 m <sup>2</sup>
Total:	212.8 m <sup>2</sup>

Width:	13.00 m
Length:	20.34 m

The facades shown on this brochure are not representations of this floor plan.

### NOTES

Recommended lot widths depend on developer and local council requirements.

---

**Locals always  
at hand.**

Designing and building your ideal home is an exciting experience, and when you partner with professional and established builders – G.J. Gardner Homes, the journey will be fulfilling and rewarding.



Disclaimer: Internal photographs are from different G.J. Gardner Homes to those featured in this brochure.

Contact us on **132 789**  
or visit **[gjjgardner.com.au](http://gjjgardner.com.au)**