



ABODE HOMES

— BOUTIQUE BUILD IN LANCELIN SOUTH —

Accommodate a Passion for *Coastal Living*



— TURN KEY BUILD PACKAGES —



MEMBER



member

www.abodehomeswa.com.au

adrian@abodehomeswa.com.au

Builders Reg. BC103722



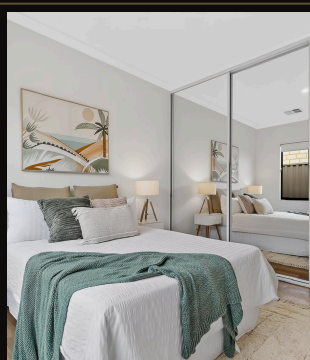
— ABOUT ABODE HOMES

When Boutique *is Better!*

Thoughtfully designed for coastal lifestyles, these homes are ideal for locals, holiday makers, leisure seekers and nature lovers.

Well planned layouts maximise space while creating open plan living and dining.

Home designs show you the perfect floor layout and frontage to help you get an idea of the suitable block to match it.



TURN KEY BUILD PACKAGES

Simply receive *your key*.

- ◆ Price Hold Guarantee
- ◆ Fixed Price Contract
- ◆ 12 Month Guarantee Build Time
- ◆ 6-7 Star Energy Efficiency Certified Designs
- ◆ Full Documentation to Building Permit
- ◆ Full Bushfire + BAL Compliance
- ◆ Stormwater, Site Costs + Connections Included
- ◆ Termite Treatment
- ◆ Insulation to Roof, Walls + Ceilings



The Lancelin South Collection

DESIGN	BED	BATH	TOTAL AREA	PACKAGE FROM	PAGE
Abode 150	3	2	150.27 m ²	\$415,000	04
Abode 165	4	2	165.23 m ²	\$440,000	06
Abode 177 <small>CORNER</small>	4	2	177.65 m ²	\$460,000	08
Abode 195	4	2	196.19 m ²	\$485,000	10
Abode 215 <small>DUAL-KEY</small>	5	3	215.39 m ²	\$548,000	12

Every package includes the key features and specifications listed on page 14. Final package price depends on the block selected, orientation, site and design assessment.



— DESIGN 01 / 05

Abode 150

OVERALL DIMENSIONS
12.66m W × 13.65m L

THREE BED · TWO BATH · 2 CAR CARPORT

 3 BED

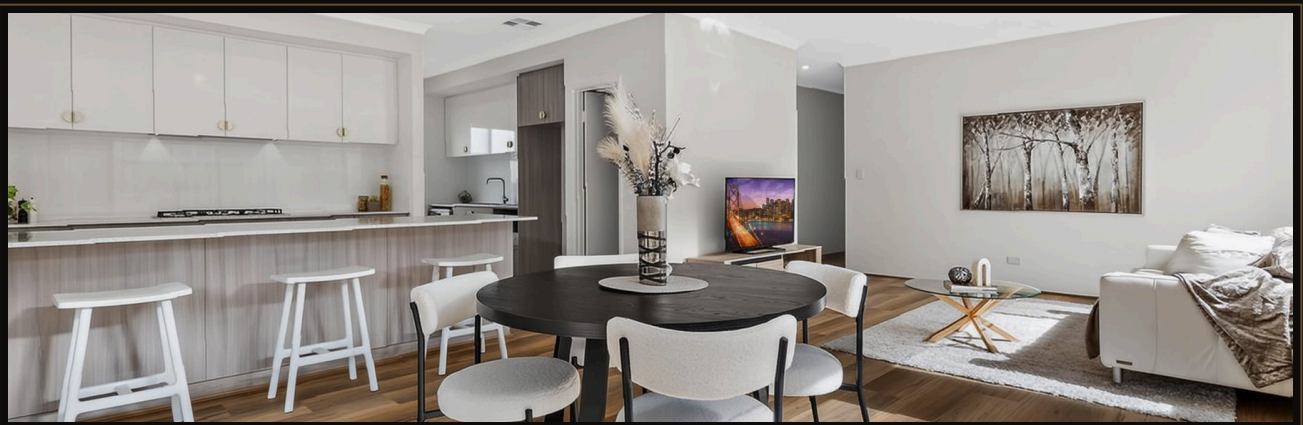
 2 BATH

 2 CARPORT

 150.27 M²

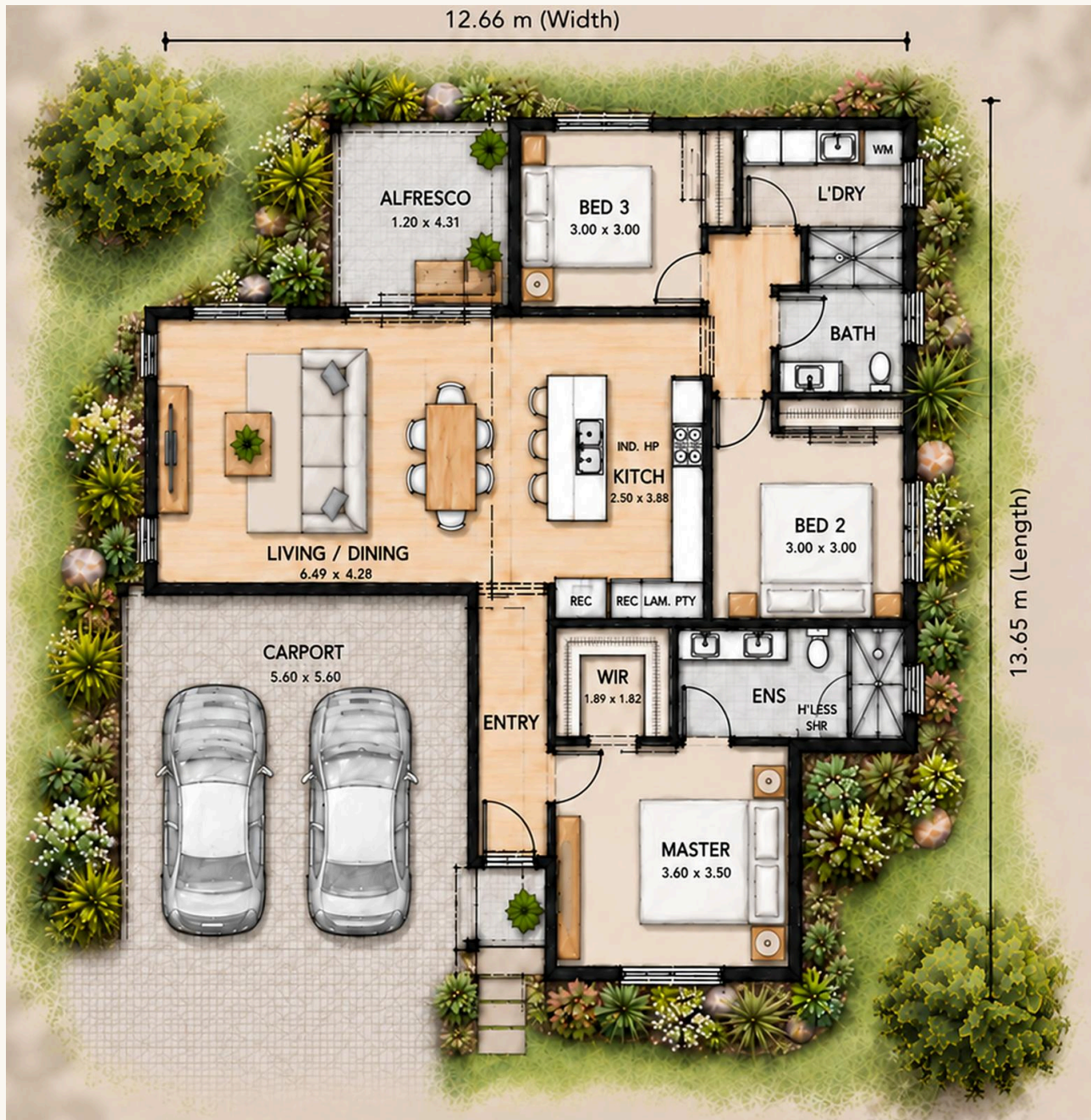
A compact, considered three-bedroom home designed for connected everyday living. Abode 150 brings together clean, modern architecture with practical spaces and timeless finishes, delivering style, comfort and lasting value.

The open-plan kitchen, living and dining area forms the heart of the home, extending seamlessly to a private alfresco for relaxed outdoor living. A well-appointed master suite provides a peaceful retreat, complemented by two additional bedrooms and thoughtful, efficient planning throughout – making Abode 150 an ideal choice for first-home buyers, downsizers or investors.



Abode 150

Coastal Living



DWELLING AREAS

HOUSE	CARPORT	ALFRESCO	PORCH	TOTAL
108.09 m ²	31.40 m ²	9.27 m ²	1.55 m ²	150.27 m ²

Enquire about Abode 150 [✉ adrian@abodehomeswa.com.au](mailto:adrian@abodehomeswa.com.au)



— DESIGN 02 / 05

Abode 165

OVERALL DIMENSIONS
12.30m W × 15.84m L

FOUR BED · TWO BATH · 2 CAR CARPORT

 4 BED

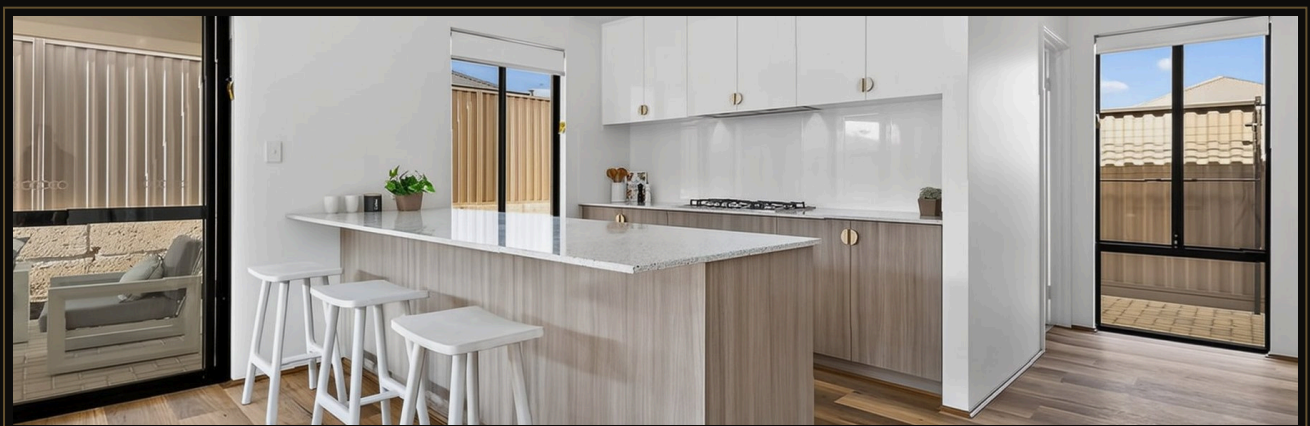
 2 BATH

 2 CARPORT

 165.23 M²

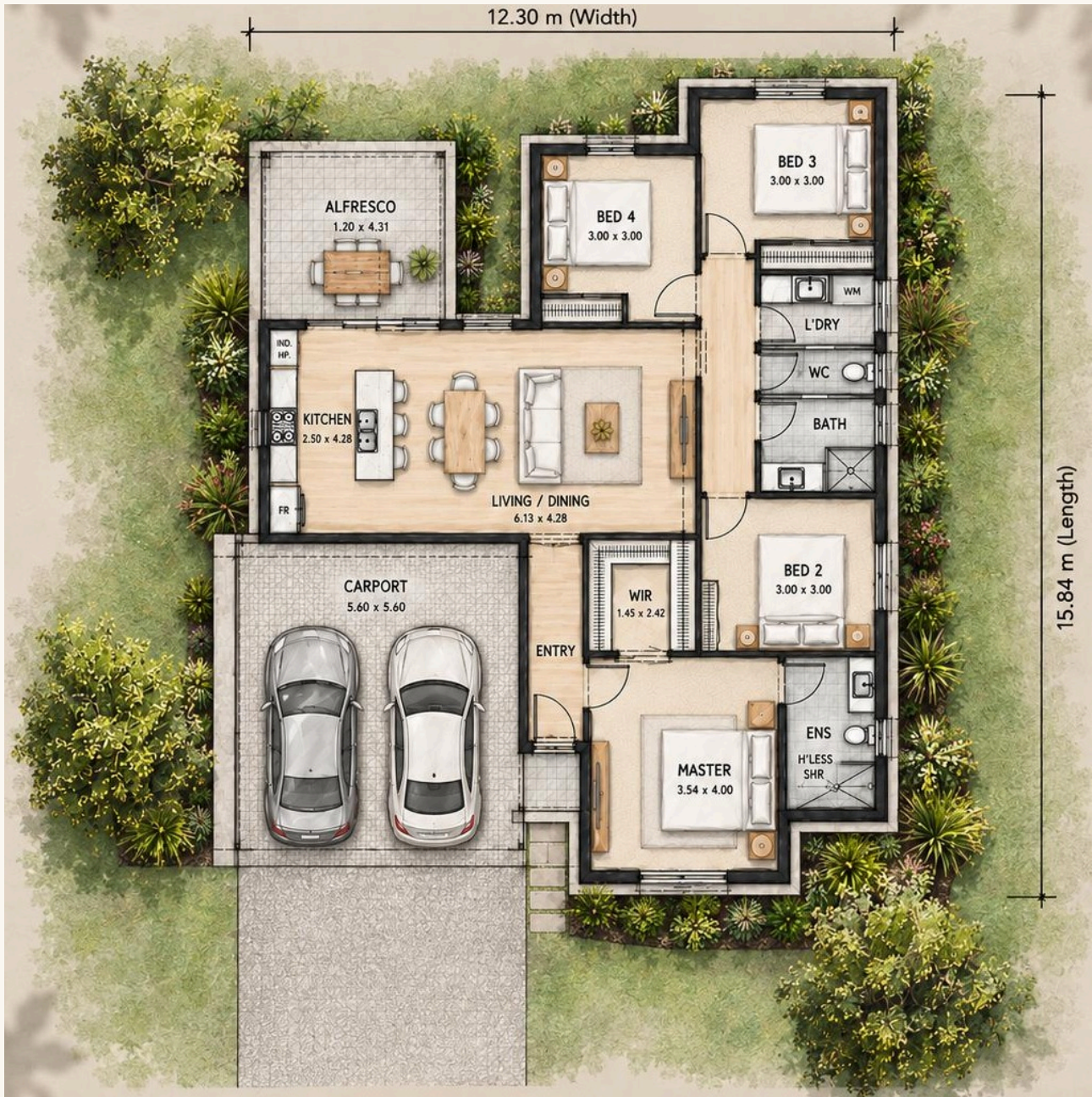
A practical four-bedroom home designed for efficient everyday living. Abode 165 combines an open-plan kitchen, living and dining area with a private master suite, three secondary bedrooms and a double carport.

The living space connects directly to the alfresco, creating an easy indoor-outdoor flow for relaxed entertaining. A separate laundry, family bathroom and separate WC add everyday convenience, and the thoughtful layout suits families, downsizers or investors seeking a well-balanced home.



Abode 165

Coastal Living



DWELLING AREAS

HOUSE	CARPORT	ALFRESCO	PORCH	TOTAL
119.37 m ²	31.40 m ²	12.91 m ²	1.55 m ²	165.23 m ²

Enquire about Abode 165 [✉ adrian@abodehomeswa.com.au](mailto:adrian@abodehomeswa.com.au)



DESIGN 03 / 05

Abode 177

OVERALL DIMENSIONS
11.95m W × 14.92m L

FOUR BED · TWO BATH · CORNER BLOCK

 4 BED

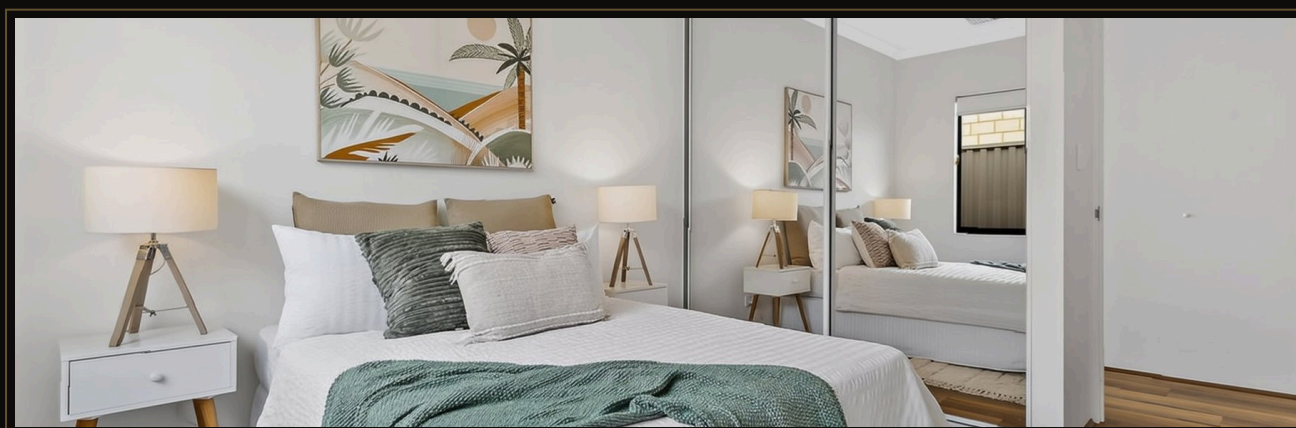
 2 BATH

 2 CARPORT

 177.65 M²

A practical four-bedroom home designed for efficient everyday living. Abode 177 combines an open-plan kitchen, dining and living area with a private master suite, three additional bedrooms and a freestanding double carport.

The living zone connects directly to the alfresco, providing simple indoor-outdoor flow for relaxed entertaining. A separate laundry, family bathroom and separate WC support day-to-day functionality, while the compact layout suits families, downsizers or investors seeking a well-balanced home.



Abode 177

Coastal Living



DWELLING AREAS

HOUSE	CARPORT	ALFRESCO	PORCH	TOTAL
119.61 m ²	31.36 m ²	8.13 m ²	18.55 m ²	177.65 m ²

Enquire about Abode 177 [✉ adrian@abodehomeswa.com.au](mailto:adrian@abodehomeswa.com.au)



DESIGN 04 / 05

Abode 195

OVERALL DIMENSIONS
12.40m W × 18.73m L

FOUR BED · TWO BATH · 2 CAR CARPORT

 4 BED

 2 BATH

 2 CARPORT

 196.19 M²

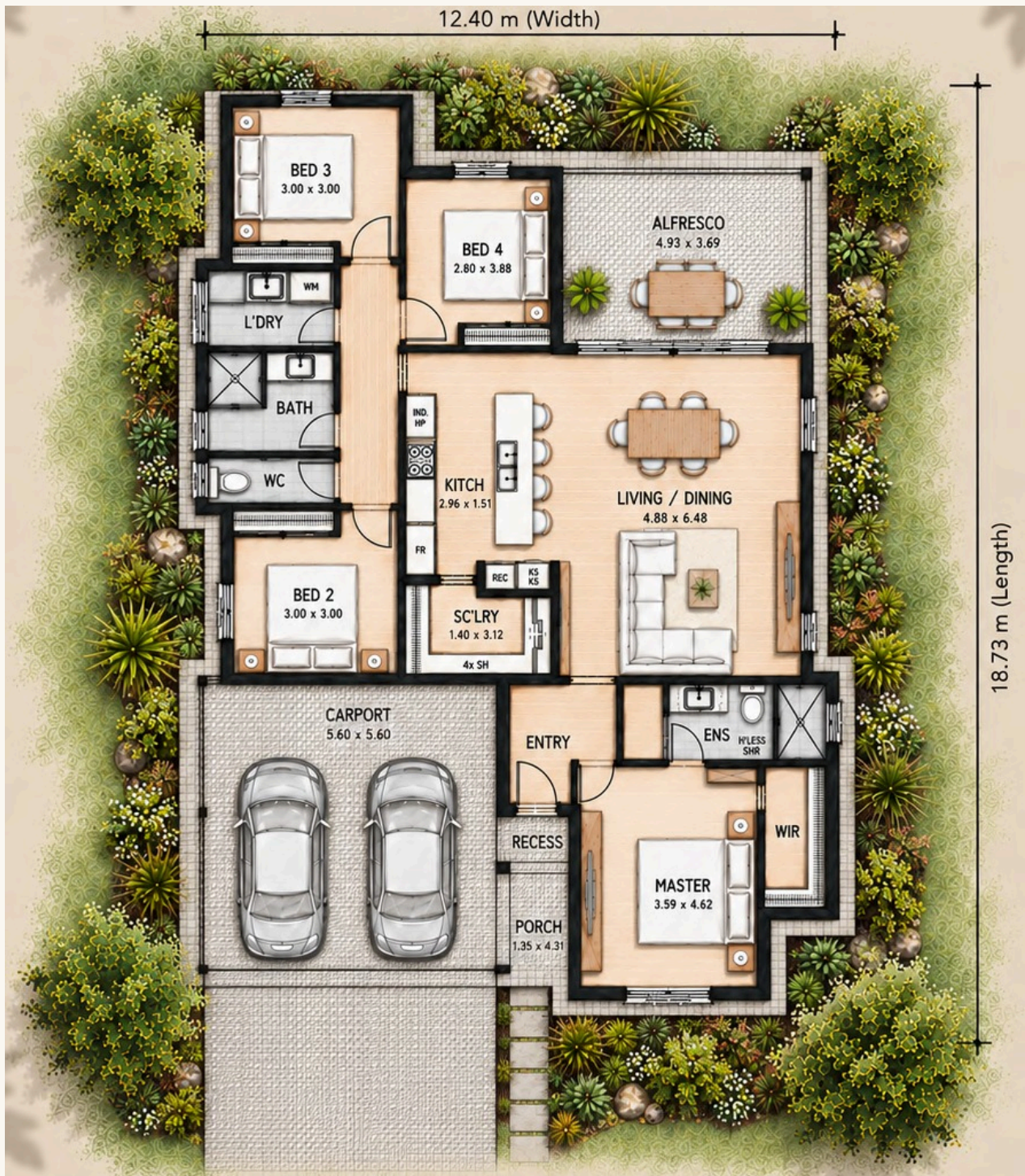
A practical four-bedroom home designed for modern family living. Abode 195 features a spacious open-plan living and dining area centred around a well-appointed kitchen with island bench and a separate scullery, creating a functional hub for everyday life and entertaining.

The living zone extends seamlessly to the alfresco, while a separate laundry, family bathroom and separate WC add day-to-day convenience. The private master suite includes an ensuite and walk-in robe, complemented by three additional bedrooms. A welcoming entry, front porch and double carport complete this well-balanced home.



Abode 195

Coastal Living



DWELLING AREAS

HOUSE	CARPORT	ALFRESCO	PORCH	TOTAL
144.31 m ²	31.96 m ²	18.19 m ²	1.73 m ²	196.19 m ²

Enquire about Abode 195 [✉ adrian@abodehomeswa.com.au](mailto:adrian@abodehomeswa.com.au)



DESIGN 05 / 05

Abode 215

OVERALL DIMENSIONS
12.95m W × 21.53m L

DUAL-KEY · FIVE BED · THREE BATH

 5 BED

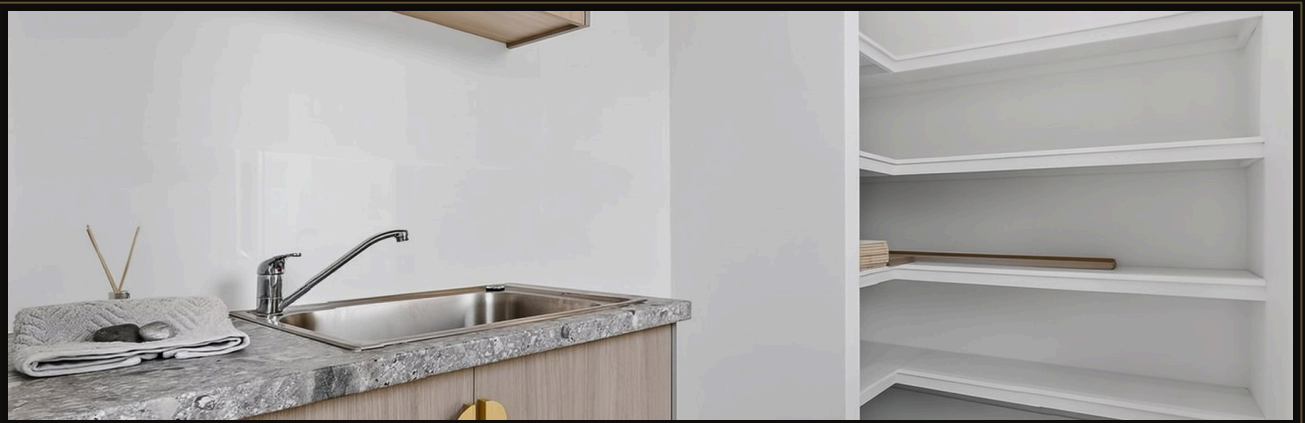
 3 BATH

 2 CARPORT

 215.39 M²

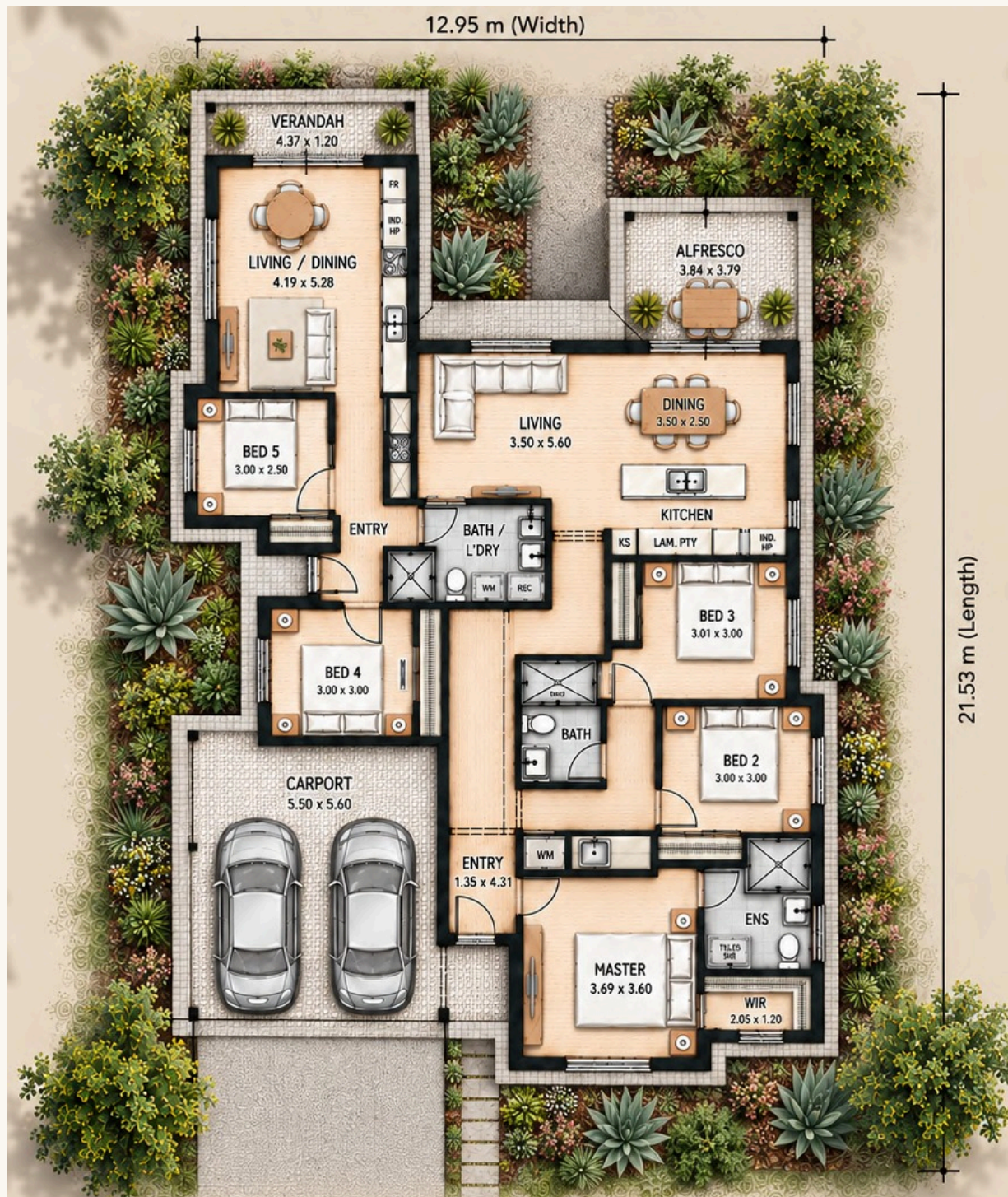
Abode 215 is a flexible dual-key home designed for modern family living, multigenerational households or additional rental potential. The main residence centres on an open-plan kitchen, dining and living area connected to the alfresco, while a separate self-contained zone with its own living / dining space, bedroom and verandah offers added independence and versatility.

A private master suite with walk-in robe and ensuite is supported by three additional bedrooms, practical storage, a central bathroom, separate laundry facilities and a double carport. Thoughtful zoning and two entry points make this a well-balanced home with strong everyday functionality.



Abode 215

Coastal Living



DWELLING AREAS

HOUSE	CARPORT	ALFRESCO	PORCH	VERANDAH	TOTAL
169.96 m ²	30.96 m ²	7.50 m ²	1.73 m ²	5.24 m ²	215.39 m ²

Enquire about Abode 215 [✉ adrian@abodehomeswa.com.au](mailto:adrian@abodehomeswa.com.au)

Quality, *included.*

Every Abode home is built with the same considered inclusions, chosen for comfort, energy efficiency and easy coastal living.

COLOUR PALETTES · CHOOSE FROM 4 DESIGNER COLOUR SCHEMES



01 Coastal



02 Deep Executive



03 Heavenly



04 Rustic Elegance

Design & Comfort

- ◆ 4 x designer colour schemes
- ◆ Fully customisable floor plans to suit your lifestyle
- ◆ 7 star energy efficiency certified designs
- ◆ 7 star electric hot water systems with heat pump
- ◆ Split reverse cycle air conditioning to master bed and living area only
- ◆ Ceiling fans to all other bedrooms
- ◆ LED downlights throughout the home

Interior & Kitchen

- ◆ 10mm plasterboard wall and ceiling linings
- ◆ Choice of vinyl plank or builders range floor tiling
- ◆ 2040mm internal flush doors and frames with paint finish
- ◆ Gourmet custom kitchen built in WA with your choice of laminates, soft close cabinetry and designer handles
- ◆ Silica free stone benchtops to kitchens
- ◆ 600mm designer appliances including oven, cooktop and fully ducted rangehood
- ◆ Dishwasher & microwave recess with plumbing and GPO provisions

Structure & Exterior

- ◆ Feature front façade elevation
- ◆ Steel framed construction for strength, accuracy and lasting quality
- ◆ 2700mm high spacious ceilings
- ◆ Colorbond® steel roofing, fascia, gutters and downpipes
- ◆ Coastal weatherboard external cladding to master planned design guidelines

Bathrooms, Laundry & Bedrooms

- ◆ Spacious master suite with private ensuite, separate WC and W.I.R.
- ◆ Hobless showers with semi frameless chrome shower screens
- ◆ Custom laundry cabinetry with washing machine and dryer provisions
- ◆ Stainless steel sink, laundry trough and ceramic vanity basins
- ◆ Chrome flick mixers to all sinks and basins
- ◆ White gloss ceramic tiling to all splashbacks
- ◆ Double sliding vinyl wardrobe doors to all bedrooms

Specifications are a guide only and may change without notice. Please confirm current inclusions with Abode Homes.

Build Package Expression of Interest

Complete this form and return it to
adrian@abodehomeswa.com.au. We'll be in touch
to talk through your package.

PURCHASER DETAILS

FULL NAME

PURCHASE ENTITY

ADDRESS

SUBURB

POSTCODE

EMAIL

PHONE

☐ Investor

☐ Owner occupier

LAND DETAILS

ESTATE

STAGE

LOT NO.

STREET ADDRESS

NEAREST INTERSECTION

FINANCE

☐ Finance

☐ Self funded

PACKAGE DETAILS

LAND PRICE

BUILD PRICE

PACKAGE PRICE

DESIGN SQM

COLOUR SCHEME

SIGN OFF

SIGNATURE

DATE



Let's talk about your
coastal home.



EMAIL

adrian@abodehomeswa.com.au



VISIT

www.abodehomeswa.com.au



ABODE HOMES

Accommodate a Passion for Coastal Living



Abode Constructions Pty Ltd trading as Abode Homes · ABN 36 646 645 203 · Builders Reg. BC103722

Images and renders are for illustrative purposes only and may show items not included in the package. Prices, plans and specifications are subject to change without notice.