

 CORNER LOT DUPLEX •
DETACHED

Two homes, one corner

Two separate, independently entered homes — a detached dual occupancy with no shared wall, designed for corner blocks.

FEATURED INTERIOR

— THE CORNER LOT DUPLEX COLLECTION

The *Noumea*

DUAL OCCUPANCY DUPLEX • 25M × 35M CORNER LOT

The Noumea is a duplex design of quiet distinction, delivering two complete family residences where generous proportion, considered layout, and refined liveability converge with effortless grace. Across two beautifully resolved storeys, open-plan living and dining spaces give way to private upper-floor retreats — bedrooms, ensuites, walk-in robes, and tranquil living zones that open to the outdoors through sweeping balcony outlooks. Each home is wholly self-contained and privately entered, designed not merely to function, but to be genuinely and deeply lived in. Practical excellence underpins every decision, while the overall composition presents a street presence of calm confidence and architectural cohesion.



4

BEDROOMS



3

BATHROOMS



1

CAR SPACES

392.71m²

BUILDING AREA

Ground & First Floor

4 BED 3 BATH 1 CAR

Ground Floor



First Floor



MEASUREMENTS

House width	23.78 m
House depth	15.83 m
Min. lot width	25 m
Min. lot depth	35 m

Gross building area 392.71 m²

ABOUT THIS PLAN

Two independently entered, fully self-contained residences across two storeys — open-plan living below, private bedroom retreats above. Like every Meadan home, fully customisable at the design stage to suit your block and lifestyle.

DWELLINGS	STOREYS
2	Two storey
BEDROOMS	BATHROOMS
4	3

MAKE IT YOURS

A starting point, *not a fixed plan.*

Every Meadan home is fully customisable. The Noumea is a considered base design — from here we partner with you to shape it around your block, your lifestyle and your budget.

HOW CUSTOMISING WORKS

01**Start with the brief**

Sit down with our team to talk through how you live, then shape the design around your land, lifestyle and budget.

02**Choose your facade**

Select from the signature frontages for this collection on the back page — or work with us to design your own.

03**Adjust the layout**

Add a fifth bedroom, extend the alfresco, reconfigure living zones or reverse the plan to suit your orientation.

04**Curate the finishes**

Work through kitchen, bathroom, flooring and material selections with us in the Castle Hill showroom.

FACADE OPTIONS

Choose your *frontage*.

The Noumea is offered in five signature facades — Modern, Mediterranean, Classic, French Provincial and Coastal — each fully customisable to suit your street.

**MODERN**

Rendered cubic forms, black-framed glazing and a flat roofline.

**MEDITERRANEAN**

Curved render, natural stone and graceful arched windows.

**CLASSIC**

Gabled rooflines with mixed brick and crisp white detailing.

**FRENCH PROVINCIAL**

Soft render, iron balustrades and elegant arched openings.

**COASTAL**

White weatherboard gables, curved balcony and stone detailing.

CORNER LOT DUPLEX COLLECTION

Book a Design Consultation

We'll partner with you from the very beginning, providing clear communication and expert guidance at every stage. Talk to us about your ideas and discover how we can bring your vision for your home to life.

CALL

1300 780 623

ONLINE

meadhanhomes.com.au



SCAN FOR THIS DESIGN

LICENSED BUILDER #264398C • HIA MEMBER #613377 •

INDICATIVE ONLY • SUBJECT TO FINAL DESIGN & ENGINEERING

All imagery, renders, floorplans and finishes are indicative and for illustrative purposes only. They may show fixtures, finishes, furniture, landscaping and upgrade items not included in the standard build. Dimensions and areas are approximate and subject to final design, engineering and council approval. Not to scale. Meadan Homes reserves the right to alter specifications without notice.