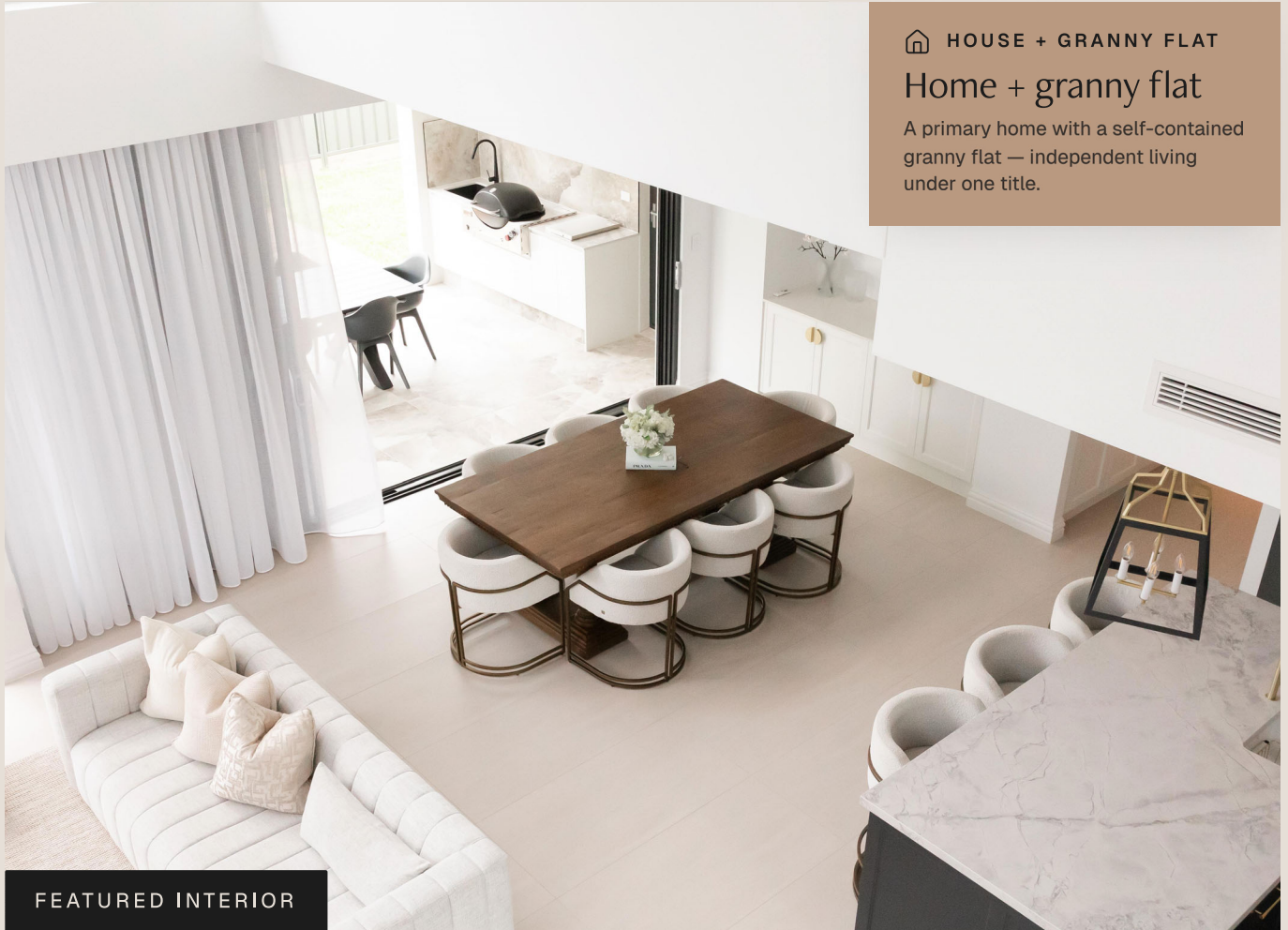


 HOUSE + GRANNY FLAT

Home + granny flat

A primary home with a self-contained granny flat — independent living under one title.



FEATURED INTERIOR

THE HOUSE + GRANNY FLAT COLLECTION

The *Valerie*

HOUSE + GRANNY FLAT • 14.2M × 32.52M LOT

The Valerie is a double-storey family home that balances generous communal living with well-considered private spaces. The ground floor revolves around a central kitchen flanked by two distinct living and dining zones, giving the home an easy adaptability for both quiet evenings and larger gatherings. A self-contained wing with its own kitchen, bedroom, laundry, and private porch entry adds a rare layer of flexibility — equally suited to extended family, long-term guests, or rental income. A study, separate lounge, and pantry round out a ground floor that has thought through the practical realities of family life. Upstairs, four further bedrooms are arranged around an upper living area, with the main bedroom enjoying its own ensuite and walk-in robe. The Valerie is a home with room for everyone and a place for everything.



6

BEDROOMS



3.5

BATHROOMS



2

CAR SPACES

293.16^m²

BUILDING AREA

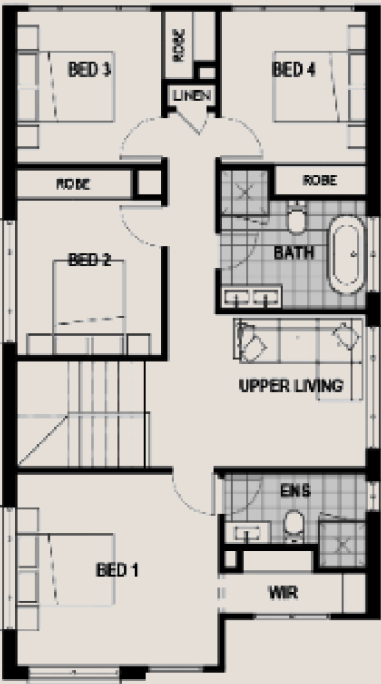
Ground & First Floor

6 BED 3.5 BATH 2 CAR

Ground Floor



First Floor



MEASUREMENTS

House width	12.79 m
House depth	18.53 m
Min. lot width	14.2 m
Min. lot depth	32.52 m

Gross building area 293.16 m²

ABOUT THIS PLAN

A generous primary residence paired with a self-contained granny flat — independent entry, kitchen and living, ideal for extended family, guests or rental income. Like every Meadan home, fully customisable at the design stage to suit your block and lifestyle.

CONFIGURATION	STOREYS
House + flat	Two storey
BEDROOMS	BATHROOMS
6	3.5

MAKE IT YOURS

A starting point, *not a fixed plan.*

Every Meadan home is fully customisable. The Valerie 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 Valerie is offered in a range of signature facades, each fully customisable to suit your street.

**MODERN**

Rendered forms, natural stone and a flat skillion roofline.

**MODERN COASTAL**

White weatherboard, stone and a relaxed coastal character.

**COASTAL**

Dark cladding, render and crisp contemporary lines.

**MODERN MEDITERRANEAN**

Curved render, natural stone and graceful arched windows.

**CLASSIC**

Render with elegant proportions and arched glazing.

**MODERN PROVINCIAL**

Soft render, classical cornice and arched feature windows.

HOUSE + GRANNY FLAT 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.