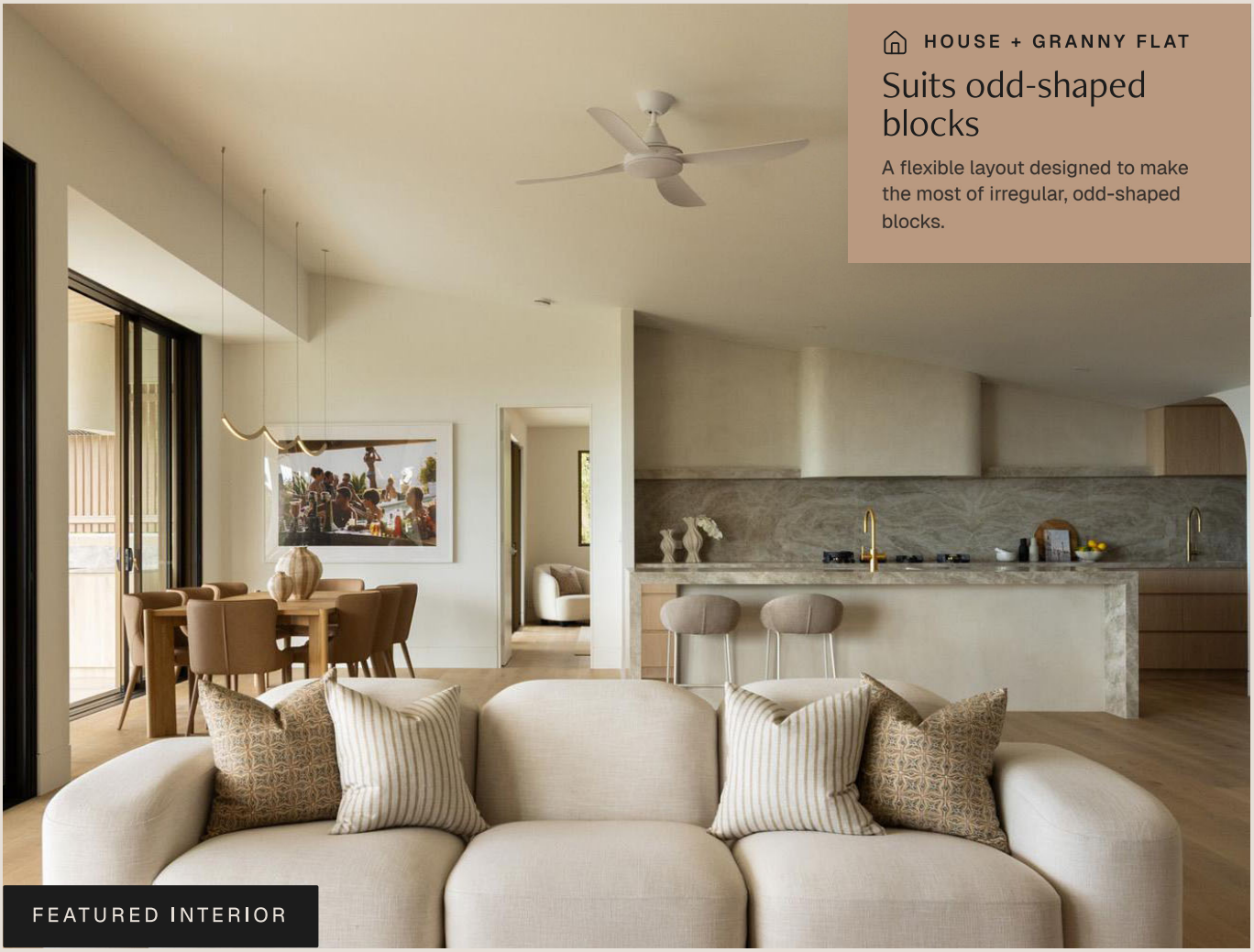

THE HOUSE + GRANNY FLAT COLLECTION

The *Lumina*

HOUSE + GRANNY FLAT · 16M × 30M LOT

The Lumina is a double-storey family home where space is used with purpose and intention. The ground floor centres around an open-plan family, dining, and kitchen zone that spills out to dual alfresco areas, a rare feature that makes outdoor living as effortless as indoor. A separate lounge and additional living room offer quiet retreats away from the main activity of the home. Upstairs, five bedrooms are arranged with care, including a main bedroom with its own walk-in robe, and an upper living area that gives the floor its own sense of independence. The Lumina is a home that handles the full spectrum of family life, from the busy to the quiet.

6	3.5	2	342.59 m²
BEDROOMS	BATHROOMS	CAR SPACES	BUILDING AREA

FLOORPLAN

Ground & First Floor

6 BED 3.5 BATH 2 CAR

MEASUREMENTS

House width	13.86 m
House depth	22.26 m
Min. lot width	16 m
Min. lot depth	30 m
Gross building area	342.59 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
House + flat

STOREYS
Two storey

BEDROOMS
6

BATHROOMS
3.5

MAKE IT YOURS

A starting point, *not a fixed plan.*

Every Meadan home is fully customisable. The Lumina 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 Lumina 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
meadanhomes.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.