

Predicted floor plans and working plot sizes

Five original layouts based on the approximate built-up areas you supplied. Each home is shown with a plot diagram, ground floor and first floor. These are design predictions, not Ellington plans.

HOUSE TYPE	TARGET BUA	HOUSE FOOTPRINT	PLOT EXAMPLE	PLOT DIMENSIONS
Two-bedroom townhouse	~1,650 sq ft	6.00 x 12.75 m	~1,518 sq ft	6.0 x 23.5 m
Three-bedroom townhouse	~2,100 sq ft	7.20 x 13.55 m	~1,938 sq ft	7.2 x 25.0 m
Four-bedroom end townhouse	~3,000 sq ft	8.40 x 16.59 m	~3,436 sq ft	11.4 x 28.0 m
Four-bedroom villa	~4,000 sq ft	12.00 x 15.48 m	~5,716 sq ft	18.0 x 29.5 m
Five-bedroom villa	~4,500 sq ft	13.50 x 15.48 m	~6,297 sq ft	19.5 x 30.0 m

WHAT THE NUMBERS ASSUME

BUA means two full enclosed gross floors, including walls and stairs. Balconies, carports, gardens and double-height voids are not counted. Ellington may use a different saleable-area definition.

PLOT SIZES ARE NOT CONFIRMED

The plot dimensions are working examples chosen to fit each house, parking and a useful garden. They are not surveyed boundaries, approved setbacks or verified release information.

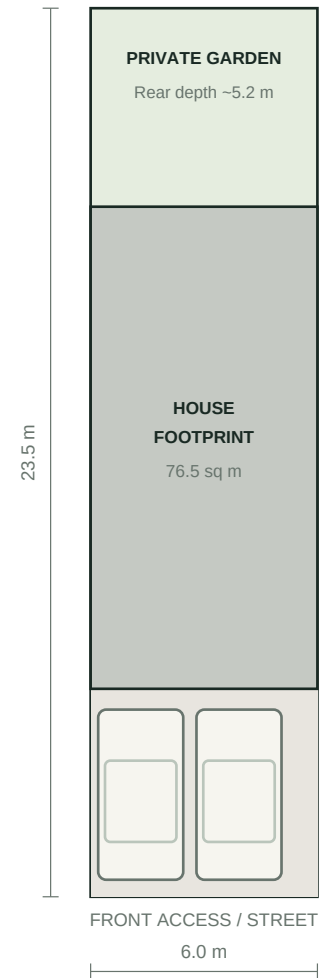
Four-bedroom townhouse: an end unit is drawn at about 3,436 sq ft. The same house on a mid-row plot could be about 2,532 sq ft. Rounded dimensions and room sizes are indicative.

01 Two-bedroom townhouse

~1,650 SQ FT BUA

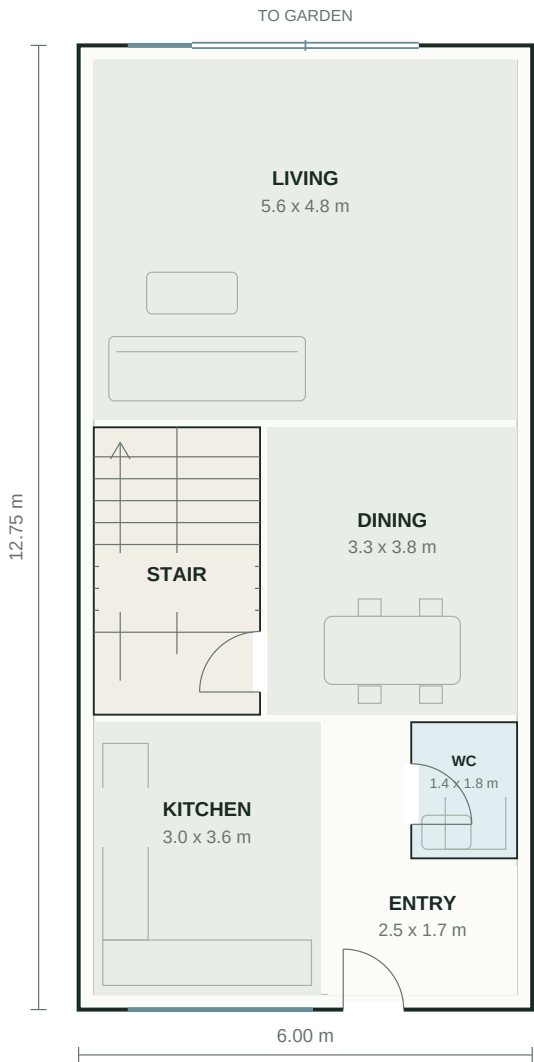
PLOT EXAMPLE ~1,518 SQ FT

PLOT / GARDEN



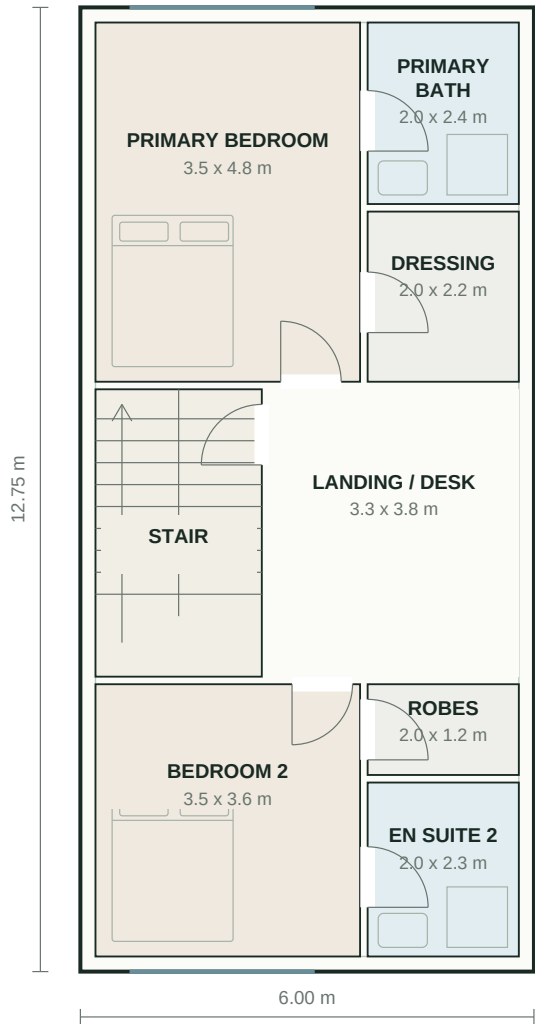
Plot scale 1:200 at A3 | front forecourt ~5.5 m
Landscaping and optional pool are suggestions only

GROUND FLOOR



Scale 1:100 at A3 | approx. 823 sq ft gross
Front / entrance at bottom; rear garden at top

FIRST FLOOR



Scale 1:100 at A3 | approx. 823 sq ft gross
Front / entrance at bottom; rear garden at top

LAYOUT

Two upstairs en-suite bedrooms. Compact kitchen and living space; no separate staff room.

PLOT ASSUMPTION

Mid-row plot; both side walls are shared.

Room dimensions are indicative clear-space estimates. Unlabelled pale areas are circulation. Full two-storey layout assumed; structure, services and area definitions need checking.

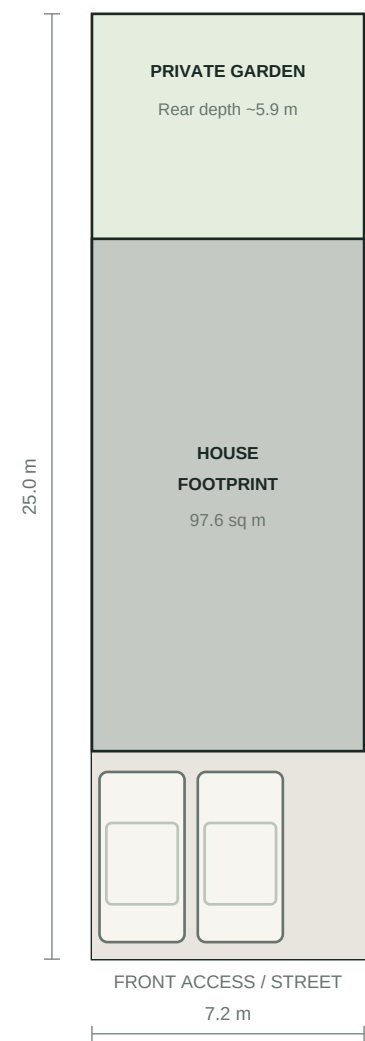
- Living / kitchen
- Bedrooms
- Bathrooms
- Service / robes

02 Three-bedroom townhouse

~2,100 SQ FT BUA

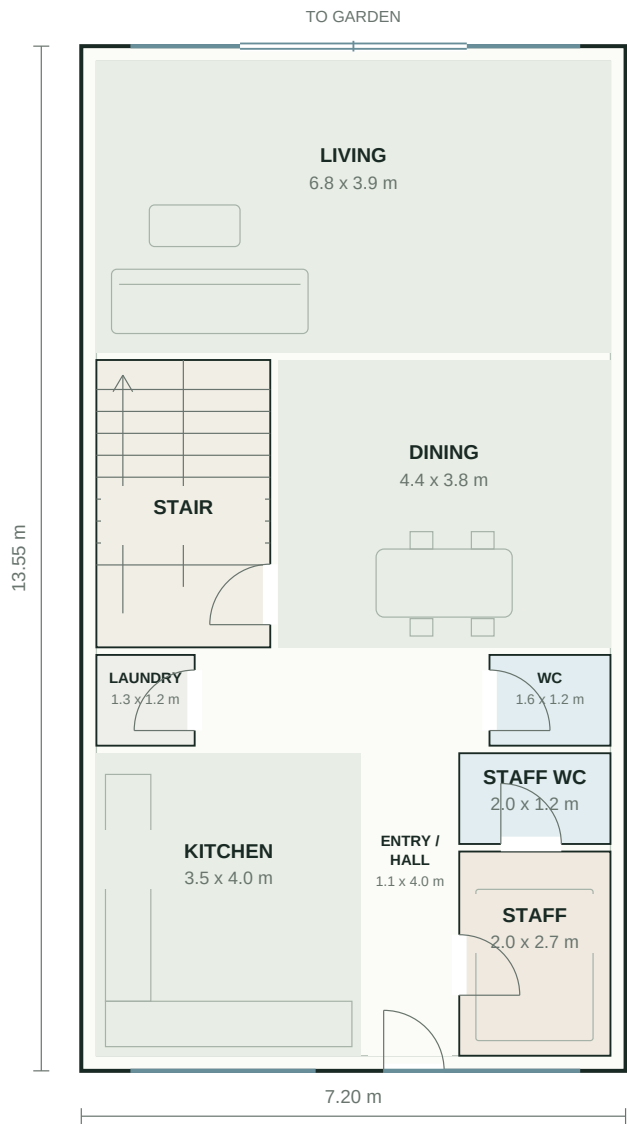
PLOT EXAMPLE ~1,938 SQ FT

PLOT / GARDEN



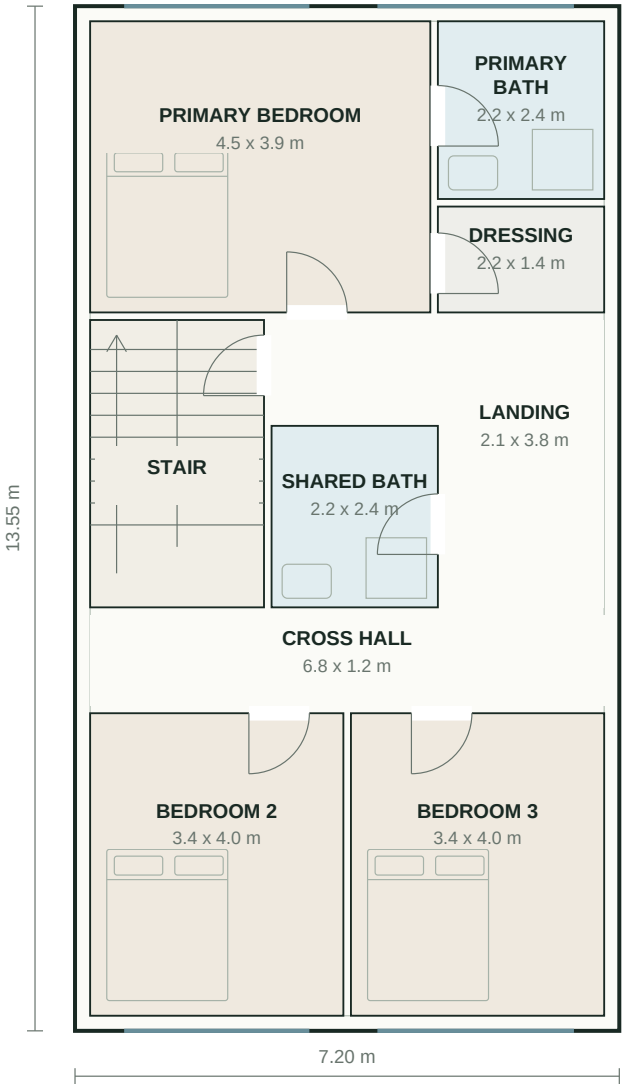
Plot scale 1:200 at A3 | front forecourt ~5.5 m
Landscaping and optional pool are suggestions only

GROUND FLOOR



Scale 1:100 at A3 | approx. 1,050 sq ft gross
Front / entrance at bottom; rear garden at top

FIRST FLOOR



Scale 1:100 at A3 | approx. 1,050 sq ft gross
Front / entrance at bottom; rear garden at top

LAYOUT

Three bedrooms upstairs; primary en suite and one shared bathroom. Staff room and small service spaces downstairs.

PLOT ASSUMPTION

Mid-row plot; both side walls are shared.

Room dimensions are indicative clear-space estimates. Unlabelled pale areas are circulation. Full two-storey layout assumed; structure, services and area definitions need checking.

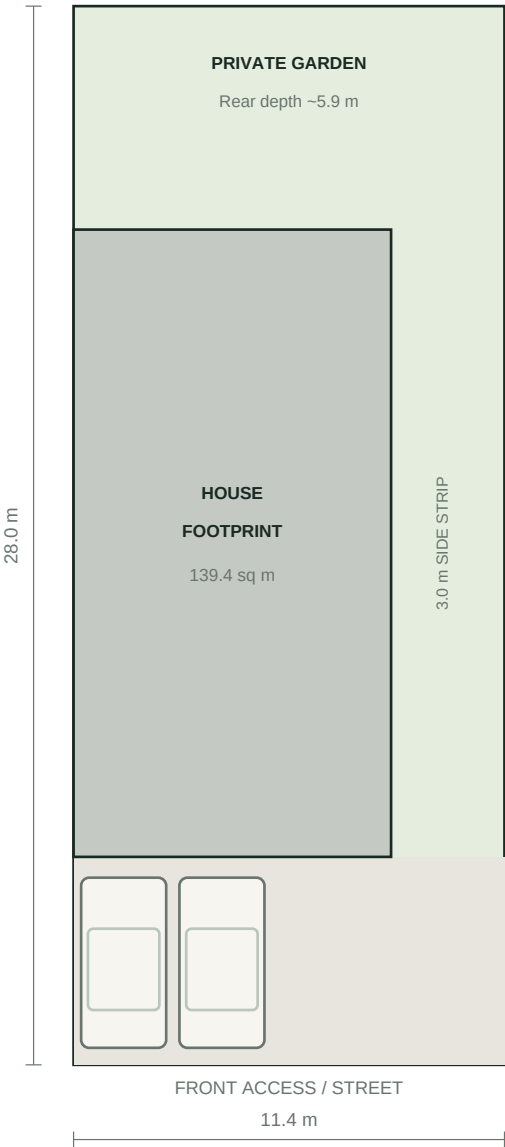
Living / kitchen Bedrooms Bathrooms Service / robes

03 Four-bedroom end townhouse

~3,000 SQ FT BUA

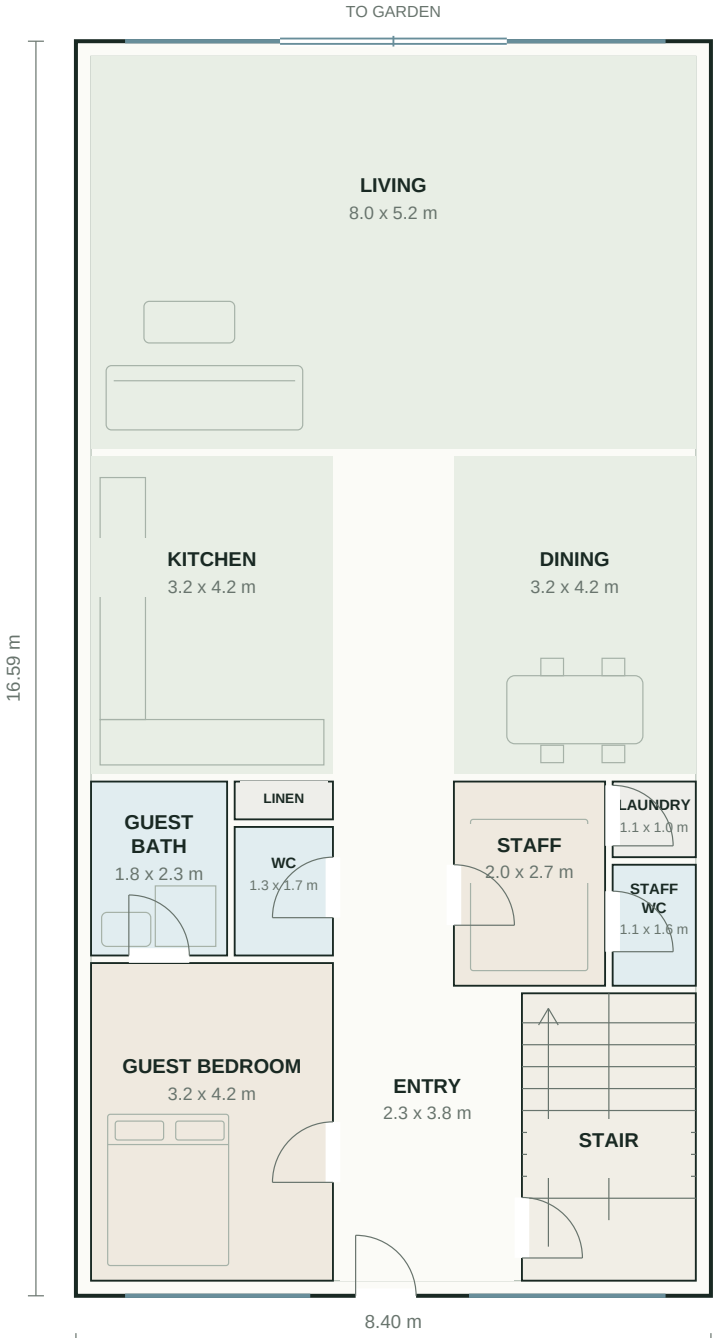
PLOT EXAMPLE ~3,436 SQ FT

PLOT / GARDEN



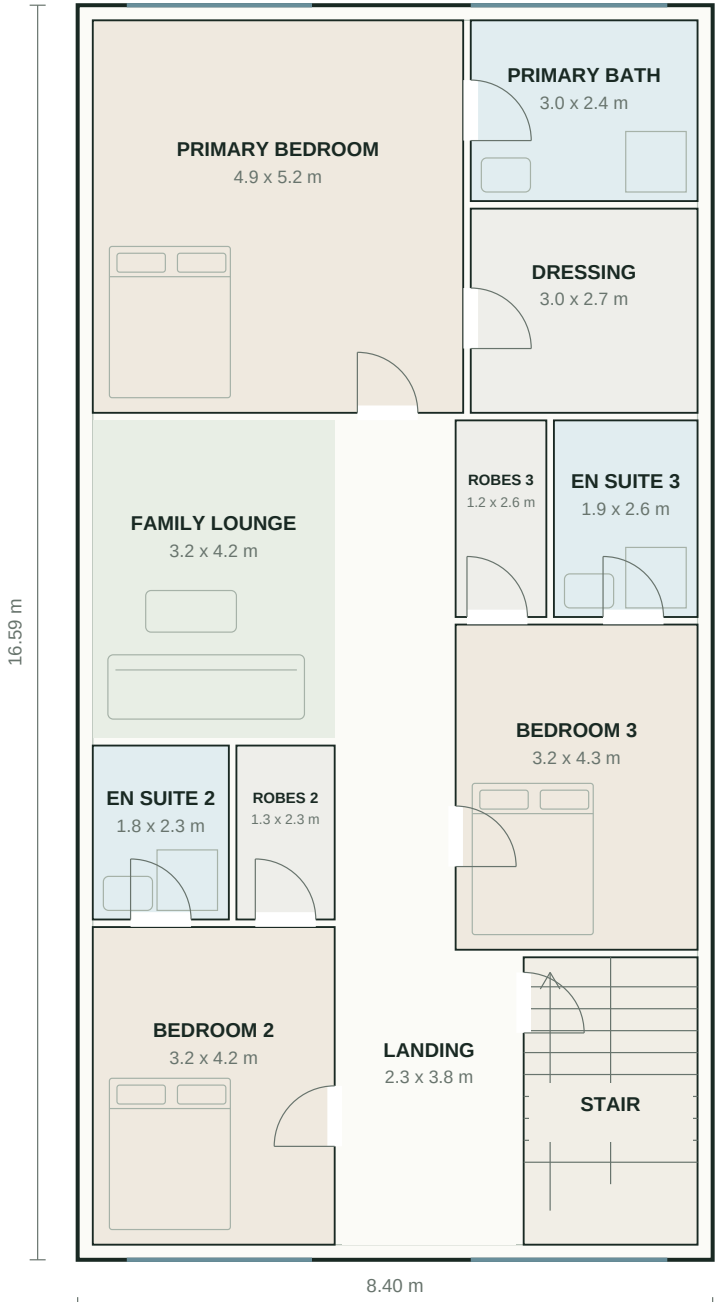
Plot scale 1:200 at A3 | front forecourt ~5.5 m
Landscaping and optional pool are suggestions only

GROUND FLOOR



Scale 1:100 at A3 | approx. 1,500 sq ft gross
Front / entrance at bottom; rear garden at top

FIRST FLOOR



Scale 1:100 at A3 | approx. 1,500 sq ft gross
Front / entrance at bottom; rear garden at top

LAYOUT

Ground-floor guest bedroom plus three en-suite bedrooms upstairs. Staff room, laundry cupboard and family lounge.

PLOT ASSUMPTION

End plot shown, with a 3.0 m side garden. A mid-row alternative is about 2,530 sq ft (8.4 x 28.0 m).

Room dimensions are indicative clear-space estimates. Unlabelled pale areas are circulation. Full two-storey layout assumed; structure, services and area definitions need checking.

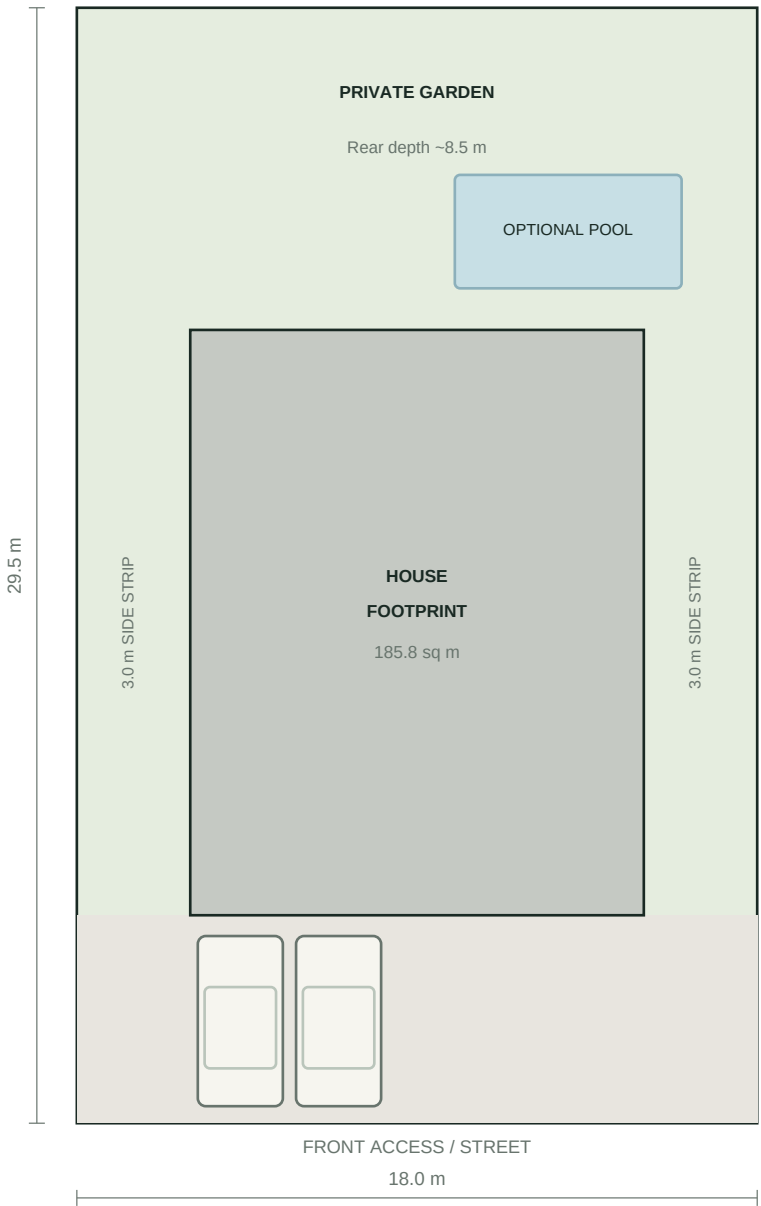
Living / kitchen Bedrooms Bathrooms Service / robes

04 Four-bedroom villa

~4,000 SQ FT BUA

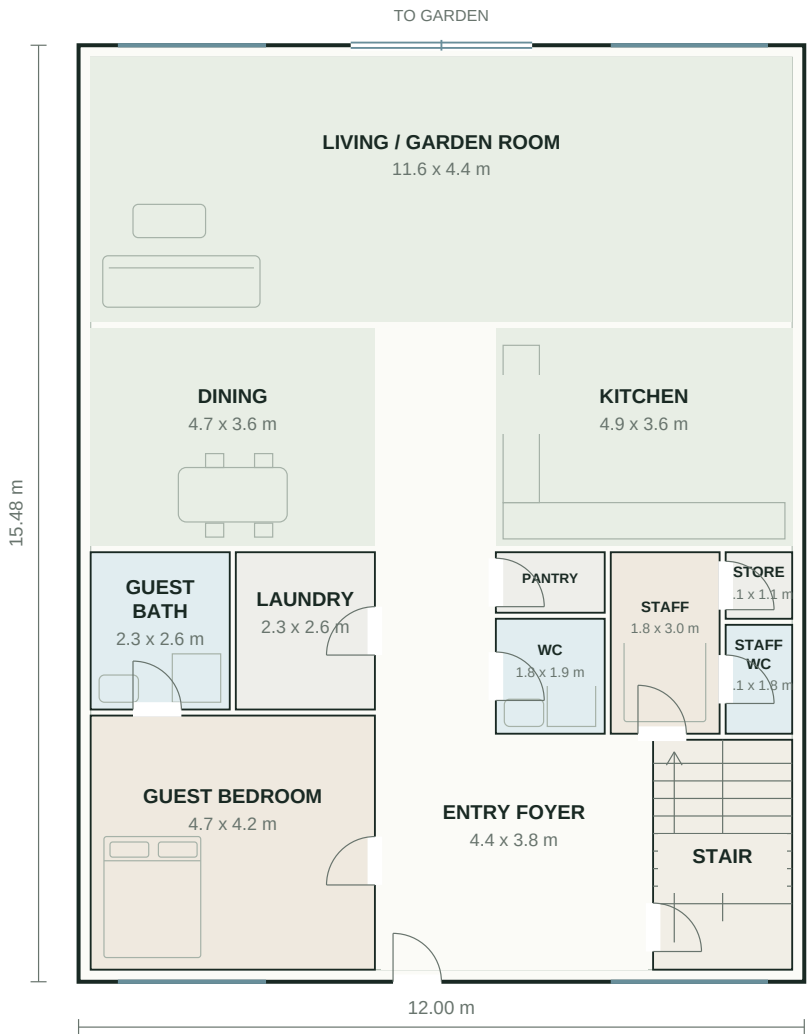
PLOT EXAMPLE ~5,716 SQ FT

PLOT / GARDEN



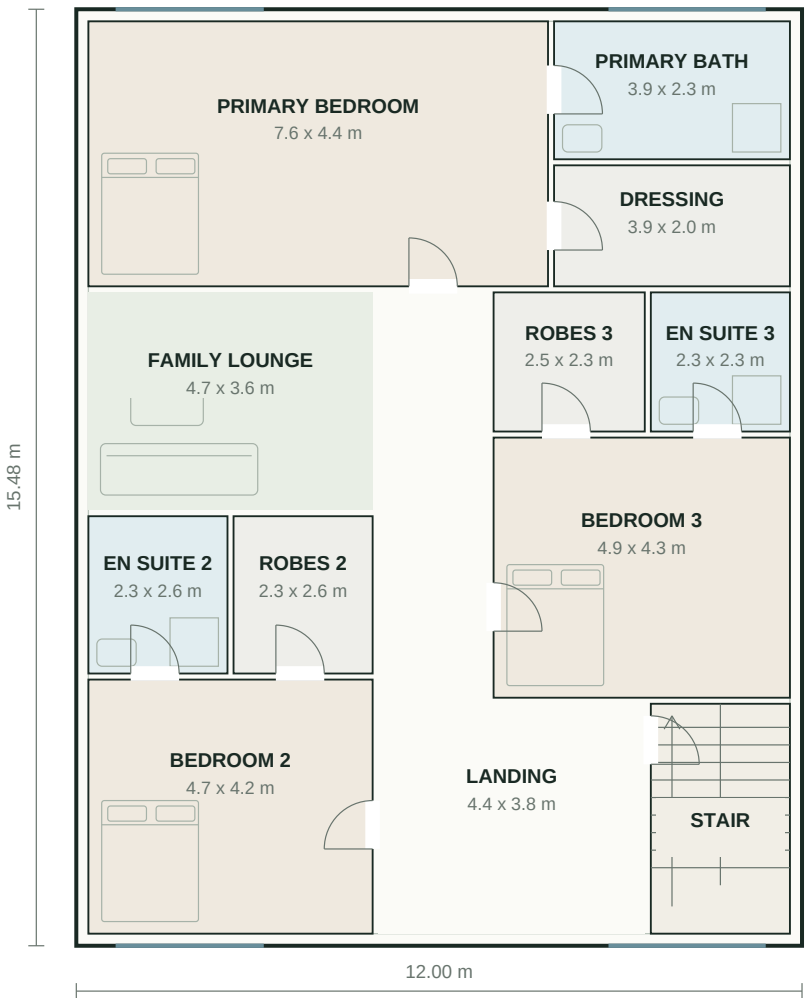
Plot scale 1:200 at A3 | front forecourt ~5.5 m
Landscaping and optional pool are suggestions only

GROUND FLOOR



Scale 1:125 at A3 | approx. 2,000 sq ft gross
Front / entrance at bottom; rear garden at top

FIRST FLOOR



Scale 1:125 at A3 | approx. 2,000 sq ft gross
Front / entrance at bottom; rear garden at top

LAYOUT

Guest suite downstairs plus three en-suite bedrooms upstairs. Family lounge, staff room, laundry and generous garden-facing living.

PLOT ASSUMPTION

Detached plot, with an assumed 3.0 m clear side strip on each side.

Room dimensions are indicative clear-space estimates. Unlabelled pale areas are circulation. Full two-storey layout assumed; structure, services and area definitions need checking.

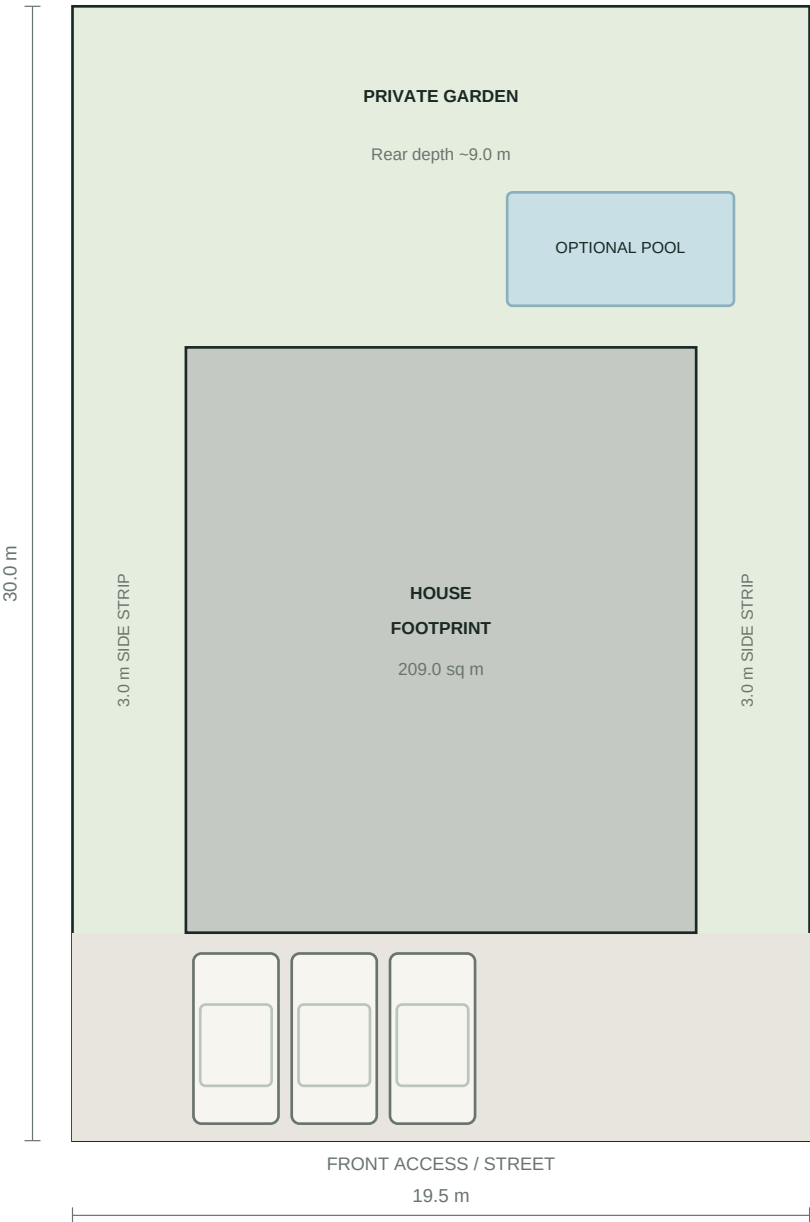
Living / kitchen Bedrooms Bathrooms Service / robes

05 Five-bedroom villa

~4,500 SQ FT BUA

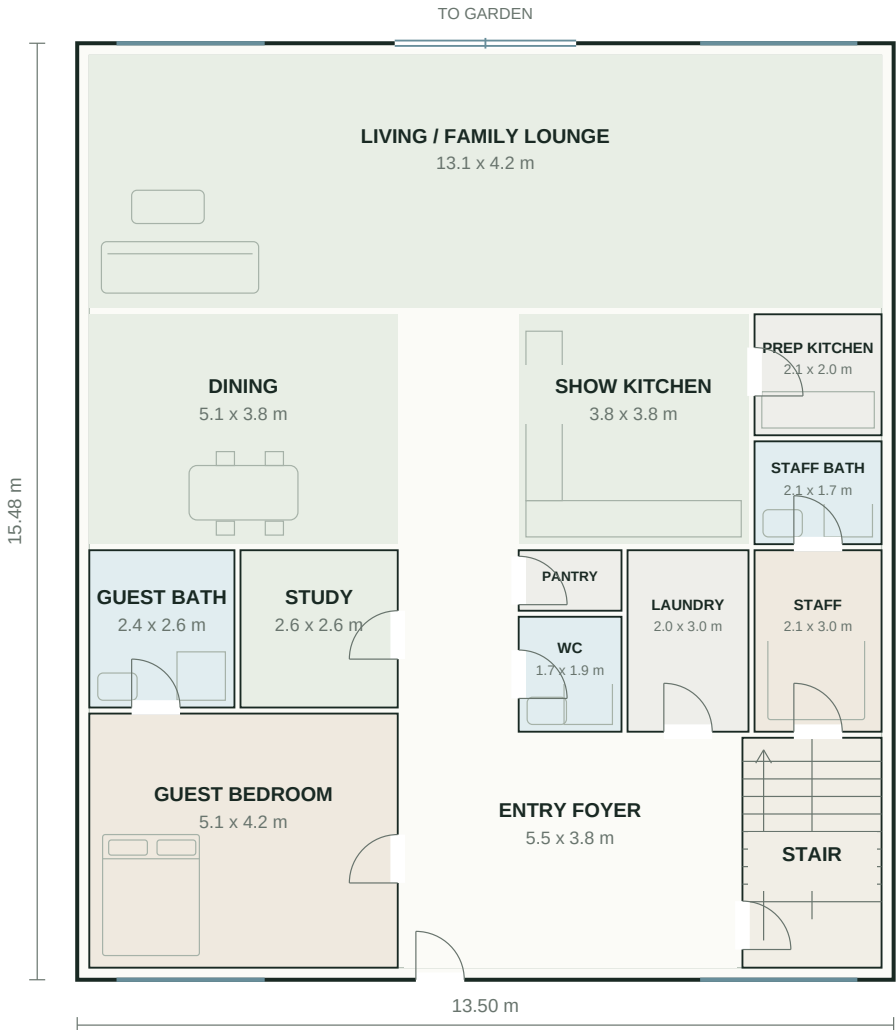
PLOT EXAMPLE ~6,297 SQ FT

PLOT / GARDEN



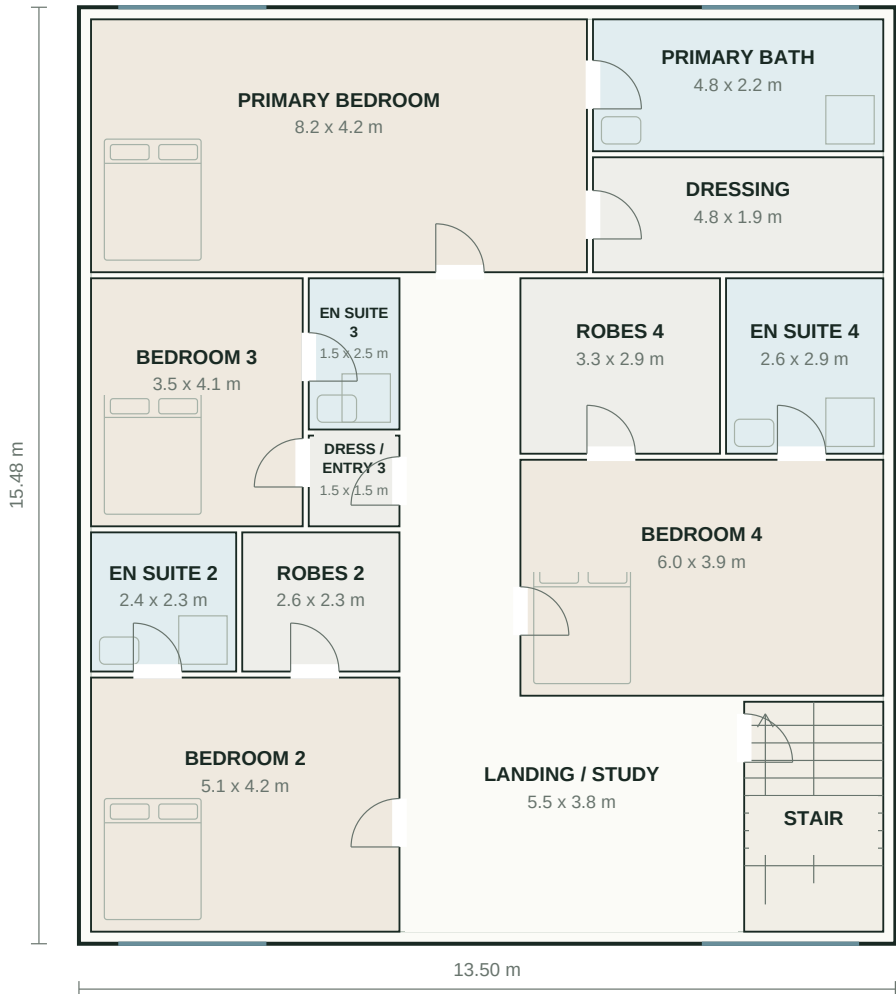
Plot scale 1:200 at A3 | front forecourt ~5.5 m
Landscaping and optional pool are suggestions only

GROUND FLOOR



Scale 1:125 at A3 | approx. 2,249 sq ft gross
Front / entrance at bottom; rear garden at top

FIRST FLOOR



Scale 1:125 at A3 | approx. 2,249 sq ft gross
Front / entrance at bottom; rear garden at top

LAYOUT

Guest suite and compact study downstairs; four bedrooms upstairs. Separate prep kitchen, staff room and laundry.

PLOT ASSUMPTION

Detached plot, with an assumed 3.0 m clear side strip on each side.

Room dimensions are indicative clear-space estimates. Unlabelled pale areas are circulation. Full two-storey layout assumed; structure, services and area definitions need checking.

Living / kitchen Bedrooms Bathrooms Service / robes