

GREAT VALUE, BY DESIGN.

VALUEPLUS DESIGNS

OVER **\$32K*** WORTH OF
ADDITIONAL INCLUSIONS

The Boutique Homes ValuePlus range adds value to our most popular home designs, with multiple options and upgrades already added in.

boutique
homes

Great value, *by design.*

Select between seven
Boutique Homes designs
with additional specifications
already included and a range
of facades to select from.*

Find out more at
boutiquehomes.com.au/value-plus-designs



Great value is included in every ValuePlus range of homes.

All ValuePlus range of homes include:

- Metal roof
- Butler's Pantry design option (excluding York 26+)
- 1000mm island bench extension
- Double bowl undermount kitchen sink
- Downlights to whole of home
- 2740mm ceilings to a single storey home, ground floor of a double storey home
- 2340mm internal doors & front entry
- 2430mm high stacker door
- Freestanding dishwasher
- Built-in microwave oven



Great design in every ValuePlus home.

Single storey facades included

- Contempo (Designer)
- Cape (Designer)

Single storey facade upgrades

- Southampton (Architectural)
- Flinders (Architectural)
- Mason (Architectural)

Double storey facades included

- Mode (Designer)
- Cove (Designer)

Double storey facade upgrades

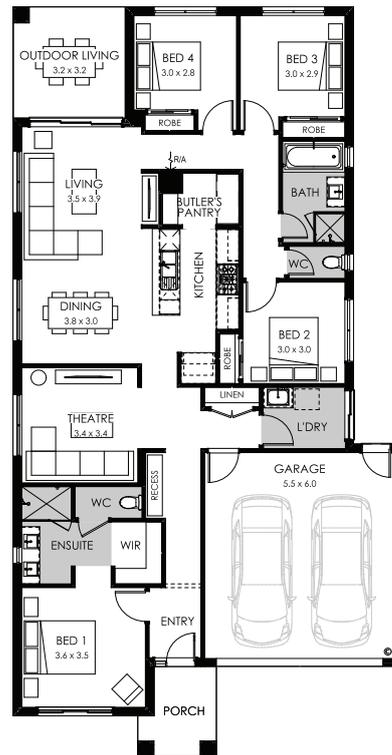
- Hampton (Architectural)
- Wright (Architectural)

Barcelona 23+



Specifications	Fits lot width	12.5m
	Fits lot depth	28m
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	Home width	11.27m
	Home length	21.83m
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	Total areas	209.13m ² 22.51sq

- Design options available**
- 3 Bedrooms
 - Alternate Theatre
 - Rear Flip

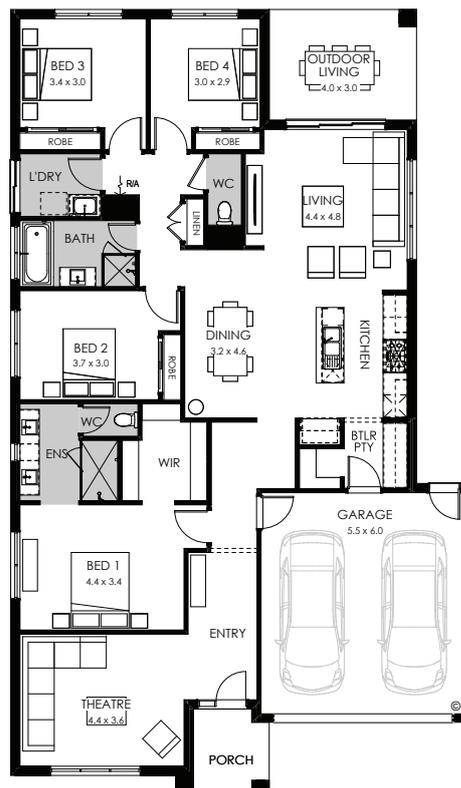


Seville 25+



Specifications	Fits lot width	14m
	Fits lot depth	28m
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	Home width	12.47m
	Home length	21.35m
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	Total areas	232.28m ² 25.02sq

- Design options available**
- Alternate bed 1
 - Alternate kitchen
 - Powder room
 - Rear flip



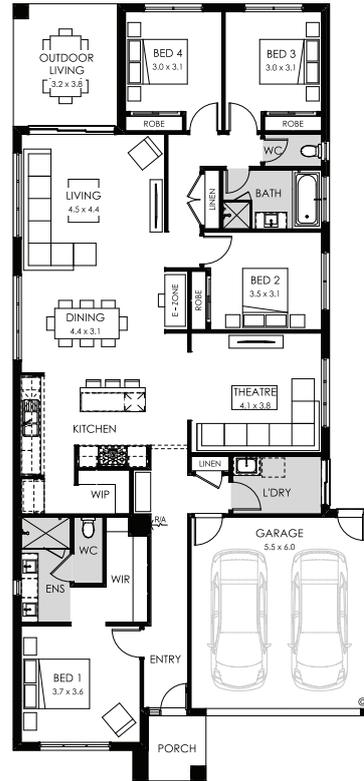
York 26+



Specifications	Fits lot width	12.5m
	Fits lot depth	32m
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	Home width	11.27m
	Home length	24.35m
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	Total areas	237.62m ² 25.54sq

Design options available

- 5th bedroom
- Alternate theatre
- Powder room
- Rear flip



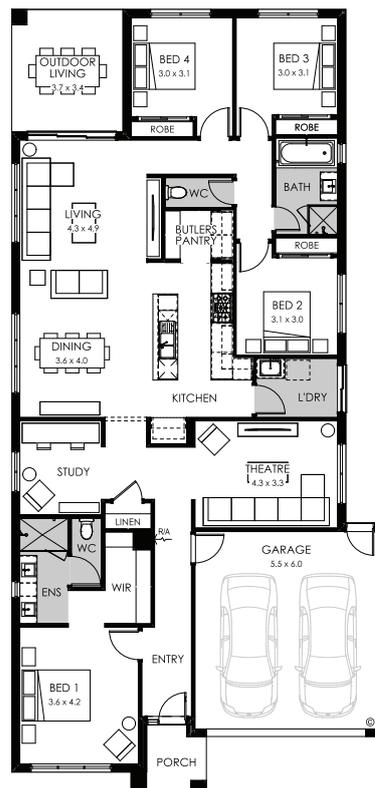
Barcelona 26+



Specifications	Fits lot width	12.5m
	Fits lot depth	32m
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	Home width	11.27m
	Home length	23.87m
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	Total areas	237.98m ² 25.62sq

Design options available

- Alternate bathroom
- Alternate kitchen
- Powder room
- Raked ceiling to living
- Raked ceiling to bedroom 1
- Rear flip



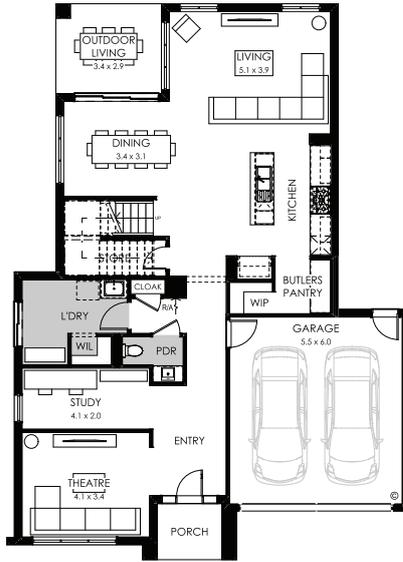
Grange 36+

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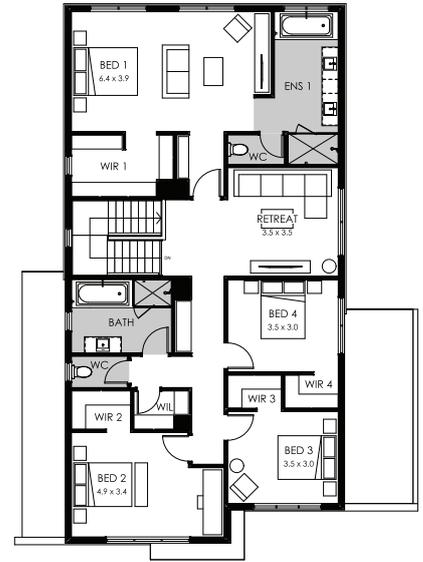
Specifications	Fits lot width	14m
	Fits lot depth	25m
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	Home width	12.83m
	Home length	17.83m
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	Total areas	329.75m ² 35.5sq

Design options available

- Additional ensuite
- Alternate kitchen
- Bathroom upgrade
- Grand outdoor living
- Guest bedroom
- Powder room
- Rear flip
- Shower to powder



GROUND FLOOR



FIRST FLOOR



Explore our home designs at
boutiquehomes.com.au/value-plus-designs

Speak with a consultant
 9674 4500

Be inspired
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*Terms and conditions apply. Advertised value includes over \$32,000 worth of upgrades based on the Seville 25+ home design. Over \$32,000 worth of upgrades is based on the RRP of Metal Roof in lieu of roof tiles, Butler's Pantry option (not available on the York 26+), 1000mm island bench extension, Polar Double Bowl Undermount kitchen sink, downlights to whole of home, 2740mm ceilings to Seville 25+ York 26+, Barcelona 23+ and to ground floor of Airlie 30+, Montpellier 35+ and Grange 36+, 2340mm internal doors and front entry door, 2430mm high stacker door, Fisher & Paykel freestanding dishwasher and Fisher & Paykel built in microwave. The 'Value Plus Designs' pricing includes Contempo, Cape, Mode and Cove façade options within the base price. 'Value Plus Designs' offer only applicable to the Barcelona 23+, Seville 25+, York 26+, Airlie 30+, Barcelona 26+, Montpellier 35+ and Grange 36+ home designs. Speak to your New Homes Consultant for exact value of upgrades on particular home designs. Available for any new Boutique Homes customers, who pays a deposit and signs a Preliminary Works Contract between January 13, 2026 until March 31, 2026. 'Value Plus Designs' excludes Dual Occupancy or Townhouse designs or packages. Pricing shown is relevant for the current month and is based on a site that's titled at the time of signing a Preliminary Works Contract (PWC). For untitled land, an additional monthly charge for price protection will be applied, based on forecast title date (up to 18 months). In order to be eligible for the added upgrades, the customer must adhere to all appointments as scheduled by Boutique Homes, pay an initial \$2,500 deposit and sign initial paperwork within 24 hours of deposit payment. Boutique Homes may revise all pricing and promotions if the customer does not adhere to all appointments, promptly sign documentation as required, or unreasonably delays site start. Customer requested changes, including changes to master plans, design options, upgrades or variations, or delays in signing required documents will void this offer. This offer cannot be modified, substituted, redeemed for cash or credits, or applied to the base of the home. Boutique Homes reserves the right to update, change or cease this offer at any time. Images are for illustrative purposes only. Please contact a New Homes Consultant for further information on 9674 4500. The building practitioner is ABN Group (Vic) Pty Ltd t/as Boutique Homes, registration number CBD-U 49215. JAN2026 BHO634



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