






Montana façade

Sierra Duplex

 4+4  3+3  2+2

Experience the epitome of luxury living with the meticulously crafted Sierra Duplex.

Designed to impress, the Sierra Duplex combines elegance and functionality with its spacious open plan living featuring a curved fireplace with a wine cellar seamlessly connected to the outdoor kitchen and living area. Indulge in additional level of versatility with a basement level, offering endless possibilities for entertainment, relaxation, or your own personal touch.

Elevate your lifestyle while also generating additional income or accommodating extended family.

- Two separate living areas
- Butler's pantry and walk-in linen closet
- Custom fireplace and wine cellar
- Custom curved island bench and joinery
- Oversized laundry, including mudroom and laundry chute
- Outdoor kitchen with a wide alfresco
- Spacious master suite with balcony

 Call 1300 30 11 38

 worthingtonhomes.com.au



View our Lifestyle and Premium inclusions online

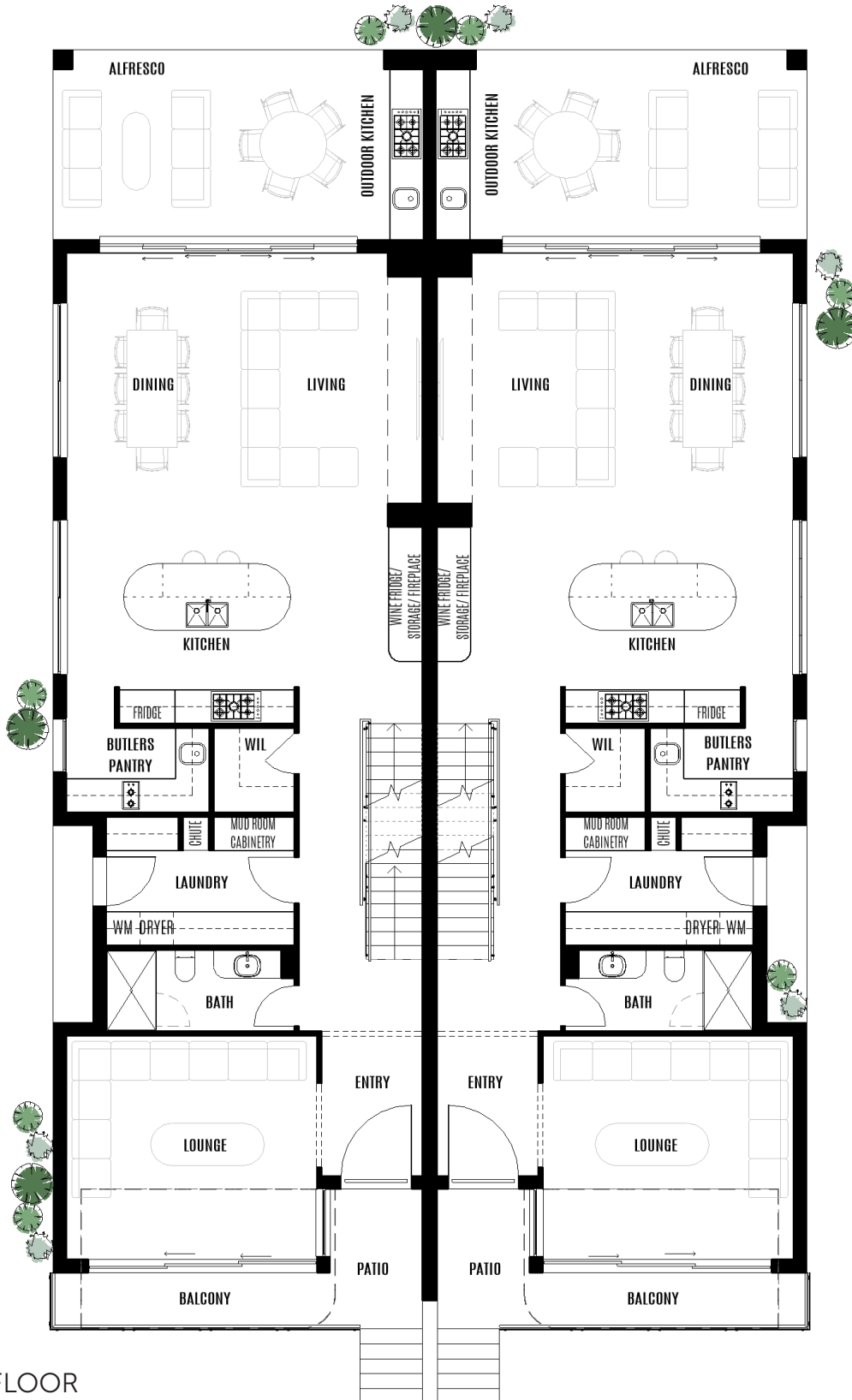
DESIGN OPTIONS

- Downstairs lounge can be converted into a guest suite
- Customise joinery to your liking
- Convert basement to suit your needs
- We can design an alternative layout to one side or customise each unit to your liking



WORTHINGTON HOMES

SIERRA DUPLEX



GROUND FLOOR

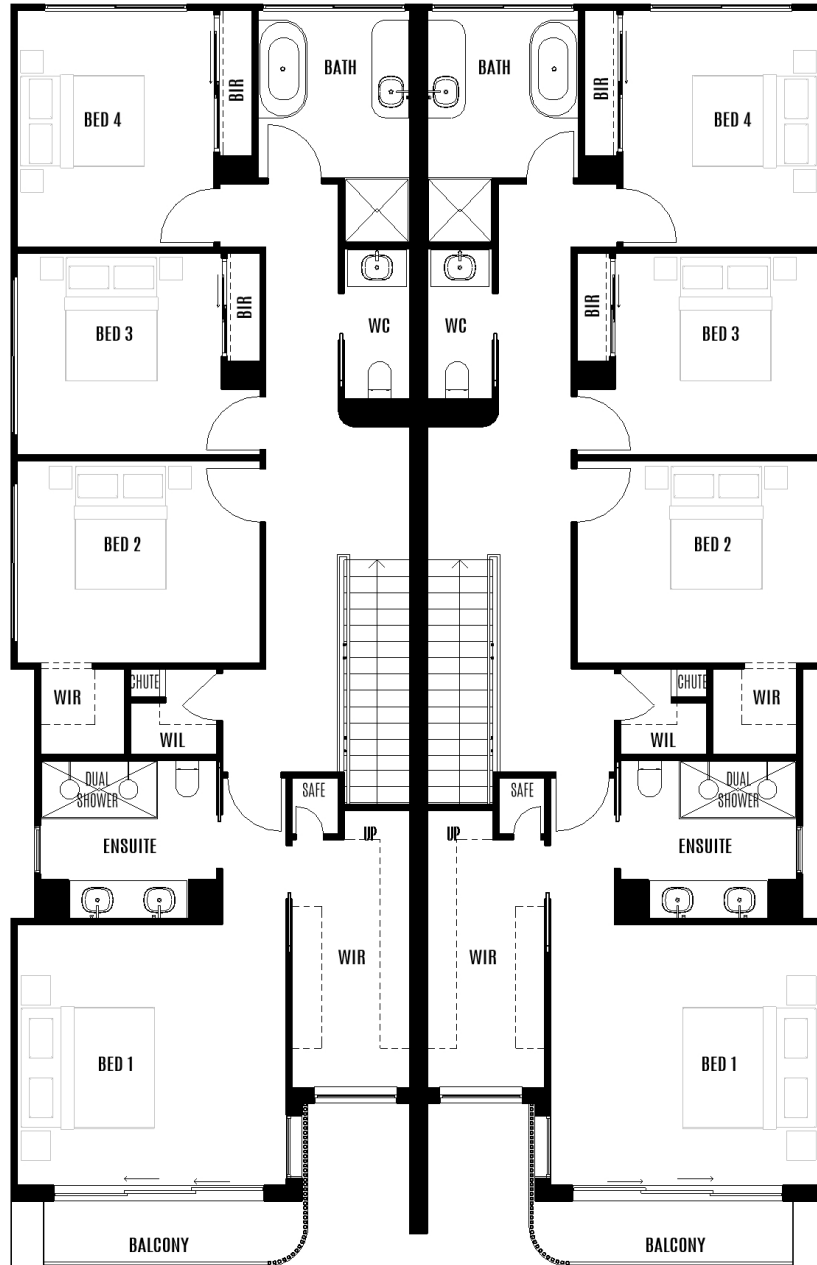
HOUSE SIZE

Total area	678.6m ²
House length	22.90m
House width	13.50m
Block width	16m

ROOM SIZE/ UNIT

Living & Dining	6.37 x 4.91	Master bedroom	4.13 x 4.00
Kitchen	5.75 x 3.51	Bedroom 2	3.72 x 3.10
Alfresco	6.63 x 3.40	Bedroom 3	3.13 x 3.10
Lounge	4.48 x 4.00	Bedroom 4	3.02 x 3.63
Garage	6.33 x 5.75	Balcony	3.96 x 1.00
Games room	5.24 x 4.21		

SIERRA DUPLEX



FIRST FLOOR

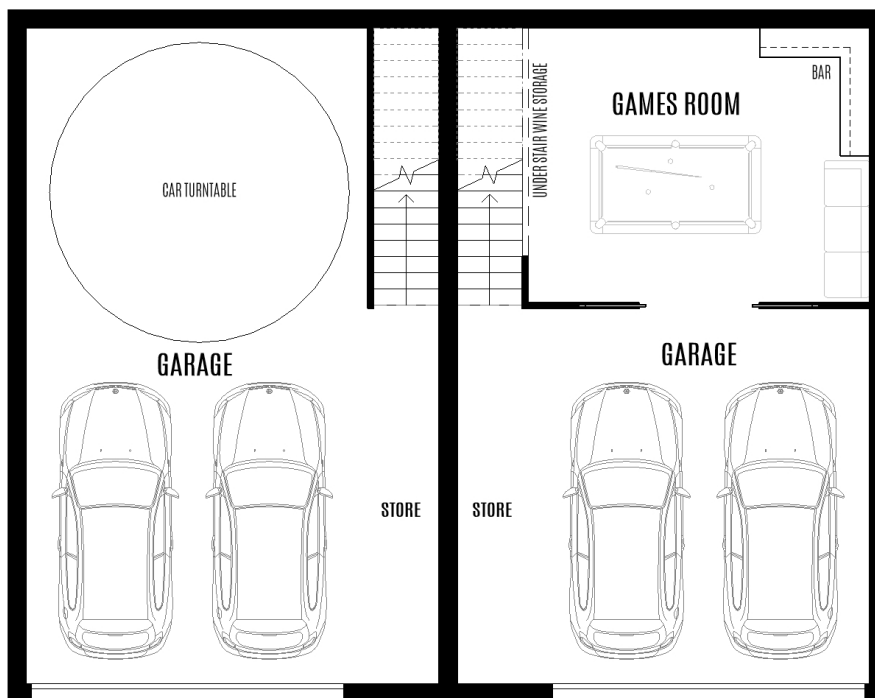
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Lounge	4.48 x 4.00	Bedroom 4	3.02 x 3.63
Garage	6.33 x 5.75	Balcony	3.96 x 1.00
Games room	5.24 x 4.21		

SIERRA DUPLEX



BASEMENT FLOOR

HOUSE SIZE

Total area	678.6m ²
House length	22.90m
House width	13.50m
Block width	16m

ROOM SIZE/ UNIT

Living & Dining	6.37 x 4.91	Master bedroom	4.13 x 4.00
Kitchen	5.75 x 3.51	Bedroom 2	3.72 x 3.10
Alfresco	6.63 x 3.40	Bedroom 3	3.13 x 3.10
Lounge	4.48 x 4.00	Bedroom 4	3.02 x 3.63
Garage	6.33 x 5.75	Balcony	3.96 x 1.00
Games room	5.24 x 4.21		

Why build with Worthington?

Here are 10 reasons why Worthington Homes is a better choice.

1 You're not just a number

You get your own dedicated Site Manager and will receive regular project updates.

2 Enjoy a personalised service

We're all here to help and guide you throughout the journey to building your new home.

3 No ghosting, guaranteed

Call the office and we will respond to your enquiry as promptly as possible.

4 High-quality inclusion options

Choose from a wide selection of inclusions for a variety of budgets and tastes.

5 Talk to real people

Only real people answer our phones, not automated robots or machines.

6 Minimal building disruption

We're proactive in solving any challenges along the way to minimise any delays.

7 Standard site costs included

Your tender includes allowance for site works, council DA/CDC, service connectivity and BASIX.

8 What you see is what you get

We offer value-for-money and will always be upfront on costs so there are no surprises.

9 No compromising on quality

Your home is built to a high standard of workmanship - exactly as it should be.

10 We'll build great memories too

Every home owner receives a personalised memory book as a keepsake of your journey.

“ We aim to make the journey of building your new home both **simple** and **stress-free**”



WORTHINGTON HOMES