



# ABODE

DESIGNER HOMES

**BUILDING  
YOUR DREAM**



*Custom Design and Build Specialists*





# ABODE

## DESIGNER HOMES

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## ABOUT US

Tasmanian owned and operated, Abode Design-er Homes is an award winning building company based in Launceston, made up of a skilled team of professionals led by long-time builder, Ty Turner, who has more than 26 years industry experience.

Our time in the industry has built us a reputation as one of Tasmania's premier builders and has allowed us to create and maintain strong relationships with local suppliers and developers alike, giving us ongoing access to materials, exclusive land releases and developments.

We offer a full in-house, Design + Build service, from concept to completion, and pride ourselves on the flexibility offered with custom design and build packages. By offering a consultative approach and placing real emphasis on under-standing our client's wants and needs right from the start, we deliver an outcome where expecta-tions are met or exceeded with every project.



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# THE ABODE DESIGNER HOMES DIFFERENCE

## Our Client Experience

Our number one goal in building your dream home is our clients' building experience. We put a huge emphasis on understanding our clients' needs, wants, and wish list items around their ideal home. We are so determined to get this right you get your own Client Relationship Manager to understand every aspect of your design requirements, fully detail your home and keep you informed through the whole building experience, even meeting you on site to inspect your home through construction, and handing the keys to you on completion. Your Client Relationship Manager will keep you informed and guide you through the whole process helping you to liaise with our staff and consultants to realise your beautiful home.

## Quality

We take pride in each and every one of our homes. Being awarded numerous building industry accolades goes to show the attention to detail and quality of our builds. Visit our display home and you will see the care and attention to detail that will be crafted into your home.

## Value for Money

Clever design, quality materials and inclusions, superior craftsmanship and professional project management of unrivalled excellence whatever your budget. Our reputation for exceptional customer service, quality construction and award winning industry recognition are key factors in your home being the envy of your neighbours.

## Fixed Price Contract

Signing a building contract with Abode Designer Homes is a guarantee of no hidden surprises. All considerations are documented in detail through our pre contract New Home Proposal, to give you exact certainty of your inclusions and then what is locked into your contract price.

Also your fixed price contract protects you from any material and labour price increases that may occur during construction.

## Security

For total peace of mind you are building with an award winning local builder, with a longstanding reputation for quality and service.

The Abode team have years of industry experience, so why not take advantage of this wealth of local knowledge and create the perfect home for you and your family.

The peace of mind your new home is fully insured and cared for by Abode Designer Homes throughout the build process until practical completion. So don't worry, we will care for your new home like it is ours.

## Site Assessment and Free Report

We will happily visit your block or a building block you are looking at purchasing and provide you with a free assessment and report highlighting any design opportunities, cost savings or items to look out for before designing your home to maximise the block's best features and the livability of your new home, whilst representing the best value for money.

## Build Process

We carefully schedule the entire process to make sure the build runs as smoothly as possible and you get to move into your new home on a date we agree to before we start, allowing you to plan when you shift in and can make arrangements around the schedule.

Our Client Relationship Manager will keep you informed with updates on how your home is progressing and what to expect in the coming weeks as it is such an exciting time watching your home come together.

Your Abode Representative will arrange a site visit for each milestone of construction so you can get a feel for your new home and see how it is coming together, it's very exciting to see it evolve before your eyes.

## Investment Opportunities

Abode Designer Homes offers a unique investment opportunity with great return and zero risk of vacancy. Display homes in fantastic new and established estates are available for purchase with a lease back to Abode Designer Homes to use for a display home for a 12 month period, or alternate period dependent on your situation.

The lease is locked in with great return and minimal wear and tear on the building as no one will be living in the home and it is maintained for the entire period.

On handover after the lease period any touch ups and maintenance will be carried out to essentially provide you with a brand new home again.



## Custom Design Specialists

Every block of land is as unique as every client we have. At Abode Designer Homes we look for the opportunities to match our clients' requirements with a design solution for their individual block of land. Not sure where to start, let us help walk you through the process of achieving the home you have always dreamed of. Our design and build process ensures your home is kept on track through the design process to manage the construction budget. With Abode Designer Homes' vast building experience we can offer options and solutions throughout the design consultation process to maximise the value of your financial investment with liveable comfort and flow of your home.

## Inclusions and Selections

Whilst we offer a high level of standard inclusions in our homes, we also offer a flexible and client friendly selection process. Let our colour and selection specialist help you customise your home just the way you would like whether it be black tapware and stone benchtops in your kitchen, or a whole designer feel to achieve a Scandi, industrial or Hamptons home feel, the choices are endless.





# HOUSE AND LAND PACKAGES

Abode Designer Homes has a vast array of house and land packages available in new estates and established estates as well as individual unique home sites.

With properties all around the Launceston and Greater Launceston region, along the east coast at Bicheno and Swansea, through the Midlands area at Perth, Longford and Evandale, and the north coast at Georgetown and Low Head, and north west at Latrobe, Shearwater and Hawley just to name a few locations.

This gives people wishing to build anywhere in the north, east, north west of the state some real options to build with a professional building firm and take the hassle out of finding that perfect parcel of land.

Dealing with your builder through the whole house and land process ensures you get exactly what you are looking for with no surprises that are sometimes found

out after you buy the land, then attempt to build your home at a later date.

The best thing with this process is you can take a complete proposal to the bank or lender for the full amount of the project, confirming your finance to move forward toward your dream home or investment property with the comfort of knowing it fits your budget.

Our process enables us to secure land on your behalf through our vast network of estate agents and developers to ensure you get the block you want and don't miss out in a race to secure your block especially with exclusive estate stage pre-releases we have access to market. The options are varied and wide, changing all the time so contact us to see what fantastic packages we currently have available.



Get in touch





# THE BUILDING PROCESS AND YOU

## Collective First Meeting. \_\_\_\_\_

1

- Discuss your ideas and needs
- View house plans
- Discuss budgets
- Visit display home

## Planning Your New Home. \_\_\_\_\_

2

- Revise and discuss house plans

## Review Inclusions and Selections. \_\_\_\_\_

3

- Cost options and estimate
- Timeframe
- Formal proposals

## Final Preparation. \_\_\_\_\_

4

- Draw up plans and specifications
- Fixed price contract
- Valuations
- Financing

## Building Certification. \_\_\_\_\_

5

- Building surveyor certify plans
- Council approvals

## Ready To Build. \_\_\_\_\_

6

- Start construction of your new home







## ABODE 105

HOUSE WIDTH 14.8m

HOUSE LENGTH 7.85m

Living Area 104m<sup>2</sup>

Patio OPTIONAL

Porch 1.5m<sup>2</sup>

105M



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## ABODE 128

**HOUSE WIDTH** 10.8m

**HOUSE LENGTH** 14.7m

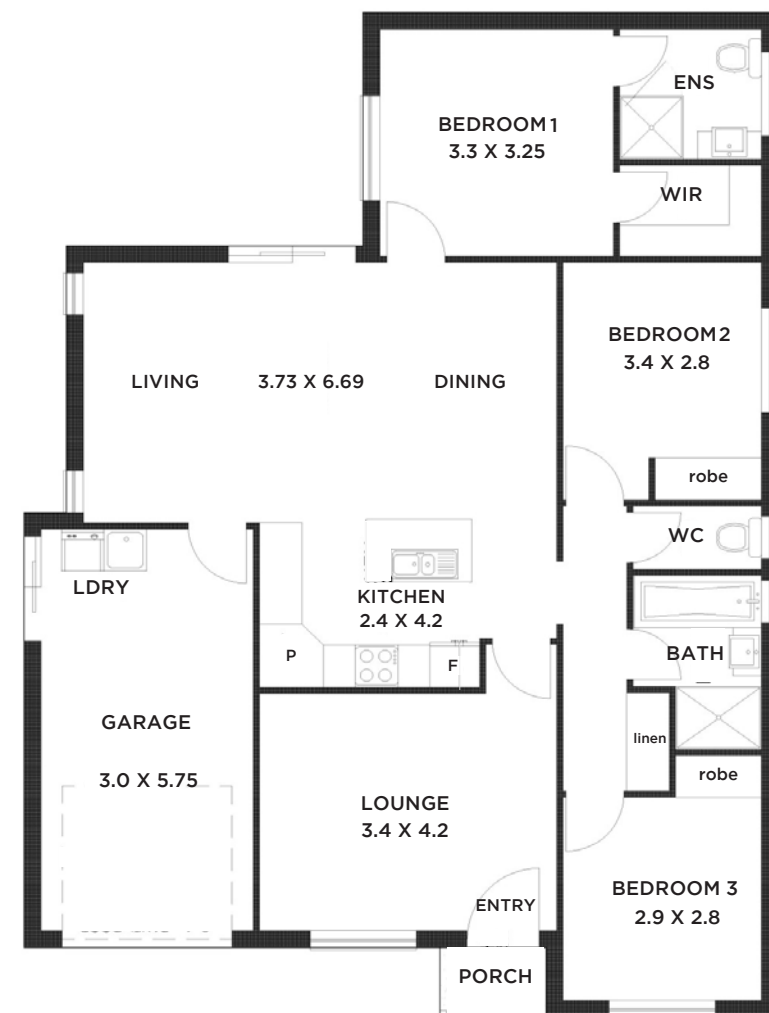
Living Area 107m<sup>2</sup>

Patio OPTIONAL

Porch 1.5m<sup>2</sup>

Garage 20m<sup>2</sup>

**128** SQ.  
M.



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## ABODE 136

**HOUSE WIDTH** 9.5m  
**HOUSE LENGTH** 14.3m

Living Area 116m<sup>2</sup>  
 Patio 12m<sup>2</sup>  
 Porch 8m<sup>2</sup>

**136** SQ.  
M.



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## ABODE 140

**HOUSE WIDTH** 9.25m

**HOUSE LENGTH** 16.65m

Living Area 117m<sup>2</sup>

Patio OPTIONAL

Porch 2.5m<sup>2</sup>

Garage 22m<sup>2</sup>

**140** SQ.  
M.



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**ABODE**  
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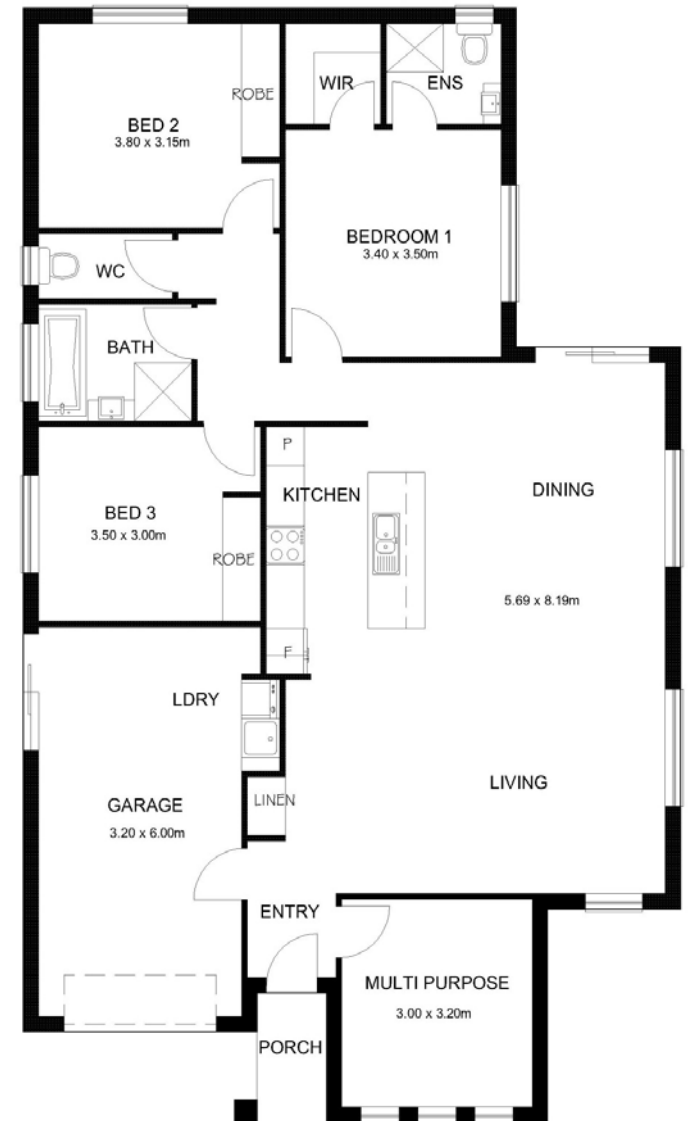


## ABODE 150

**HOUSE WIDTH** 10.60m  
**HOUSE LENGTH** 17.50m

Living Area 125m<sup>2</sup>  
 Patio OPTIONAL  
 Porch 2m<sup>2</sup>  
 Garage 23m<sup>2</sup>

**150** SQ.  
M.



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## ABODE 161

**HOUSE WIDTH** 8.80m

**HOUSE LENGTH** 19.6m

Living Area 122m<sup>2</sup>

Patio 12m<sup>2</sup>

Porch 3m<sup>2</sup>

Garage 24m<sup>2</sup>

**161** SQ.  
M.



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## ABODE 184

**HOUSE WIDTH** 10.5m  
**HOUSE LENGTH** 19.5m

Living Area 145m<sup>2</sup>  
 Patio 13m<sup>2</sup>  
 Porch 2m<sup>2</sup>  
 Garage 24m<sup>2</sup>

**184** SQ.  
M.



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## ABODE 198

**HOUSE WIDTH** 12.1m  
**HOUSE LENGTH** 18.3m

Living Area 146m<sup>2</sup>  
 Patio 11m<sup>2</sup>  
 Porch 3m<sup>2</sup>  
 Garage 38m<sup>2</sup>

**198** SQ.  
M.



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## ABODE 204

**HOUSE WIDTH** 12.7m

**HOUSE LENGTH** 21.6m

Living Area 144m<sup>2</sup>

Patio 15m<sup>2</sup>

Porch 4m<sup>2</sup>

Garage 41m<sup>2</sup>

**204** SQ.  
M.



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## ABODE 210

**HOUSE WIDTH** 12.6m  
**HOUSE LENGTH** 21.4m

Living Area 148m<sup>2</sup>  
 Patio 16m<sup>2</sup>  
 Porch 6m<sup>2</sup>  
 Garage 40m<sup>2</sup>

**210** SQ.  
M.



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## ABODE 218

**HOUSE WIDTH** 14.8m

**HOUSE LENGTH** 19.4m

Living Area 151m<sup>2</sup>

Patio 24m<sup>2</sup>

Porch 3m<sup>2</sup>

Garage 40m<sup>2</sup>

**218** SQ.  
M.



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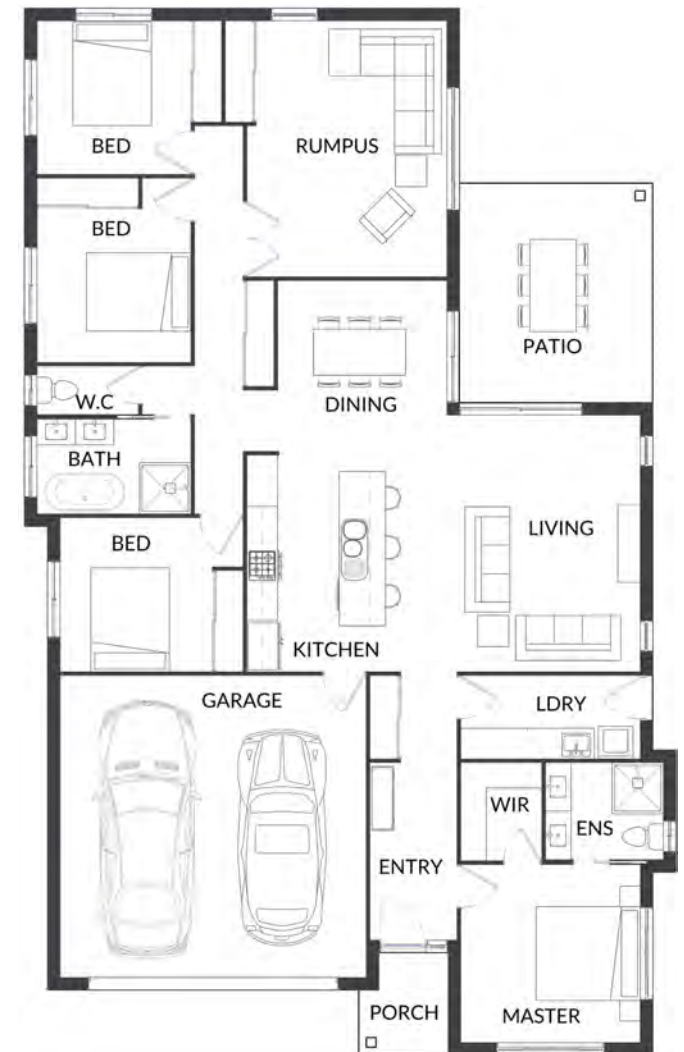


## ABODE 226

**HOUSE WIDTH** 12.2m  
**HOUSE LENGTH** 20.4m

Living Area 168m<sup>2</sup>  
 Patio 16m<sup>2</sup>  
 Porch 3m<sup>2</sup>  
 Garage 40m<sup>2</sup>

**226** SQ.  
M.



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## ABODE 224

**HOUSE WIDTH** 23.4m

**HOUSE LENGTH** 12.8m

Living Area 159m<sup>2</sup>

Patio 19m<sup>2</sup>

Porch 7m<sup>2</sup>

Garage 39m<sup>2</sup>

**224** SQ. M.



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## ABODE 229

**HOUSE WIDTH** 11.2m  
**HOUSE LENGTH** 24.2m

Living Area 167m<sup>2</sup>  
 Patio 22m<sup>2</sup>  
 Porch 3m<sup>2</sup>  
 Garage 37m<sup>2</sup>

**229** SQ.  
M.



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## ABODE 245

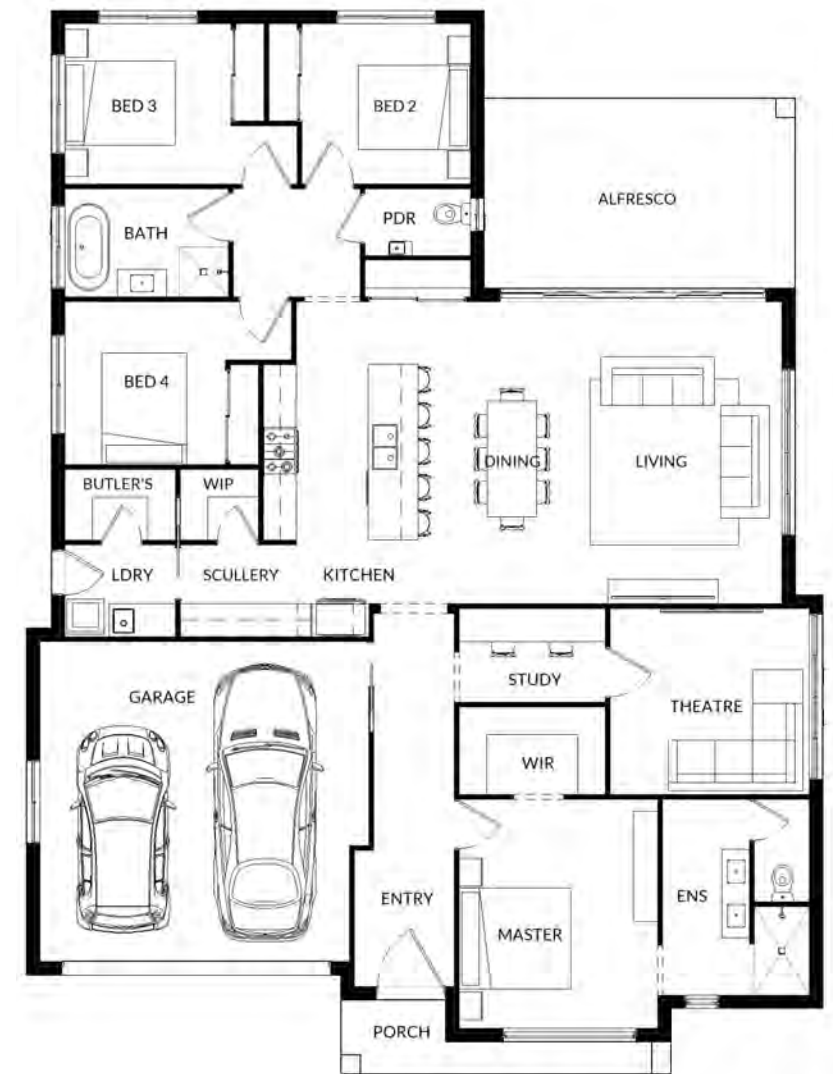
**HOUSE WIDTH** 14.4m  
**HOUSE LENGTH** 19.24m

Living Area 184m<sup>2</sup>  
Patio 19m<sup>2</sup>  
Porch 5m<sup>2</sup>  
Garage 37m<sup>2</sup>

**245** SQ.  
M.



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## ABODE 267

**HOUSE WIDTH** 30.8m

**HOUSE LENGTH** 15.1m

Living Area 204m<sup>2</sup>

Patio 20m<sup>2</sup>

Porch 3m<sup>2</sup>

Garage 40m<sup>2</sup>

**267** SQ.  
M.



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## ABODE 275

**HOUSE WIDTH** 21.4m

**HOUSE LENGTH** 17.9m

Living Area 204m<sup>2</sup>

Patio 24m<sup>2</sup>

Porch 8m<sup>2</sup>

Garage 39m<sup>2</sup>

**275** SQ.  
M.



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## ABODE 281

**HOUSE WIDTH** 13.8m

**HOUSE LENGTH** 21.6m

Living Area 213m<sup>2</sup>

Patio 20m<sup>2</sup>

Porch 7m<sup>2</sup>

Garage 41m<sup>2</sup>

**281** SQ.  
M.



**LOWER  
LEVEL**



**UPPER  
LEVEL**



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## ABODE 283

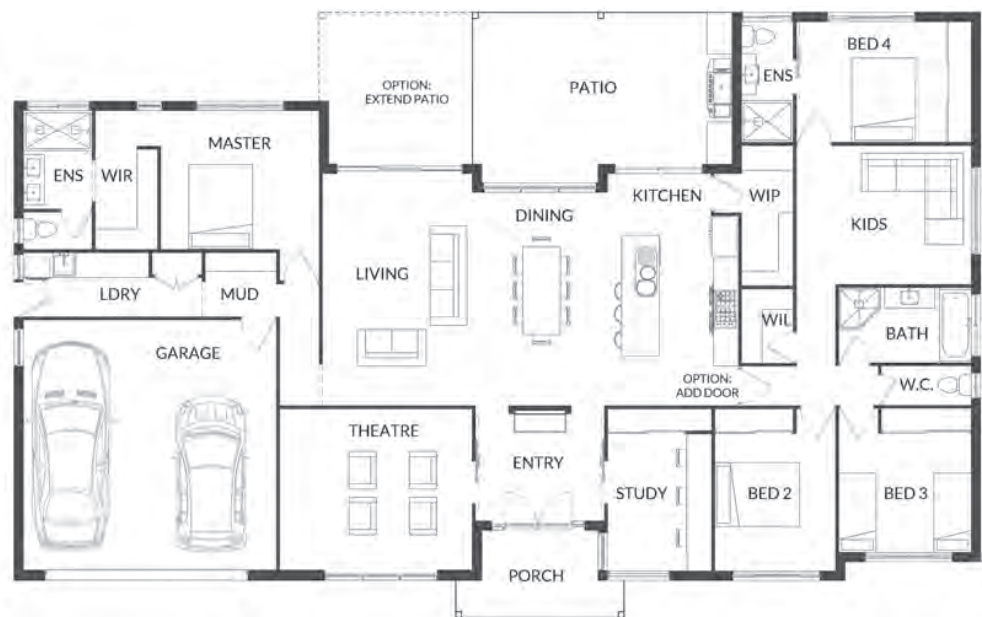
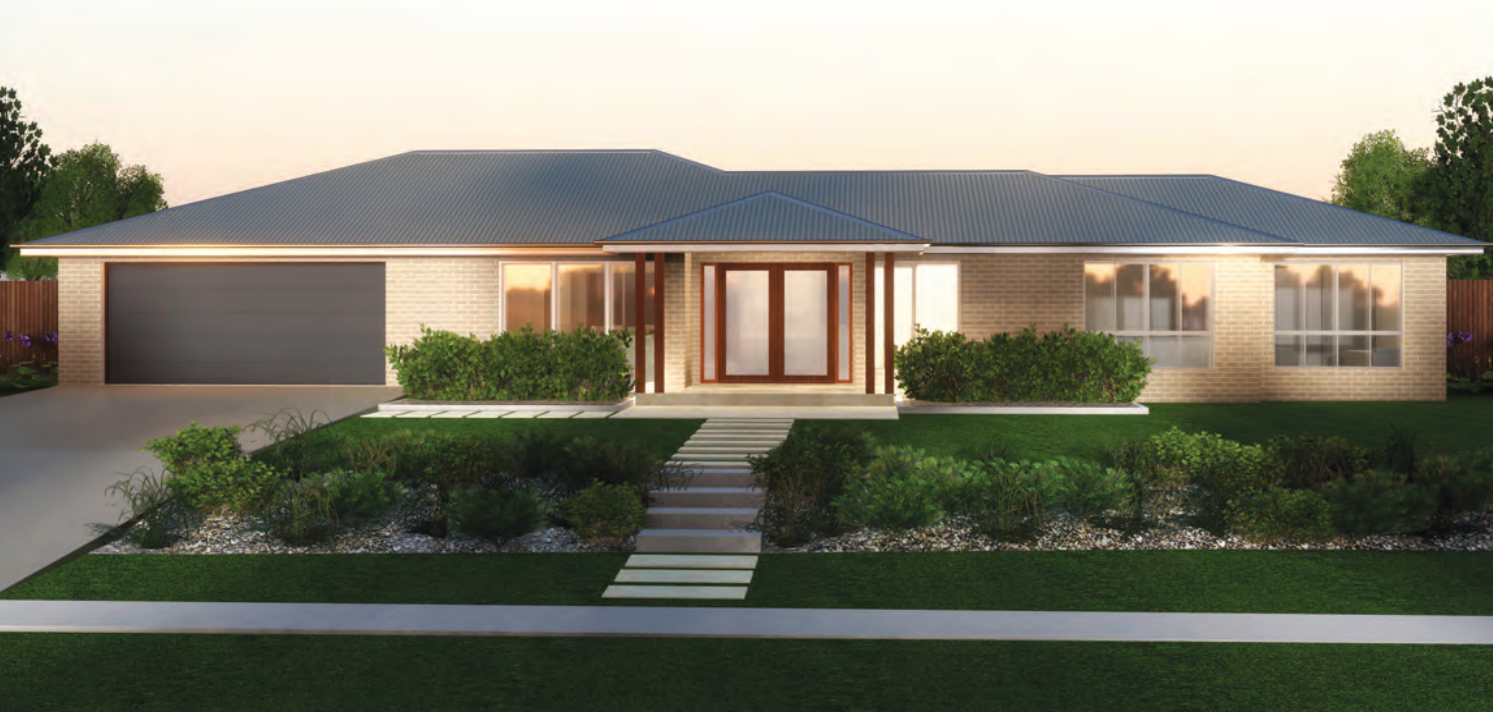
**HOUSE WIDTH** 13.0m  
**HOUSE LENGTH** 28.0m

Living Area 212m<sup>2</sup>  
 Patio 27m<sup>2</sup>  
 Porch 5m<sup>2</sup>  
 Garage 39m<sup>2</sup>

**283** SQ.  
M.



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## ABODE 289

**HOUSE WIDTH** 23.2m

**HOUSE LENGTH** 14.5m

Living Area 218m<sup>2</sup>

Patio 24m<sup>2</sup>

Porch 7m<sup>2</sup>

Garage 40m<sup>2</sup>

**289** SQ.  
M.



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**LOWER  
LEVEL**



**UPPER  
LEVEL**

## ABODE 315

**HOUSE WIDTH** 10.0m

**HOUSE LENGTH** 20.2m

Living Area 217m<sup>2</sup>

Patio 53m<sup>2</sup>

Porch 5m<sup>2</sup>

Garage 40m<sup>2</sup>

**315** SQ.  
M.



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## ABODE 347

**HOUSE WIDTH** 17.6m

**HOUSE LENGTH** 25.3m

Living Area 265m<sup>2</sup>

Patio 32m<sup>2</sup>

Porch 8m<sup>2</sup>

Garage 43m<sup>2</sup>

**347** SQ.  
M.

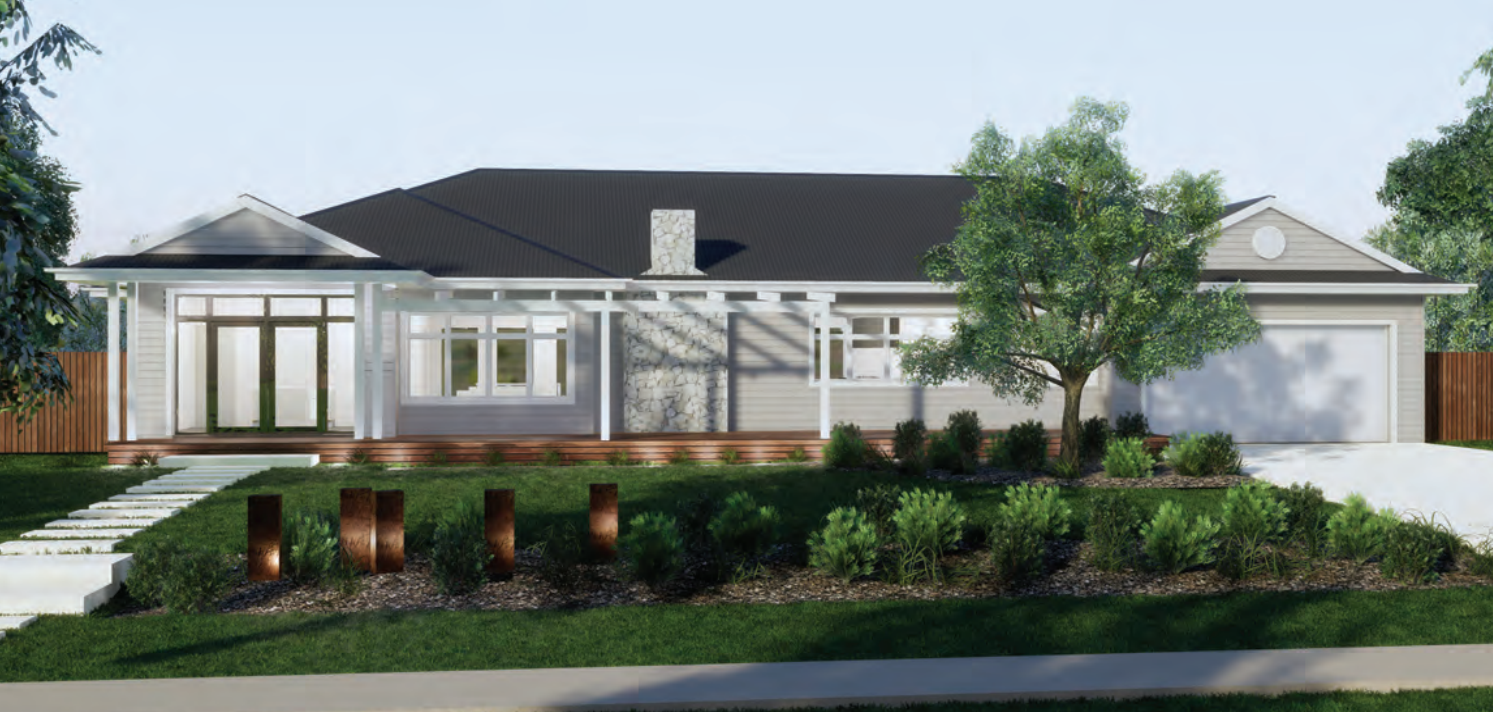


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## ABODE 387

**HOUSE WIDTH** 25.7m

**HOUSE LENGTH** 21.4m

Living Area 280m<sup>2</sup>

Patio 34m<sup>2</sup>

Porch 33m<sup>2</sup>

Garage 40m<sup>2</sup>

**387** SQ.  
M.



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Let us custom  
design your dream  
home, from concept  
to completion



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AWARD  
WINNING  
BUILDER