



# Norwood

- SERIES -



*on display*

27 ELLISON STREET MARSDEN PARK



# Facade Options



NEWSTEAD MKII



OXLEY MKII



DENTON



AUSTIN



STANTON



DELTA (ON DISPLAY MARSDEN PARK)

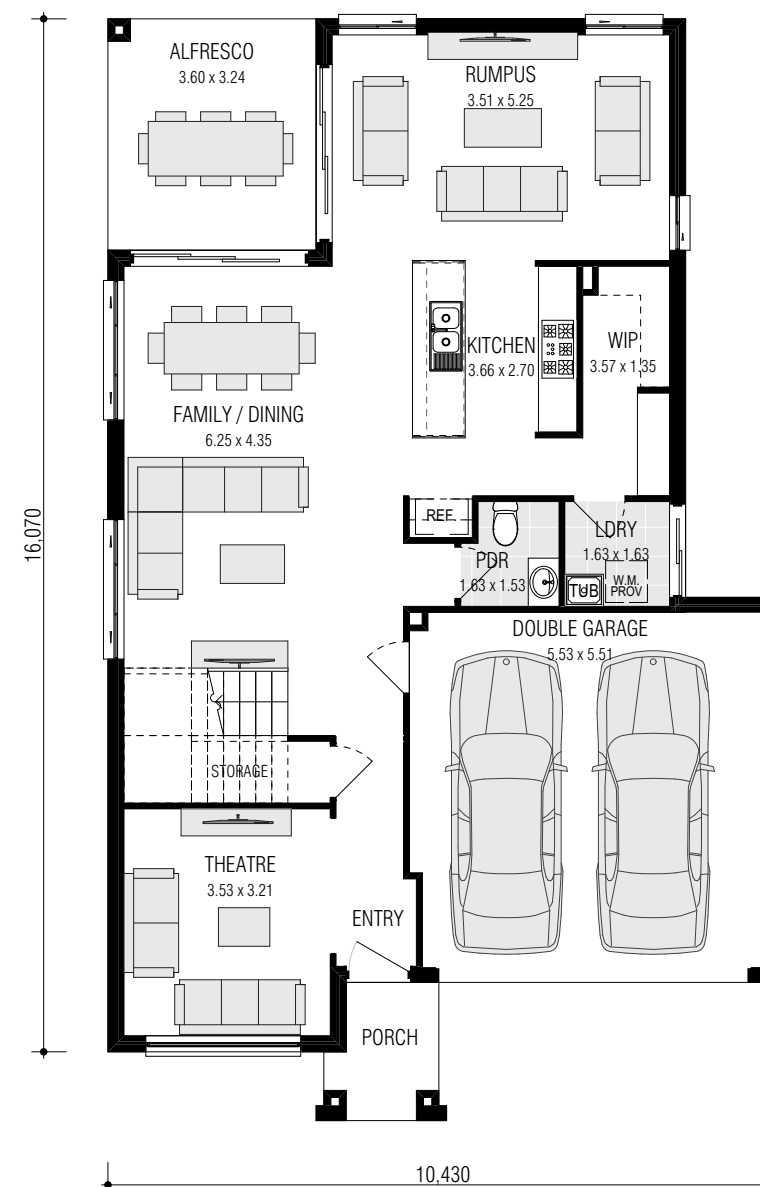
VERGE (ON DISPLAY HOMEWORLD MARSDEN PARK)

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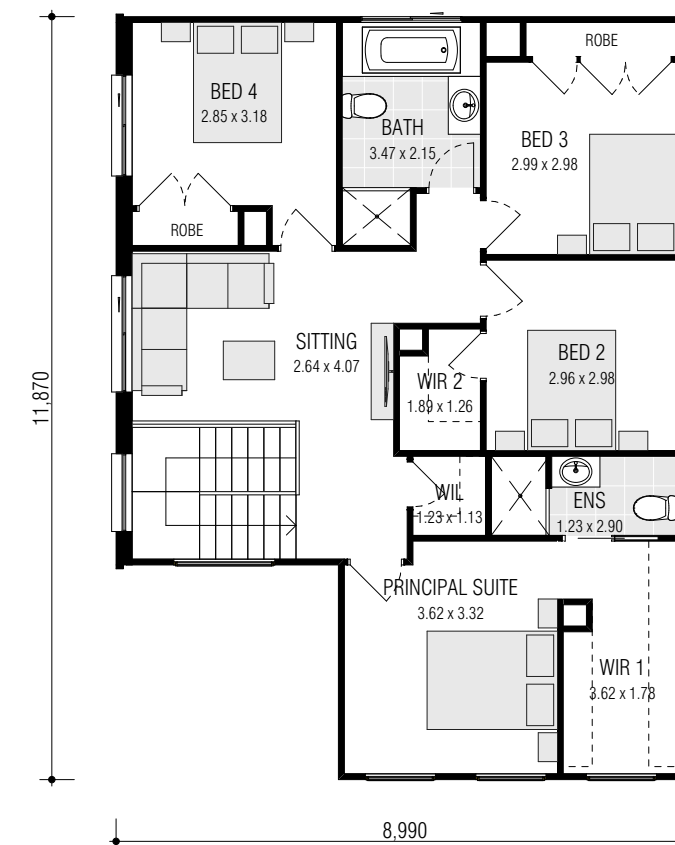
## Norwood 26.3

FITS ON  
**11.5m**  
BLOCKS

FRONTAGE MIN 11.5m



Ground Floor



First Floor

Ground Floor	102.68m <sup>2</sup>
First Floor	94.13m <sup>2</sup>
Garage	33.05m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.53m <sup>2</sup>
<b>Total</b>	<b>245.05m<sup>2</sup></b>

4



3

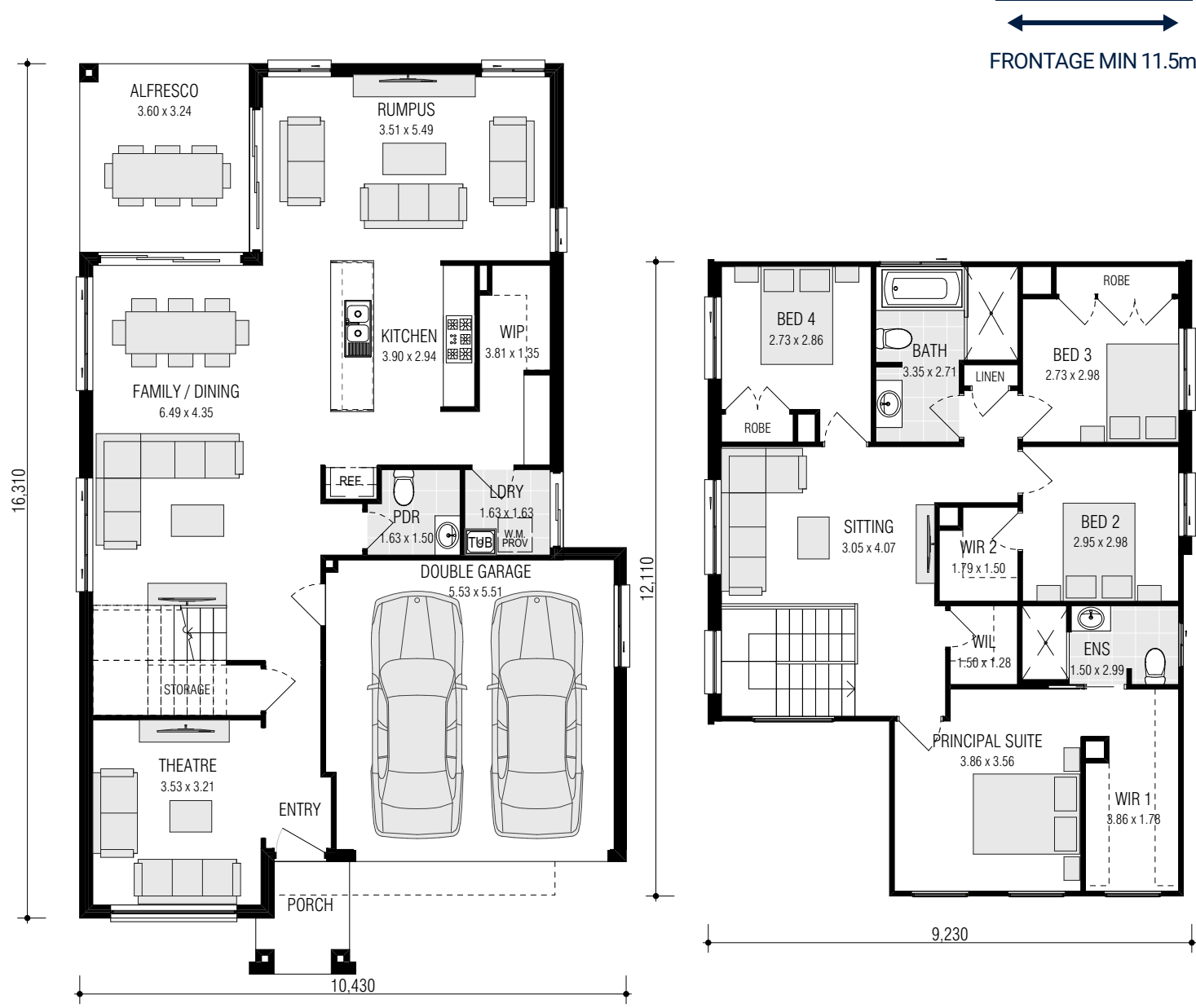


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Norwood 27.4



Ground Floor

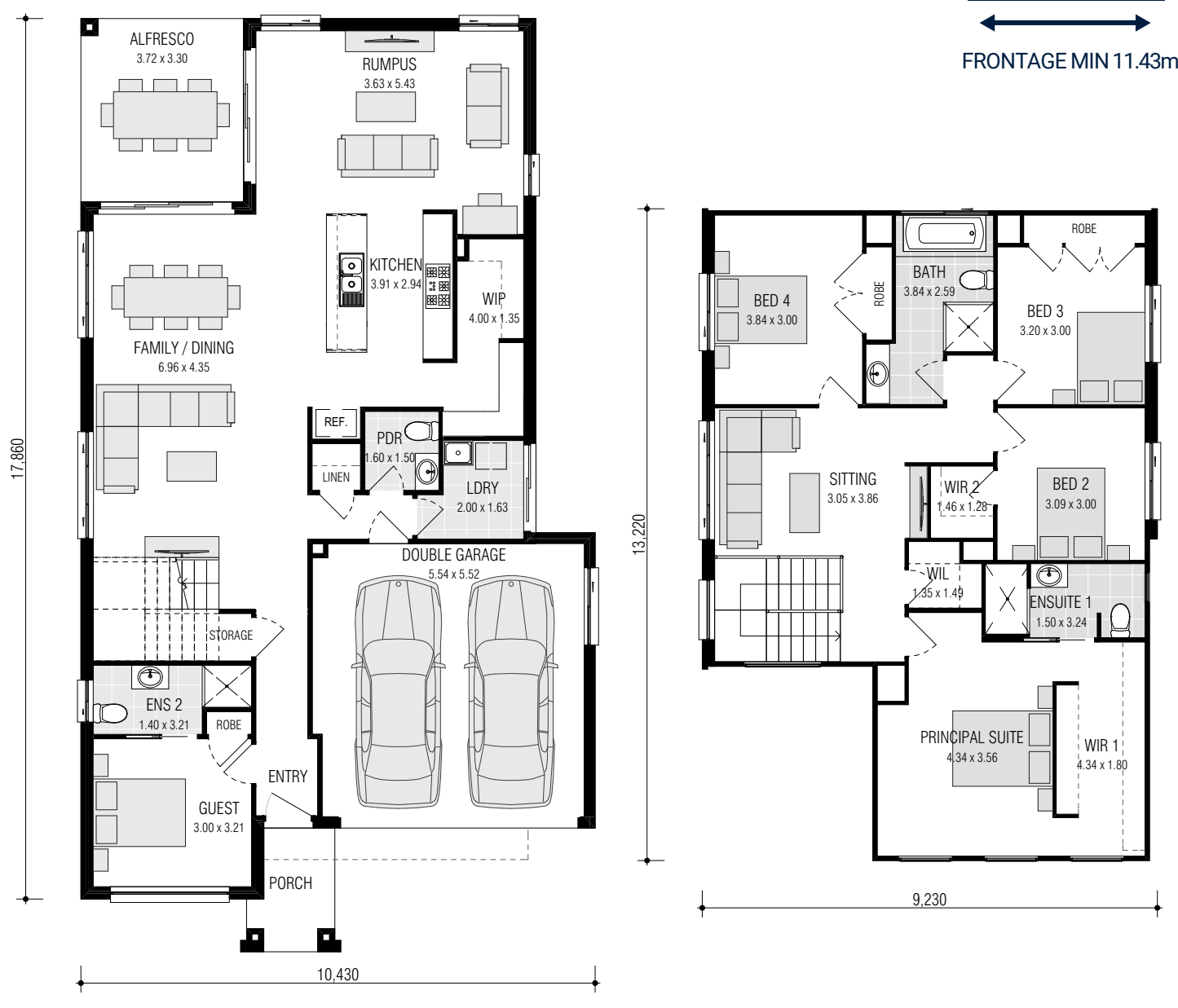
First Floor

Ground Floor	107.11m <sup>2</sup>
First Floor	99.19m <sup>2</sup>
Garage	33.00m <sup>2</sup>
Alfresco	11.66m <sup>2</sup>
Porch	3.53m <sup>2</sup>
Total	254.49m <sup>2</sup>



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Norwood 29.6



Ground Floor

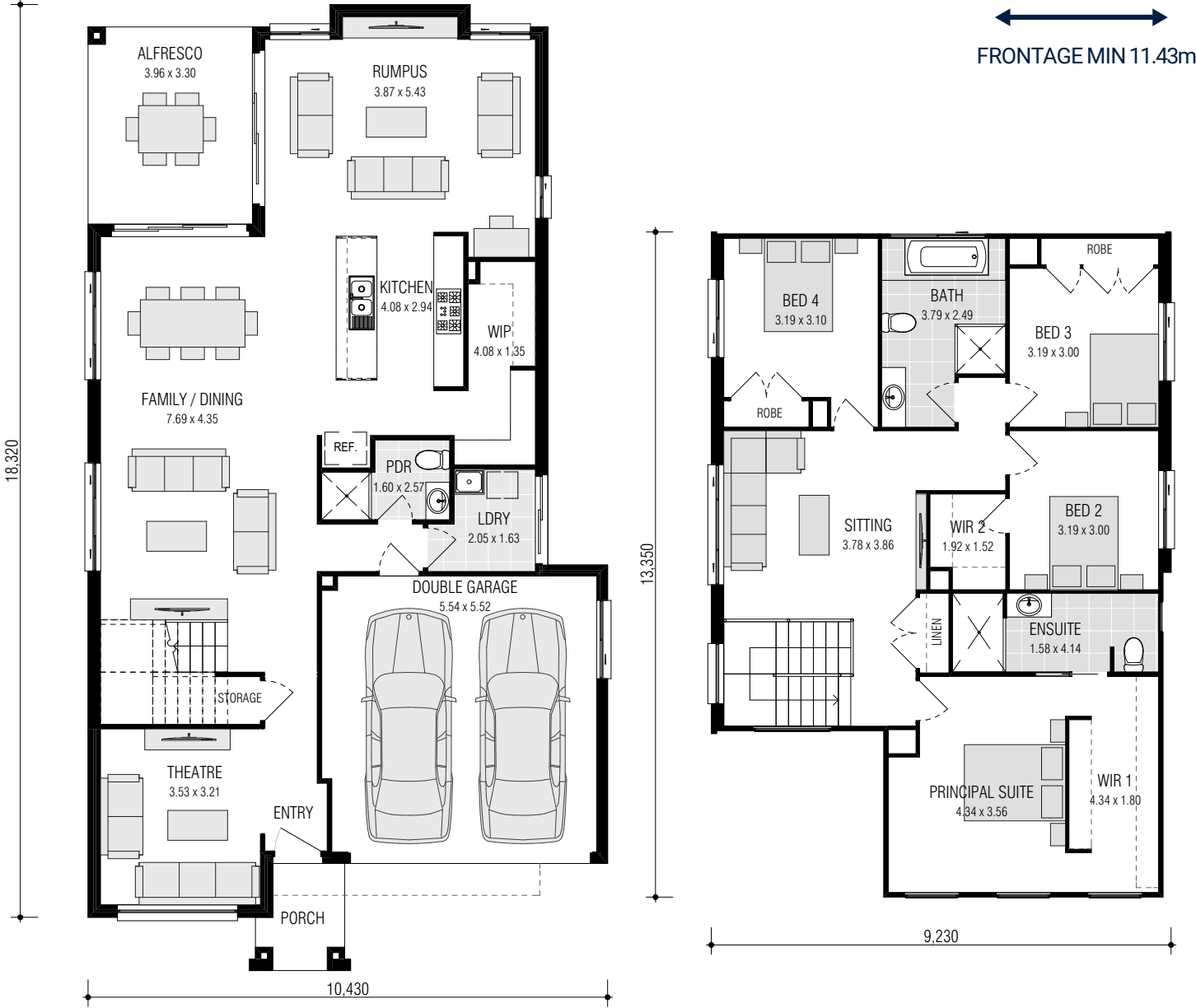
First Floor

Ground Floor	118.81m <sup>2</sup>
First Floor	106.99m <sup>2</sup>
Garage	33.00m <sup>2</sup>
Alfresco	12.28m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	275.12m <sup>2</sup>



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Norwood 30.2



Ground Floor

First Floor

Ground Floor	121.32m <sup>2</sup>
First Floor	110.26m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.07m <sup>2</sup>
Porch	3.53m <sup>2</sup>
Total	281.22m <sup>2</sup>

4



3

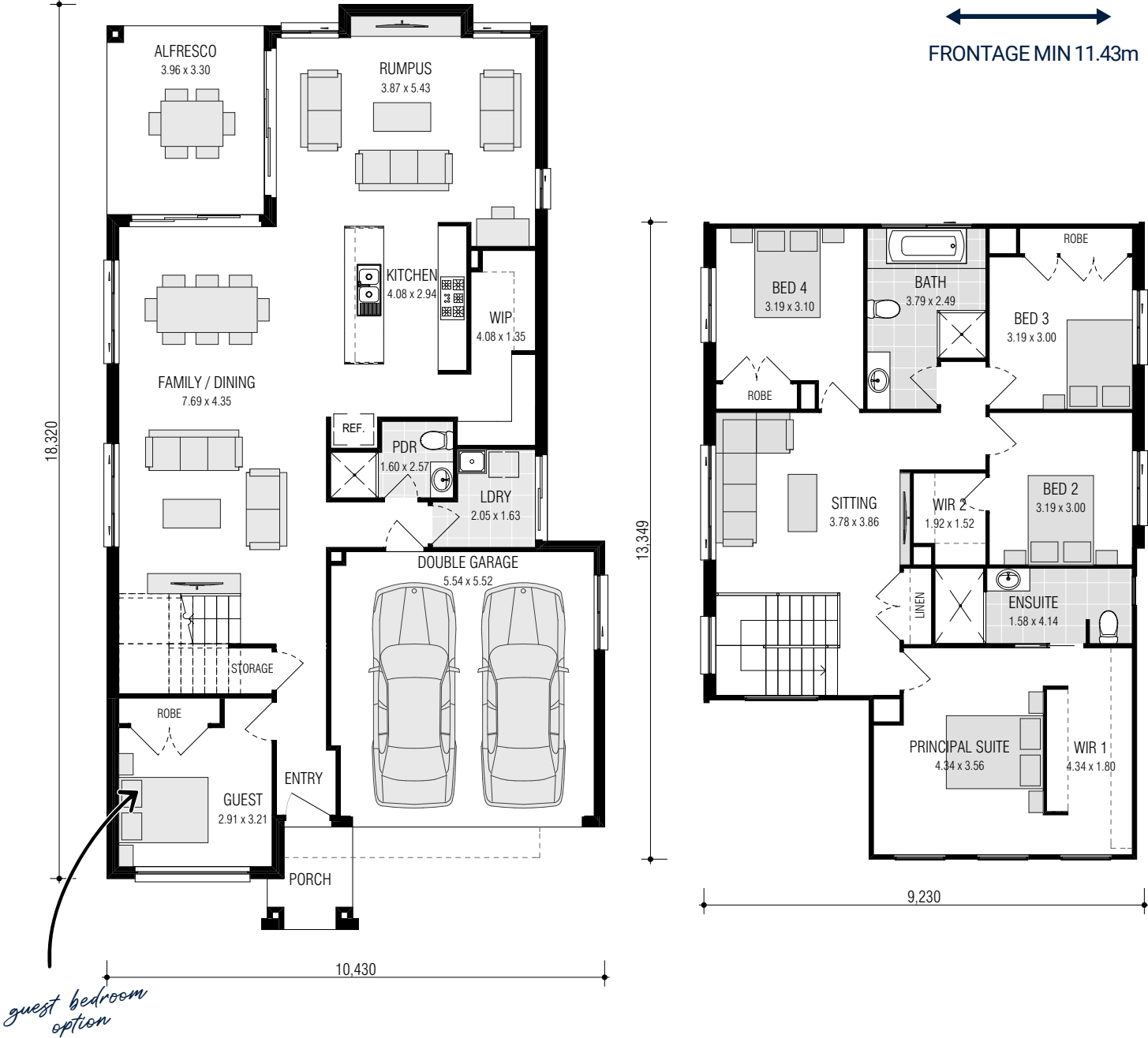


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Norwood 30.2 MKII



Ground Floor

First Floor

Ground Floor	121.32m <sup>2</sup>
First Floor	110.26m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.07m <sup>2</sup>
Porch	3.53m <sup>2</sup>
Total	281.22m <sup>2</sup>

5



3



2



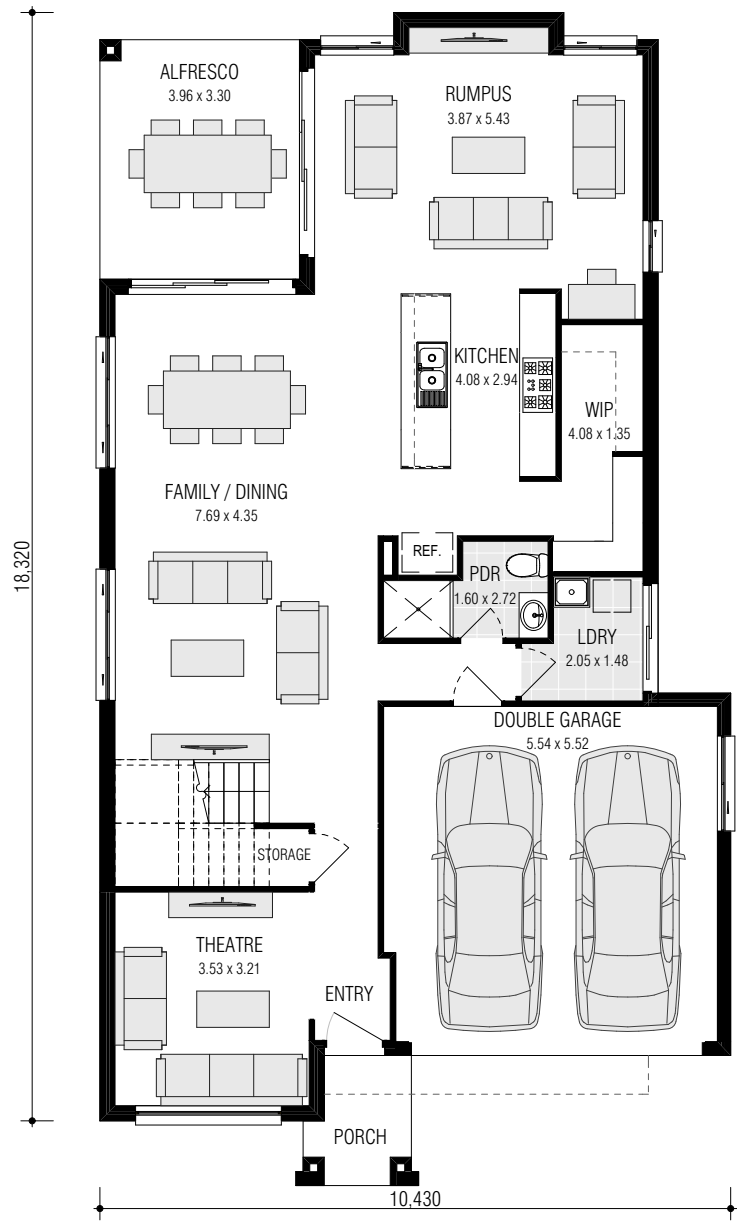
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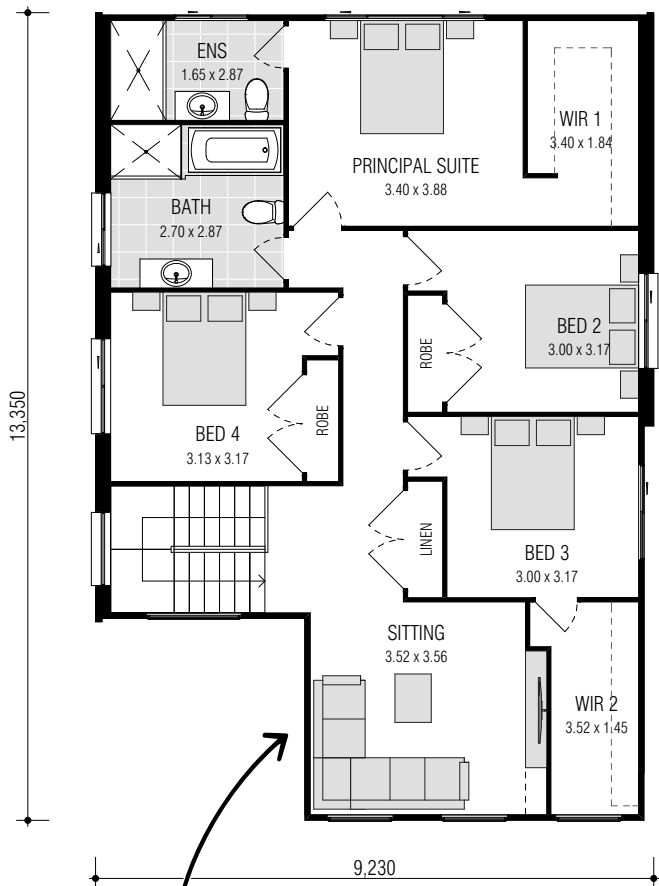
Norwood 30.2 MKIII

FITS ON  
11.5m  
BLOCKS

FRONTAGE MIN 11.43m



Ground Floor



First Floor

Ground Floor	121.32m <sup>2</sup>
First Floor	110.27m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.07m <sup>2</sup>
Porch	3.53m <sup>2</sup>
<b>Total</b>	<b>281.23m<sup>2</sup></b>

4



3



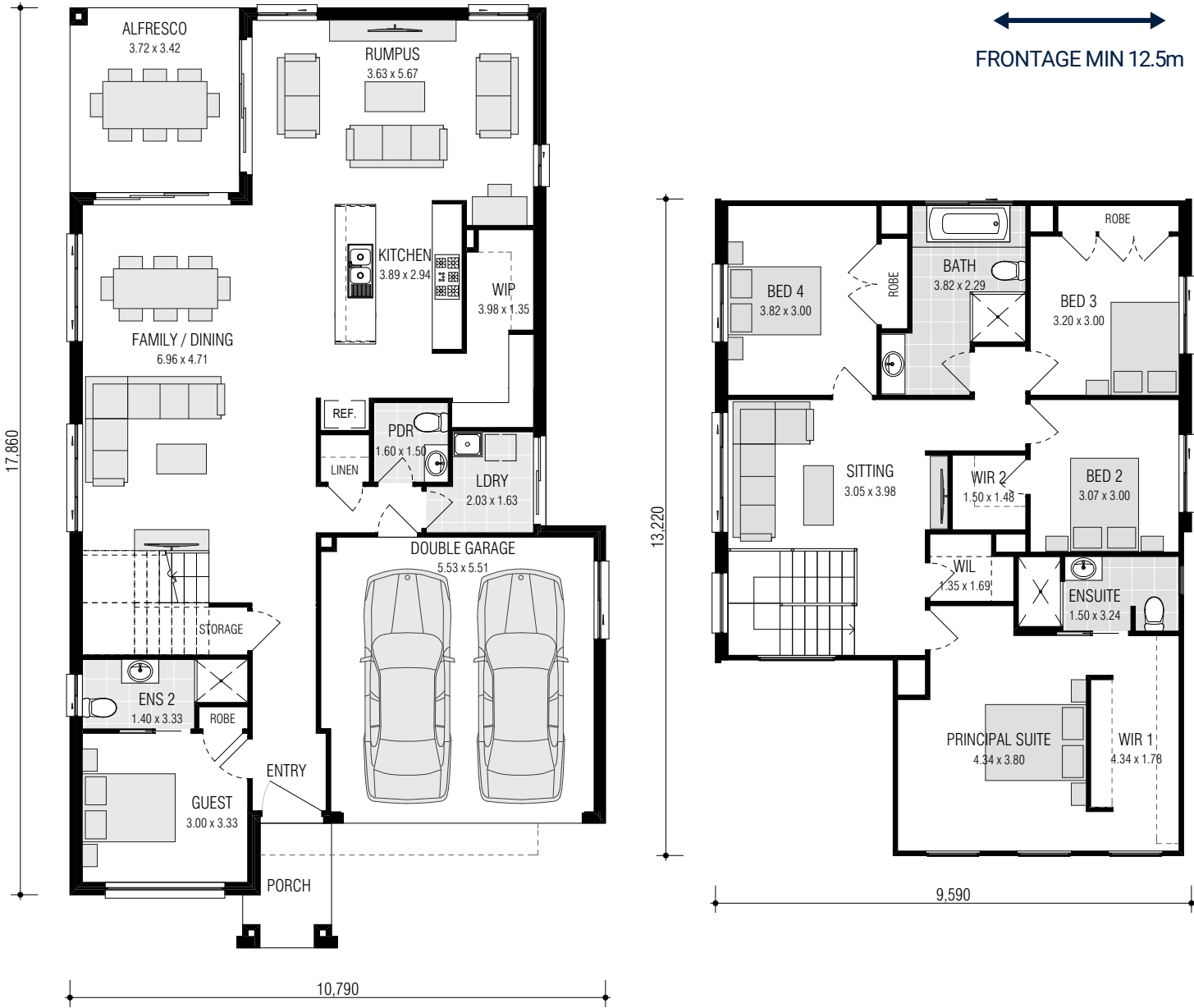
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Norwood 30.7



Ground Floor

First Floor

Ground Floor	124.44m <sup>2</sup>
First Floor	111.26m <sup>2</sup>
Garage	33.00m <sup>2</sup>
Alfresco	12.72m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	285.46m <sup>2</sup>

5



3

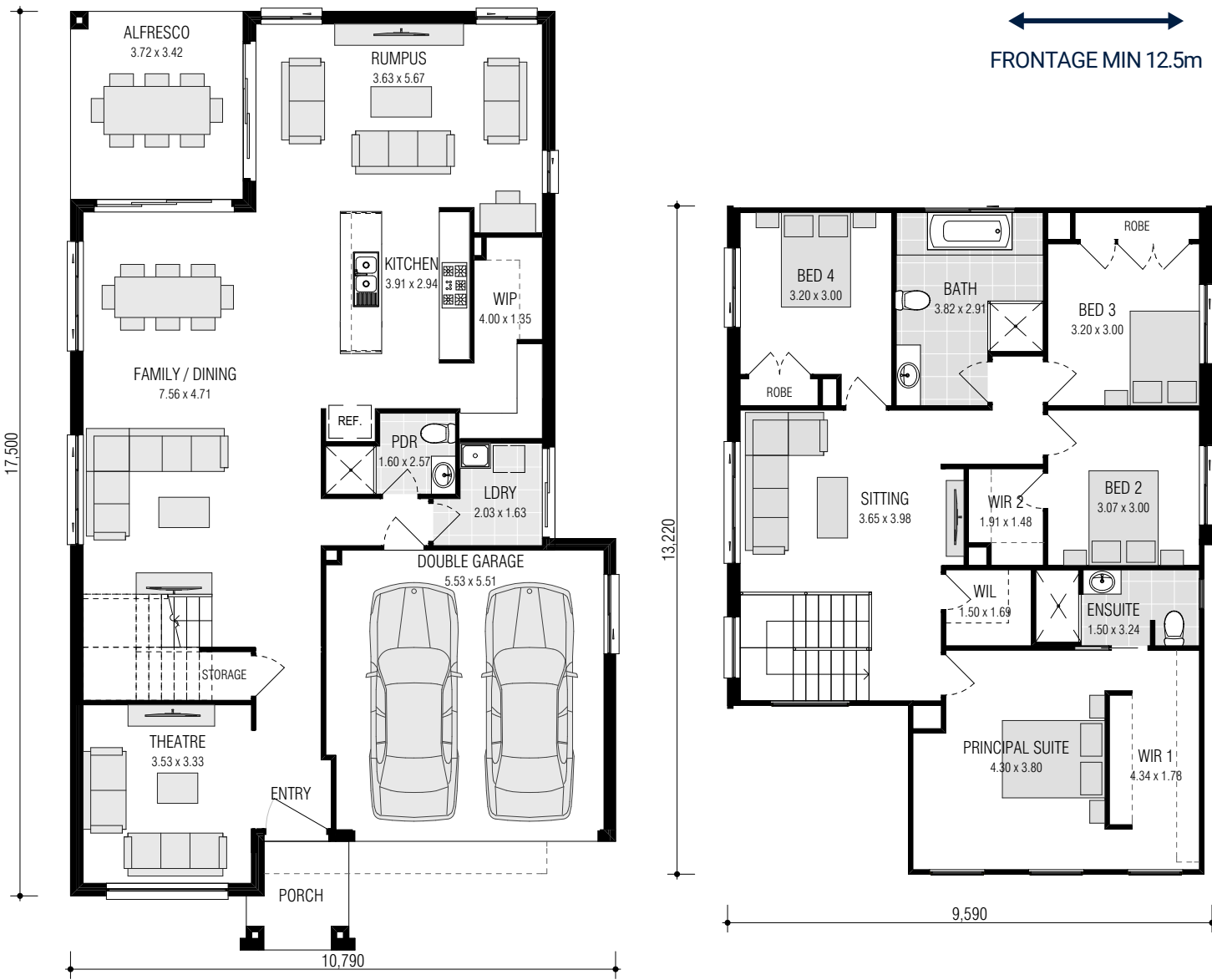


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Norwood 30.8



Ground Floor

First Floor

Ground Floor	123.06m <sup>2</sup>
First Floor	113.41m <sup>2</sup>
Garage	33.00m <sup>2</sup>
Alfresco	12.72m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	286.23m <sup>2</sup>

4



3



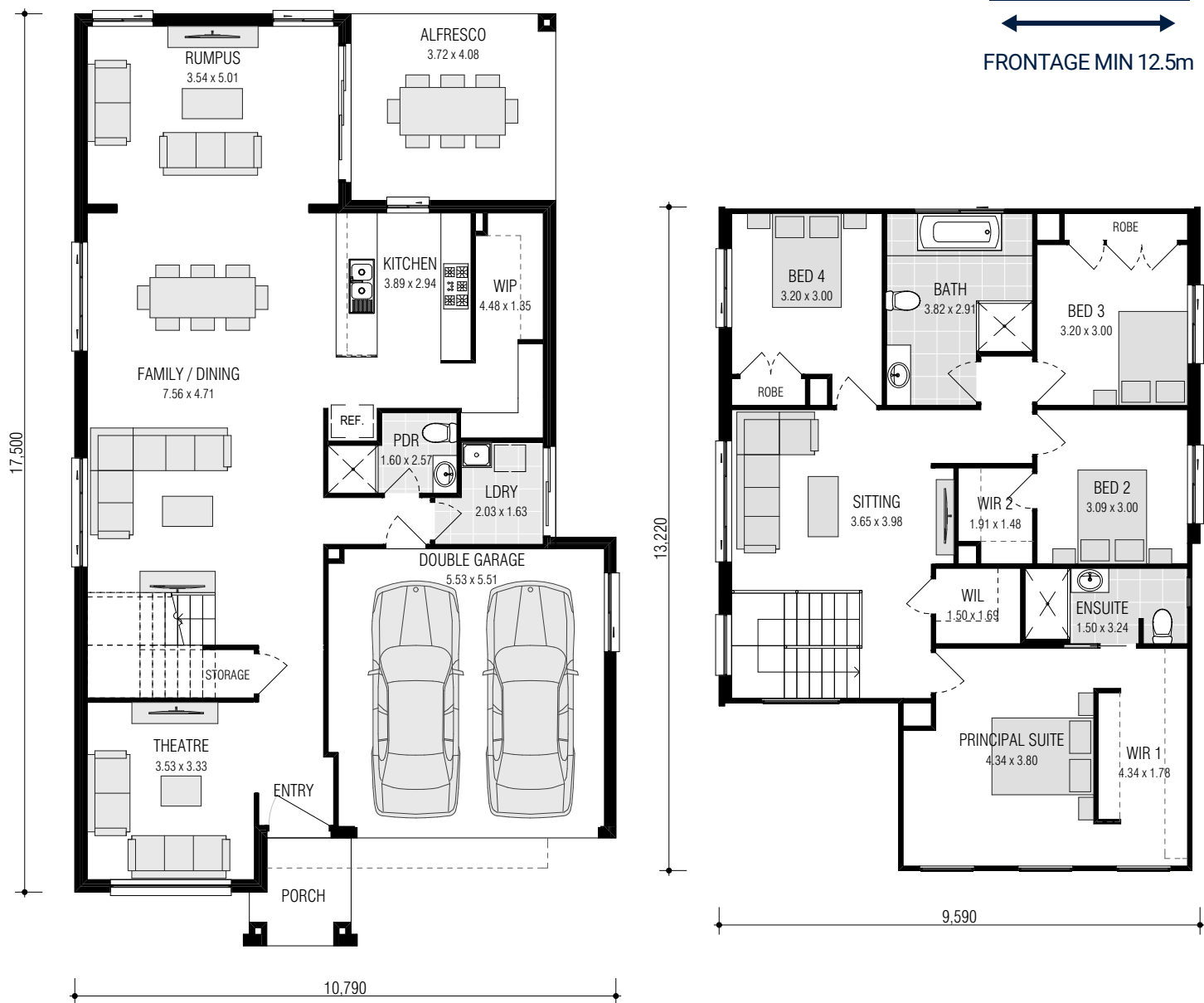
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Norwood 30.8 MKII

FITS ON  
12.5m  
BLOCKS



Ground Floor

First Floor

Ground Floor	120.62m <sup>2</sup>
First Floor	113.41m <sup>2</sup>
Garage	33.00m <sup>2</sup>
Alfresco	15.18m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	286.25m <sup>2</sup>

4



3



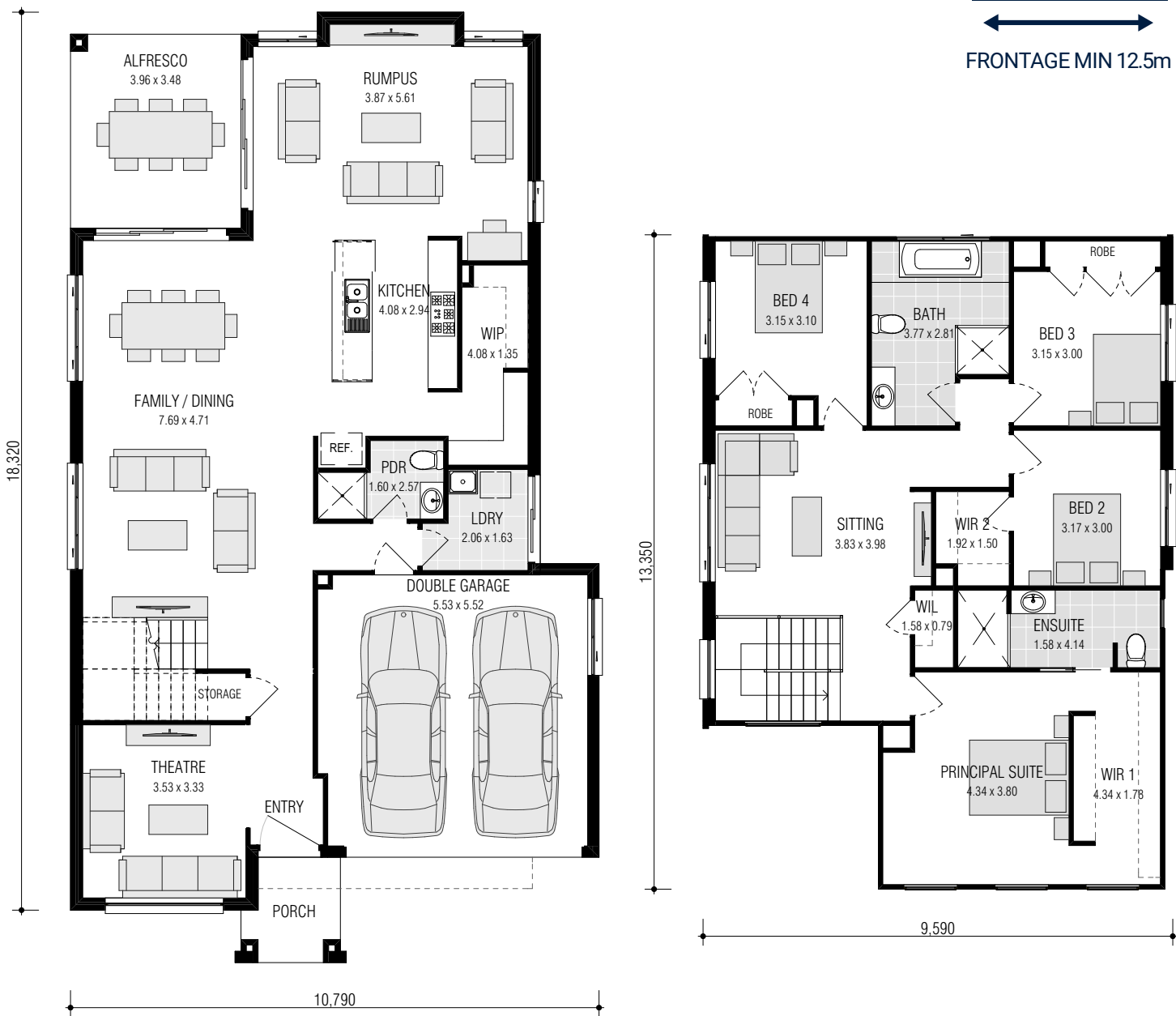
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Norwood 31.4

FITS ON  
12.5m  
BLOCKS



Ground Floor

First Floor

Ground Floor	127.13m <sup>2</sup>
First Floor	114.66m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.54m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	292.41m <sup>2</sup>

4



3



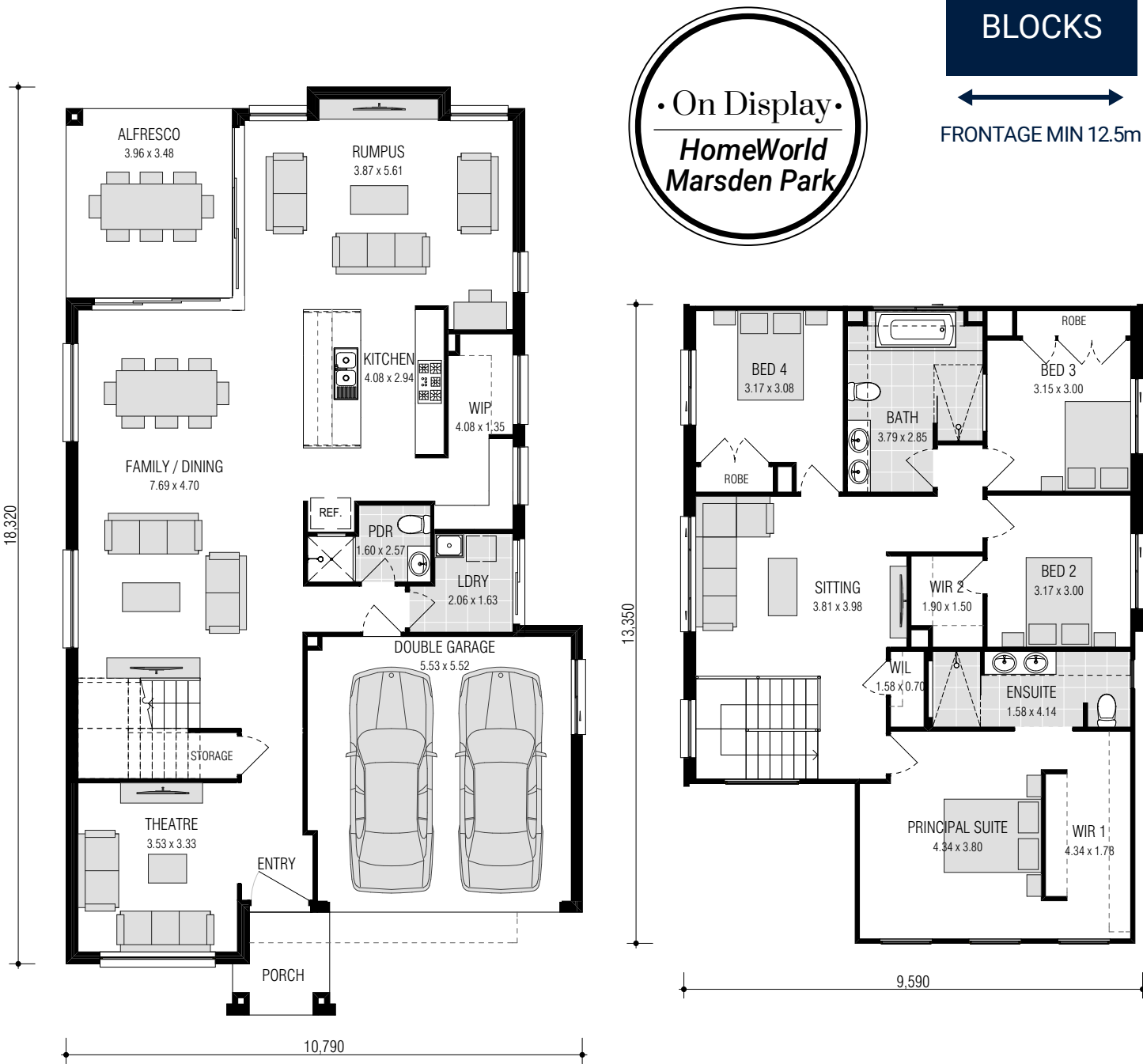
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Norwood 31.4 DISTINCT



• On Display •  
**HomeWorld  
Marsden Park**

FITS ON  
**12.5m**  
BLOCKS

FRONTAGE MIN 12.5m

*Distinct Upgrades*

- 1500 Double bowl vanity to the Bathroom and Master Ensuite
- Shower Niche to each shower (3)
- Smart Strip Floor Waste to the Bathroom and Master Ensuite Shower
- Smart Floor Waste (Square) to the Powder Room
- Fixed Panel Frameless shower screen to the Bathroom & Master Ensuite
- Frameless shower screen to the Powder Room
- Feature Bulkhead to the Bathroom and Ensuite
- 1200 wide Kitchen Island Bench
- Laminate benchtop with under bench cupboards to the Butlers
- Corner Stacker Door to the Alfresco
- Feature Fixed windows to the Family/Dining, Kitchen, Butlers, Rumpus & Stairs
- 1200 wide Front Entry Door



Ground Floor	126.87m <sup>2</sup>
First Floor	115.22m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.78m <sup>2</sup>
Porch	4.04m <sup>2</sup>
<b>Total</b>	<b>292.95m<sup>2</sup></b>

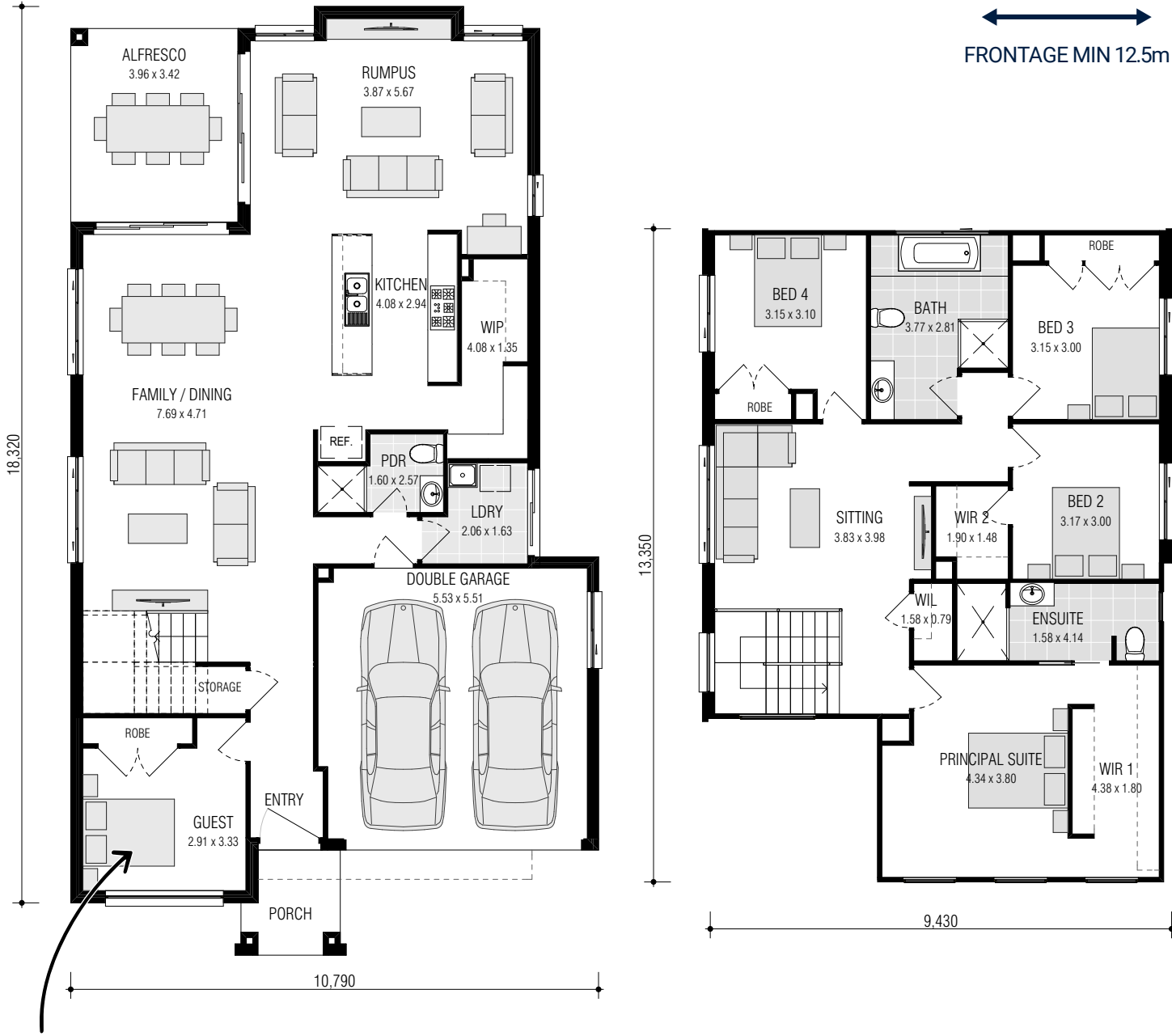
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Norwood 31.4 MKII

FITS ON  
12.5m  
BLOCKS



Ground Floor

First Floor

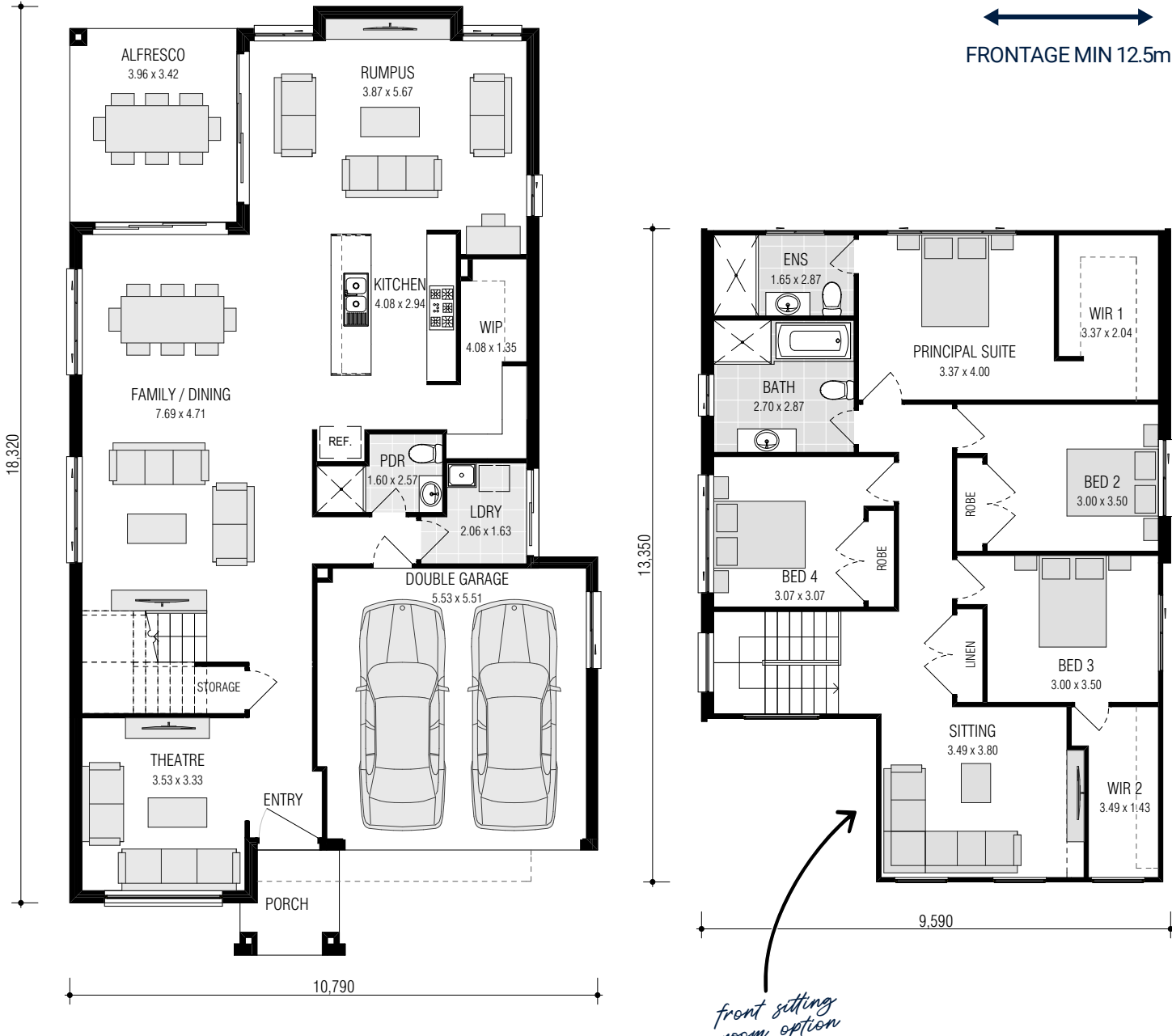
Ground Floor	127.13m <sup>2</sup>
First Floor	114.66m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.54m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	292.41m <sup>2</sup>

5 3 2

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Norwood 31.4 MKIII

FITS ON  
12.5m  
BLOCKS



Ground Floor

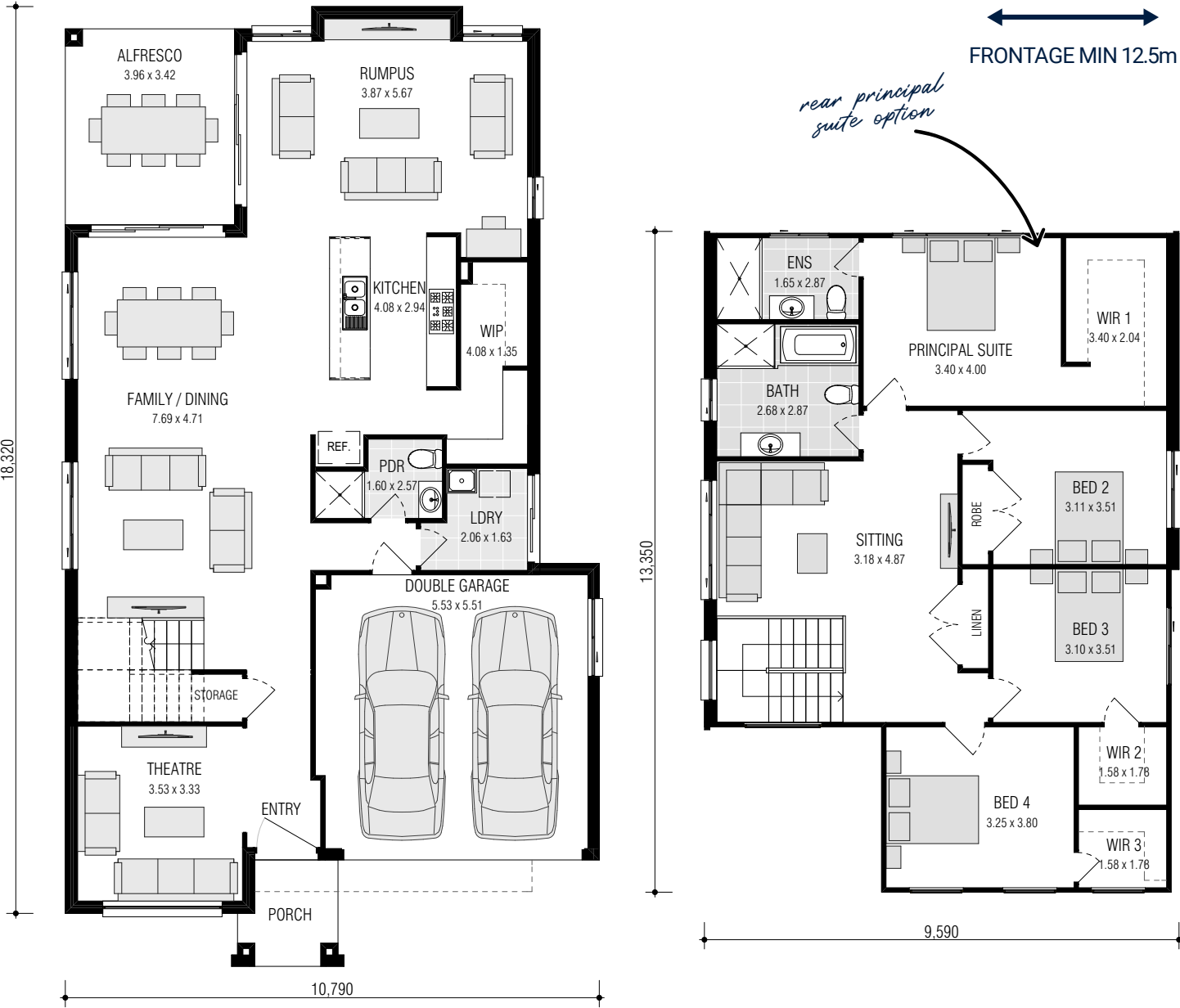
First Floor

Ground Floor	127.13m <sup>2</sup>
First Floor	114.66m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.54m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	292.41m <sup>2</sup>

4 3 2

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Norwood 31.4 MKIV



Ground Floor

First Floor

Ground Floor	127.17m <sup>2</sup>
First Floor	114.66m <sup>2</sup>
Garage	33.04m <sup>2</sup>
Alfresco	13.54m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	292.41m <sup>2</sup>

4



3

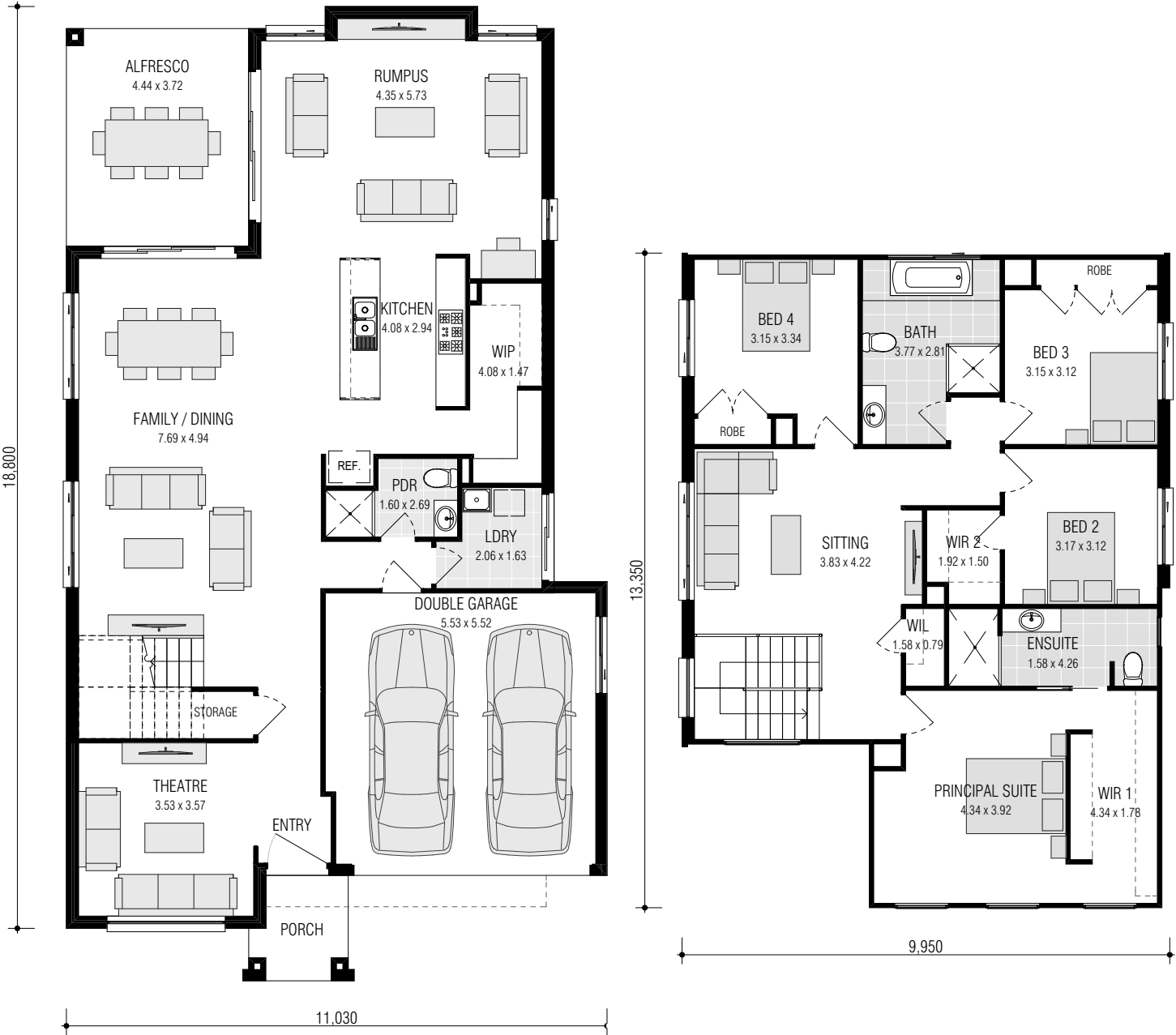


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Norwood 33.0



Ground Floor

First Floor

Ground Floor	134.57m <sup>2</sup>
First Floor	118.65m <sup>2</sup>
Garage	33.01m <sup>2</sup>
Alfresco	16.52m <sup>2</sup>
Porch	4.04m <sup>2</sup>
Total	306.79m <sup>2</sup>

4



3



2



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# Display Home LOCATIONS

## 1. LEPPINGTON

### HOMEWORLD LEPPINGTON

67 Berkshire Circuit Leppington NSW 2179

PH: 9606 4175 E: [emeraldhills@firststyle.com.au](mailto:emeraldhills@firststyle.com.au)

ON DISPLAY: Chatswood, Emerald, Riverside & Keswick

## 2. ORAN PARK

### ORAN PARK TOWN

6 Webber Loop Oran Park NSW 2570

PH: 9043 5890 E: [oranpark@firststyle.com.au](mailto:oranpark@firststyle.com.au)

ON DISPLAY: Fitzroy, Montebello, Burnley Duet & Silkwood

## 3. MARSDEN PARK

### HOMEWORLD MARSDEN PARK

27 Ellison Street Marsden Park NSW 2765

PH: 8630 0429 E: [marsdenpark@firststyle.com.au](mailto:marsdenpark@firststyle.com.au)

ON DISPLAY: Norwood & Montara

## 4. BOX HILL

### HOMEWORLD BOX HILL

14 Noah Street, Box Hill NSW 2765

PH: 8630 2020 E: [boxhill@firststyle.com.au](mailto:boxhill@firststyle.com.au)

ON DISPLAY: Grantham, Avoca & Clovelly

## 5. LEPPINGTON

### LEPPINGTON LIVING

37 Moon Street Leppington NSW 2179

PH: 9608 9777 E: [leppington@firststyle.com.au](mailto:leppington@firststyle.com.au)

ON DISPLAY: Paddington & Belrose

## 6. WARNERVALE

### HOMEWORLD WARNERVALE

44 Virginia Road, Warnervale 2259

PH: 9138 7753 E: [warnervale@firststyle.com.au](mailto:warnervale@firststyle.com.au)

ON DISPLAY: Hamlyn & Warner

## 7. COBBITTY

### COBBITTY

18 Rock Fern Avenue, Cobbitty

COMING LATE 2023



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