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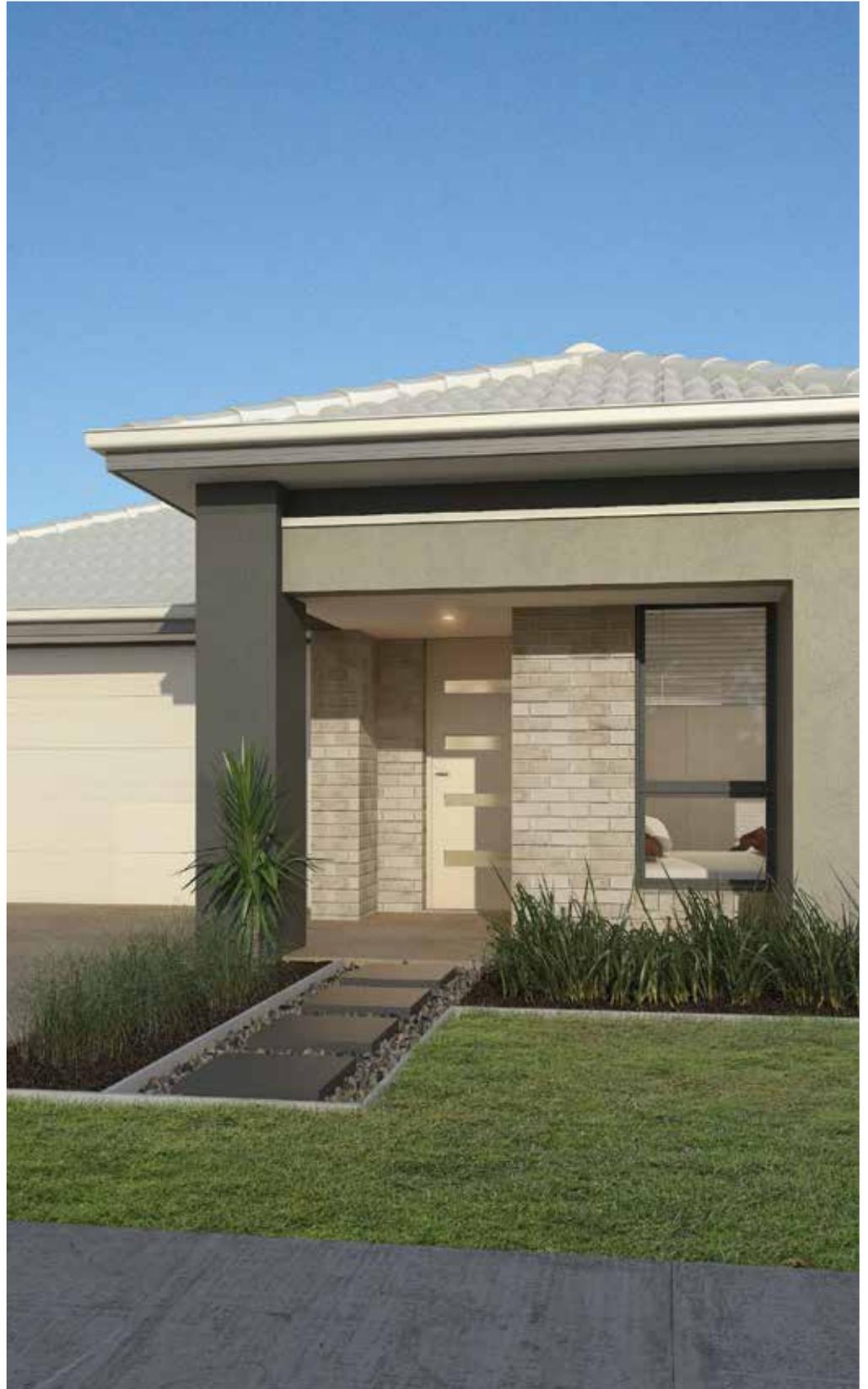
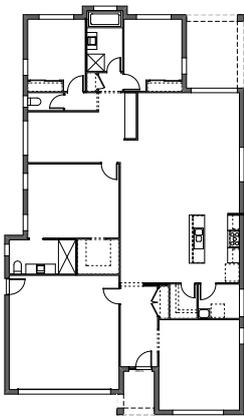
**ARISE**

SAFE. COMFORTABLE. SECURE

# KENTIA 1530 Q01

LOT WIDTH 15M+  
LOT DEPTH 30M+

TOTAL AREA 246m<sup>2</sup>



SEKISUI HOUSE

# KENTIA 1530 Q01

The Kentia is a contemporary and spacious design with an open plan layout that creates an inviting living environment for the modern Australian family.

The bedrooms have been positioned towards the rear of the home and are conveniently clustered around the main bathroom and kid's retreat, which could easily transition into a fourth bedroom should your needs change at a later date. Parents will enjoy a peaceful retreat with the added luxury of a walk-in robe and modern ensuite in the spacious principal suite.

An integrated study nook has been cleverly positioned for easy supervision of homework or computer time from the main living area. Parents who wish to work from home can also do so without missing out on any family activities.

Ample storage solutions are provided throughout the home including a handy cloak cupboard, walk-in pantry, linen cupboard and double door wardrobes in each secondary bedroom.

Intuitively designed, the laundry is accessed via the kitchen - which makes light work of household chores and putting on a load of washing whilst cooking a meal.

Safe and secure access into the home is offered via the internal garage door, conveniently positioned near the spacious walk-in pantry making it easy to unload groceries.

At the front of the home you'll find a separate lounge which provides a private space for entertaining. A flexible space, this lounge could easily transition into a hobby room or home office - the choice is yours.

The outdoor living area extends your entertaining space and is the perfect spot for sipping coffee in the warm morning sun. Enhancing your connection to the outdoors, it encourages natural ventilation throughout the home and allows you to easily supervise children playing in the backyard.

**The Kentia design range is available in two different floor plans: Kentia 1530 and Kentia 1230. If you like this design, simply choose the version that best suits how you want to live.**

Areas	
Total	246m <sup>2</sup> 26.47sq
House	192.9m <sup>2</sup>
Porch	4.0m <sup>2</sup>
Garage	37.5m <sup>2</sup>
House Width	12.48m
House Depth	21.47m

Dimensions (m)	
Principal Suite	4.76 x 3.9
Bed 2	3.19 x 3.02
Bed 3	3.19 x 3.0
Kids Area	3.69 x 2.66
Family	6.34 x 5.3
Dining	3.65 x 3.59
Lounge	4.75 x 4.2

## LOT SUITABILITY

Width 15m Depth 30m



Dimensions quoted are based on the Inspire façade and may vary depending on façade type chosen. Minimum lot suitability to be used as a guide only and may vary depending on council and covenant requirements.





## NATURAL LIGHT

Meticulous attention is given to the position and placement of windows and how sunlight penetrates through into the habitable areas within the home. By capturing the sun throughout the day, our homes are filled with beautiful natural light and provide a comfortable, healthy and energy efficient living environment.



## INTEGRATED STUDY

Smart and compact, our integrated study benches represent a beautifully efficient use of space. Positioned alongside living areas, our studies promote a connected, modern family living environment.



## CHILD FRIENDLY DESIGN

Considered, insightful design ensures child friendly spaces for both study and play. Not only can mum and dad keep an eye on the kids from the kitchen, but the spaces are ideal for adults to use as well. This approach can add hours to the interaction of families each day.



## STORAGE SOLUTIONS

All of our designs incorporate generous, intelligently positioned storage spaces to keep homes tidy and hazard free. Cloak rooms located near entry ways are perfect for storing shoes, school bags, coats and sports equipment. Cleverly designed walk-in pantries provide the storage you've always dreamed of. Handy and discreet, the pantry can store dry foods, bulky appliances or even conceal mess while entertaining.



## INTUITIVE DESIGN

Interior spaces have been thoughtfully designed to promote a harmonious and seamless flow between living areas, indoor and outdoor spaces. The position of both laundry and linen closets has been carefully considered for housework efficiency, direct access into the home via the garage is convenient, safe and secure and walk-ways, door openings and shared living areas are deliberately positioned to reduce congestion.



## OUTDOOR CONNECTION

Alfresco spaces seamlessly connect with living areas to enhance the transition from indoor to outdoor living and extend entertaining spaces throughout.

Of great significance are outdoor views and the nature in which the home is able to respond to those views through careful window placement and strategically crafted internal layouts.



## MULTI-PURPOSE LIVING SPACE

Flexible spaces have been intelligently designed into our floor plans, which anticipate a continuous evolution of lifestyle requirements. Separate living areas can easily be transitioned into a kids' retreat, home office, hobby room or even an additional bedroom.



## NATURAL VENTILATION

Conscious consideration to ventilation and the natural flow of air through the home is an essential component of safe, comfortable living and environmental efficiency. Windows and doors are positioned opposite each other to create airflow paths through the home and windows are purposefully positioned in habitable areas to maximise natural ventilation.

Whirly birds are standard in Arise homes, working to reduce the roof space heat build-up by expelling hot air, and enabling it to be replaced with cooler air from the outside. Our Roof Sarking and Roof Ventilation features work together to reduce energy costs in the heating and cooling of your new home.



## BETTER LIVING BY DESIGN

"Design is everything to us at Sekisui House as we believe that great design can make a positive contribution to people's lives and be our market advantage when people choose a house builder.

You will find Arise designs make the most of natural light and ventilation, are easy to move around, offer considered living zones and have ample storage space and flexibility. You should find them comfortable, intuitive and calming to live in.

Arise houses will also be built with the best quality materials and methods we can source in Australia for Australian conditions.

I am proud of the Arise range. It is a true expression of how great design can be 'better' and shows that we have succeeded in meeting the Sekisui House Smart Universal Design philosophy in Australia."

**Mitsuharu Yachi**  
Lead Designer  
Sekisui House Australia

Photographs depict fixtures, finishes and features which are not included in the base price and which are not supplied by Sekisui House such as furniture and décor. Speak to a New Home Consultant for further details.

## FAÇADE OPTIONS



### INSPIRE

This façade sets the standard for Arise homes. Contemporary yet timeless in aesthetic, Inspire is an uplifting design and a perfect complement to the Kentia floor plan.



### VIVID

With a refined mix of brick and render, the Vivid is a polished and aesthetically appealing façade that is the perfect complement to the Kentia design.



### ADEPT

Commanding an iconic street presence, Adept is a bold and confident design specifically crafted for single storey homes like the Kentia. The vertical blade feature creates a sense of height and conveys both architectural proficiency and an appreciation for modern design.



### AMITY

Simplistic in design but with lasting aesthetic appeal, the Amity is a modest façade that works in perfect harmony with the Kentia design.



### VISION

Sophisticated, authentic and valuable. The Vision façade features a distinguished raised porch in the Kentia floor plan, complementing the overall design and creating a refreshing yet inspiring look.



### HARMONY

Harmony represents the integration of multiple design features, which deliver an orderly and balanced perspective for the Kentia. Beautiful and timeless from the roadside perspective, Harmony provides a relaxed yet contemporary feel.

Façade images may not be house specific. Please speak to a New Home Consultant to obtain house specific drawings to assist you in making your façade choice.

Call 13 74 22  
sekisuihouse.com.au