

A photograph of a modern kitchen with white cabinetry, a white countertop, and a black sink. Large windows in the background show a lush green landscape with trees and flowers. The kitchen is framed by large, vibrant green tropical leaves on both sides.

villa

series

let us take you there

orlarahomes.com



**“Our aim is simple;
to use our extensive building experience
to create a home that perfectly meets your
needs to accommodate the unique
lifestyle of your family.
A home that will stand proud into the future.”**

Brad Davidson
Director - Orlara Homes



The Davidson Family

Family is at the heart of everything we do. As a division of The Davidson Building Group, here at Orlara Homes, we have vast construction experience which has been built on a value set that has stood the test of time over 40 years. Rest assured that your new home will evolve from a mutually unified, shared passion that each of us has for the Industry. A passion which we pride ourselves on throughout your complete journey with our company.. Your home will be constructed with you knowing with certainty that all communication will be transparent, respected and valued. This gives us the ability to build homes that we are honoured to put our name to.

Back Left to right: Brad Davidson, Bronwyn Davidson, Graeme Davidson, Jodie Davidson & Emma Davidson.
Front Left to right: Orlando Davidson & Kiara Davidson



The choice is yours.

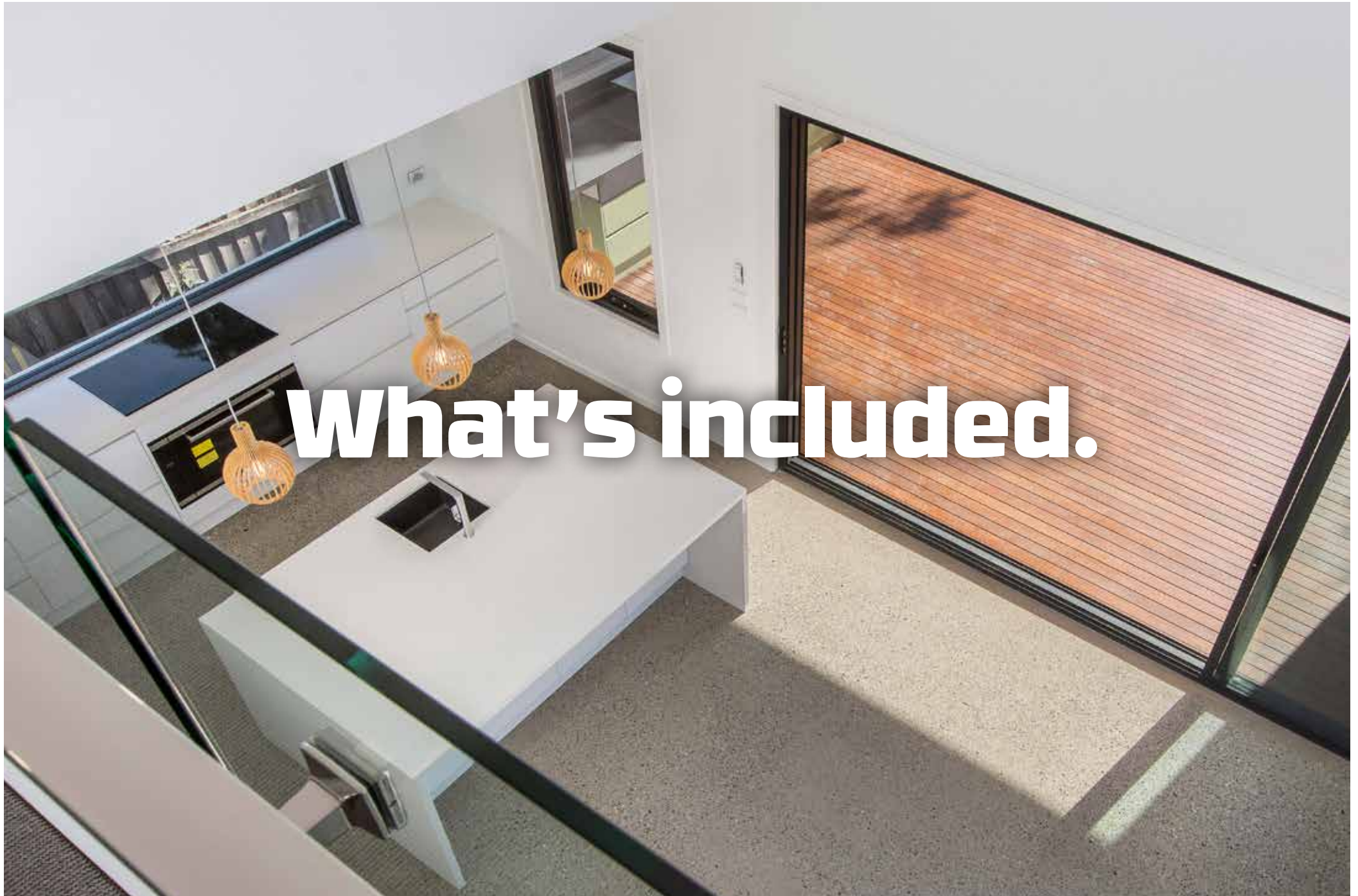


When building your new home with Orlara Homes, we ensure that the choice is always yours. This way you can leave your own personal touch on the design of the home and feel proud every time you walk in the front door and enjoy what you have created.

Whether it's making sure you have the perfect master suite to relax in after a long day at work, or gaining that extra pantry space to enhance your kitchen experience. The choice really is yours.

We have developed a series of home designs that we think will meet all of your requirements. However, we are not building homes for us, we are building them for you. Therefore we have added a range of options to each series that gives you the opportunity to focus on the living zones that are important to you, giving you the ideal home for your family.

Once you have selected your perfect floorplan you will then choose from our extensive range of fittings, fixtures and finishes. This is the beginning of the creation of your very own masterpiece.



Our standard Villa Inclusions have been put together to give you choice and flexibility when building your new home.

We have listed some examples of these inclusions to show what you will come to expect in your next home. For a full list of our inclusions, our sales team will welcome your call.

Our Standard Villa Inclusions:

- Portico Facade with rendered features
- Ceiling heights are at 2400mm
- Clay bricks from Austral Bricks
- Galvanised steel lintels and brickworks are constructed above external openings where indicated on the working drawings excluding garage door openings.
- Concrete roof tiles from Bristle
- Hume Entry door 2040mm x 820mm
- Gainsborough Door Furniture
- Covered Courtyard Area
- Sectional overhead panel garage door
- Kitchen Cabinetry and Benchtop from Polytec
- Bathroom & Ensuite Cabinetry and Benchtop from Polytec
- Tapware & Accessories from selected Pacco & Jaanson ranges
- Smeg 60cm stainless steel oven with black glass

- Smeg 3 classic gas/ wok cooktop, flame failure
- Smeg concealed undermount rangehood10.4
- Paco & Jaanson 1.5 bowl Kitchen Sink
- Paco & Jaanson Bessa Vessel basin to Ensuite & Bathroom
- Paco & Jaanson Bathtub
- Inset tiled shower base (size is design specific) to Bed 1
- Braemer series ducted heating with manual controller.
- Chromagen Solar hot water system
- Garden taps in 2 locations
- Internal batten fix lights, powerpoint and switches throughout
- Television Points x 2
- Wall tiles to selected areas
- Floor Tiling
- Tiled skirtings ensuite, bathroom, laundry, WC & powder room
- Haymes 3 coat interior wall system
- Carpet from the Builders' standard range
- Semi frameless shower screen

villapromo

In addition to our already impressive inclusions, you can also take advantage of our latest Villa promotion for a limited time.

The Villa Promo Includes:

- Full height entry door 2340mm x 820mm.
- Upgrade ceiling height from 2400mm to 2550mm.
- Key locking mechanism to all openable windows for single storeys only.
- 900mm SMEG Appliances with concealed rangehood in cabinetry.
- Reconstituted stone to Kitchen, butlers pantry (where optioned) bathroom & ensuite.
- 2 Banks of 2 Pot drawers.
- Soft close draws to Kitchen.
- LED downlights (white) to entry, front hallway, lounge, kitchen (including Butlers or Walk In Pantry where applicable), meals, family room, study nook, rumpus, theatre (where applicable), porch, balcony & courtyard ceilings as per standard layout or electrical plan.

- Tiled shower base to bathroom and ensuite shower.
- Tiled niche to ensuite shower wall.
- Selected Tapware from Paco Jaanson .
- Paco Jaanson Toledo 600mm towel rail and toilet roll holders to ensuite, WC & Powder rooms.
- Paco Jaanson towel bar to powder room.
- Privacy locks to Bathroom, WC and Powder rooms.
- Remote control to front garage vehicle door with 2 handset controllers and a wall switch.
- Twin strip fluorescent lights to garage.



The process.





Options for everyone.

As well as building beautiful homes for second & third home buyers, growing families and those looking to downsize without sacrificing the lifestyle they love, we also offer the flexibility and knowledge to assist with the following:

First Home Buyers

The team at Orlara Homes can assist everyone in the selection and building of a new home, this includes First Home Buyers.

We can help with finance, ensuring you get the homeowners grant (if available) and guide you to get the most value for your money with our great range of floorplans and inclusions.

We understand first home buyers needs and circumstances, so if you have any questions, just speak to our friendly team. We are here to help!

Investors

We can pair the right floorplan, estate location and inclusions to ensure that your investment property is both cost effective and desirable for future tenants. This will ensure that your property will be leased out quickly and your investment can start working for you.

We offer complete house and land packages so tenants can move straight in and you don't have to lift a finger.

We can also put you in contact with leading local agents to manage your property into the future giving you the peace of mind that your property will be looked after.

House & Land

We work closely with all the leading estates in Melbourne's South East to offer some of the best value house and land packages around.

Our floorplans have been specifically designed to get the most out of the land that is currently on offer in these estates, therefore you not only get the perfect home but we will also do our utmost to ensure the developer approval process is smooth and fast, getting you into your new home as quickly as possible.

As well as building in all the leading estates that are currently available, we also have access to all future upcoming developments that will be on offer as time goes by.

Laguna facade

villa COVE

You won't need to compromise on anything your family desires with the stunning 32.7SQ Villacove!
Featuring a luxurious master suite with parents retreat and spacious ensuite, study, large open plan kitchen,
family and meals areas, 3 more large bedrooms, a rumpus room and an outdoor courtyard.
This home has something for every member of the family!



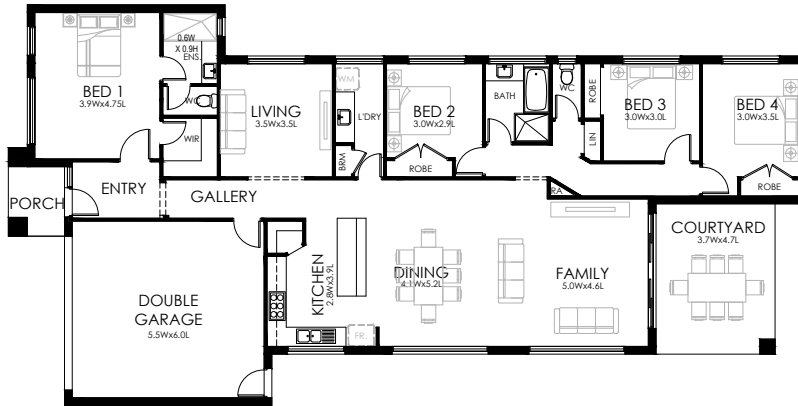
Cove 256 A

Size: 238.97 m²

12.5m Block Required

Length: 24.30 m

Width: 12.50 m



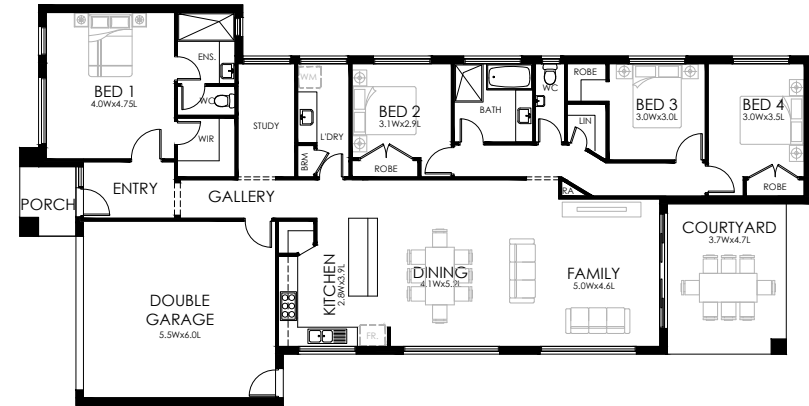
Cove 256 B

Size: 238.47 m²

12.5m Block Required

Length: 24.12 m

Width: 12.50 m



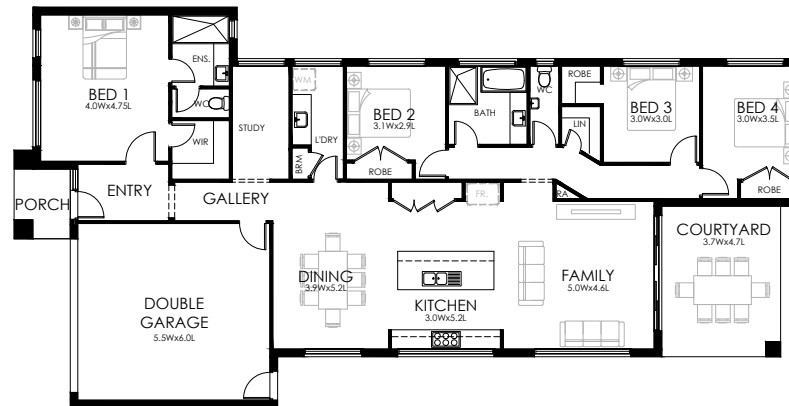
Cove 256 C

Size: 238.47 m²

12.5m Block Required

Length: 24.12 m

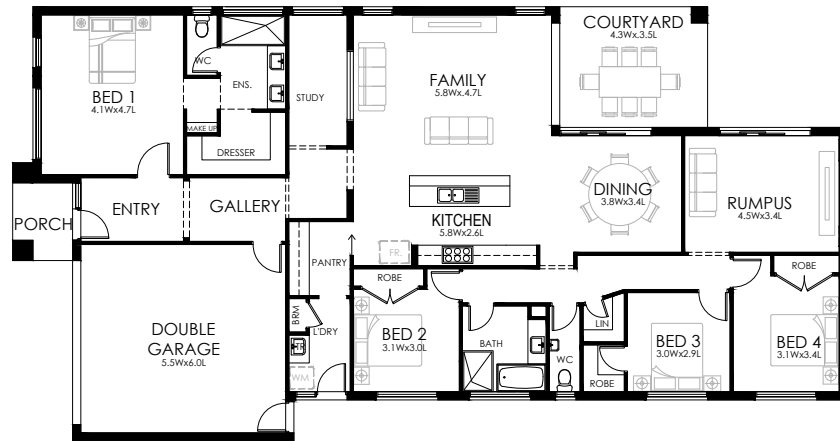
Width: 12.50 m



Cove 268Size: 264.71 m²**14m Block Required**

Length: 23.82 m

Width: 12.70 m



2



2



4



2



1

Cove 285Size: 264.71 m²**14m Block Required**

Length: 23.82 m

Width: 12.70 m



2



2



4



2

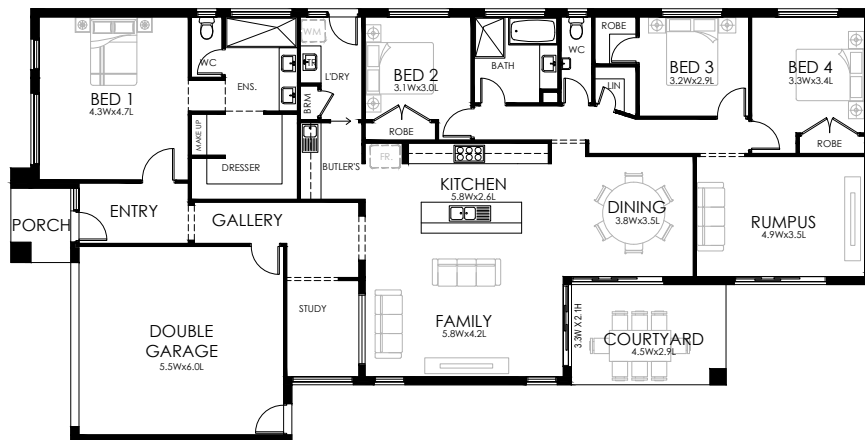


1

Cove 287Size: 266.73 m²**14m Block Required**

Length: 24.62 m

Width: 12.70 m



2



2



4



2

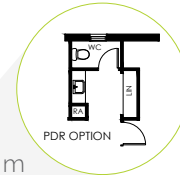
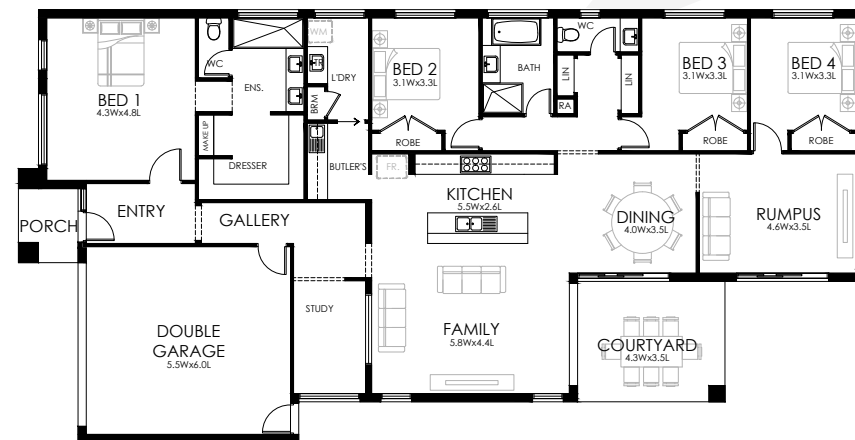


1

Cove 289Size: 268.76 m²**14m Block Required**

Length: 24.22 m

Width: 12.70 m



2



2



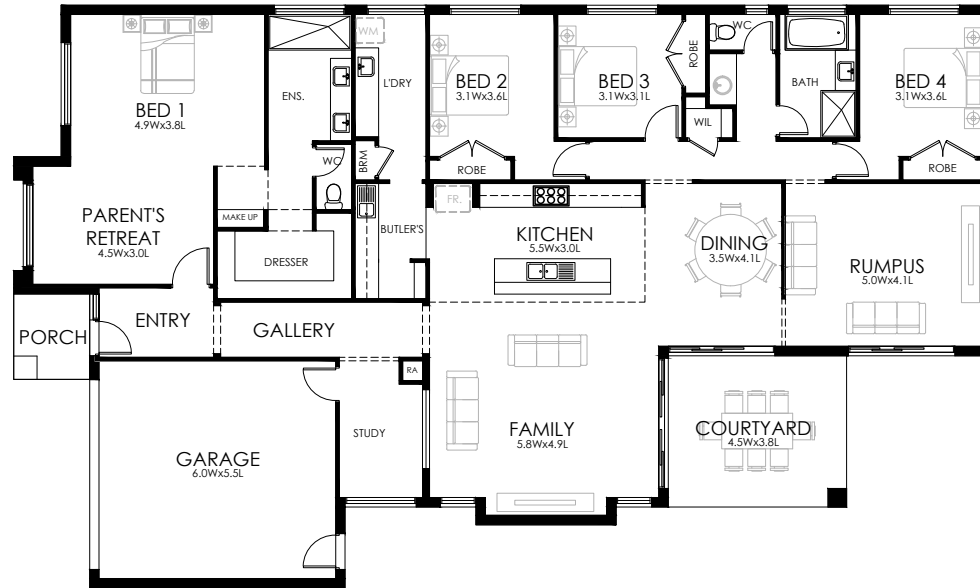
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2



1

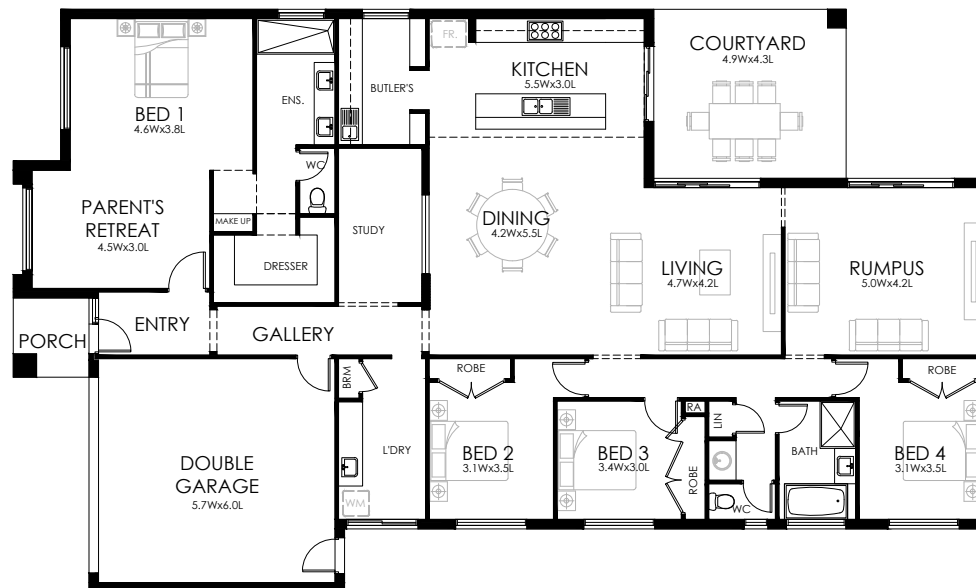


Cove 327

16m Block Required
 Size: 304.32 m²
 Length: 24.78 m
 Width: 14.76 m



As displayed at Clydevale Estate



Cove 331

16m Block Required
 Size: 304.76 m²
 Length: 24.78 m
 Width: 14.76 m



Lorne facade

villa luxe

The Villaluxe has been cleverly designed to include everything you need in a home and more. With 4 large bedrooms, 2 living areas, designer kitchen with island benchtop and meals area, this home features a large walk in pantry and walk in linen, giving the design clever storage as well as a beautiful courtyard with stacker doors, making entertaining a breeze!





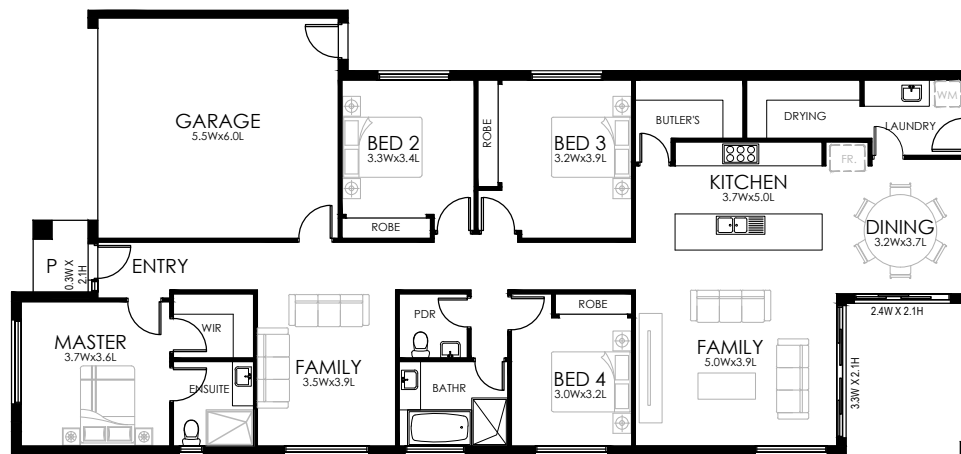
Luxe 240

12.5m Block Required

Size: 223.28 m²

Length: 23.88 m

Width: 11.16 m



Luxe 250

12.5m Block Required

Size: 232.42 m²

Length: 24.60 m

Width: 11.16 m





Luxe 266

14m Block Required

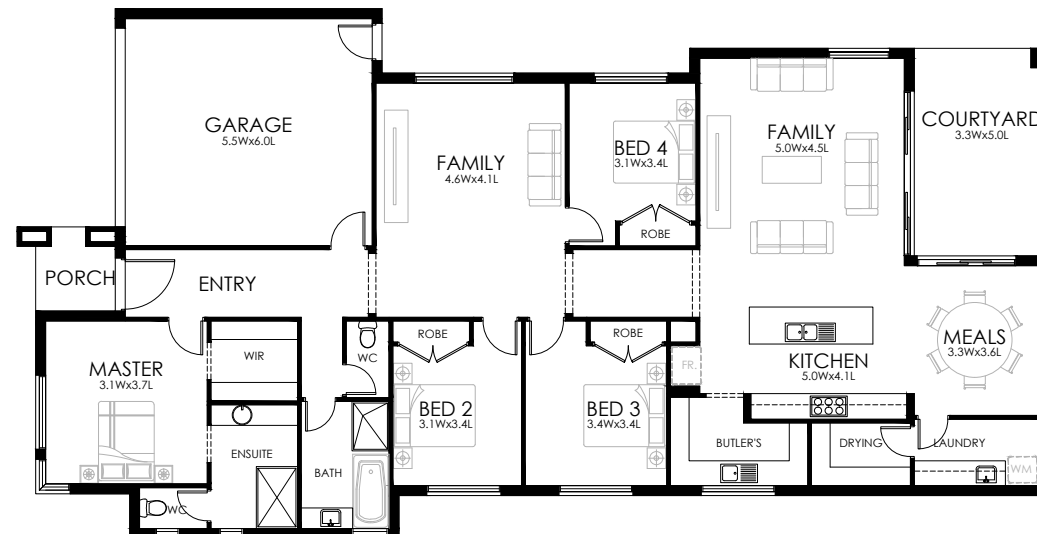
Size: 257.19 m²

Length: 23.88 m

Width: 12.84 m



As displayed at Clydevale Estate



Luxe 287

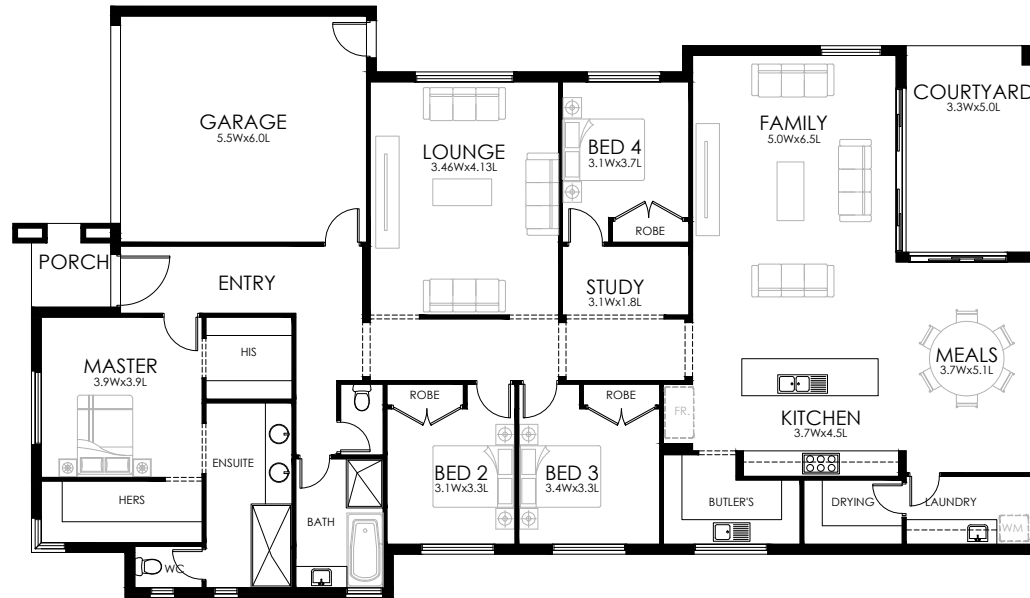
14m Block Required

Size: 226.98 m²

Length: 24.60 m

Width: 12.84 m





Luxe 328

16m Block Required

Size: 304.76 m²

Length: 24.60 m

Width: 14.40 m



Luxe 330

16m Block Required

Size: 306.45 m²

Length: 25.00 m

Width: 14.40 m



Facade Options

We have a range of facade options and possibilities, but remember, we can always mix and match the finishes to create the perfect facade, just for you. Street appeal is important and we respect that, that's why our flexible process allows you to add your personal touch.

All of the following facade options can be applied to our 12.5m, 14m and 16m frontage homes. All of these shown here are based on our 14m frontage options.



Peninsula



Sierra



Sanctuary



Koh Samui



Lorne X



Lorne



Laguna



After something custom?



Alongside Orlara Homes sits our custom builder, G.C. Davidson Constructions.

Since 1972, we have helped our valued clients build beautiful homes all across Melbourne and surrounds.

Not only specializing in **custom built new homes**, we can assist you with; **knockdown rebuilds**, allowing you to stay in the location you love, but get the home you have always desired, **dual occupancies & second storey extensions/renovations**. Further to these great options for the discerning home owner, we also work with project managers and developers in the construction of **townhouses & unit developments**, all built to the same stunning Davidson standard that we build our custom homes to.

We will help you in selecting the perfect finishes for your new home including stunning European appliances, the latest in fittings and fixtures, traditional features such as stone benchtops and luxurious carpets. Once the project is complete, we can even assist you in decorating and furnishing your home. The choice is yours.

The family understand the importance of listening to our clients' needs. Through extensive knowledge and a respectful and dedicated team, you can be assured that you will have our undivided attention from the inception of your project through to handover of your keys.

► **custom homes** ► **knockdown rebuild** ► **dual occupancy** ► **townhouse & unit developments**

visit: www.davidsonconstructions.com



thanks for visiting

Display homes located at:

Clydevale Display Village,
15 -17 Murphy Street
Clyde North, Victoria 3978

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