— THE SPARGO RANGE · DESIGNED, ENGINEERED & BUILT BY SENTIUM —

# Four homes, *one* system.

*A launch collection of four family homes for Rouse Hill — classic in form, precisely engineered, with reliability built into every step from design to handover.*



## Spargo 31

CDC 3031

**5 BED · 4 BATH · DOUBLE GARAGE**

Two-Storey · 227.4 m² · 10 m frontage



## Spargo 32

CDC 3032

**5 BED · 4 BATH · SINGLE GARAGE**

Two-Storey · 260.37 m² · 10 m frontage



## Spargo 33

CDC 3033

**6 BED · 5 BATH · DOUBLE GARAGE**

Two-Storey · 290.5 m² · 12.5 m frontage



## Spargo 35

CDC 3035

**5 BED · 3 BATH · SINGLE GARAGE**

Single-Storey · 189.5 m² · 11 m frontage

| PRICE | DISPLAY HOME | SPEAK WITH US | SCAN |
|---|---|---|---|
| On application<br>SPEAK WITH US | Cnr Tallawong Rd & Brilliant St, Rouse Hill NSW 2155<br>BY APPOINTMENT | 1800 785 558 | [ QR ] |

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Pricing is provided on application and confirmed in the building contract. Renders, plans, areas and inclusions are concept only and indicative, and may vary with final design and CDC/DA conditions.



— SPARGO 31 · CDC 3031 · TWO-STOREY HOME —

*Modern Mediterranean*

# Classic in form, *crafted* in code.

*A two-storey family home for everyday life — five bedrooms, a master retreat and garden living; classic and warm, precisely engineered so what we promise is what gets built.*

| 5 | 4 | 2 | 2 | 227.44 m² | 10 m |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | CAR GARAGE | STOREYS | HOME SIZE | FRONTAGE |

## *Inside* the home



LIVING & DINING



KITCHEN



ENSUITE



REAR GARDEN

**THE HOME**

A two-storey family home of 227 m² — five bedrooms, a master retreat and a double garage, opening to garden living.

**DESIGNED FOR**

Family life · Indoor–outdoor flow · Quiet, durable comfort that holds its value.

**RELIABILITY, BUILT IN**

Every component uniquely coded · factory quality control · a complete digital archive at handover.

*— Intelligence, built in.*

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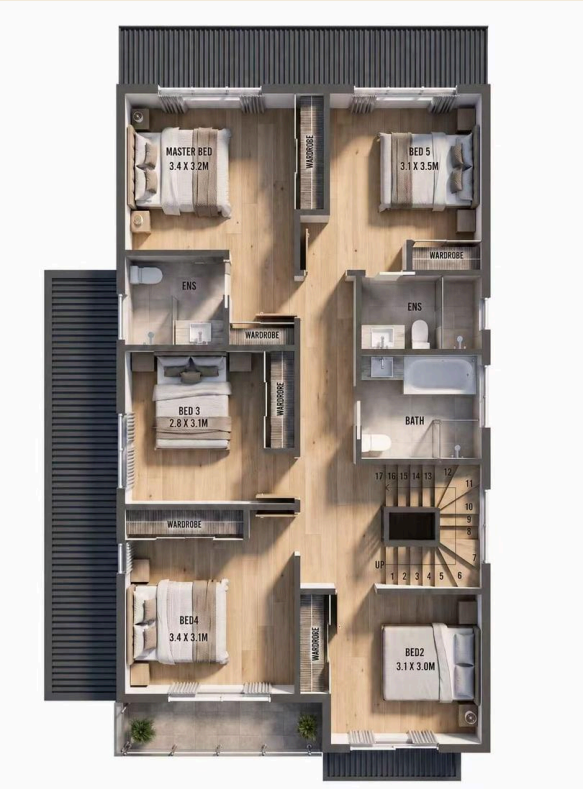
# *Plans* & spaces

CDC 3031 · PLAN CONCEPT ONLY




## Ground Floor

LIVING · DINING · KITCHEN · SITTING · BED 5 · BATH · LAUNDRY · STORE · DOUBLE GARAGE · PORCH




## First Floor

MASTER + ENSUITE · WIR · BED 2 · BED 3 · BED 4 · BATH · POWDER · BALCONY · LANDING

# *Included* as standard

### KITCHEN & STONE

- Calacatta sintered-stone benchtops
- Oversized island bench
- Concealed-handle French-white cabinetry
- Miele 900 mm oven, cooktop & rangehood · 600 mm dishwasher
- Undermount sink, pull-out mixer

### BATHROOMS

- 800 × 800 stone-look floor & wall tiling
- Floating stone-top vanities
- Semi / frameless shower screens
- Freestanding bath to ensuite
- Chrome tapware throughout

### SPACES & JOINERY

- 2.7 m ceilings to ground and first floor
- 2400 × 1000 mm aluminium entry door · 2340 mm internal doors
- Oversized windows, abundant light
- Herringbone oak-look tile to living
- Steel load-bearing frame · R2.5 wall / R7 roof insulation

### BUILT IN

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- Digital archive at handover

| PRICE | DISPLAY HOME | SPEAK WITH US | SCAN |
|---|---|---|---|
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— SPARGO 32 · CDC 3032 · TWO-STOREY HOME —

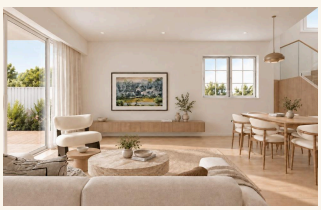
*Modern Mediterranean*

# Classic in form, *crafted* in code.

*A two-storey family home with a generous covered alfresco and a first-floor retreat — classic and warm to live in, precisely engineered so what we promise is what gets built.*

| 5 | 4 | 1 | 2 | 260.37 m² | 10 m |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | CAR GARAGE | STOREYS | HOME SIZE | FRONTAGE |

## *Inside* the home



LIVING & DINING



KITCHEN



BATHROOM



ALFRESCO & GARDEN

### THE HOME

A two-storey family home of 260 m² — five bedrooms, a ground-floor guest suite and a covered alfresco for indoor–outdoor living.

### DESIGNED FOR

Family life · Indoor–outdoor flow · Quiet, durable comfort that holds its value.

### RELIABILITY, BUILT IN

Every component uniquely coded · factory quality control · a complete digital archive at handover.

*— Intelligence, built in.*

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# *Plans* & spaces

CDC 3032 · PLAN CONCEPT ONLY




## Ground Floor

ENTRY & STUDY · LIVING · DINING · KITCHEN + BUTLER'S PANTRY · GUEST BED + ENSUITE · W.C · LAUNDRY · LINEN · STORE · GARAGE · PORCH · ALFRESCO




## First Floor

MASTER + W.I.R + ENSUITE · BED 1 + W.I.R · BED 2 · BED 3 · FAMILY RETREAT · BATH · W.C · LINEN · BALCONY

# *Included* as standard

### KITCHEN & STONE

- Calacatta sintered-stone benchtops
- Oversized island bench
- Concealed-handle French-white cabinetry
- Miele 900 mm oven, cooktop & rangehood · 600 mm dishwasher
- Undermount sink, pull-out mixer

### BATHROOMS

- 800 × 800 stone-look floor & wall tiling
- Floating stone-top vanities
- Semi / frameless shower screens
- Freestanding bath to ensuite
- Chrome tapware throughout

### SPACES & JOINERY

- 2.7 m ceilings to ground and first floor
- 2400 × 1000 mm aluminium entry door · 2340 mm internal doors
- Oversized windows, abundant light
- Herringbone oak-look tile to living
- Steel load-bearing frame · R2.5 wall / R7 roof insulation

### BUILT IN

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- Digital archive at handover

| PRICE | DISPLAY HOME | SPEAK WITH US | SCAN |
|---|---|---|---|
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— SPARGO 33 · CDC 3033 · TWO-STOREY HOME —

*Modern Mediterranean*

# Classic in form, *crafted* in code.

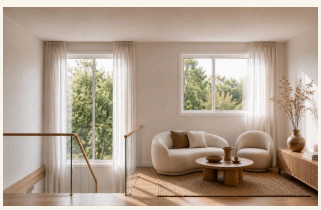
*A grand two-storey home of six bedrooms and twin living zones — classic and warm to live in, precisely engineered so what we promise is what gets built.*

| 6 | 5 | 2 | 2 | 290.54 m² | 12.5 m |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | CAR GARAGE | STOREYS | HOME SIZE | FRONTAGE |

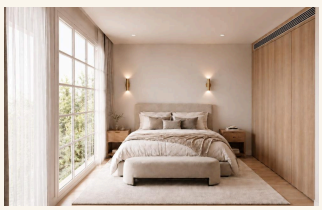
## *Inside* the home



LIVING ROOM



FAMILY LOUNGE



BEDROOM



REAR GARDEN

**THE HOME**

A grand two-storey home of 291 m² — six bedrooms across two levels, twin family living zones and a double garage.

**DESIGNED FOR**

Family life · Indoor–outdoor flow · Quiet, durable comfort that holds its value.

**RELIABILITY, BUILT IN**

Every component uniquely coded · factory quality control · a complete digital archive at handover.

*— Intelligence, built in.*

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# *Plans* & spaces

CDC 3033 · PLAN CONCEPT ONLY




## Ground Floor

LIVING · DINING · KITCHEN · BED 5 · BED 6 · ENSUITE · POWDER · LAUNDRY · STORAGE · DOUBLE GARAGE · ENTRY · PORCH




## First Floor

MASTER + ENSUITE · BED 2 · BED 3 · BED 4 · FAMILY · BATH · POWDER · VOID

# *Included* as standard

### KITCHEN & STONE

- Calacatta sintered-stone benchtops
- Oversized island bench
- Concealed-handle French-white cabinetry
- Miele 900 mm oven, cooktop & rangehood · 600 mm dishwasher
- Undermount sink, pull-out mixer

### BATHROOMS

- 800 × 800 stone-look floor & wall tiling
- Floating stone-top vanities
- Semi / frameless shower screens
- Freestanding bath to ensuite
- Chrome tapware throughout

### SPACES & JOINERY

- 2.7 m ceilings to ground and first floor
- 2400 × 1000 mm aluminium entry door · 2340 mm internal doors
- Oversized windows, abundant light
- Herringbone oak-look tile to living
- Steel load-bearing frame · R2.5 wall / R7 roof insulation

### BUILT IN

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- Digital archive at handover

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— SPARGO 35 · CDC 3035 · SINGLE-STOREY HOME —

*Modern Mediterranean*

# Classic in form, *crafted* in code.

*A single-level family home with five bedrooms and a covered alfresco — easy, classic living, precisely engineered so what we promise is what gets built.*

| 5 | 3 | 1 | 1 | 189.5 m² | 11 m |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | CAR GARAGE | STOREY | HOME SIZE | FRONTAGE |

## *Inside* the home


LIVING


KITCHEN


BATHROOM


ALFRESCO & GARDEN

**THE HOME**

A single-storey family home of 190 m² — five bedrooms, open-plan living and a covered alfresco for relaxed indoor–outdoor life.

**DESIGNED FOR**

Family life · Indoor–outdoor flow · Quiet, durable comfort that holds its value.

**RELIABILITY, BUILT IN**

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# *Plans* & spaces

CDC 3035 · PLAN CONCEPT ONLY




## Floor Plan

MASTER + ENSUITE · BED 1 · BED 2 · BED 3 · BED 4 · LIVING · DINING · KITCHEN · BATH · POWDER · LAUNDRY · GARAGE · ALFRESCO · PORCH

# *Included* as standard

### KITCHEN & STONE

- Calacatta sintered-stone benchtops
- Oversized island bench
- Concealed-handle French-white cabinetry
- Miele 900 mm oven, cooktop & rangehood · 600 mm dishwasher
- Undermount sink, pull-out mixer

### BATHROOMS

- 800 × 800 stone-look floor & wall tiling
- Floating stone-top vanities
- Semi / frameless shower screens
- Freestanding bath to ensuite
- Chrome tapware throughout

### SPACES & JOINERY

- 2.7 m ceilings to ground and first floor
- 2400 × 1000 mm aluminium entry door · 2340 mm internal doors
- Oversized windows, abundant light
- Herringbone oak-look tile to living
- Steel load-bearing frame · R2.5 wall / R7 roof insulation

### BUILT IN

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- Digital archive at handover

| PRICE | DISPLAY HOME | SPEAK WITH US | SCAN |
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