



ACT Home Designs





Discover a better way of **building your home**

At Rawson Homes, we know building a home is so much more than just building a house. It's about building a better life for you and your family.

That's why we believe in doing things better, with better designs, better quality, better prices and a better experience.

For over 40 years we've been building homes for families just like yours and we've also created an improved way to build your home.

With Rawson Homes you have the ability to choose from a selected range of our most popular designs or you can completely tailor your home design to suit your specific needs. We are here to help you find and build the best home for you, together.

Rawson Homes. Build better, **together.**

Scan the QR code below to view the digital version of our ACT Home Designs Guide



Single Storey Collection

We know that every family is unique, which is why we build homes to suit all lifestyles.

Our single storey collection offers you many innovative designs and features for contemporary, stylish single storey living that is the perfect fit for young families, growing families, downsizers or retirees.



Single Storey Facades

HAMPTONS



COASTAL



CONTEMPORARY



MODERN



Our beautiful range of single storey facades comply with all ACT standards and include striking design options to uniquely stand-out and give you that curb appeal you've always dreamed of. From classic to contemporary, there's a facade designed just for you.

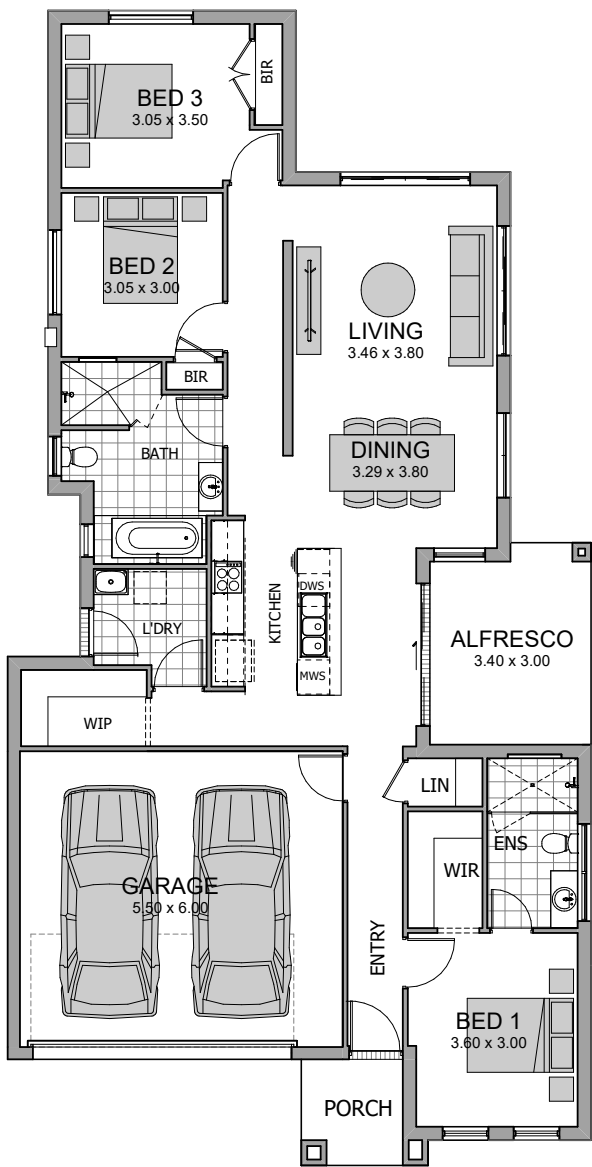
See below for some of the ACT compliant facade designs:



Fairlight 20

3 bedrooms 2 bathrooms 1 living 2 car spaces

The Fairlight was designed for those who love to cook and entertain, with the kitchen integrated with the living and dining areas, looking out onto the alfresco.



HOME DETAILS

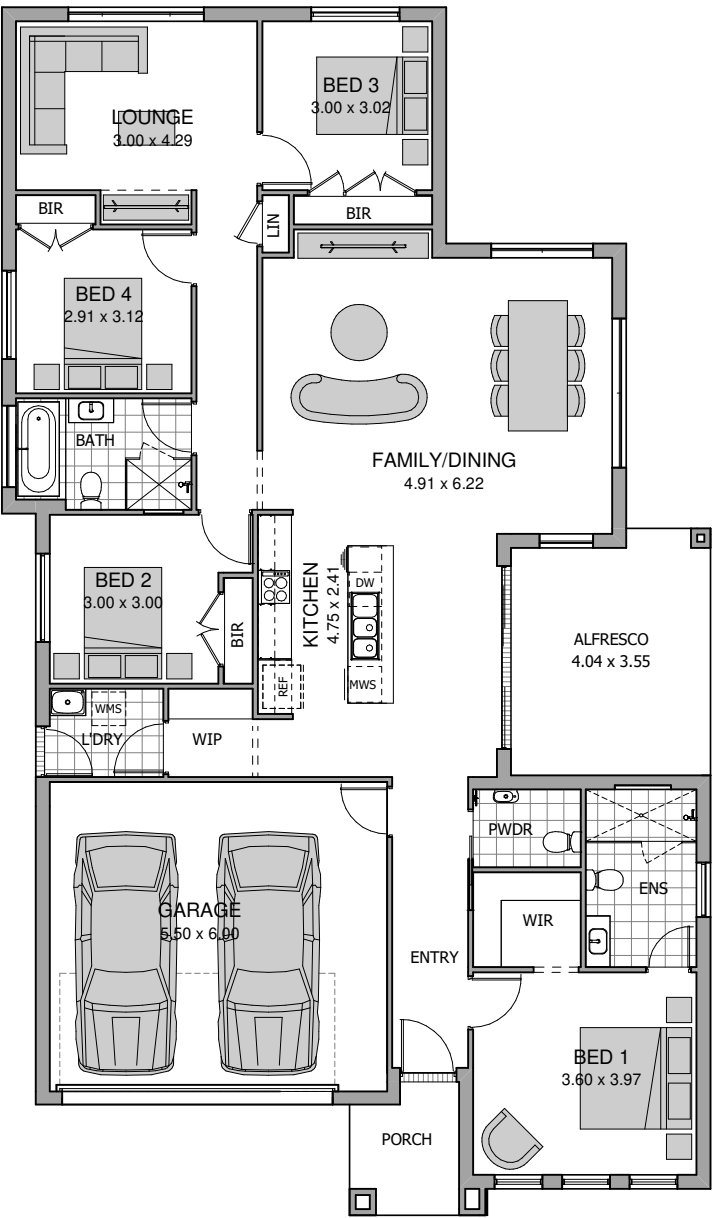
Living	129.95m ²	Total	181.10m ²
Garage	36.12m ²	Overall Width	10.85m
Porch	4.28m ²	Overall Length	21.47m
Alfresco	10.74m ²		

Options available:

- Bed 1 swap
- Walk-in linen
- Extended walk-in robe

Fairlight 24

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



HOME DETAILS

Living	167.78m ²	Total	222.84m ²
Garage	35.89m ²	Overall Width	12.60m
Porch	4.31m ²	Overall Length	21.47m
Alfresco	14.87m ²		

Options available:

- Bed 1 swap
- Extended bed 3
- Walk-in linen
- Extended walk-in robe

Fairlight 26

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



HOME DETAILS

Living	190.89m ²	Total	244.22m ²
Garage	35.90m ²	Overall Width	12.60m
Porch	4.49m ²	Overall Length	23.47m
Alfresco	12.94m ²		

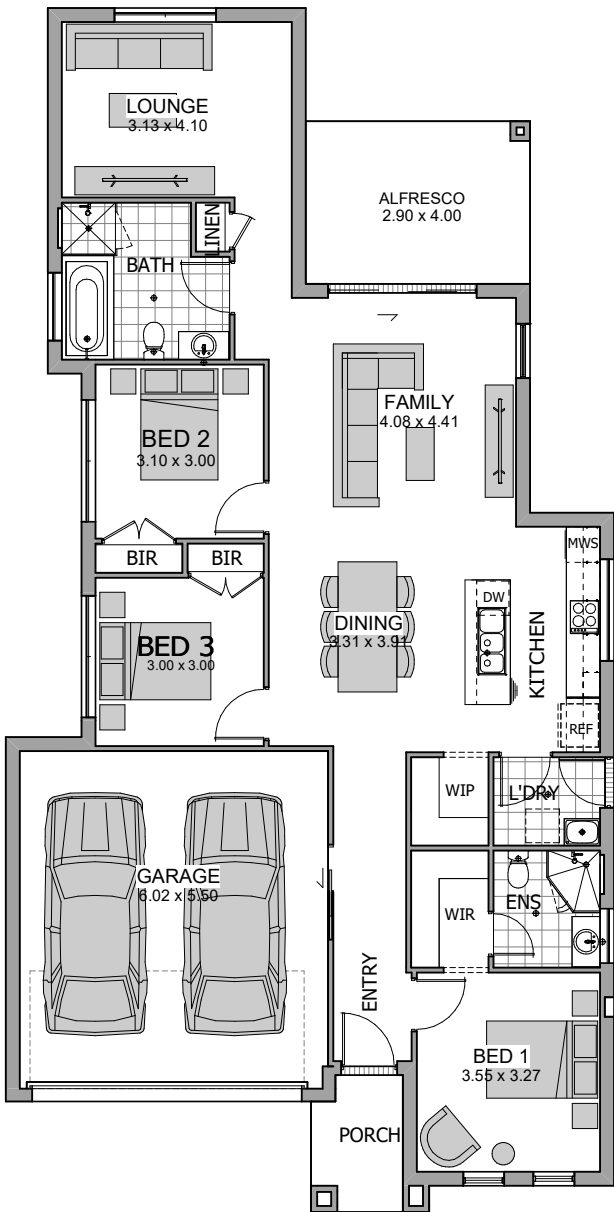
Options available:

- Bed 1 swap
- Extended bed 3
- Walk-in linen
- Extended walk-in robe

Lennox 20

3 bedrooms 2 bathrooms 2 living 2 car spaces

Featuring a centrally located open plan kitchen, dining and family living areas, the Lennox home design allows the family to stay connected throughout the home, whilst maintaining privacy.



HOME DETAILS

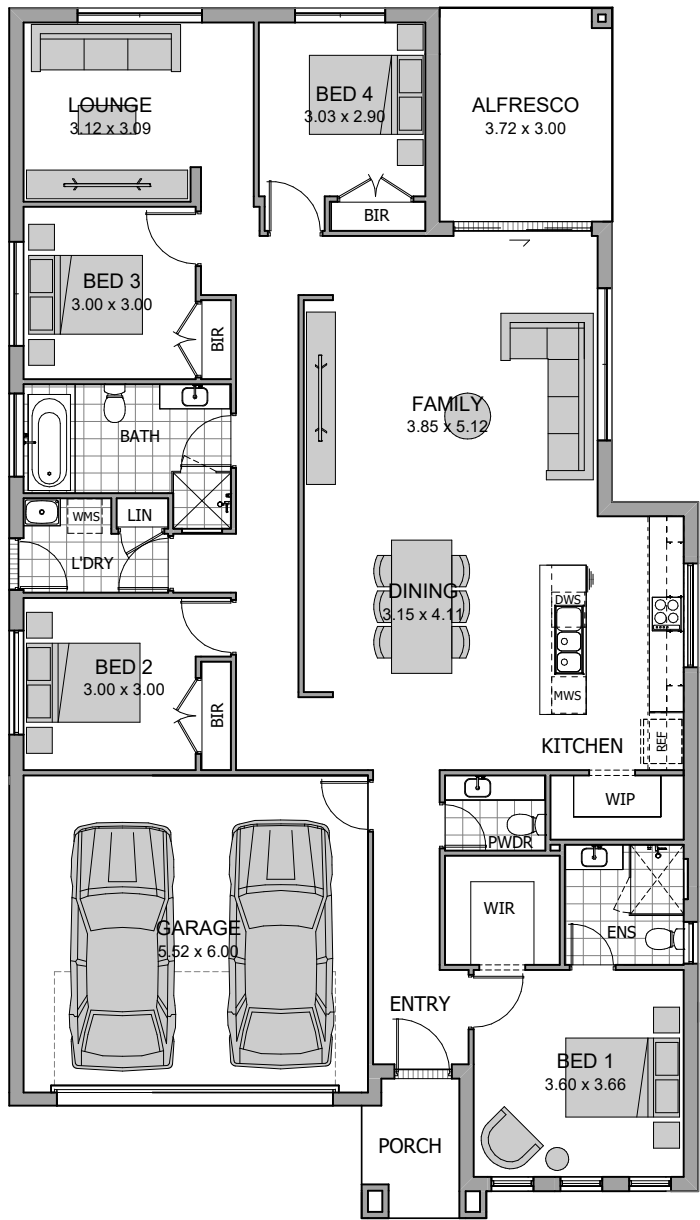
Living	129.08m ²	Total	182.04m ²
Garage	36.34m ²	Overall Width	10.85m
Porch	3.57m ²	Overall Length	21.47m
Alfresco	13.05m ²		

Options available:

- Bed 1 swap

Lennox 24

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



HOME DETAILS

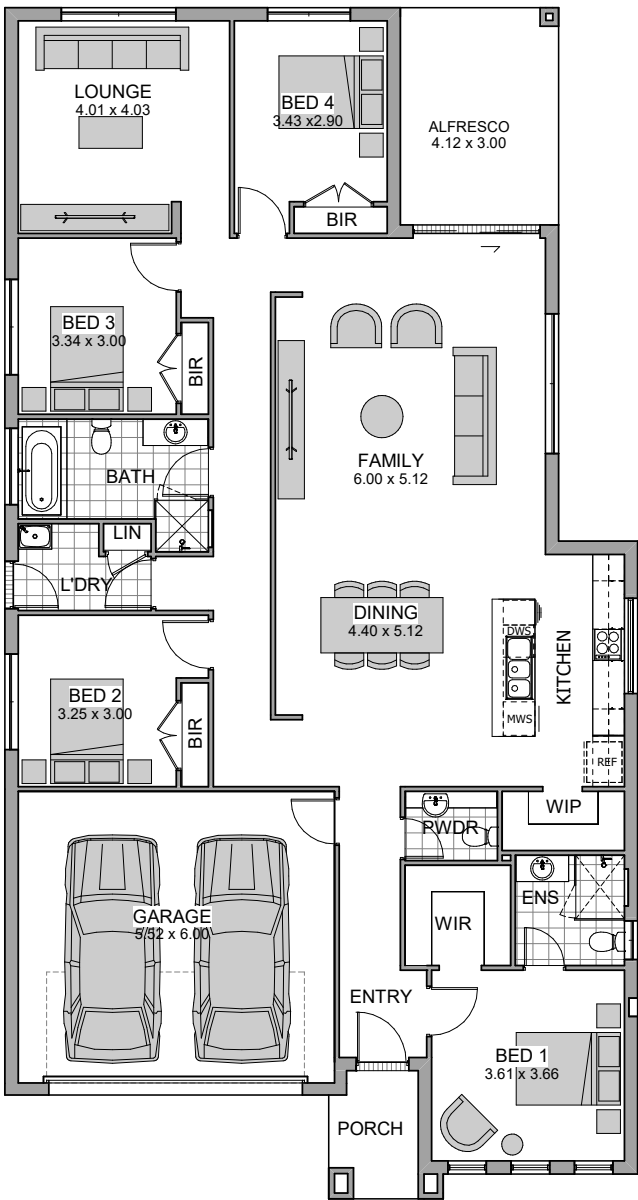
Living	174.77m ²	Total	226.17m ²
Garage	36.06m ²	Overall Width	12.00m
Porch	4.18m ²	Overall Length	21.07m
Alfresco	11.16m ²		

Options available:

- ☒ Bed 1 swap
- ☒ Extended ensuite

Lennox 26

4 bedrooms 2.5 bathrooms 2 living 2 car spaces



HOME DETAILS

Living	189.32m ²	Total	241.92m ²
Garage	36.06m ²	Overall Width	12.00m
Porch	4.18m ²	Overall Length	22.57m
Alfresco	12.36m ²		

Options available:

- ☒ Bed 1 swap
- ☒ Extended ensuite

Double Storey Collection

Discover our collection of innovative and stylish
double storey homes.

Whether you're looking for more space for your family,
room to accommodate the grandparents or downsizing from
a larger block, there's a Rawson Home to suit your lifestyle.



Double Storey Facades

HAMPTONS



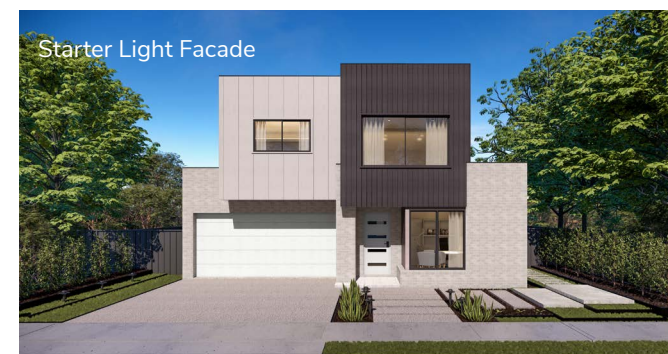
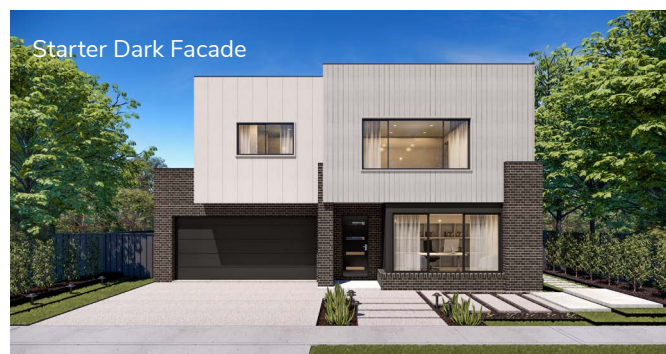
COASTAL



CONTEMPORARY

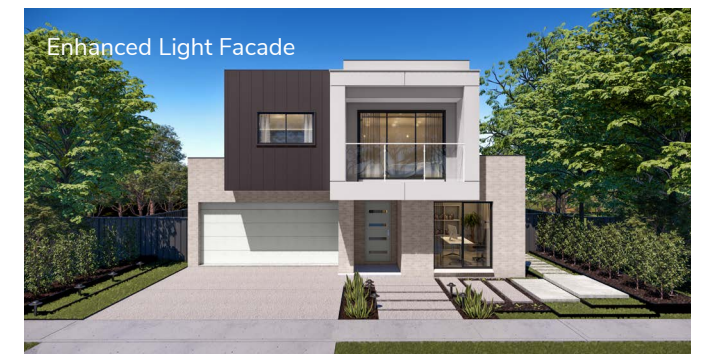
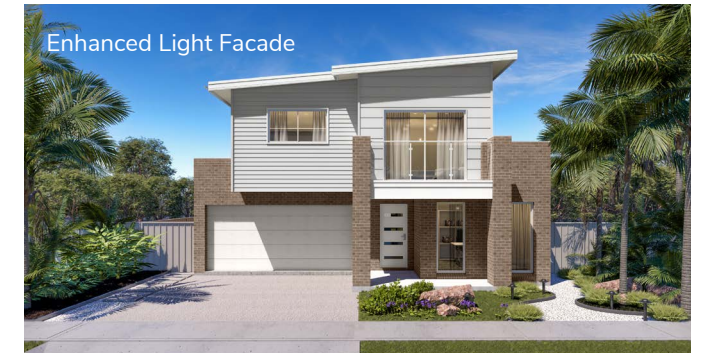


MODERN



Designed to make best use of natural light, our ACT compliant double storey facades give your home a light and airy feel, with an impressive street presence. Classic yet contemporary, there's a façade option perfect for you and your family.

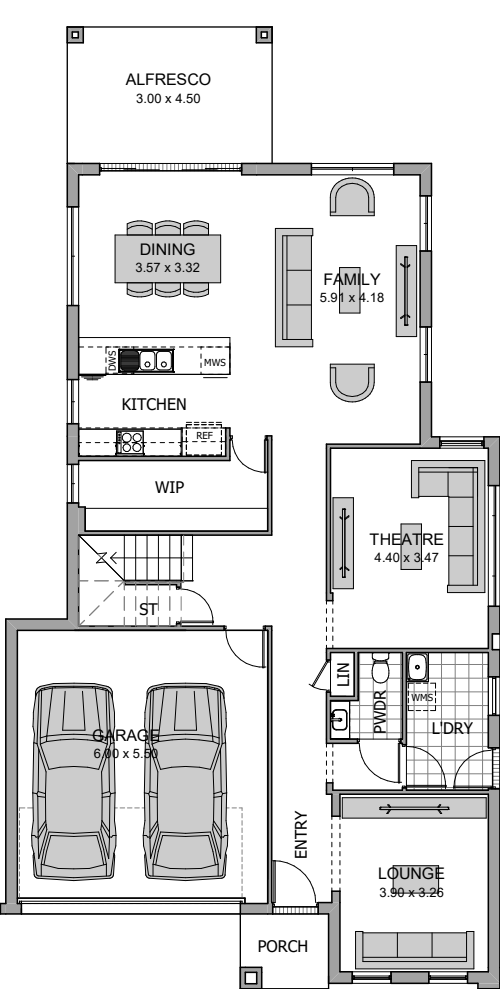
See below for some of the ACT compliant facade designs:



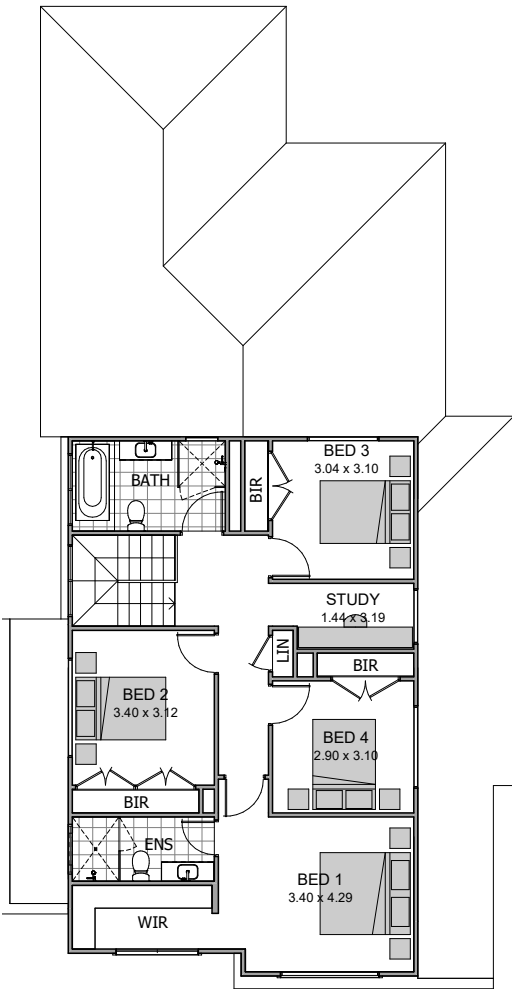
Ainslie 29

4 bedrooms 2.5 bathrooms 3 living 2 car spaces

The Ainslie home design is ideal for a large family with multiple living areas on the ground floor, including a large theatre. For those who work from home, this design also features a study on the first floor as standard.



GROUND FLOOR



FIRST FLOOR

HOME DETAILS

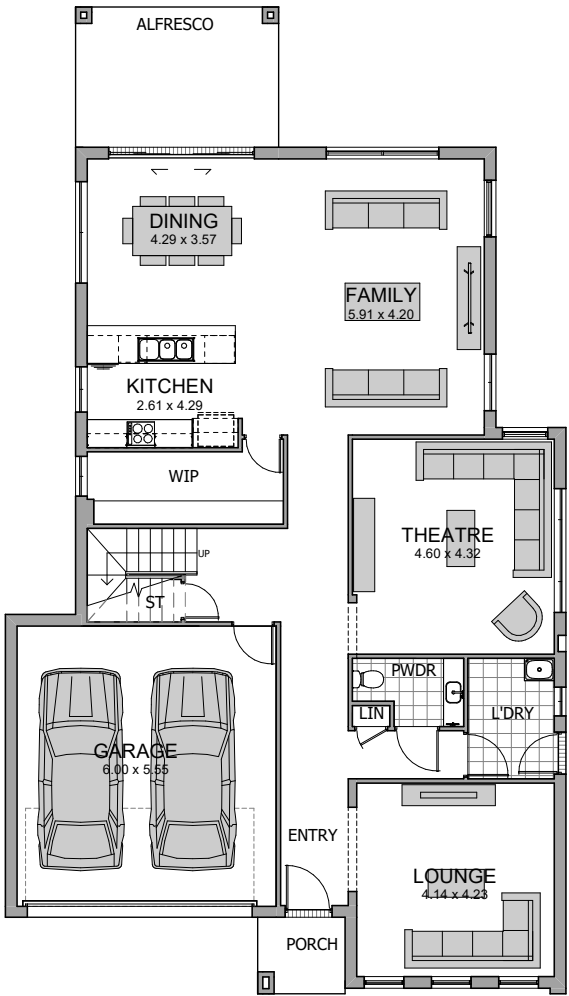
Ground Floor Living	125.92m ²	Alfresco	13.50m ²
First Floor Living	87.80m ²	Total	266.54m²
Garage	36.16m ²	Overall Width	10.85m
Porch	3.17m ²	Overall Length	21.12m

Options available:

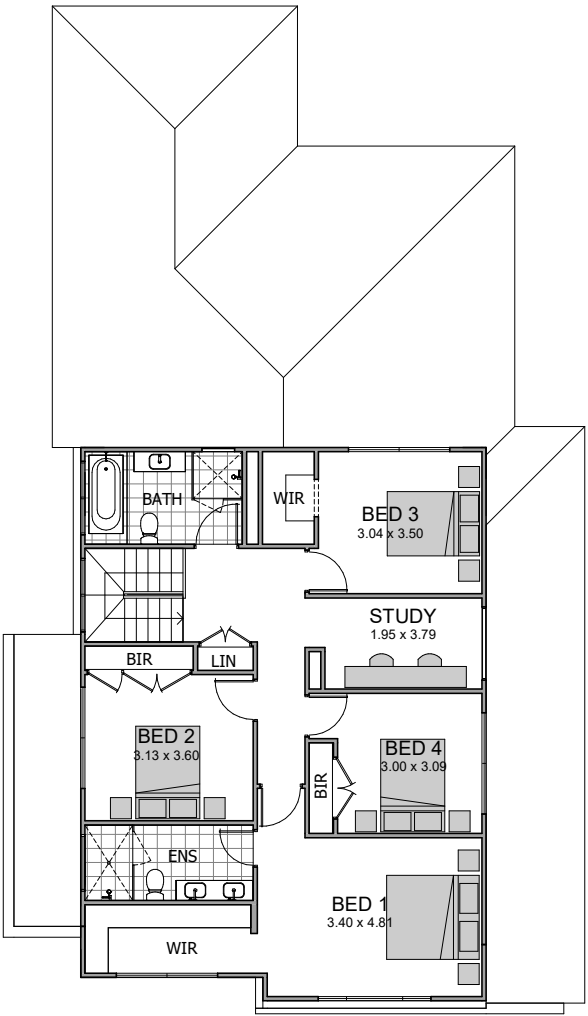
- Extended alfresco
- Bed 1 swap
- Rumpus
- Guest bed

Ainslie 32

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR



FIRST FLOOR

HOME DETAILS

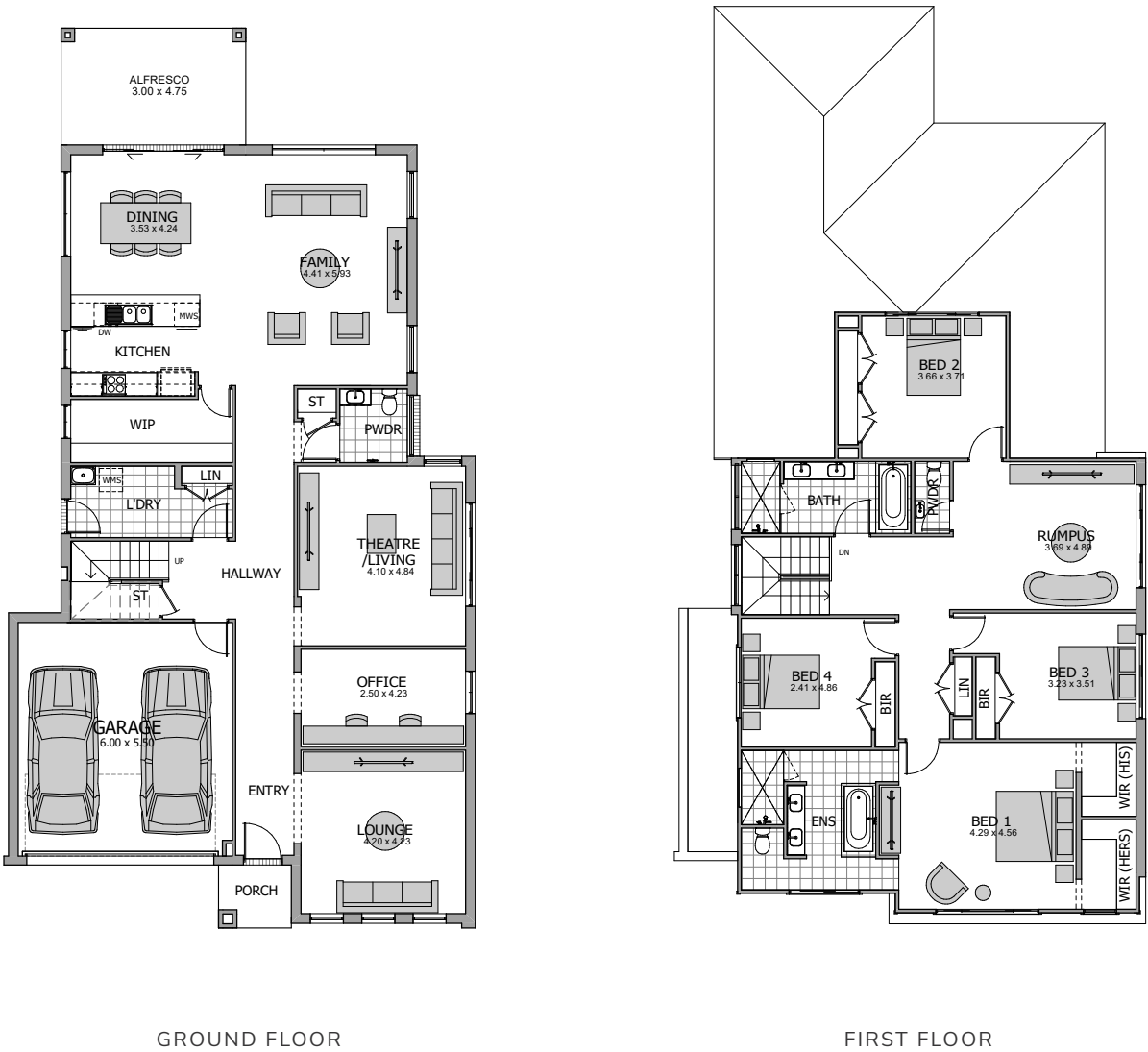
Ground Floor Living	144.48m ²	Alfresco	13.05m ²
First Floor Living	100.82m ²	Total	297.93m²
Garage	36.51m ²	Overall Width	12.00m
Porch	3.07m ²	Overall Length	21.12m

Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Bed 5

Ainslie 38

4 bedrooms 2.5 bathrooms 4 living 2 car spaces



FIRST FLOOR

GROUND FLOOR

Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Bed 5

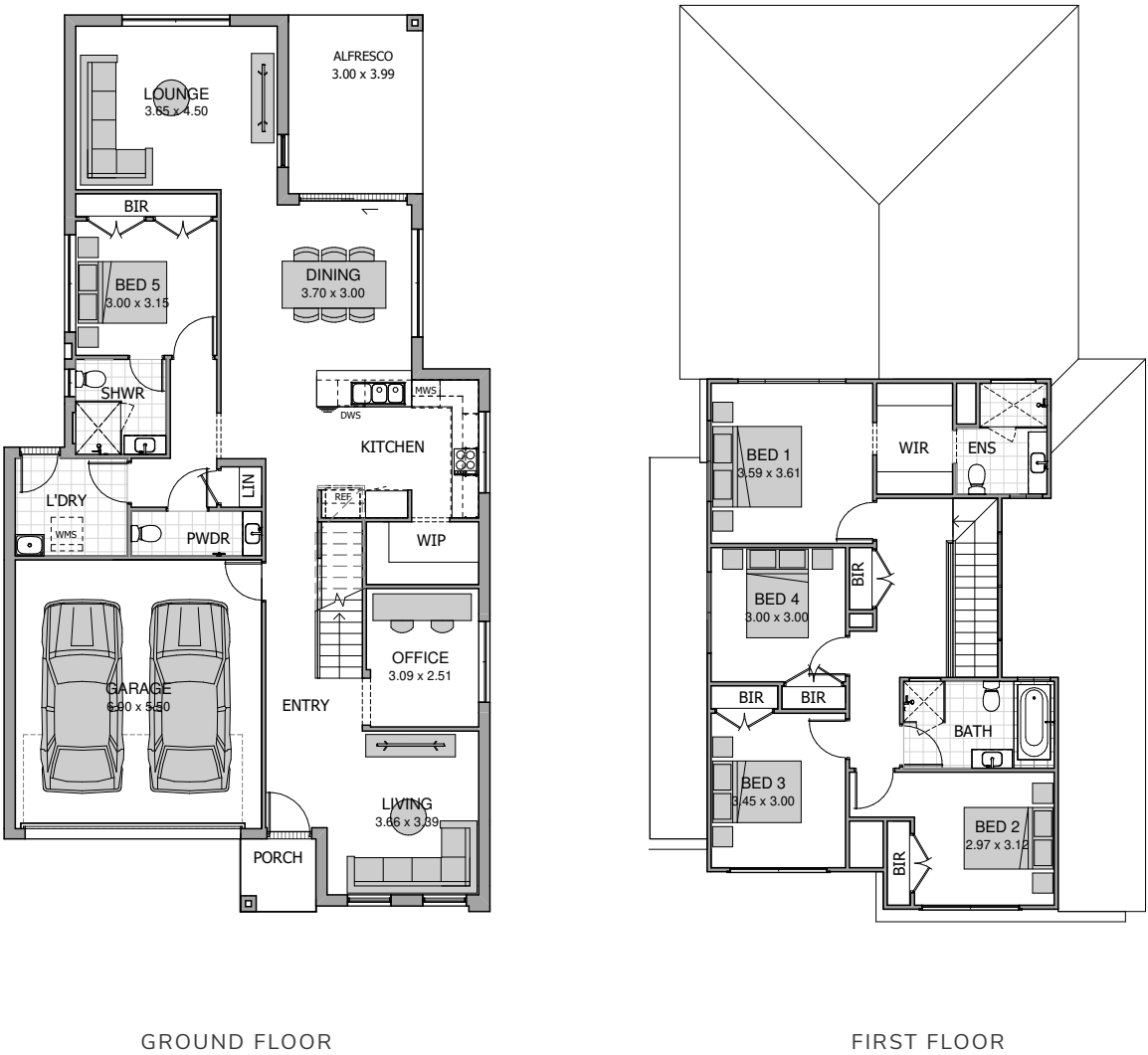
HOME DETAILS

Ground Floor Living	164.75m ²	Alfresco	14.25m ²
First Floor Living	141.74m ²	Total	359.96m ²
Garage	36.19m ²	Overall Width	12.12m
Porch	3.03m ²	Overall Length	23.12m

Brindabella 29

5 bedrooms 3.5 bathrooms 2 living 2 car spaces

The Brindabella's impressive grand entry sets the tone for this modern house design. Once inside, the spacious floorplan with large kitchen, dining and lounge area opening onto the alfresco is an entertainer's dream.



FIRST FLOOR

GROUND FLOOR

Options available:

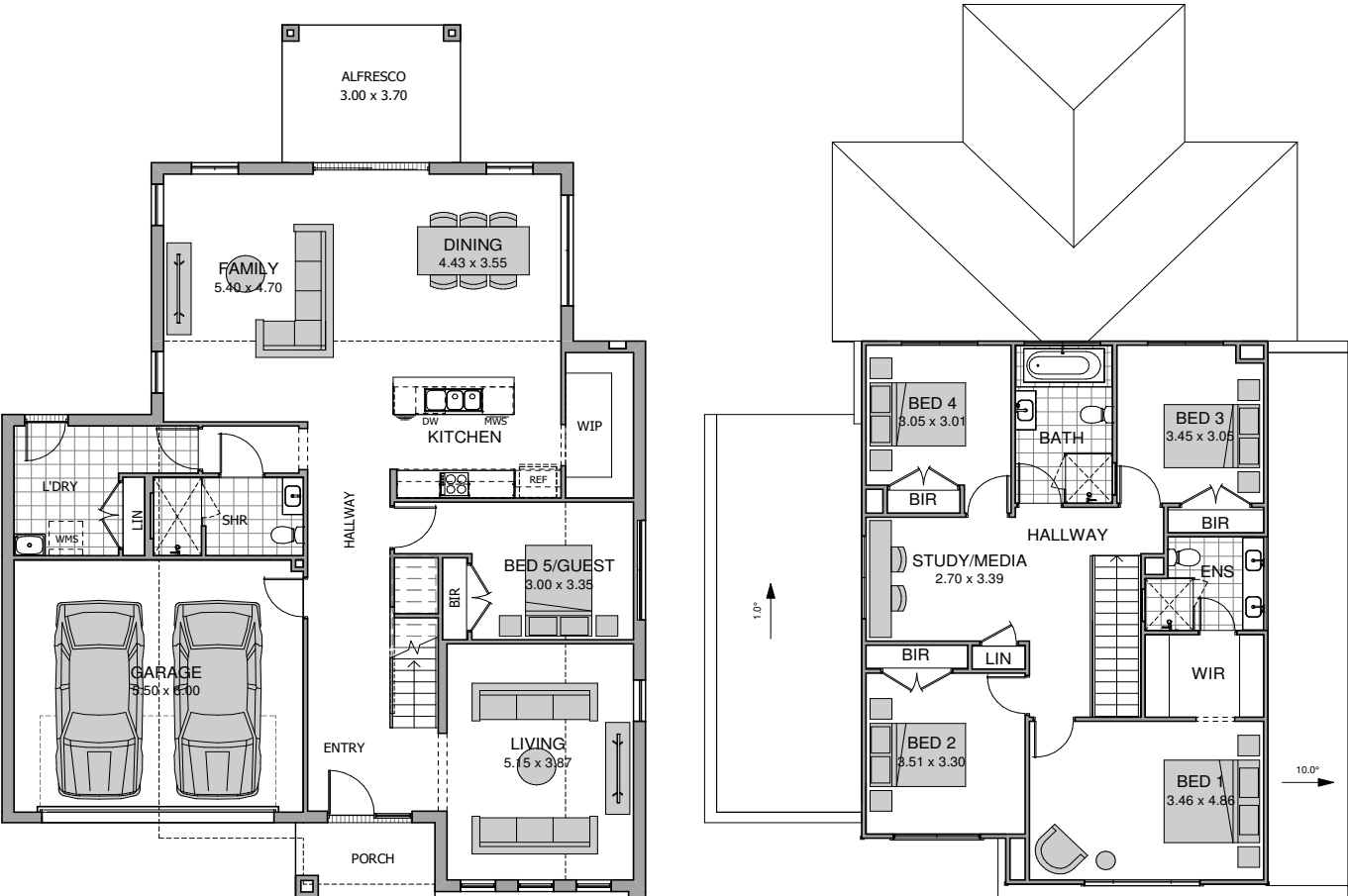
- Bed 1 swap
- Rumpus

HOME DETAILS

Ground Floor Living	132.98m ²	Alfresco	11.97m ²
First Floor Living	84.06m ²	Total	267.18m ²
Garage	35.82m ²	Overall Width	10.85m
Porch	2.34m ²	Overall Length	19.90m

Brindabella 31

5 bedrooms 3 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

HOME DETAILS

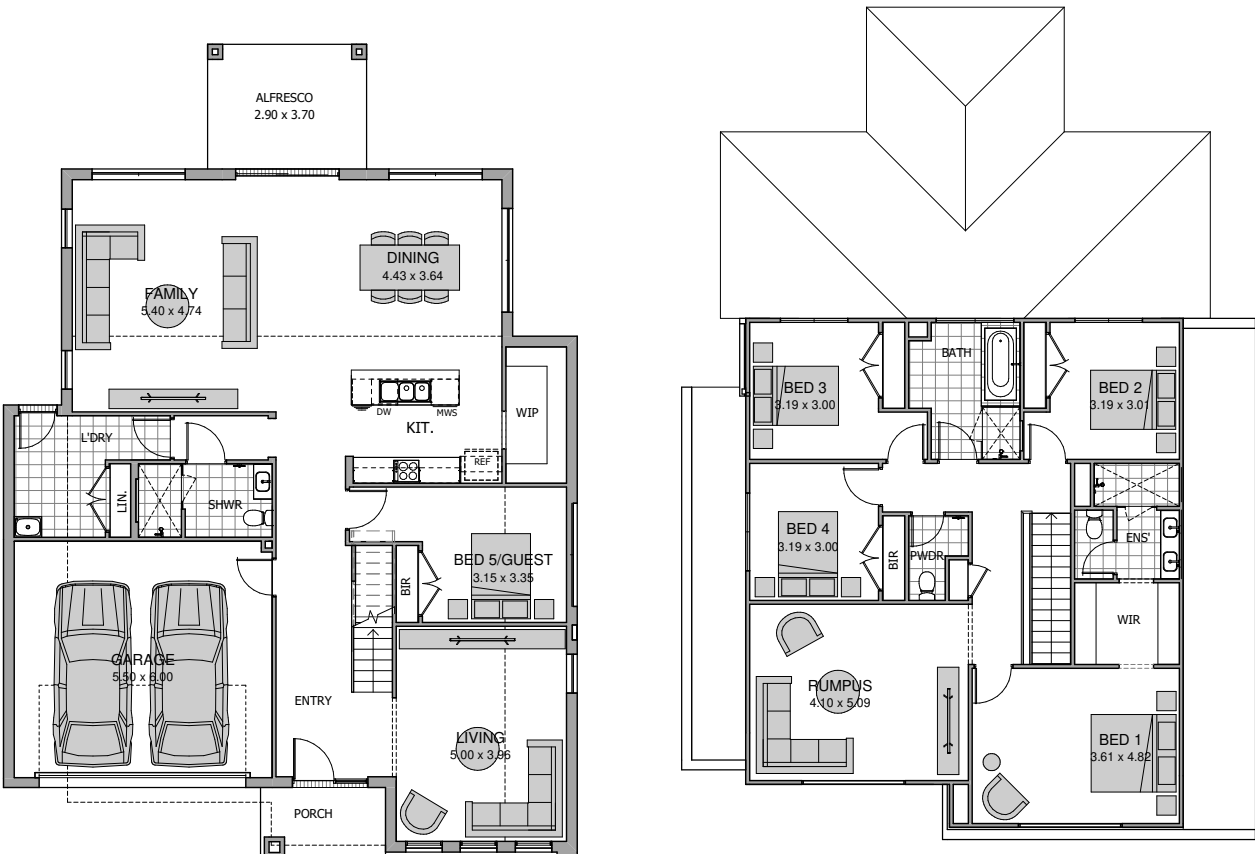
Ground Floor Living	140.07m ²	Alfresco	11.10m ²
First Floor Living	96.82m ²	Total	288.45m²
Garage	35.78m ²	Overall Width	13.35m
Porch	4.68m ²	Overall Length	19.01m

Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Theatre room

Brindabella 34

5 bedrooms 3 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

HOME DETAILS

Ground Floor Living	148.97m ²	Alfresco	10.73m ²
First Floor Living	115.79m ²	Total	316.42m²
Garage	35.81m ²	Overall Width	13.37m
Porch	5.12m ²	Overall Length	18.82m

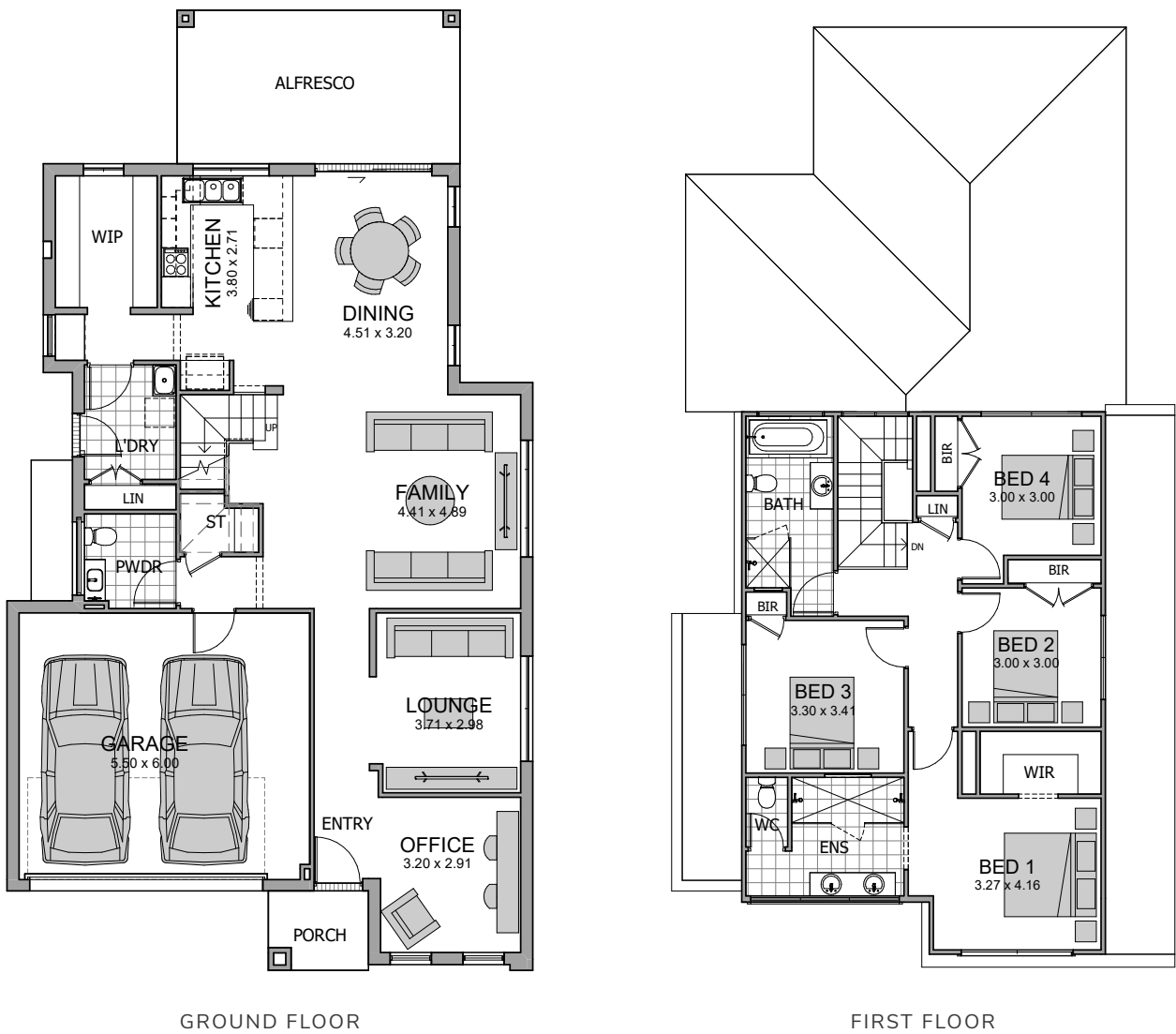
Options available:

- Extended alfresco
- Bed 1 swap
- Guest bed
- Theatre room

Capital 28

4 bedrooms 2.5 bathrooms 2 living 2 car spaces

Step inside a home that was created for the ultimate family living. Relax and play as your family enjoys the welcome embrace of this stunning home design.



HOME DETAILS

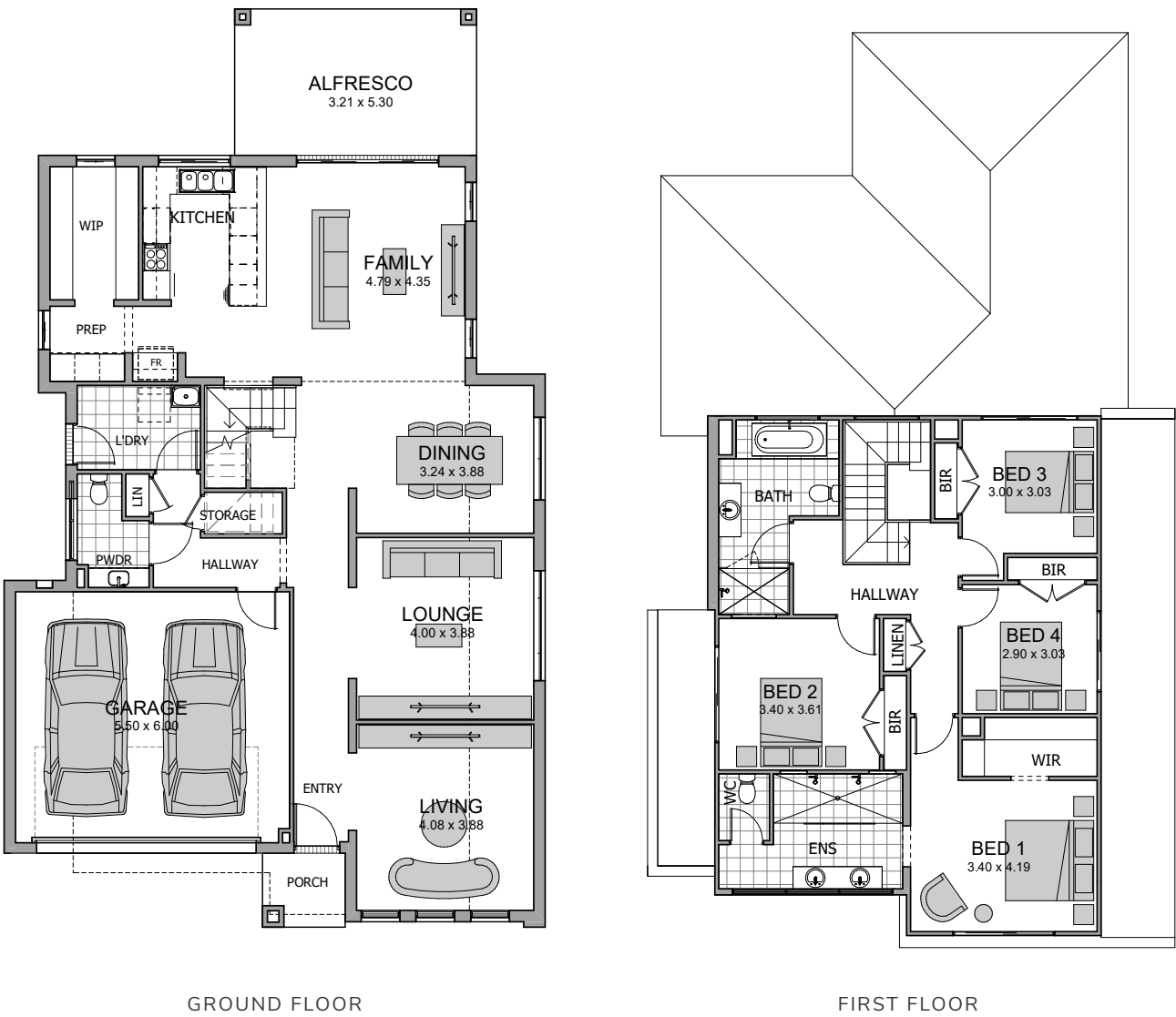
Ground Floor Living	115.37m²	Alfresco	18.51m²
First Floor Living	87.04m²	Total	260.43m²
Garage	36.15m²	Overall Width	10.85m
Porch	3.35m²	Overall Length	19.80m

Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Bed 5 & Shower

Capital 31

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



HOME DETAILS

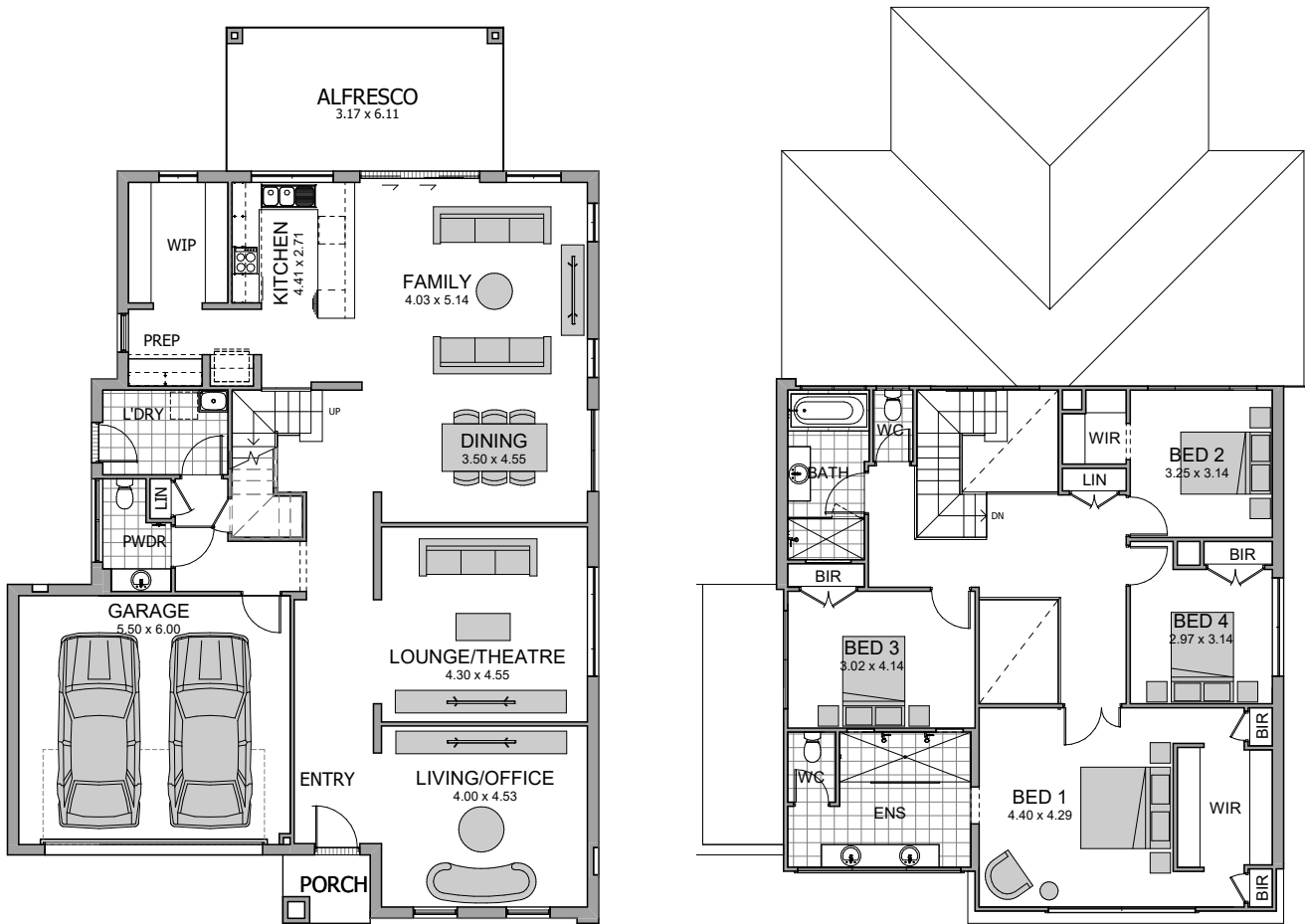
Ground Floor Living	134.42m²	Alfresco	17.01m²
First Floor Living	99.55m²	Total	290.24m²
Garage	36.15m²	Overall Width	11.85m
Porch	3.11m²	Overall Length	20.12m

Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Shower

Capital 36

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

HOME DETAILS

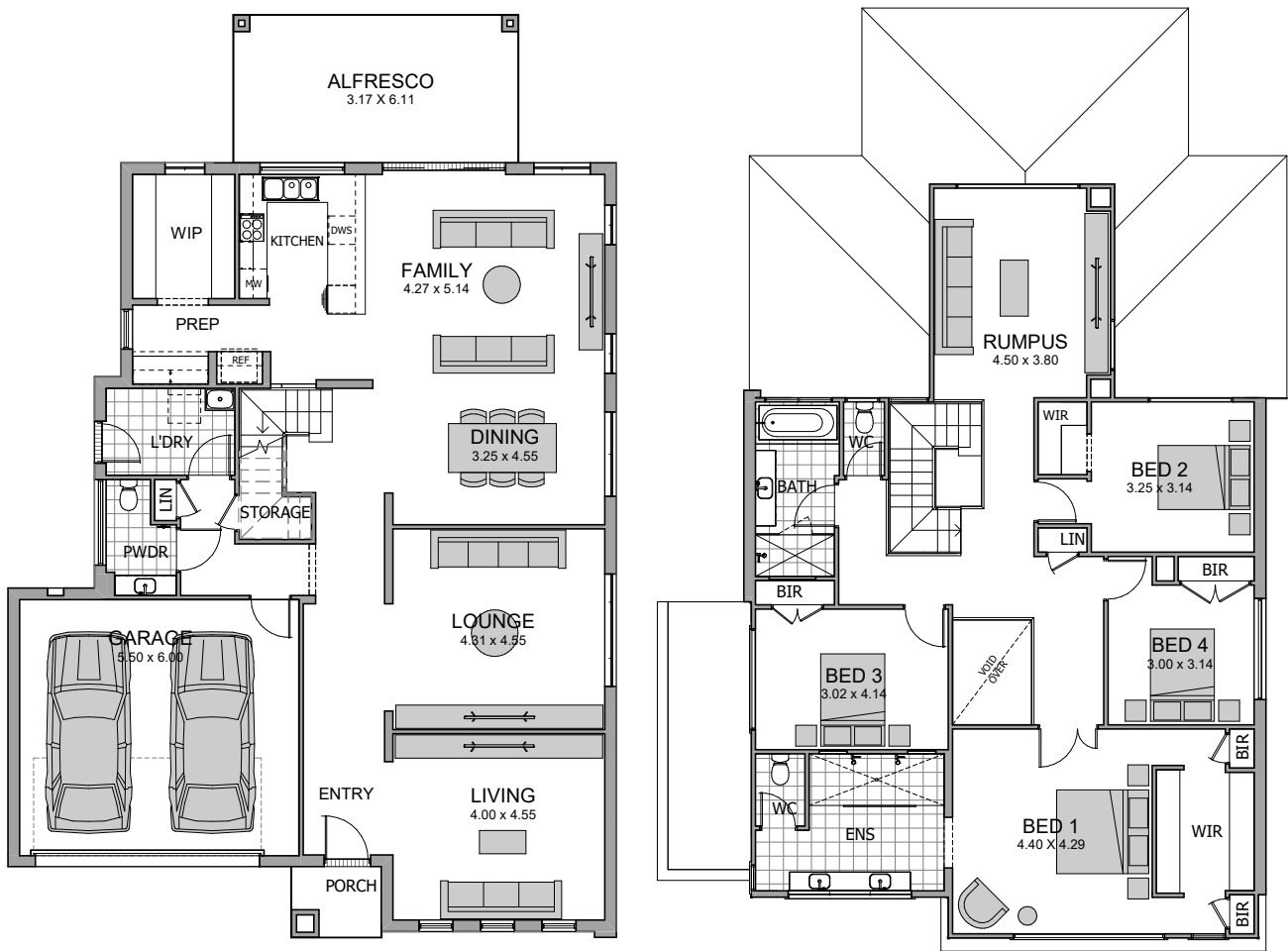
Ground Floor Living	148.02m ²	Alfresco	19.38m ²
First Floor Living	125.27m ²	Total	332.09m²
Garage	36.28m ²	Overall Width	13.07m
Porch	3.15m ²	Overall Length	19.79m

Options available:

- Bed 1 swap
- Guest bed
- Front guest bed

Capital 38

4 bedrooms 2.5 bathrooms 4 living 2 car spaces



GROUND FLOOR

FIRST FLOOR

HOME DETAILS

Ground Floor Living	148.06m ²	Alfresco	19.38m ²
First Floor Living	145.61m ²	Total	352.46m²
Garage	36.24m ²	Overall Width	13.07m
Porch	3.17m ²	Overall Length	19.80m

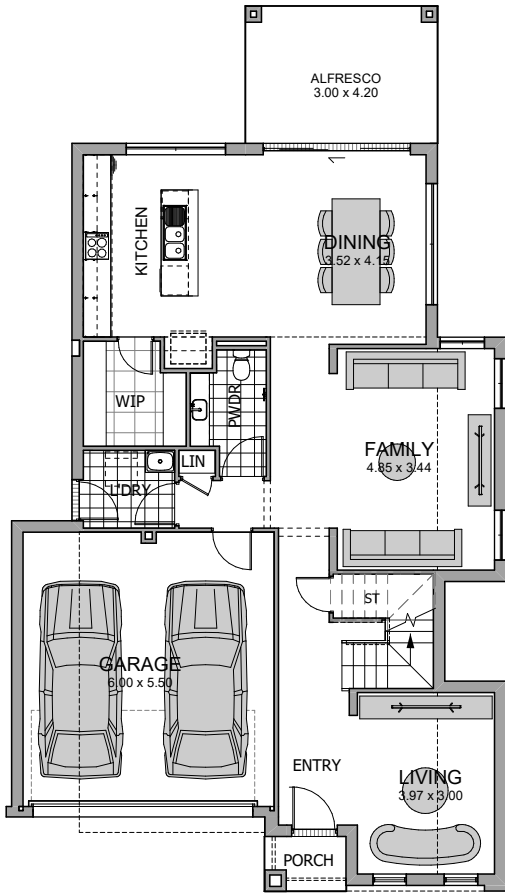
Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Bed 5
- Front guest bed

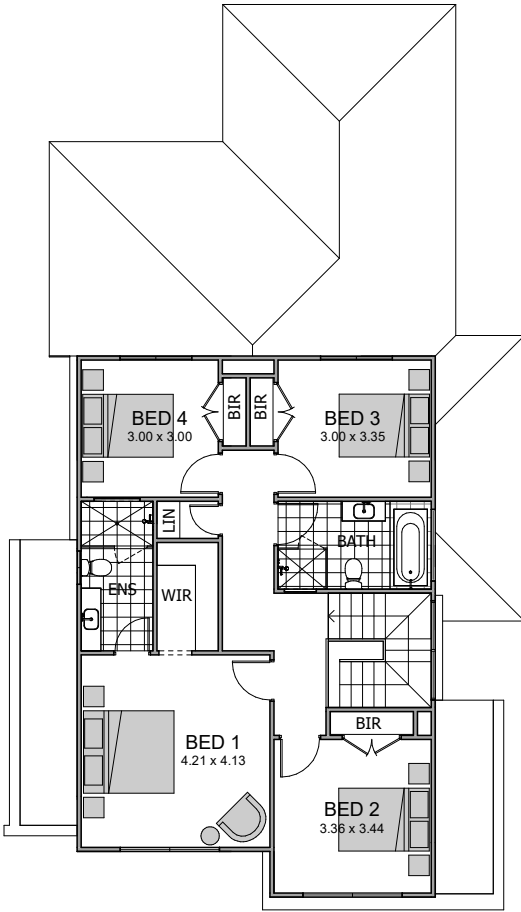
Taylor 26

4 bedrooms 2.5 bathrooms 3 living 2 car spaces

If you're looking for a home that makes a statement, then look no further. The Taylor home design features a grand entrance with a winding staircase, large theatre, open plan kitchen and dining area.



GROUND FLOOR



FIRST FLOOR

HOME DETAILS

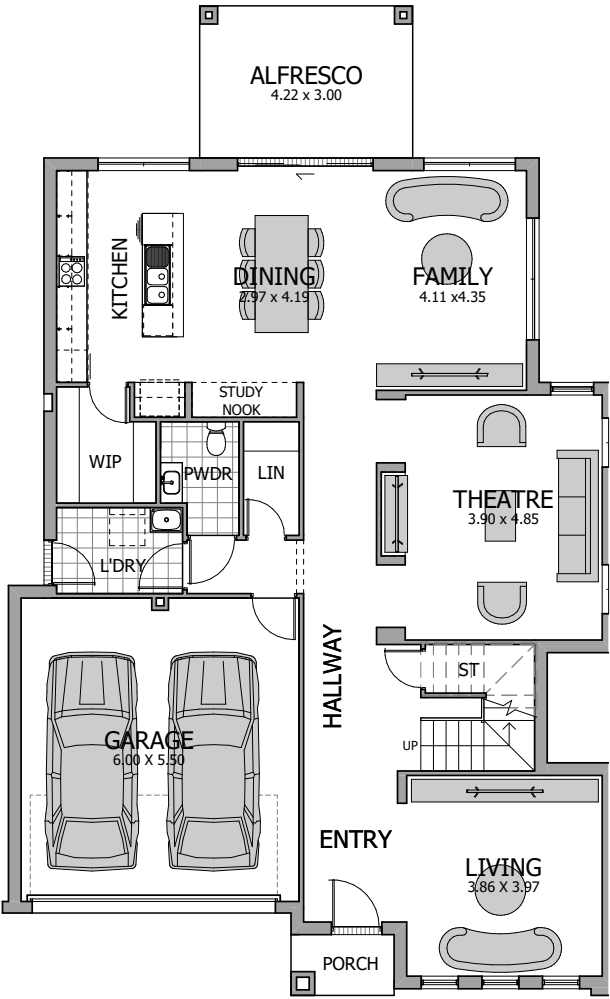
Ground Floor Living	109.21m ²	Alfresco	12.60m ²
First Floor Living	88.60m ²	Total	248.72m²
Garage	36.19m ²	Overall Width	10.94m
Porch	2.12m ²	Overall Length	19.36m

Options available:

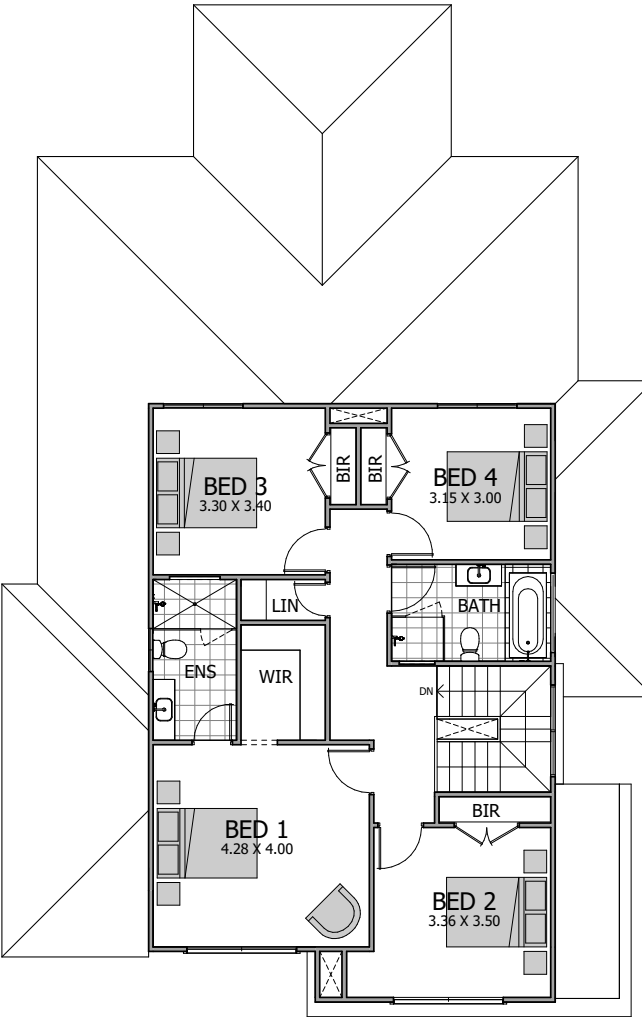
- Bed 1 swap
- Rumpus
- Bed 5
- Shower

Taylor 30

4 bedrooms 2.5 bathrooms 3 living 2 car spaces



GROUND FLOOR



FIRST FLOOR

HOME DETAILS

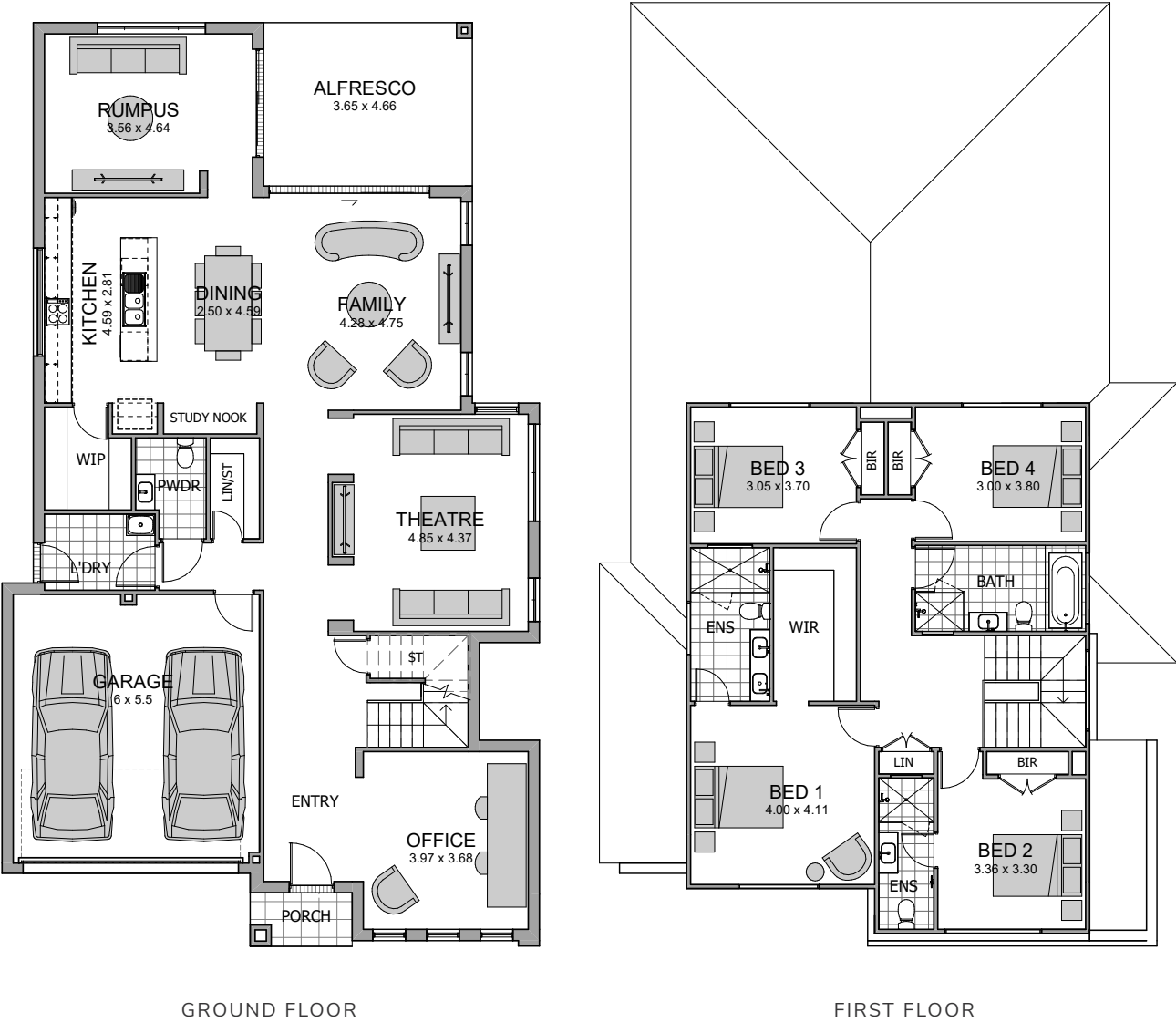
Ground Floor Living	135.27m ²	Alfresco	12.60m ²
First Floor Living	87.49m ²	Total	273.81m²
Garage	36.03m ²	Overall Width	12.12m
Porch	2.42m ²	Overall Length	19.56m

Options available:

- Bed 1 swap
- Rumpus
- Guest bed
- Shower
- Front guest bed

Taylor 34

4 bedrooms 3.5 bathrooms 4 living 2 car spaces



HOME DETAILS

Ground Floor Living	156.37m ²	Alfresco	17.01m ²
First Floor Living	102.36m ²	Total	315.51m²
Garage	37.06m ²	Overall Width	12.00m
Porch	2.71m ²	Overall Length	20.61m

Options available:

- ☒ Bed 1 swap
- ☒ Guest bed
- ☒ Shower
- ☒ Kids lounge
- ☒ Mirror rear

Designed to be ACT compliant



All the homes in the ACT range have been designed to accommodate a typical block in the region. The designs take into consideration the ACT Planning & Territory Plan, Single Dwelling Housing Development Code and latest National Construction Code 2022 requirements.

Some examples of compliance are:

ACT Single Dwelling Housing Development Code

Complying with Building and Solar Envelope limitations on substantially level lots.

Achieving Solar Access depending on suitable block orientation.

Meeting restrictive setback requirements required in the Front, Primary and Rear Zones.

Complying with minimum or maximum Site Coverage, Plot Ratios and Private open space areas on standard lot sizes.

National Construction Code 2022

Achieving 7 Star Energy Efficiency standard through increased insulation, double glazed windows/doors, sealing around wall openings and energy efficient lighting and fixtures

Roof spaces will be ventilated to alleviate condensation risks

NCC Liveable Housing Code compliance:

- Providing an easy step free access from the boundary to the home entry and a step free threshold to the front door.
- Include wider internal corridor widths and extra wide doors with level thresholds to allow easy access around the home and into living areas
- Provide a toilet compartment on the entry level which has increased circulation space for access to the toilet pan and basin.
- Include a shower in the home that can be used by semi-ambulatory persons which has level access.
- Providing certain walls around the entry toilet, accessible shower and one bath (when provided) with strengthening for fixing of possible future grab rails.

General Disclaimer – whilst every effort has been made to make standard home designs comply with the above requirements some alteration or reduction may be required on certain blocks which have specific circumstances and restrictions.



Where we build

For over 40 years, Rawson Homes have built stunning designer homes across Sydney, Central Coast, Hunter and Newcastle, Illawarra, Southern Highlands and South Coast and ACT.

- Newcastle / Hunter / Hunter Regional
- Sydney
- Illawarra / Southern Highlands
- ACT/ ACT Regional
- ★ Display Home Centre

Visit a display home

SYDNEY

HomeWorld Marsden Park
HomeWorld Box Hill
Redbank
HomeWorld Leppington

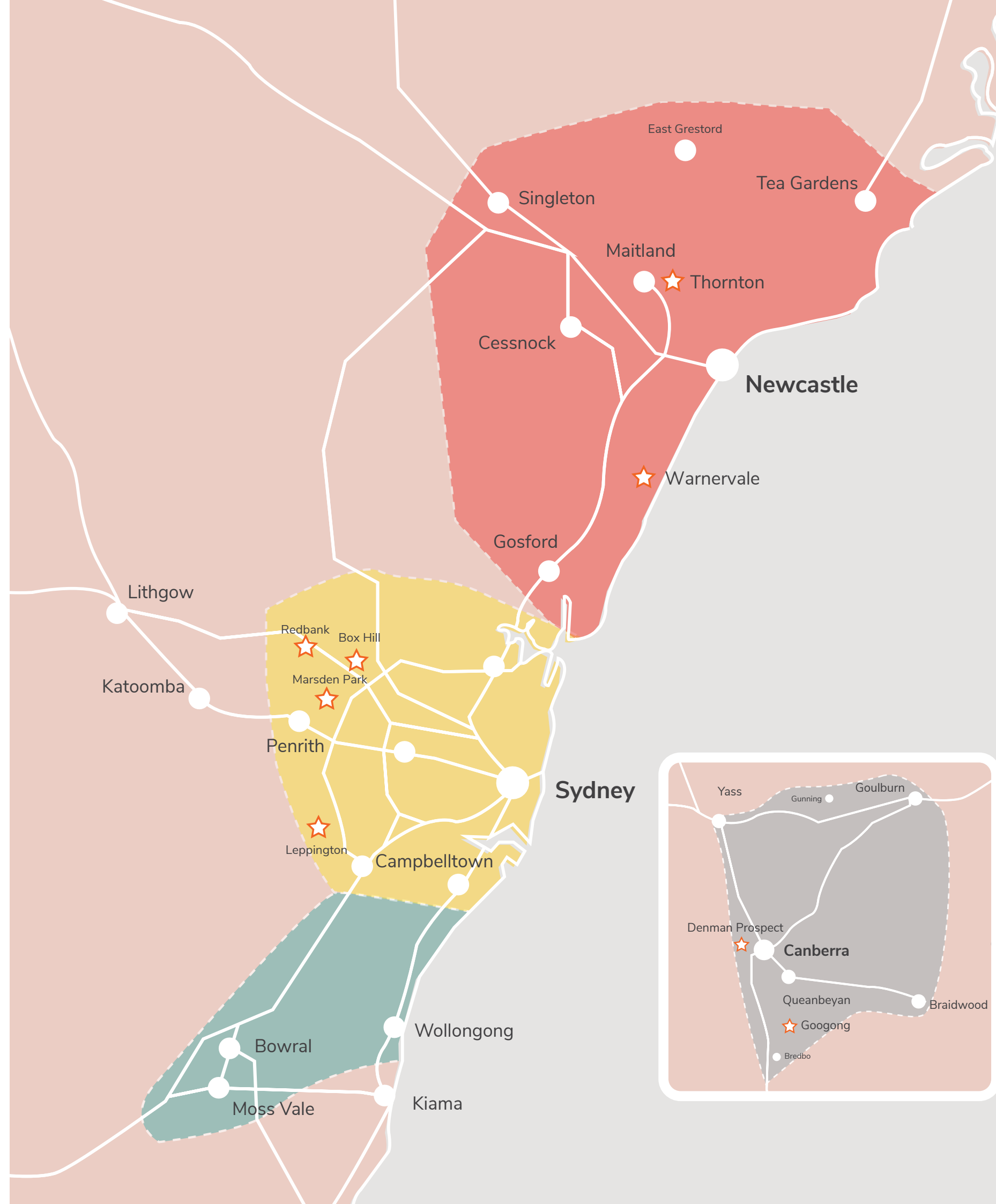
ACT

Denman Prospect
Googong

HUNTER AND NEWCASTLE

HomeWorld Warnervale
HomeWorld Thornton

Visit our website for details.





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