



PERFECT LIVING, LASTING QUALITY







## *Contents.*

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John Stephens	4
A Trusted Builder	6
Our Values	7
The Silkwood Difference	9
Locations	10
Low Set Homes	13
High Set Homes	27
Dual Living Homes	33
Duplex Homes	41





**John Stephens**  
*Director*

**With innovative designs and commitment to client satisfaction, John Stephens is well renowned within the Building Industry for his precision and attention to detail.**

Silkwood Homes operates under the direction of John Stephens. John completed his Carpenter trade from an early age and has gained over 46 years of experience in the building industry. Through constant dedication and passion, John has established strong international and national partnerships spanning Australia wide. John's commitment to his professional relationships is priority to ensure the highest quality product is delivered on every build.







## *A Trusted Builder.*

**We offer our clients a quality product at a competitive price, along with an exceptional and pleasurable building experience from creation to completion.**

Based in the heart of South East Queensland Silkwood Homes are a loyal family owned and operated construction company. For almost 10 years Silkwood Homes have been building modern, stylish homes across Regional Queensland and New South Wales under the guidance and direction of John. Our dedicated team of industry professionals have created an innovative and modern range of facades and floor plans offering versatility and flexibility to suit families of all sizes. From first home buyers to experienced investors we guarantee our range of low set, high set, duplex and dual occupancy home designs will allow you to express your personality and lifestyle, leaving you loving your new home. Silkwood Homes ensures the highest-level finish as we proudly continue strong alliances with tradesmen and suppliers Australia wide, giving you peace of mind that you have chosen the right builder. We pride ourselves on being a quality builder that you can trust and are with you every step of the way. Making your building experience comfortable and one the whole family can enjoy together is our goal.



## *Our Values.*

### **Architecturally mastered designs**

Silkwood Homes offer a large range of Low Set, High Set, Duplex and Dual Living house designs with various floor plan and facade options available. Choose a floor plan that functions perfectly with your personality and a facade that will stand out on your street, and let the team at Silkwood Homes make your dream home come to life.



### **Inclusions you can trust**

Our inclusions packages are designed to suit families and budgets of all sizes. We use products from trusted suppliers to ensure the highest quality level of finish. Our trained team of professionals can tailor any inclusions package to what works best for you.



### **20yr structural guarantee**

We proudly offer a 20-year warranty guarantee on all structural elements of your build. This will protect your home from any structural defects if they occur and give you that added peace of mind that you have chosen the right builder.



### **12 months maintenance**

Building with Silkwood Homes means building with quality. We include a 12-month maintenance warranty on any minor issues that may occur from the date of practical completion. Keeping your home feeling fresh and you feeling stress-free.



### **Exceptional build time**

From start to finish our trades are hard at work building your new home with care and precision over a 12-week period. With a focus on client satisfaction, we promise to deliver the highest quality product to you on time.







## *The Silkwood Difference.*

The Silkwood Homes difference means that your building experience is personalised and enjoyable, with consistent care and support from our team as we work together to create your dream home. Our turnkey homes are built with stylish inclusions and no hidden costs or surprises. From every detail inside to a fully turfed and landscaped yard, you can rest assured knowing all aspects of your building journey are taken care of by an experienced team. We guarantee maximum quality and presentation on every build. *That's our promise!*







## Locations.

### Where we build

Constructing between 250-300 homes per year, Silkwood Homes are determined to help you discover the perfect location for your new home. Our house & land packages are offered all over Queensland and New South Wales, including but not limited to the areas listed below:

### Queensland

Gold Coast CBD  
 Gold Coast Surrounds  
 Sunshine Coast CBD  
 Sunshine Coast Surrounds  
 Brisbane CBD  
 Brisbane South  
 Brisbane North  
   - Griffin  
   - Narangba Heights  
   - Murrumba Heights  
   - Bridgeman Downs  
   - Kallangur  
   - Morayfield  
   - Caboolture

### Brisbane West

  - Ipswich  
   - Toowoomba  
   - Ripley  
   - Collingwood Park  
   - Logan Reserve  
   - Park Ridge

### New South Wales

Newcastle & Surrounds  
 Hunter Valley  
 Northern Rivers  
   - Tweed Heads  
   - Byron Shire  
   - Ballina  
   - Lismore  
   - Kingscliff  
   - Lennox Head  
   - Grafton  
   - Coffs Harbour







*Low Set*



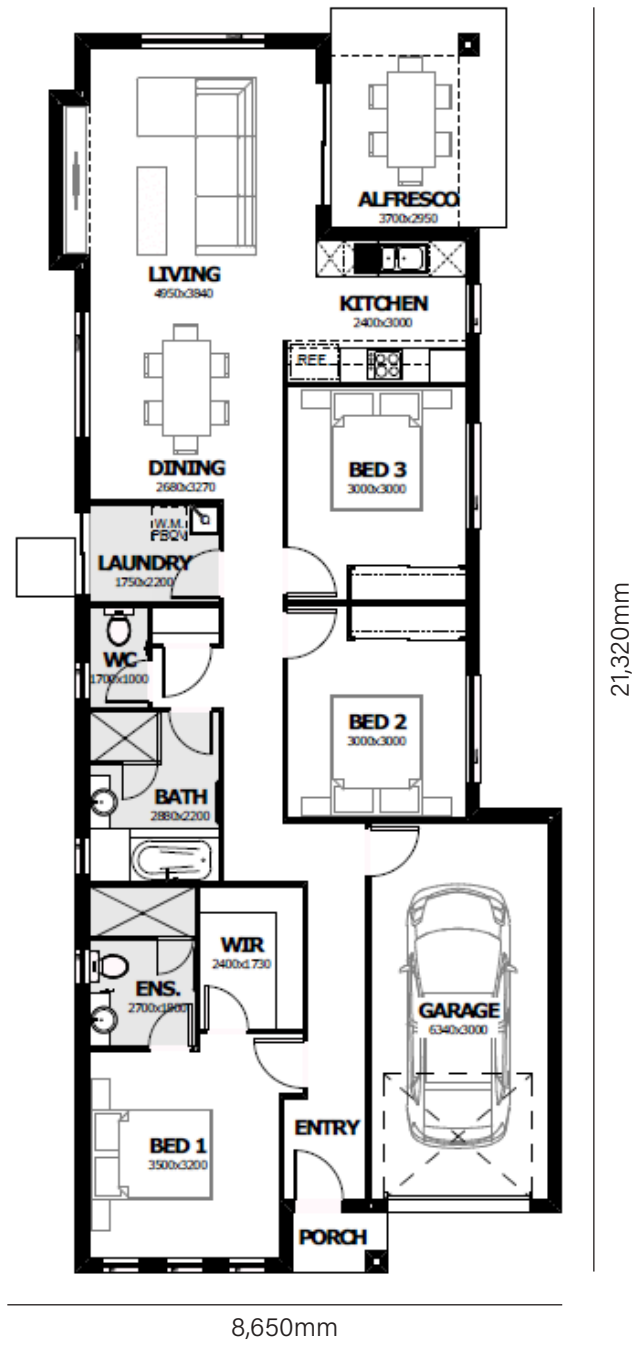
Facades





Lachlan 17

3 2 1 1



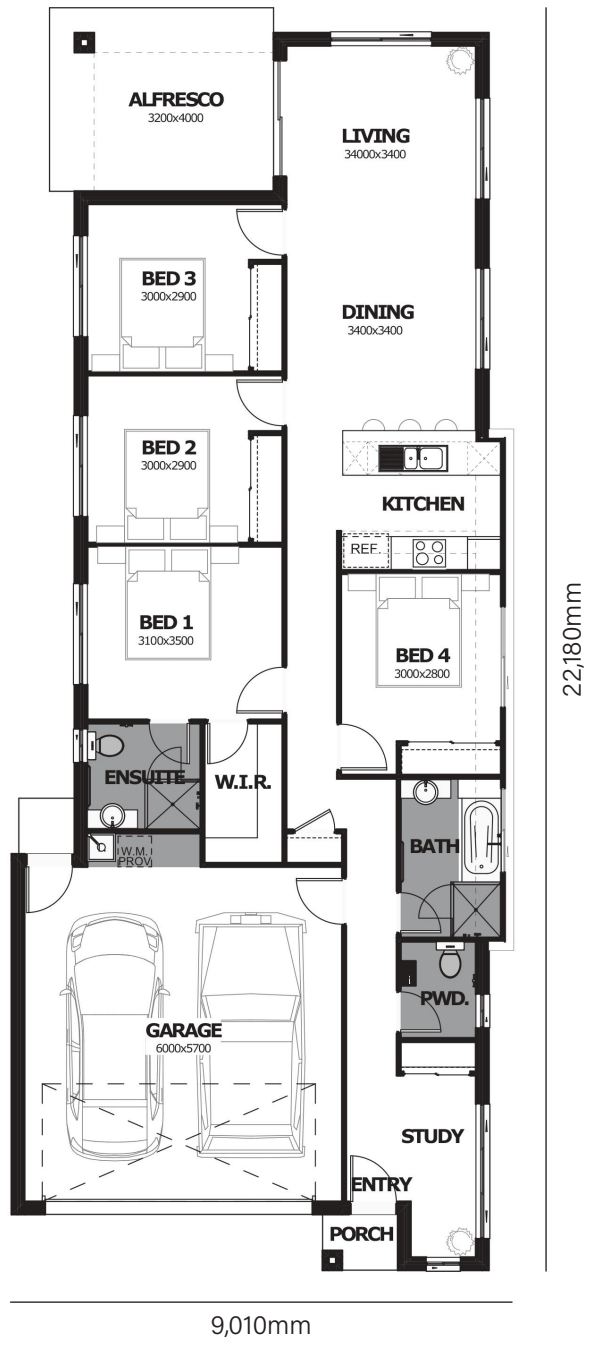
AREAS	
LIVING	119.96m <sup>2</sup>
GARAGE	21.58m <sup>2</sup>
ALFRESCO	10.92m <sup>2</sup>
PORCH	1.59m <sup>2</sup>

TOTAL 154.05m<sup>2</sup>

LOT WIDTH  
10M+

Tecoma 19

4 2 1 2



AREAS	
LIVING	121.89m <sup>2</sup>
GARAGE	38.47m <sup>2</sup>
ALFRESCO	13.23m <sup>2</sup>
PORCH	1.35m <sup>2</sup>

TOTAL 174.94m<sup>2</sup>

LOT WIDTH  
10M+



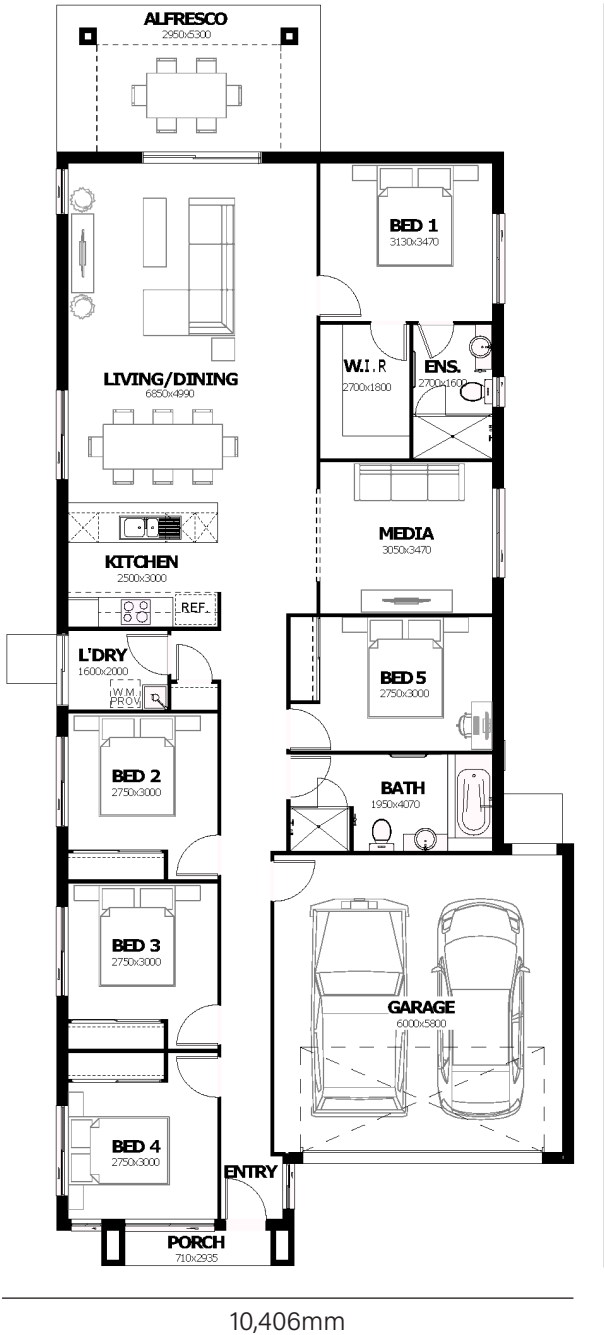
# Cranbourne 23

LOT WIDTH  
11.5M+

5 2 2 2

AREAS	
LIVING	161.12m <sup>2</sup>
GARAGE	37.79m <sup>2</sup>
ALFRESCO	15.63m <sup>2</sup>
PORCH	2.75m <sup>2</sup>

TOTAL 217.29m<sup>2</sup>



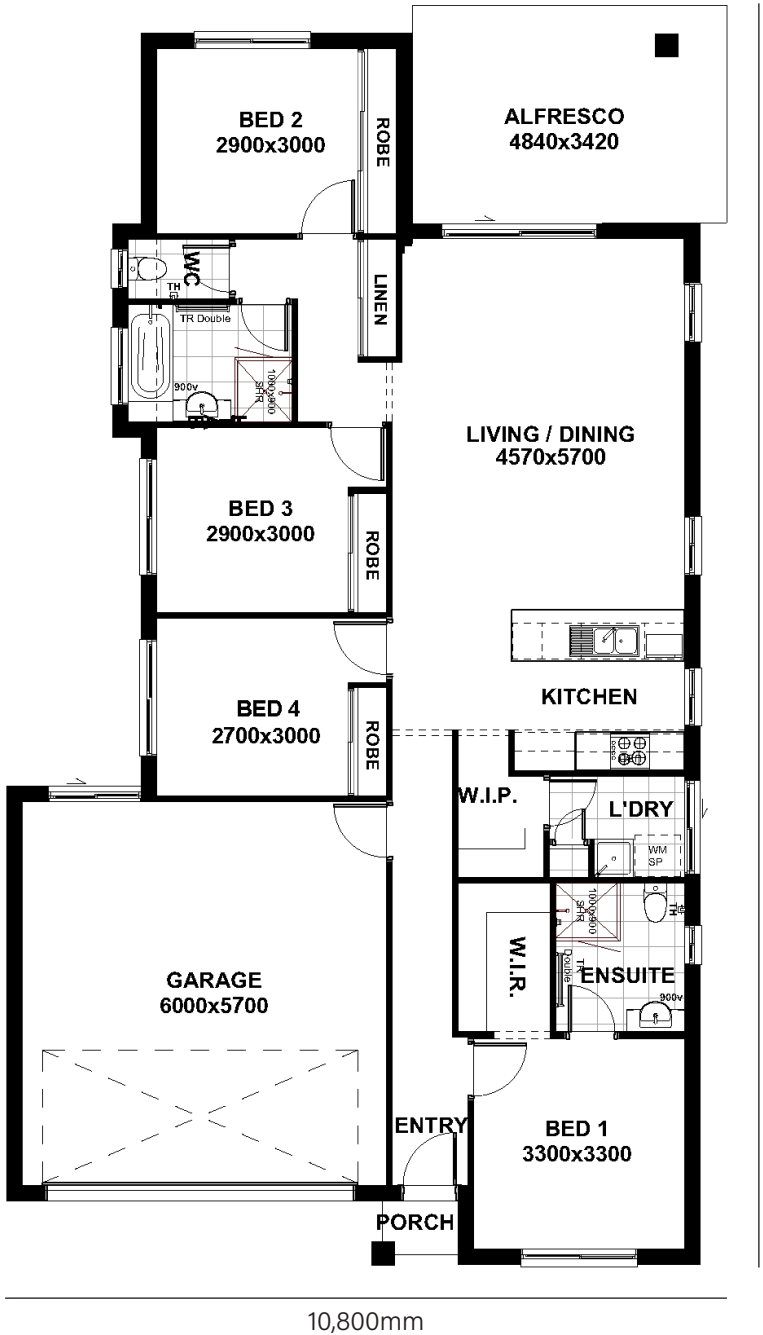
# Preston 19

LOT WIDTH  
12.5M+

4 2 1 2

AREAS	
LIVING	125.73m <sup>2</sup>
GARAGE	37.43m <sup>2</sup>
ALFRESCO	16.55m <sup>2</sup>
PORCH	1.35m <sup>2</sup>

TOTAL 180.97m<sup>2</sup>





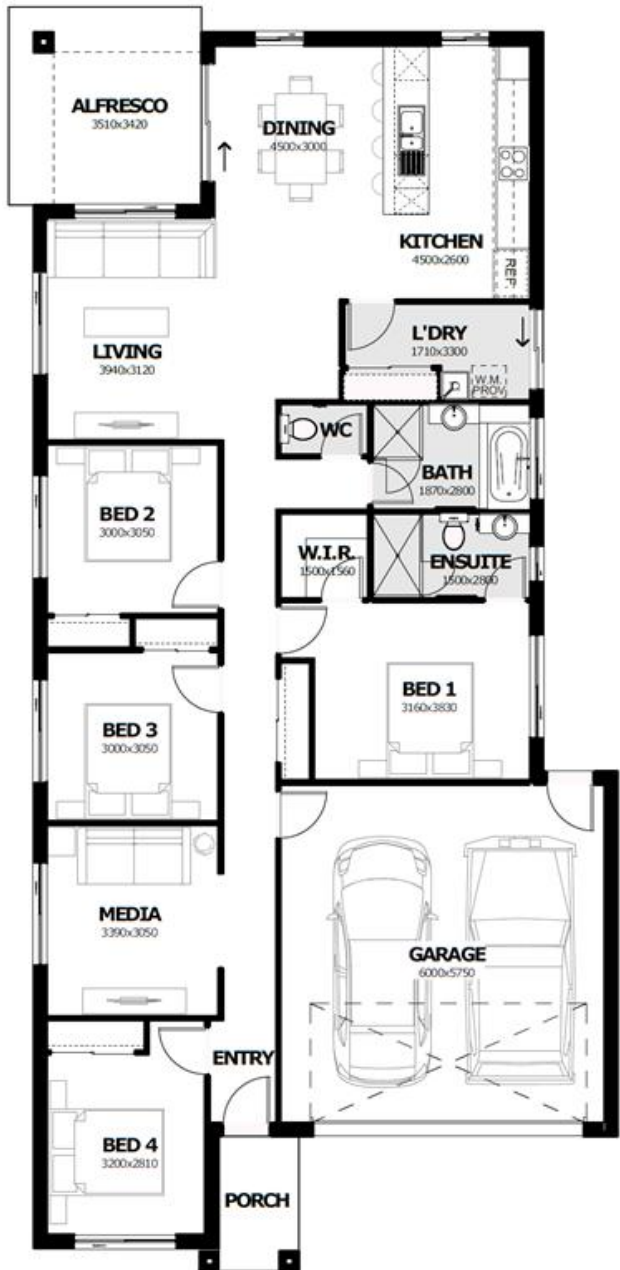
# Mornington 21

LOT WIDTH  
12M+

4 2 2 2

AREAS	
LIVING	144.89m <sup>2</sup>
GARAGE	37.56m <sup>2</sup>
ALFRESCO	12.00m <sup>2</sup>
PORCH	2.83m <sup>2</sup>

TOTAL 197.28m<sup>2</sup>



# Mitcham 19

LOT WIDTH  
11.5M+

4 2 1 2

AREAS	
LIVING	131.11m <sup>2</sup>
GARAGE	37.28m <sup>2</sup>
ALFRESCO	8.88m <sup>2</sup>
PORCH	3.63m <sup>2</sup>

TOTAL 180.90m<sup>2</sup>





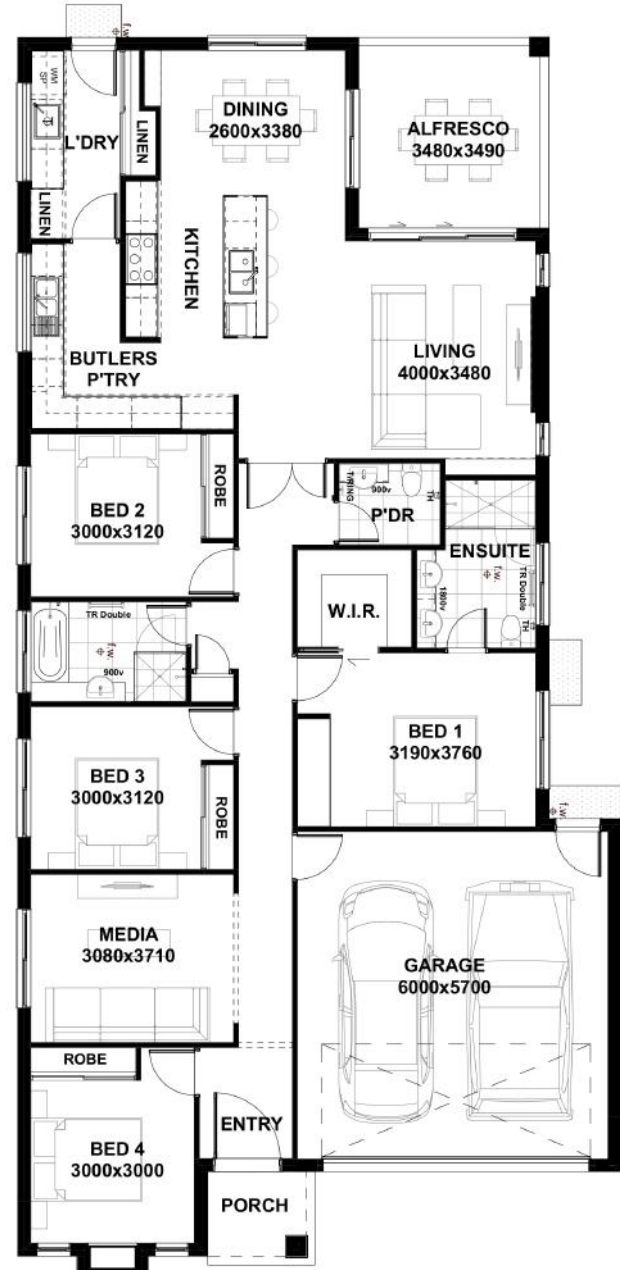
# Oakmont 24

LOT WIDTH  
12.5M+

4 2 2 2

AREAS	
LIVING	166.97m <sup>2</sup>
GARAGE	37.25m <sup>2</sup>
ALFRESCO	12.53m <sup>2</sup>
PORCH	3.14m <sup>2</sup>

TOTAL 219.88m<sup>2</sup>



11,030mm

22,760mm

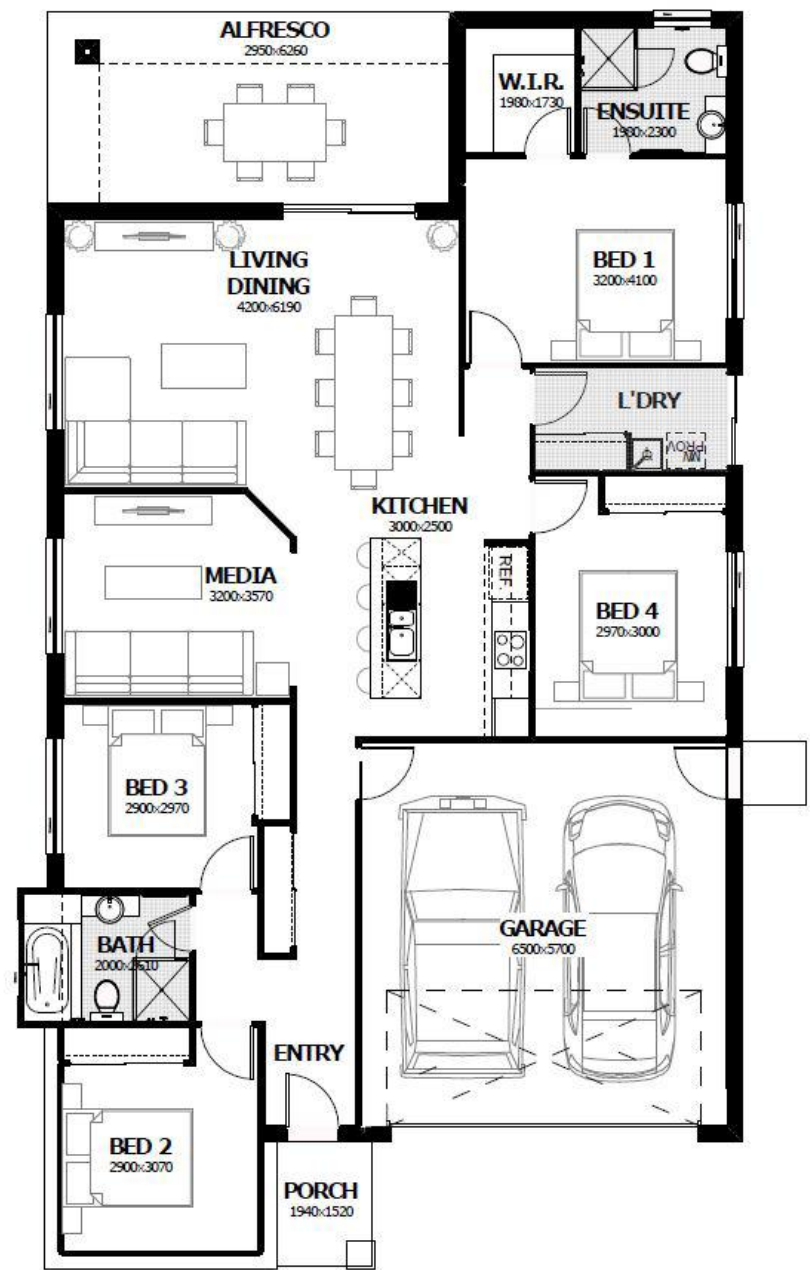
# Flemington 22

LOT WIDTH  
14M+

4 2 2 2

AREAS	
LIVING	142.47m <sup>2</sup>
GARAGE	36.94m <sup>2</sup>
ALFRESCO	18.48m <sup>2</sup>
PORCH	2.95m <sup>2</sup>

TOTAL 200.84m<sup>2</sup>



11,270mm

19,530mm

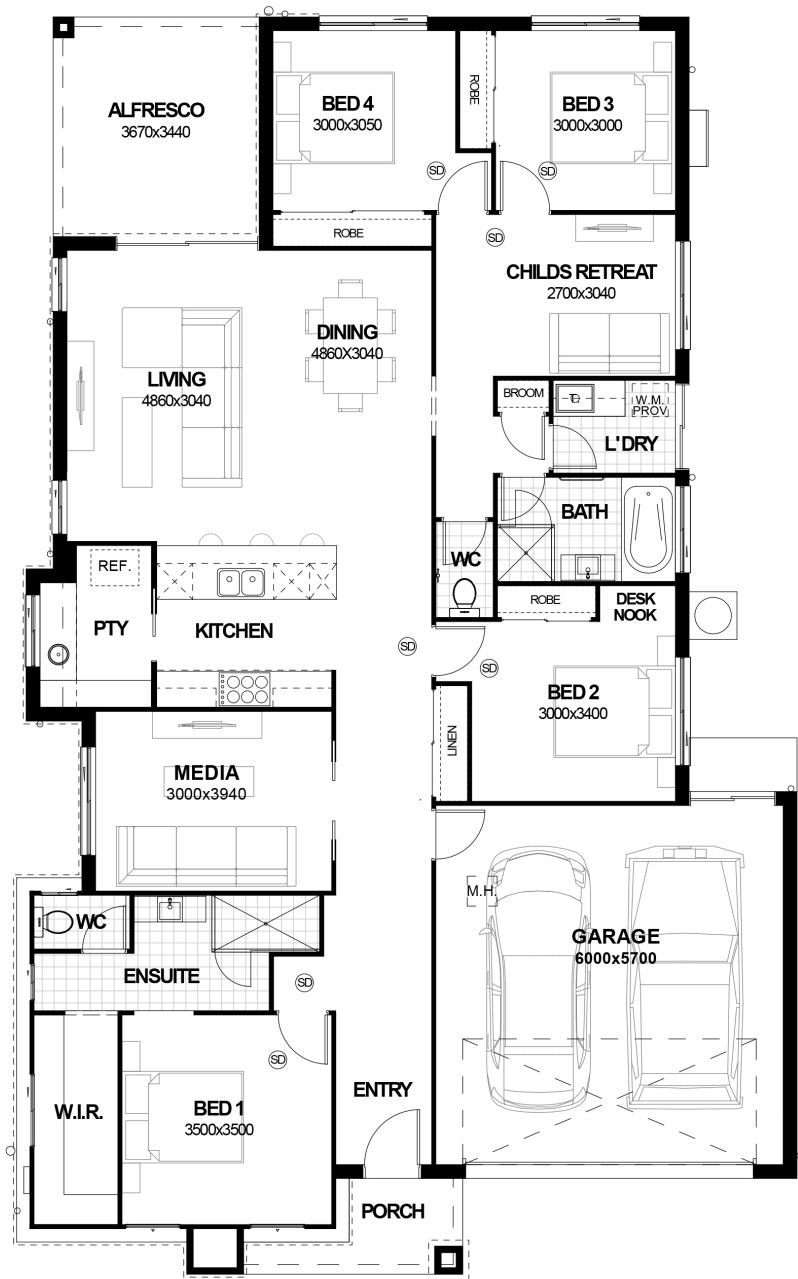


# Melaleuca 25

LOT WIDTH  
15M+

4 2 3 2

AREAS	
LIVING	175.63m <sup>2</sup>
GARAGE	37.98m <sup>2</sup>
ALFRESCO	12.62m <sup>2</sup>
PORCH	4.16m <sup>2</sup>



12,970mm

TOTAL 230.39m<sup>2</sup>

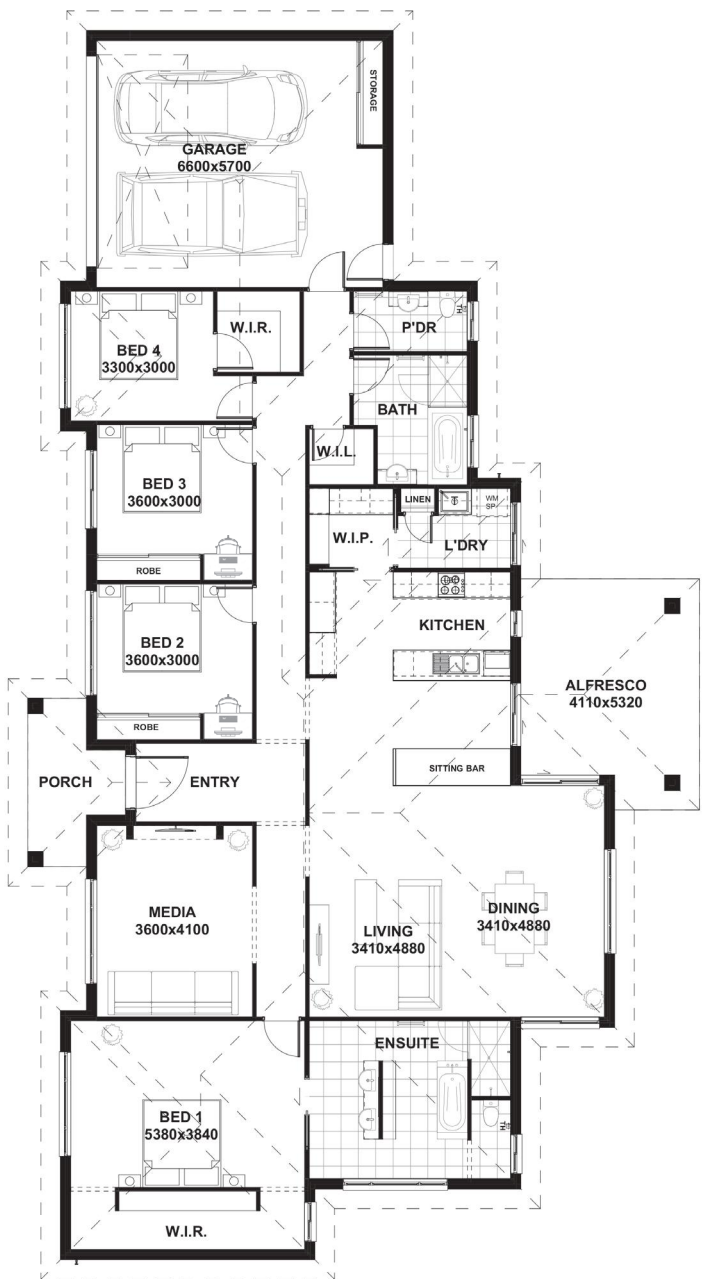
21,000mm

# Eaglemont 32

LOT WIDTH  
ACREAGE

4 2 2 2

AREAS	
LIVING	228.72m <sup>2</sup>
GARAGE	41.87m <sup>2</sup>
ALFRESCO	20.14m <sup>2</sup>
PORCH	6.59m <sup>2</sup>



15,010mm

TOTAL 297.31m<sup>2</sup>

28,310mm





# High Set



Facades





# Macquarie 25

LOT WIDTH  
10.5M+

5 4 2 2

AREAS	
LIVING LOWER	82.47m <sup>2</sup>
LIVING UPPER	100.88m <sup>2</sup>
GARAGE	39.34m <sup>2</sup>
ALFRESCO	9.10m <sup>2</sup>
PORCH	2.93m <sup>2</sup>

TOTAL 234.72m<sup>2</sup>



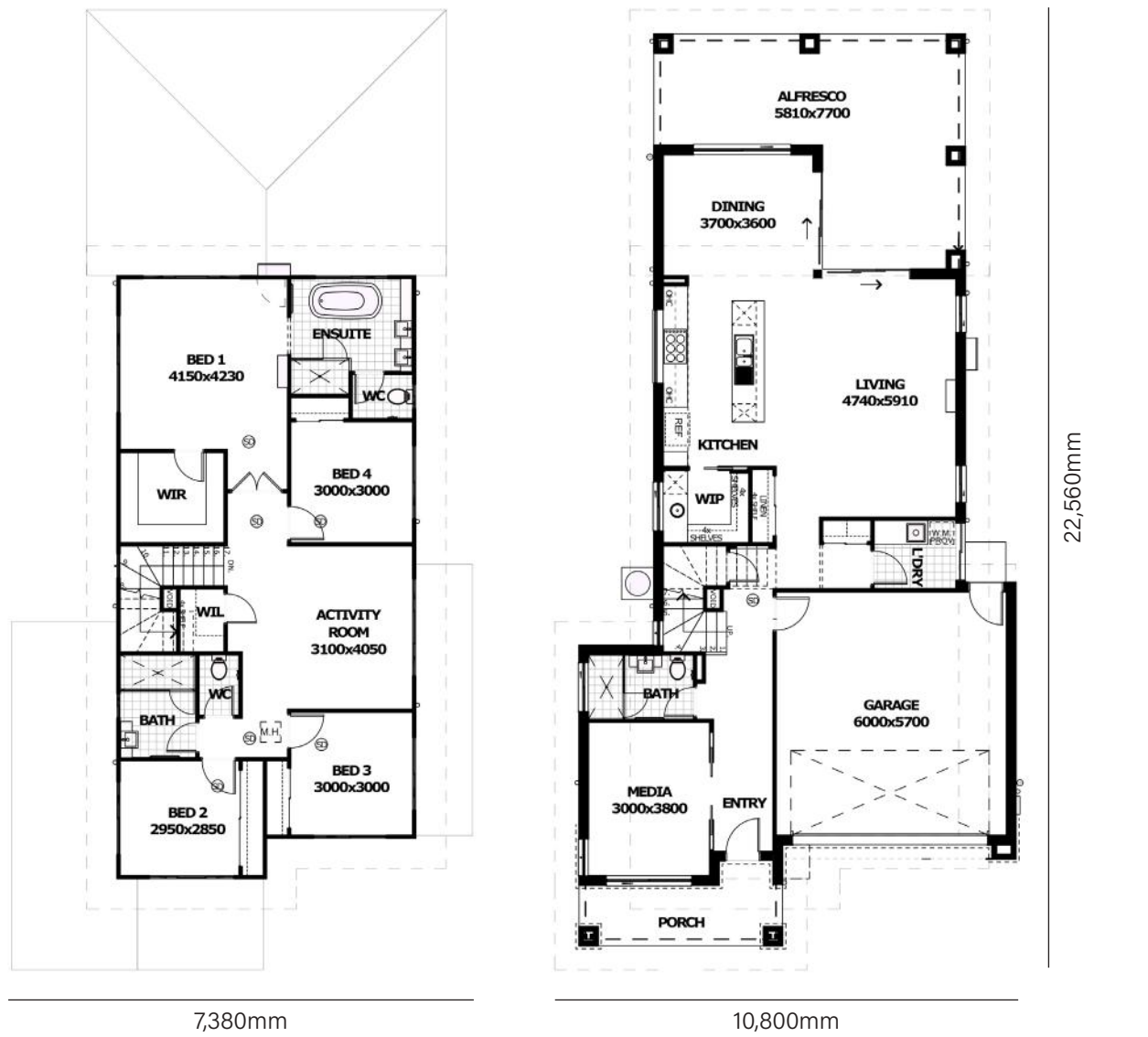
# Providence 31

LOT WIDTH  
12.5M+

4 3 3 2

AREAS	
LIVING LOWER	106.57m <sup>2</sup>
LIVING UPPER	106.42m <sup>2</sup>
GARAGE	37.62m <sup>2</sup>
ALFRESCO	31.81m <sup>2</sup>
PORCH	8.49m <sup>2</sup>

TOTAL 290.91m<sup>2</sup>







# *Dual Living*



Facades

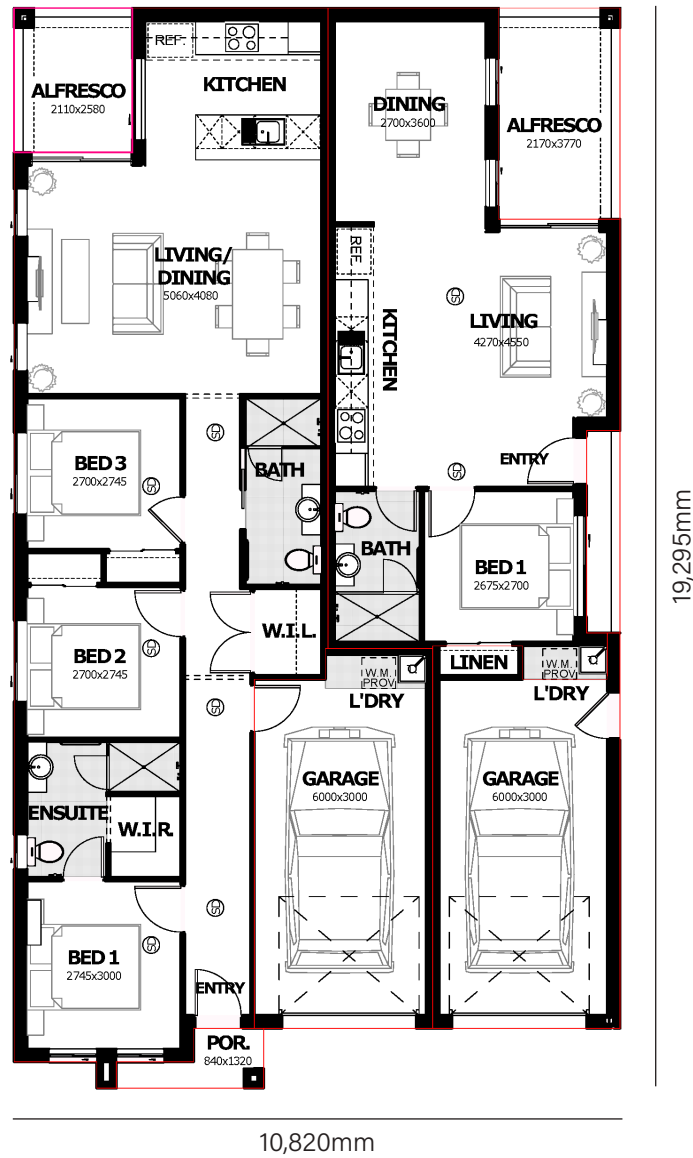




LOT WIDTH  
12.5M+

## Keilor 22 (3+2)

 3+2  2+1  1+1  1+1



DWELLING A		DWELLING B	
LIVING	90.57m <sup>2</sup>	LIVING	50.00m <sup>2</sup>
GARAGE	20.90m <sup>2</sup>	GARAGE	21.99m <sup>2</sup>
ALFRESCO	5.44m <sup>2</sup>	ALFRESCO	8.29m <sup>2</sup>
PORCH	1.99m <sup>2</sup>	PORCH	2.17m <sup>2</sup>
	118.90m <sup>2</sup>		82.45m <sup>2</sup>
		<b>TOTAL</b>	<b>201.35m<sup>2</sup></b>

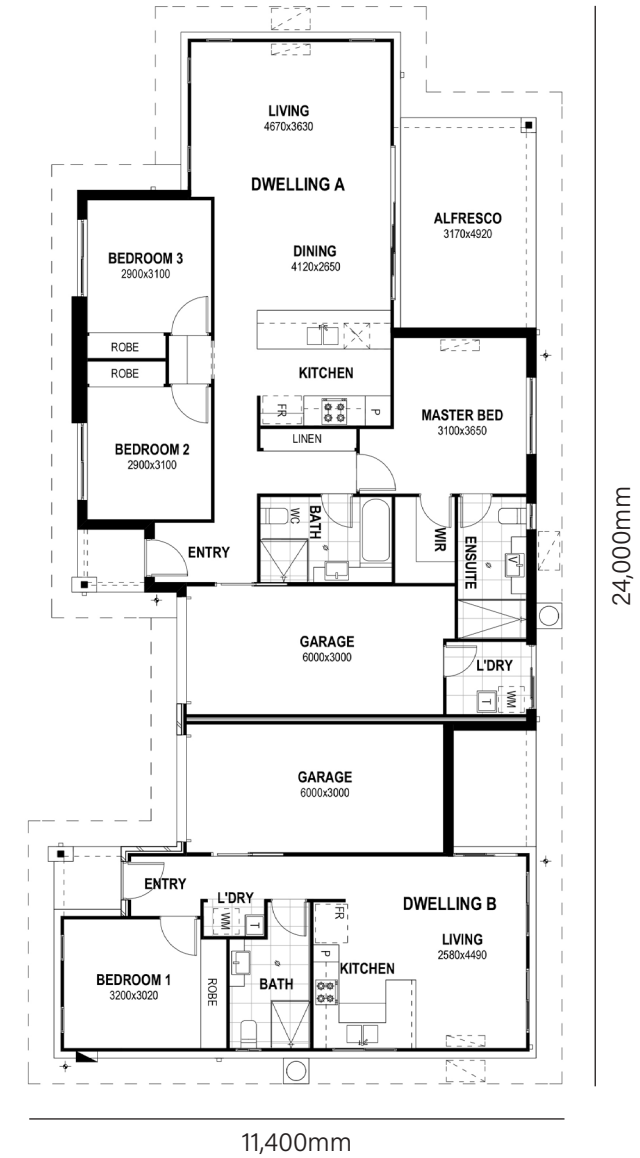
36



LOT WIDTH  
**WIDE**

Kimberley 28 (3+1)

 3+1
  2+1
  1+1
  1+1



DWELLING A		DWELLING B	
LIVING	112.87m <sup>2</sup>	LIVING	52.02m <sup>2</sup>
GARAGE	19.74m <sup>2</sup>	GARAGE	20.34m <sup>2</sup>
ALFRESCO	15.60m <sup>2</sup>	ALFRESCO	6.11m <sup>2</sup>
PORCH	2.35m <sup>2</sup>	PORCH	2.22m <sup>2</sup>
	150.56m <sup>2</sup>		80.69m <sup>2</sup>
		<b>TOTAL</b>	<b>231.25m<sup>2</sup></b>

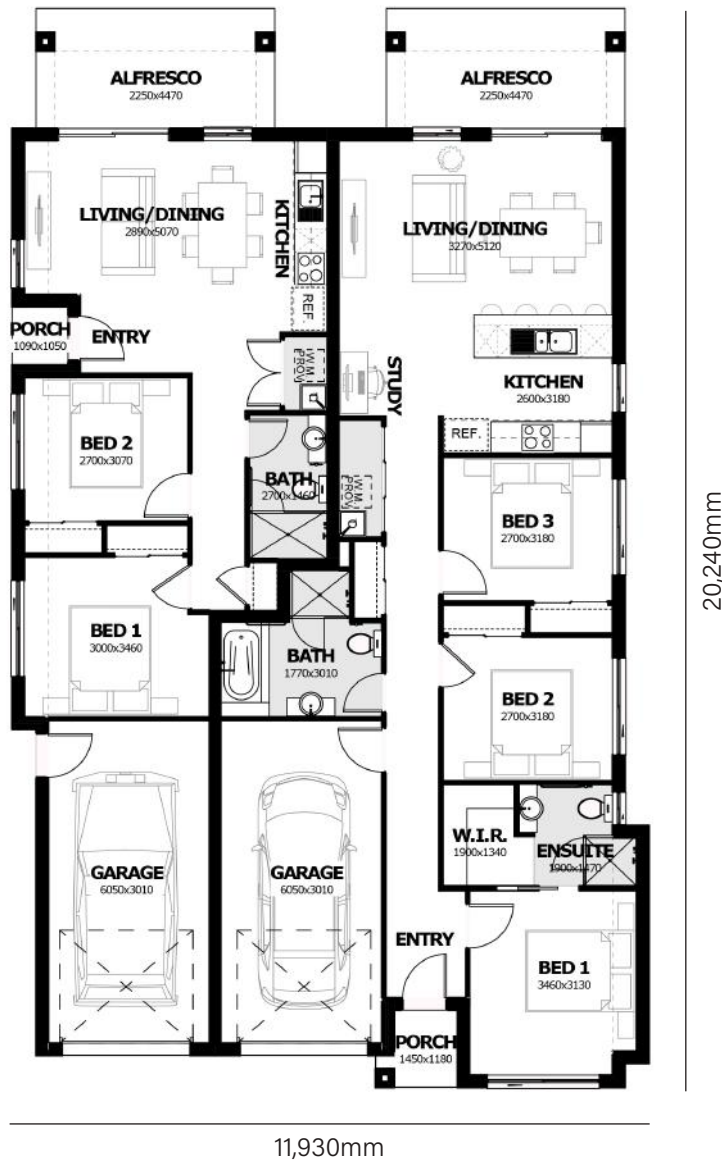
7



# Gibson 24 (3+2)

LOT WIDTH  
15M+

3+2 2+1 1+1 1+1



DWELLING A

LIVING	97.22m <sup>2</sup>
GARAGE	19.80m <sup>2</sup>
ALFRESCO	10.06m <sup>2</sup>
PORCH	1.92m <sup>2</sup>
129.00m <sup>2</sup>	

DWELLING B

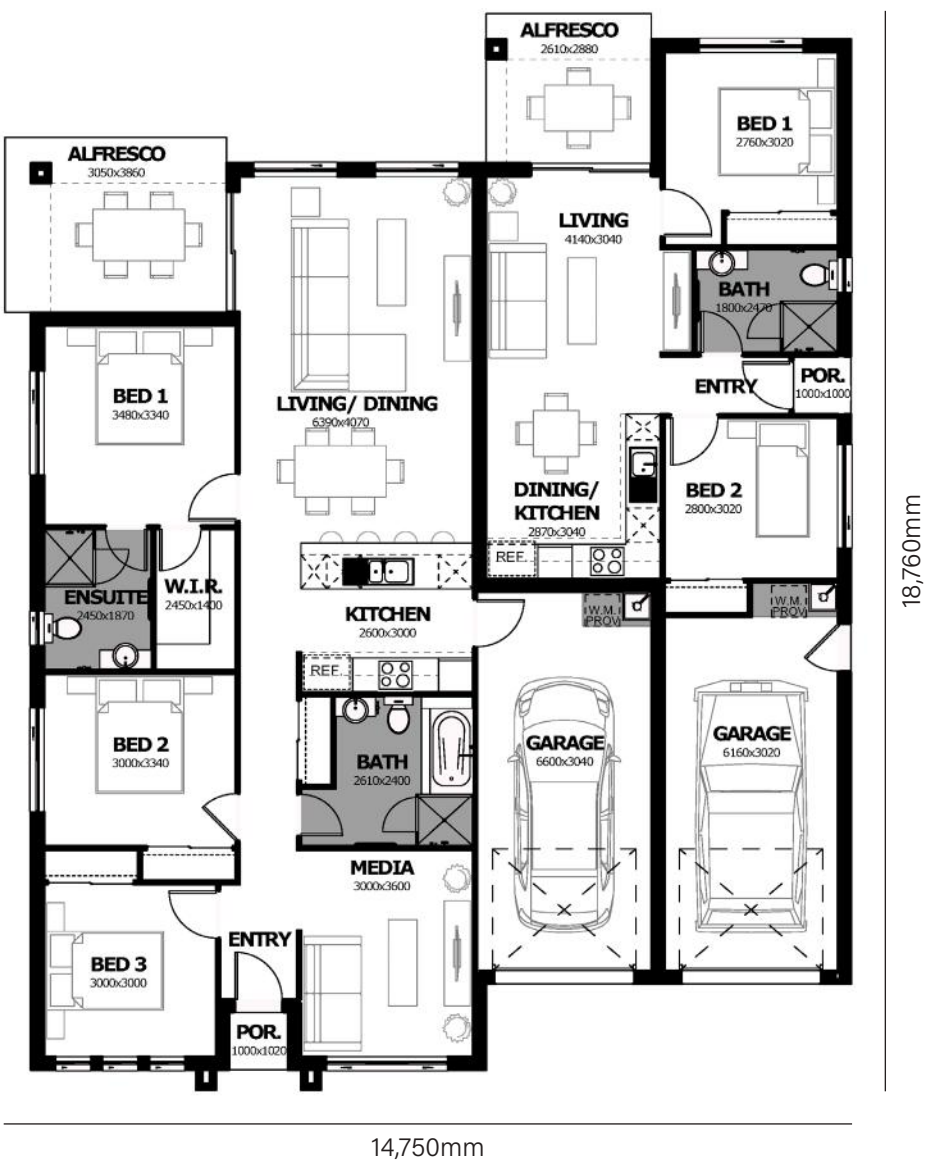
LIVING	60.51m <sup>2</sup>
GARAGE	21.07m <sup>2</sup>
ALFRESCO	10.06m <sup>2</sup>
PORCH	1.14m <sup>2</sup>
92.78m <sup>2</sup>	

TOTAL 221.78m<sup>2</sup>

# Fitzroy 25 (3+2)

LOT WIDTH  
16M+

3+2 2+1 2+1 1+1



DWELLING A

LIVING	113.85m <sup>2</sup>
GARAGE	21.91m <sup>2</sup>
ALFRESCO	11.77m <sup>2</sup>
PORCH	1.02m <sup>2</sup>
148.55m <sup>2</sup>	

DWELLING B

LIVING	54.97m <sup>2</sup>
GARAGE	22.54m <sup>2</sup>
ALFRESCO	7.52m <sup>2</sup>
PORCH	1.00m <sup>2</sup>
86.03m <sup>2</sup>	

TOTAL 234.58m<sup>2</sup>





*Duplex*



Facades





Torquay 27 (3+3)

LOT WIDTH  
CORNER

3+3 2+2 1+1 1+1

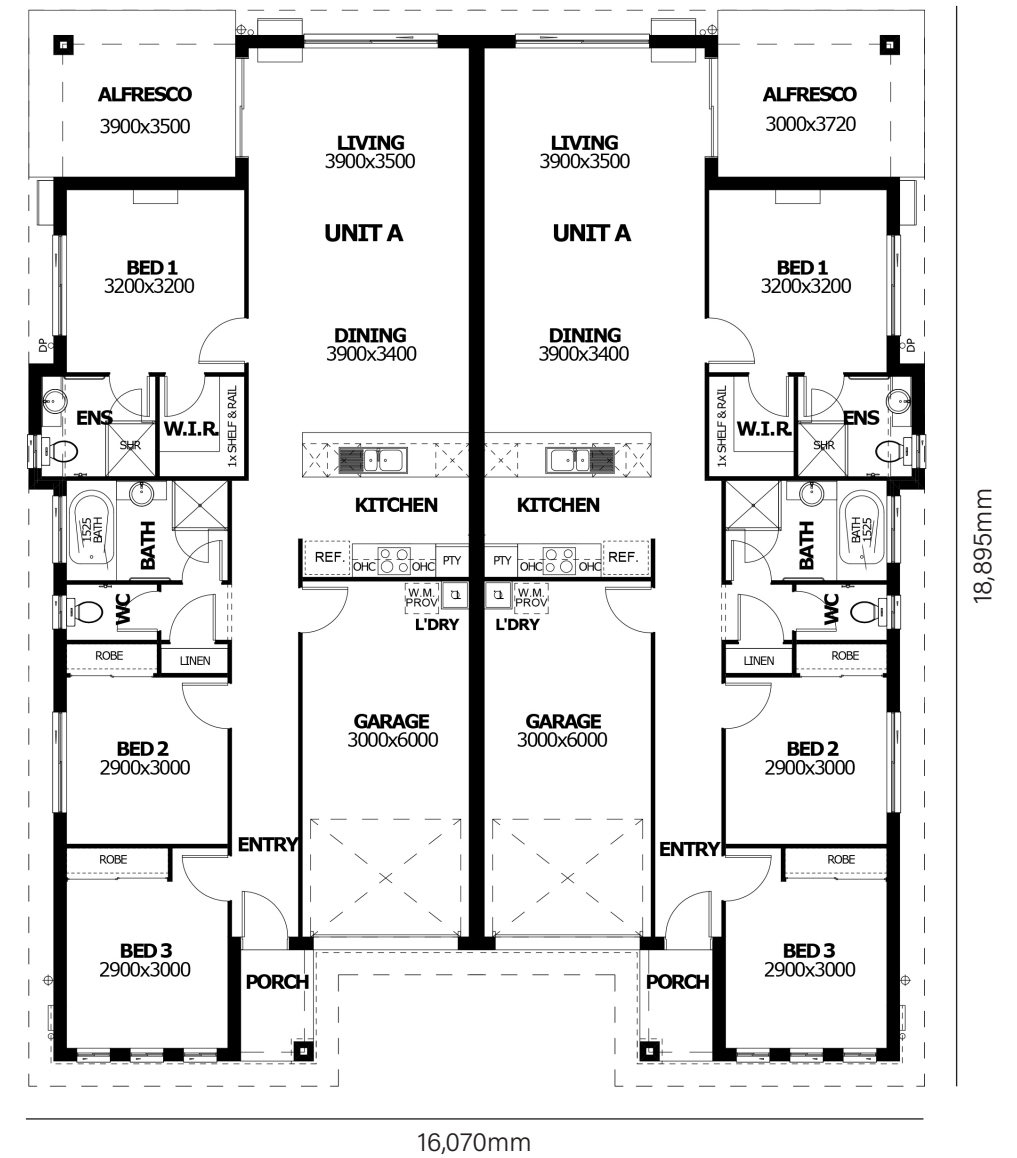


DWELLING A		DWELLING B	
LIVING	92.91m <sup>2</sup>	LIVING	92.88m <sup>2</sup>
GARAGE	22.20m <sup>2</sup>	GARAGE	20.38m <sup>2</sup>
ALFRESCO	7.55m <sup>2</sup>	ALFRESCO	10.07m <sup>2</sup>
PORCH	1.87m <sup>2</sup>	PORCH	1.11m <sup>2</sup>
TOTAL		248.97m <sup>2</sup>	

Viola 30 (3+3)

LOT WIDTH  
19.5M+

3+3 2+2 1+1 1+1



DWELLING A		DWELLING B	
LIVING	103.48m <sup>2</sup>	LIVING	103.48m <sup>2</sup>
GARAGE	20.65m <sup>2</sup>	GARAGE	20.65m <sup>2</sup>
ALFRESCO	11.16m <sup>2</sup>	ALFRESCO	11.16m <sup>2</sup>
PORCH	2.62m <sup>2</sup>	PORCH	2.62m <sup>2</sup>
TOTAL		275.82m <sup>2</sup>	





***Peace of mind on  
every build.***









# Say hello.

## QLD

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admin@silkwoodhomes.com.au

228 River Street, Ballina NSW 2478  
P 02 6681 1356  
admin@silkwoodhomes.com.au

## DISPLAY HOMES

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16 Soul Crescent, South Ripley QLD 4306

*Providence Estate*  
18 Soul Crescent, South Ripley QLD 4306

*Pimpama Village*  
8 Coral Street, Pimpama QLD 4209

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