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MASTER BUILDERS

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WE STRIVE TO DELIVER MUCH MORE THAN JUST A HOUSE... WE WILL BUILD YOU "A HOME"

Guardian Master Builders was founded on a vision to create exceptional quality turnkey home and land solutions for Australians.

Guardian Master Builders craft homes with budget and lifestyle in mind. We create Homes that our clients are proud of.

With more than 45 years' combined construction and development experience, Guardian Master Builders is a privately-owned Australian residential developer. We seamlessly integrate residential land development and home construction with meticulous attention to detail.

We pay attention to the things that really matter most to our customers, affordability and lifestyle. We support this through our no-surprise, fixed quotes and contracts.

Our quality, affordable home and land packages give you freedom that purchasing an existing house doesn't. You can choose your own lot size and pick a floor plan that's just right for you and your family. Each floor plan has been architecturally designed by our architects.

We bring integrity to residential development and combine excellence and innovation to build your dream home.



WHY GUARDIAN?

- We are a proud member of Master Builders Queensland
- We offer a 25-year builder's warranty
- We offer affordable house and land packages
- We are family owned and operated, with 45 years' experience
- We have a no-surprises, fixed quote and contracts policy
- Our homes are architecturally designed, with families in mind
- You deal personally with your builder and have a direct line with your New Home Specialist.



FIXED COSTS, NO SURPRISES

You can trust our easy-to-understand fixed price quotes and contracts.



WIDE RANGE OF PROPERTIES

With a diverse selection of home designs to build including dual living options.

SUPERIOR SERVICE AT GUARDIAN



FINANCING MADE EASY

We work with great financing partners, plus you may be eligible for a Queensland First Home Owner's Grant with a new build.



TRUSTED LOCAL BUILDERS

We believe in supporting local, so you can be confident you're getting builders who know and understand local conditions.



THE ALAN 2

6 2 2 278.8m²

DESCRIPTION

The ALAN 2 design features multiple living areas, with a generous 14.6sqm Living room, 10.5sqm dining area and 15sqm sitting/ TV room. This zone opens out to a sizeable 9sqm outdoor alfresco area, perfect for outdoor entertaining during warmer months.

It also offers spacious and private master bedroom quarters, with a huge 13.87sqm bedroom, plus a walk-in wardrobe and ensuite. Additional five bedrooms are situated across the central corridor.

The galley kitchen features an oversized pantry – perfect for food preparation and cleaning, and with useful additional storage.

Designed by our architects, this 6 bed, 3 baths, 278.8sqm home has 2.55m high ceilings to enhance your living spaces.

DESIGN FEATURES

- Open plan living throughout living areas
- Standard 2550 ceilings
- Multiple living and sitting areas
- Butlers pantry
- Private master bedroom quarters
- Over-size wall in robe of master bedroom
- Double garage

SPECIFICATIONS

BEDROOMS	Master	3.75m x 3.7m
	Bedroom 2	3.5m x 3.0m
	Bedroom 3	3.5m x 3.0m
	Bedroom 4	3.5m x 3.0m
	Bedroom 5	3.5m x 3.0m
	Bedroom 6	2.7m x 3.41m
LIVING AREA	Living	3.6m x 4.06m
	Dining	2.9m x 3.62m
	Media	4.0m x 3.81m
	Alfresco	2.93m x 3.07m
TOTAL AREA M ²		278.8m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



BLAIR ATHOL

3 2 1 143.52m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Private master bedroom quarters

SPECIFICATIONS

BEDROOMS	Master	3.6m x 3.4m
	Bedroom 2	3.42m x 3.3m
	Bedroom 3	3.32m x 3.3m
LIVING AREA	Family	3.7m x 3.49m
	Dining	3.08m x 3.4m
	Alfresco	3.2m x 3.3m
TOTAL AREA M ²		143.52m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS

DESCRIPTION

The Blair Athol 143 design features a spacious, open plan lounge and dining area that looks out onto a 10.58sqm outdoor alfresco area. With the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

On the front left side of the home lie the garage and laundry, the classical kitchen is connected to the dining room and living room in the middle back of the house. Generously-sized bedrooms 2, 3 and Master room, with a large ensuite bathroom, lie on the other side of the house.

Designed by our architects, this 3 bed, 2 baths, 142.4sqm home has 2.55m high ceilings to enhance your living spaces.





THE CLIFFORD

6 3 2 232.79m²

DESCRIPTION

The Clifford Dual Key sets a new model for dual occupancy design. Go through the right garage and yard to gain access to the standalone auxiliary unit. Go through and walk straight at the entry portal to access the main living area.

The separate unit comprises a private living area, complete with a kitchenette. A corridor leads through to two bedrooms and a shared bath.

The master suite features a generous walk-in wardrobe and ensuite, which lies on the left-hand side of the entry portal. The main living area features open plan living at its best, with an 8.80sqm outdoor alfresco area. The adjoining Bedroom 2, 3 and 4 with a shared bath.

This 6 bed, 3 bath, 232.79sqm home has 2.55m high ceilings to enhance your living spaces. This home is the ideal choice for a larger family, with the auxiliary unit perfect for extended family or an independent child.



DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Dual key capacity (auxiliary unit)
- Private master bedroom quarters
- Double Alfresco

SPECIFICATIONS

BEDROOMS	Master	3.6m x 3.04m
	Bedroom 2	3.0m x 3.04m
	Bedroom 3	3.0m x 3.04m
	Bedroom 4	3.0m x 3.04m
Aux Unit	Bedroom 1	2.9m x 3.12m
	Bedroom 2	2.9m x 2.7m
LIVING AREA	Living/Dining	4.74m x 3.72m
	Alfresco	2.83m x 3.04m
	Patio	2.02m x 3.72m

TOTAL AREA M² 232.79m²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



THE MARLI

4 2 2 254.0m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Butlers pantry
- Private master bedroom quarters
- Double garage

DESCRIPTION

The Marli design offers flexible living for the needs of the modern family. With 4 bedrooms and 3 bathrooms, this generously sized 254sqm home.

One master room with bath and work in robe lies on the left of the entry. On the same side of the house as the master room and open plan living and dining area is a media room, along with the galley kitchen.

The kitchen features quality appliances and on-trend finishes and includes an oversized pantry – perfect for food preparation and cleaning. Thoughtful design means the media room can easily be converted into a sitting/ TV room. Bedroom 2 and 3 lie on the right side of the house on the back of the garage with a family bath.

The other master bedroom lies on the left backside of the house, along with the family bathroom and laundry. It boasts an ensuite with a shower, plus a large walk-in robe. Sliding doors open onto the large 14.71sqm outdoor alfresco area, shared with the main living area. This gives uninterrupted views of the backyard.

SPECIFICATIONS

BEDROOMS	Master	3.69m x 3.91m
	Bedroom 2	3.3m x 3.0m
	Bedroom 3	3.03m x 3.0m
	Bedroom 4	3.13m x 3.62m
LIVING AREA	Living	3.93m x 6.64m
	Dining	5.22m x 3.46m
	Media	3.2m x 3.91m
	Alfresco	4.87m x 3.02m

TOTAL AREA M² 254.0m²

ALL AREA SIZES ARE M²
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THE SIMBA

4 beds 3 baths 2 cars 228.39m²

DESCRIPTION

The Simba design features multiple living areas, with a very generous 12.78sqm family space, 10.66sqm dining area and 11.12sqm media room.

The sitting room easily converts to a 5th bedroom, letting you adjust your spaces according to the size of your family. The living zone opens out to a sizeable 13.5sqm outdoor alfresco area, creating superb indoor-outdoor flow. Galley kitchen with oversized pantry lies on the centre of the house

On the other side of the main living area are the corridor and the three bedrooms, complete with a shared shower and toilet, which provides a good private space

This 4 bed, 3 bath, 228.39sqm home has 2.55m high ceilings to enhance your living spaces.

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Butlers pantry
- Private master bedroom quarters
- Double garage

SPECIFICATIONS

BEDROOMS	Master	3.52m x 3.93m
	Bedroom 2	3.20m x 2.91m
	Bedroom 3	3.20m x 2.91m
	Bedroom 4	3.30m x 2.91m
LIVING AREA	Dining	3.24m x 3.29m
	Media	3.15m x 3.53m
	Family	3.58m x 3.57m
	Rumpus	2.90m x 2.47m
	Alfresco	4.56m x 2.96m

TOTAL AREA M² 228.39m²

ALL AREA SIZES ARE M²
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THE ASTON

4 beds 2 baths 2 cars 163.48m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting area
- Apposite alfresco
- Private master bedroom quarters

DESCRIPTION

The Aston design offers flexible living for the needs of the modern family. With 4 bedrooms and 2 bathrooms, this generously sized 163.48 sqm home boasts a Multi-Purpose Room to cater for extended family and children who need extra activity space, which is a 7.33 sqm place lied at the left of the entry

On the same side of the house as the Multi-Purpose Room and open plan living and dining area are bedrooms 3, along with the galley kitchen. The kitchen features quality appliances and on-trend finishes, perfect for food preparation and cleaning. The dining room is between the kitchen and the living room. Sliding doors open onto the 6.6sqm outdoor alfresco area. This gives uninterrupted views of the backyard in the living room.

Bedroom 2, 3 and the master bedroom lies on the left side of the house, along with the family bathroom and laundry. It boasts an ensuite with a shower, plus a large walk-in robe.

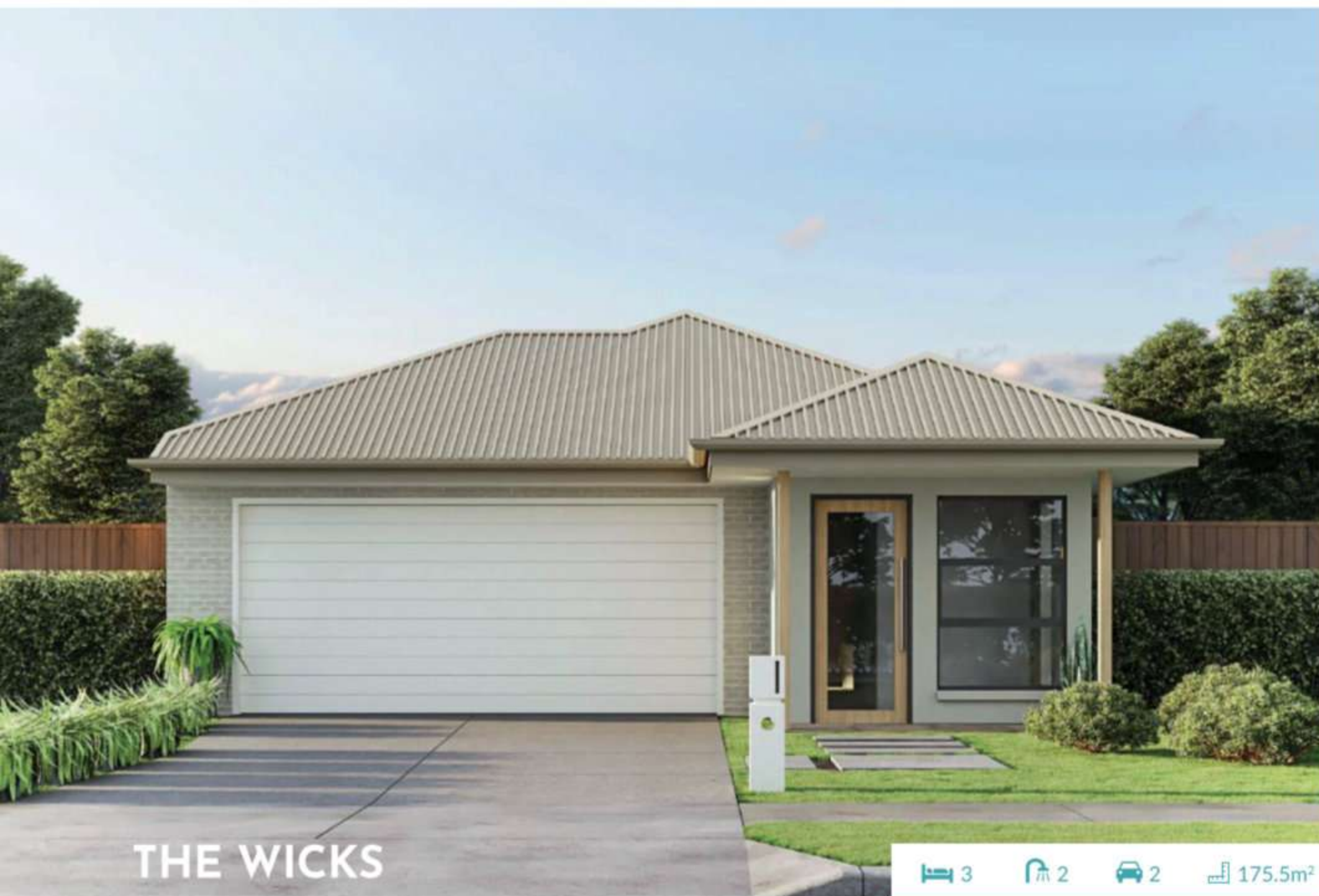
SPECIFICATIONS

BEDROOMS	Master	3.25m x 3.24m
	Bedroom 2	2.77m x 2.69m
	Bedroom 3	3.05m x 2.57m
	Bedroom 4	2.98m x 2.69m
LIVING AREA	Living	3.27m x 3.13m
	Dining	2.06m x 3.13m
	Multi Purpose	4.61m x 1.59m
	Alfresco	1.57m x 4.24m

TOTAL AREA M² 163.48m²

ALL AREA SIZES ARE M²
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THE WICKS

3 2 2 175.5m²

DESCRIPTION

The Wicks design features a spacious, with the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

Also on the left side of this home, the kitchen features an oversized pantry – perfect for food preparation and cleaning, and with useful additional storage. Also on the left are the double garage and the 11.89sqm master bedroom, with a large ensuite bathroom and walk-in robe lies on this side of the house. The main living area features open plan living at its best, with an 8.55 sqm outdoor alfresco area sharing with bedroom 3

On the right side of the home lie the study, family bathroom and laundry and generously sized bedrooms 2 and 3.

Designed by our architects, this 3 bed, 2 bath, 175.5sqm home has 2.55m high ceilings to enhance your living spaces.

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting area
- Study room
- Apposite alfresco
- Butlers pantry
- Private master bedroom quarters

SPECIFICATIONS

BEDROOMS	Master	3.35m x 3.55m
	Bedroom 2	3.0m x 2.95m
	Bedroom 3	3.0m x 2.95m

LIVING AREA	Living	3.4m x 4.6m
	Dining	2.4m x 4.6m
	Alfresco	4.0m x 2.0m

TOTAL AREA M ²	175.5m ²
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ALL AREA SIZES ARE M²
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THE BEVERLEY

4 2 2 211.46m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting area
- Large alfresco
- Butlers pantry
- Private master bedroom quarters

DESCRIPTION

The Beverley is designed for flexibility. The design cleverly allows for the Media Room of the 4 beds, 2 baths 211.46sqm home to be converted into a 5 bedroom home giving you control over your living spaces as your family needs change.

The open plan lounge and dining area and flows out onto the generous 11.83sqm outdoor alfresco area. Bedrooms 2 and 3 also lie on the right side of this home, together with the master room, which features a useful big walk-in robe and bathroom.

This home has 2.55m high ceilings to enhance your living spaces.

SPECIFICATIONS

BEDROOMS	Master	6.55m x 3.92m
	Bedroom 2	2.98m x 3.82m
	Bedroom 3	3.0m x 3.09m
	Bedroom 4	2.93m x 3.8m

LIVING AREA	Family/Dining	8.64m x 5.13m
	Media	4.0m x 3.32m
	Alfresco	3.64m x 3.25m

TOTAL AREA M ²	211.46m ²
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ALL AREA SIZES ARE M²
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MEADOW VIEW

3 2 2 169m²

DESCRIPTION

The Meadow View design features a spacious, open plan lounge and dining area that looks out onto a large 14.4sqm outdoor alfresco area. With the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

Also on the right side of this home, the kitchen features a over-sized pantry – perfect for food preparation and cleaning, and with useful additional storage. Generously-sized bedrooms 2 and 3 also lie on this side of the house.

On the left side of the home lie the double garage, family bathroom and laundry – complete with a good-sized linen cupboard. Also on the left is the 13sqm master bedroom, with a large ensuite bathroom.

Designed by our architects, this 3 bed, 2 bath, 169sqm home has 2.55m high ceilings to enhance your living spaces.

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Very large outdoor alfresco
- Butlers pantry
- Enormous en-suite to master bedroom
- Architecturally designed by light wave international

SPECIFICATIONS

BEDROOMS	Master	3.6m x 3.7m
	Bedroom 2	3.27m x 2.57m
	Bedroom 3	3.05m x 2.9m
LIVING AREA	Family	3.5m x 4.67m
	Dining	2.5m x 4.67m
	Alfresco	3.0m x 4.8m
TOTAL AREA M ²		169m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



COLINS

4 2 2 178.7m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Very large outdoor alfresco
- Butlers pantry
- Enormous en-suite to master bedroom
- Architecturally designed by light wave international

DESCRIPTION

The Colins is designed for flexibility. Architects Lightwave International have cleverly allowed the fourth bedroom of this 4 bed, 2 bath, 178 sqm home to be converted into a TV room, giving you control over your living spaces as your family size adjusts.

The open plan lounge and dining area adjoins the 4th bedroom/ TV room and flows out onto the generous 12.5sqm outdoor alfresco area. Bedrooms 2 and 3 also lie on the right side of this home, together with the galley kitchen, which features a useful over-sized pantry.

The double garage, family bathroom and laundry – complete with a good-sized linen cupboard – lie to the left of the entry, along with the master bedroom. The large ensuite bathroom-master suite combination creates a very generous private space.

Designed by our architects, this home has 2.55m high ceilings to enhance your living spaces.

SPECIFICATIONS

BEDROOMS	Master	3.6m x 3.7m
	Bedroom 2	3.27m x 2.7m
	Bedroom 3	3.05m x 3.4m
	Bedroom 4	3.1m x 3.18m
LIVING AREA	Family	3.5m x 3.58m
	Dining	2.5m x 3.58m
	Alfresco	3.0m x 4.19m
TOTAL AREA M ²		178.7m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS





RITZ

DESCRIPTION

The Ritz design is a perfect combination of practicality and pizzazz, with its open plan family, dining and sitting zone flowing onto an outdoor alfresco area. Added impact has been added to this home with 2550 high ceiling throughout

The private master bedroom quarters are another feature of this plan, with a huge 14.6sqm bedroom, plus walk-in wardrobe and ensuite. An additional three bedrooms are situated across the central corridor.

On the same side of the house as bedrooms 2, 3 and 4 and the dining/ living areas is the galley kitchen. It features high-end inclusions and a handy over-sized pantry – perfect for food preparation and cleaning, and with useful additional storage.

4 2 2 208m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Butlers pantry
- Private master bedroom quarters

SPECIFICATIONS

BEDROOMS	Master	4.19m x 3.495m
	Bedroom 2	2.54m x 3.87m
	Bedroom 3	3.05m x 2.9m
	Bedroom 4	3.05m x 2.9m
LIVING AREA	Family	4.5m x 3.5m
	Sitting	3.58m x 3.489m
	Dining	4.6m x 2.5m
	Alfresco	2.0m x 4.9m

TOTAL AREA M² 208m²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



VANTAGE

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Multiple living and sitting areas
- Butlers pantry
- Dual key capacity (auxiliary unit)
- Private master bedroom quarters
- Architecturally designed by light wave international

SPECIFICATIONS

BEDROOMS	Master	3.05m x 5.14m
	Bedroom 2	3.28m x 3.0m
	Bedroom 3	3.59m x 3.0m
	Bedroom 4	3.28m x 3.0m
LIVING AREA	Family	4.97m x 5.0m
	Sitting	3.17m x 3.16m
	Dining	2.91m x 4.1m
	Alfresco	4.2m x 3.17m

TOTAL AREA M² 255m²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



DESCRIPTION

The Vantage design features multiple living areas, with a generous 24sqm family space, 12sqm dining area and 11.9sqm sitting/ TV room. This zone opens out to a sizeable 13sqm outdoor alfresco area, perfect for outdoor entertaining during warmer months.

It also offers spacious and private master bedroom quarters, with a huge 15.6sqm bedroom, plus walk-in wardrobe and ensuite. An additional three bedrooms are situated across the central corridor.

The galley kitchen features a over-sized pantry – perfect for food preparation and cleaning, and with useful additional storage.

Designed by our architects, this 4 bed, 3 bath, 255sqm home has 2.55m high ceilings to enhance your living spaces.



ELLE J

4 bedrooms, 2 bathrooms, 2 cars, 221.62m²

DESCRIPTION

Designed by our architects, the Elle J offers the very best in open plan living. With multiple living areas that flow through to a 9.8sqm outdoor alfresco area, this home is set up for great entertainment and family living.

The 14.6sqm master bedroom is located at the rear of the property for maximum privacy. It boasts a walk-in wardrobe and spacious ensuite. Bedrooms 2, 3 and 4 are situated across the corridor.

The galley kitchen features a over-sized pantry – perfect for food preparation and cleaning out of sight of guests. It also offers useful additional storage.

Designed by our architects, this 4 bed, 3 bath, 208sqm home has 2.55m high ceilings to enhance your living spaces.

DESIGN FEATURES

- Open plan living
- Butlers pantry
- Standard 2550 ceilings
- Multiple living areas
- Master bedroom located at rear for maximised privacy
- Architectural designed by light wave international

SPECIFICATIONS

BEDROOMS	Master	3.8m x 3.6m
	Bedroom 2	3.61m x 3.28m
	Bedroom 3	3.03m x 3.69m
	Bedroom 4	3.03m x 3.69m
LIVING AREA	Family	4.5m x 4.86m
	Sitting	3.295m x 4.06m
	Dining	3.25m x 3.76m
	Alfresco	3.0m x 4.93m
	TOTAL AREA M ²	221.62m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



MADDEN

3 bedrooms, 2 bathrooms, 2 cars, 185.62m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Optional scissor truss upgrade throughout living areas
- Very large outdoor alfresco
- Butlers pantry
- Enormous en-suite to master bedroom
- Architecturally designed by light wave international

DESCRIPTION

The Madden design offers well-structured open plan living, with a 15.75sqm family space, 12.5sqm sitting area and 11.5sqm dining room. This flows through to a generous outdoor alfresco area. With the doors open in summer, this creates a seamless indoor-outdoor flow – perfect for entertaining or outdoor family time.

The galley kitchen features quality appliances and on-trend finishes and includes a over-sized pantry – perfect for food preparation and cleaning out of sight of guests. The master bedroom features a generous ensuite and walk-in wardrobe, providing a private haven secluded from the rest of the house.

Designed by our architects, this 208sqm home also offers the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade for visual impact.

SPECIFICATIONS

BEDROOMS	Master	3.8m x 3.68m
	Bedroom 2	3.61m x 3.28m
	Bedroom 3	3.03m x 3.69m
LIVING AREA	Family	4.46m x 3.76m
	Dining	2.5m x 3.76m
	Alfresco	2.8m x 4.93m
	TOTAL AREA M ²	185.62m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS





SIENNA

4 3 2 216m²

DESCRIPTION

The Sienna sets a new benchmark for dual occupancy design. Turn left at the entry portal to gain access to the standalone auxiliary unit, turn right to enter the double garage, or walk straight through to access the main living area.

The separate unit comprises a private living area, complete with kitchenette. A door leads through to the 12sqm bedroom, which boasts a walk-in wardrobe and ensuite with shower.

The main living area features open plan living at its best, with a 19sqm outdoor alfresco area running across the width of the home. The adjoining master suite features a generous walk-in wardrobe and ensuite. Sliding doors open onto the outdoor alfresco zone, offering open views of the garden.

This 4 bed, 3 bath, 216sqm has 2.55m high ceilings to enhance your living spaces.. This home is the ideal choice for a larger family, with the auxiliary unit perfect for extended family or an independent child.

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Completely self contained Auxillary Unit
- Kitchenette to Auxillary Unit
- Private bathroom to kitchenette
- Large alfresco/entertaining area
- Multiple sitting/living areas
- Master bedroom with alfresco/backyard views

SPECIFICATIONS

BEDROOMS	Master	3.8m x 3.68m
	Bedroom 2	3.03m x 3.69m
	Bedroom 3	3.03m x 3.69m
	Bedroom 4	3.61m x 3.28m

LIVING AREA	Family	3.46m x 4.86m
	Sitting	4.86m x 2.36m
	Dining	2.5m x 4.86m
	Alfresco	2.1m x 9.0m

TOTAL AREA M ²	216m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



GREEN RIDGE

4 2 2 173m²

DESIGN FEATURES

- Open plan living
- Standard 2550 ceilings
- Second living area (Multi Purpose Room)
- Very large outdoor alfresco
- Butlers pantry
- Enormous en-suite to master bedroom
- Architecturally designed by light wave international

DESCRIPTION

The Green Ridge offers well-structured open plan living, with a 15.54sqm family space, 9.59sqm sitting area and 11.1sqm dining room. This flows through to a generous outdoor alfresco area. With the doors open in summer, this creates a seamless indoor-outdoor flow – perfect for entertaining or outdoor family time.

The galley kitchen features quality appliances and on-trend finishes and includes a oversized pantry – perfect for food preparation and cleaning out of sight of guests. The master bedroom features a generous ensuite and walk-in wardrobe, providing a private haven secluded from the rest of the house. The second private family room is an absolute must for families of all ages.

Designed by our architects, this 173sqm has 2.55m high ceilings to enhance your living spaces.

SPECIFICATIONS

BEDROOMS	Master	3.45m x 3.7m
	Bedroom 2	4.77m x 2.55m
	Bedroom 3	3.05m x 2.8m
	Bedroom 4	2.95m x 2.95m

LIVING AREA	Family	3.5m x 4.44m
	Multi Function	2.75m x 3.49m
	Dining	2.5m x 4.44m
	Alfresco	1.65m x 4.6m

TOTAL AREA M ²	173m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS





MIDAS

4 3 2 225.5m²

DESCRIPTION

The Midas design offers seamless dual occupancy within the footprint of the main house. The standalone self-contained auxiliary unit comprises a functional 9.5sqm living, a separate kitchenette, bathroom with shower and a spacious 10.8sqm bedroom. With access through an isolated entry portal, this is the perfect arrangement for hosting extended family, or giving an independent child a space they can call their own. This 4 bed, 3 bath 225sqm home offers open plan living, with the generously-sized lounge and dining zones flowing out onto a large 18sqm outdoor alfresco area. On the same side of the house lies bedrooms 2 and 3, with smart design allowing the 3rd bedroom to convert to a sitting/ TV room with ease.

Across the central corridor lies the master bedroom, with its generous walk-in wardrobe and ensuite bathroom with shower. On this right side of the house also lies the family bathroom, and a separate toilet and laundry. The laundry hosts a linen cupboard and has access to the double garage. The galley kitchen features quality appliances and on-trend finishes and includes a over-sized pantry – perfect for food preparation and cleaning out of sight of guests.

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade
- Completely self contained Auxiliary Unit
- Kitchenette to Auxiliary Unit
- Private bathroom to kitchenette
- Large alfresco/entertaining area
- Multiple sitting/living areas
- Master bedroom with alfresco/backyard views

SPECIFICATIONS

BEDROOMS	Master	3.68 x 3.68m
	Bedroom 2	3.03m x 3.59m
	Bedroom 3	3.03m x 3.59m
	Bedroom 4	3.03m x 3.59m

LIVING AREA	Family	3.01m x 3.18m
	Sitting	3.465m x 4.76m
	Dining	2.5m x 3.66m
	Alfresco	4.895m x 3.75m

TOTAL AREA M ²	225.5m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



THE CHRISTOPHER 3B

3 2 1 175.5m²

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Apposite alfresco
- Butlers pantry
- Private master bedroom quarters

SPECIFICATIONS

BEDROOMS	Master	3.35m x 3.55m
	Bedroom 2	3.00m x 2.95m
	Bedroom 3	3.00m x 2.95m

LIVING AREA	Living Room	3.40m x 4.60m
	Dining Room	2.40m x 4.60m
	Family Room	3.00m x 2.95m
	Alfresco	2.00m x 4.19m

TOTAL AREA M ²	175.5m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS

DESCRIPTION

The Christopher design features a spacious, open plan lounge and dining area that looks out onto a 7.61sqm outdoor alfresco area. With the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

Also on the right side of this home, the kitchen features an oversized pantry – perfect for food preparation and cleaning, and with useful additional storage. Generously-sized master room, public bath, laundry and a study lie on this side of the house. On the left side of the home lie the double garage, two same-size bedrooms and a family room which provide a separate zone. Conveniently placed at the front of the home is a dedicated study room that could easily be used as an office space in a work-from-home situation where clients can walk right in without coming into contact with other private areas.

Designed by Lightwave International architects, this 3 bed, 2 bath, 175.5sqm home also offers the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade throughout the living areas.





MIRAH

4 bedrooms 3 bathrooms 2 cars 227.5m²

DESCRIPTION

The Mirah design offers flexible living for the needs of the modern family. With 4 bedrooms and 3 bathrooms, this generously sized 227sqm home boasts a fully self-contained auxiliary unit to cater for extended family, or independent children who need their own space. The unit – which has its own doorway off an isolated entry portal – comprises a 14sqm open plan living/ dining area, a separate kitchenette, bathroom and 9sqm bedroom.

On the same side of the house as the unit and open plan living and dining area are bedrooms 2 and 3, along with the galley kitchen. The kitchen features quality appliances and on-trend finishes and includes a over-sized pantry – perfect for food preparation and cleaning. Thoughtful design means the 3rd bedroom can easily be converted into a sitting/ TV room. The master bedroom lies on the left side of the house, along with the family bathroom and laundry. It boasts an ensuite with shower, plus a large walk-in robe. Sliding doors open onto the large 18sqm outdoor alfresco area, shared with the main living area. This provides uninterrupted views of the backyard.



DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade
- Completely self contained Auxiliary
- Private bathroom to kitchenette
- Large alfresco/entertaining area
- Multiple sitting/living areas
- Master bedroom with alfresco/backyard views

SPECIFICATIONS

BEDROOMS	Master	3.68m x 3.8m
	Bedroom 2	3.03m x 3.0m
	Bedroom 3	3.03m x 3.59m
	Bedroom 4	3.03m x 3m Unit

LIVING AREA	Family	3.465m x 4.760m
	Sitting	4.51m x 3.18m
	Dining	2.5m x 3.66m
	Alfresco	4.895m x 3.75m

TOTAL AREA M ²	227.5m ²
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ALL AREA SIZES ARE M²

ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



THE CHRISTOPHER 4B

4 bedrooms 2 bathrooms 1 car 184.5m²

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Apposite alfresco
- Butlers pantry
- Private master bedroom quarters

SPECIFICATIONS

BEDROOMS	Master	3.35m x 3.55m
	Bedroom 2	3.00m x 2.95m
	Bedroom 3	3.00m x 2.95m
	Bedroom 4	3.00m x 2.95m

LIVING AREA	Living Room	3.40m x 4.60m
	Dining Room	2.40m x 4.60m
	Family Room	3.00m x 2.95m
	Alfresco	2.00m x 4.19m

TOTAL AREA M ²	184.5m ²
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ALL AREA SIZES ARE M²

ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS

DESCRIPTION

The Christopher design features a spacious, open plan lounge and dining area that looks out onto a 7.61sqm outdoor alfresco area. With the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

Also on the right side of this home, the kitchen features an oversized pantry – perfect for food preparation and cleaning, and with useful additional storage. Generously-sized master room, public bath, laundry and a study or office lie on this side of the house. On the left side of the home lie the double garage, three same-size bedrooms and a family room which provide a separate zone.

Designed by Lightwave International architects, this 4 bed, 2 bath, 184.5sqm home also offers the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade throughout the living areas.





SAMANTHA

4 3 2 227m²

DESCRIPTION

The Samantha design features multiple living areas, with a very generous 27sqm family space, 10sqm dining area and 10.9sqm sitting room. The sitting room easily converts to a 3rd bedroom, letting you adjust your spaces according to the size of your family. The living zone opens out to a sizeable 11sqm outdoor alfresco area, creating superb indoor-outdoor flow.

On the same side as the main living area is the master bedroom, complete with walk-in wardrobe and ensuite with shower. Between the master suite and living area is the family bath (with separate toilet), laundry (with linen cupboard) and galley kitchen (with over-sized pantry).

This 4 bed, 3 bath, 227sqm home also offers the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade.

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade
- Auxiliary unit included
- Kitchenette to Auxiliary Unit
- Completely self contained living quarters (Unit)
- Large alfresco/entertaining area
- Multiple sitting/living areas

SPECIFICATIONS

BEDROOMS	Master	3.4m x 4.0m
	Bedroom 2	3.01m x 3.59m
	Bedroom 3	3.5m x 3.0m
	Bedroom 4	3.0m x 3.65m
LIVING AREA	Family	3.29m x 5.17m
	Sitting	3.5m x 3.0m
	Dining	2.5m x 4.07m
	Alfresco	3.0m x 4.5m
TOTAL AREA M ²		227m ²

ALL AREA SIZES ARE M²
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THE MONICA

4 3 2 254m²

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade throughout living areas
- Multiple living spaces
- Separate Kids activity room
- Butlers pantry
- Double Master room
- Double garage

DESCRIPTION

The Monica is an architecturally designed plan by Lightwave International that offers the very best in open plan living. With multiple living areas that flow through to an over-size 29.12sqm outdoor alfresco area, this home is set up for great entertainment and family living.

One of the 11.33 sqm master bedrooms and 9.09 bedroom 3 are located at the rear of the property for maximum privacy. Bedroom 2 and the children's activity area are on the right side of the house, which is very suitable for children to live in

The galley central kitchen features an oversized pantry – perfect for food preparation and chatting with guests. It also offers useful additional storage. This 4 bed, 3 bath, 254sqm home has the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade throughout the living areas, giving a structured, stylish finish.

SPECIFICATIONS

BEDROOMS	Master	3.69m x 3.46m
	Bedroom 2	3.00m x 3.00m
	Bedroom 3	3.03m x 3.00m
	Bedroom 4	3.13m x 3.62m
LIVING AREA	Living Room	3.43m x 3.69m
	Dining Room	3.12m x 4.00m
	Family Site	3.60m x 4.00m
	Study	1.27m x 1.85m
TOTAL AREA M ²		254m ²

ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF
THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS





THE AIMEE

3 2 1 142.4m²

DESCRIPTION

The Aimee design features a spacious, open plan lounge and dining area that looks out onto a 9.23sqm outdoor alfresco area. With the doors open, you have excellent indoor-outdoor flow – ideal for entertaining over the summer months.

On the front left side of the home lie the garage and laundry, the classical kitchen is connected to the dining room and living room in the middle back of the house. Generously-sized bedrooms 2, 3 and Master room, with a large ensuite bathroom, lie on the other side of the house.

Designed by Lightwave International architects, this 3 bed, 2 baths, 142.4sqm home also offers the option of a 2.55m ceiling height upgrade to enhance your living spaces, as well as a scissor truss upgrade throughout the living areas.

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Private master bedroom quarters

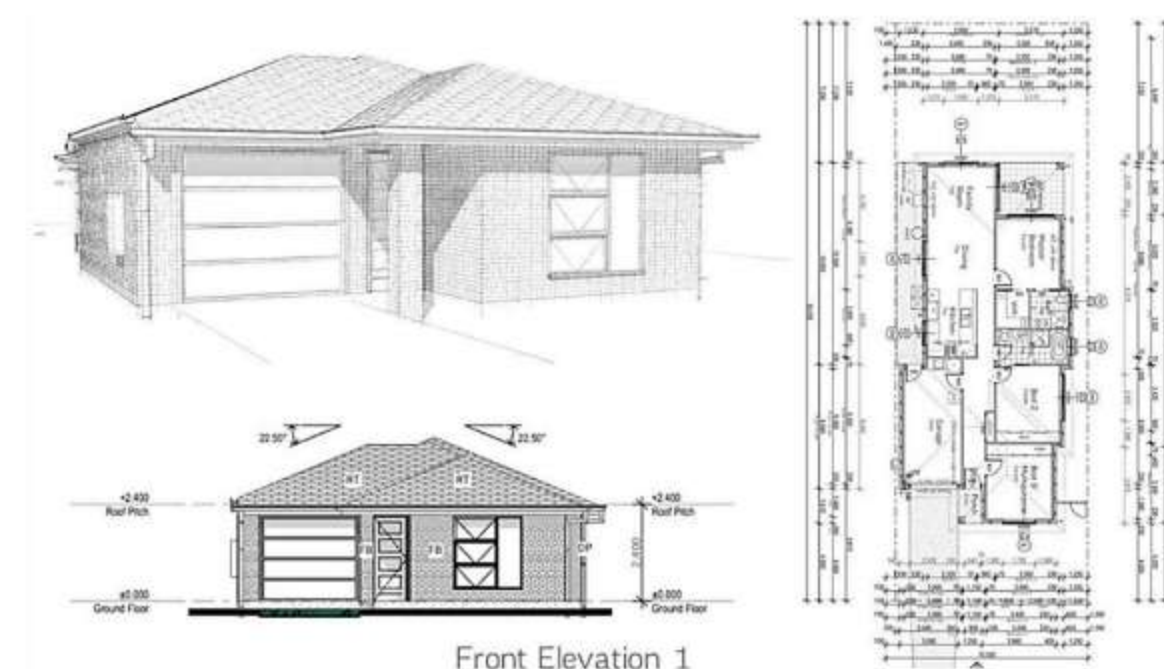
SPECIFICATIONS

BEDROOMS	Master	3.60m x 3.40m
	Bedroom 2	3.42m x 3.30m
	Bedroom 3	3.32m x 3.30m

LIVING AREA	Family Site	3.70m x 3.49m
	Dining	3.08m x 3.49m
	Alfresco	3.20m x 3.30m

TOTAL AREA M ²	142.4m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



Front Elevation 1



THE SAFFRON

4 2 2 180m²

DESIGN FEATURES

- Open plan living
- Optional 2550 ceiling height upgrade
- Optional scissor truss upgrade throughout living areas
- Multiple living and sitting areas
- Apposite alfresco
- Butlers pantry
- Private master bedroom quarters

DESCRIPTION

The Saffron design offers flexible living for the needs of the modern family. With 4 bedrooms and 2 bathrooms in this generously sized 180sqm home. One master room with bath and work in robe lies on the left of the entry. On the same side of the house as the master room and open plan living and dining area is a galley kitchen. The kitchen features quality appliances and on-trend finishes and includes an oversized pantry – perfect for food preparation and cleaning.

Bedrooms 2, 3 and 4 lie on the right side of the house.

The Family bath lies on the left backside of the house. It boasts an ensuite with a shower and a bathtub. Sliding doors open onto the large 11.95 sqm outdoor alfresco area, shared with the main living area. This gives uninterrupted views of the backyard.

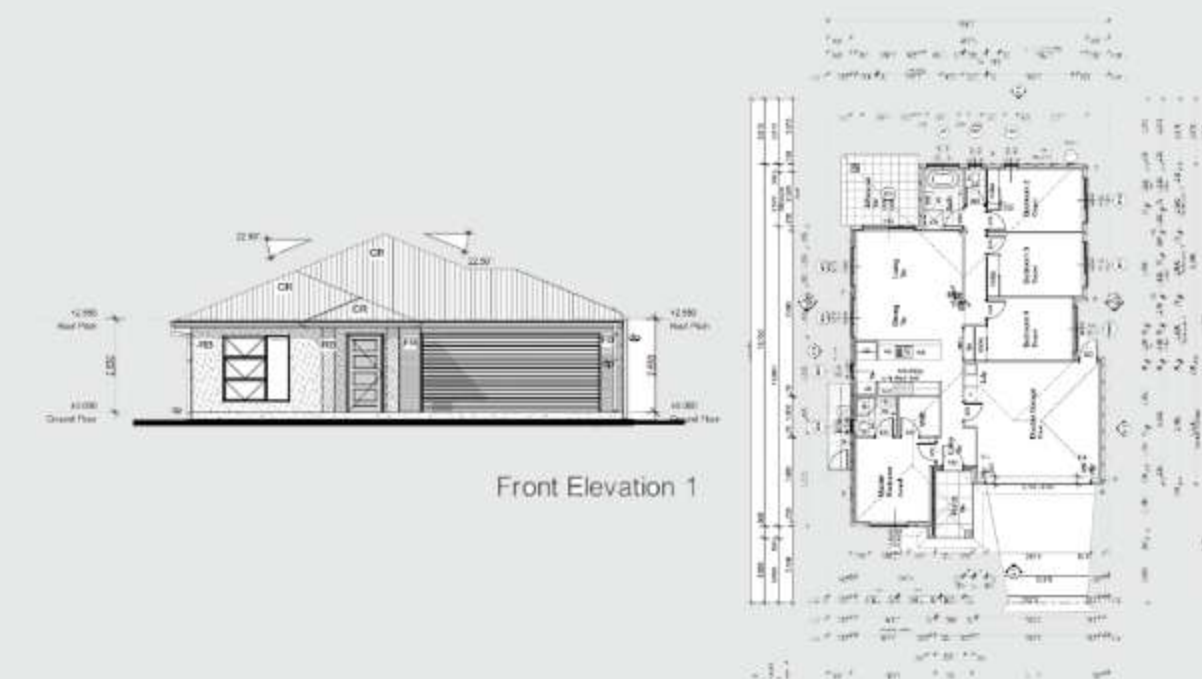
SPECIFICATIONS

BEDROOMS	Master	4.31m x 3.67m
	Bedroom 2	2.90m x 3.78m
	Bedroom 3	2.90m x 3.78m
	Bedroom 4	2.93m x 3.78m

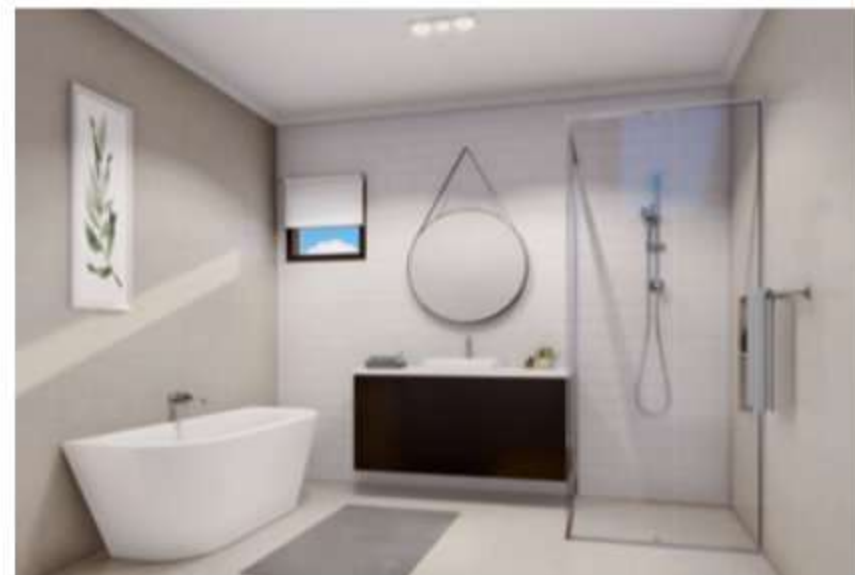
LIVING AREA	Living Room	2.60m x 4.90m
	Dining Room	2.40m x 4.90m
	Alfresco	3.30m x 3.62m

TOTAL AREA M ²	180m ²
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ALL AREA SIZES ARE M²
ALL REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE FLOOR PLANS AND ARTIST'S IMPRESSIONS



Front Elevation 1



**WE STRIVE TO
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EASY **3** STEP PROCESS

OUR RESIDENTIAL DEVELOPMENT SELECTION CRITERIA

Guardian Master Builders was founded on a vision to create exceptional quality turnkey home and land solutions for Australians. We achieve this by ensuring all our developments meet strict selection criteria.

Location. This is the most critical element when selecting a location for our developments. It determines the desirability and future value of the residential developments we build. It also ensures that those who invest in our homes are assured of living in a great area.

A safe neighbourhood. Everyone wants to feel safe in their homes and to live where crime levels are low. Safe neighbourhoods help us feel free to walk around, be active outdoors, and interact with our neighbours.

Good schools. Close proximity to good schools is important, even for those without school-age children. Young families, in particular, buy homes in areas that offer good value and – importantly – good schools. This helps drive future resale values for all residents.

Convenient access to shops, entertainment, restaurants, and amenities. Residents want to be near great commercial precincts. The closer to the commercial and community centre of a town or city, the better. This is another key driver of resale prices.

Access to public transport and roads. Easy access to main roads and public transport are essential when choosing a residential suburb. Residents find this important for work, recreation, and schooling.

Strong and stable local economic conditions. Healthy house price growth is supported by strong economic and demographic trends. This too helps our developments hold and grow resale prices.



01

CHOOSE YOUR LAND



02

CHOOSE YOUR HOME DESIGN



03

**CHOOSE YOUR FACADE
AND INCLUSIONS**

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