

# MANOR COLLECTION

— BY WISDOM HOMES —

DESIGN SERIES 2020/2021





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**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill



WELCOME TO THE

## Manor Collection

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**Homes of luxury and distinction brought to you by Wisdom Homes.**

Wisdom Homes presents the Manor Collection, a series of five exclusive designs built with superior quality, distinctive style and an abundance of space for those who demand excellence.

Discover a bespoke, custom-designed selection of luxury homes conceived with large, multi-generational families in mind. With multiple living areas and five double bedrooms in each design, every home in the collection is the epitome of luxury family living.

With a higher level of luxury inclusions and a huge selection of elegantly appointed design features, every home can be personalised to suit your unique lifestyle. With details ranging from a grand staircase, wine cellar, butler's pantry, separate car park entrance and self-contained nanny quarters, this is modern executive living at its finest.

Wisdom Homes is a multi-award winning builder with over 20 years experience, an outstanding reputation for excellence recognised by the HIA, and is backed by the Sumitomo Forestry Group. Offering a 25-year guarantee, you'll have peace of mind that your new luxury Manor Collection home is built with quality and craftsmanship.

# Ambassador

## A stand-out executive residence

The Ambassador is a beautiful executive home boasting an abundance of space and radiating style. Perfect for entertaining, relaxing or spending time with the whole family, this is a home with something for everyone.

From the moment you come through the grand entry, you're drawn to the fabulous open plan kitchen, dining and leisure space at the rear of the home. The kitchen is an entertainer's delight featuring an integrated butler's pantry and huge island bench. This light-filled living and dining space leads out to the expansive covered outdoor leisure area for all year round entertaining. As well as the family leisure area, there's an additional home theatre, plus the quiet and spacious home office that can double as a guest bedroom, and a downstairs powder room.

Upstairs, the master suite is a dream. It features a huge walk-in wardrobe and luxury ensuite with double vanity and freestanding bath and there's a dressing table nook too. There are three further double bedrooms all with ensuite facilities and walk-in wardrobes. The additional upper lounge is the perfect place for teens to entertain friends.



**Ambassador 33**  
On display at HomeWorld, Box Hill



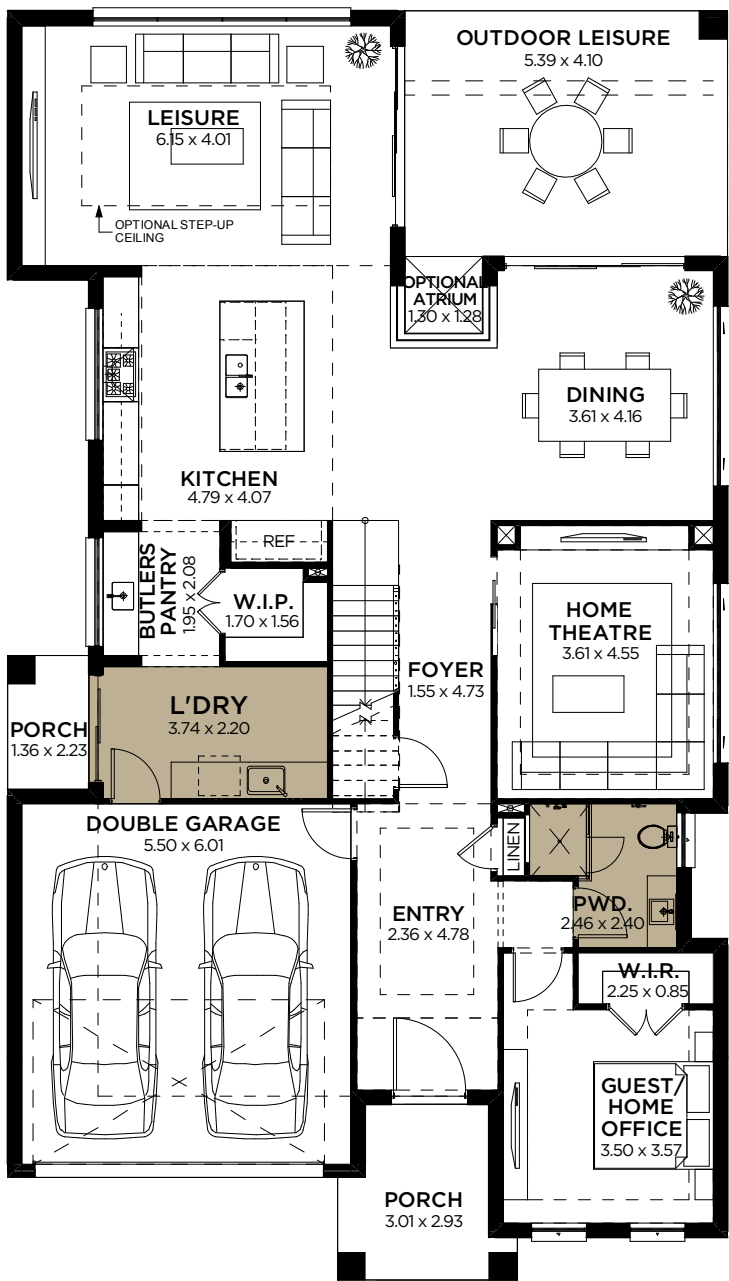
# Ambassador 42

Designed to fit a **14m** Lot Width



AREA CALCULATIONS	AREA
Ground Floor	162.47 sqm
First Floor	157.43 sqm
Garage	36.43 sqm
Porch	10.20 sqm
Outdoor Leisure	23.76 sqm
Gross Floor Area	390.29 sqm

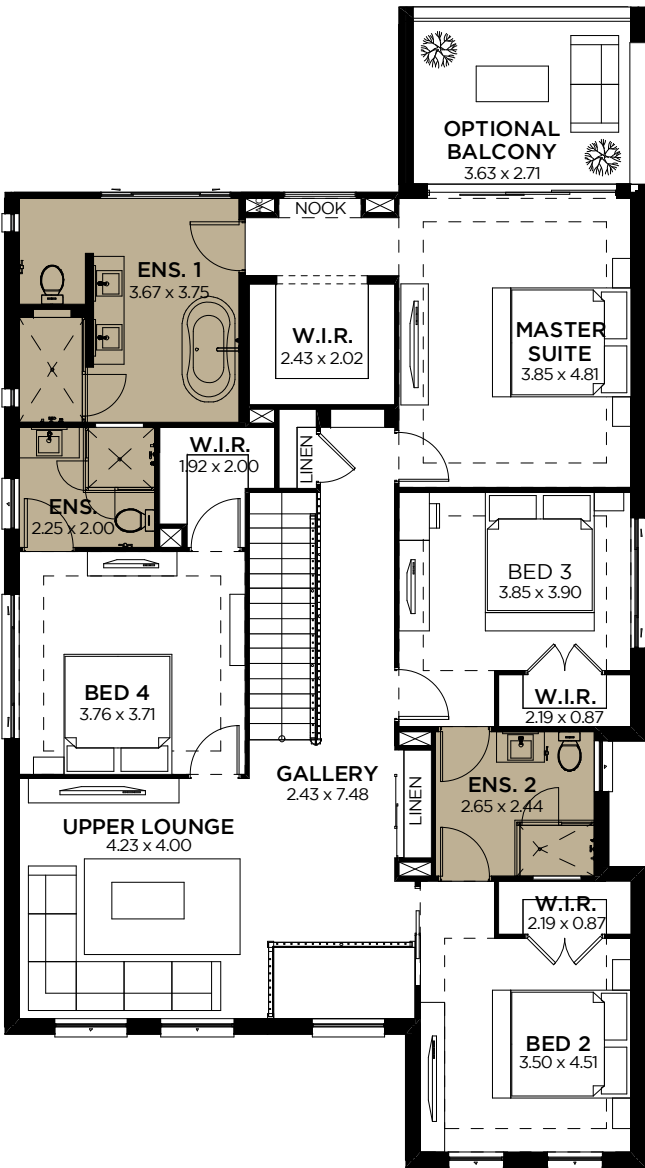
12,020mm



21,180mm

GROUND FLOOR

10,660mm



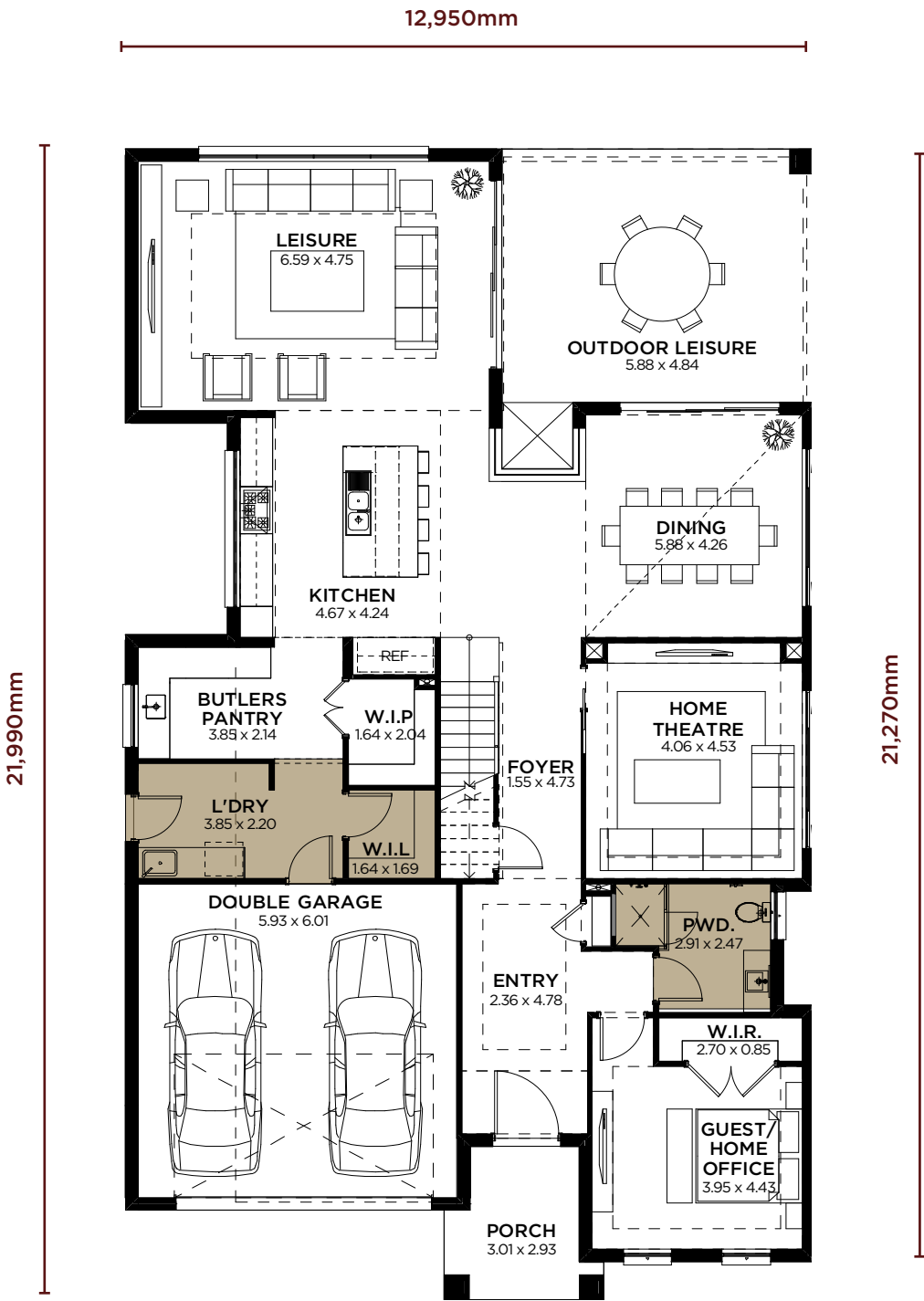
FIRST FLOOR

# Ambassador 50

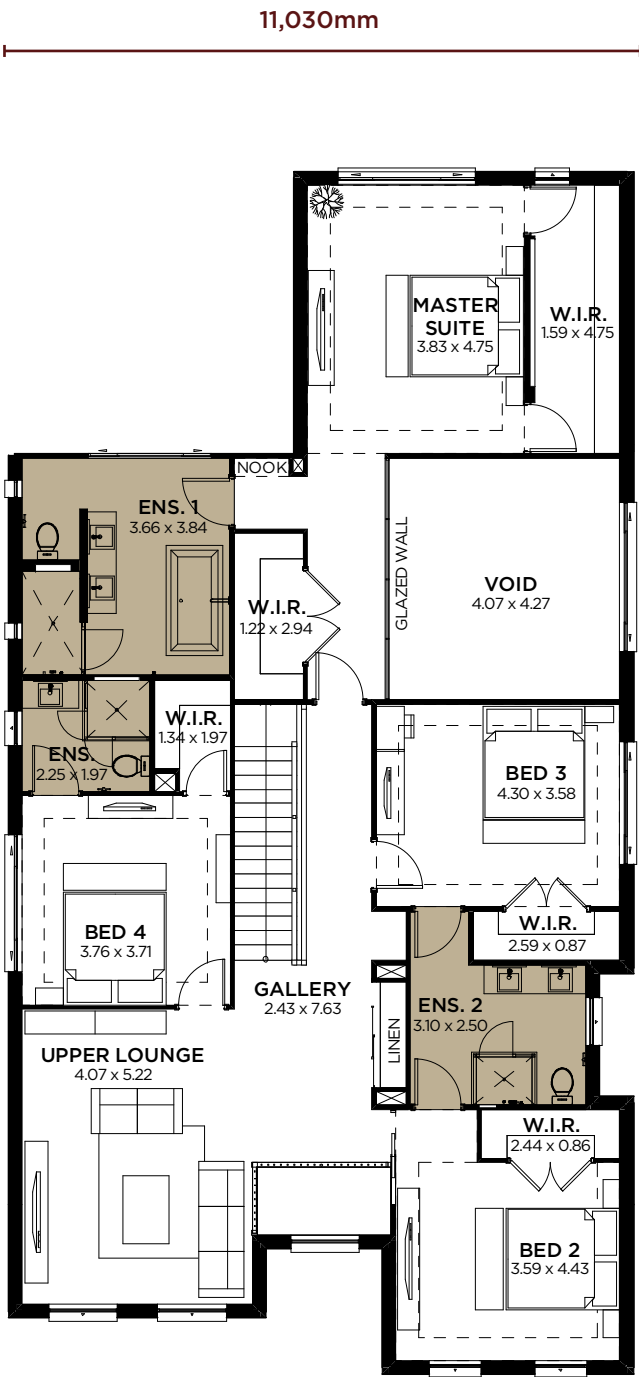
Designed to fit a **15m** Lot Width



AREA CALCULATIONS	AREA
Ground Floor	186.10 sqm
First Floor	199.16 sqm
Garage	39.16 sqm
Porch	7.18 sqm
Outdoor Leisure	30.16 sqm
Gross Floor Area	<b>461.76 sqm</b>



GROUND FLOOR



FIRST FLOOR

# Ambassador 54

Designed to fit a 15m Lot Width



AREA CALCULATIONS	AREA
Ground Floor	206.09 sqm
First Floor	216.92 sqm
Garage	39.16 sqm
Porch	7.18 sqm
Outdoor Leisure	32.04 sqm
Gross Floor Area	501.39 sqm

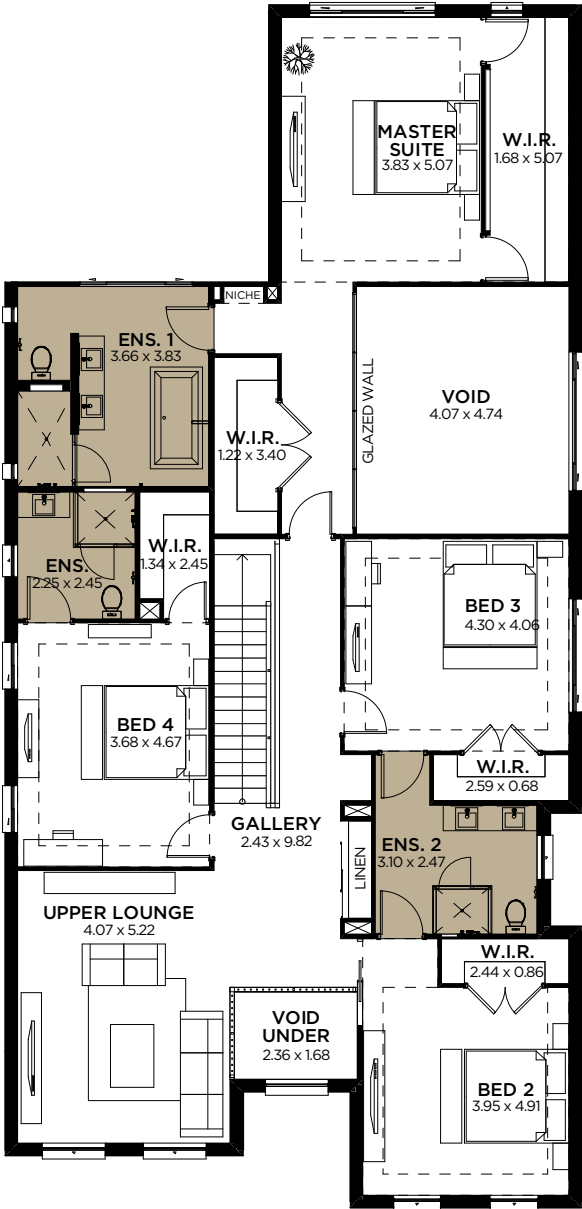
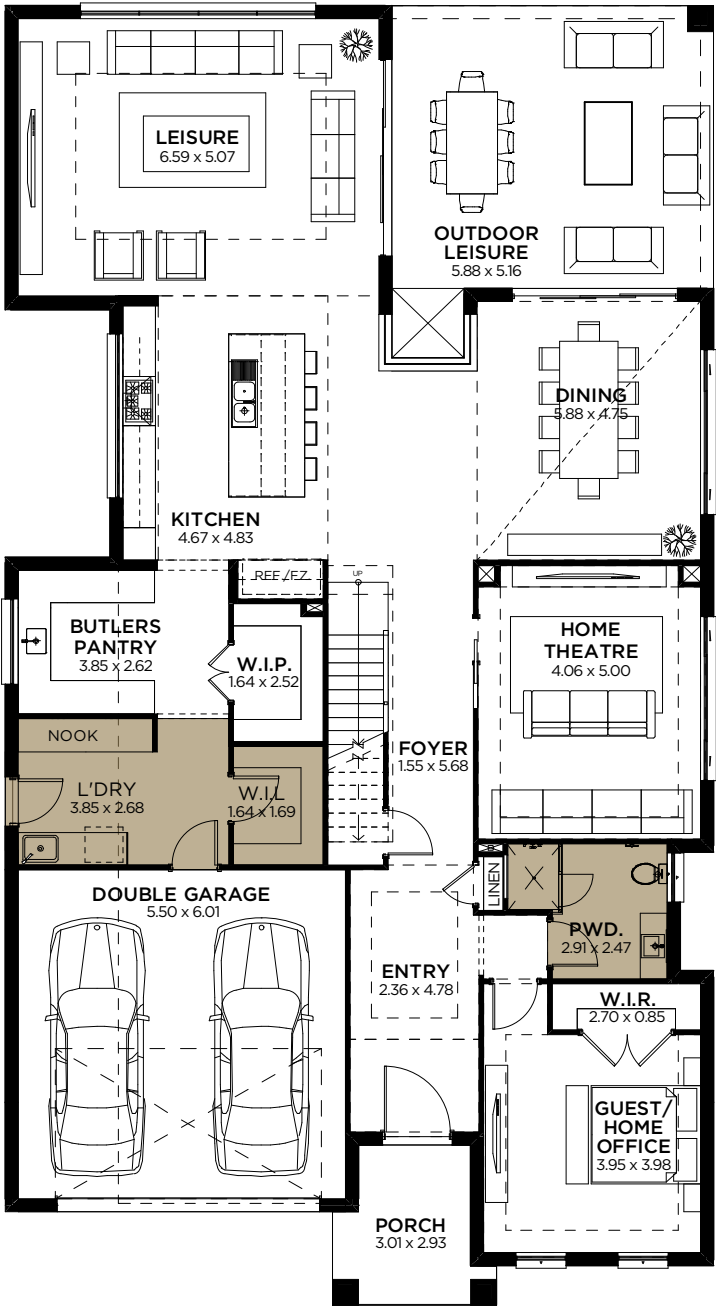
12,950mm

11,030mm

MANOR COLLECTION | AMBASSADOR

23,750mm

23,030mm



GROUND FLOOR

FIRST FLOOR



**Ambassador 33**  
On display at HomeWorld, Box Hill



**Impression 32**  
On display at Oran Park Estate



# Impression

## A masterpiece of space, style and substance

Contemporary design and stylish living fuse perfectly in this grand family home. With a variety of comfortable spaces to live and entertain, this is a home that delivers on every level.

The gorgeous sophisticated kitchen features a must-have butler's pantry and opens onto the central dining and family space. Ceiling height doors open out onto a grand outdoor leisure area with ample space for family dining and entertaining all year round.

The options continue downstairs with the huge leisure area for relaxing, the dedicated home theatre and the spacious home office. Luxury design elements feature throughout, including the integrated wine store, delightful study nook and downstairs powder room.

A light-filled staircase leads you up to the first floor where the private master suite takes centre stage. With space for seating, the large walk-in-wardrobe and the luxury ensuite with double vanity is a deluxe parents' retreat. The family are spoilt for choice with three further large double bedrooms, all with ensuite facilities and walk-in robes. The upper lounge creates a great space to relax.

# Impression 42

Designed to fit a **15m** Lot Width

4



5



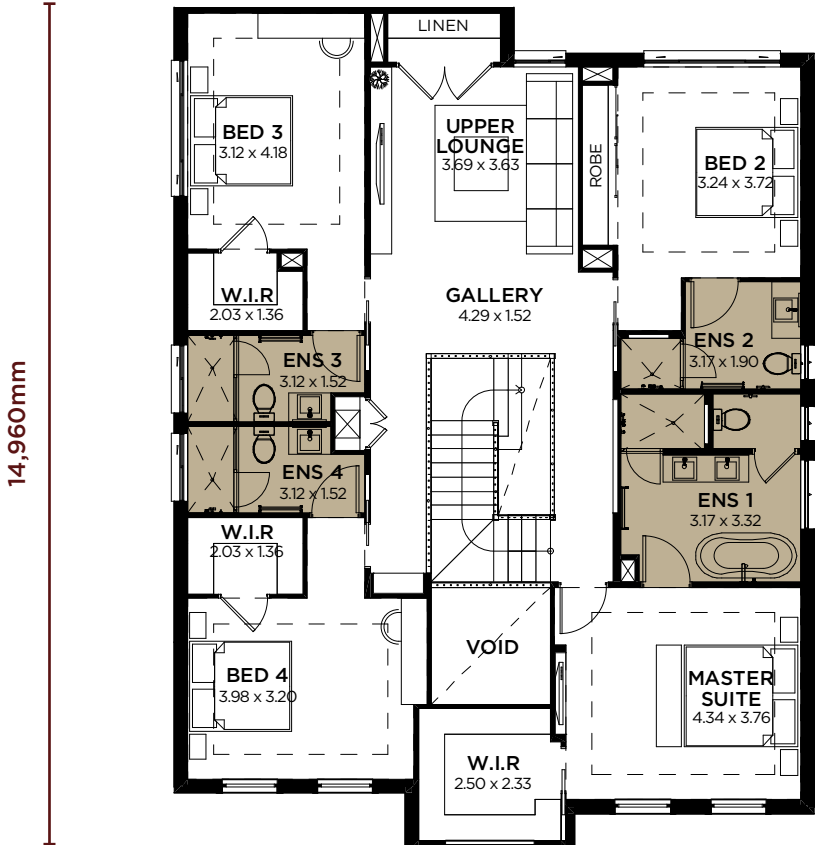
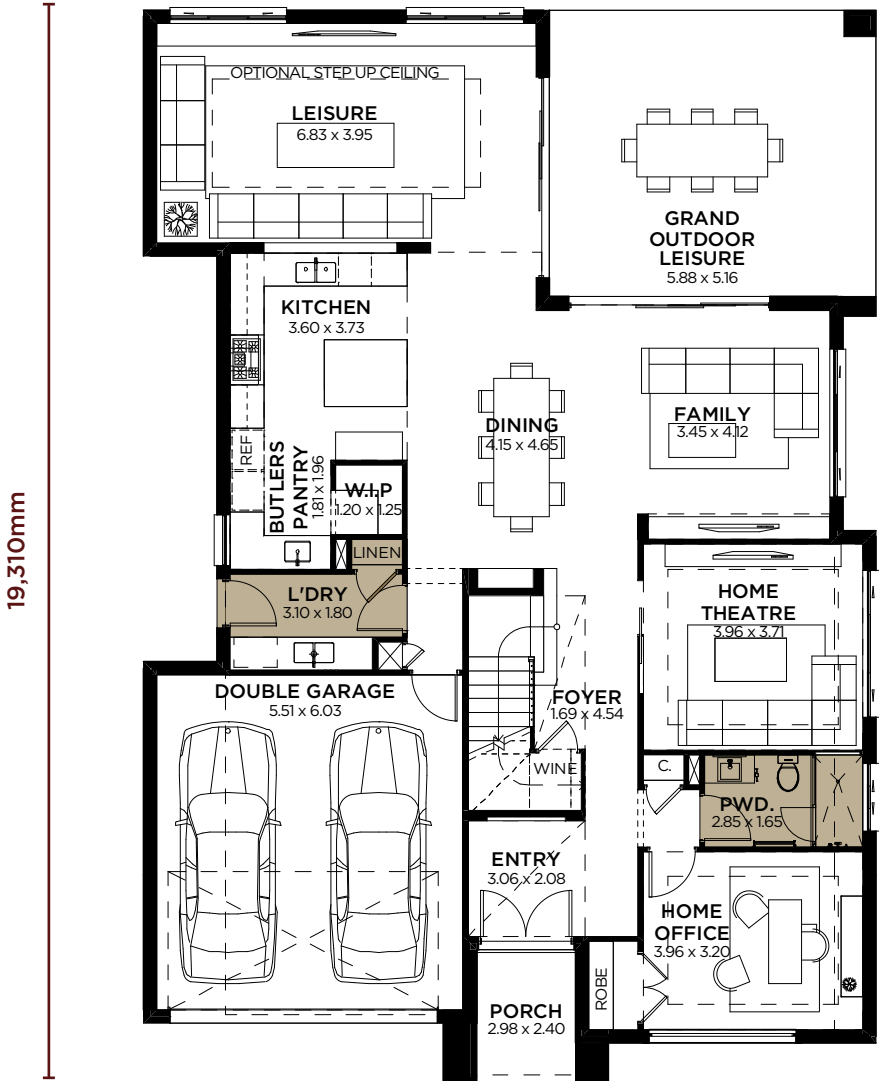
2



AREA CALCULATIONS		AREA
Ground Floor		161.02 sqm
First Floor		156.87 sqm
Garage		36.63 sqm
Porch		5.33 sqm
Outdoor Leisure		30.55 sqm
Gross Floor Area		390.35 sqm

13,190mm

11,270mm



GROUND FLOOR

FIRST FLOOR



# Impression 51

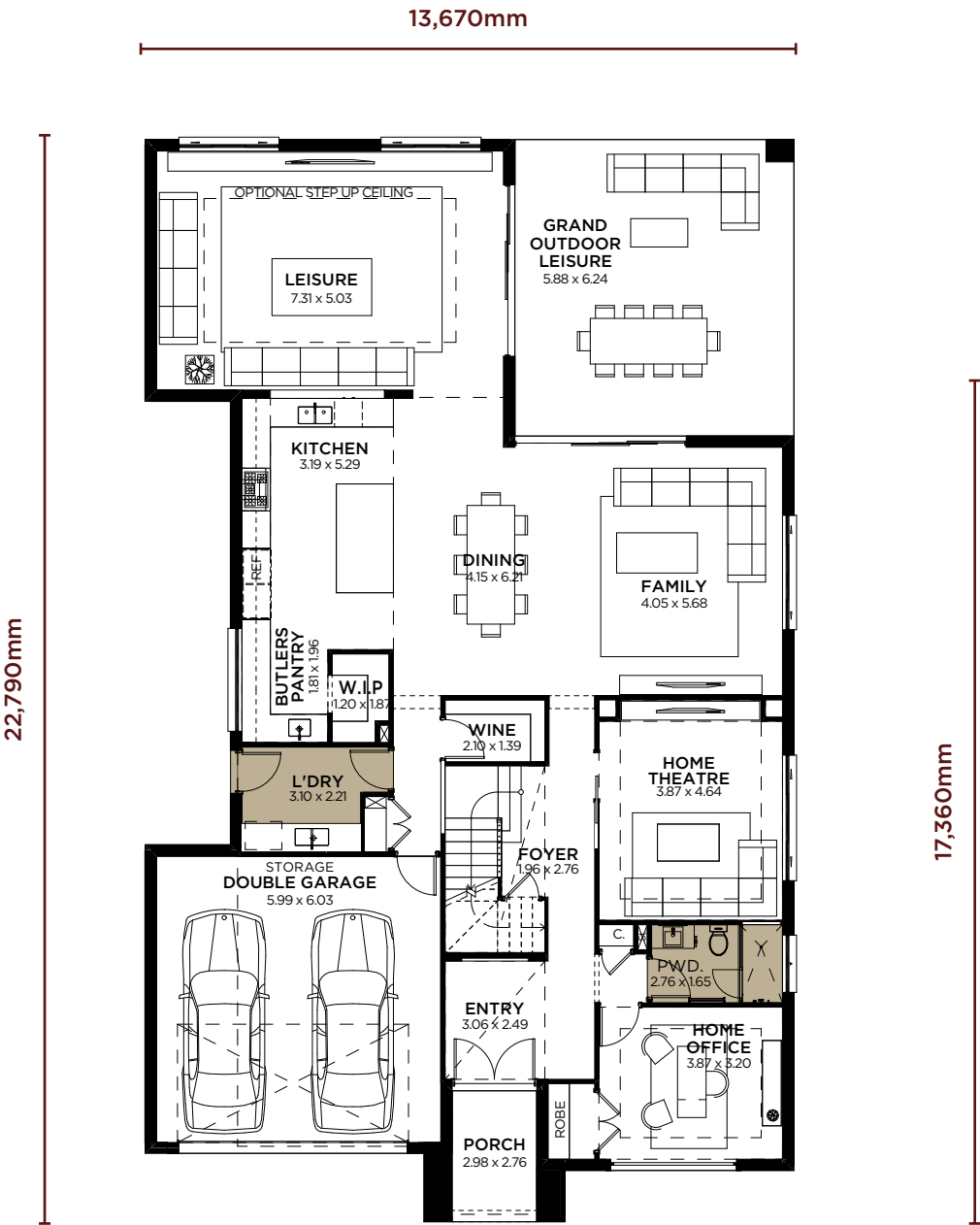
Designed to fit a **15.5m** Lot Width

4

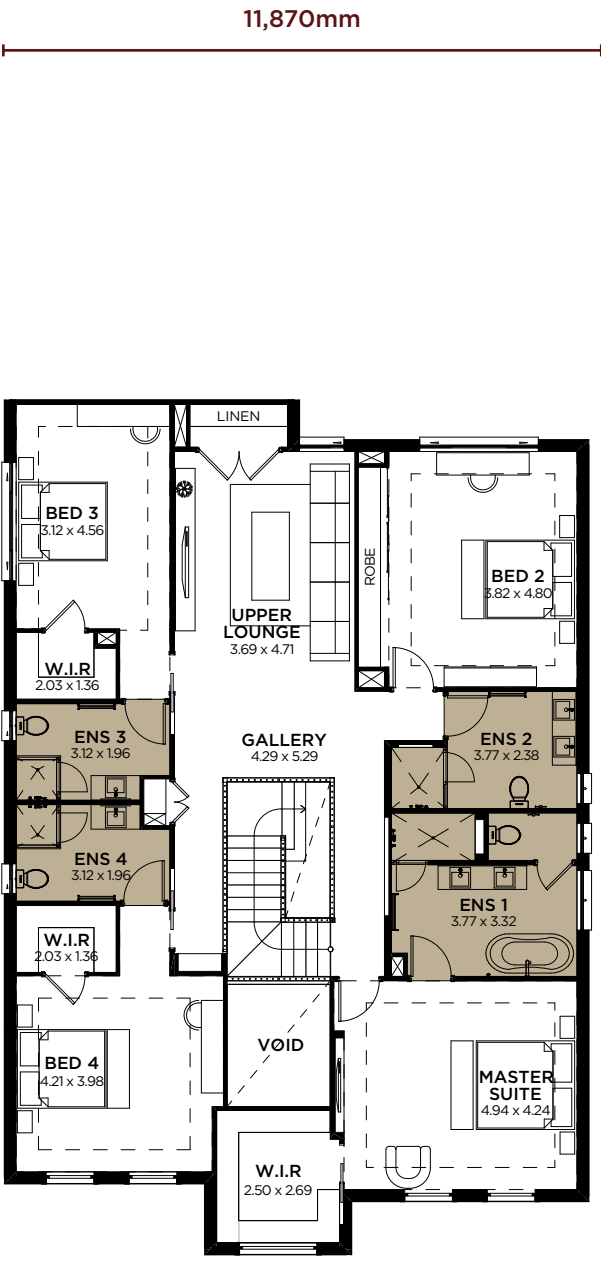
5

2

AREA CALCULATIONS		AREA
Ground Floor		197.81 sqm
First Floor		190.24 sqm
Garage		40.15 sqm
Porch		6.42 sqm
Outdoor Leisure		36.69 sqm
Gross Floor Area		471.31 sqm



GROUND FLOOR



FIRST FLOOR

# Impression 60

Designed to fit a **17m** Lot Width

4



5



2



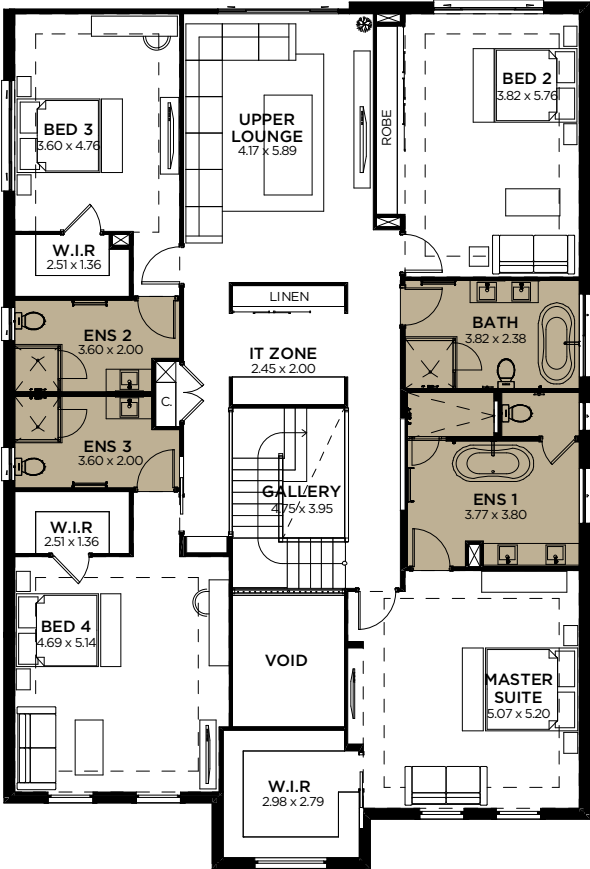
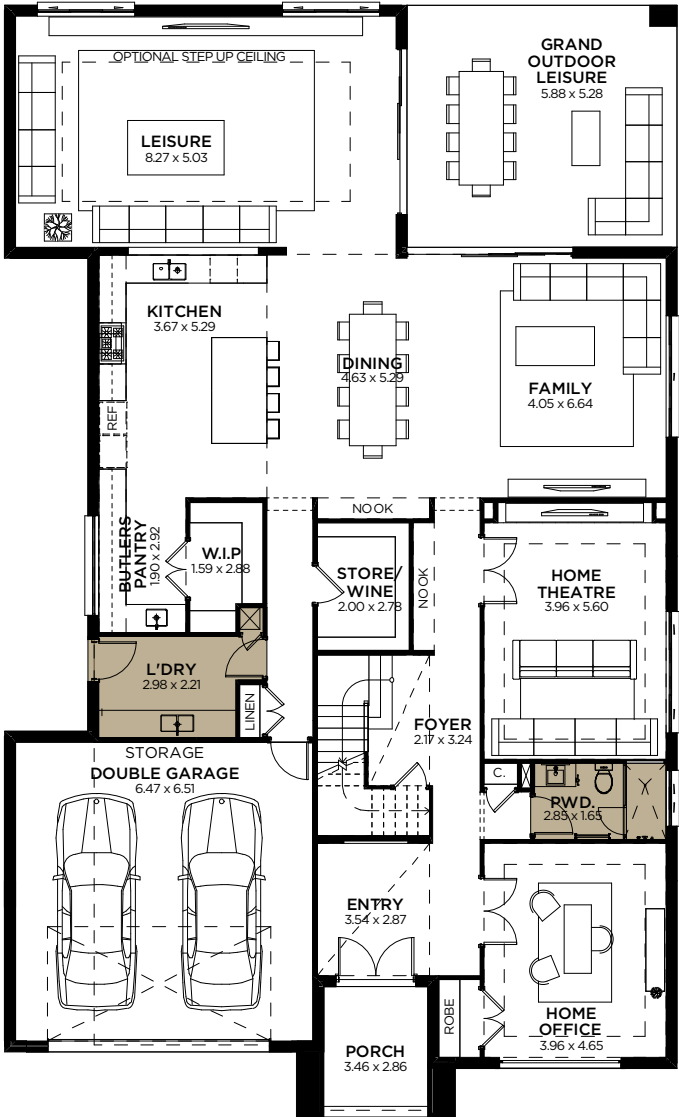
AREA CALCULATIONS	AREA
Ground Floor	236.70 sqm
First Floor	230.21 sqm
Garage	46.00 sqm
Porch	7.95 sqm
Outdoor Leisure	31.05 sqm
Gross Floor Area	550.84 sqm

14,630mm

12,830mm

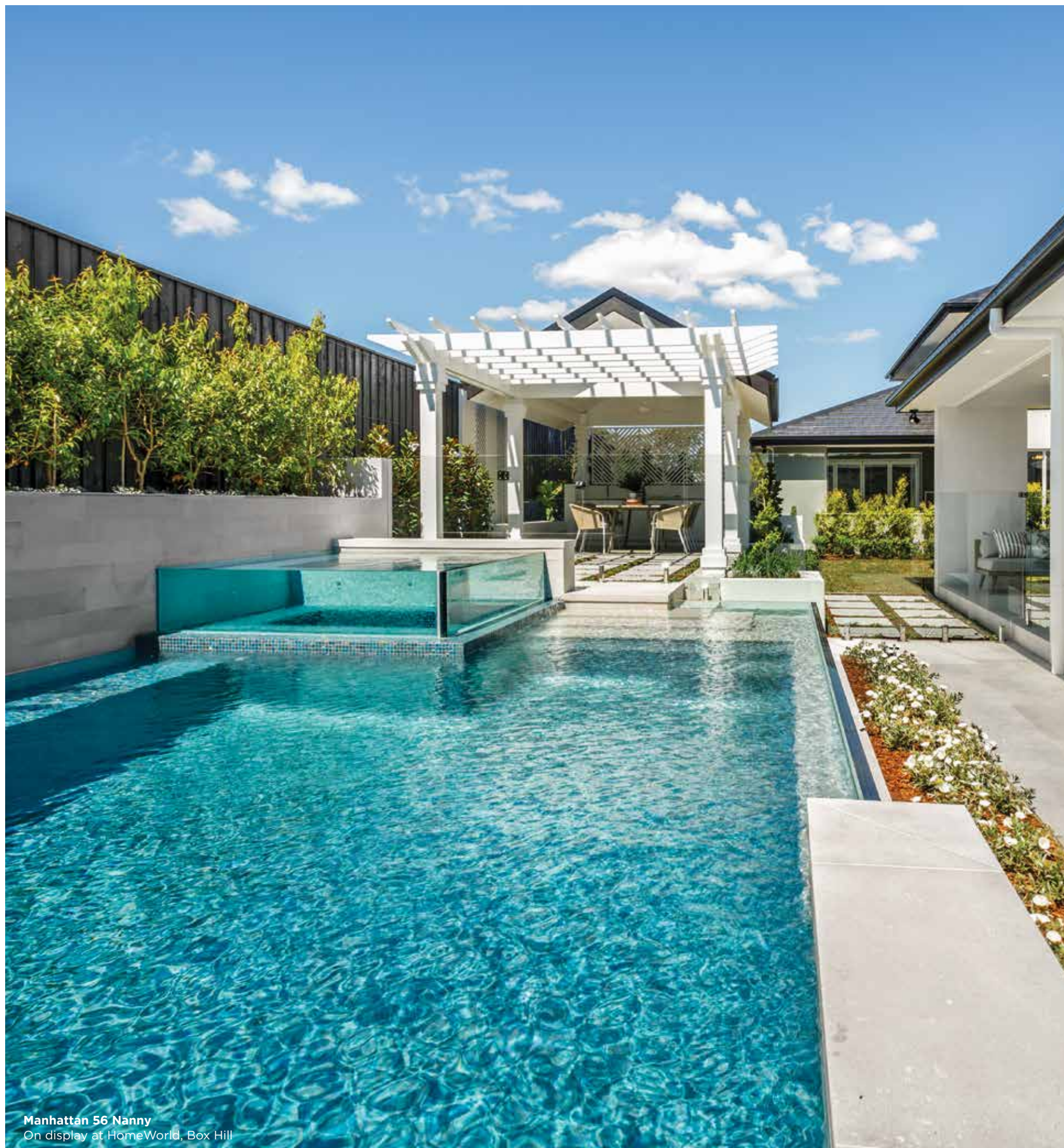
24,230mm

18,800mm



GROUND FLOOR

FIRST FLOOR



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill

# Majestic

## Contemporary sophistication, timeless style

The epitome of modern living, the Majestic delivers comfort, style, space and clever design detail in a large home that's ideal for narrower block sizes.

On the ground floor the contemporary open plan leisure, dining and kitchen area creates the huge informal family and entertaining space. The gourmet kitchen boasts a separate scullery and walk-in pantry, while there's a dedicated wine store for the connoisseur. Year round entertaining is a must with ceiling height doors opening onto the outdoor leisure area. In addition, there's space to get away from it all in the separate formal lounge, or work in the quiet home office.

Upstairs, the ultimate master suite features fantastic his and hers walk-in wardrobes, and a luxury ensuite with free-standing bath and double vanity. The secluded upper lounge is perfect for parents or children, to relax in style. Three additional double bedrooms feature built-in wardrobes, while two cleverly share two-way ensuite facilities.



**Majestic 38**  
On display at HomeWorld, Box Hill



# Majestic 40

Designed to fit a **12.5m** Lot Width

4



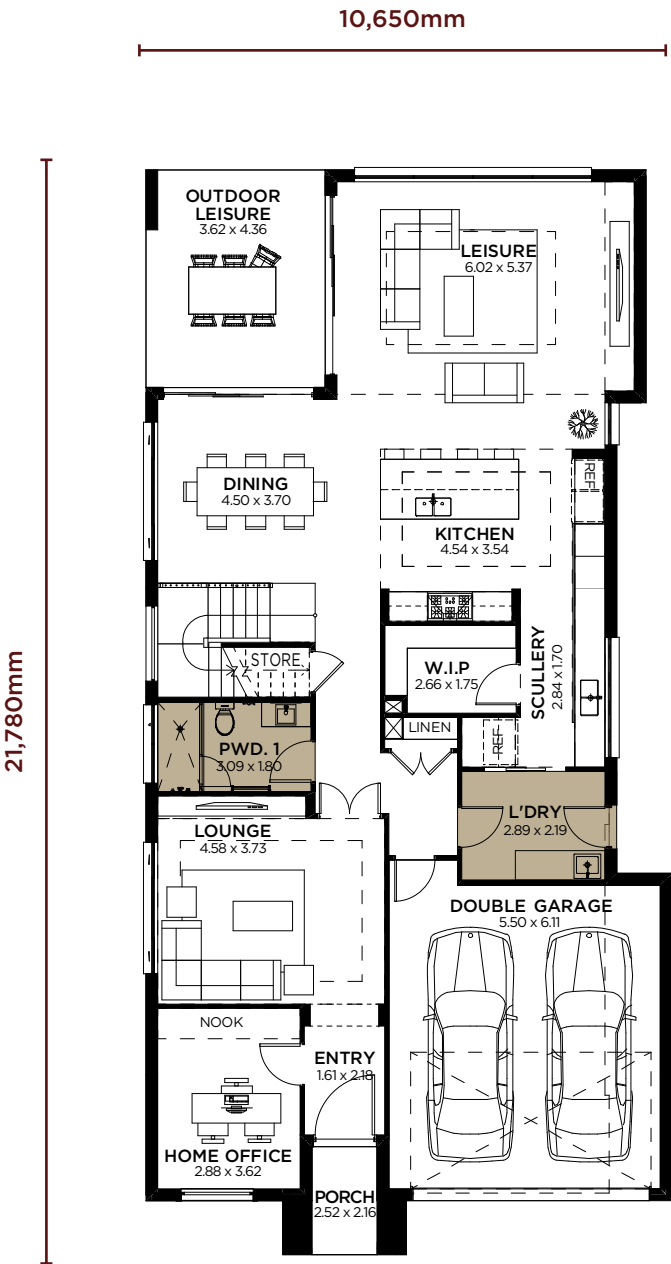
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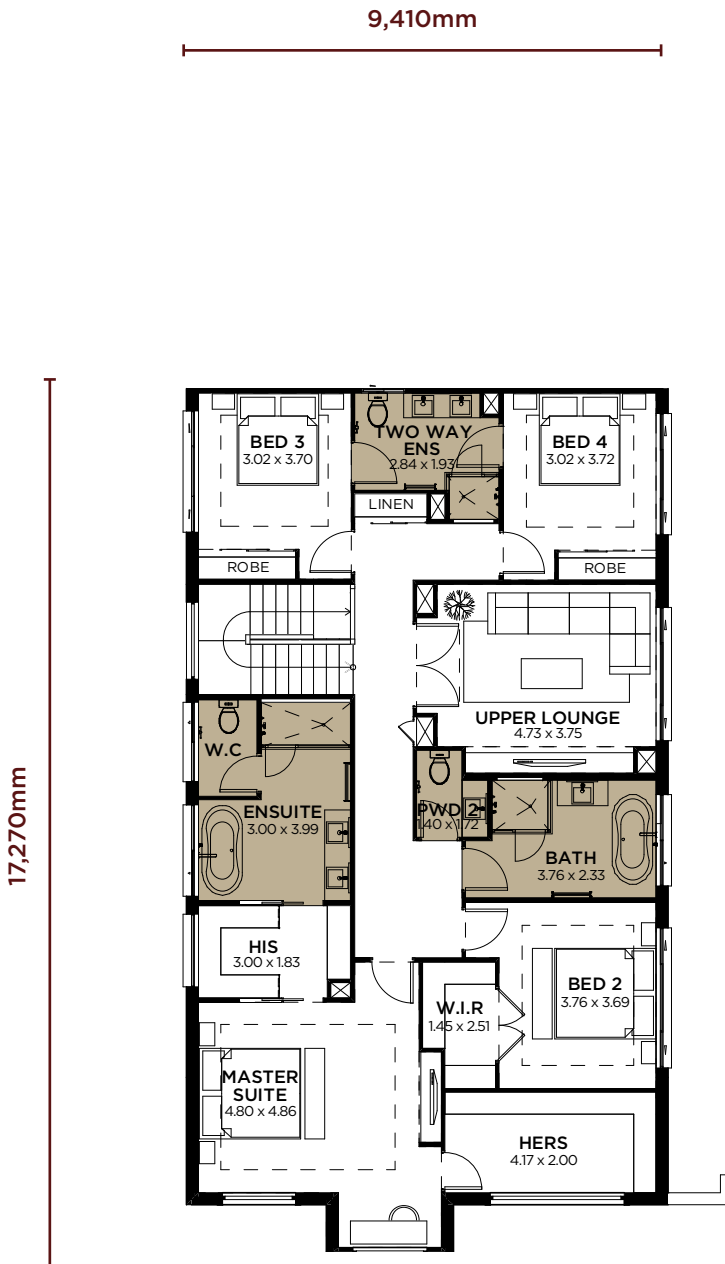
2



AREA CALCULATIONS	AREA
Ground Floor	148.26 sqm
First Floor	156.64 sqm
Garage	43.10 sqm
Porch	4.14 sqm
Outdoor Leisure	15.78 sqm
Gross Floor Area	367.92 sqm



GROUND FLOOR



FIRST FLOOR



# Majestic 45

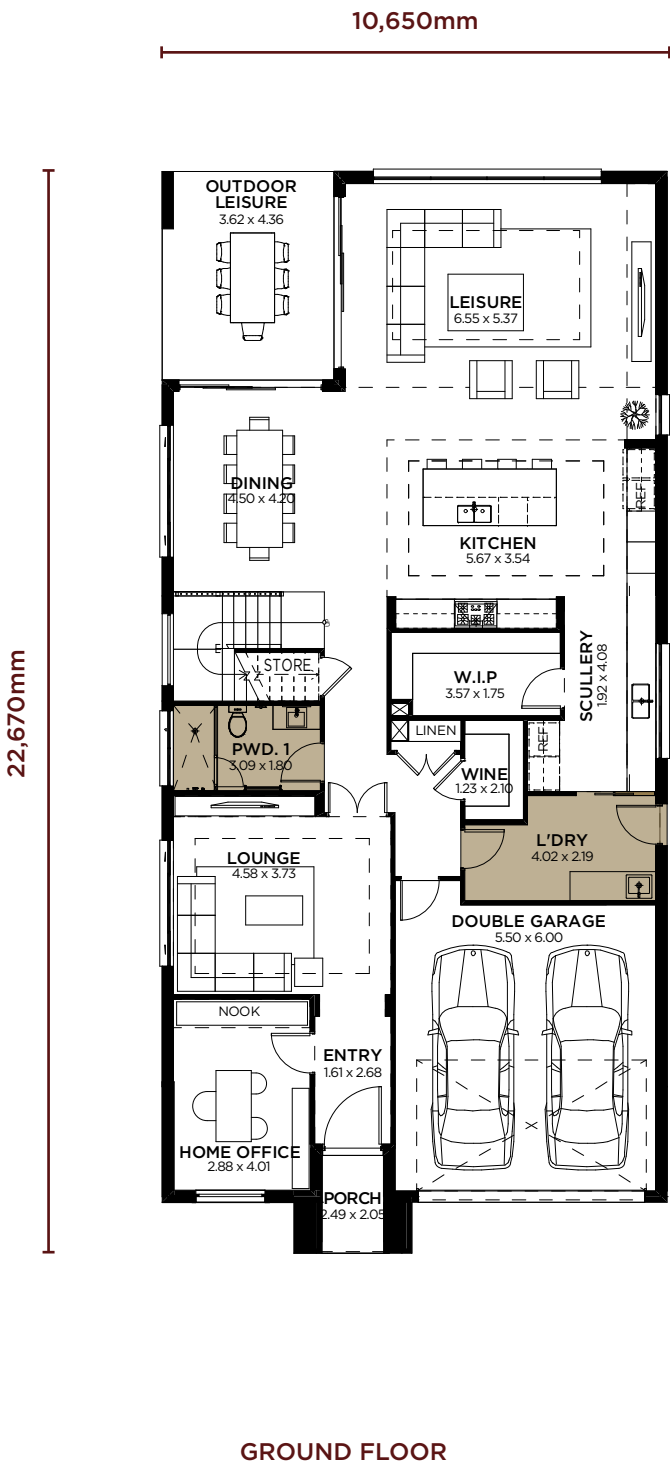
Designed to fit a **12.5m** Lot Width

4

4

2

AREA CALCULATIONS		AREA
Ground Floor		175.77 sqm
First Floor		184.60 sqm
Garage		36.68 sqm
Porch		3.97 sqm
Outdoor Leisure		15.78 sqm
Gross Floor Area		416.80 sqm



# Majestic 50

Designed to fit a **12.5m** Lot Width

4



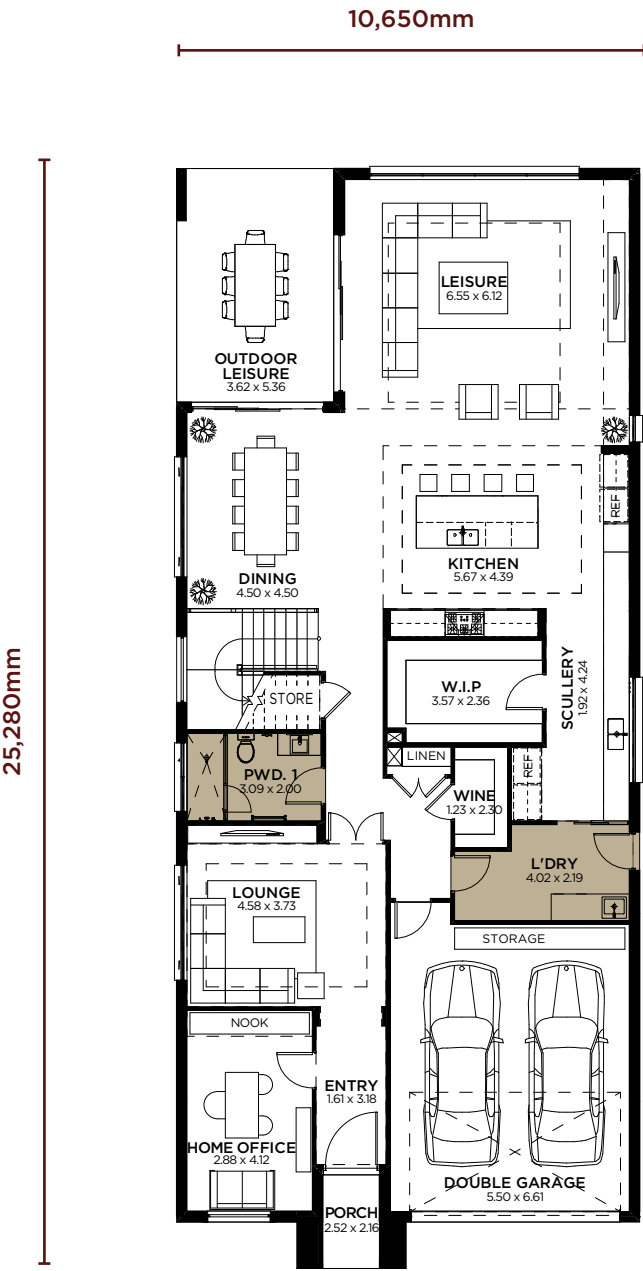
4



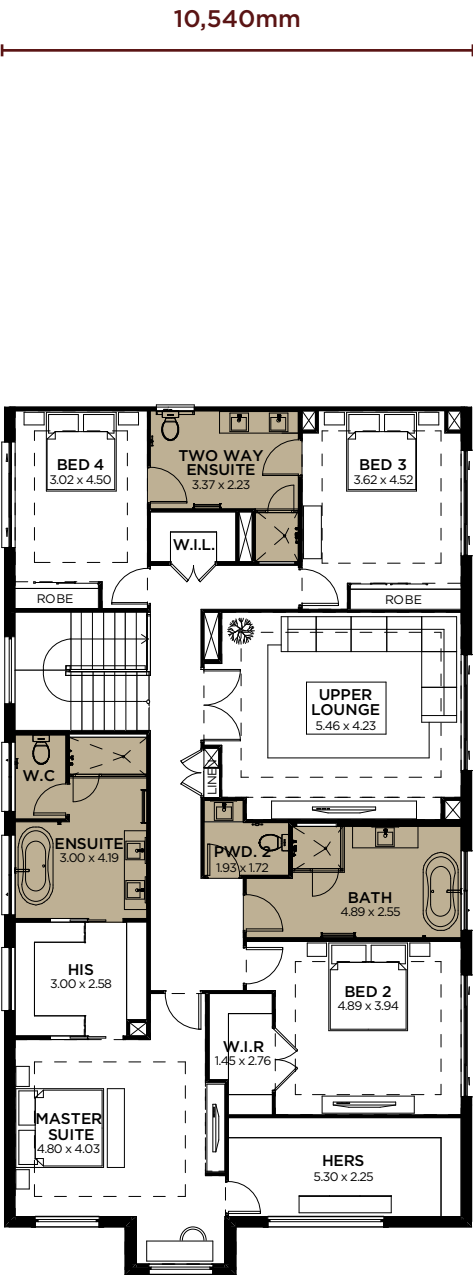
2



AREA CALCULATIONS		AREA
Ground Floor		196.71 sqm
First Floor		201.74 sqm
Garage		40.22 sqm
Porch		4.11 sqm
Outdoor Leisure		19.40 sqm
Gross Floor Area		<b>461.77 sqm</b>



GROUND FLOOR



FIRST FLOOR



**Majestic 38**  
On display at HomeWorld, Box Hill



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill



# Manhattan

## A bespoke luxury lifestyle

With customisable lifestyle options that will suit both large and multi-generational families, the Manhattan is the epitome of a luxury family home.

The ground floor is all about lifestyle, whether that's hosting extended family and friends, relaxing or working. The luxe gourmet kitchen comes with the separate butler's kitchen and pantry, perfect for the modern cook when entertaining. Opening onto the large dining area and oversize leisure area, light fills the room from ceiling height glass doors to the covered outdoor leisure space. The dedicated home theatre and quiet home office further add to the family's options and there's a convenient downstairs powder room.

The luxurious master suite upstairs boasts huge his and hers wardrobes and a gorgeous ensuite with free-standing bath and twin vanity. Three additional double bedrooms all have their own ensuite facilities and built-in robes, and an upper retreat makes a great getaway.

With many individual luxury design elements, ranging from the separate self-contained Nanny or grandparent quarters, an integrated lift and wine cellar, you can create your very own modern bespoke home.

# Manhattan 47

Designed to fit a 15m Lot Width

4



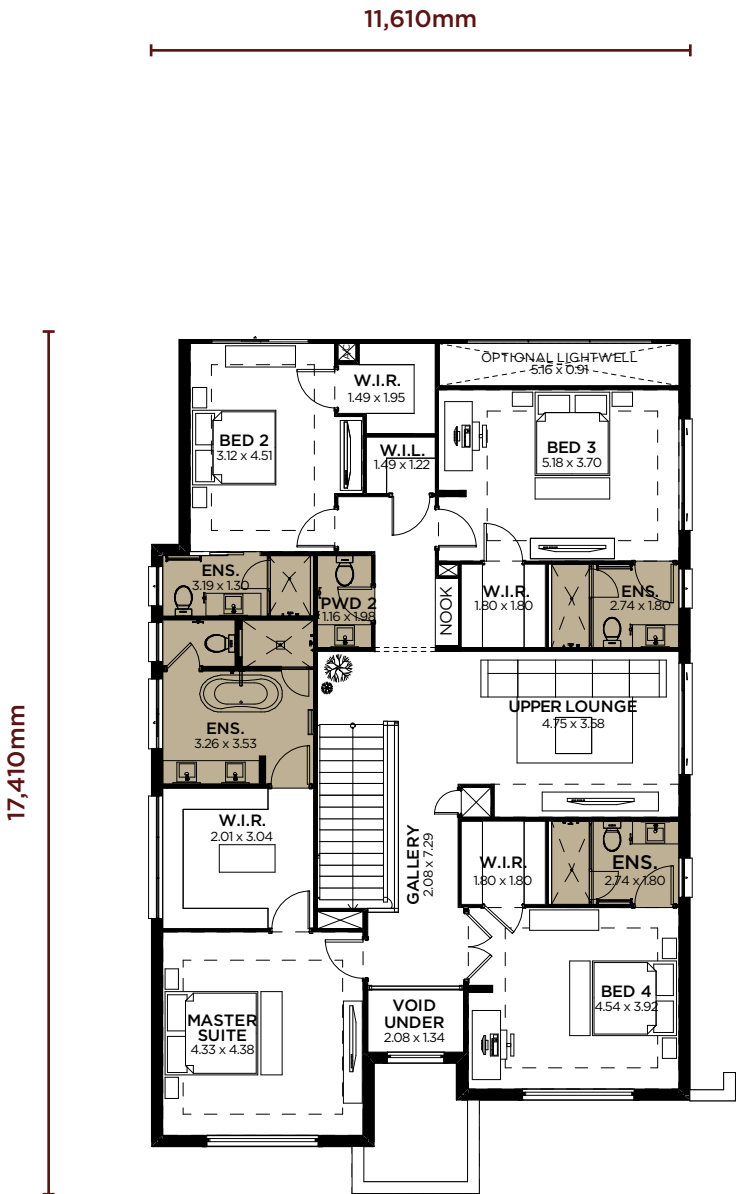
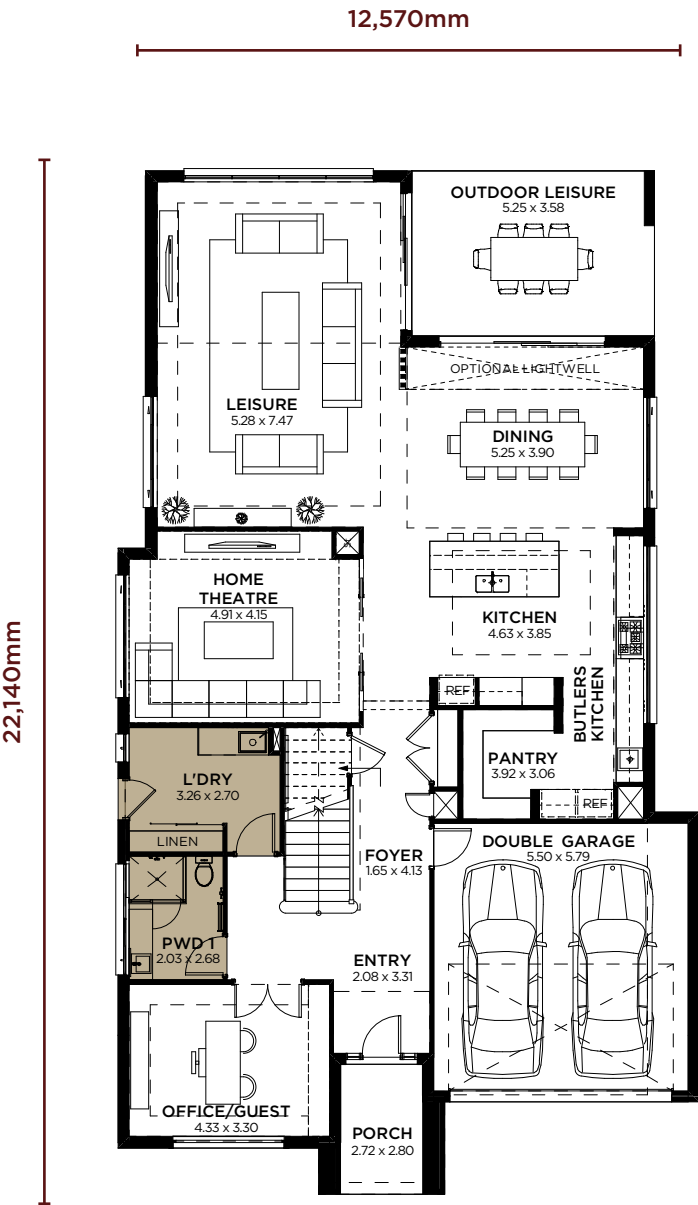
5.5



2



AREA CALCULATIONS		AREA
Ground Floor		184.55 sqm
First Floor		192.90 sqm
Garage		34.98 sqm
Porch		6.39 sqm
Outdoor Leisure		18.80 sqm
Gross Floor Area		437.62 sqm



GROUND FLOOR

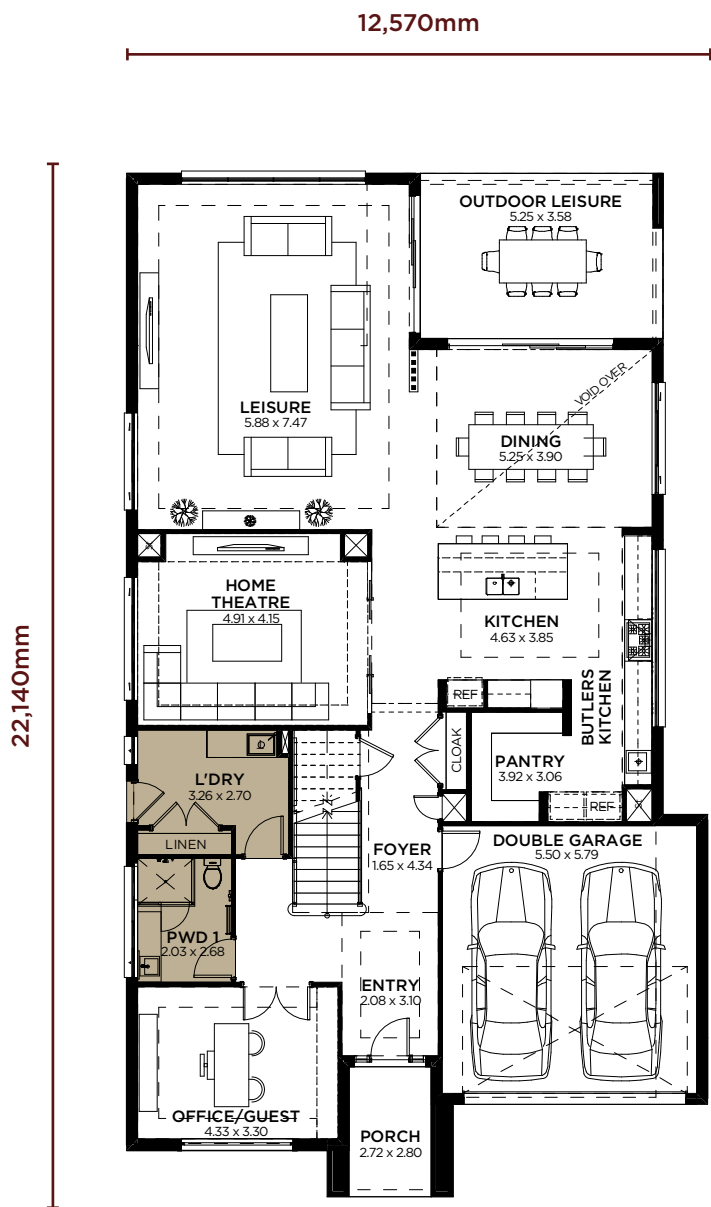
FIRST FLOOR

# Manhattan 51

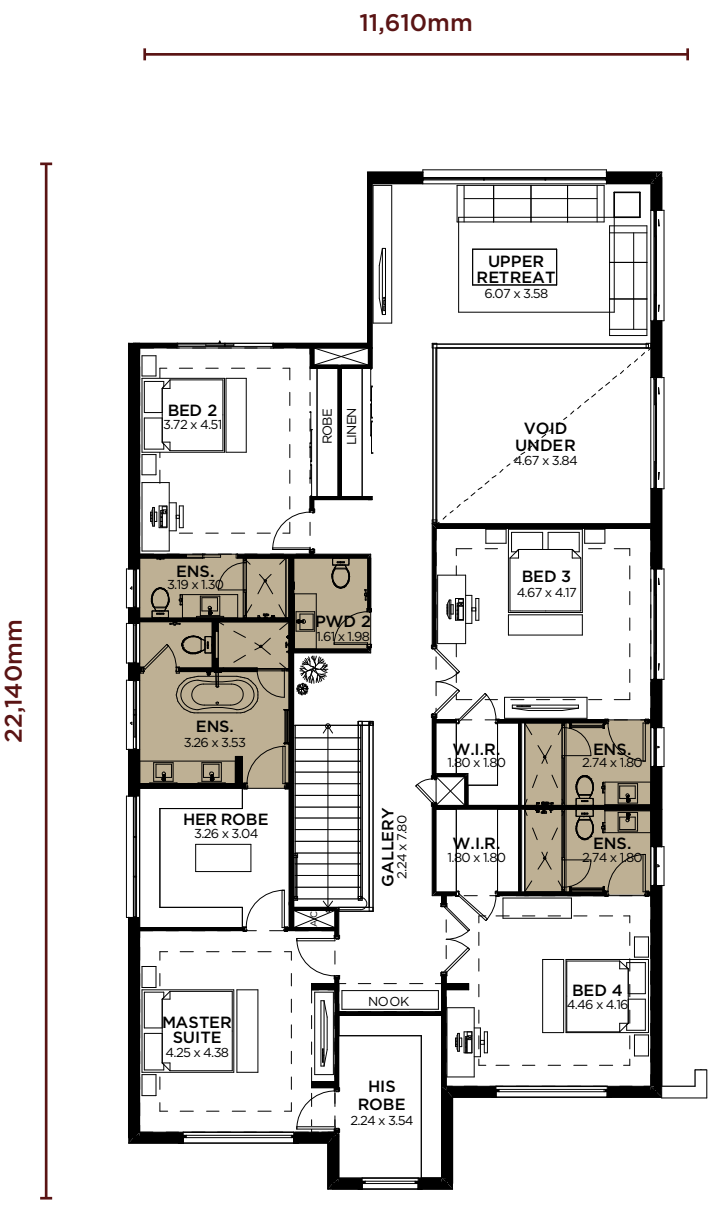
Designed to fit a 15m Lot Width

4  5.5  2 

AREA CALCULATIONS	AREA
Ground Floor	189.45 sqm
First Floor	224.20 sqm
Garage	34.98 sqm
Porch	6.39 sqm
Outdoor Leisure	18.80 sqm
Gross Floor Area	473.82 sqm



GROUND FLOOR



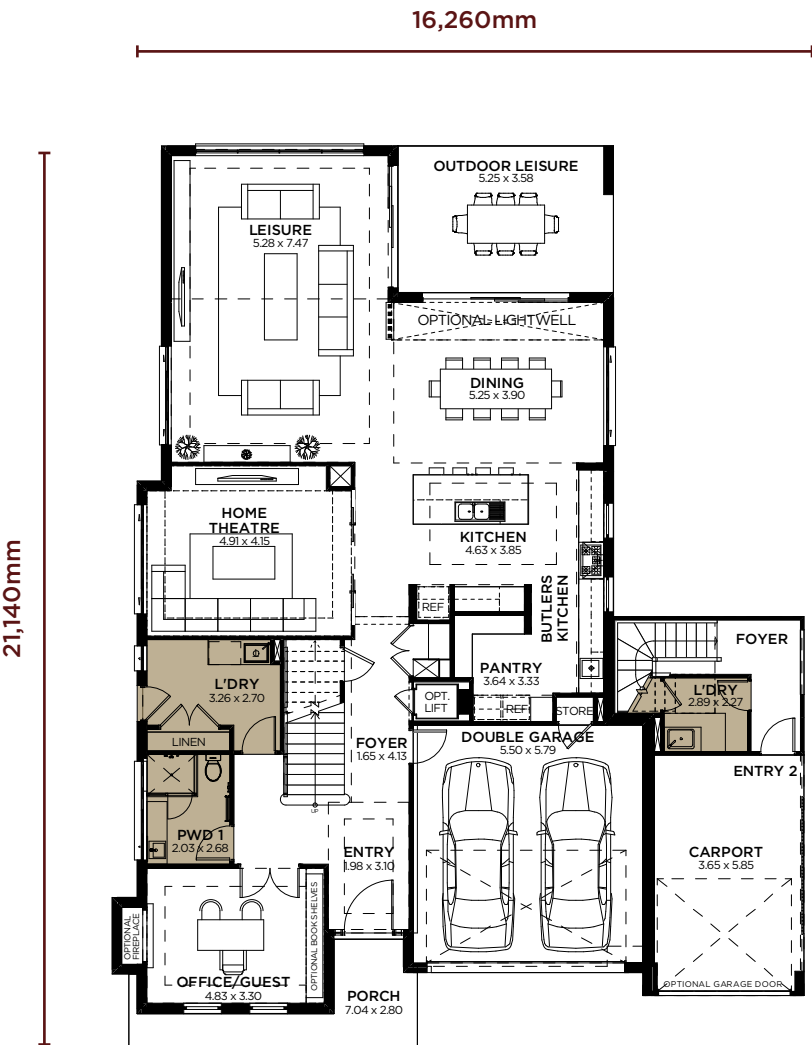
FIRST FLOOR

# Manhattan 56 NANNY

Designed to fit a **18.5m** Lot Width  
ON DISPLAY AT HOMEWORLD, BOX HILL

5  6.5  3 

AREA CALCULATIONS	AREA
Ground Floor	186.60 sqm
First Floor	197.33 sqm
Garage	35.69 sqm
Porch	10.69 sqm
Outdoor Leisure	18.80 sqm
Lower Secondary	15.23 sqm
Upper Secondary	37.35 sqm
Carport	23.88 sqm
Gross Floor Area	525.57 sqm



GROUND FLOOR



FIRST FLOOR



# Manhattan 58

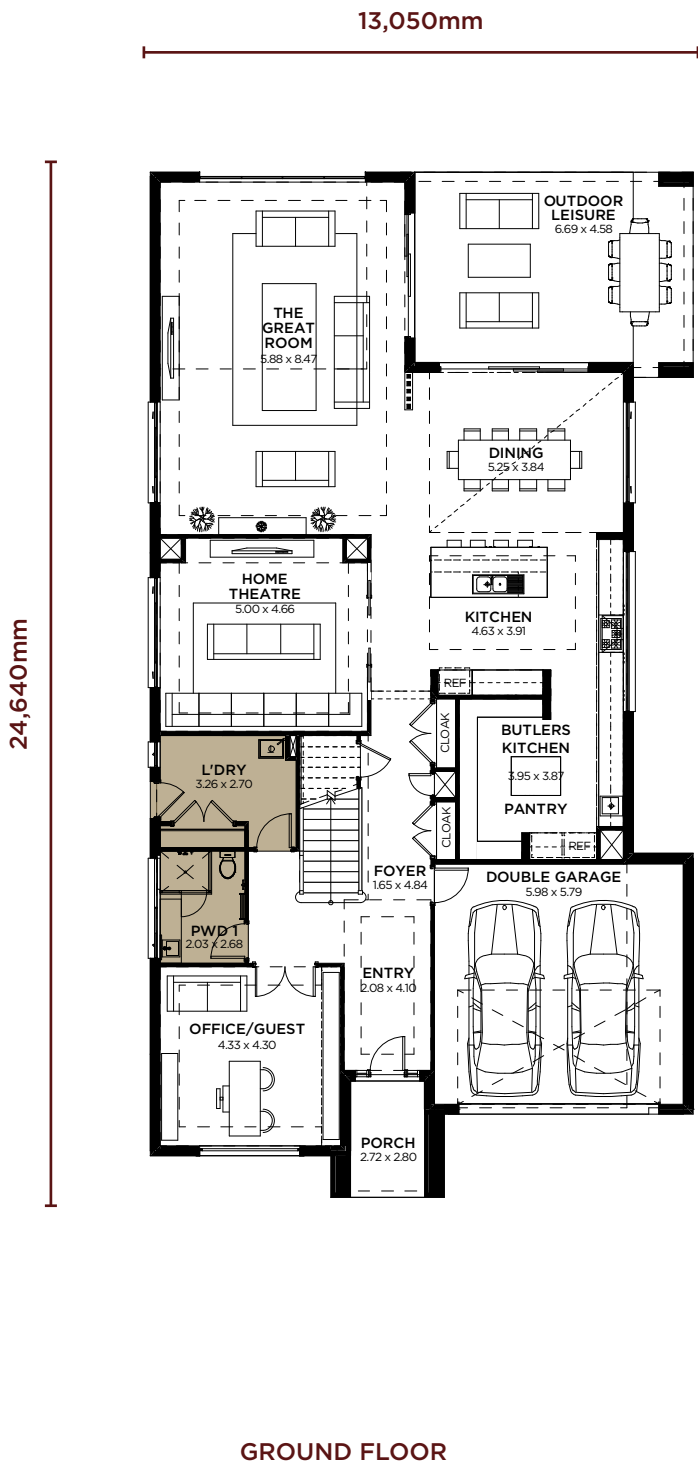
Designed to fit a **15m** Lot Width

4

5.5

2

AREA CALCULATIONS	AREA
Ground Floor	213.22 sqm
First Floor	248.80 sqm
Garage	37.98 sqm
Porch	6.39 sqm
Outdoor Leisure	31.14 sqm
Gross Floor Area	537.53 sqm



# Monte Carlo

## Live, work and entertain in luxury

From the moment you step into the Monte Carlo, you know it's a home of absolute distinction. Ideal for large and multi-generational families, this is luxurious living at its very best.

You're sure to be the host of many celebrations from the huge gleaming kitchen and dining space, ideal for entertaining. With the separate butler's pantry plus an additional pantry, stylish entertaining will be easy. The open plan living extends to an oversized informal leisure space with ceiling height glass doors leading out to the covered outdoor leisure area. The dedicated home theatre, separate double guest bedroom with ensuite, and the home office mean there's space for everyone to live and work in style. There's a handy study nook and downstairs powder room and laundry too.

The large, light first floor boasts the magnificent master suite with walk-in wardrobe and a luxurious ensuite with free-standing bath and double vanity. Three further double bedrooms all have ensuite facilities and walk-in wardrobes. The comfortable upper lounge creates a further informal living area.

Beautiful design and thoughtful planning have made this contemporary home a masterpiece of modern living.



Monte Carlo 42

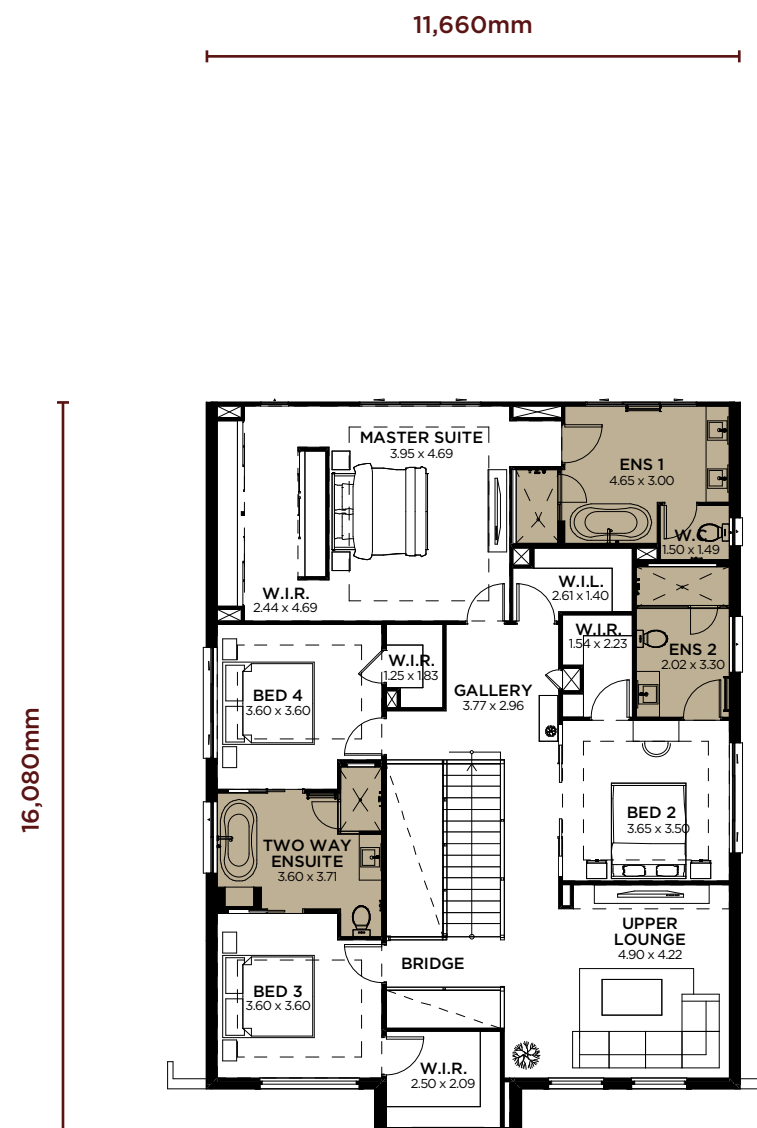


Designed to fit a **15m** Lot Width

## AREA CALCULATIONS

AREA

Ground Floor	180.05 sqm
First Floor	180.09 sqm
Garage	36.11 sqm
Porch	5.59 sqm
Outdoor Leisure	21.14 sqm
<hr/>	
Gross Floor Area	<b>422.98 sqm</b>



## GROUND FLOOR

## FIRST FLOOR

# Monte Carlo 55

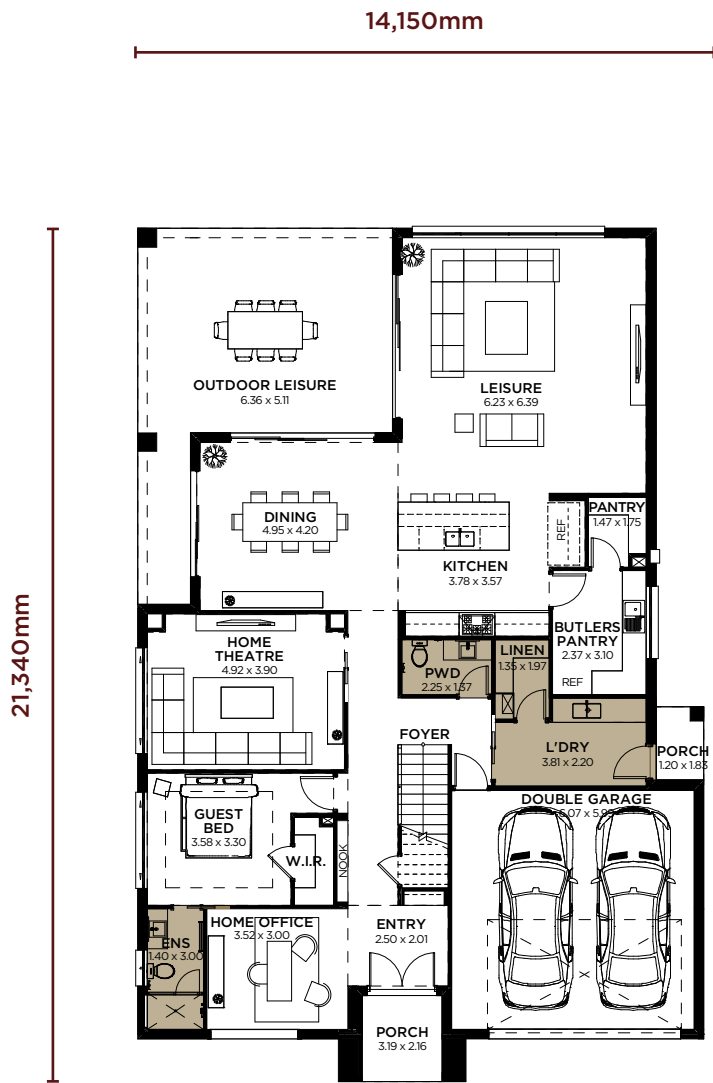
Designed to fit a **16.5m** Lot Width

4

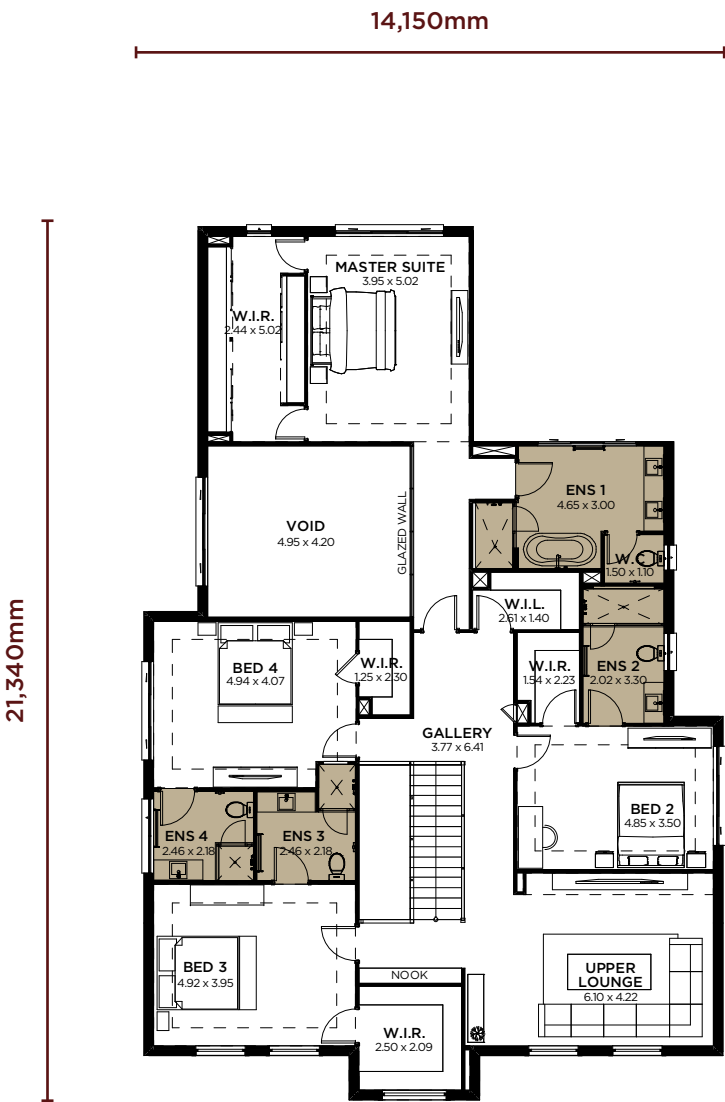
5.5

2

AREA CALCULATIONS	AREA
Ground Floor	190.01 sqm
First Floor	237.52 sqm
Garage	39.79 sqm
Porch	5.59 sqm
Outdoor Leisure	38.16 sqm
Gross Floor Area	511.07 sqm



GROUND FLOOR



FIRST FLOOR



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill



# Manor Collection

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## INCLUSIONS

**Our most opulent and luxurious Inclusions package.**

Manor Inclusions will achieve the most distinguished and elegant finish to your WISDOM home. Lavishly sprawled throughout contemporary living areas and open-plan design, Manor Inclusions are bold, beautiful and refined. View our curated list of the most exquisite fittings and stylish finishes that will embellish your WISDOM home.

# Manor Collection

## INCLUSIONS LIST

**WISDOM's Manor Inclusions have been considered for the most discerning home owners seeking the ultimate in luxury.**

Manor Collection designs signify the pinnacle of comfort and functionality, with an emphasis on superior finishes and enviable living spaces.

Create a home that is uniquely yours, without compromising on quality or design.

Customise your new home design with our comprehensive range of Manor Inclusions because your home is a reflection of you.

### MANOR KITCHEN ESSENTIALS

- Caesarstone benchtop to Kitchen (20mm thick - Standard Range colours)
- Decorative glass splashback (or decorative tile) to Kitchen (Standard Range colours)
- Fixed feature window to Kitchen splashback (selected designs)
- Laminated overhead Kitchen cupboards to both sides of rangehood
- Bulkhead over top cupboards
- Stainless Steel undermount double bowl kitchen sink
- Microwave tower cabinet with drawers under and cupboards over
- Laminated overhead cupboard above fridge space
- Set of pot drawers
- Soft close Hettich Kitchen drawers and pot drawers
- Designer Caroma Quatro mixer tap to Kitchen sink
- Water purifier to Kitchen benchtop
- Contemporary Kitchen design
- Hettich Silver Orgatray adjustable cutlery tray
- 150mm dropped ceiling over Kitchen
- European Appliances
- ILVE 900mm Italian stainless steel programmable freestanding cooker
- ILVE feature 900mm wide Glass and stainless steel rangehood to Kitchen
- ILVE stainless steel dishwasher
- ILVE stainless steel microwave including trim kit

### MANOR BATHROOM ESSENTIALS

- Frameless shower screen to Master Ensuite shower recess
- Semi Frameless Mirage shower screens to remainder of showers
- Caroma Urbane wall faced toilet suites with square style cistern and soft close seats
- Stylish counter mounted or semi recessed vanity basins with laminate doors (subject to design)
- Caesarstone to vanities throughout (Standard Range - 20mm thick)
- Designer floating vanity units
- Modern Tiled shower niches to all shower recesses
- Full height tiling to all walls of Bathroom, Ensuite/s and Powder room
- Set down floors to ground floor Powder/Bathroom/Ensuite/Laundry wet areas for flush tile finish
- Stylish Caroma Quatro wall mixer tap sets to all vanity basins
- Vanity basins to be AXA H10 500 counter basin with Caroma Quatro wall mixers over
- Caroma Quatro handheld shower and rail kits to shower recesses
- Lexi 350mm ceiling mounted shower head to Master Ensuite shower with diverter mixer
- Ralii chrome multiple towel rack ladder to Master Ensuite



- Caroma Quatro towel rails and accessories to other Bathrooms
- Caroma Quatro bath and shower mixer sets to all bathrooms
- Polished edge frameless mirrors to Bathroom and Ensuites
- Posh Solus Freestanding 1780mm Bathtub to main bathroom
- Upgrade tiling allowance to \$35m2 in lieu of \$25m2
- Tiled Smartwaste floor wastes to wet areas
- Chrome push plugs to vanity basins
- 3 in 1 fan light heater to Bathrooms

### MANOR INTERNAL ESSENTIALS

- 2740mm ceilings to the ground floor (9') in lieu of 2440mm ceilings (8')
- 2590mm ceilings to the first floor (8'6") in lieu of 2440mm ceilings (8')
- Square set cornices throughout (excluding Garage, Outdoor Leisure, and minor areas)
- Square Set Coffered ceilings throughout as indicated on brochure plan
- Decorative half splayed 90mm high skirting boards
- Square set reveals to all windows and stacker doors
- Designer kitchen cupboard and vanity door handles
- Lane Cambridge internal door lever handles
- Hume HLR230 panelled 2340mm high internal doors (or equivalent) throughout
- Slimline glazed sliding door robes and linen in lieu of standard hinged doors where shown
- Bar handles to Kitchen Pantry in lieu of knobs
- Door stops to internal access doors
- 2300mm high large stacker doors to Outdoor Leisure
- 2300mm high fixed windows to rear of Leisure rooms (subject to design)

### LAUNDRY

- Built-in laminated Laundry bench cupboards up to 2.0m in length
- Stainless-steel drop-in tub, mixer tap set and 20mm Caesarstone top
- Laundry Chute (excluding Ambassador design)

### PAINT

- Taubman's three coat paint system to walls throughout in lieu of two coat system (one colour)
- Taubman's Endure premium paint upgrade to internal walls

### STAIRS

- Designer Stair upgrade to stainless steel bar balusters and squared handrail (double storey only)

- Maple timber treads and risers to the bottom three steps of the staircase in clear finish
- Under stair access including Hume HLR230 panelled 2340mm high door, standard tiling, plaster board linings and standard light point (subject to final stair design chosen)

### ROBES AND PANTRY

- Melamine Colourboard timbergrain (or white) shelving to Pantry with decorative 100mm fascia
- Built-in Colourboard WIR fit out to Master Robe including 1No drawer and shelf set
- Melamine white shelving to all remaining Robes, Linens, Store, Cloak cupboards.

### ELECTRICAL

- Security alarm system including LCD code pad
- Front door video intercom system with internal monitor
- Clipsal Saturn decorative light switches to entire ground floor and first floor passageways
- Clipsal Saturn decorative power points to Kitchen
- Clipsal power points and switches to remainder of home
- 1 x Light point to each room
- Double power points to all rooms including Garage
- 2 way switching to Stairs only
- 2 x Television points to your preferred location
- 2 x Telephone points to your preferred location
- Hard wired smoke detectors with battery backup as required

### FLOORING

- Ceramic Floor Tiles \$35m2 tile allowance
- 50/50 Wool Blend Carpet

## MANOR EXTERNAL ESSENTIALS

- 450mm wide eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
- Blue Hyne T2 termite resistant timber frames
- Trend aluminium stacker door to Outdoor Leisure area
- 25-degree roof pitch
- Bristle flat profile Prestige range roof tiles in lieu of Traditional range roof tiles
- Reticulated termite treatment system to the perimeter of the home
- Keyed window and external door locks throughout
- Off white mortar to brickwork
- Garden Taps to Exterior x 3
- Colorbond Fascia and Gutter
- Stria cladding to rear elevations of first floor in lieu of fibre cement sheeting
- Concrete slab to front Porch including ceramic tiles (\$35m2 tile allowance)
- Brickwork above Garage door
- Massive Inclusive brick range
- Hume Savoy XS range 2340mm x 1200mm front entry door (clear glazed with clear Maple timber finish) Most designs
- Lane Stainless Steel 600mm long back to back Bar Handle with roller bolt Mortise lock to front Entry door

## ALFRESCO

- Concrete to the Outdoor Leisure Room incorporated with main house slab (selected designs)
- Outdoor Leisure Rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices

## GARAGE

- Plasterboard lined interior to Garage
- Auto garage door opener including 2No. transmitter Units and wall Switch
- 2400mm high Sectional overhead Colorbond Garage Door (Timber Look Garage Door is an optional extra)

## BASIX & HOT WATER

- BASIX Assessment and fees
- Fire retardant sarking to underside of roof tiles
- Decorative slimline corrugated steel aboveground 3000 litre rainwater tank in lieu of plastic
- Upgrade of Ceiling Insulation to R3.5
- Upgrade of Wall Insulation to R2.0
- Whirlybird roof ventilator for better cooling and efficiency
- Gas bayonet point to Living area
- Rheem 6 Star rated gas continuous flow hot water system
- Recess box for gas continuous flow hot water system

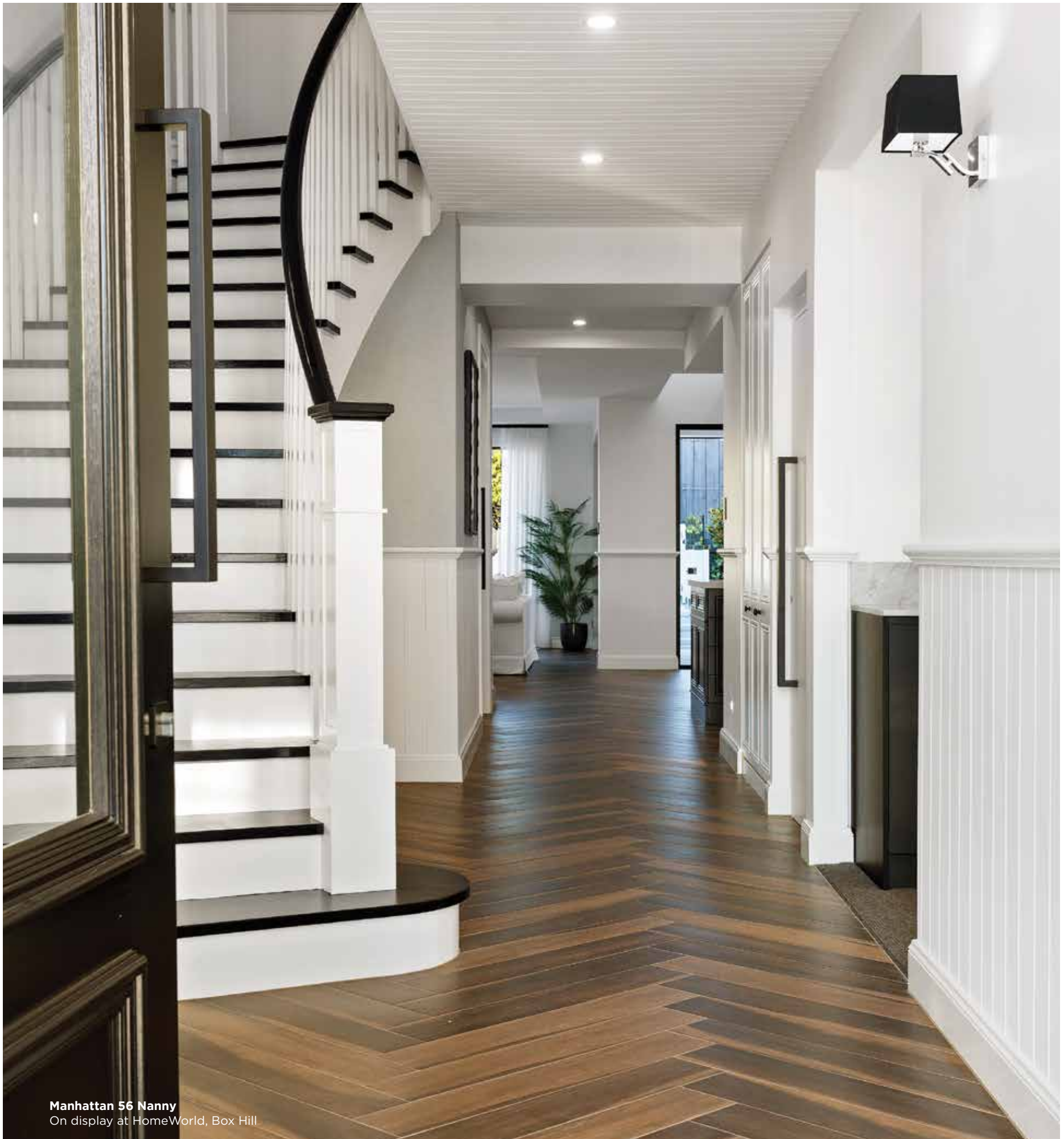
## SITE COSTS & COUNCIL REQUIREMENTS

- Standard Site Costs (Up to 1m of fall over building footprint & M class slab. Excludes deepened edge beams and garage step down if required)
- Standard Council, Environmental Management, Work Health & Safety Requirements (note: extras may apply)
- Scaffolding and temporary site safety fencing as required
- Site establishment requirements including sediment control, waste separation and garbage disposal areas
- Standard Development Application and Construction Certificate Fees

## THE FINER POINTS ARE ALL INCLUDED

- Professional Tender and Home Building Agreement Presentation with qualified staff
- Professional interior and exterior colour selection appointment with experienced Colour Consultant
- Kitchen, Flooring, Stairs and Electrical consultations as required directly with supplier
- All Construction Liability Insurance
- Home Owners Warranty Insurance
- Standard Waterboard plumbing and drainage Fees
- Contour Survey and Bore Hole report by qualified Surveyor and Engineer
- Professional Interior and Exterior house clean post construction completion
- Detailed Quality Control Program during construction and 13-week Maintenance period
- Extensive Selection of Homes on Display
- Stable and Financially Secure Family owned and operated company
- Professional Major Builder with Excellence in Customer Service Commitment

Note: Deletions of any items from promotion will not be credited.



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill

# Manor Collection

## FACADES

**Homes of luxury and distinction brought to you by Wisdom Homes.**

You'll have peace of mind that your new luxury Manor Collection home is built with quality and craftsmanship. Selecting the right façade for your home is as important as choosing its location and floorplan. Wisdom Homes offer a range of façade style options and the flexibility to deliver the house you want with the exterior look you love. From modern to traditional, classic to Hamptons, there's a home façade for every lifestyle.

For those wanting more. More sophistication, more personalisation and more value.



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill



CLASSIC FACADES



BALWYN



BEL AIR



NOTRE DAME



PARK LANE



TRADITIONAL - NO CHARGE



VERMONT

MANOR COLLECTION | FACADE COLLECTION



MODERN FACADES



DEVONSHIRE



HAMILTON



KENT



LANCASTER



RICHMOND

MANOR COLLECTION | FACADE COLLECTION



**Manhattan 56 Nanny**  
On display at HomeWorld, Box Hill





Manhattan 56  
on display HomeWorld Box Hill

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**Bespoke designs, distinctive  
finishes and quality  
craftmanship – the Manor  
Collection by Wisdom  
Homes is the epitome of  
luxury family living.**

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# Display Centre Locations

## NORTH WEST

HomeWorld, Box Hill  
32-34 Noah Street  
Box Hill NSW 2765  
On Display  
Manhattan 56 - Nanny



Head Office  
17-19 Central Hills Drive, Gregory Hills NSW 2557  
Phone 1300 855 775  
[www.wisdomhomes.com.au](http://www.wisdomhomes.com.au)

