

# DOUBLE STOREY

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Live Passionately

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MOJO  
homes





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## GET MORE OUT OF LIFE

A life well lived is a life that squeezes the most from every day, makes dreams come true and is always passionate! Which is why it means so much to have a home that reflects your unique approach to life – a home that is all about you and your family. A house you walk in to every day and know you are home; this is where you belong; this is the only place you want to be.

We weave the MOJO magic into every home we design. Each one is mindfully crafted to capture the imagination in a way that lets your home shine with your personality; bringing your vision alive in the home you've always wanted.

You'll love our range of double-storey designs; each with an unmistakable street presence and architectural detail that makes your home stand out from the crowd, exuding its own sense of style, awakening your inspiration and capturing the imagination. Whether you are building on a narrow lot, a sloping lot or a lot with views, MOJO will transform its potential into a home you'll always treasure.

Our designs are a breath of fresh air, offering a freedom and an unsurpassed flow that enhances and lifts life's magical everyday moments. From light-filled spaces to cosy, intimate nooks, your MOJO home will ring with the laughter and joy that comes from living from the heart and cherishing all the things in life that are truly important.

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**CELEBRATE YOUR JOURNEY WITH US BY  
BUILDING A MOJO FUTURE AND LIVING  
LIFE PASSIONATELY!**



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## Fits Lot Width

### 10m | AND UNDER

APPLAUSE 26	18
APPLAUSE 32	20
AVOCA 22	22
BONDI 20	28
BRONTE 21	30
BUNDEENA 24	32
CHARLESTON 24	38
ENCORE 26	40
ENCORE 28	42
ESCALA 27	48
HAVEN 23	50
HAVEN 26	52
LIDO 28	54
LIDO 29	56
LIDO 31	58
NEO 28	64
SARATOGA 24	66
TIVOLI 27	68
TIVOLI 30	70
FACADE OPTIONS	76

## Fits Lot Width

### 10.5m - 14m

APPLAUSE 28	98
CAPRI 25	100
CHARISMA 37	102
CHEVRON 37	104
CLOVELLY 27	112
ENCORE 32	114
ENIGMA 31	120
ENIGMA 32	122
ENIGMA 35	124
ENIGMA 36	126
ENIGMA 41	128
MELODY 39	134
NARRABEEN 17	136
NAUTICA 36	138
NOVA 30	144
NOVA 31	146
NOVA 32	152
NOVA 33	154
NOVA 38	156
TAMARAMA 22	162
ZUMBA 26	164
FACADE OPTIONS	166

## Fits Lot Width

### 14.5m | AND ABOVE

ARIA 37	192
CHARISMA 46	194
ENIGMA 46	196
MELODY 40	198
MELODY 43	200
SEABREEZE 35	206
SEABREEZE 39	208
SOUL 39	210
SOUL 40	212
TOORAK 47	218
TOORAK 49	220
TRILOGY 35	222
FACADE OPTIONS	228











# KNOW WHAT YOU WANT?

FIND YOUR HOME EASIER

LOT WIDTH	HOME DESIGN	M <sup>2</sup>	SQ					PAGE
<b>10m   AND UNDER</b>								
10	APPLAUSE 26	240.62	26	4	2	1	2	18
10	APPLAUSE 32	291.26	32	4	2	1	2	20
9	AVOCA 22	201.53	22	4	2	2	1	22
10	BONDI 20	188.03	20	4	2	1	1	28
10	BRONTE 21	193.81	21	4	2	1	1	30
8.5	BUNDEENA 24	224.73	24	4	2	2	1	32
10	CHARLESTON 24	219.98	24	4	2	1	1	38
10	ENCORE 26	241.37	26	4	2	1	1	40
10	ENCORE 28	257.38	28	4	2	1	1	42
10	ESCALA 27	250.68	27	4	2	1	1	48
9	HAVEN 23	218.18	23	4	2	1	1	50
10	HAVEN 26	250.49	26	4	2	1	1	52
10	LIDO 28	264.75	28	5	3	0	1	54
10	LIDO 29	270.85	29	5	2	1	1	56
10	LIDO 31	289.69	31	5	2	1	1	58
10	NEO 28	253.63	28	4	2	1	2	64
10	SARATOGA 24	220.30	24	4	2	1	2	66
10	TIVOLI 27	250.94	27	4	2	1	2	68
10	TIVOLI 30	282.36	30	4	2	1	2	70
<b>10.5m - 14m</b>								
10.5	APPLAUSE 28	257.36	28	4	2	1	2	98
11	CAPRI 25	227.82	25	4	2	1	2	100
12.5	CHARISMA 37	340.11	37	5	2	1	2	102
12.5	CHEVRON 37	341.03	37	4	2	1	2	104
12.5	CLOVELLY 27	246.94	27	4	2	2	2	112
13.5	ENCORE 32	291.66	32	4	2	1	2	114
12.5	ENIGMA 31	291.64	31	4	2	2	2	120
12.5	ENIGMA 32	298.24	32	4	2	1	2	122
13	ENIGMA 35	330.56	35	5	2	1	2	124
14	ENIGMA 36	336.86	36	5	2	1	2	126
14	ENIGMA 41	384.03	41	5	2	1	2	128
14	MELODY 39	355.48	39	4	3	1	2	134
12.5	NARRABEEN 17	162.93	17	3	2	2	1	136
12.5	NAUTICA 36	339.01	36	4	2	2	2	138
12.5	NOVA 30	278.72	30	4	2	1	2	144
12.5	NOVA 31	281.97	31	4	2	1	2	146
12.5	NOVA 32	300.17	32	4	2	2	2	152
13	NOVA 33	305.07	33	4	2	1	2	154
13	NOVA 38	352.91	38	4	3	1	2	156
12.5	TAMARAMA 22	200.89	22	4	2	1	1	162
12	ZUMBA 26	241.04	26	4	2	1	2	164
<b>14.5m   AND ABOVE</b>								
17	ARIA 37	344.23	37	5	2	2	2	192
15	CHARISMA 46	423.33	46	5	2	1	2	194
15	ENIGMA 46	427.81	46	5	2	1	2	196
15	MELODY 40	368.30	40	4	3	1	2	198
14.5	MELODY 43	395.50	43	4	4	1	2	200
15	SEABREEZE 35	320.13	35	4	2	1	2	206
15	SEABREEZE 39	358.24	39	4	2	2	2	208
15	SOUL 39	362.13	39	4	2	1	2	210
15	SOUL 40	367.73	40	4	2	1	2	212
15.5	TOORAK 47	429.95	47	4	4	2	2	218
16	TOORAK 49	455.57	49	4	4	2	2	220
15	TRILOGY 35	325.32	35	4	2	2	2	222



# THE MOJO FACTOR

Since opening our doors in 2014, we've built a reputation as the go-to builder for those who want flair, quality and an original take on home design.

Like a breath of fresh air, our unique range immediately appeals to savvy buyers who don't want to live in a variation of a home they've seen before; who want a home stamped with their own creativity; and who are drawn to MOJO's signature design, sophistication and style.

We're all about living passionately so we build vibrant homes that embrace the fact that just as every family is different, so should their homes be. MOJO never accepts the status quo and our designs reflect this philosophy. It's an approach we've taken to a whole new level by raising the bar with a inclusion offering that incorporates many features most builders regard as extras.

MOJO Homes builds in the Greater Sydney, Hunter, Central Coast and Illawarra regions on both greenfield and knockdown/rebuild sites. Our homes include single and double-storey designs, duplex options and dual-living residences. And, as part of the MJH Group, we're backed by over 30 years of home building experience.

Live Passionately





# 10 REASONS

## WHY YOU SHOULD BUILD WITH MOJO HOMES



### 1. HONESTY & TRANSPARENCY - WITHOUT THE CHAOS

Our mission is to become Australia's most trusted home builder, so we are changing the perception of the home building industry. We do that by cutting through the clutter and jargon and focusing on transparency in everything we do to create your MOJO home. Unlike some of the tactics that are used in the industry, to achieve a quick sale, we focus on building a trusted relationship with YOU - honesty and openness up front - now that's a better way to build.



### 2. MOST PASSIONATE TEAM - WHAT MAKES MOJO'S TEAM DIFFERENT?

We like to think we are pretty particular with who we share our passion with when it comes to building homes. We've found some pretty amazing people who are excited about creating a new life for you.

When we combine our people, designs, style, along with a passion for delivering great customer service, we know it all adds up to a great building experience. After all, it's not just about the home that we deliver, it's about your journey.



### 3. VALUE FOR MONEY - KEEPING IT REAL

We're proud to offer standard inclusions that other builders call premium, so you can start building with more already included in your new MOJO home.

With more inclusions, commitment to quality and unbeatable value, you can have confidence knowing that the base price is REALLY the real price. Now that's refreshing!



### 4. FREE QUOTATION AND SITE INSPECTION - WHAT A GREAT WAY TO START!

At MOJO when we say FREE we mean it! You get a FREE site inspection and a FREE quote, but more importantly fixed price site costs, so you know the cost of your new home BEFORE you pay us any money. How good is that?



### 5. ARCHITECTURAL HOME DESIGNS - WE KNOW, IT'S ALL ABOUT THE DESIGN!

We put more in so you can get more out of your MOJO home and that's no different for our designs. Architectural designs don't just happen, they all start with an idea. Innovation, style, energy and functionality are all amplified by our team to deliver a flow that distinctly sets us apart from the rest. And when it comes to the unique flow, this delivers versatile spaces that you and your family can enjoy and where you can do the things you love, so you can live passionately every day.



### 6. QUALITY AND WORKMANSHIP - WE CARE ABOUT QUALITY

At MOJO, we absolutely believe if you're going to do something, you've got to do it right, the first time. Together with our valued suppliers and trusted trades, we deliver beautiful homes full of quality and craftsmanship for you to be proud of and to enjoy.



### 7. 25-YEAR STRUCTURAL GUARANTEE - BUILT TO LAST

It's more than having a home that just looks incredible, it has to be built to last. To prove it, we offer a 25-year structural guarantee on the structural elements of your home that includes your frames, trusses and even down to your concrete slab.



### 8. 30 PLUS YEARS' EXPERIENCE - BUILDING EXPERIENCE MATTERS

At MOJO we're pretty lucky to be backed by 30 years of building experience from proudly being part of the MJH Group. It also means we can continue to deliver security and affordability that only one of Australia's leading building companies can provide. So you can build with assurance and certainty.



### 9. MYCHOICE DESIGN STUDIO AND HOME LOANS - HOME DESIGNS WITH BENEFITS

What comes first? The style or the finance? At MOJO it doesn't matter, we have it all covered, thanks to having experts on hand to support you.

If you need a hand with the financial side of things we have good news, you have exclusive access to a team of MyChoice Home Loan experts that specialise in construction loans. They can help you find and secure the right loan that best suits your needs.

And when it comes to bringing your MOJO home to life, wait til' you see our MyChoice Design Studio!

There's a world of choices to cater to every style and taste, from inside to out you'll be wowed with the possibilities available for you to personalise your home, making it truly unique.

And what's even better, you'll have a dedicated Interior Designer right beside you to provide support every step of the way. It's time to bring your MOJO style to life.



### 10. MYHOME CUSTOMER PORTAL - BE INFORMED WITH EVERY STEP WE TAKE

When it comes to building, we know communication is crucial, as is guiding you through every step of creating your new home. So, you have 24/7 access to your exclusive Customer Portal, at your fingertips. Here you can stay up to date on your building progress and the next steps, receive important information and best of all you can access photos to share with your loved ones.

Communication is the foundation of every great relationship.





**BRING YOUR HOME TO LIFE IN 5 EASY STEPS:**

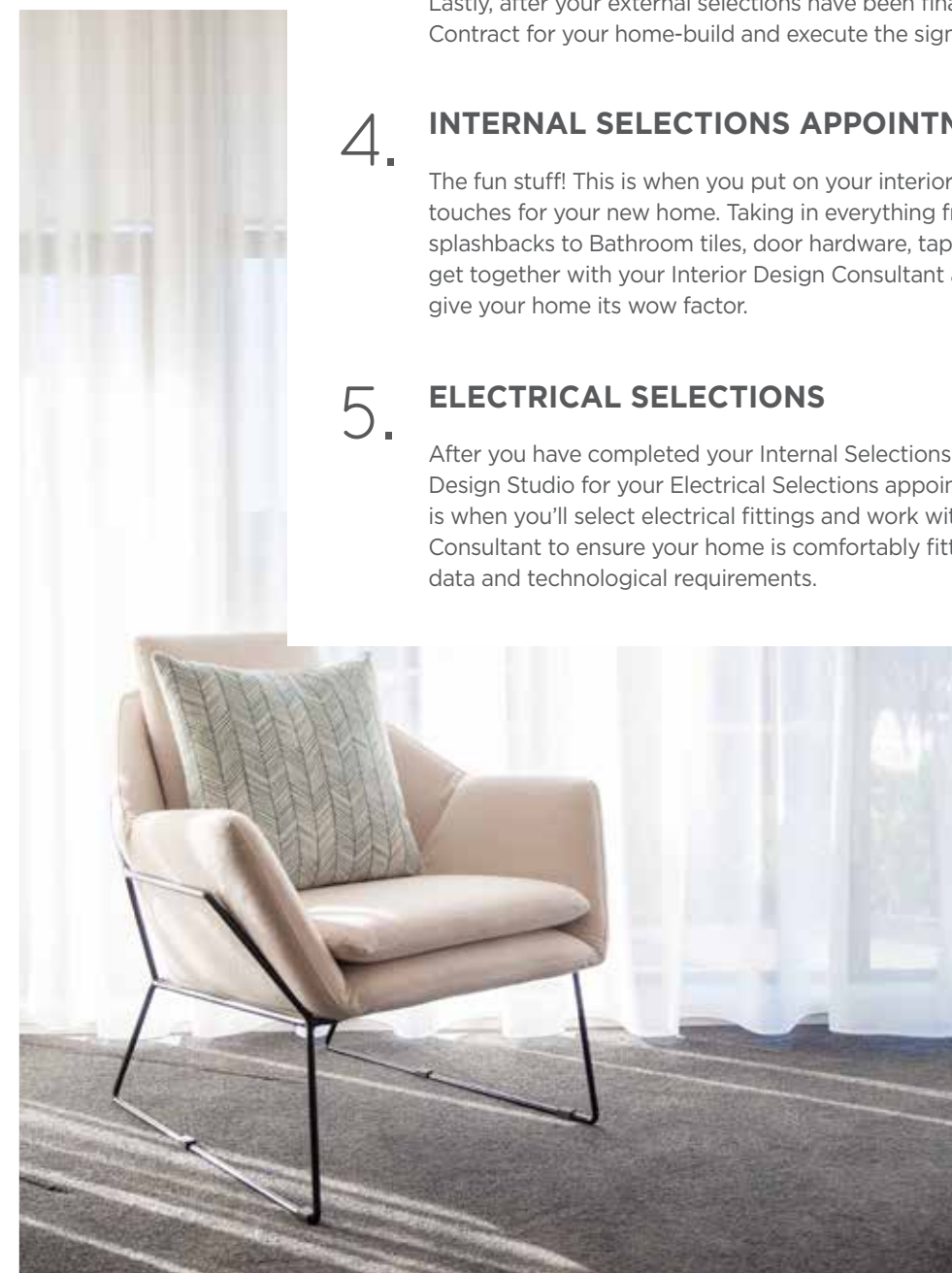
**1. 'WELCOME!' STUDIO TOUR**  
 Once you've paid your initial deposit, we'll invite you into your local MyChoice Design Studio for your Welcome Studio Tour. In this two hour session, you'll be able to familiarise yourself with the Studio and our dazzling range of products, as well as get to know our qualified Interior Design Consultants in preparation for your scheduled Selections Appointments. Spend one hour alongside a MyChoice Design Studio Interior Designer on a guided tour, and an additional one hour at your leisure, discovering all of the products, colours and options close-up.

**2. OPEN STUDIO SESSIONS**  
 The MyChoice Design Studio offers 'Open Studio' sessions so you can spend as much time as you need in the Studio before your Selections Appointments. During these sessions, you'll be allocated an Interior Design Consultant to help you work through your schemes, answer any questions you have regarding your package inclusions and provide pricing where possible. You'll also have time to wander through at your own pace.

**3. PLAN PRESENTATION, EXTERNAL SELECTIONS & CONTRACT SIGNING APPOINTMENT**  
 During this one-on one, you'll work through the internal and external aspects of your plan with one of our MyChoice Design Studio team members. This is when you'll see how your customisation and revisions come to life through your finalised plans and elevations. Next you'll have your External Selections Appointment, during which you'll make the choices that will make your MOJO home your own and let it stand out from the crowd!  
 Lastly, after your external selections have been finalised, you will be guided through the HIA Contract for your home-build and execute the signing of this document, before you leave.

**4. INTERNAL SELECTIONS APPOINTMENT**  
 The fun stuff! This is when you put on your interior designer hat and choose all the finishing touches for your new home. Taking in everything from Kitchen benchtop stone and splashbacks to Bathroom tiles, door hardware, tapware and paint colour, it's now that you'll get together with your Interior Design Consultant and make all those final selections that will give your home its wow factor.

**5. ELECTRICAL SELECTIONS**  
 After you have completed your Internal Selections Appointment, you'll visit the MyChoice Design Studio for your Electrical Selections appointment. Your final appointment, this is when you'll select electrical fittings and work with our experienced Electrical Lighting Consultant to ensure your home is comfortably fitted out for your heating, cooling, lighting, data and technological requirements.



**DEFINE YOUR STYLE**

There's something so welcoming and refreshing about a home that sparkles with personality and individual flair. A home that invites you to live well, that has an easy flow, light-filled spaces and that special something you just can't define.  
 Style doesn't come from a cookie-cutter home, which is why so many confident, creative families at ease with their own choices build MOJO homes. Packed with sophisticated design features and an abundance of quality inclusions, our homes have all the little touches that make everyday life feel luxurious.  
 All you have to do is let your creativity flow and make those features your own.

And it's so easy with MOJO. Our MyChoice Design Studio puts an incredible, up-to-the-minute selection of colours, products and finishes at your fingertips so you can unleash your inner interior designer and bring the home you've always dreamed of to life.  
 Want a vibrant feature wall that reflects your personality? We can help you with that.  
 Yearning for a bold kitchen splashback to brighten your day and make people smile? That's easy too.  
 Whether you know exactly what you want or you're still finding your look, our state-of-the-art MyChoice Design Studio is there to help you make all the right style decisions.

**WORKING WITH OUR EXPERT TEAM OF INTERIOR DESIGNERS IN ONE CONVENIENT LOCATION, YOU'LL BE SURPRISED HOW EASY IT IS TO LET YOUR IMAGINATION RUN FREE AND INFUSE YOUR PERSONALITY AND FLAIR INTO A HOME YOU'LL LOVE FOREVER.**





# STAY CONNECTED

# YOUR BUILDING JOURNEY KEY STAGES

## MYHOME CUSTOMER PORTAL

It's only natural that when you're building your dream home you want to be in the loop with all the details. You want to see the progress and you want to be able to check and double-check documents whenever it suits you.

Even at 3am. Especially at 3am.

Which is why when you build with MOJO we give you 24/7 access to your MyHome Customer Portal. Our specialised portal gives you peace of mind by letting you view up-to-the-minute photos and updates as your new home is being built.

You'll have the comfort of progress information through each stage of the build, as well as plenty of FAQs and documents to help guide you through your building process.

## ANYTIME ACCESS

Secure 24/7 access to track the progress of your build.

## DOCUMENTS

Documents are uploaded when you reach key milestones with relevant information about that stage and your home.

## MY PHOTOS

Regular upload of photos of your build home progress.

## MY MOJO TEAM

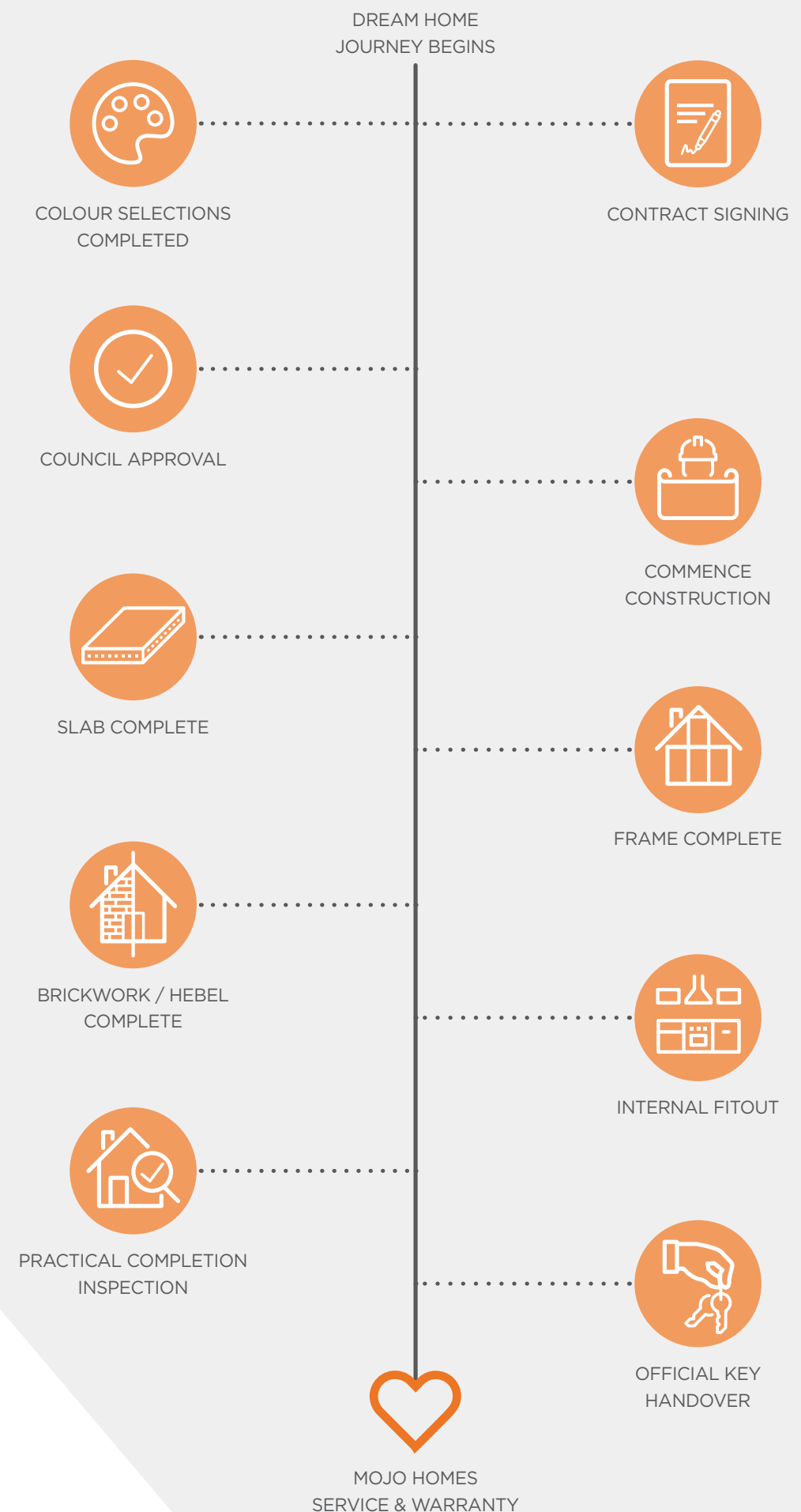
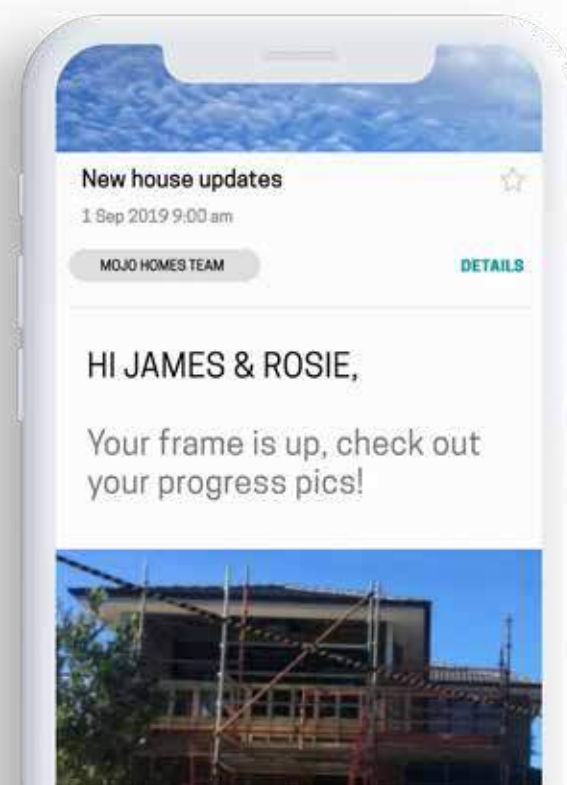
Contact details for your New Home Sales Consultant, Project Coordinator and Construction team.

## MY PROGRESS UPDATES

Status updates on progress, plus information about the next stages.

## MY SURVEYS

You'll be given four opportunities to provide feedback at different stages of your journey via online surveys. This is really important to us so we can continue to provide you with the smoothest and happiest home building experience we can!







Fits Lot Width

**10m | AND UNDER**

- APPLAUSE 26
- APPLAUSE 32
- AVOCA 22
- BONDI 20
- BRONTE 21
- BUNDEENA 24
- CHARLESTON 24
- ENCORE 26
- ENCORE 28
- ESCALA 27
- HAVEN 23
- HAVEN 26
- LIDO 28
- LIDO 29
- LIDO 31
- NEO 28
- SARATOGA 24
- TIVOLI 27
- TIVOLI 30
- FACADE OPTIONS



# APPLAUSE 26

Packing all the punch of a traditional family home, the Applause 26 not only ticks all the boxes, but at just under nine metres wide, it also fits on many inner-city narrow lots! You'll love the way this compact home lets in the light and gives you plenty of space to make your home sing with style, individuality and flair.

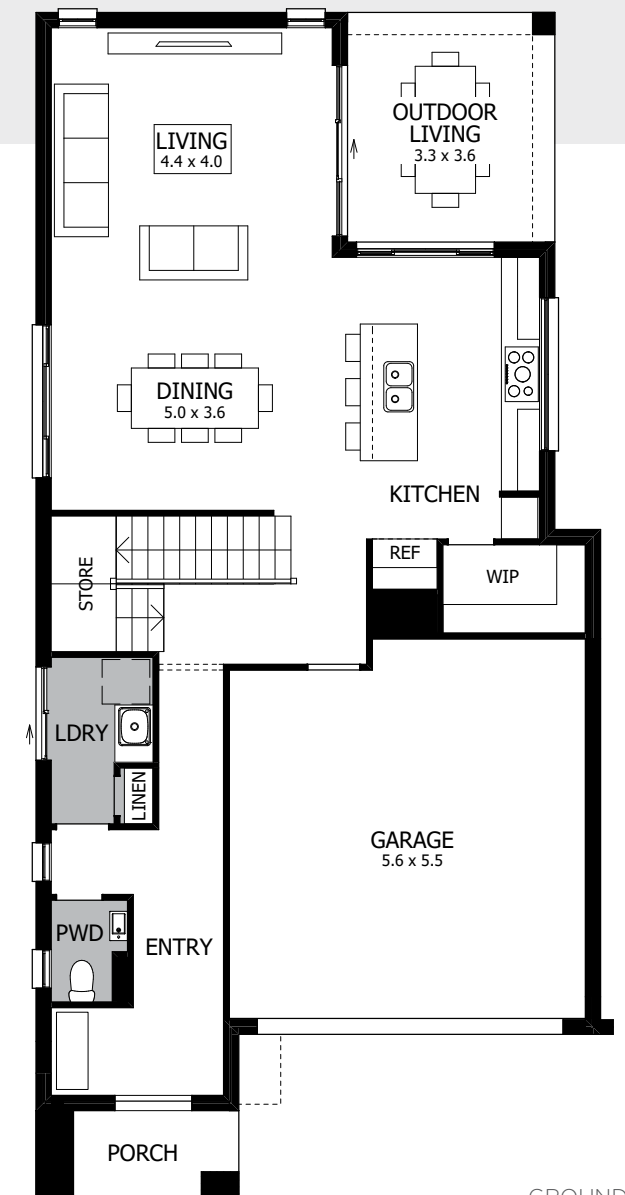
Downstairs is dedicated to social family spaces, with a large gourmet Kitchen overlooking an open area flowing seamlessly to the wide Outdoor Living. Upstairs there are four Bedrooms, with a separate Study and two Bathrooms.

4 2 1 2

width 9.08m (incl. nib wall)  
length 17.73m  
total area 240.62m<sup>2</sup>  
26 squares



FIRST FLOOR



GROUND FLOOR



— LUXE —

For all available **FACADE** options refer to pages 76 & 77.

**MOJO MORE FLOOR PLAN**  
H-NMMAPP16400A  
BASED ON **MODERN FACADE**  
F-NMMAPPMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



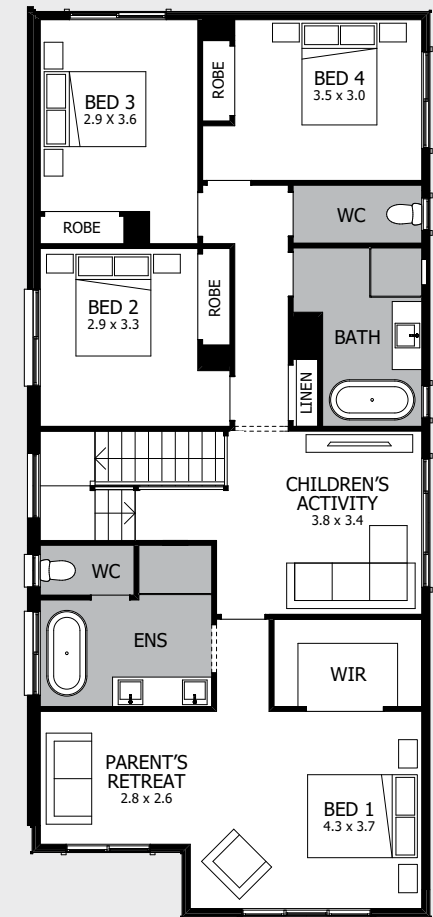
# APPLAUSE 32

If you love the design of the Applause 26, but you'd like a little more space, then the Applause 32 is for you. Designed for a 10-metre wide block, this beautiful home incorporates the addition of a ground-floor Study and Home Theatre with a spacious Kitchen/Dining/Living and Outdoor Living space.

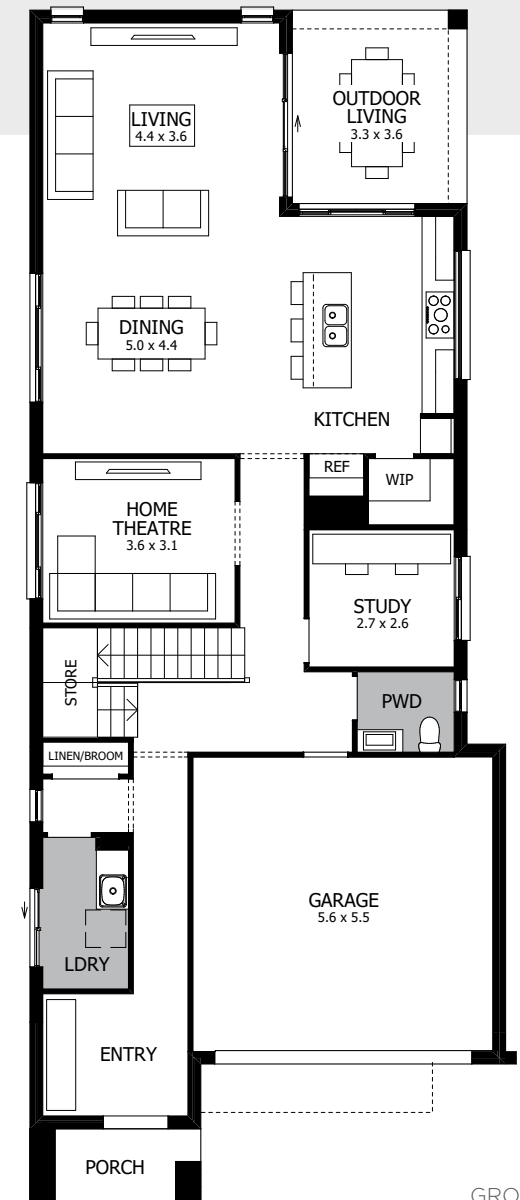
The First Floor is just as spacious with four Bedrooms – including an incredible Master Suite with Parents' Retreat – and a Children's Activity.

4 2 1 2

width 9.08m (incl. nib wall)  
length 20.88m  
total area 291.26m<sup>2</sup>  
32 squares



FIRST FLOOR



GROUND FLOOR



— MODERN with balcony —

For all available **FACADE** options refer to pages 78 & 79.

**MOJO MORE FLOOR PLAN**  
H-NMAPP16320A  
BASED ON **MODERN FACADE**  
F-NMAPPMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



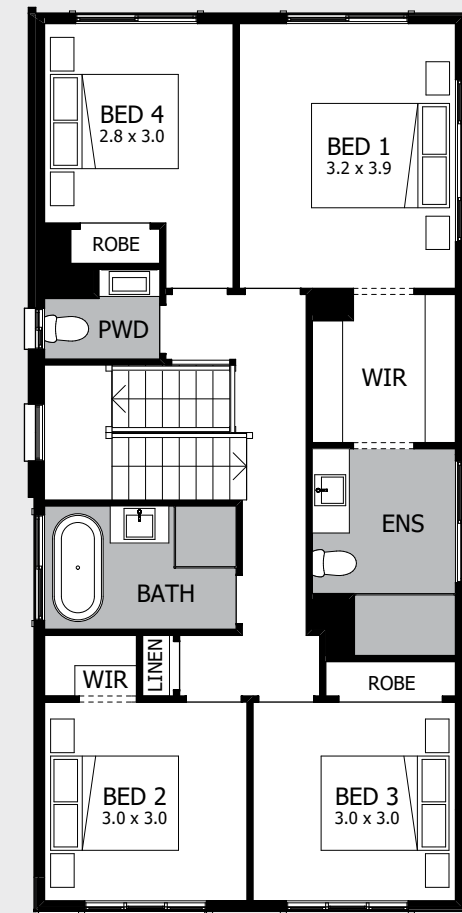
# AVOCA 22

MOJO magic at its very best, there's something immediately welcoming about the Avoca 22 that defies every expectation you've ever had about how wide a family home actually needs to be! The Entry welcomes you in to the Ground Floor where you'll find a Home Theatre - easily converted to a Guest Bedroom - off the hallway leading to the open and sunny open Dining/Living/Kitchen and Outdoor Living space.

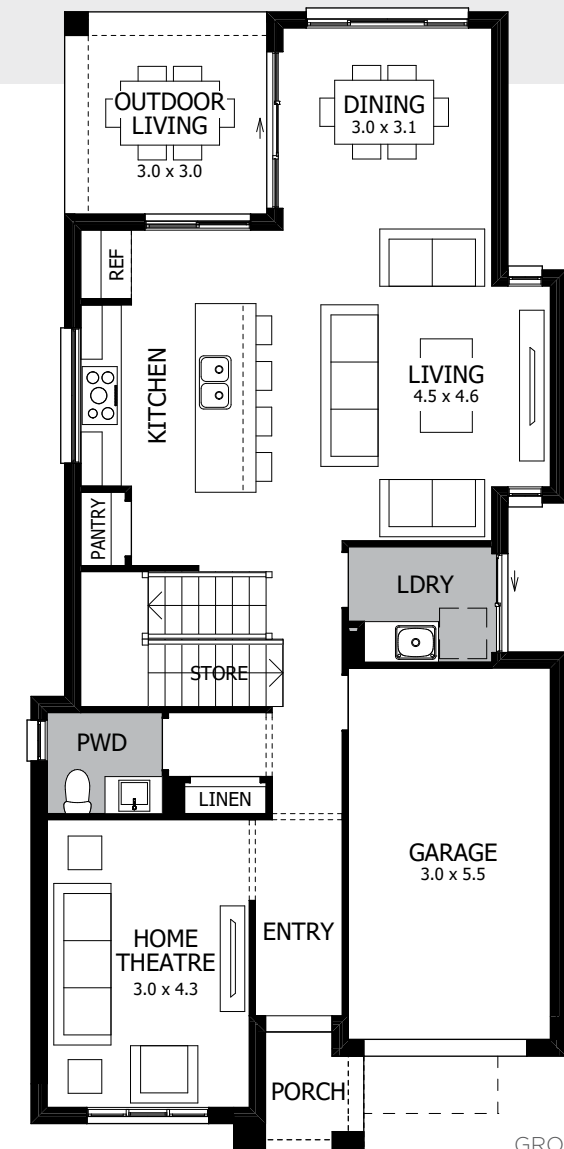
And upstairs is just as special, with a sumptuous Master Suite, three Bedrooms, family Bathroom and a Powder Room waiting for you to make your own.

  
 4 2 2 1

width 7.95m  
 length 16.50m  
 total area 201.53m<sup>2</sup>  
 22 squares



FIRST FLOOR



GROUND FLOOR



— MODERN —

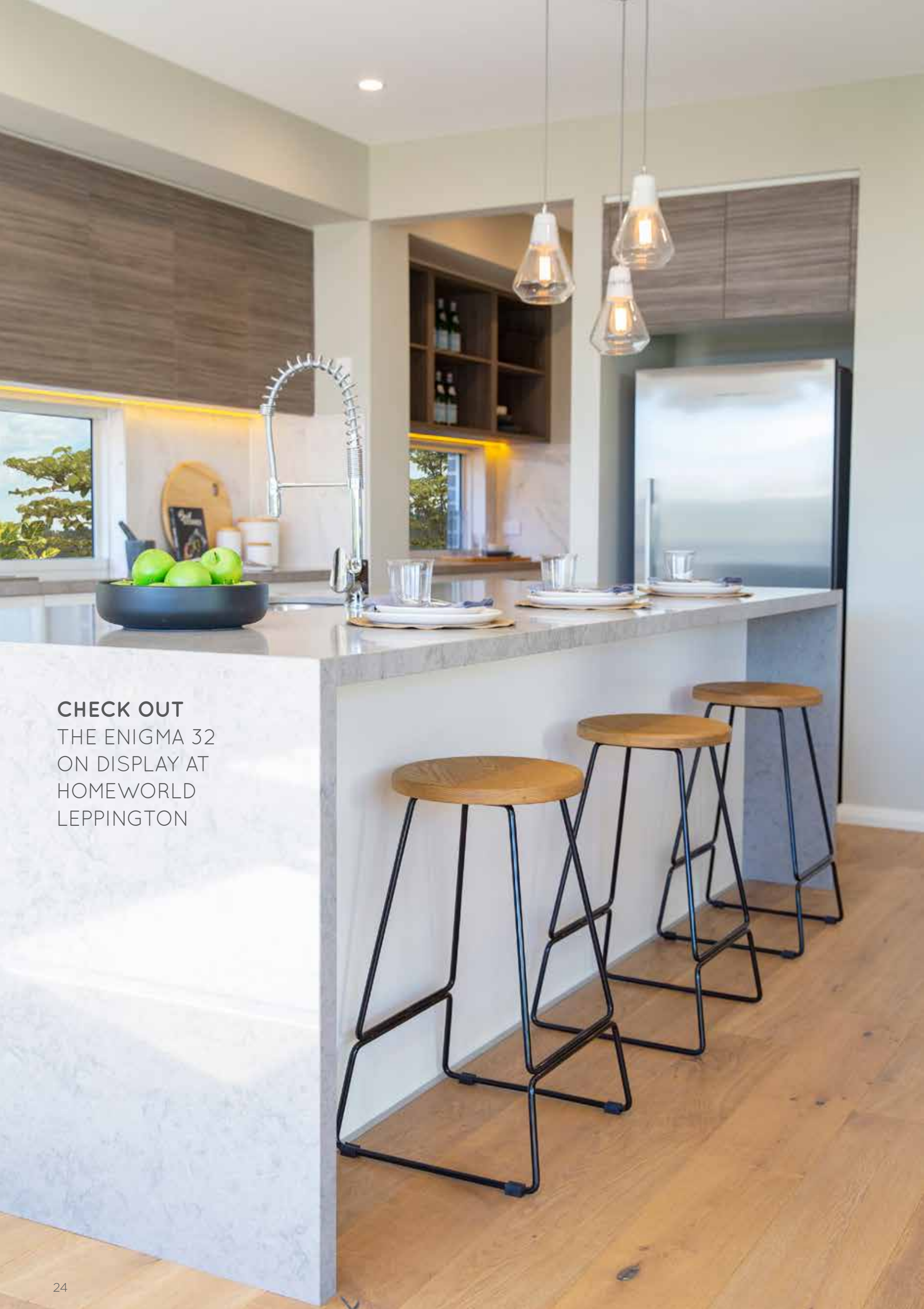
For all available **FACADE** options refer to pages 80 & 81.

**MOJO MORE FLOOR PLAN**  
 H-NMMAV018410A  
 BASED ON **MODERN FACADE**  
 F-NMMAV0MODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





**CHECK OUT**  
THE ENIGMA 32  
ON DISPLAY AT  
HOMEWORLD  
LEPPINGTON



The Enigma is perfect for the modern family that loves to entertain - combining the ease and simplicity of a large, bright and airy open-plan Kitchen, Dining and Living space at the rear of the home with a versatile and welcoming Outdoor Living area seamlessly incorporated into the space to bring the outside in.

With four Bedrooms, three separate living spaces plus Study and two-and-a-half Bathrooms it's difficult to believe this home can be built on a 12-metre wide block.





The stunning gourmet Kitchen is a functional design, offering convenient, streamlined access to the Walk-In Pantry and Laundry.





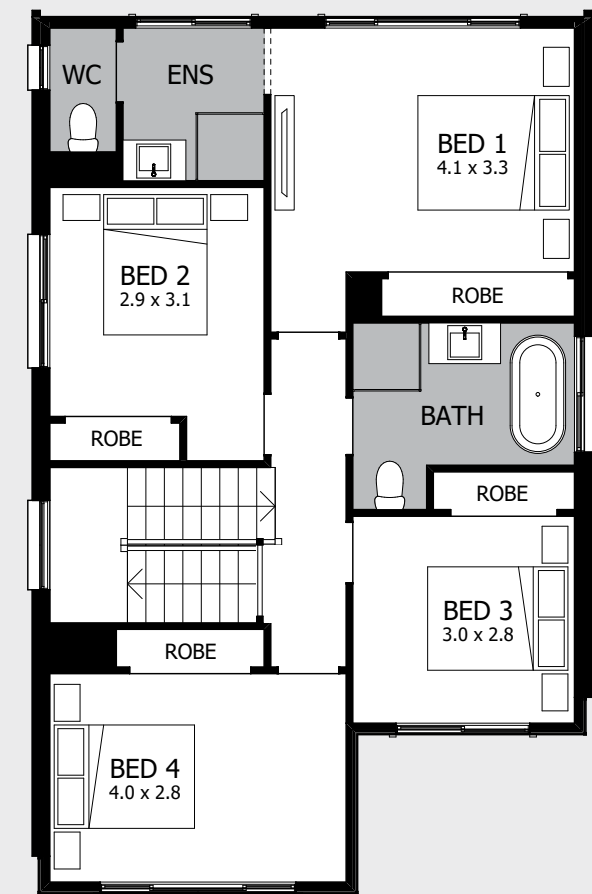
# BONDI 20

If you are looking for a home ready to be stamped with your own style and creativity, the Bondi 20 might just be the one for you. A simple and stylish layout is loaded with thoughtful touches and considered elements that make every day easy. Small conveniences like a Study just off the entryway, a Laundry hub with adjacent Linen and a generous bench in the Kitchen presiding over the spacious Living/Dining area.

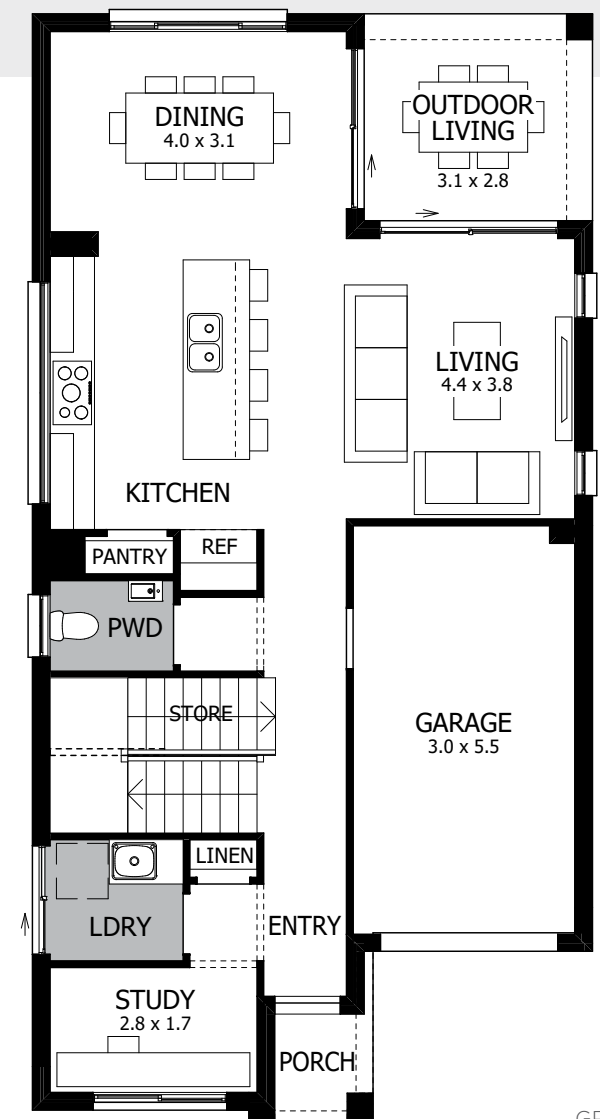
Four generous Bedrooms upstairs defy the size of this home's footprint and give every member of the family plenty of private space for retreat and quiet time.

4 2 1 1

width 7.58m  
length 14.84m  
total area 188.03m<sup>2</sup>  
20 squares



FIRST FLOOR



GROUND FLOOR



— CREST —

For all available **FACADE** options refer to pages 82 & 83.

MOJO MORE FLOOR PLAN  
H-NMNBON18410A  
BASED ON **MODERN FACADE**  
F-NMNBONMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# BRONTE 21

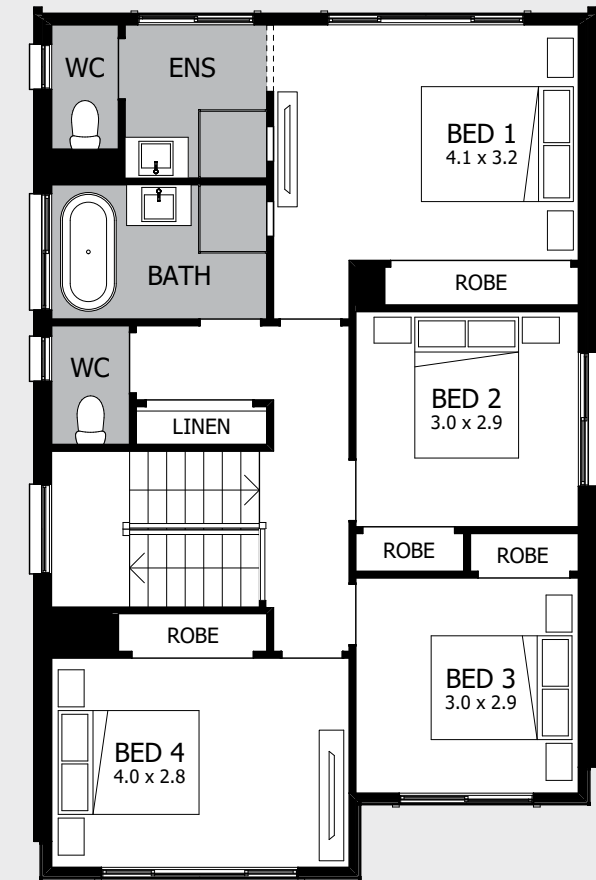
The Bronte 21 is proof that good things come in small packages! Designed for narrow lots and big personalities, this is a home that has it all. You'll be drawn to the light-filled rear of the home where the sun pours in through the wide doors and windows of the Outdoor Living to the open-plan Dining and Living area. Presided over by the gourmet Kitchen, it's the perfect space for the family to come together and relax.

And upstairs is just as special, boasting three spacious Bedrooms with built-in Robes, as well as an inviting Master Suite with Ensuite.

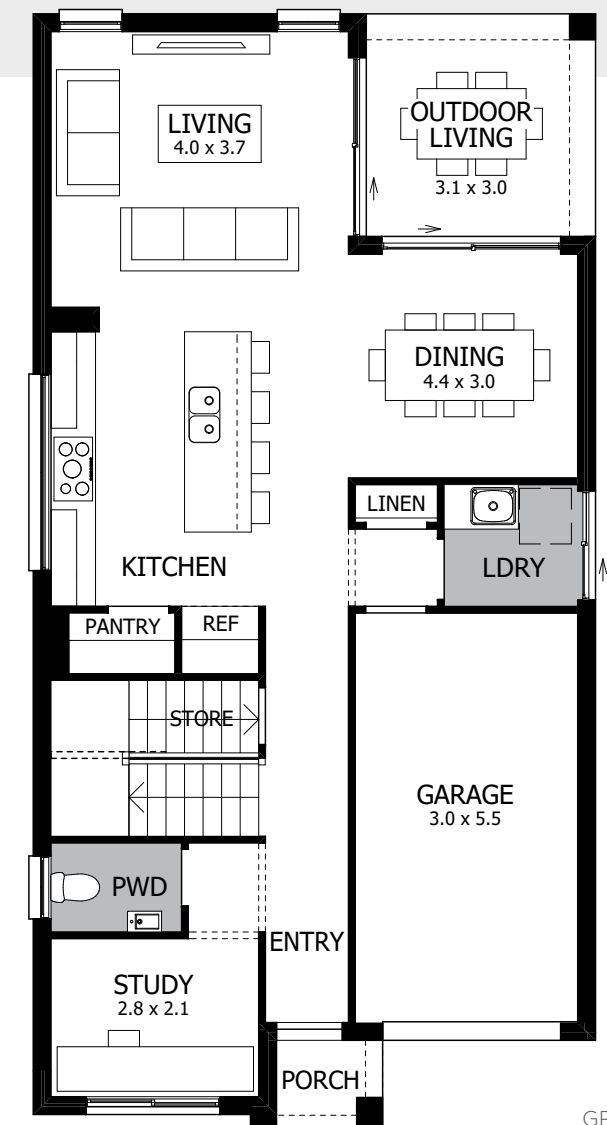


4 2 1 1

width 7.58m  
length 14.84m  
total area 193.81m<sup>2</sup>  
21 squares



FIRST FLOOR



GROUND FLOOR



— NEWPORT —

For all available **FACADE** options refer to pages 84 & 85.

**MOJO MORE FLOOR PLAN**  
H-NMMBRO18410A  
BASED ON **MODERN FACADE**  
F-NMMBROMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# BUNDEENA 24

Stunning in its simplicity, the Bundeena 24 is an airy, open home that draws you in and makes you feel like you never want to leave. Step inside and the light from the rear living space beckons. Here, a spacious Outdoor Living space spans the entire back of the home, flooding it with light and flowing seamlessly inside to the Dining/Kitchen area.

There's plenty of privacy upstairs, where the large Master Suite is separated from the remaining three Bedrooms and family Bathroom by a conveniently located Study and Powder Room.



— MODERN —

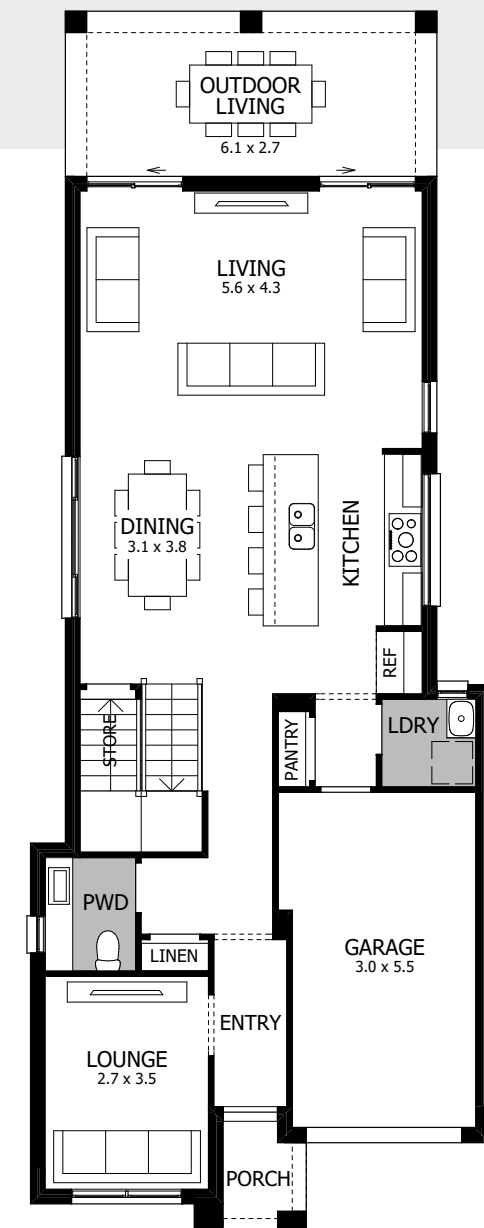
For all available **FACADE** options refer to pages **86 & 87**.



4 2 2 1

width 7.52m  
length 19.50m  
total area 224.73m<sup>2</sup>  
24 squares

Fits Lot Width | 8.5m\*



**MOJO MORE FLOOR PLAN**  
H-NMMBDN18410A  
BASED ON **MODERN FACADE**  
F-NMMBDNMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



THE NOVA 31



Beaming warmth and welcome, the Nova is an entertainer's dream - the perfect home for special celebrations, memorable family occasions and casual nights at home. Whether it be the spacious downstairs open plan living or the private upstairs sanctuary with four Bedrooms and a Children's Activity, this home is perfectly designed for those who cherish time together but also crave their own privacy.

The Nova is a standout when it comes to thoughtful spaces and modern conveniences.







# CHARLESTON 24

There's something very appealing about the simplicity of the Charleston 24. Its straightforward, open design makes it so easy to bring your dream home to life in its flexible, easy spaces and gives you so many options for how you and your family can live here while creating memories you'll treasure for a lifetime!

Downstairs, the large family hub consists of a Kitchen with a large island bench presiding over the Living and Dining space, which opens out to the Outdoor Living area. At the Entry is a Home Office, conveniently located for working from home, or easily converted to a Guest Bedroom when needed. And there's plenty of privacy and sanctuary upstairs, with four large Bedrooms and a family Bathroom.

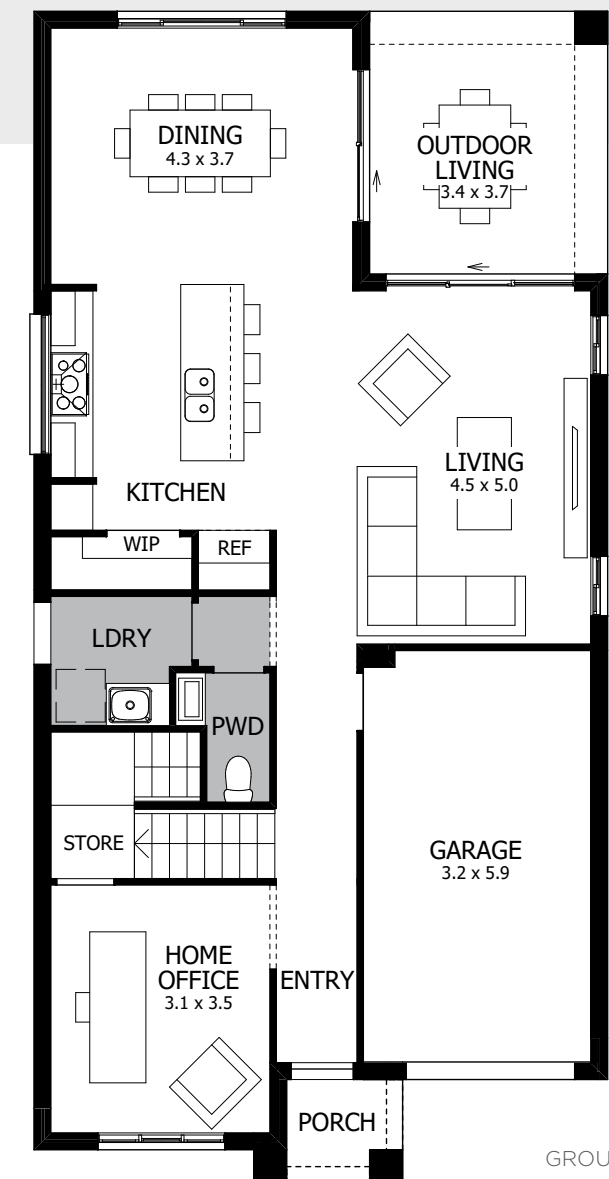


4 2 1 1

width 8.17m  
length 16.21m  
total area 219.98m<sup>2</sup>  
24 squares



FIRST FLOOR



GROUND FLOOR



— COASTAL —

For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
H-NMMCRN16400A  
BASED ON **MODERN FACADE**  
F-NMMCRNMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# ENCORE 26

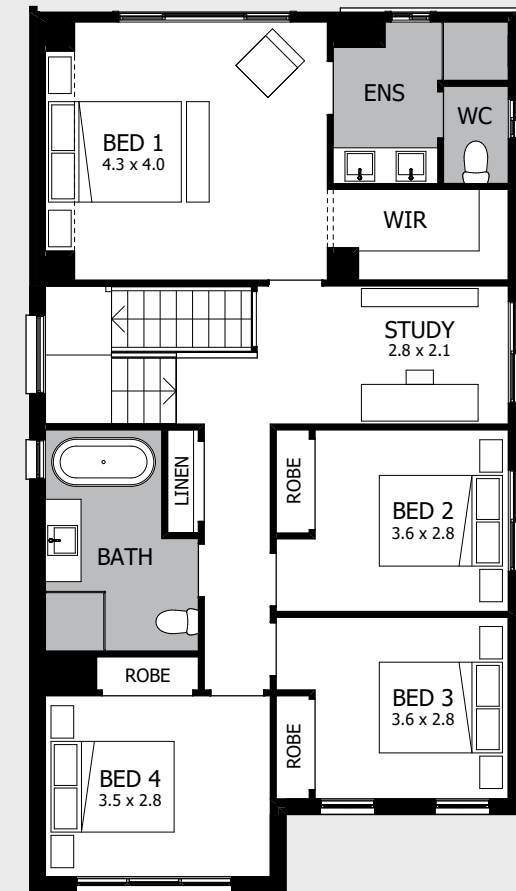
Invite the MOJO magic into your life with this clever, thoughtfully designed four-Bedroom home. The Encore 26 boasts everything a family could want, this beautiful home fits perfectly on a 10-metre lot without sacrificing any of the luxuries!

All the socializing happens at the rear, where a spacious Kitchen/Living/Dining area flows freely out to a generous Outdoor Living area. There's a separate Home Theatre at the entrance, making it perfect for use as a quiet retreat or a Guest Bedroom. And upstairs you'll find even more space, with a Children's Activity, as well as a large Master Suite, three Bedrooms and separate Bathroom.

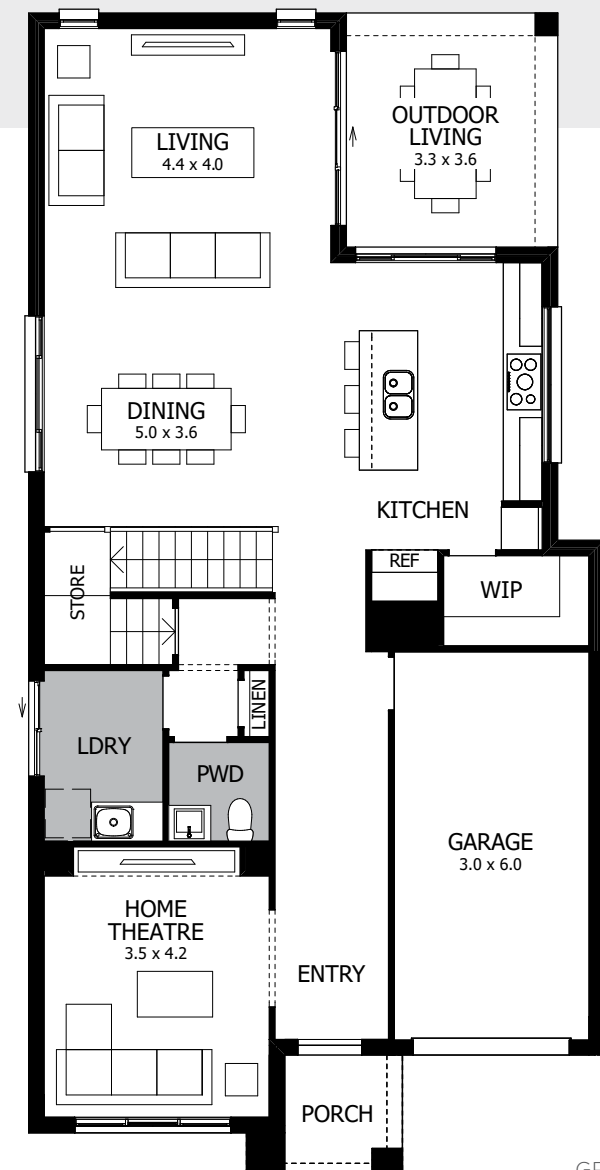


4 2 1 1

width 8.88m  
length 17.27m  
total area 241.37m<sup>2</sup>  
26 squares



FIRST FLOOR



GROUND FLOOR



— GRANDE —

For all available **FACADE** options refer to pages 88 & 89.

MOJO MORE FLOOR PLAN  
H-NMMENC15410A  
BASED ON **MODERN** FACADE  
F-NMMENCMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# ENCORE 28

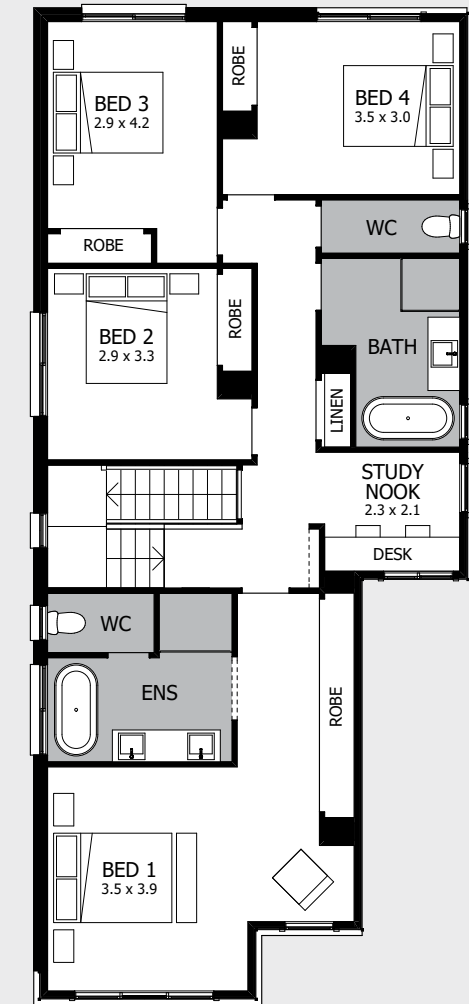
What's not to love about the Encore 28? Clean lines and simple, generous spaces give it that wow factor from the outside in - all it needs is your flair and originality to make it your own.

One of the most impressive features of this home is the way privacy in the accommodation area has been created to give parents a private, spacious retreat of their own. The stunning Master Suite is at the front of the First Floor; separated from the remaining Bedrooms by the stairway and a Study. It makes sanctuary at the end of long days something to savour and look forward to - a well-earned reward!



4 2 1 1

width 8.88m  
length 17.27m  
total area 257.38m<sup>2</sup>  
28 squares



FIRST FLOOR



— METRO —

For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
H-NMMENC15400B  
BASED ON **MODERN FACADE**  
F-NMMENCMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

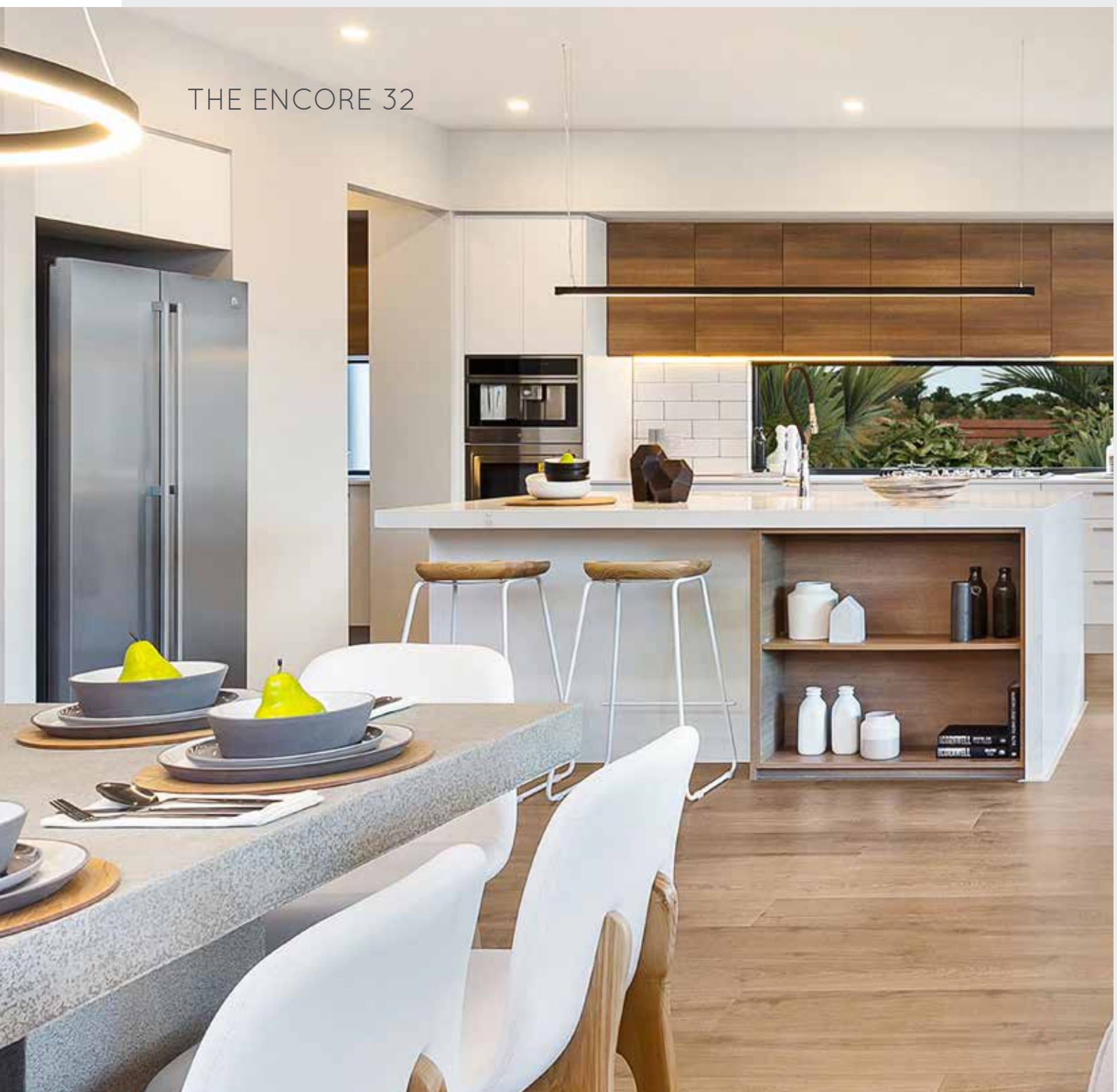
Please see important notice on back cover



GROUND FLOOR



THE ENCORE 32



Life doesn't get much better than in the Encore! A true family home, its design is uncluttered and clean, creating the perfect canvas on which you can paint the lifestyle you've always dreamed of.

Big and beautiful - offering a flexibility that means you can truly make it your own and live in it your way. With four Bedrooms, Home Theatre, Children's Activity (in Encore 32), Outdoor Living, two Bathrooms and a Powder Room, it really has it all!





The Encore is a versatile four-bedroom home with a spacious, free flowing design that boasts luxury and sophistication.



# ESCALA 27

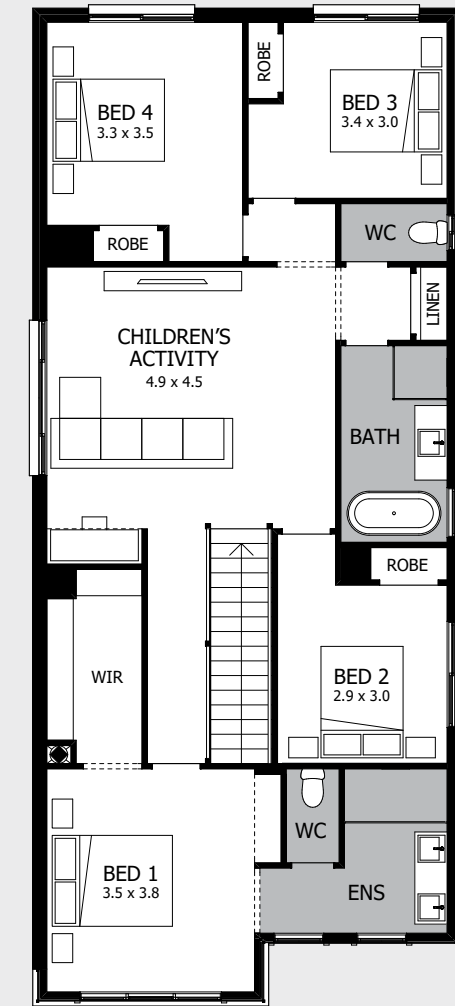
Innovative and striking, the stunning exterior of the Escala 27 sets the scene for what's inside! Designed for a 10-metre block, style meets space in this home, with downstairs dedicated solely to social spaces, including a separate Living area and a generous Family/Dining/Kitchen space opening seamlessly to an Outdoor Living area.

Upstairs is just as flexible and spacious, with an expansive Master Suite spanning the front, and the remaining three Bedrooms, family Bathroom and Children's Activity offering privacy and retreat in their own area.



4 2 1 1

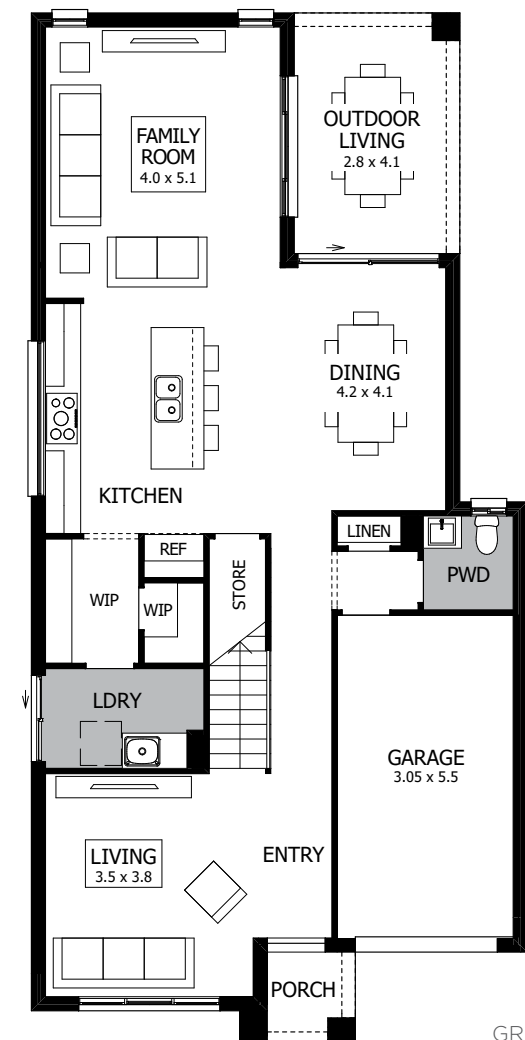
width 8.45m  
length 17.00m  
total area 250.68m<sup>2</sup>  
27 squares



FIRST FLOOR



— SHEIKE —



GROUND FLOOR

For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
H-NMMESC14400A  
BASED ON **MODERN FACADE**  
F-NMMESCMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



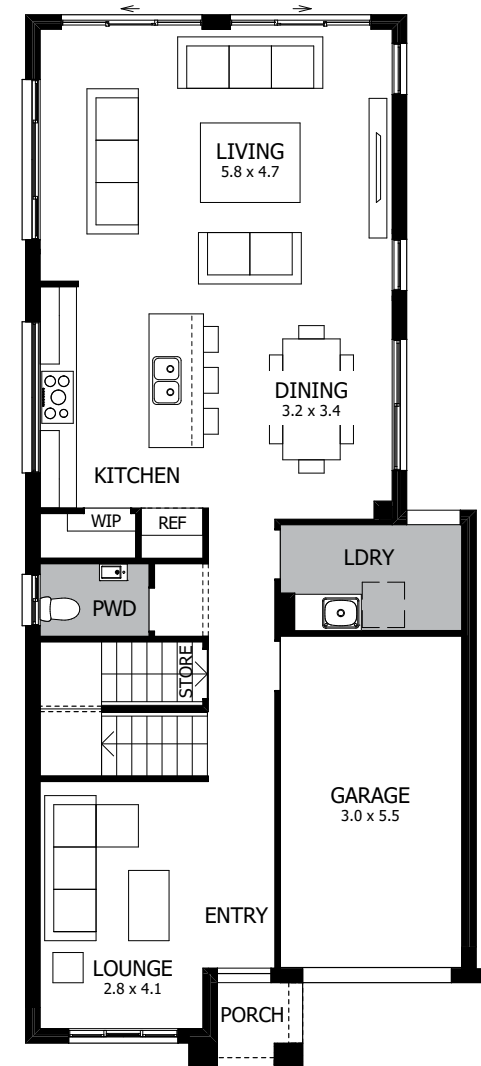
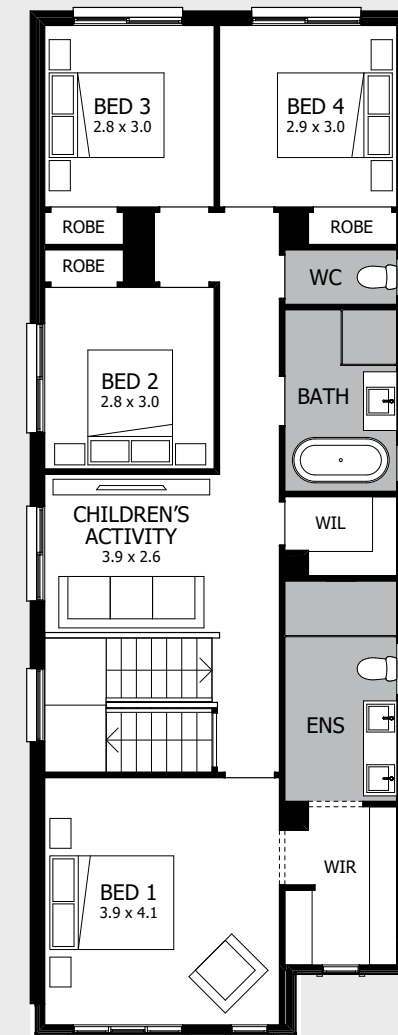
# HAVEN 23

You'll feel its welcoming vibe from the moment you walk into the Haven 23. It's so easy to imagine yourself living here with its simple, airy layout drawing you to the rear of the home where the stunning Kitchen, Dining and Living areas combine to create an inviting family area.

There's loads more space here than initially meets the eye, with a separate lounge off the entrance and a generous Children's Activity upstairs becomes the ultimate teenage chill-out or toy room. Add three Bedrooms and a luxurious Master Suite and you have a home that ticks all the boxes and provides the perfect backdrop for a life lived passionately!



width 7.45m (incl. nib wall)  
length 17.00m  
total area 218.18m<sup>2</sup>  
23 squares



For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
H-NMMHAV15400A  
BASED ON **MODERN FACADE**  
F-NMMHAVMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# HAVEN 26

A sanctuary you'll love living in day after day, the Haven 26 will surprise you with its clever design, its inspiring spaces and the room it gives you to enjoy the lifestyle you've always wanted.

Bright and breezy, there's something so luxurious about the way it provides a fabulous indoor/outdoor open-plan entertaining space in addition to a separate Home Theatre downstairs, while upstairs there's oodles of privacy for every member of the family. Parents will love the sanctuary of the Master suite, while the kids will be thrilled with their own Children's Activity and the three remaining Bedrooms.



4 2 1 1

width 8.45m (incl. nib wall)  
length 17.00m  
total area 250.49m<sup>2</sup>  
26 squares

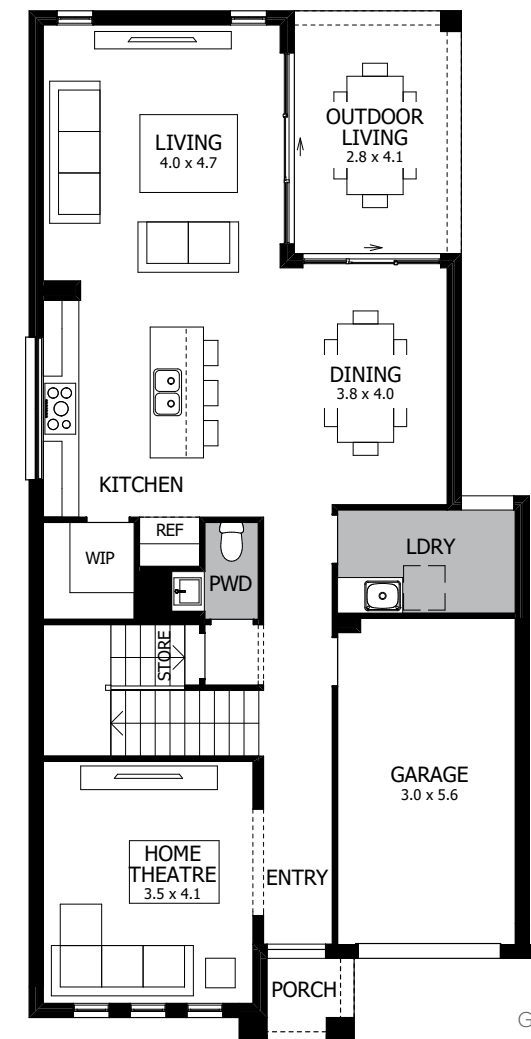


FIRST FLOOR



— MODERN —

For all available **FACADE** options refer to pages 88 & 89.



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMHAV15410A  
BASED ON **MODERN** FACADE  
F-NMMHAVMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY  
**LIDO 28**

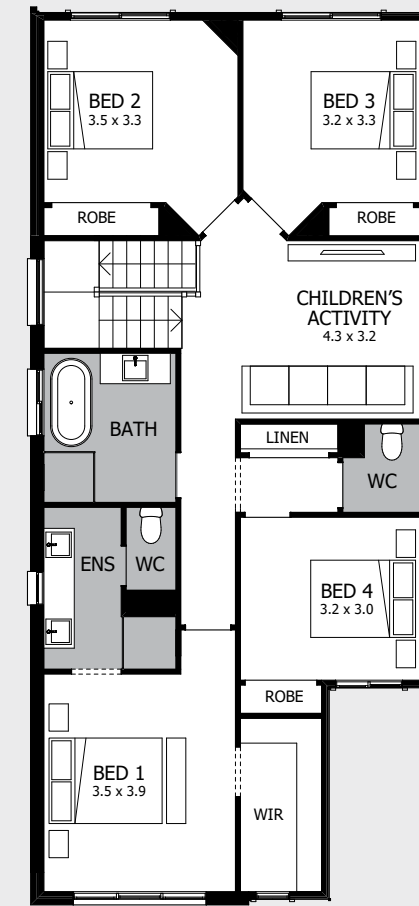
**HOMEWORLD MARSDEN PARK**

Five bedrooms on a narrow lot? That's the MOJO magic at work!

You'll want for nothing in the Lido 28 - this is true family living on a narrow lot without any compromises. Downstairs is light-filled and spacious, with a beautiful open-plan Kitchen/Living/Dining opening on to an Outdoor Living space, as well as a Guest Bedroom, Study and Home Theatre area that can easily work as a private living quarters for older children or parents. Come upstairs and you'll find the remaining Bedrooms, as well as a spacious Children's Activity.

5 3 1

width 8.87m  
 length 19.48m  
 total area 264.75m<sup>2</sup>  
 28 squares



— CONTEMPO —

For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
 H-NMMLD017420A  
 BASED ON **MODERN FACADE**  
 F-NMMLDOMDNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# LIDO 29

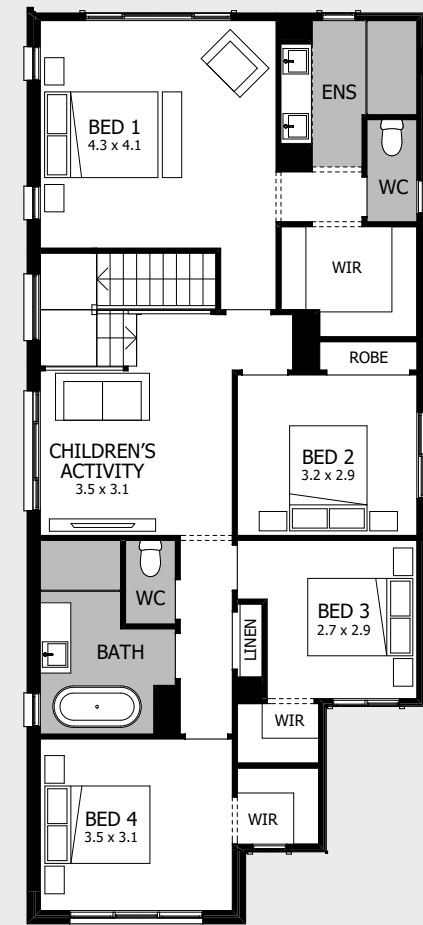
A seamless flow between upstairs and down gives the Lido 29 that special feeling of warmth and home that's hard to put your finger on.

Cleverly designed to be a family home people will love living passionately in, the thoughtful layout and plentiful living spaces make everyday life easy. Five Bedrooms create places of privacy and luxury for every member of the family, with a separate family Bathroom and Ensuite enhancing the ease. Downstairs, there's also a Study - ideally located to create a place for work, away from the hub of the home, but located handily enough to make dashing off a quick email a breeze.

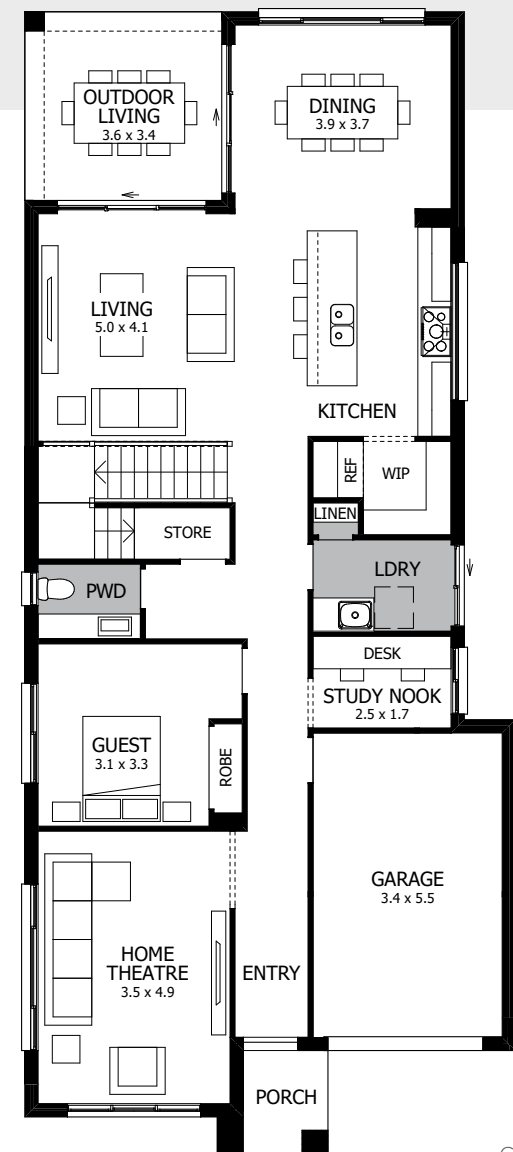


5 2 1 1

width 8.87m  
length 19.98m  
total area 270.85m<sup>2</sup>  
29 squares



FIRST FLOOR



GROUND FLOOR



— LUXE —

For all available **FACADE** options refer to pages 88 & 89.

MOJO MORE FLOOR PLAN  
H-NMMLD017410A  
BASED ON **MODERN** FACADE  
F-NMMLDOMDNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# LIDO 31

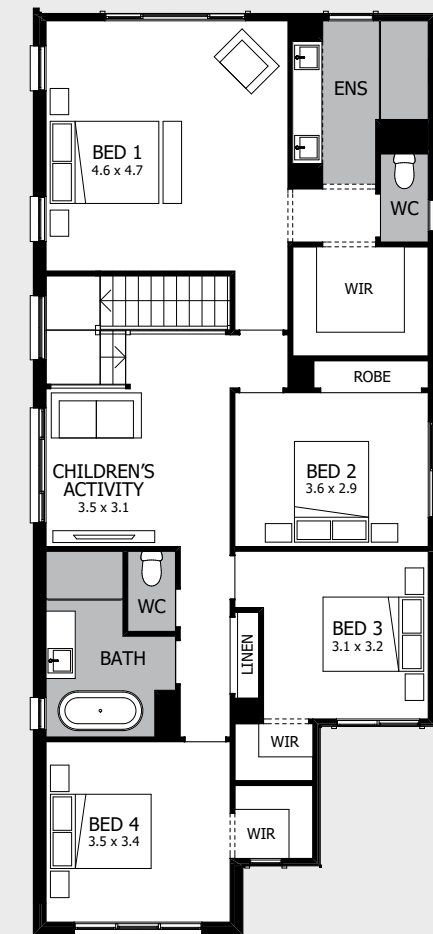
Do you love entertaining? The Lido 31 was designed to make an entertainer's dream come true!

You'll absolutely revel in the sunlit, airy rear of the home, where generous proportions and expansive windows and sliding doors bring the outside in to create the perfect area for cosy family occasions or special celebrations with friends. Presided over by the gourmet Kitchen, it's a welcoming space you'll always cherish. And visitors will love your home almost as much as you do, with a Guest Bedroom, Powder Room and Home Theatre coming together at the front in a private area destined to become a sought-after home away from home!



5 2 1 1

width 8.87m  
length 20.88m  
total area 289.69m<sup>2</sup>  
31 squares



FIRST FLOOR



GROUND FLOOR



— SHEIKE —

For all available **FACADE** options refer to pages 88 & 89.

**MOJO MORE FLOOR PLAN**  
H-NMMLDOI7400A  
BASED ON **MODERN FACADE**  
F-NMMLDOMDNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



**CHECK OUT THE LIDO 28**  
ON DISPLAY AT HOMEWORLD MARSDEN PARK



The Lido is the definition of true family living on a narrow lot. Downstairs is light-filled and spacious, with a beautiful open-plan Kitchen, Living and Dining which opens on to the Outdoor Living for year round entertaining.

The Ground Floor is complete with a Guest Bedroom, Study and Home Theatre that can be easily swapped out for another Lounge or private living quarters for older children or parents. Come upstairs and you'll find all four Bedrooms, including a generous Master Bedroom with WIR and Ensuite. The remaining Bedrooms and Children's Activity completes this family home, where flexibility and functionality are at the forefront of the design.





The Lido is a beautiful Double Storey home with a dreamy combination of whites, blues and oak timber furniture, flooring and cabinetry.





# NEO 28

Simple and stylish, the Neo 28 gives you great design, plenty of flexibility and no wasted space - all the hallmarks of a perfect home for a narrow lot.

The layout is straight-forward and so easy to live in, with bright breezy open-living spaces, four Bedrooms, two Bathrooms, a Children's Activity and an Outdoor Living area all adding up to a home you'll find so easy to make your own. All it needs is your individual flair and personality!



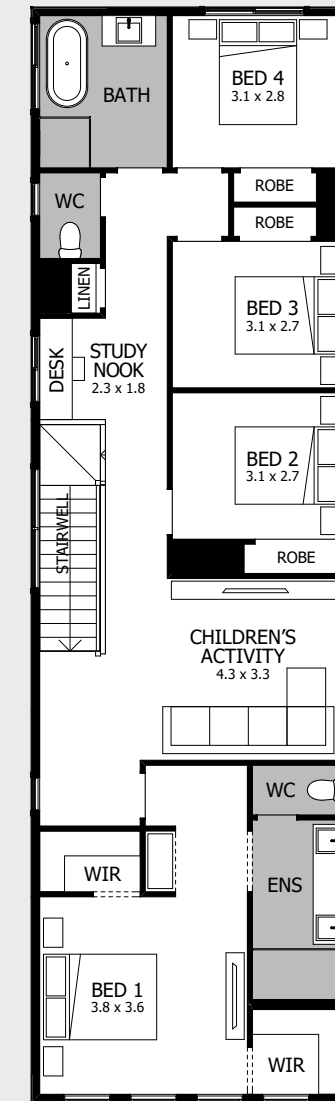
— VAUCLUSE (pitched roof) —

For all available **FACADE** options refer to pages **90 & 91**.

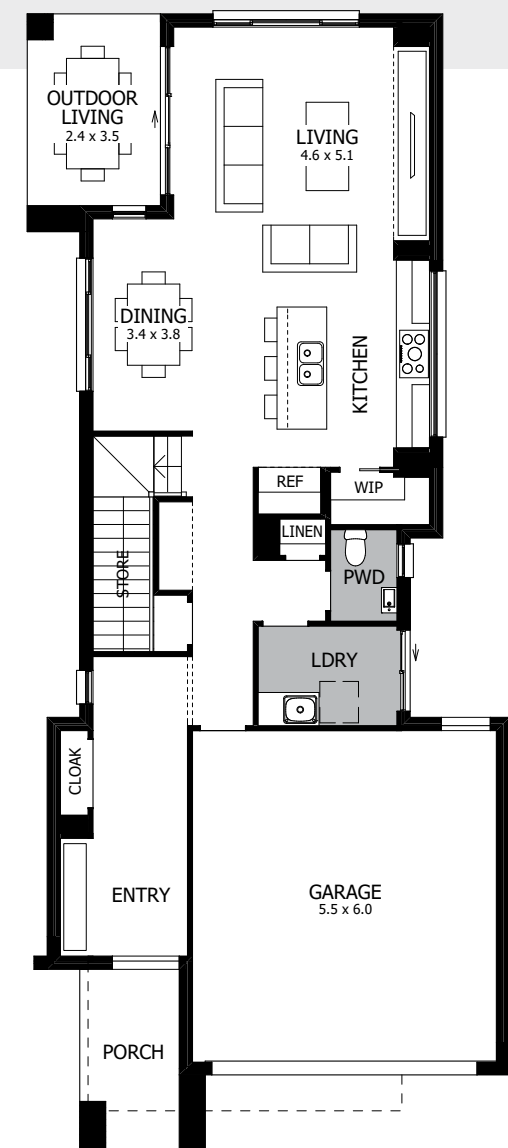


width 8.73m (incl. nib wall)  
length 19.20m  
total area 253.63m<sup>2</sup>  
28 squares

Fits Lot Width | 10m\*



FIRST FLOOR



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMNEO15400A  
BASED ON **MODERN FACADE**  
F-NMMNEOMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



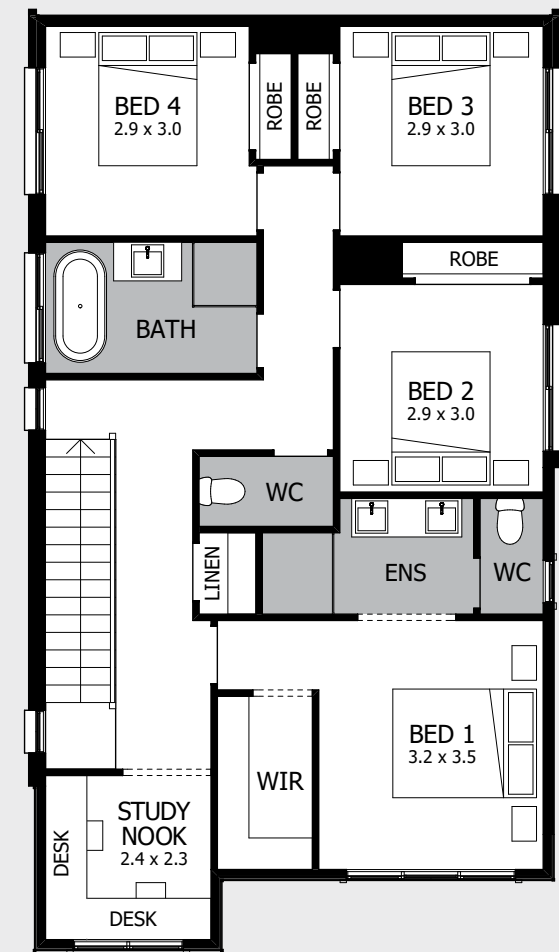
# SARATOGA 24

Clever architecture and the inclusion of a host of thoughtful details come together in the Saratoga 24 to make it a house that not only comes up trumps in the style stakes, but also makes every day easy and pleasurable for everyone who lives - and visits - your home.

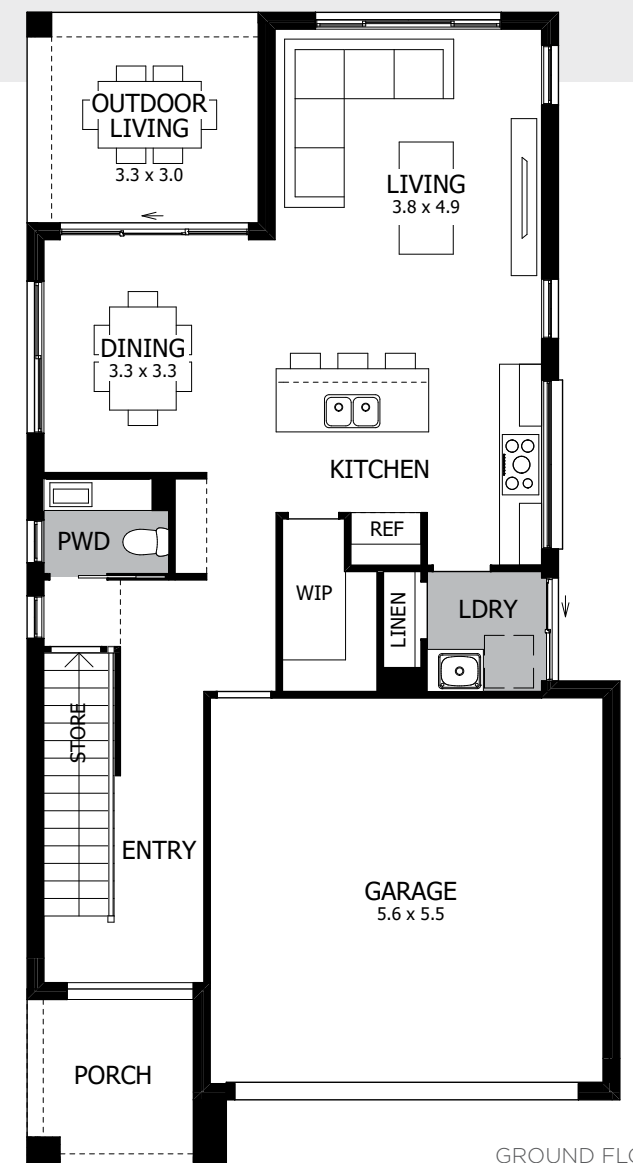
One of the things you'll love is the amount of storage this home has, with an under-stair store, Walk-In Pantry, two Linens, Robes in three Bedrooms and a Walk-In Robe in the Master Suite. Complementing this is the simple, streamlined layout of the home that gives everyone their own privacy while at the same time providing family living areas that are welcoming and inviting.

4 2 1 2

width 8.45m  
length 16.50m  
total area 220.30m<sup>2</sup>  
24 squares



FIRST FLOOR



GROUND FLOOR



— MODERN —

For all available **FACADE** options refer to pages 92 & 93.

**MOJO MORE FLOOR PLAN**  
H-NMMSRT18410A  
BASED ON **MODERN FACADE**  
F-NMMSRTMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



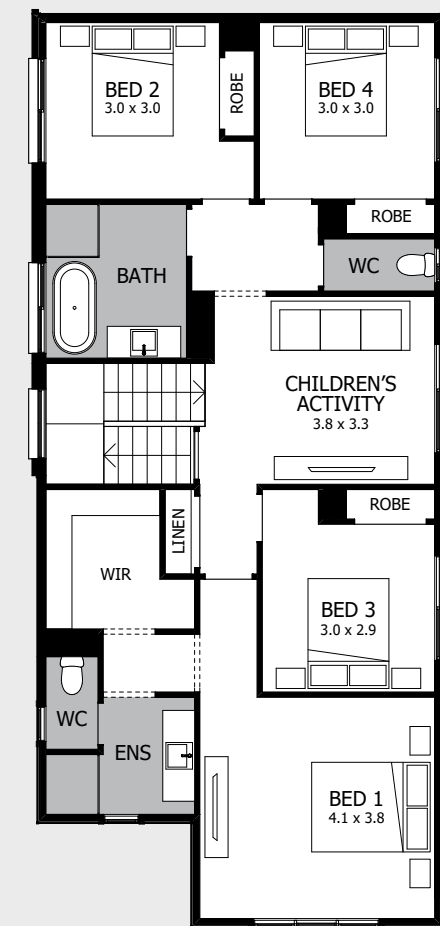
# TIVOLI 27

It's easy to feel how special this home is from the moment you walk in the door. You'll love the way the light streams in through the expansive rear windows and doors into the open, airy Kitchen/Dining/Living space and floods the home with light.

Setting the scene for the rest of the home, this area is where your family will gather to be together. But when it's time for rest and retreat, there's plenty of spaces for sanctuary. There's a separate Lounge and Study downstairs, while upstairs, a Children's Activity is a flexible area set among the four Bedrooms, providing an extra room that can be used however you choose!



width 9.10m (incl. nib wall)  
length 19.73m  
total area 250.94m<sup>2</sup>  
27 squares



FIRST FLOOR



GROUND FLOOR



— COASTAL HAMPTONS —

For all available **FACADE** options refer to pages 94 & 95.

**MOJO MORE FLOOR PLAN**  
H-NMMTVL18410A  
BASED ON **MODERN FACADE**  
F-NMMTVLMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY  
**TIVOLI 30**

HOMEWORLD LEPPINGTON

Offering all the beauty and versatility of the Tivoli 27, this 30 square design gives you a bit of extra space, with features and imaginative solutions that make it a home offering exceptional family living on a narrow lot.

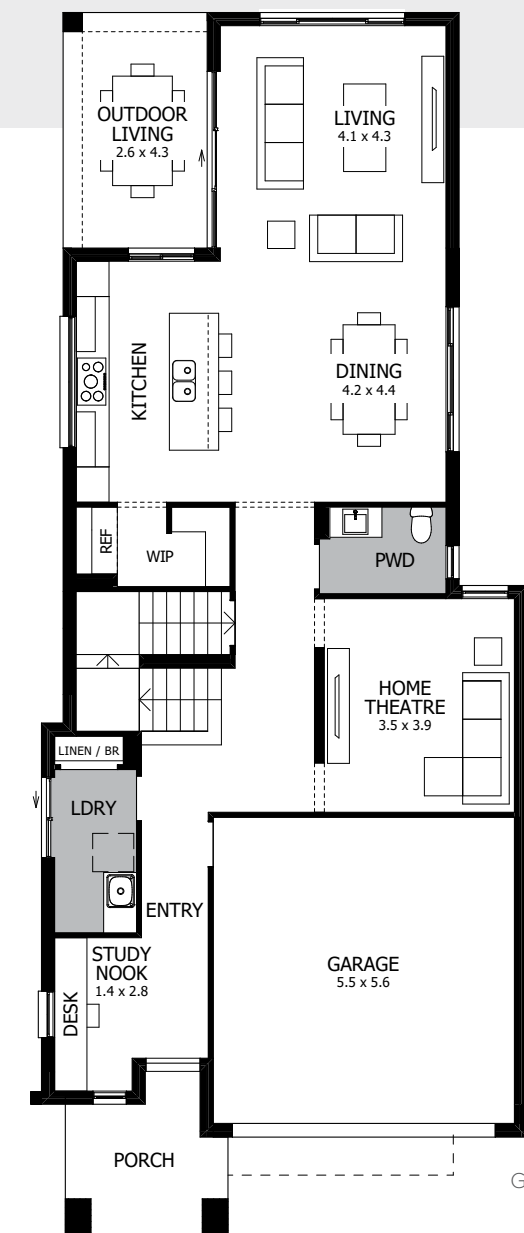
You'll love the way the open family space at the rear is the heart of your home – a place for everyone to come together for meals, lazy Sunday breakfasts and long afternoons in the sun. The Home Theatre is a quiet escape for movie nights, while upstairs the Children's Activity will be where the teenagers head for privacy and chill-out space.



width 9.08m (incl. nib wall)  
 length 22.37m  
 total area 282.36m<sup>2</sup>  
 30 squares



FIRST FLOOR



GROUND FLOOR



— LUXE —

For all available **FACADE** options refer to pages 94 & 95.

**MOJO MORE FLOOR PLAN**  
 H-NMMTVL17400A  
 BASED ON **MODERN FACADE**  
 F-NMMTVLMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



CHECK OUT THE TIVOLI 30  
ON DISPLAY AT  
HOMEWORLD LEPPINGTON



Offering both beauty and versatility, the Tivoli is packed full of features and imaginative solutions that make it a home offering exceptional family living on a narrow lot.

You'll love the way the open family space at the rear is the heart of your home – a place for everyone to come together for meals, lazy Sunday breakfasts and long afternoons in the sun. The Home Theatre is a quiet escape for movie nights, while upstairs the Children's Activity will be where the teenagers head for privacy and chill-out space.







An airy Kitchen, Dining and Living Space that floods the home with stunning, natural light.





— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

APPLAUSE 26

**COASTAL HAMPTONS, CONTEMPO, HAMPTONS & MODERN with balcony**  
 facade images unavailable at time of print.



— COASTAL —



— LUXE —



— GRANDE —



— METRO —



— SHEIKE —





— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

APPLAUSE 32

**CONTEMPO, HAMPTONS, METRO & SHEIKE**  
 facade images unavailable at time of print.



— COASTAL HAMPTONS —



— GRANDE —



— COASTAL —



— LUXE —



— MODERN WITH BALCONY —





— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

AVOCA 22



— CREST —



— NEWPORT —





— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

BONDI 20



— CREST —



— NEWPORT —





— 10m | AND UNDER  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

BRONTE 21







— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

BUNDEENA 24



— CREST —



— NEWPORT —





— MODERN —



— COASTAL —



— GRANDE —



— COASTAL HAMPTONS —



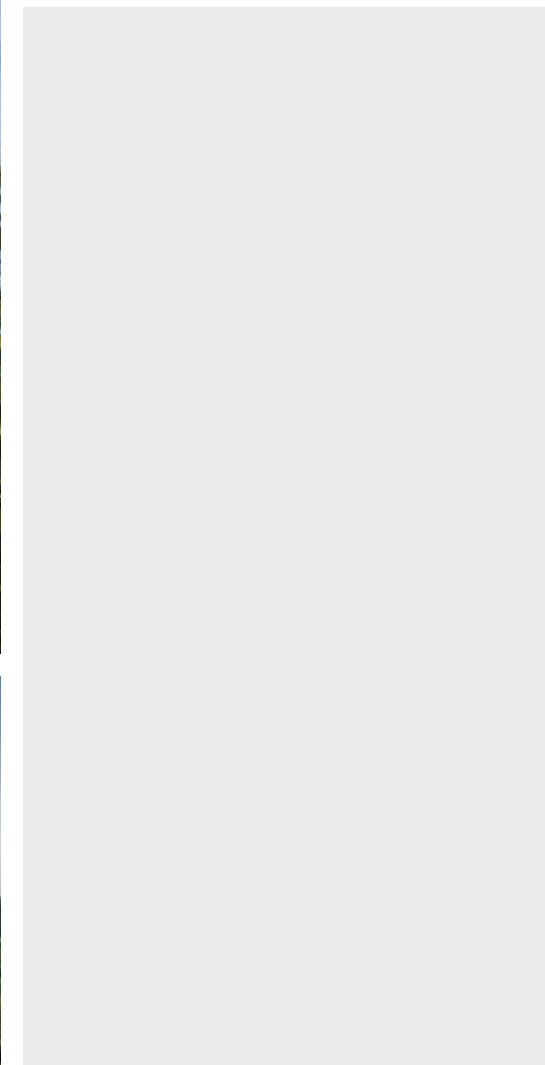
— LUXE —



— CONTEMPO —



— METRO —



— 10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE WITH THE FOLLOWING PLANS:

- |               |           |         |
|---------------|-----------|---------|
| CHARLESTON 24 | ESCALA 27 | LIDO 28 |
| ENCORE 26     | HAVEN 23  | LIDO 29 |
| ENCORE 28     | HAVEN 26  | LIDO 31 |

**MODERN with balcony & MODE** (CHARLESTON 24 ONLY)  
 facade images unavailable at time of print.



— SHEIKE —





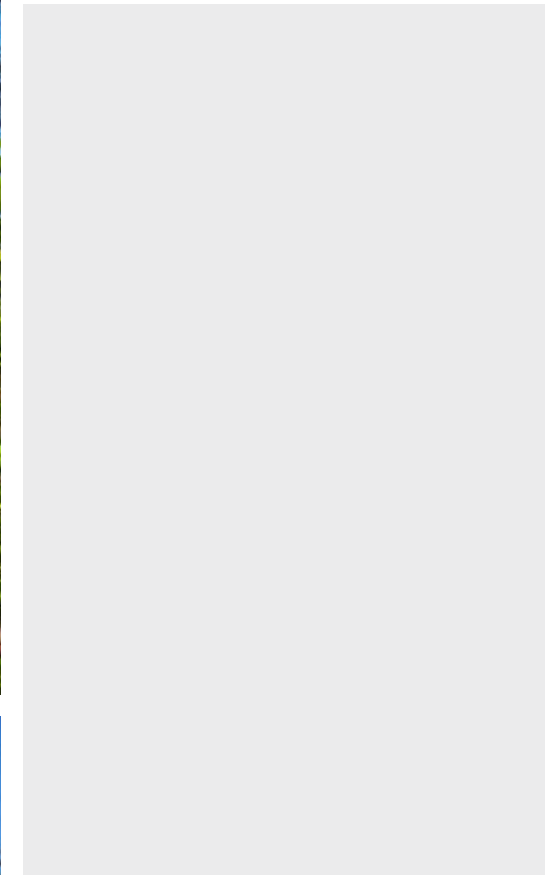
— MODERN —



— CONTEMPO —



— LUXE (pitched roof) —



— 10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

NEO 28



— VAUCLUSE (pitched roof) —





— MODERN —

10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

SARATOGA 24



— CREST —



— NEWPORT —





— MODERN —



— GRANDE —



— COASTAL —



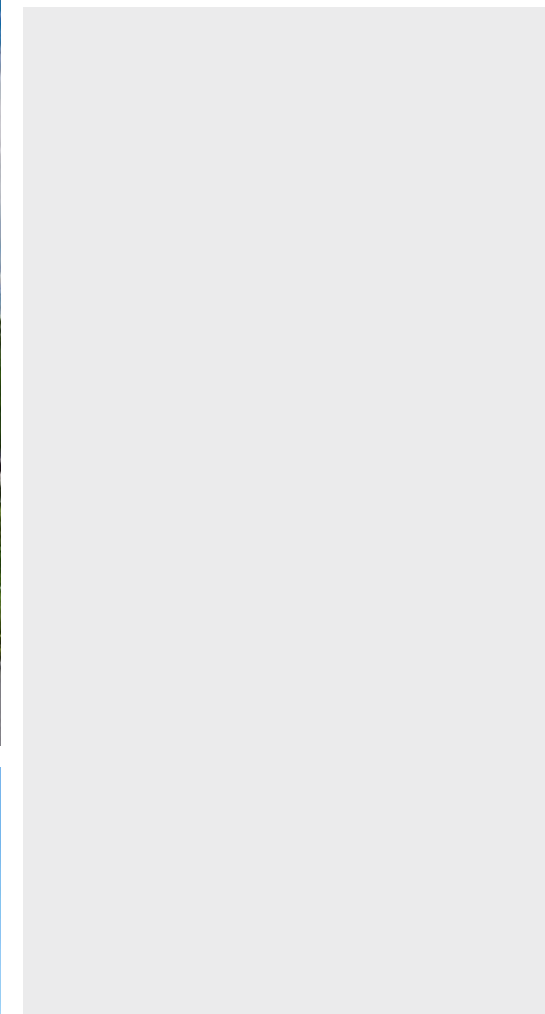
— LUXE —



— COASTAL HAMPTONS —



— MODERN with balcony —



10m | AND UNDER  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

TIVOLI 27  
TIVOLI 30

**GRANDE HAMPTONS**  
facade image unavailable at time of print.



— SHEIKE —





Fits Lot Width

10.5m - 14m

- APPLAUSE 28
- CAPRI 25
- CHARISMA 37
- CHEVRON 37
- CLOVELLY 27
- ENCORE 32
- ENIGMA 31
- ENIGMA 32
- ENIGMA 35
- ENIGMA 36
- ENIGMA 41
- MELODY 39
- NARRABEEN 17
- NAUTICA 36
- NOVA 30
- NOVA 31
- NOVA 32
- NOVA 33
- NOVA 38
- TAMARAMA 22
- ZUMBA 26
- FACADES



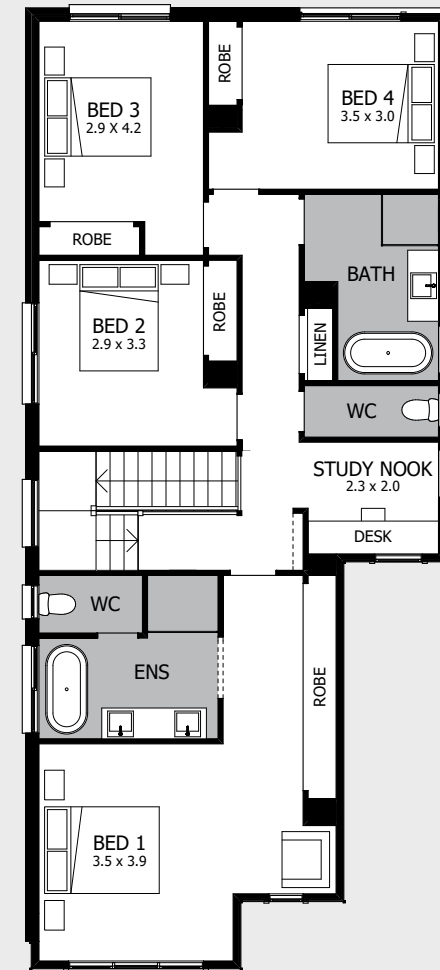
# APPLAUSE 28

Put your hands together for the Applause 28! If you are looking for a relaxing home that exudes your own style and individuality, it's hard to beat this beautiful design.

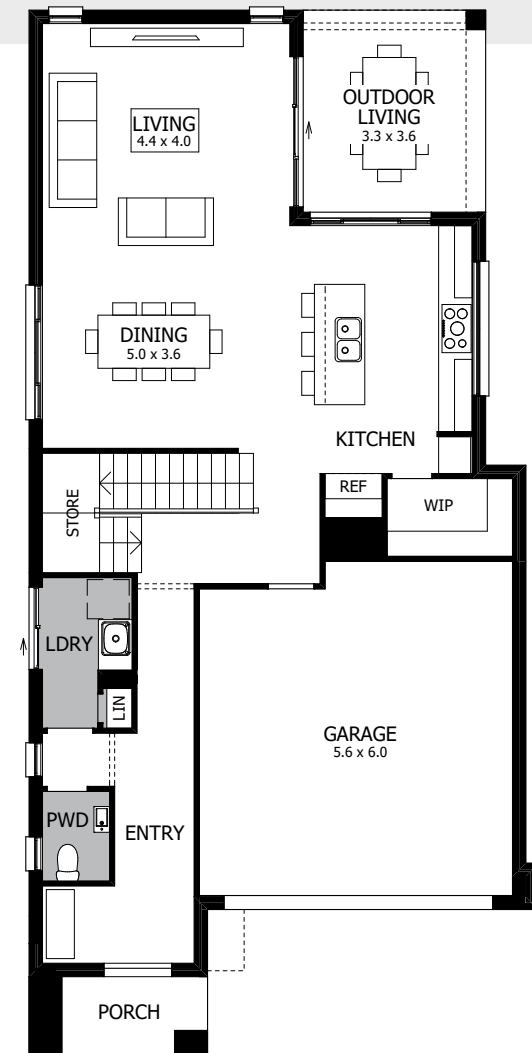
Just perfect for a 10-metre block, there's no compromising on space here, with an inviting Kitchen/Dining/Living space opening to the Outdoor Living area and giving you the quintessential Australian lifestyle you've been dreaming of. Light floods in through the airy stairway and draws you upstairs where four generous Bedrooms (including a stunning Master Suite), large family Bathroom and a Study come together in a haven of rest and relaxation.

  
 4 2 1 2

width 9.11m (incl. nib wall)  
 length 18.70m  
 total area 257.36m<sup>2</sup>  
 28 squares



FIRST FLOOR



GROUND FLOOR



— GRANDE —

For all available **FACADE** options refer to pages 166 & 167.

MOJO MORE FLOOR PLAN  
 H-NMMAPP16410A  
 BASED ON MODERN FACADE  
 F-NMMAPPMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# CAPRI 25

You'll be delighted with every corner of the Capri 25, with clever design and stunning architectural features making the most of the space in a home that's inviting and welcoming.

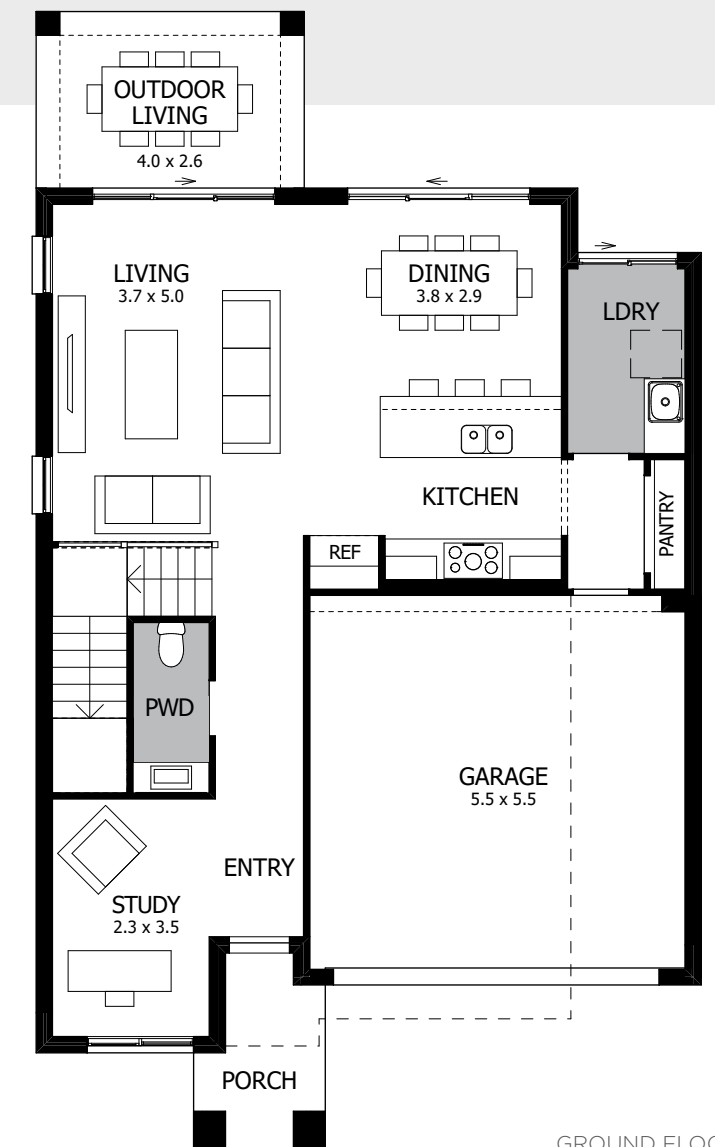
An easy flow between indoors and out creates a natural area at the rear of the home for coming together and enjoying every day. Living is easy here, with a wide breakfast bar in the Kitchen taking in the sun streaming in through the wide windows of the adjacent Dining/Living spaces. The weekday morning rush is a breeze and the lazy Sunday mornings are a pleasure!

4 2 1 2

width 9.80m  
length 15.34m  
total area 227.82m<sup>2</sup>  
25 squares



FIRST FLOOR



GROUND FLOOR



— CALYPSO —

For all available **FACADE** options refer to pages 168 & 169.

**MOJO MORE FLOOR PLAN**  
H-NMMCPRI8400A  
BASED ON **MODERN FACADE**  
F-NMMCPMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



COMING SOON

# CHARISMA 37

## HEMOWORLD BOX HILL

The Charisma 37 is a double-storey design with a floor plan that has personality plus.

The Home Theatre, Guest Bedroom and Powder Room are all conveniently placed at the front of the Ground Floor, followed by a Study.

The Ground Floor is complete with a Laundry & Linen and an open plan Living, Dining and Kitchen. The Outdoor Living is connected ever so seamlessly to the Living and Dining, providing a relaxed transition from the indoors, out - a perfect space to spend your weekends entertaining. The accommodation zone is situated on the First Floor with a Bathroom and Children's Activity.

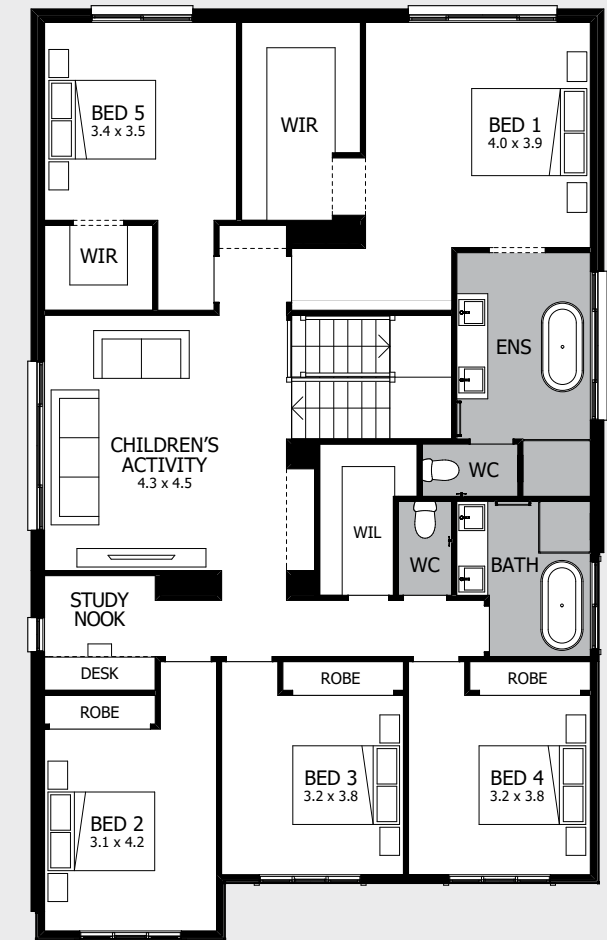
A practical design with functionality and charm, this five-Bedroom home has everything you need for a growing family, with plenty of room for all to enjoy.



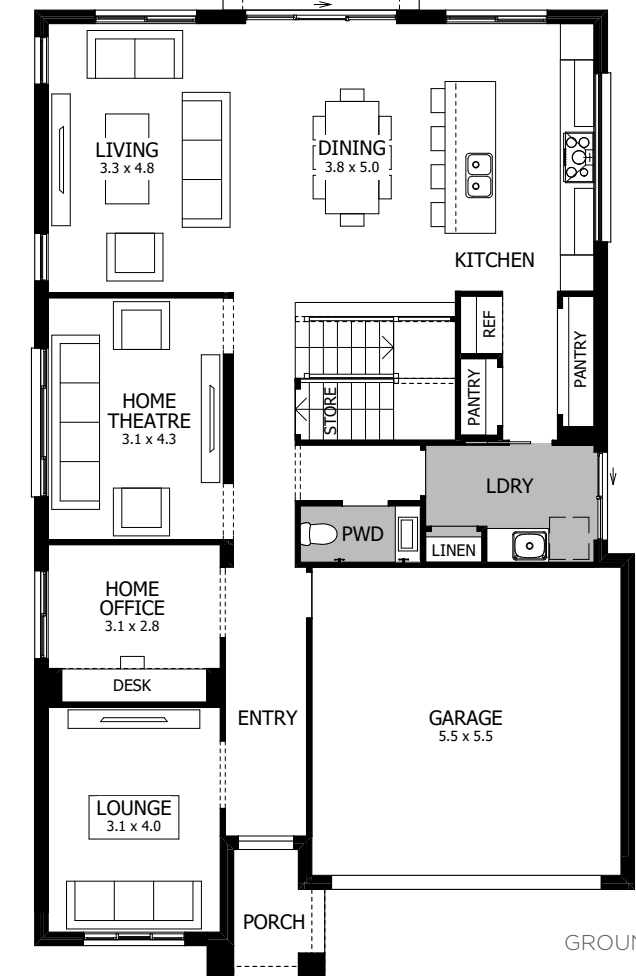
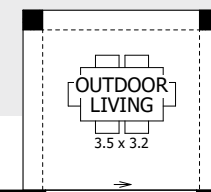
Fits Lot Width | 12.5m\*

5 2 1 2

width 10.67m  
length 19.84m  
total area 340.11m<sup>2</sup>  
37 squares



FIRST FLOOR



GROUND FLOOR

MOJO MORE FLOOR PLAN  
H-NMMCHR19510A  
BASED ON MODERN FACADE  
F-NMMCHRMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover

For all available **FACADE** options refer to pages 170 & 171.



Fits Lot Width | 12.5m\*

ON DISPLAY  
**CHEVRON 37**

HOMEWORLD MARSDEN PARK

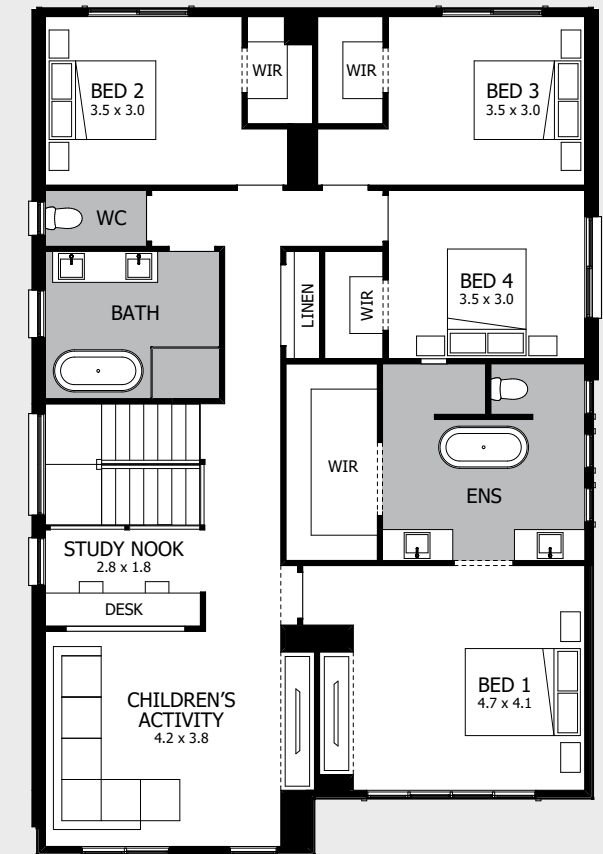
You'll be swept away by the stunning style of the Chevron 37 as soon as you step into this dream home, with the bold curve of the Home Theatre wall creating a dramatic entry and setting the scene for the rest of this beautiful design.

Open-plan living at its best, there's so much room for the family to come together in the heart of the home at the rear, where the spacious Kitchen/Living/Dining flows seamlessly out to the large Outdoor Living. There's also a Home Theatre and Home Office on the entry level, while upstairs, four Bedrooms – including an incredible Master Suite with a stand-alone bath in the spacious Ensuite – and a Children's Activity area complete this perfect family home.

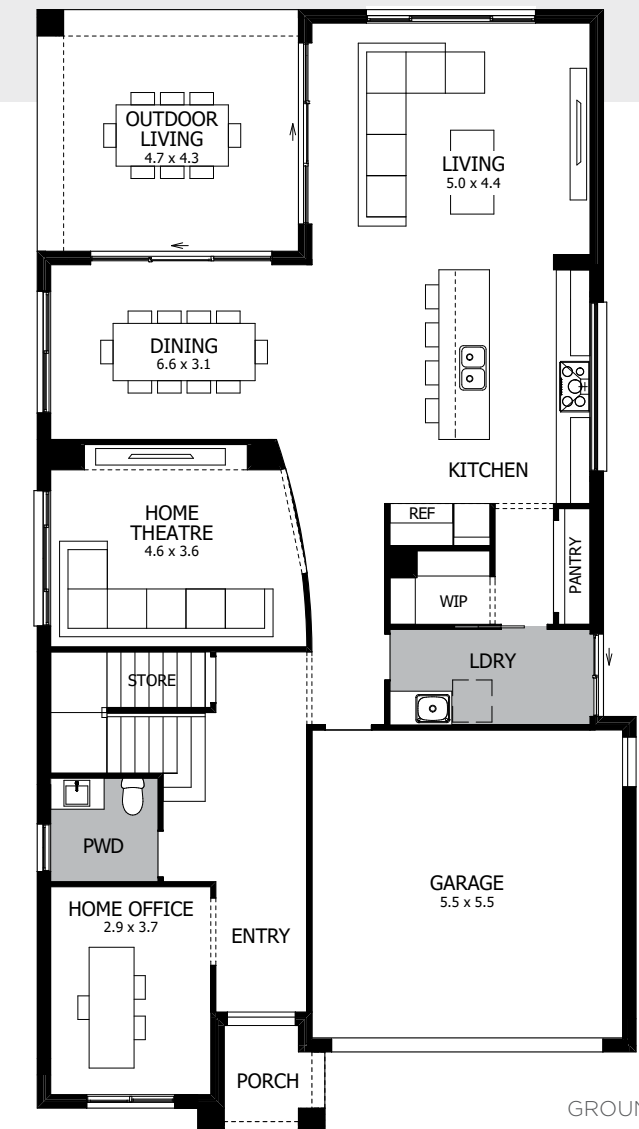


4 2 1 2

width 10.66m  
 length 19.55m  
 total area 341.03m<sup>2</sup>  
 37 squares



FIRST FLOOR



GROUND FLOOR



— GRANDE —

For all available **FACADE** options refer to pages 172 & 173.

**MOJO MORE FLOOR PLAN**  
 H-NMMCHV18400A  
 BASED ON **MODERN FACADE**  
 F-NMMCHVMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover

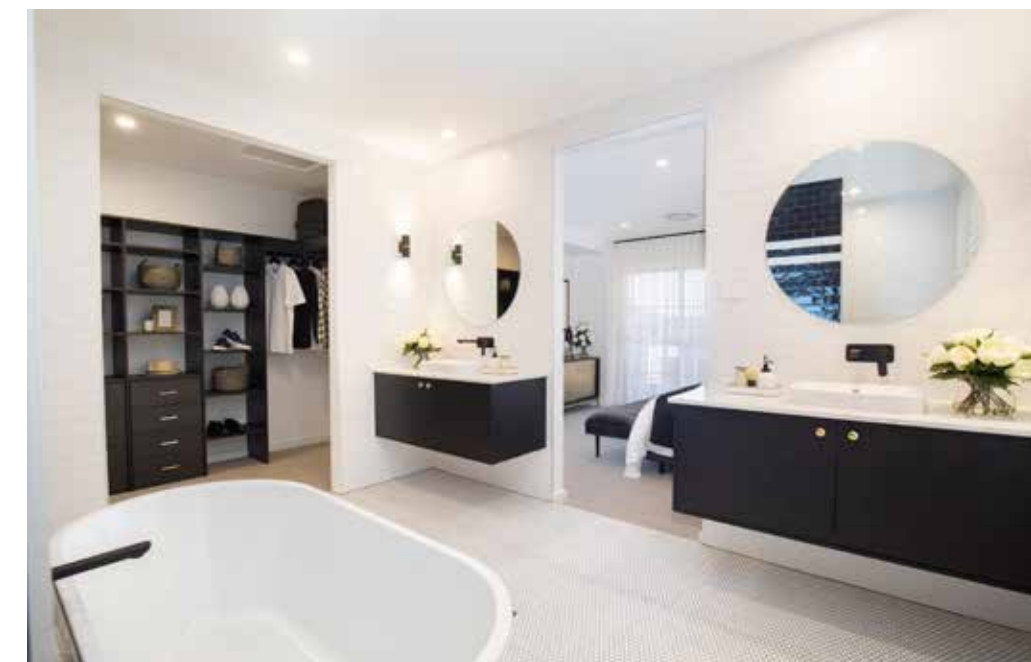


CHECK OUT THE CHEVRON 37  
ON DISPLAY AT HOMEWORLD MARSDEN PARK



You'll be swept away by the stunning style of the Chevron as soon as you step into this dream home, with the bold curve of the Home Theatre wall creating a dramatic entry and setting the scene for the rest of this beautiful design. Open-plan living at its best, with a spacious Kitchen/Living/Dining at the heart of the home, flowing seamlessly outside to the large Outdoor Living.

There's also a Home Theatre and Home Office on the Ground Floor, while upstairs, four Bedrooms - including an incredible Master Suite with a spacious Ensuite and Walk-In Robe - and a Children's Activity area complete this perfect family home.





The Chevron truly captures design, style and functionality with a contemporary luxe vibe throughout the entire home.





The bold curve of the Home Theatre wall creates a dramatic entry and sets the scene for the rest of this beautiful design. The Chevron boasts open-plan living at its best





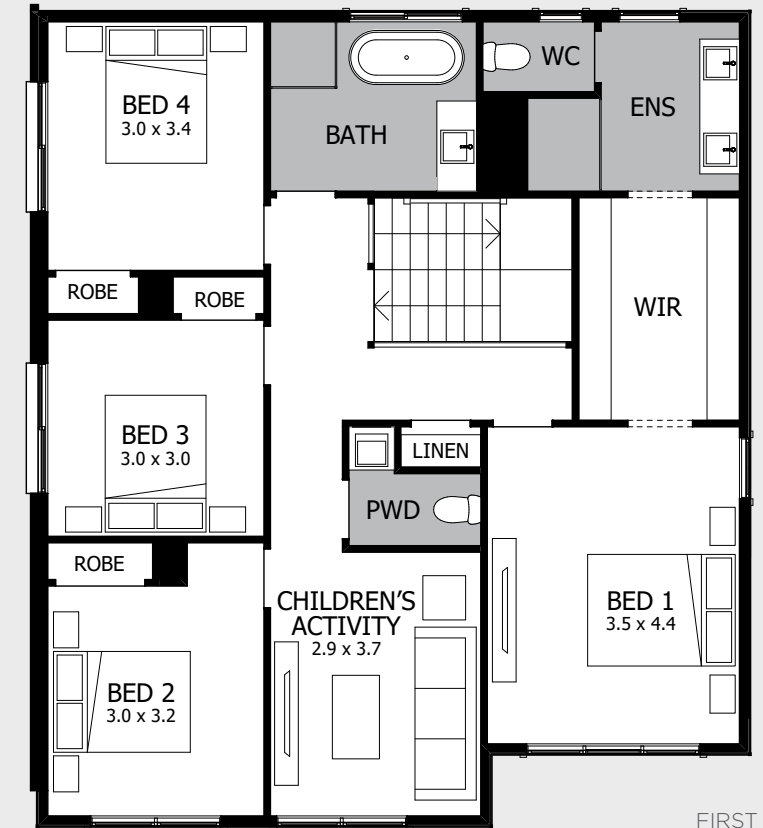
# CLOVELLY 27

Clever interplay between light and space gives the Clovelly 27 a happy vibe it's hard to put your finger on.

Upstairs are four Bedrooms and a Children's Activity, while downstairs is completely dedicated to living spaces, creating a clearly defined division between rest and play. You'll be drawn to the rear, where a generous, wide area is home to the spacious gourmet Kitchen looking out over the Dining and Living; both opening to the Outdoor Living just made for relaxing on sunny days. And for quiet, cosy nights in, the Home Theatre at the front is the perfect place to escape with popcorn for movie marathon sessions.

4 2 2 2

width 10.95m  
length 13.50m  
total area 246.94m<sup>2</sup>  
27 squares

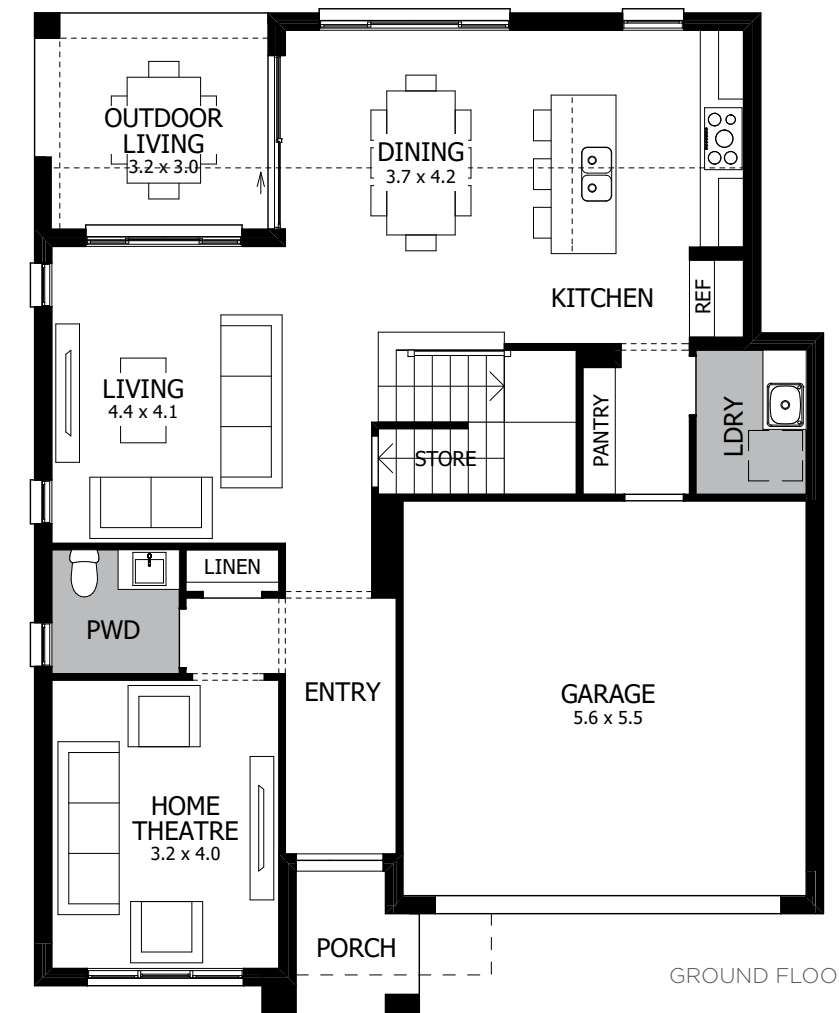


FIRST FLOOR



— ESSENCE —

For all available **FACADE** options refer to pages 174 & 175.



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMCLV18410A  
BASED ON **MODERN FACADE**  
F-NMMCLVMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



Fits Lot Width | 13.5m\*

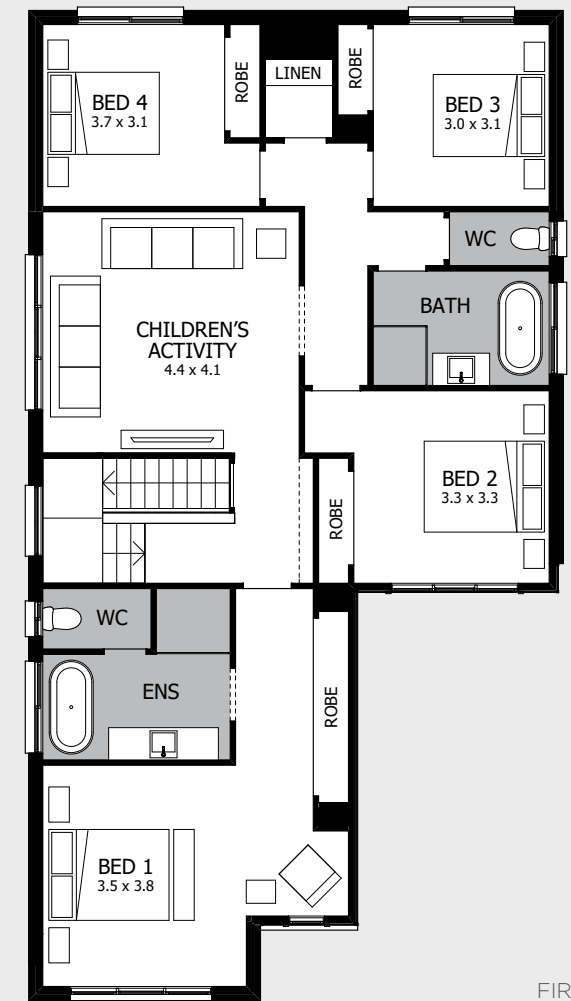
# ENCORE 32

Life doesn't get much better than in the Encore 32! A true family home, its design is uncluttered and clean, creating the perfect canvas on which you can paint the lifestyle you've always dreamed of.

Perfectly suited to a 12.5-metre block, it's big and beautiful - offering a flexibility that means you can truly make it your own and live in it your way. With four Bedrooms, Home Theatre, Children's Activity, Outdoor Living, two Bathrooms and a Powder Room, it really has it all!

4 2 1 2

width 11.38m  
length 16.87m  
total area 291.66m<sup>2</sup>  
32 squares



— SHEIKE —

For all available **FACADE** options refer to pages 176 & 177.

MOJO MORE FLOOR PLAN  
H-NMMENC15440A  
BASED ON **MODERN** FACADE  
F-NMMENCMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





The Nova is full of MOJO magic - a beautiful, spacious home that gives families the perfect balance between private areas and warm, welcoming social spaces where everyone can come together.

With the Ground Floor entirely dedicated to living areas, this is a design that makes every day a pleasure. Life's a breeze in the Nova, thanks to the easy flow created by conveniences like the wide island bench and Walk-In Pantry in the large gourmet Kitchen. Upstairs a large Master Suite, three additional Bedrooms and a roomy Children's Activity ensures everyone has an area to call their own!





The glass window splashback creates a wonderful backdrop whilst cooking in the stunning Kitchen of the Nova.





# ENIGMA 31

The most compact version of our incredibly popular Enigma design, it's easy to see why so many people choose to make it their own. Offering a clever combination of style, space, flair and creativity, it's the perfect family home for a narrow lot.

Visitors are immediately drawn to the heart of the home at the rear of the Ground Floor, where wide, sliding doors open outside and bring the sunshine in. It's the perfect space for everyday living, as well as special occasions with family and friends. The stunning gourmet Kitchen is functional and beautiful, offering convenient, streamlined access to the Walk-In Pantry and Laundry. And upstairs, four Bedrooms and a Children's Activity are the icing on the cake!



— COASTAL HAMPTONS —

For all available **FACADE** options refer to pages 178 & 179.

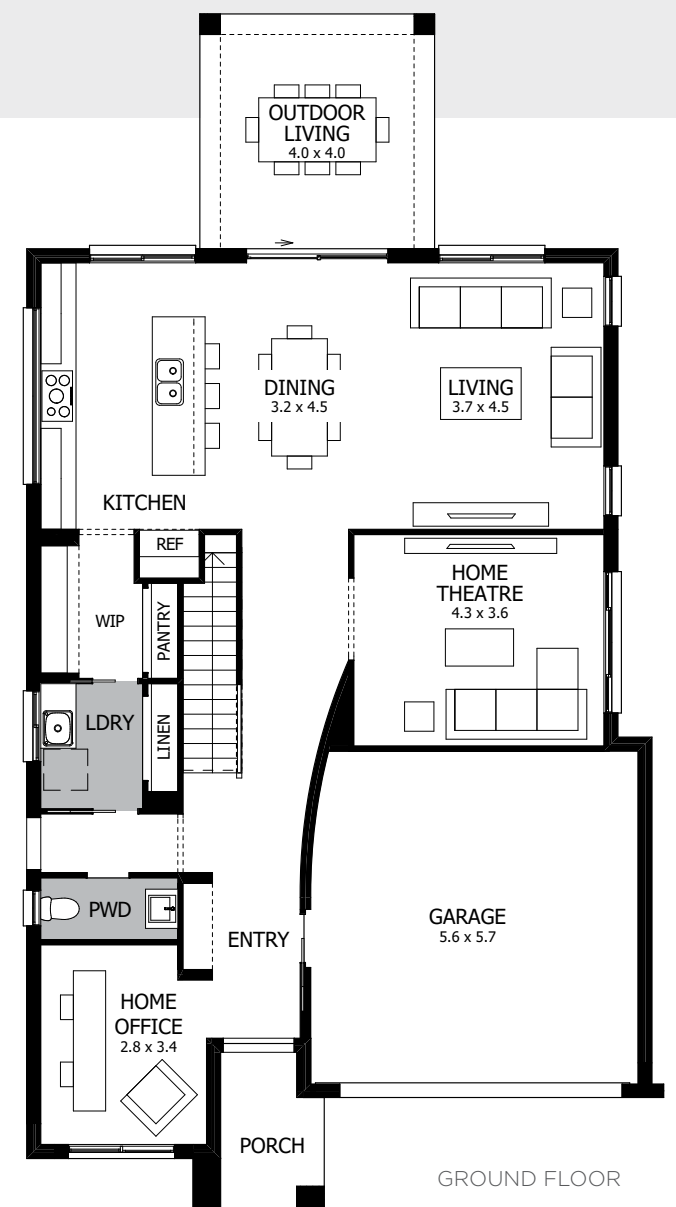


width 10.65m (incl. nib wall)  
length 19.50m  
total area 291.64m<sup>2</sup>  
31 squares

Fits Lot Width | 12.5m\*



FIRST FLOOR



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMENG18400A  
BASED ON **MODERN FACADE**  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY

# ENIGMA 32

HEMELWOOD LEPPINGTON

The Enigma 32 is perfect for the modern family that loves to entertain - combining the ease and simplicity of a large, bright and airy open-plan Kitchen/Dining/Living space at the rear with a versatile and welcoming Outdoor Living area seamlessly incorporated into the space to bring the outside in.

With four Bedrooms, three separate living spaces plus Study and two-and-a-half Bathrooms it's difficult to believe this home can be built on a 12.5-metre wide block.



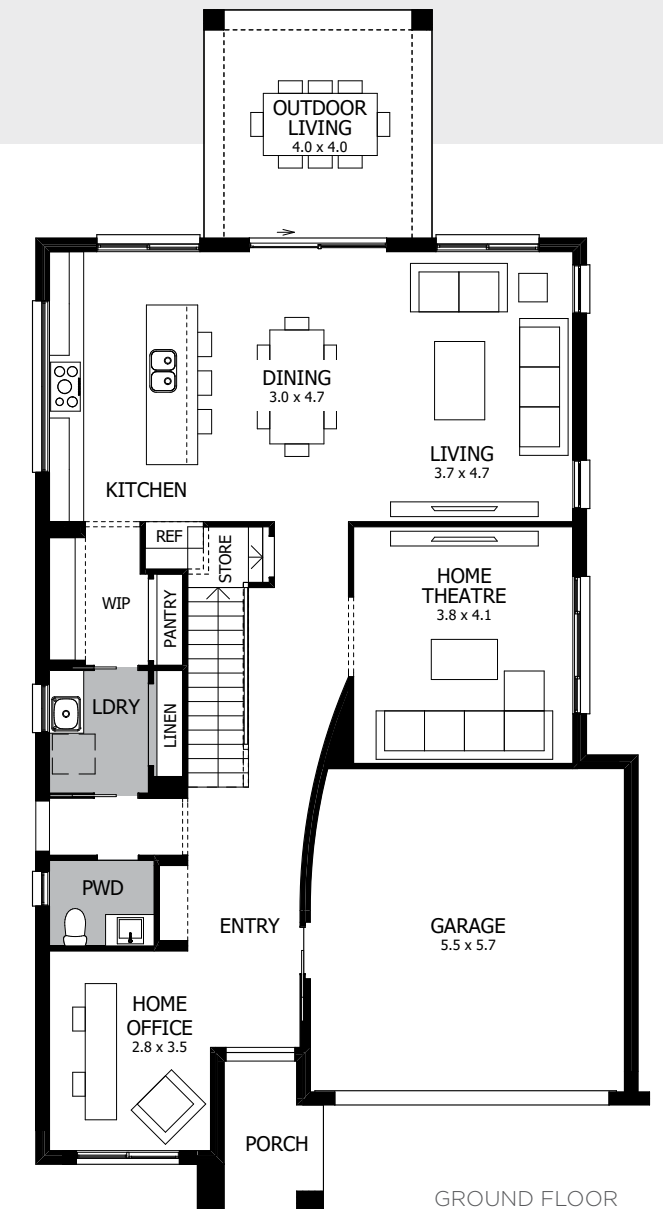
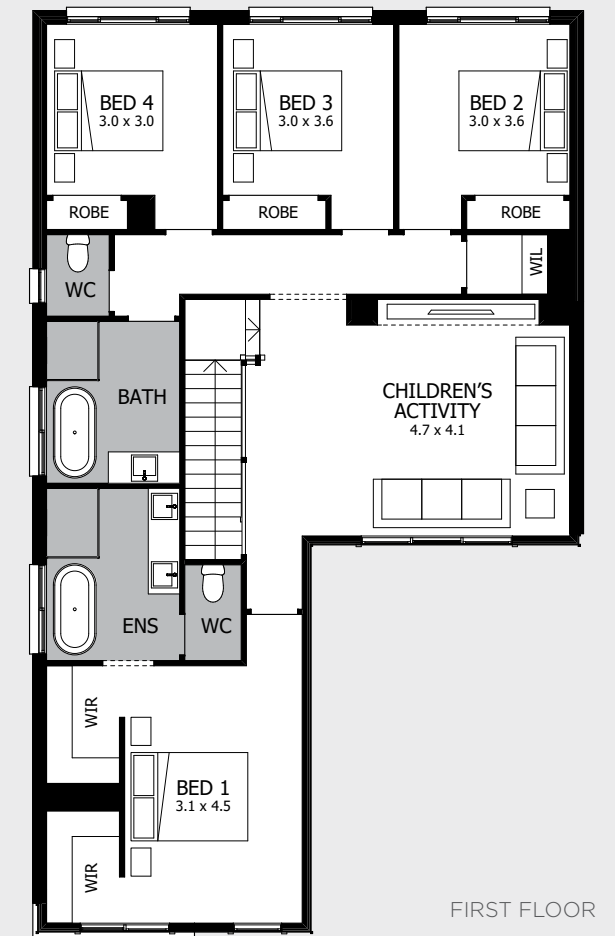
— GRANDE HAMPTONS —

For all available **FACADE** options refer to pages 178 & 179.

4 2 1 2

width 10.56m (incl. nib wall)  
length 20.25m  
total area 298.24m<sup>2</sup>  
32 squares

Fits Lot Width | 12.5m\*



MOJO MORE FLOOR PLAN  
H-NMMENGI4540A  
BASED ON MODERN FACADE  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



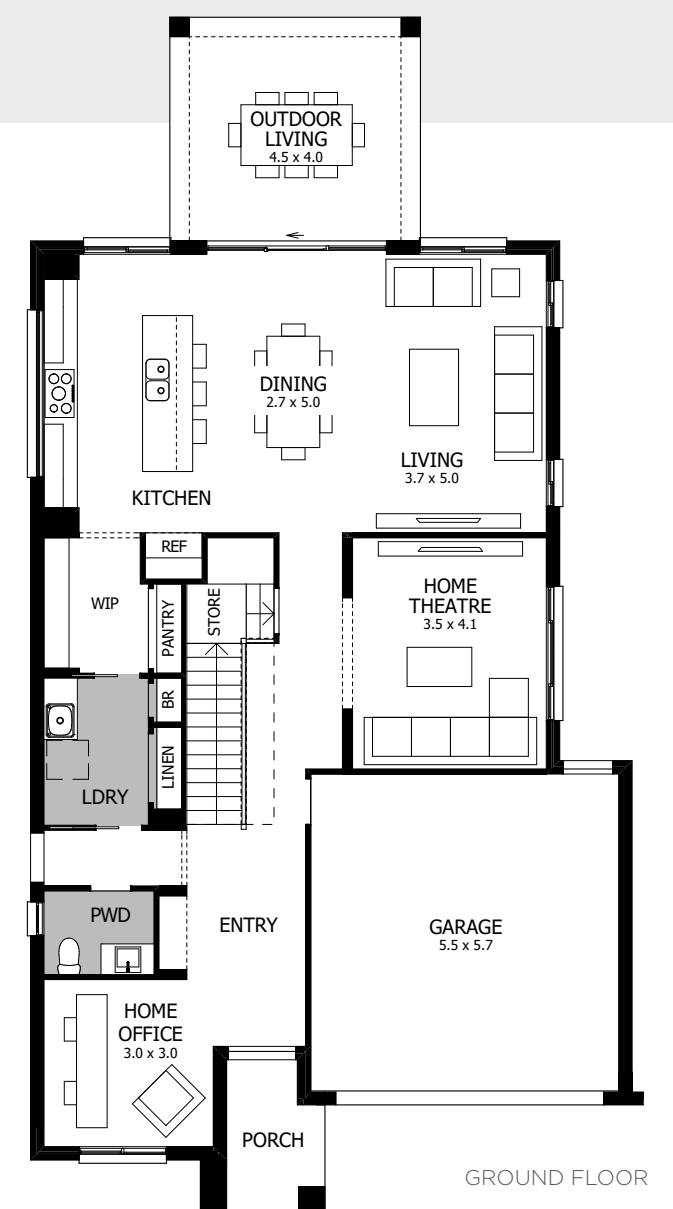
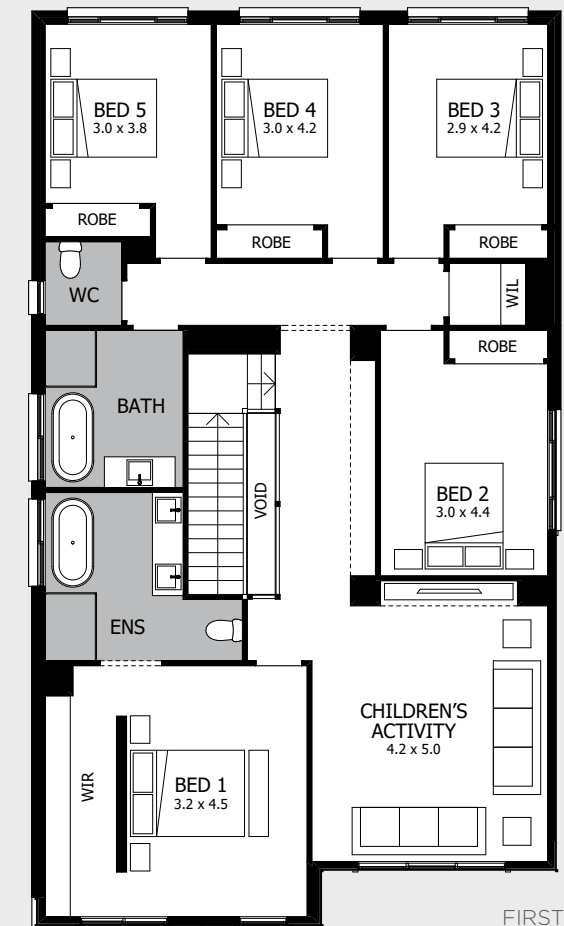
# ENIGMA 35

From the moment you step inside, you'll love the sense of space and openness the Enigma 35 exudes through its airy, sunny rooms.

This is truly a home dreams are made of, with five Bedrooms offering plenty of accommodation for the largest of families. Upstairs you'll also find a large Children's Activity - the perfect zone for the kids to enjoy when they just want to relax and chill out on their own. And downstairs is just as spacious and flexible, with expansive family living areas, separate Home Theatre and Study.



width 10.80m (incl. nib wall)  
length 20.52m  
total area 330.56m<sup>2</sup>  
35 squares



— COASTAL —

For all available **FACADE** options refer to pages 170 & 171.

**MOJO MORE FLOOR PLAN**  
H-NMMENGI4530A  
BASED ON **MODERN FACADE**  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



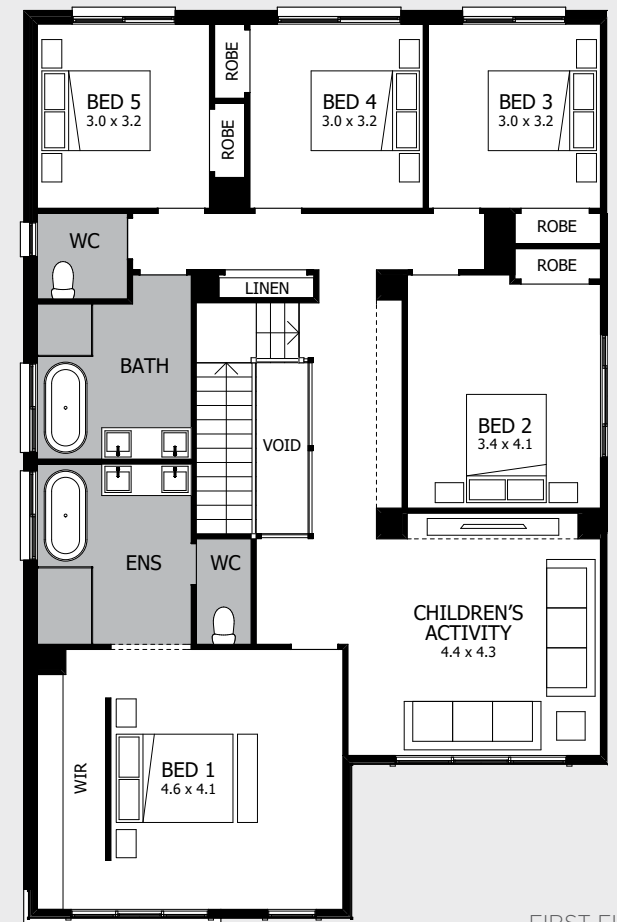
# ENIGMA 36

One of the first things that strikes you when you enter the Enigma 36 is its easy, open flow. The spacious Entry sets the scene for this open-plan beauty and as you walk through to the rear you'll be bathed in sunlight streaming in through the wide windows and doors where the Kitchen takes pride of place overlooking the airy Dining and Living area and out through to the Outdoor Living.

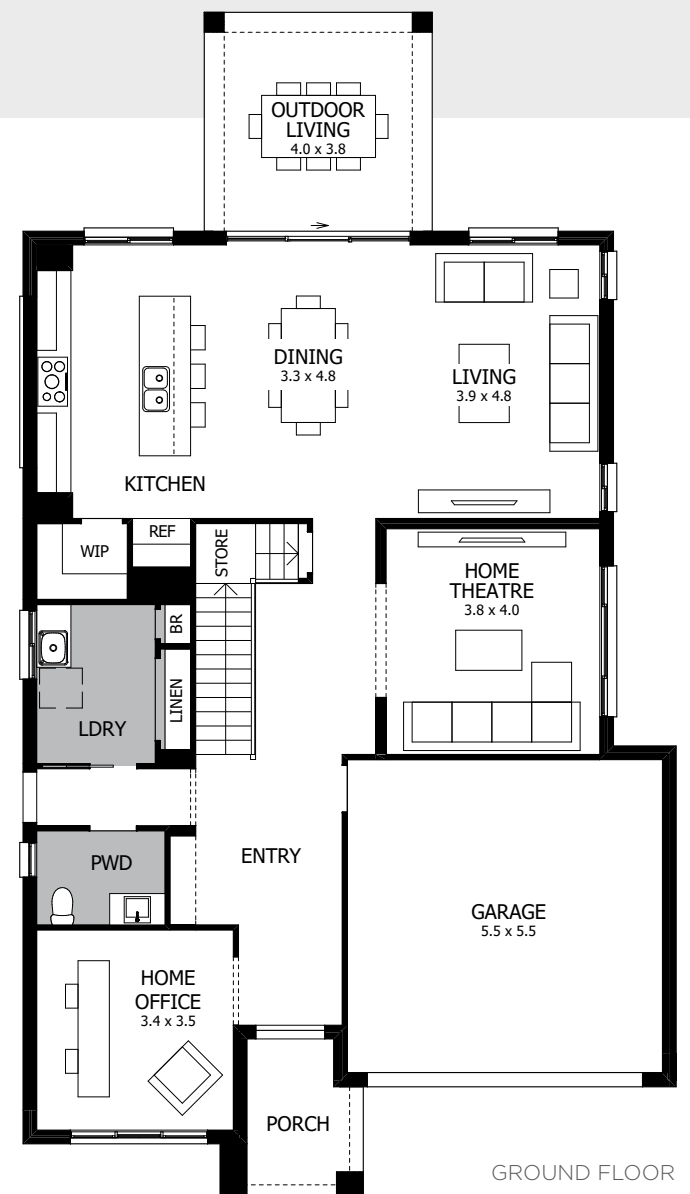
A large family home with sanctuary for everyone, you'll luxuriate in the wide spaces upstairs, where five Bedrooms and a Children's Activity create the perfect accommodation zone.

5 2 1 2

width 11.46m  
length 19.85m  
total area 336.86m<sup>2</sup>  
36 squares



FIRST FLOOR



GROUND FLOOR



— GRANDE —

For all available **FACADE** options refer to pages 170 & 171.

**MOJO MORE FLOOR PLAN**  
H-NMMENGI4500A  
BASED ON **MODERN FACADE**  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



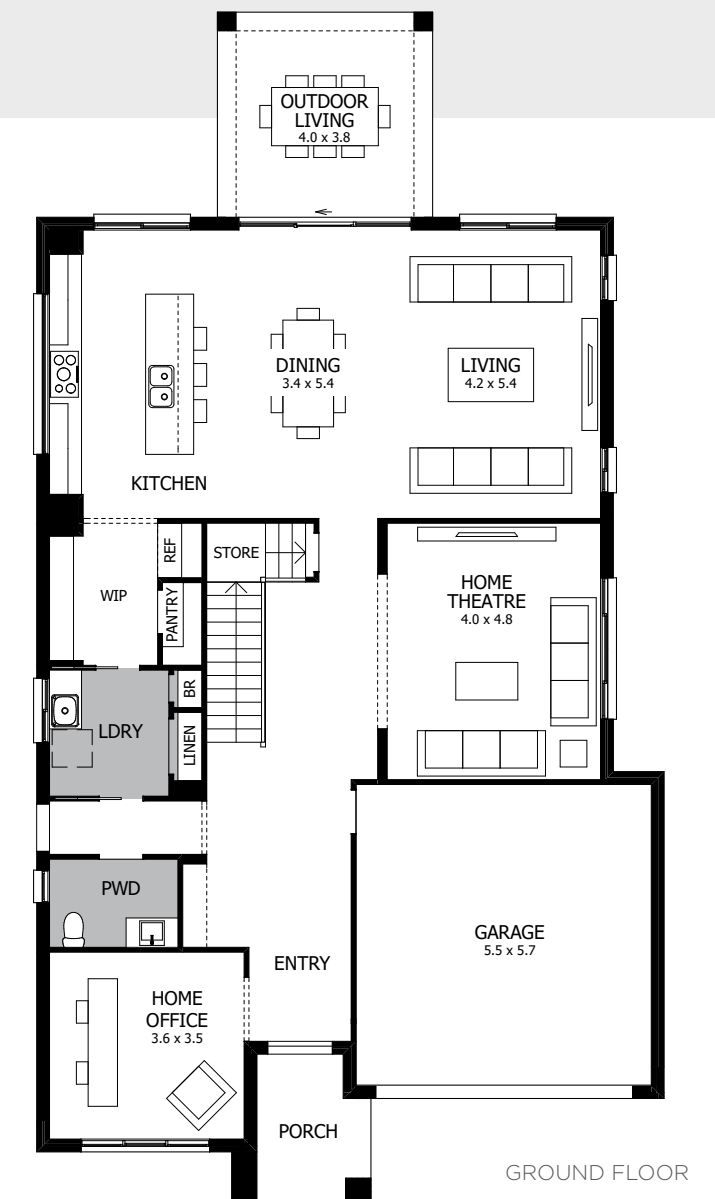
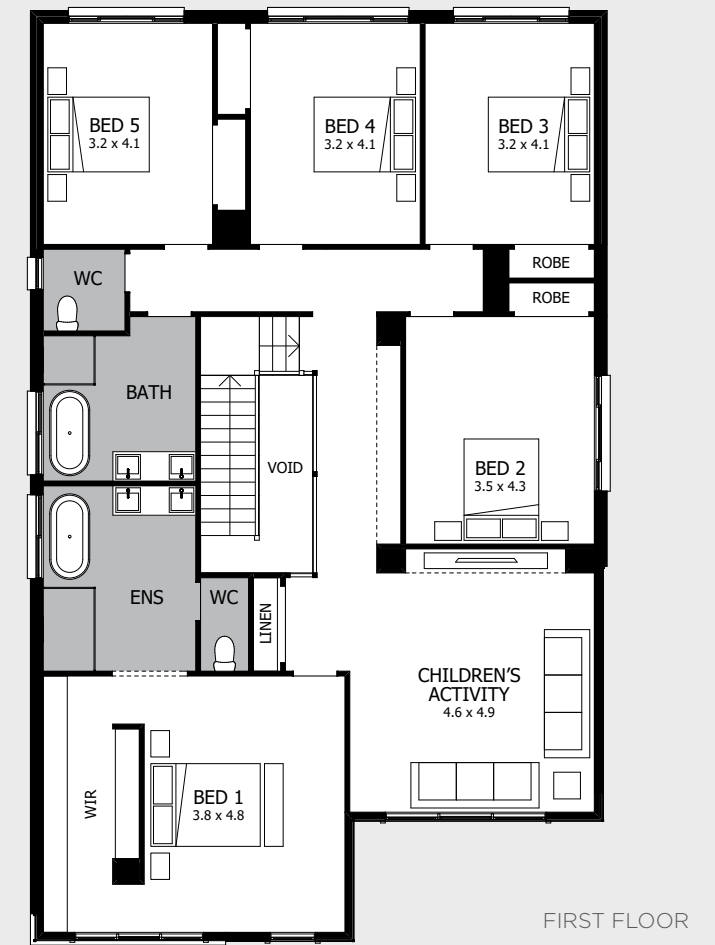
# ENIGMA 41

MOJO magic at its best, this is an incredibly spacious home for the family that wants it all. The light streaming in to the generous stairway foyer draws you in and through to the stunning family space at the rear, where a wide gourmet Kitchen takes pride of place in the generous area overlooking the Outdoor Living.

Upstairs are five Bedrooms – with the light-filled Master Suite offering the perfect sanctuary for parents with its spacious Ensuite (with plenty of room for a free-standing bath) and a Walk-In Robe located behind the bedhead feature wall. Four Bedrooms and a family Bathroom form their own wing at the rear of the First Floor and a spacious Children’s Activity room is the perfect kids’ chill-out space or games room.

5 2 1 2

width 11.75m  
length 21.34m  
total area 384.03m<sup>2</sup>  
41 squares



— LUXE —

For all available **FACADE** options refer to pages 170 & 171.

MOJO MORE FLOOR PLAN  
H-NMMENGI4510A  
BASED ON **MODERN** FACADE  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





When you are looking for space, space and more space, the luxurious Enigma is for you! You'll be captivated by the way the roomy open-plan Kitchen/Living/Dining looks out over your spacious Outdoor Living.

Wide doors and generous windows let the sunshine soak in, flooding your home with light and an incredible sense of warmth and welcome. Complementing this, upstairs, is the generous Master Suite, with the remaining four Bedrooms and Children's Activity alongside.





A spacious open plan Kitchen, Dining and Living that opens up on to the Alfresco, with colours inspired by nature.





# MELODY 39

A generous double-storey home loaded with style, charisma and personality, the Melody 39 sings with thoughtful features that make a house a home.

Offering pockets of tranquillity throughout, there's also plenty of space for the family to be together. The generous Living, Kitchen and Dining is the heart of this sun-soaked home and flows through to the breezy Outdoor Living area. The Home Office and Lounge at the front give you plenty of options for how your family wants to live, while upstairs a spacious Children's Activity is perfectly located for relaxation just off the breezy stairway.



4 3 1 2

width 11.75m  
length 18.71m  
total area 355.48m<sup>2</sup>  
39 squares

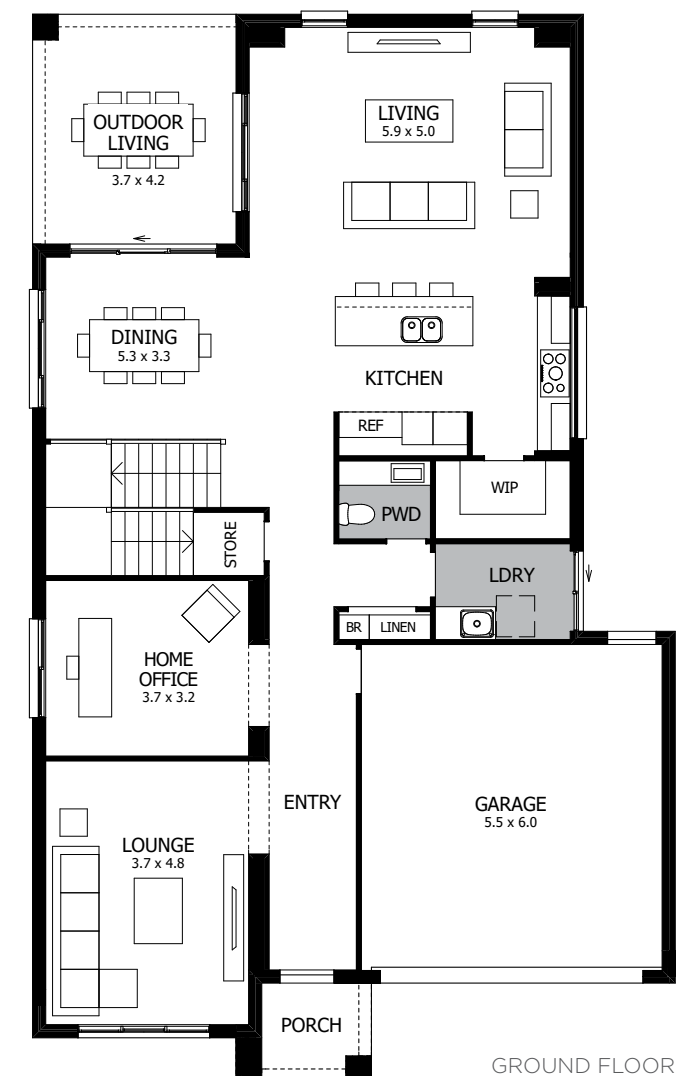


FIRST FLOOR



— METRO —

For all available **FACADE** options refer to pages 180 & 181.



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMEL14400A  
BASED ON **MODERN FACADE**  
F-NMMELMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



3 2 2 1

width 10.00m  
length 9.50m  
total area 162.93m<sup>2</sup>  
17 squares

# NARRABEEN 17

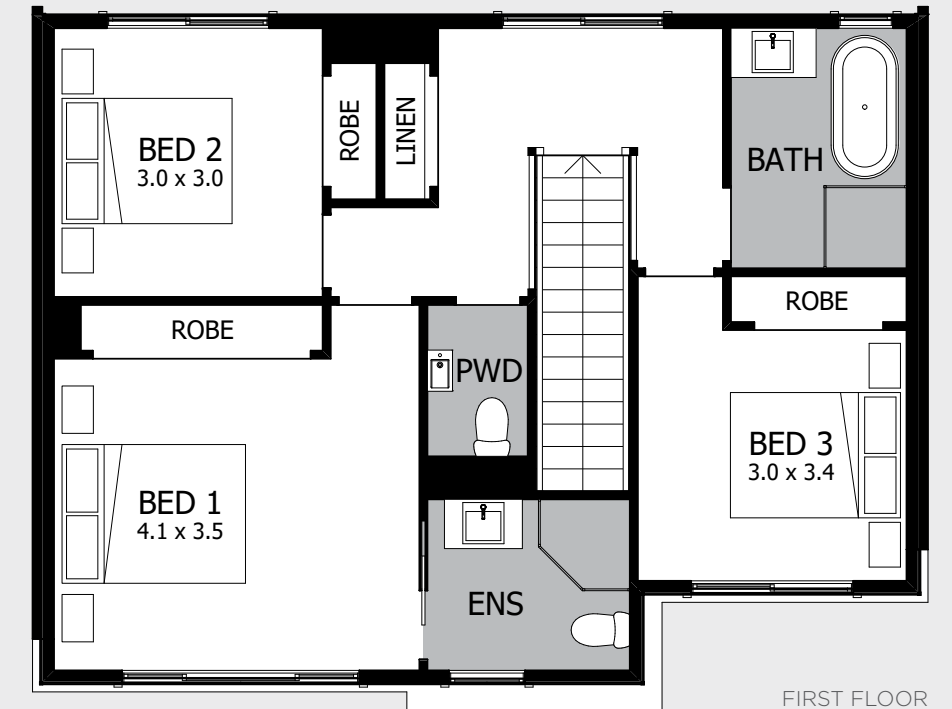
Perfect for shorter lots, the Narrabeen is a beautiful home that packs a punch with architectural touches and features that will surprise and delight you!

It's clever design incorporates all those little extras you may not think you'll be able to find in a design that fits your smaller block, including a Garage, plenty of storage and an airy, open Dining/Living/Kitchen space that welcomes in the light and brings the sunshine in. Upstairs is a surprisingly roomy Master Suite with Ensuite, two additional large Bedrooms and a separate Powder Room and family Bathroom.

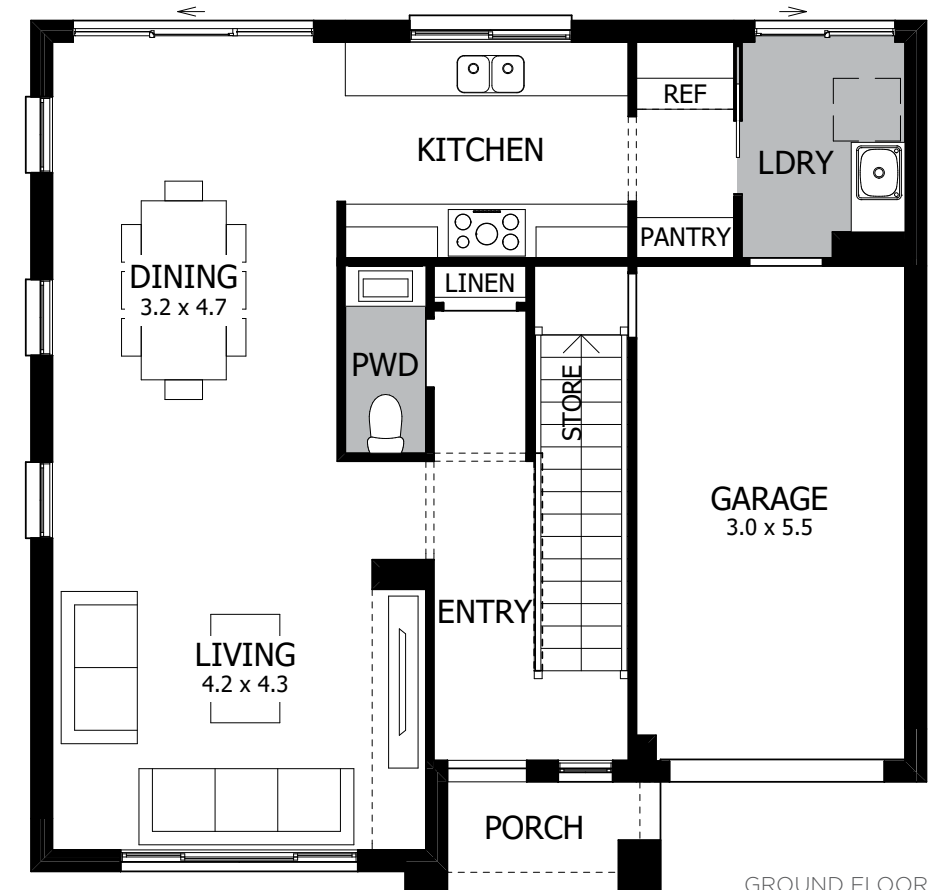


— NEWPORT —

For all available **FACADE** options refer to pages 182 & 183.



FIRST FLOOR



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMNRB18310A  
BASED ON **MODERN FACADE**  
F-NMMNRBMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY

# NAUTICA 36

## HEMOWORLD WARNERVALE

Looking for style, charisma and a home that's a cut above the rest? The luxurious design of the Nautica 36 could be just what you've been searching for.

The whole family will love congregating for meals and get-togethers downstairs, where an open, light-filled area is created by the clever connection of Kitchen, Living and Dining spaces bringing the sunshine in through wide doors to the Outdoor Living. Working from home? The location of the Home Office just off the front entrance makes it easy, while the Home Theatre, Children's Activity and First-Floor Study Nook give everyone places to relax and retreat.



— BROOKLYN —

For all available **FACADE** options refer to pages 184 & 185.



4 2 2 2

width 10.65m  
length 19.61m  
total area 339.01m<sup>2</sup>  
36 squares

Fits Lot Width | 12.5m\*



FIRST FLOOR



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMNTC17400A  
BASED ON **MODERN FACADE**  
F-NMMNTCMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



**CHECK OUT THE NAUTICA 36**  
ON DISPLAY AT HOMEWORLD WARNERVALE



The Nautica offers space, functionality and beauty across both levels of living, while the luxurious design exudes style, elegance and charisma.

The overall theme of the Nautica is classic contemporary with touches of white and gold splashes throughout the entire home, truly showcasing its elegance. The panelled Kitchen, marble feature tiles in the bathrooms and brass detailing showcases its classic side, while a contemporary feel is introduced with furnishings and striking feature wallpapers.

The layout of the home offers a sense of ease, as the effortless flow and clever architectural design is experienced from top to bottom.







Day to day living is made that bit more exceptional with the open plan Living, Dining and Kitchen area, which oozes style and grace.



# NOVA 30

The perfect home for families who cherish time together but also crave their own privacy, the Nova 30 is a standout when it comes to thoughtful spaces and modern conveniences.

Designed with the spirit of family in mind, you'll love the way the bright, breezy Dining/Living zone and nearby gourmet Kitchen opens to the spacious Outdoor Living to create a seamless flow between indoors and out. Enhancing the 'holiday at home' feel is the spacious Home Theatre at the front of the home - perfectly located for catching a movie on lazy afternoons or cosy nights in. Upstairs the front of the entire floor is a roomy Master Suite adjacent Children's Activity gives parents privacy and a sanctuary of their own away from the hubbub of family life.



4 2 1 2

width 11.47m (incl. nib wall)  
length 17.51m  
total area 278.72m<sup>2</sup>  
30 squares

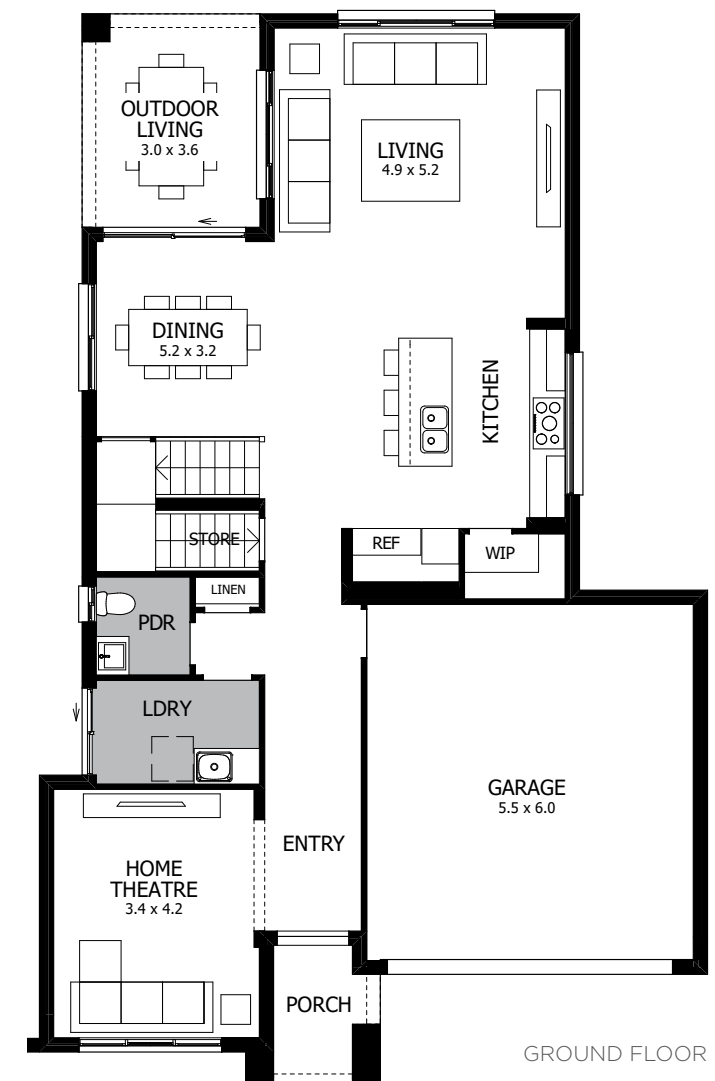
Fits Lot Width | 12.5m\*



FIRST FLOOR



— COASTAL HAMPTONS —



GROUND FLOOR

For all available **FACADE** options refer to pages 186 & 187.

**MOJO MORE FLOOR PLAN**  
H-NMMNVA14400A  
BASED ON **MODERN FACADE**  
F-NMMNVAMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY  
NOVA 31

HOMEWORLD THORNTON

Beaming warmth and welcome, the Nova 31 is an entertainer's dream - the perfect home for special celebrations, memorable family occasions and casual nights at home. You'll never tire of the seamless flow of this design with its airy, open feel flowing between upstairs and down.

In addition to the heart of the home at the rear, the Nova 31 also offers two additional living spaces. The roomy Home Theatre at the front gives you the luxurious pleasure of sanctuary in a quiet zone away from the buzz of the family, while upstairs a spacious Children's Activity offers the flexibility of a playroom, a teenage chill zone or an area that's easily incorporated into the Master Suite for parents.



4 2 1 2

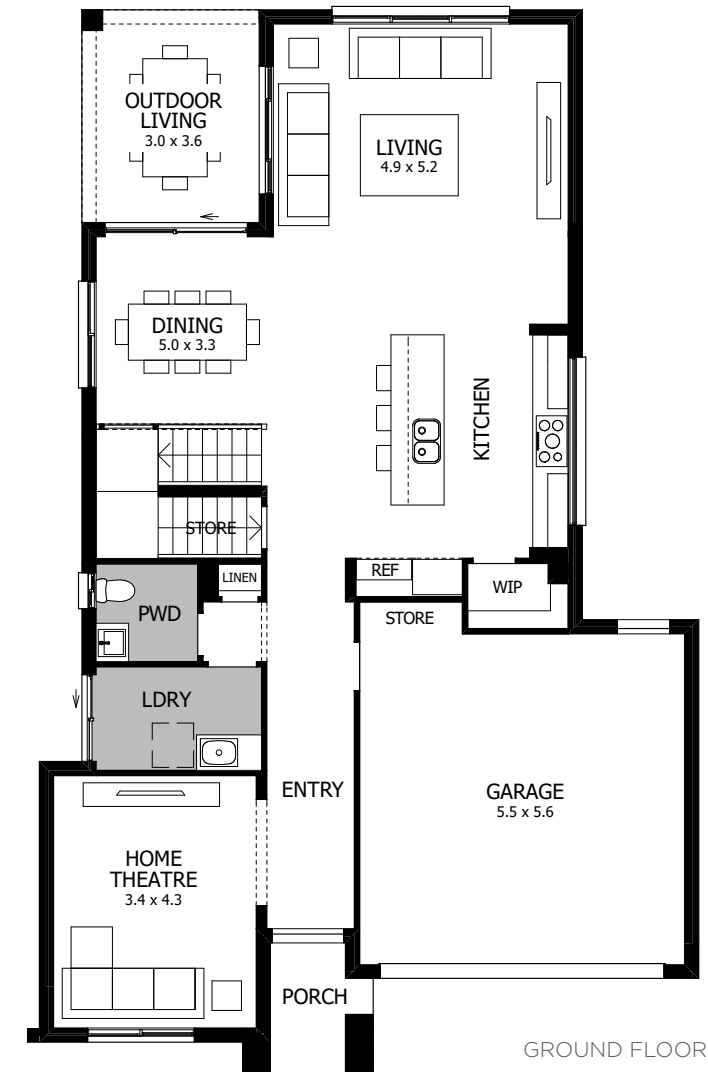
width 11.36m (incl. nib wall)  
length 17.47m  
total area 281.97m<sup>2</sup>  
31 squares



FIRST FLOOR



— COASTAL —



GROUND FLOOR

For all available **FACADE** options refer to pages 186 & 187.

**MOJO MORE FLOOR PLAN**  
H-NMMNVA15410A  
BASED ON **MODERN FACADE**  
F-NMMNVAMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



CHECK OUT THE NOVA 31  
ON DISPLAY AT HOMEWORLD THORNTON



The Nova is an entertainer's dream - the perfect home for special celebrations, memorable family occasions and casual nights at home. You'll never tire of the seamless flow of this design with its airy, open feel flowing between upstairs and down. In addition to the heart of the home at the rear, the Nova also offers two additional living spaces.

The roomy Home Theatre at the front gives you the luxurious pleasure of sanctuary in a quiet zone away from the buzz of the family, while upstairs a spacious Children's Activity offers the flexibility of a playroom, a teenage chill zone or an area that's easily incorporated into the Master Suite for parents.







A contemporary Kitchen with black cabinetry and a large Island bench for year-round entertaining.



Fits Lot Width | 12.5m\*

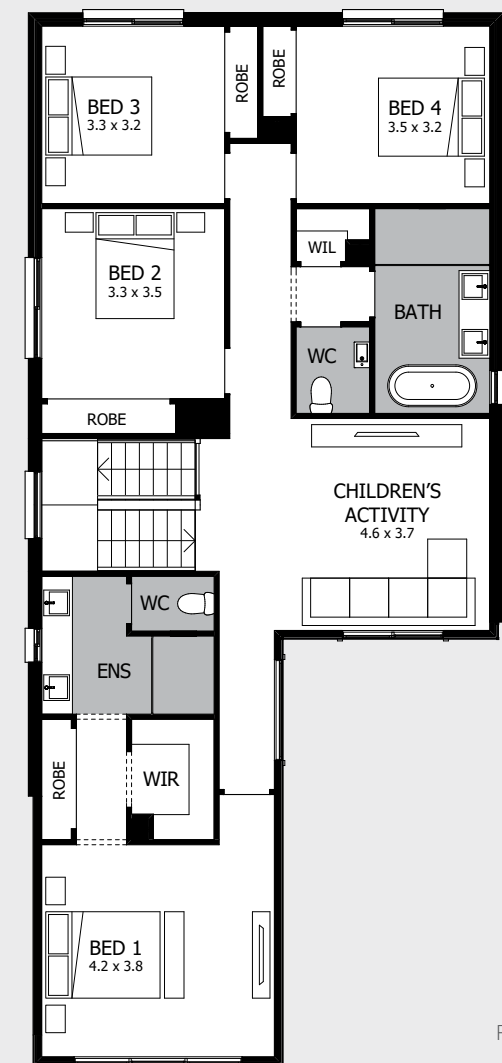
# NOVA 32

The Nova 32 is full of MOJO magic - a beautiful, spacious home that gives families the perfect balance between private areas and warm, welcoming social spaces where everyone can come together.

With the Ground Floor entirely dedicated to living areas, this is a design that makes every day a pleasure. Life's a breeze in the Nova 32, thanks to the easy flow created by conveniences like the wide island bench and Walk-Through Pantry in the large gourmet Kitchen. Upstairs a large Master Suite, three additional Bedrooms and a roomy Children's Activity ensure everyone has an area to call their own!



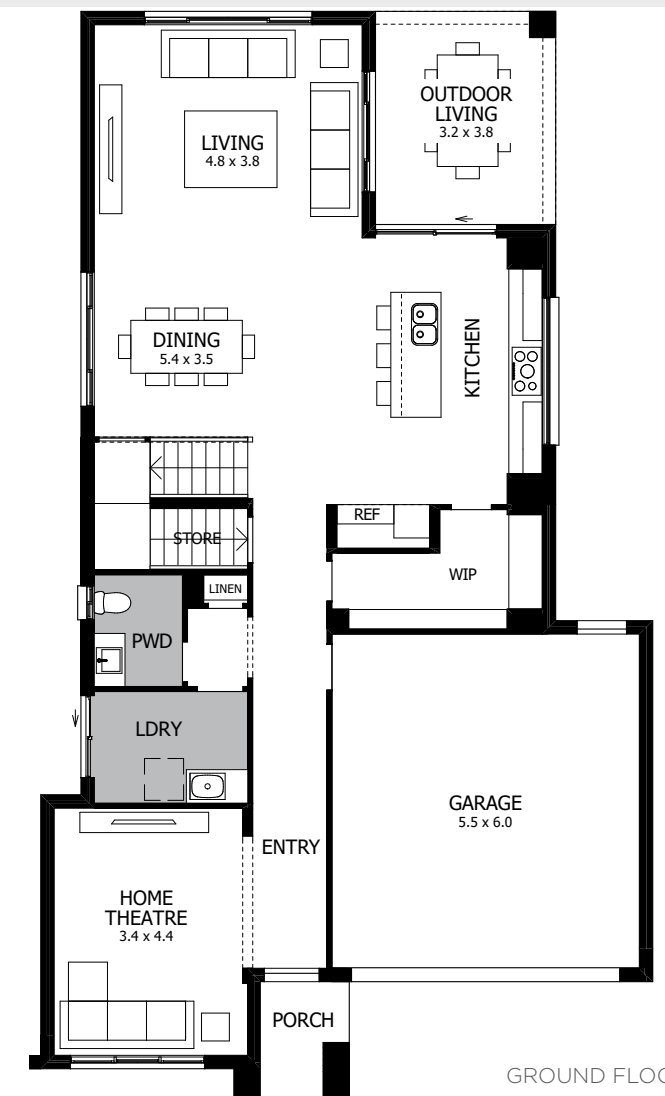
width 11.17m (incl. nib wall)  
length 18.95m  
total area 300.17m<sup>2</sup>  
32 squares



FIRST FLOOR



— GRANDE —



GROUND FLOOR

For all available **FACADE** options refer to pages 186 & 187.

**MOJO MORE FLOOR PLAN**  
H-NMMNVA14410A  
BASED ON **MODERN FACADE**  
F-NMMNVAMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



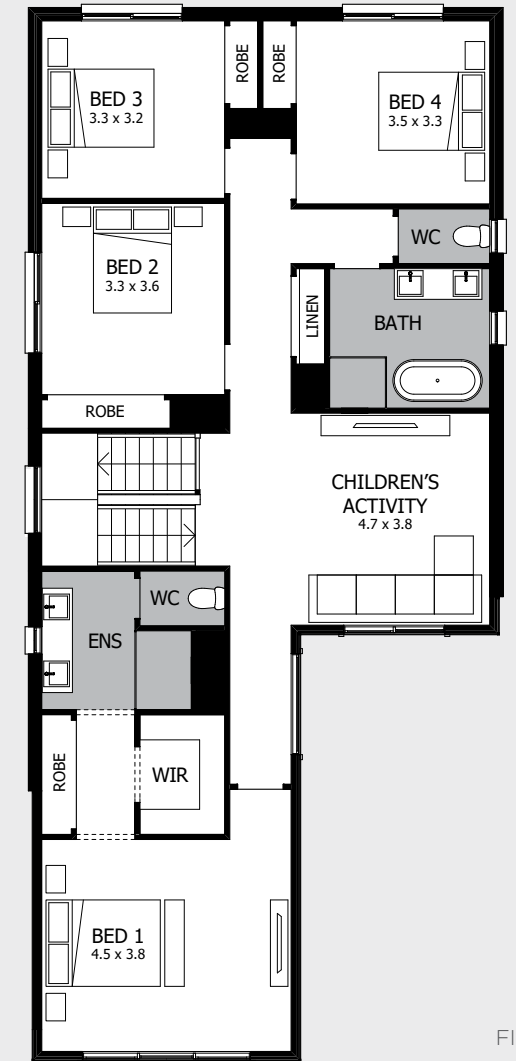
# NOVA 33

If you love the Nova 32 and you have the luxury of a little more land space, the Nova 33 could be the one for you.

Savvy separation between living and accommodation zones in this large family design make this a home that's built for the easy, relaxed lifestyle you've always dreamed of. The family will love coming together in the stunning light-filled heart of the home at the rear - a space where lazy Sunday brunches and special celebrations are sure to flow. Meanwhile upstairs, there's plenty of space for privacy and quiet time with four generous Bedrooms, a large family Bathroom and a separate Children's Activity give everyone plenty of options.



width 11.47m (incl. nib wall)  
length 18.95m  
total area 305.07m<sup>2</sup>  
33 squares

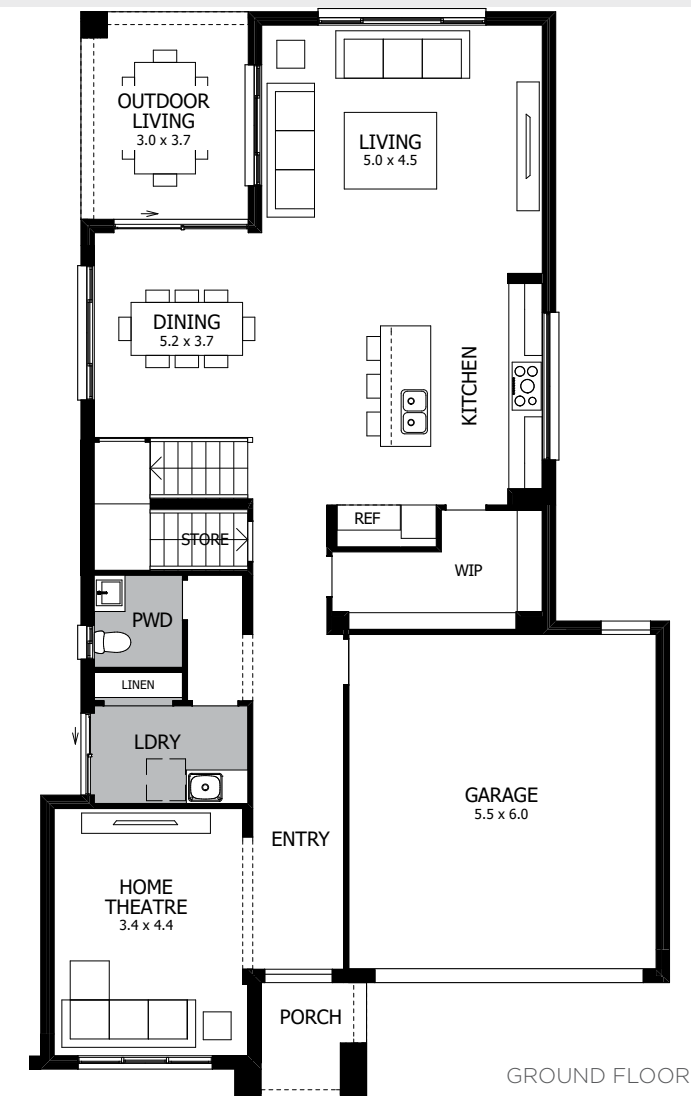


FIRST FLOOR



— LUXE —

For all available **FACADE** options refer to pages 186 & 187.



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMNVA14430A  
BASED ON **MODERN FACADE**  
F-NMMNVAMODNFA

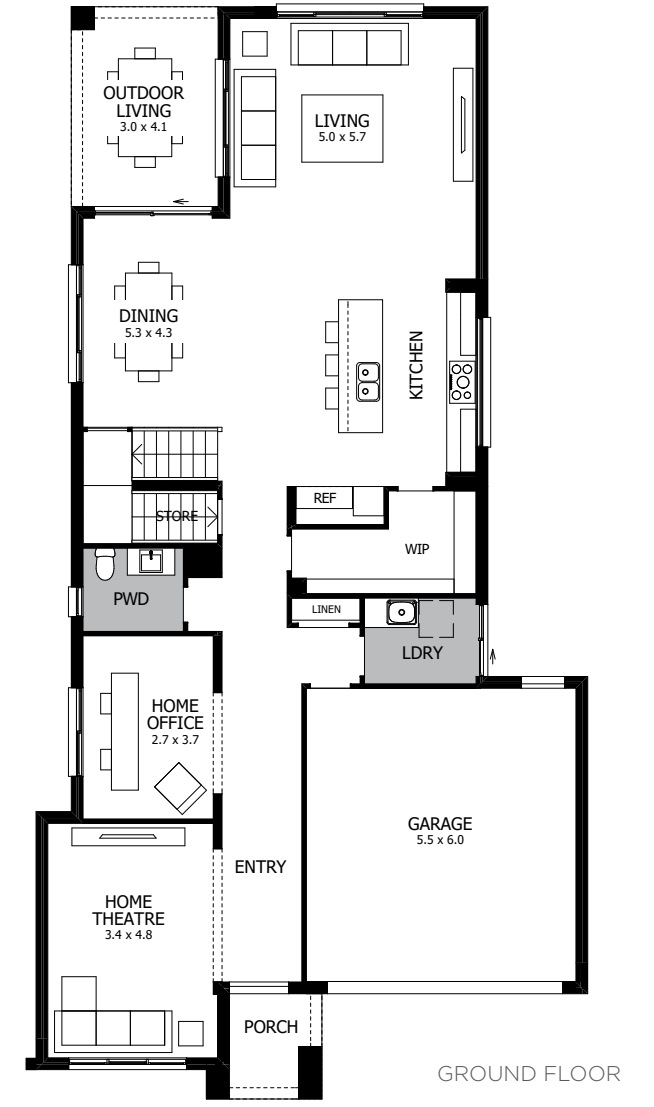
\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





FIRST FLOOR



GROUND FLOOR



width 11.47m (incl. nib wall)  
length 21.71m  
total area 352.91m<sup>2</sup>  
38 squares

# NOVA 38

The ultimate family home, there's just so much to love about the Nova 38. Bursting with originality and functionality, this is a home you'll fall in love with the moment you walk in the door.

Its unparalleled sense of space and simple, clean lines create an airy, open feel that immediately makes you feel at home. The heart of the home is the rear, where the sunlight streams in through wide windows and doors to create a peace and harmony you'll savour. And with so many different living spaces and four large Bedrooms upstairs, this is a house your family will call home well into the future.



METRO

For all available **FACADE** options refer to pages 186 & 187.

**MOJO MORE FLOOR PLAN**  
H-NMMNVA14420A  
BASED ON **MODERN FACADE**  
F-NMMNVAMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



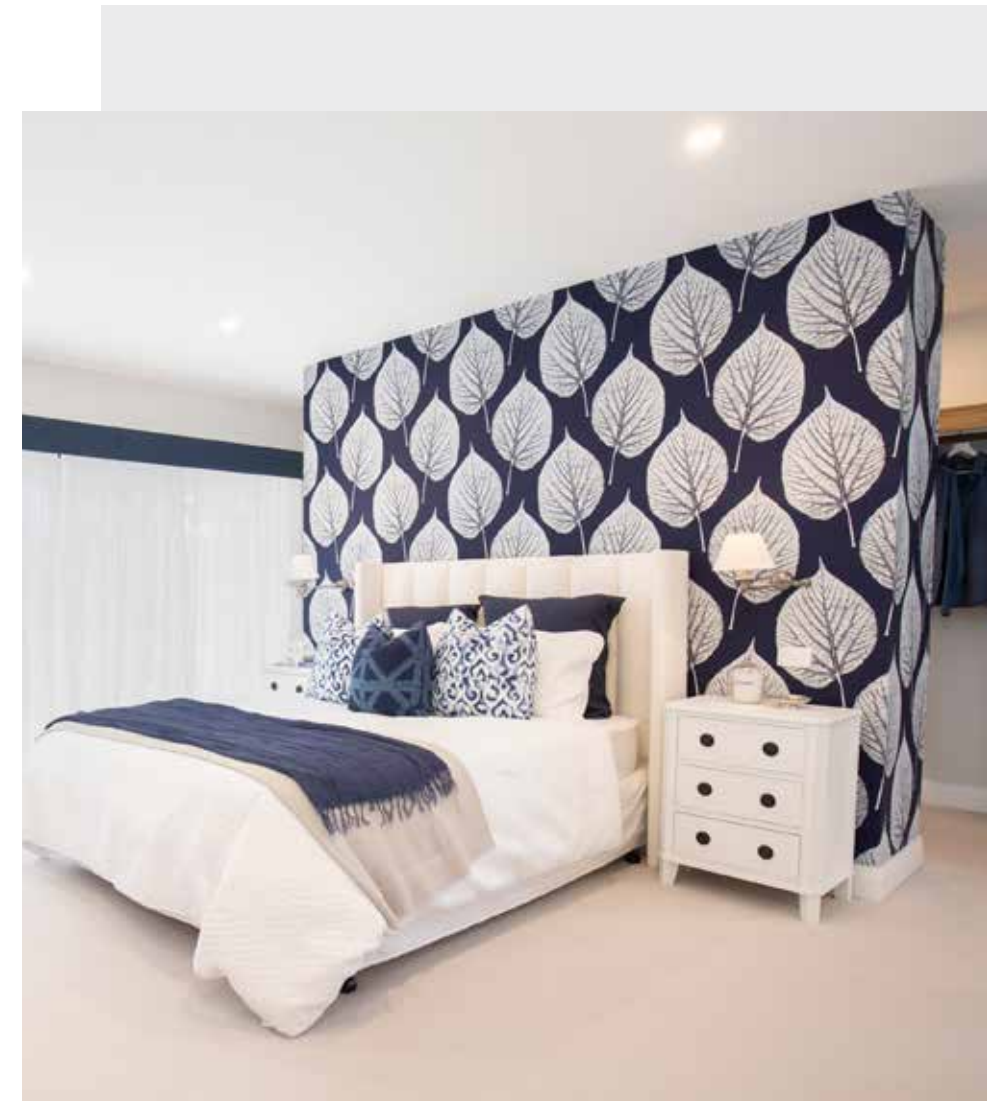
CHECK OUT THE ENIGMA 46  
ON DISPLAY AT BILLY'S LOOKOUT



WINNER 2019  
HIA Hunter Region  
Display Home  
over \$600,001



WINNER  
EXCELLENCE  
IN BUILDING  
AWARDS  
2018



When you are looking for space, space and more space, the luxurious Enigma is for you! You'll be captivated by the way the roomy open-plan Kitchen/Living/Dining looks out over your spacious Outdoor Living. Wide doors and generous windows let the sunshine soak in, flooding your home with light and an incredible sense of warmth and welcome. Complementing this, upstairs, is the generous Master Suite, with the remaining four Bedrooms and Children's Activity alongside.





A home of grand proportion with a classic  
Hamptons feel, complete with a chic, coastal  
look for the interior.





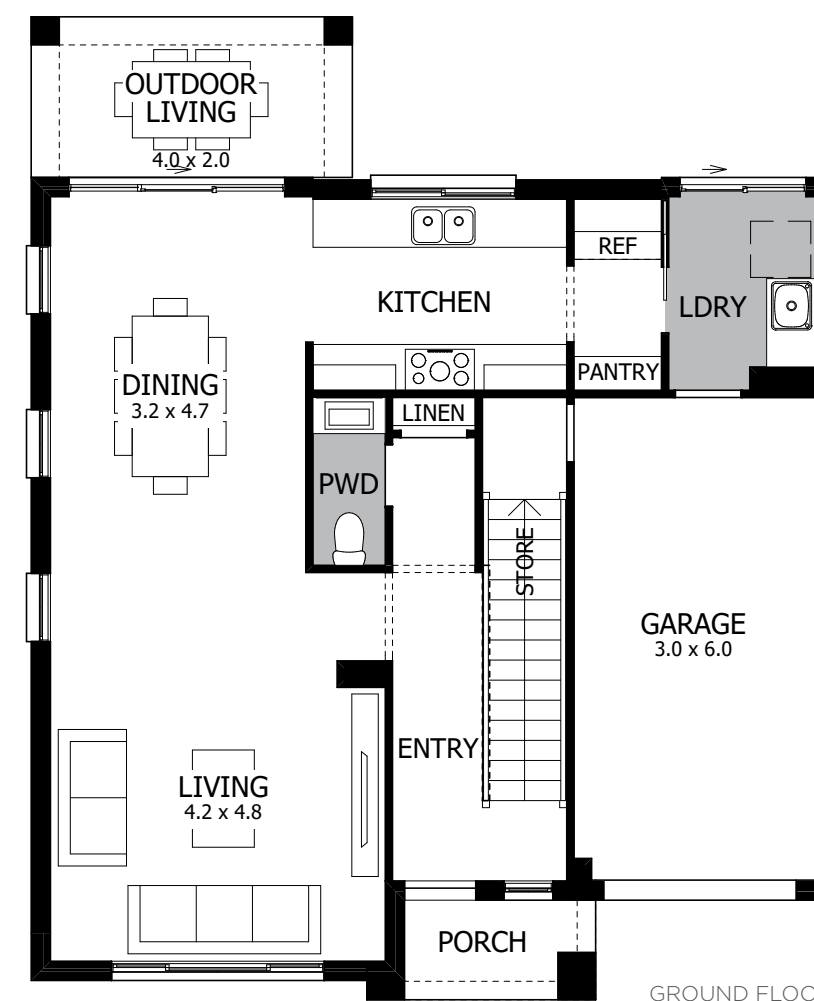
# TAMARAMA 22

Need a separate area for the kids to call their own? The Tamarama could be just what you are looking for - you'll be surprised how cleverly space has been carved out in this home to tick all the boxes for a modern family home.

Located at the top of the stairs in the accommodation level, the Children's Activity is the perfect pick for the kids. Whether it's a teenage chill-out space for hanging out with friends or a playroom for the younger ones, you'll find it's always a popular choice! Meanwhile downstairs, the L-shaped Living/Dining/Kitchen flowing seamlessly to the Outdoor Living will quickly become the heart of your home.

4 2 1 1

width 10.00m  
length 12.00m  
total area 200.89m<sup>2</sup>  
22 squares



— CREST —

For all available **FACADE** options refer to pages 182 & 183.

MOJO MORE FLOOR PLAN  
H-NMMTMR19410A  
BASED ON MODERN FACADE  
F-NMMTMRMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# ZUMBA 26

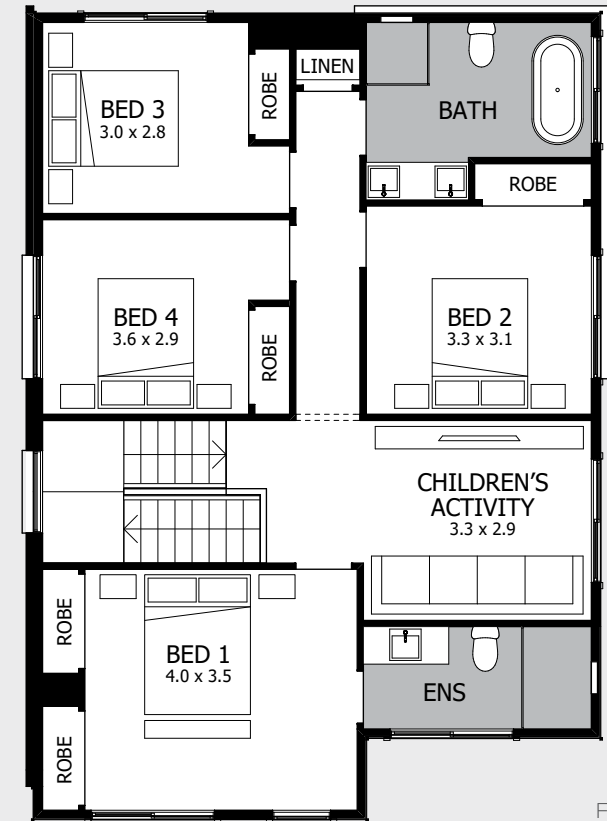
Packed with personality and pizzazz, the Zumba 26 dances to its own beat!

You'll love the simple layout of the First Floor, where parents have the luxury of creating their own private sanctuary across the front, with the Children's Activity, Master Suite and Ensuite forming their own little wing. Three more Bedrooms and a family Bathroom complete the floor, while downstairs a large open-plan family living area, Outdoor Living and separate Study give everyone all the space they need.

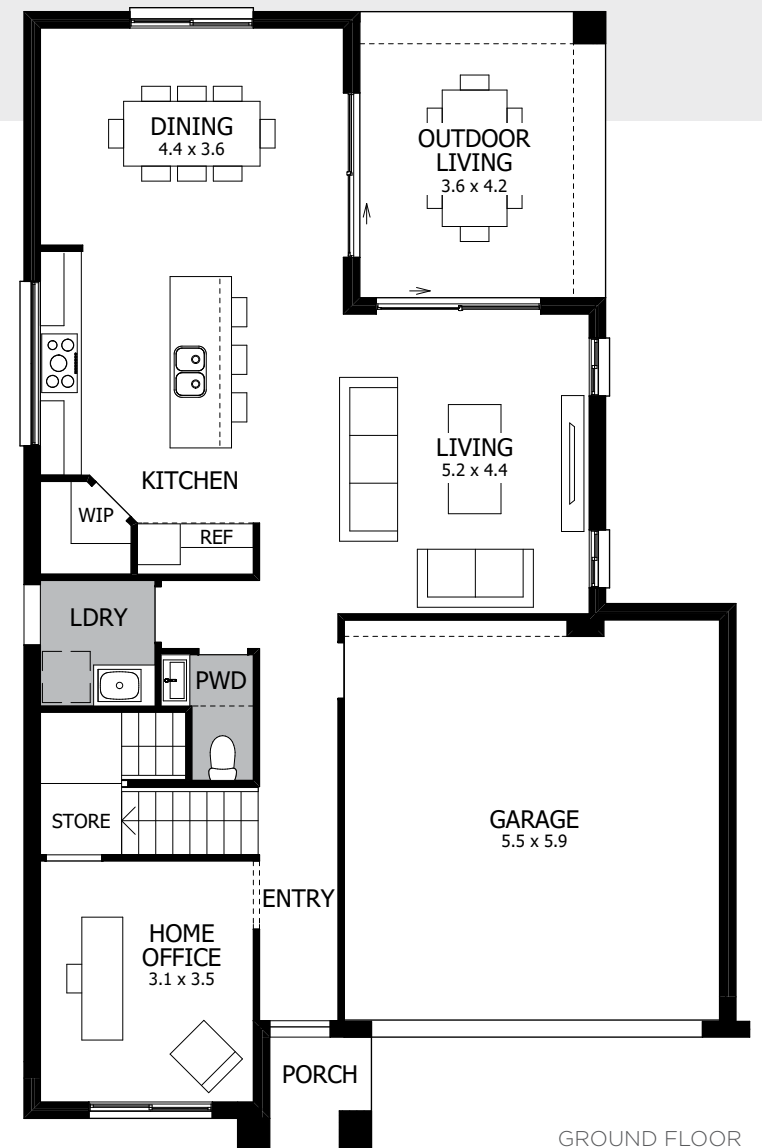


4 2 1 2

width 10.63m (incl. nib wall)  
length 16.21m  
total area 241.04m<sup>2</sup>  
26 squares



FIRST FLOOR



GROUND FLOOR



— SHEIKE —

For all available **FACADE** options refer to pages 188 & 189.

**MOJO MORE FLOOR PLAN**  
H-NMMZMB15400B  
BASED ON **MODERN FACADE**  
F-NMMZMBMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





— MODERN —

10.5m - 14m  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

APPLAUSE 28

**CONTEMPO, HAMPTONS, METRO & SHEIKE**  
 facade images unavailable at time of print.



— COASTAL HAMPTONS —



— GRANDE —



— COASTAL —



— LUXE —



— MODERN WITH BALCONY —





— MODERN —



— ELEMENT —



— CALYPSO —



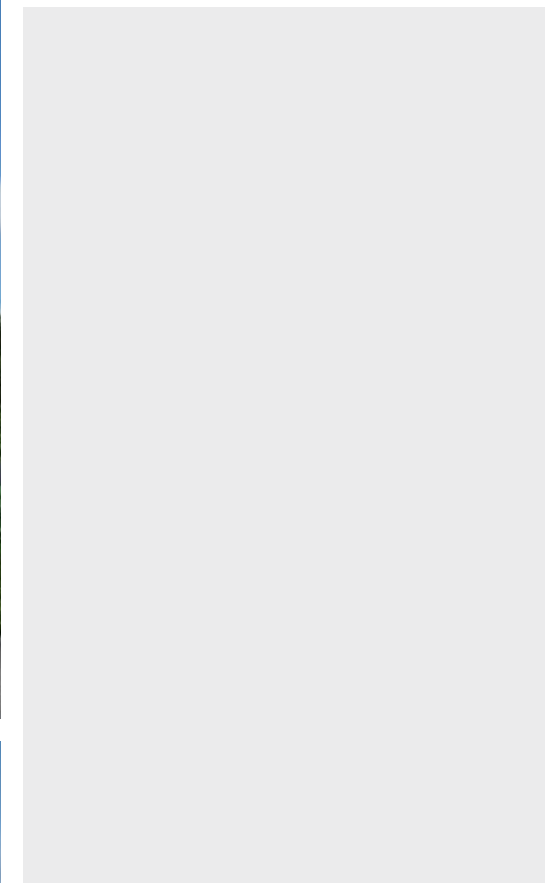
— HAMPTONS —



— DRIFT —



— MODERN with balcony —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

CAPRI 25



— PLUSH —





— MODERN —



— GRANDE HAMPTONS —



— COASTAL —



— LUXE —



— COASTAL HAMPTONS —



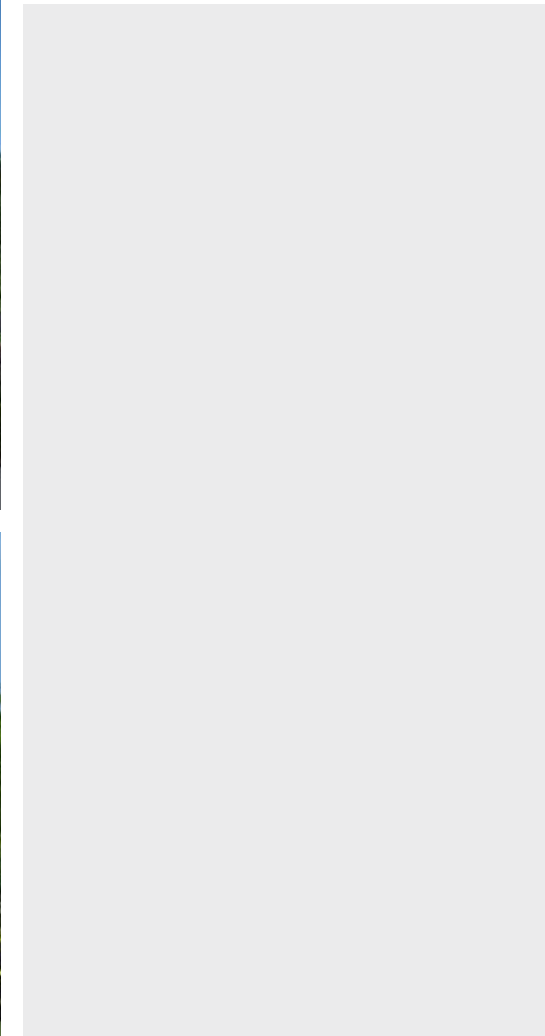
— METRO —



— GRANDE —



— MODERN with balcony —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

- CHARISMA 37
- ENIGMA 36
- ENIGMA 35
- ENIGMA 41

**HAMPTONS**  
facade image unavailable at time of print.



— SHEIKE —





— MODERN —



— HAMPTONS —



— COASTAL HAMPTONS —



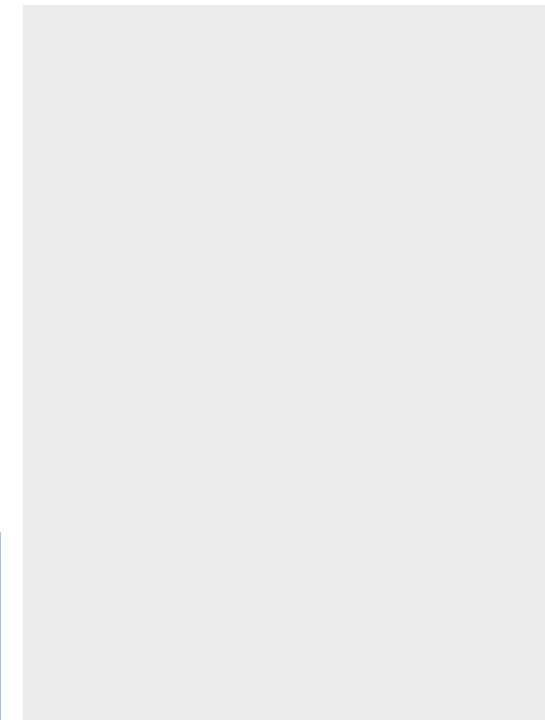
— LENNOX —



— DRIFT —



— LUXE —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

CHEVRON 37



— NEWPORT —



— GRANDE —



— MODERN with balcony —



— PLUSH —



— SHEIKE —





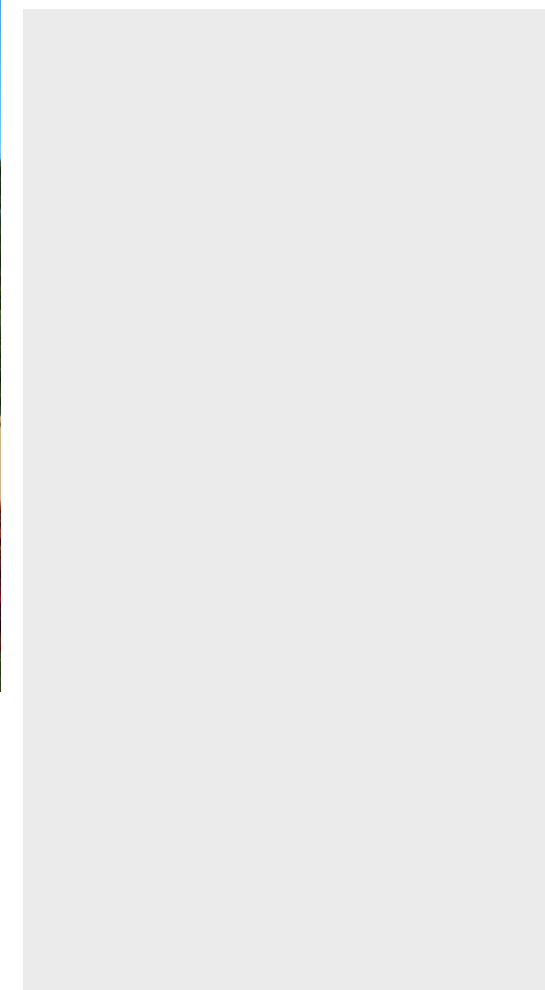
— MODERN —



— CREST —



— ESSENCE —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

CLOVELLY 27



— NEWPORT —





— MODERN —



— GRANDE —



— COASTAL —



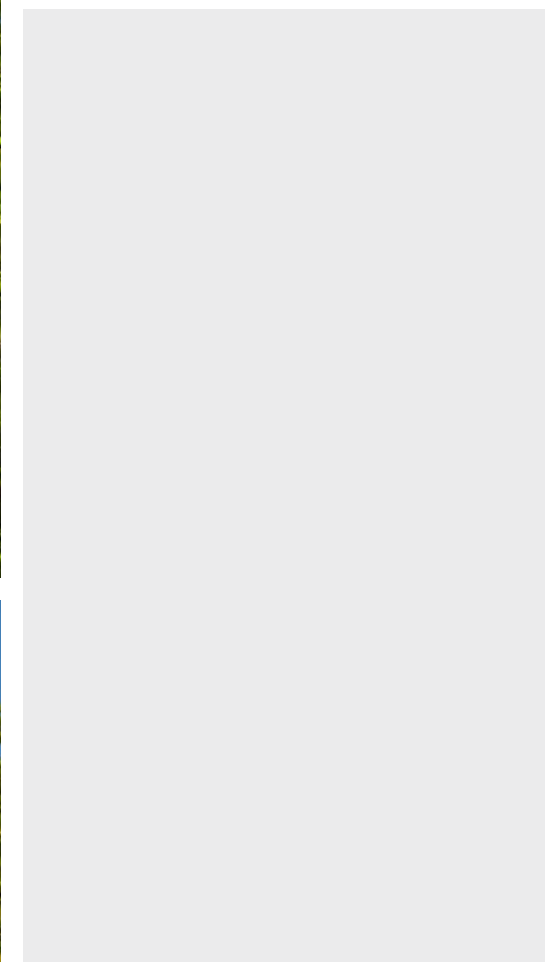
— LUXE —



— CONTEMPO —



— METRO —



10.5m - 14m  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

ENCORE 32

**COASTAL HAMPTONS & MODERN with balcony**  
 facade images unavailable at time of print.



— SHEIKE —





— MODERN —



— GRANDE HAMPTONS —



— COASTAL —



— LUXE —



— COASTAL HAMPTONS —



— METRO —



— GRANDE —



— MODERN with balcony —

10.5m - 14m  
**FACADES:**

THESE FACADES ARE AVAILABLE WITH THE FOLLOWING PLANS:

- ENIGMA 31
- ENIGMA 32

**HAMPTONS**  
facade image unavailable at time of print.



— SHEIKE —





— MODERN —

10.5m - 14m  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLAN:

MELODY 39

**COASTAL HAMPTONS, GRANDE HAMPTONS, HAMPTONS &  
 MODERN with balcony**  
 facade images unavailable at time of print.



— COASTAL —



— LUXE —



— GRANDE —



— METRO —



— SHEIKE —





— MODERN —

10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

NARRABEEN 17

TAMARAMA 22



— CREST —



— NEWPORT —





— MODERN —



— GRANDE —



— BROOKLYN —



— LONG ISLAND —



— COASTAL HAMPTONS —



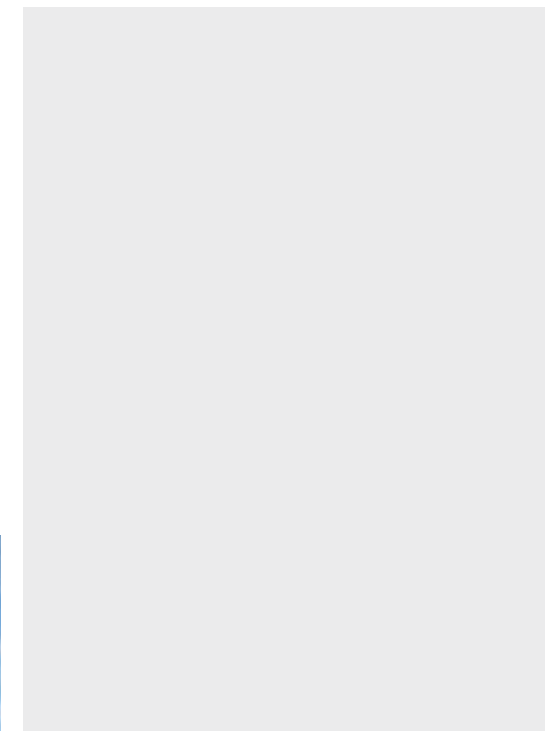
— LUXE —



— COASTAL —



— MODERN with balcony —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE WITH THE FOLLOWING PLAN:

NAUTICA 36



— SHEIKE —



— VIVID —





— MODERN —

10.5m - 14m  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLANS:

NOVA 30

NOVA 32

NOVA 38

NOVA 31

NOVA 33

**GRAND HAMPTONS, MODERN with balcony & SHEIKE**  
 facade images unavailable at time of print.



— COASTAL HAMPTONS —



— GRANDE —



— COASTAL —



— LUXE —



— METRO —





— MODERN —



— GRANDE HAMPTONS —



— COASTAL —



— LUXE —



— COASTAL HAMPTONS —



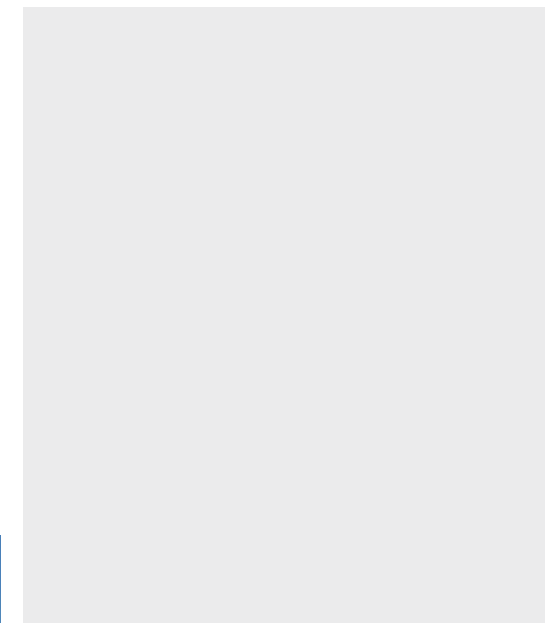
— METRO —



— GRANDE —



— MODERN with balcony —



10.5m - 14m  
FACADES:

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

ZUMBA 26



— MODE —



— SHEIKE —





Fits Lot Width

**14.5m | AND ABOVE**

- ARIA 37
- CHARISMA 46
- ENIGMA 46
- MELODY 40
- MELODY 43
- SEABREEZE 35
- SEABREEZE 39
- SOUL 39
- SOUL 40
- TOORAK 47
- TOORAK 49
- TRILOGY 35
- FACADES



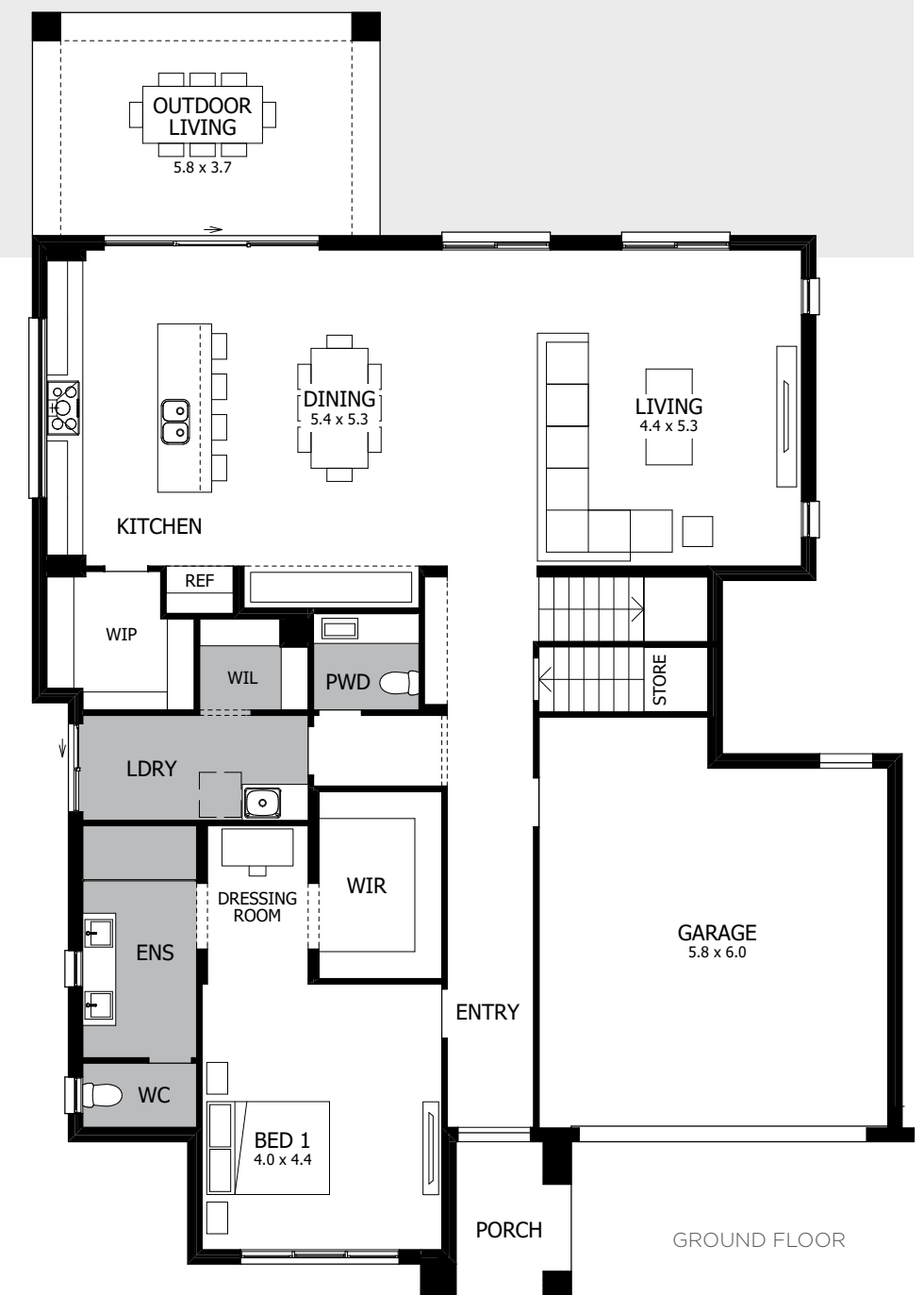
# ARIA 37

Flexible and family-oriented, the Aria 37 is a dream home where memories are made and cherished for many years into the future.

It's so easy to live passionately here, with the stunning Master Suite cleverly separated from the rest of the home at the front of the Ground Floor away from the main living area. Complete with Walk-In Robe, Dressing Room and spacious Ensuite, it's a luxurious sanctuary for parents at the end of a long day. And the kids will love the First Floor, where three spacious Bedrooms come together with a large Children's Activity - complete with Study Nook - to give them their own privacy and space.

5 2 2 2

width 14.51m (incl. nib wall)  
length 20.87m  
total area 344.23m<sup>2</sup>  
37 squares



— COASTAL —

For all available **FACADE** options refer to pages 228 & 229.

**MOJO MORE FLOOR PLAN**  
H-NMMARI14500A  
BASED ON **MODERN FACADE**  
F-NMMARIMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# CHARISMA 46

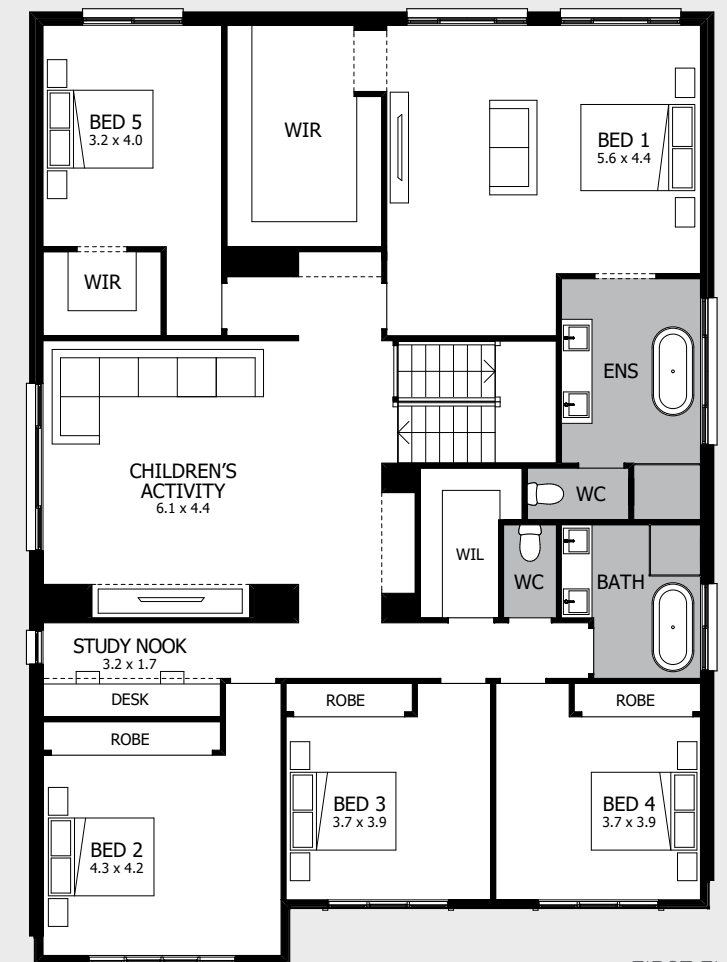
The Charisma 46 is a double-storey design with a floor plan that has personality plus and a whole lot of room to move.

The Ground Floor includes a front Lounge, Home Office and Home Theatre as well as a generously sized open plan Living, Dining and Kitchen that faces the Outdoor Living, connecting the indoors and outdoors ever so seamlessly.

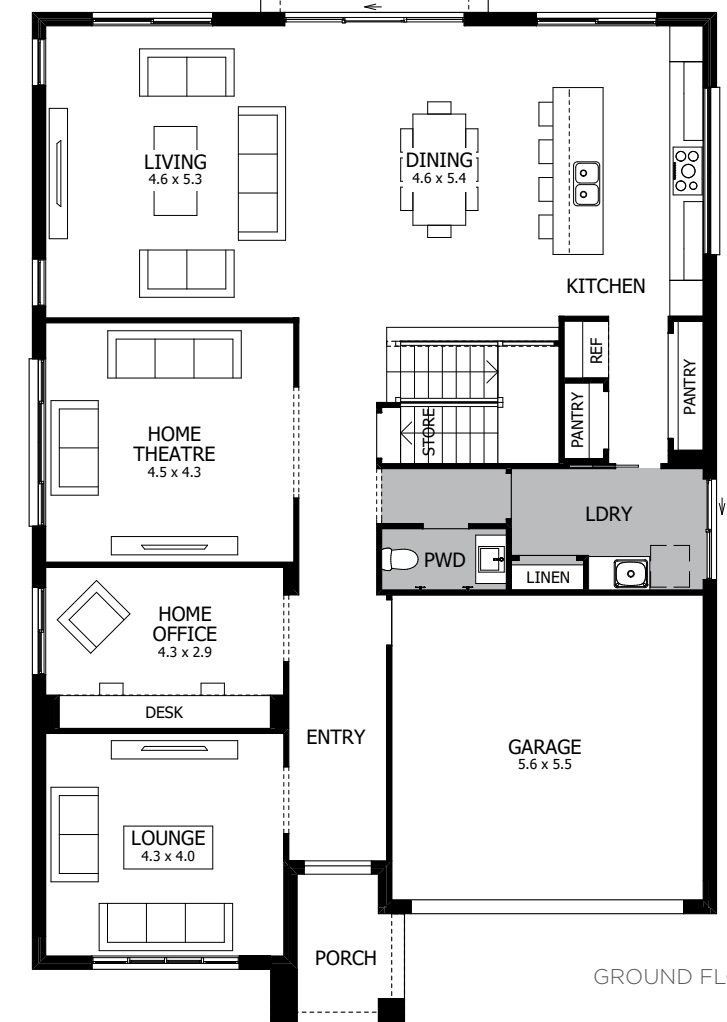
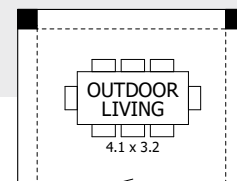
The Charisma 46 has it all. The functional design is perfect for a growing family, whether it's downtime to escape the daily hustle or dinner time, when the whole family comes together - this home has plenty of space for all to enjoy.

5 2 1 2

width 12.30m  
length 20.40m  
total area 423.33m<sup>2</sup>  
46 squares



FIRST FLOOR



GROUND FLOOR



— LUXE —

For all available **FACADE** options refer to pages 230 & 231.

**MOJO MORE FLOOR PLAN**  
 H-NMMCHR19520A  
 BASED ON **MODERN FACADE**  
 F-NMMCHRMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



ON DISPLAY

# ENIGMA 46

## BILLY'S LOOKOUT

When you are looking for space, space and more space, the luxurious Enigma 46 is for you!

There's just so much to love here. You'll be drawn up the light-filled stairway to the First Floor where you'll find five spacious Bedrooms, including a luxurious Master Suite, along with a very generous Children's Activity and large family Bathroom. And there's oodles of space downstairs, where an enormous family Living area flows seamlessly to the Outdoor Living, and a Home Theatre and separate Study giving you plenty of flexibility.



— COASTAL HAMPTONS —

For all available **FACADE** options refer to pages 230 & 231.



WINNER 2019  
HIA Hunter Region  
Display Home  
over \$600,001



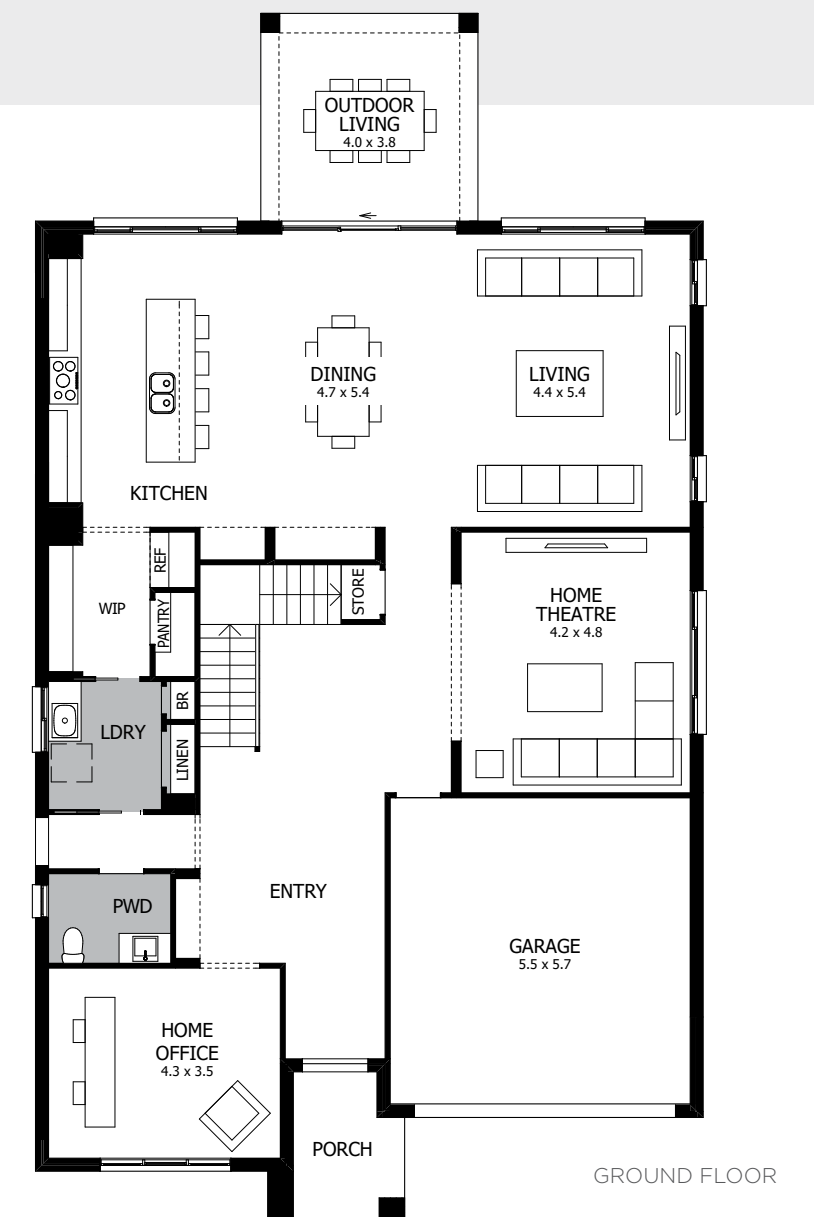
WINNER  
EXCELLENCE  
IN BUILDING  
AWARDS  
2018



5 2 1 2

width 12.30m  
length 21.33m  
total area 427.81m<sup>2</sup>  
46 squares

Fits Lot Width | 15m<sup>+</sup>



MOJO MORE FLOOR PLAN  
H-NMMENG14520A  
BASED ON **MODERN** FACADE  
F-NMMENGMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



Fits Lot Width | 15m\*

ON DISPLAY  
**MELODY 40**

ORAN PARK TOWN

Oozing style, space and personality, you'll be amazed by the easy living offered by the stunning Melody 40. A perfect sanctuary away from the rest of the world, you'll feel your cares slip away every time you walk through the door and realise this is your home!

There's just so much space and so many ways to make it your own. A large, open-plan family Living area opening to a generous Outdoor Living. Home Office. Separate Lounge. Children's Activity. Four Bedrooms. Storage. Tick, tick, tick! It really has it all!



width 12.43m  
 length 18.91m  
 total area 368.30m<sup>2</sup>  
 40 squares



FIRST FLOOR



— GRANDE —

For all available **FACADE** options refer to pages 232 & 233.

**MOJO MORE FLOOR PLAN**  
 H-NMMEI7420A  
 BASED ON **MODERN FACADE**  
 F-NMMEIMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



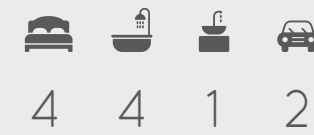
GROUND FLOOR



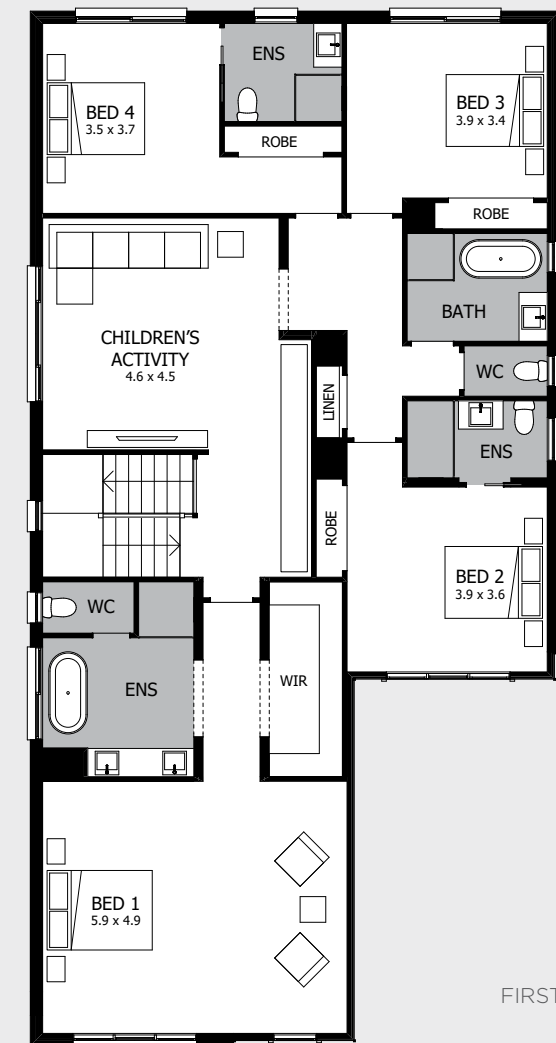
# MELODY 43

Your heart will sing with joy in the Melody 43. Made for families who love plenty of room for everyday living, nothing's been left to chance in this beautiful design.

Full of beautiful features, luxury and character, this is a fresh and modern home where the whole family can come together when the mood takes them or retreat to their own private spaces when it's time for sanctuary. The whole home exudes comfort and warmth, with generous proportions, light-filled spaces and a sense of serenity making it a stand-out.



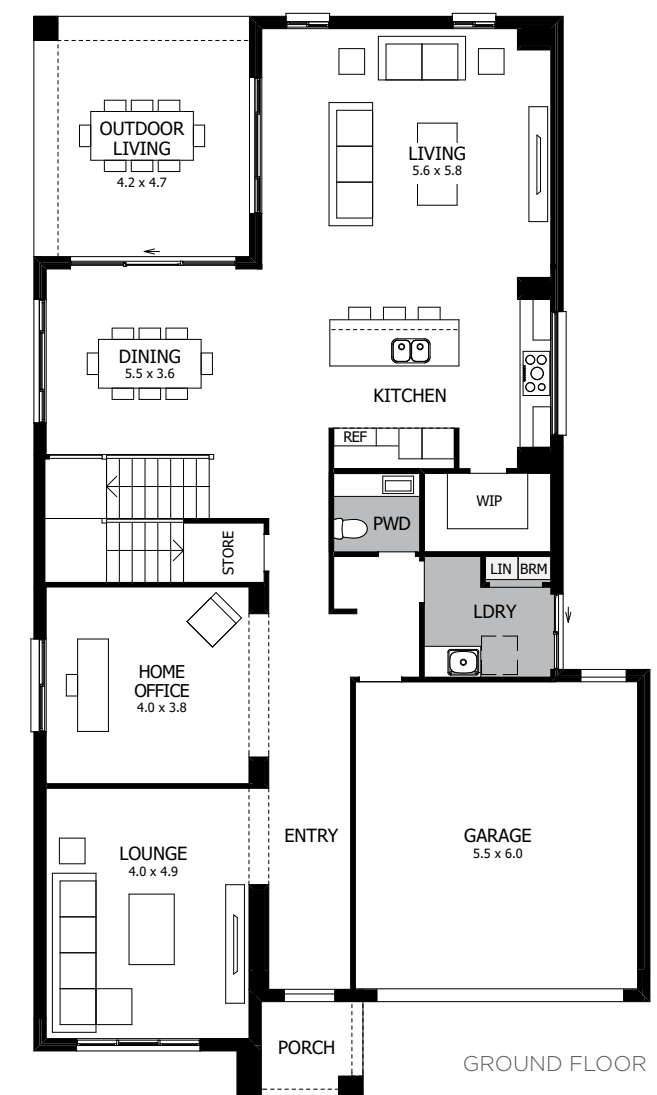
width 12.00m  
length 20.15m  
total area 395.50m<sup>2</sup>  
43 squares



FIRST FLOOR



— SHEIKE —



GROUND FLOOR

For all available **FACADE** options refer to pages 232 & 233.

**MOJO MORE FLOOR PLAN**  
H-NMMEL14410A  
BASED ON **MODERN FACADE**  
F-NMMELMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



CHECK OUT THE MELODY 40  
ON DISPLAY AT ORAN PARK



Oozing style, space and personality, you'll be amazed by the easy living offered by the stunning Melody. A perfect sanctuary away from the rest of the world, you'll feel your cares slip away every time you walk through the door and realise this is your home!

There's just so much space and so many ways to make it your own.

A large, open-plan family Living area opening to a generous Outdoor Living. Home Office. Separate Lounge. Children's Activity. Four Bedrooms. Storage. Tick, tick, tick! It really has it all!





The open plan Living flows through to the breezy Outdoor Living area, offering a sun-soaked, tranquil space to watch TV or read a book.





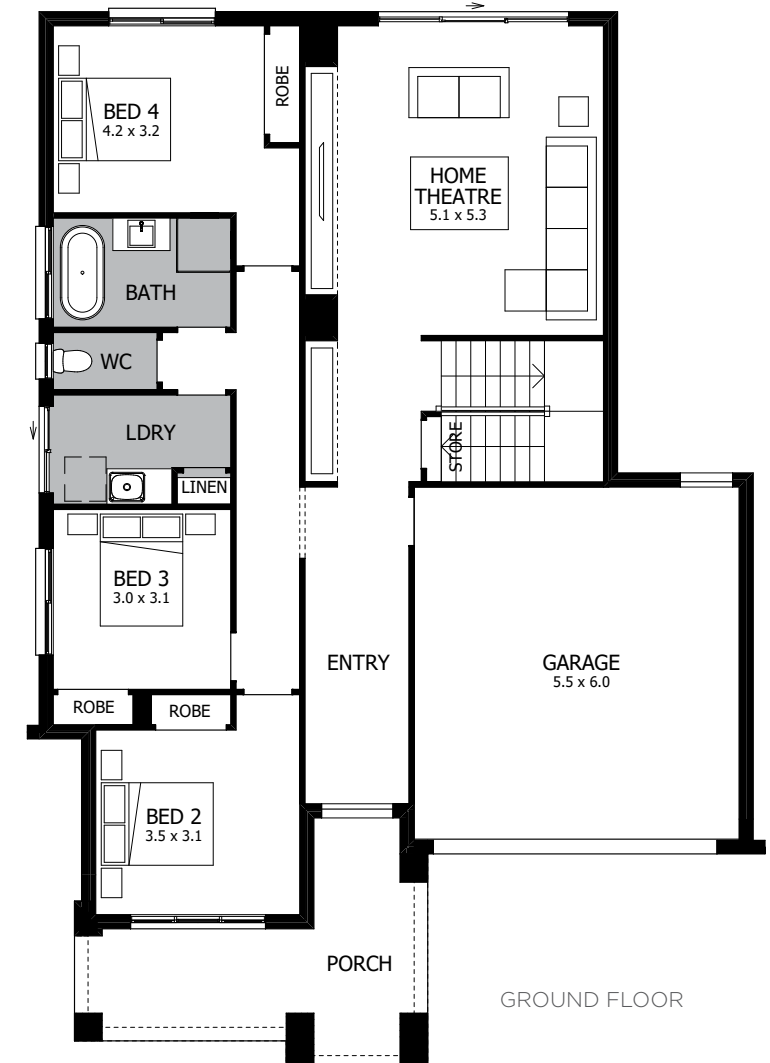
# SEABREEZE 35

Turning tradition on its head, the Seabreeze 35 is a stylishly simple family home that lets you take advantage of a beautiful view by putting all your living space upstairs so you can enjoy that special feeling of freedom every day. With the beautiful Kitchen presiding over the sun-soaked open-plan family Living flowing out to the large Balcony, this area is bound to become the heart of your home - the place where everyone gathers to be together.

The Ground Floor is given over to accommodation for the kids, with three Bedrooms and a Home Theatre giving them plenty of space to call their own. Upstairs, parents will love the luxury and privacy of the spacious Master Suite with Ensuite and Walk-In Robe.

4 2 1 2

width 12.11m (incl. nib wall)  
length 17.45m  
total area 320.13m<sup>2</sup>  
35 squares



— CONTEMPO —

For all available **FACADE** options refer to pages 234 & 235.

MOJO MORE FLOOR PLAN  
H-NMMSBZ16410A  
BASED ON **MODERN** FACADE  
F-NMMSBZMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# SEABREEZE 39

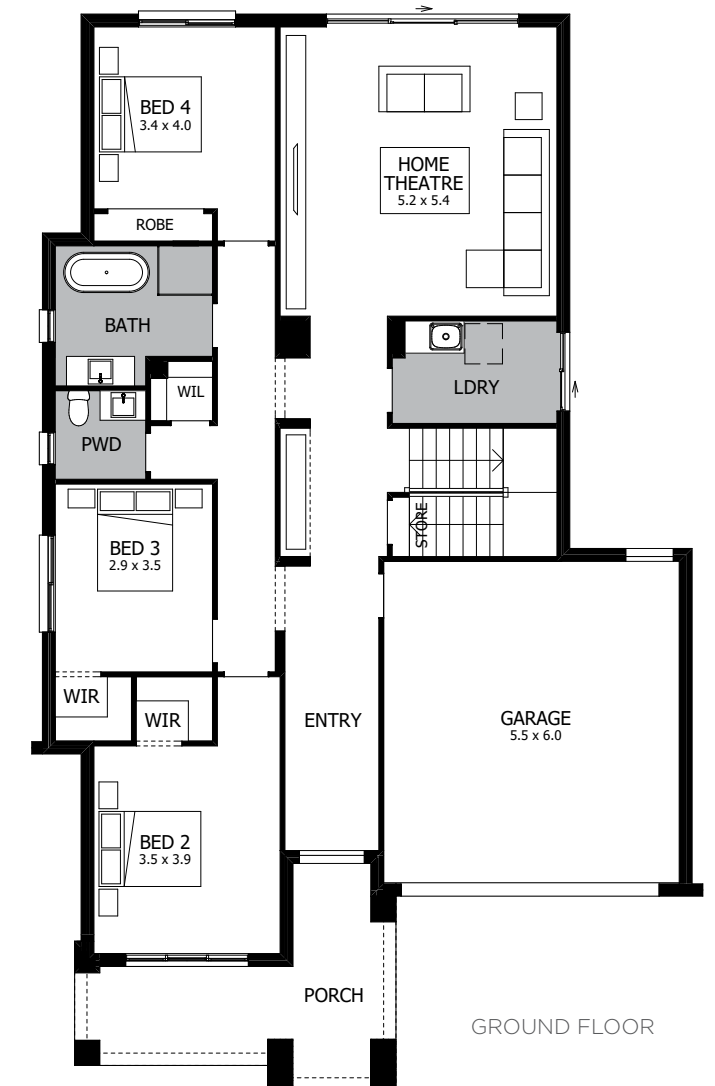
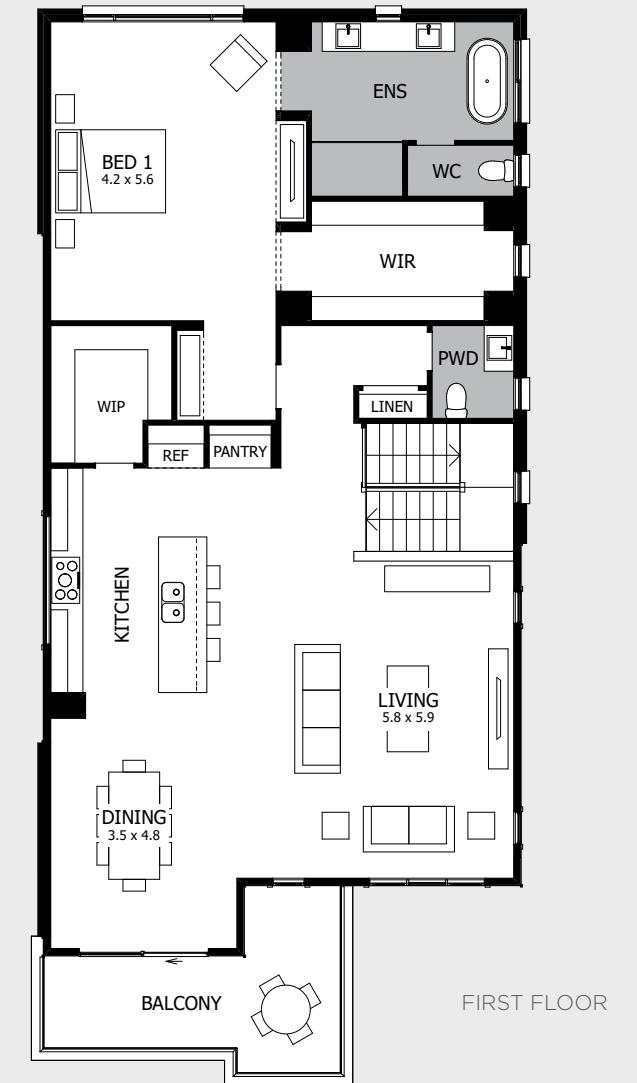
Love your view? The Seabreeze 39 gives you the perfect way to enjoy it, with all your family living space on the First Floor to let you take full advantage of your beautiful vista.

You'll be captivated by the way the roomy open-plan Kitchen/Living/Dining space looks out over your spacious balcony and toward your view. Wide doors and generous windows let the sunshine soak in, flooding your home with light and an incredible sense of warmth and welcome. Complementing this is the inclusion of the generous Master Suite on this floor, with the remaining three Bedrooms and Home Theatre all located downstairs.



4 2 2 2

width 12.11m (incl. nib wall)  
length 19.60m  
total area 358.24m<sup>2</sup>  
39 squares



— EDGE —

For all available **FACADE** options refer to pages 234 & 235.

**MOJO MORE FLOOR PLAN**  
H-NMMSBZ16400A  
BASED ON **MODERN FACADE**  
F-NMMSBZMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



# SOUL 39

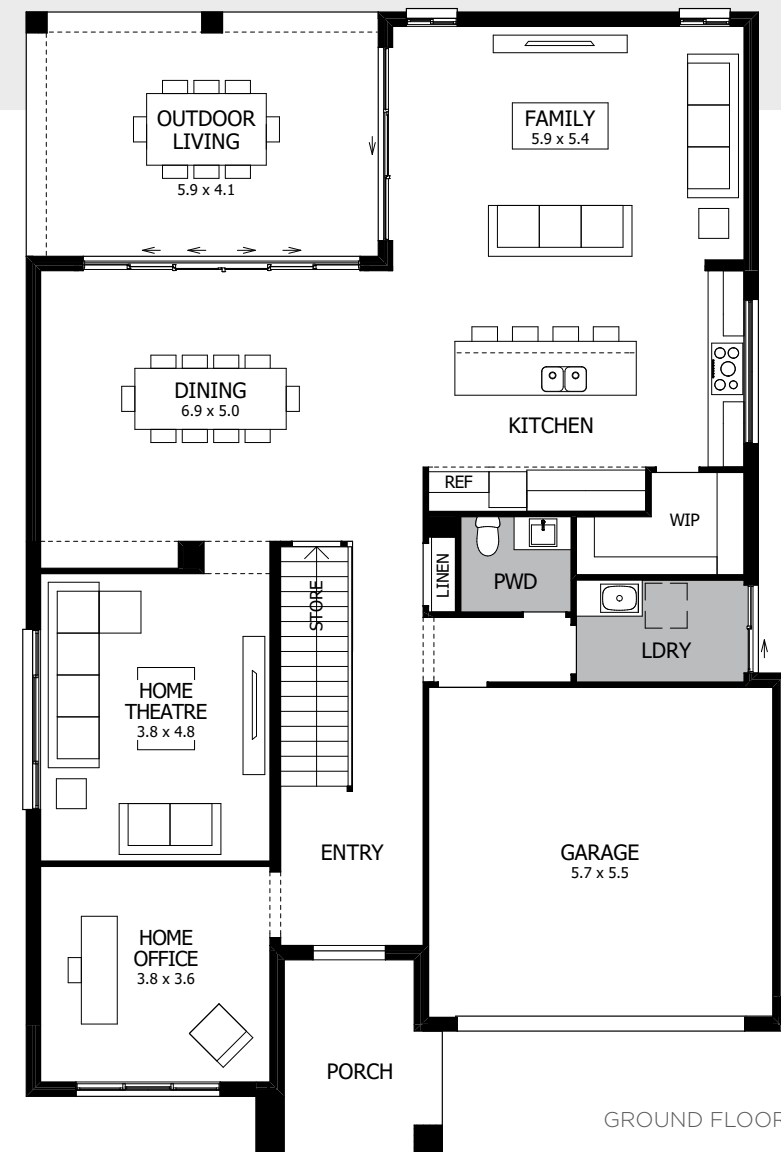
If you are looking for a home that's bursting with personality, practicality and a welcoming vibe, you are going to fall in love with the Soul 39.

Offering simplicity at its best, this streamlined design makes every day living easy. The two storeys divide the accommodation and living areas, giving you the sanctuary you need at the end of the day on the First Floor, where four Bedrooms, a Children's Activity and two Bathrooms offer privacy and peace. Meanwhile downstairs, there's oodles of flexible space, with open-plan family living, a Home Theatre, Home Office and a breezy Outdoor Living area.



4 2 1 2

width 12.71m  
length 18.11m  
total area 362.13m<sup>2</sup>  
39 squares



— METRO —

For all available **FACADE** options refer to pages 236 & 237.

**MOJO MORE FLOOR PLAN**  
H-NMMSOLI4400A  
BASED ON **MODERN FACADE**  
F-NMMSOLMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



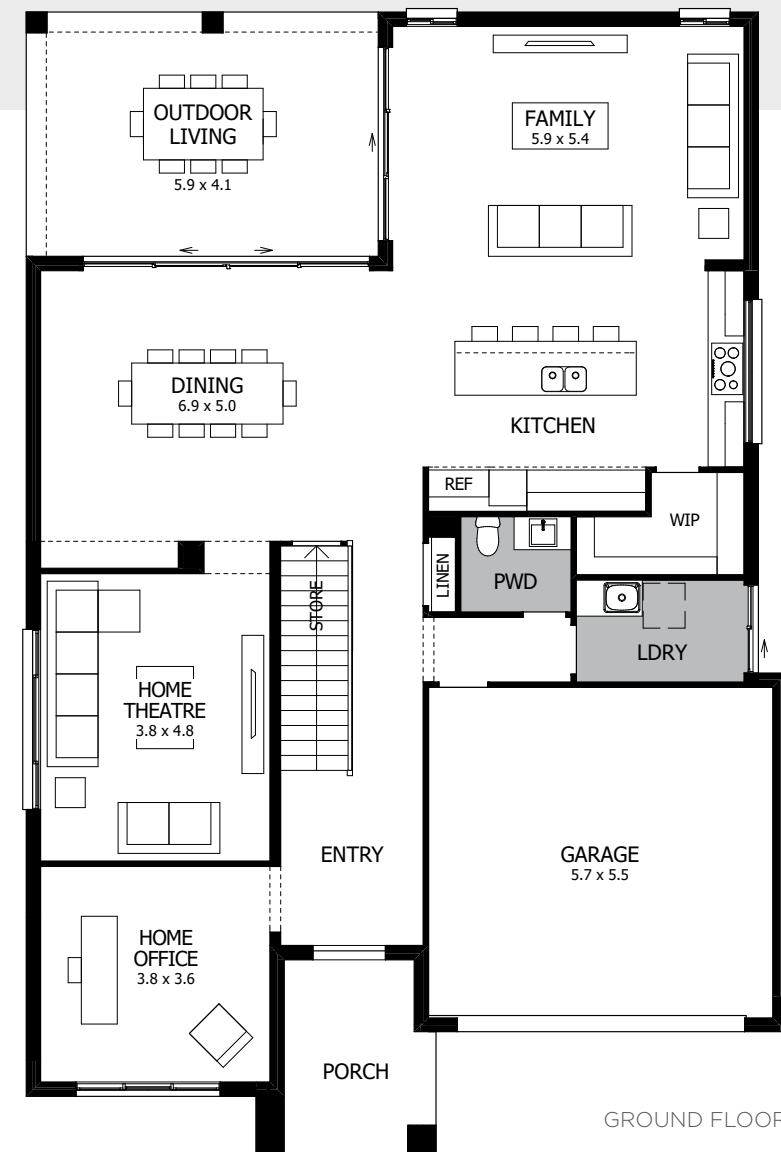
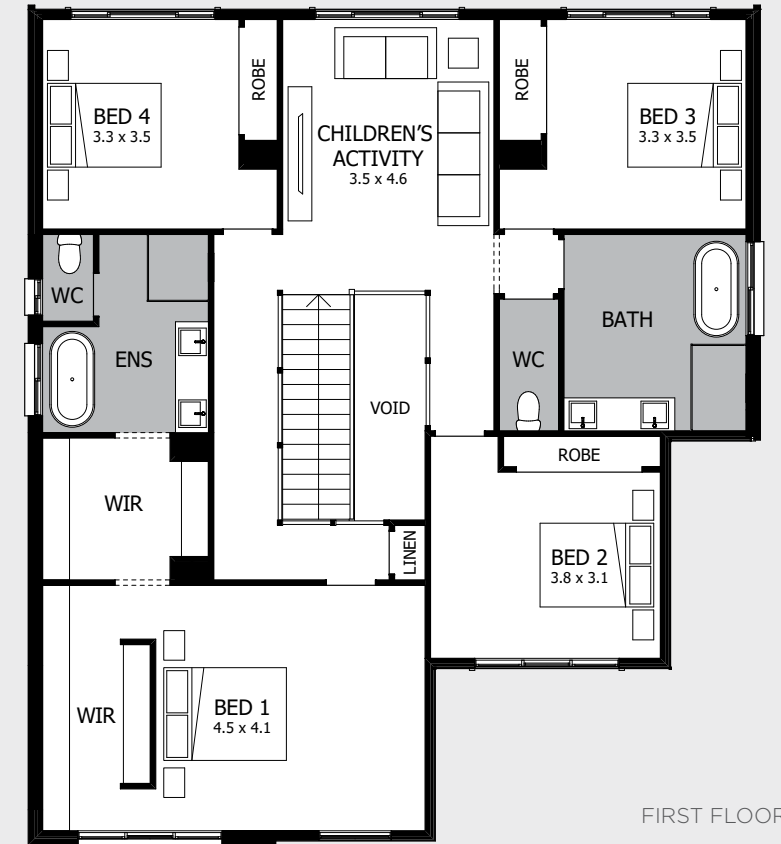
# SOUL 40

Very similar to its little sister, the Soul 40 is a great choice if you have a little more room to play with and you'd just like that little bit of extra space.

With slightly more generous room sizes, this home also gives you two Walk-In Robes in the Master Suite - an added bonus for the fashionistas! The open-plan living area downstairs flows freely to the Outdoor Living, making it an entertainer's dream; while the nearby Home Theatre can be easily incorporated into the area when you need the space or can be used as a cosy escape for family movie night.

4 2 1 2

width 12.71m  
length 18.11m  
total area 367.73m<sup>2</sup>  
40 squares



— SHEIKE —

For all available **FACADE** options refer to pages 236 & 237.

**MOJO MORE FLOOR PLAN**  
 H-NMMSOLI5400A  
 BASED ON **MODERN FACADE**  
 F-NMMSOLMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover





If you are looking for a home that's bursting with personality, practicality and a welcoming vibe, you are going to fall in love with the Soul. Offering simplicity at its best, this streamlined design makes every day living easy.

The two storeys divide the accommodation and the living areas, giving you the sanctuary you need at the end of the day on the First Floor, where four Bedrooms, a Children's Activity and two Bathrooms offer privacy and peace.

Meanwhile downstairs, there's oodles of flexible space, with open-plan family living, a Home Theatre, Home Office and a breezy Outdoor Living area.









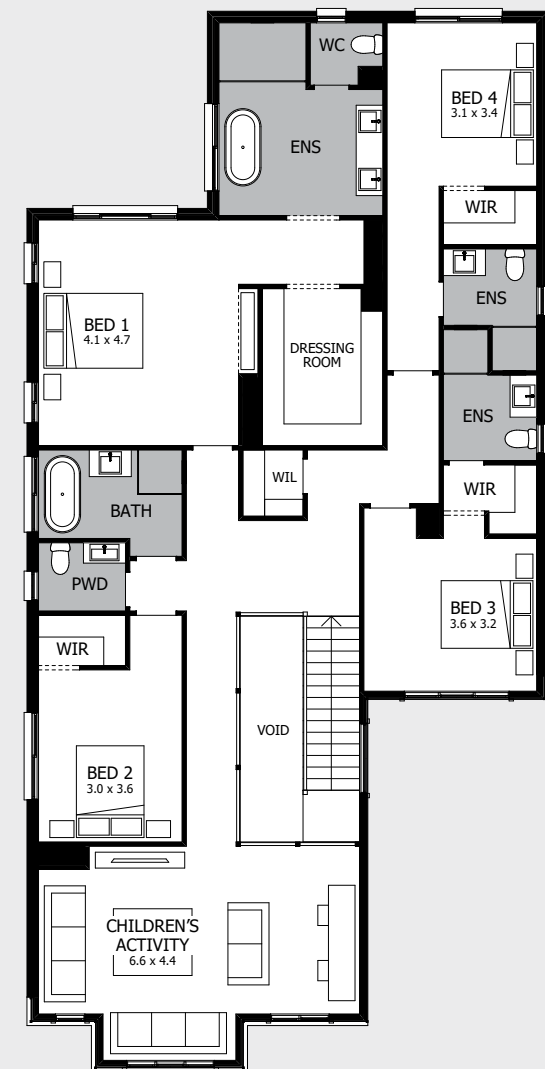
# TOORAK 47

The ultimate in family living, nothing's been left to chance in the layout of this incredible design. Combining a spacious, luxurious feel with thoughtful detail and plenty of character, this is a home for those who want it all.

There are so many spaces to live in downstairs, with a wide, open family area at the rear; as well as a Children's Activity area; Lounge; and a Home Office giving everyone a place to call their own. Upstairs is an incredible Master Suite with Dressing Room and Ensuite, as well as three additional Bedrooms, three Bathrooms and Children's Activity. A dream come true!

4 4 2 2

width 12.83m  
length 21.95m  
total area 429.95m<sup>2</sup>  
47 squares

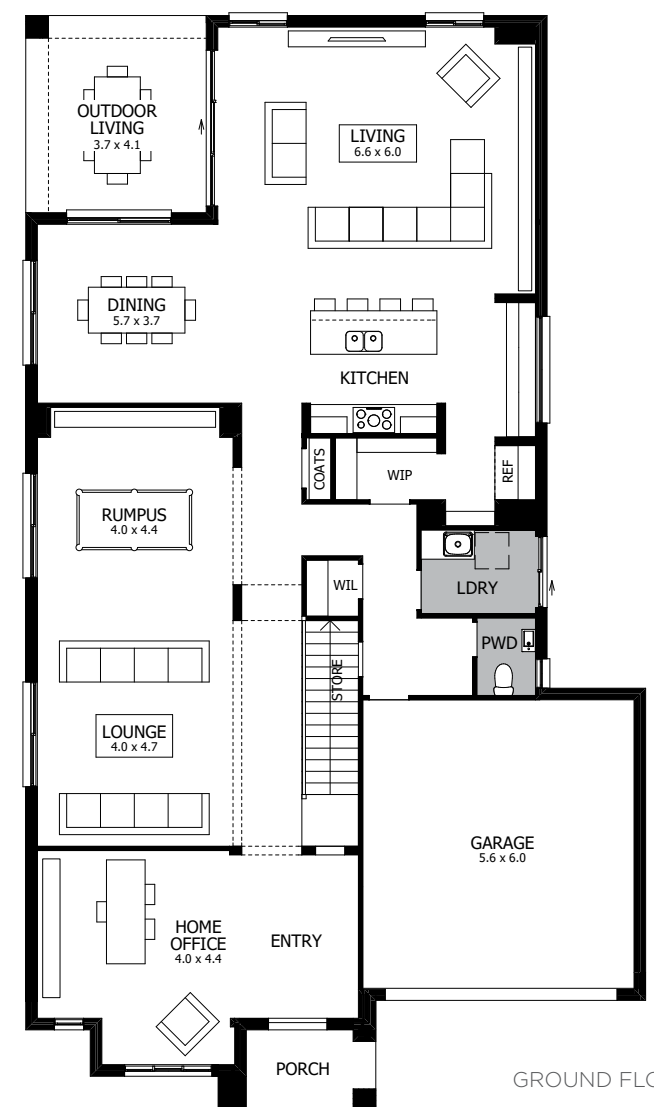


FIRST FLOOR



— HAMPTONS —

For all available **FACADE** options refer to pages 238 & 239.



GROUND FLOOR

**MOJO MORE FLOOR PLAN**  
H-NMMTOO16400A  
BASED ON **MODERN FACADE**  
F-NMMTOOMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines


Please see important notice on back cover



# TOORAK 49

Luxurious, spacious and opulent, the Toorak 49 is designed for passionate family living at its very best. It's a dream come true - the only thing missing is your special touch!

You'll revel in the incredible options the Ground Floor gives you, with a Home Office, separate Lounge and Rumpus, spacious Outdoor Living and open family area, complete with a stunning gourmet Kitchen. And you'll love the way the entire First Floor is dedicated to four spacious Bedrooms, four Bathrooms and a beautiful Children's Activity to give you an accommodation area with everything you could ever need.

  
 4 4 2 2

width 13.55m  
 length 21.95m  
 total area 455.57m<sup>2</sup>  
 49 squares



FIRST FLOOR



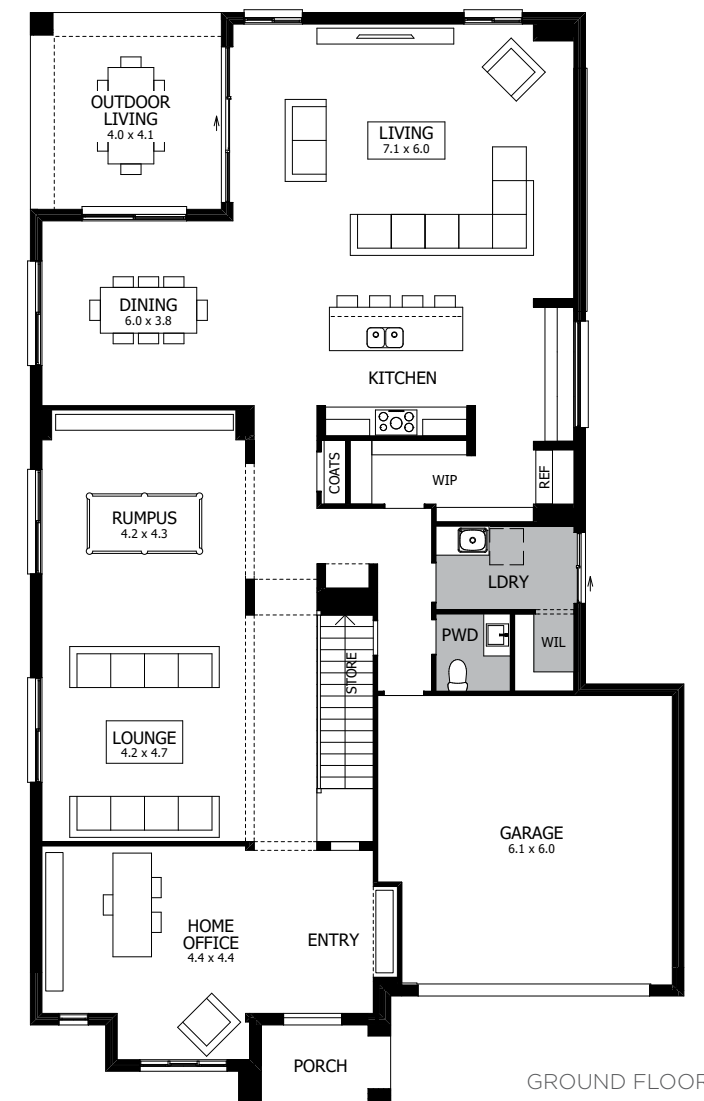
— LUXE —

For all available **FACADE** options refer to pages 238 & 239.

**MOJO MORE FLOOR PLAN**  
 H-NMMTO016410A  
 BASED ON **MODERN FACADE**  
 F-NMMTO0MODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



GROUND FLOOR



ON DISPLAY  
**TRILOGY 35**

**CAMERON GROVE**

This beautiful split-level design nestles comfortably on your lot, giving your home beautiful street appeal and a style you'll always love coming home to.

Inside, the levels in the Trilogy create different zones, making it effortlessly livable and enabling the whole family to function easily - in both the private spaces and the communal ones. The generous Entry, Home Theatre, Home Office, Powder Room and Laundry are all on the first level. Sliding glass doors from the open-plan Living/ Dining/Kitchen bring the outside in and seamlessly connect the lower level to the Outdoor Living, while upstairs there is a beautiful Master Suite with private Balcony and three generous Bedrooms.

**WINNER**



NEWCASTLE  
 EXCELLENCE  
 IN BUILDING  
 AWARDS  
 2019



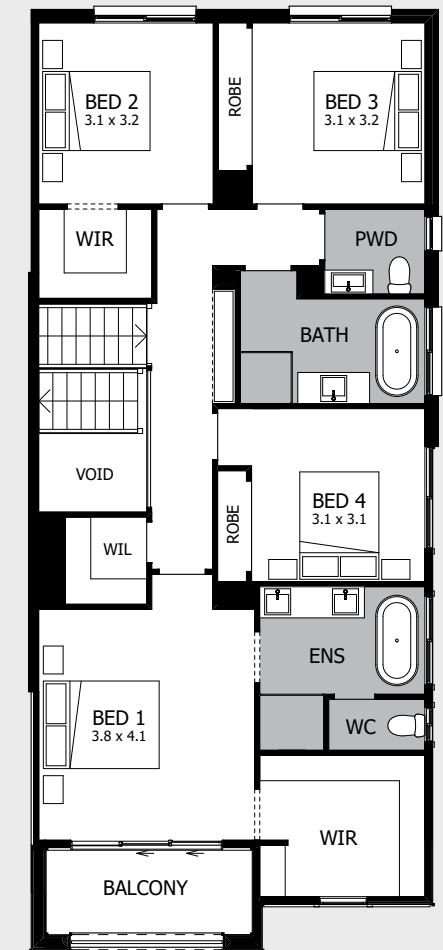
**FINALIST 2019**  
 HIA Hunter Region  
 Display Home  
 \$500,001 - \$600,000



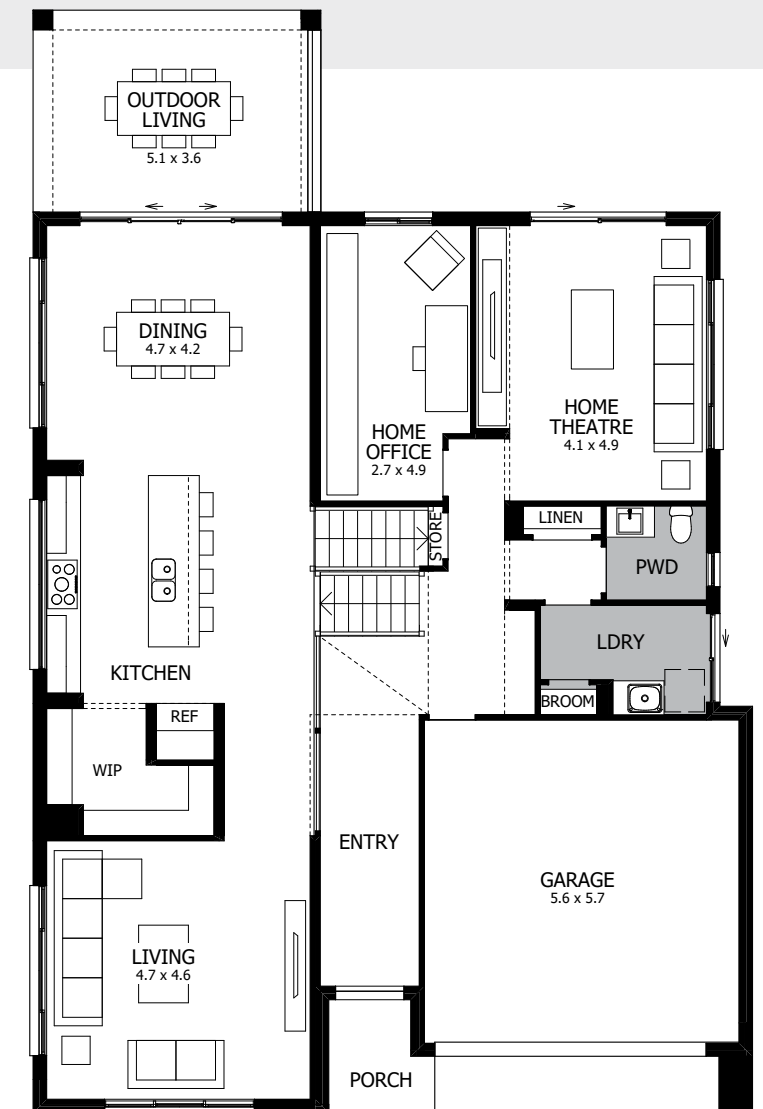
4 2 2 2

width 12.75m  
 length 19.50m  
 total area 325.32m<sup>2</sup>  
 35 squares

SPLIT/TRI-LEVEL



FIRST FLOOR



GROUND FLOOR



— CONTEMPORARY —

For all available **FACADE** options refer to pages **240 & 241**.

**MOJO MORE FLOOR PLAN**  
 H-NMNTGY17400A  
 BASED ON **MODERN FACADE**  
 F-NMNTGYMODNFA

\*Lot width suitability is a guide only and may vary by Council and Developer Guidelines

Please see important notice on back cover



CHECK OUT THE TRILOGY 35  
ON DISPLAY AT CAMERON GROVE



Inside, the levels in the Trilogy create different zones, making it effortlessly liveable and enabling the whole family to function easily - in both the private spaces and the communal ones. The generous Entry, Home Theatre, Home Office, Powder Room and Laundry are all on the first level.

Sliding glass doors from the open-plan Living/Dining/Kitchen bring the outside in and seamlessly connect the lower level to the Outdoor Living, while upstairs there is a beautiful Master Suite with private Balcony and three generous Bedrooms.

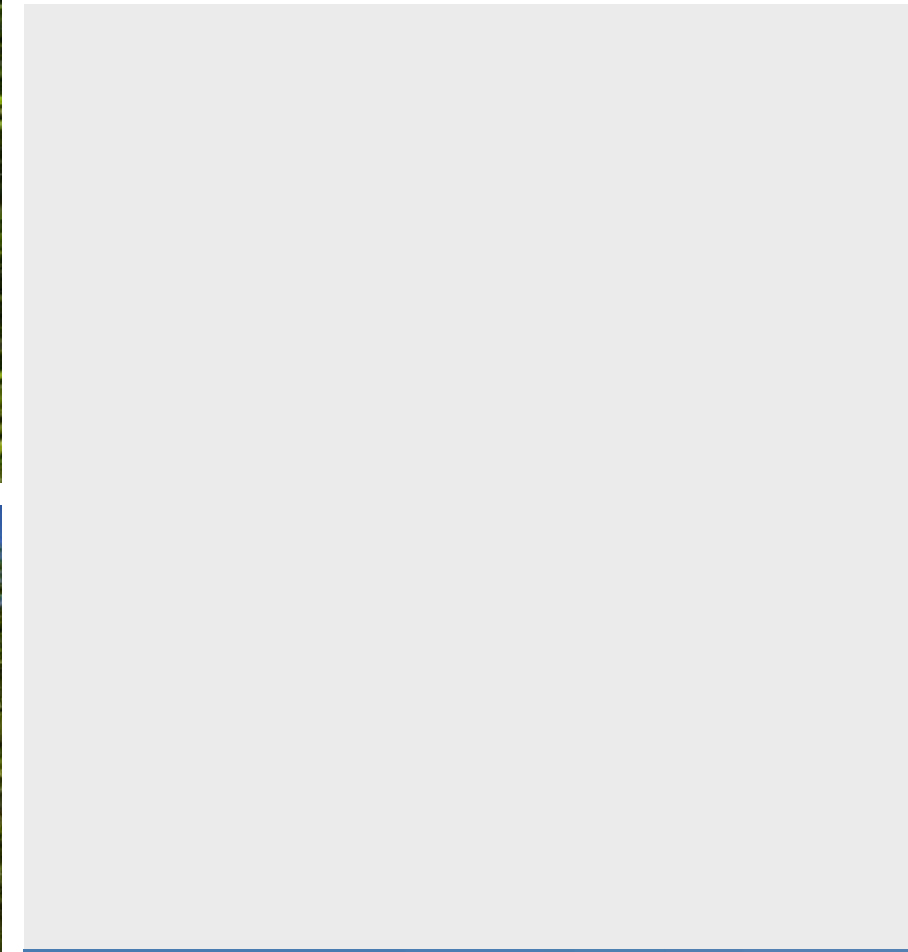




A stylish home, cleverly designed for  
a modern family, allowing you to  
Live Passionately.







— 14.5m | AND ABOVE

# FACADES:

THESE FACADES ARE AVAILABLE WITH THE FOLLOWING PLAN:

ARIA 37

**COASTAL HAMPTONS, MODERN with balcony & SHEIKE**  
facade images unavailable at time of print.







— MODERN —



— GRANDE HAMPTONS —



— COASTAL —



— LUXE —



— COASTAL HAMPTONS —



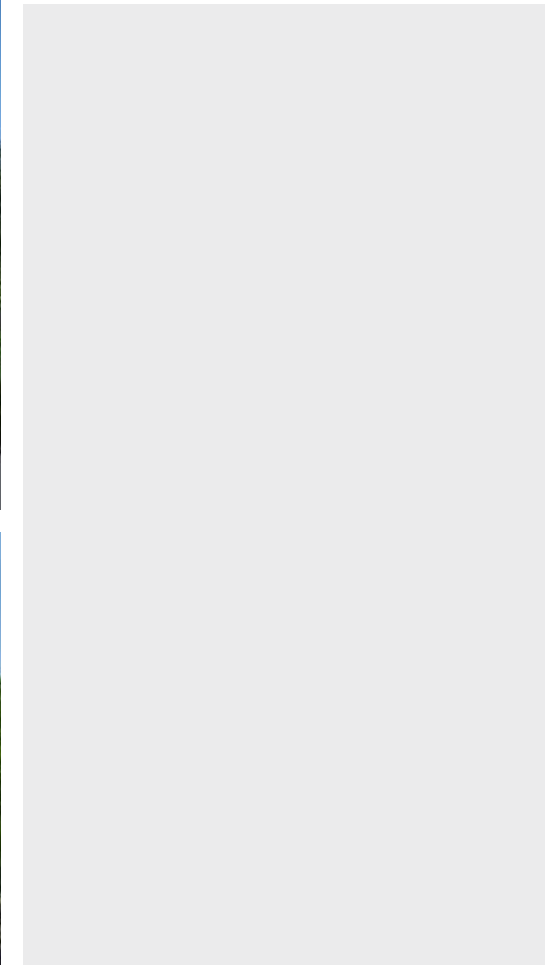
— METRO —



— GRANDE —



— MODERN with balcony —



— 14.5m | AND ABOVE —  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

CHARISMA 46  
ENIGMA 46

**HAMPTONS**  
facade image unavailable at time of print.



— SHEIKE —





— MODERN —



— GRANDE —



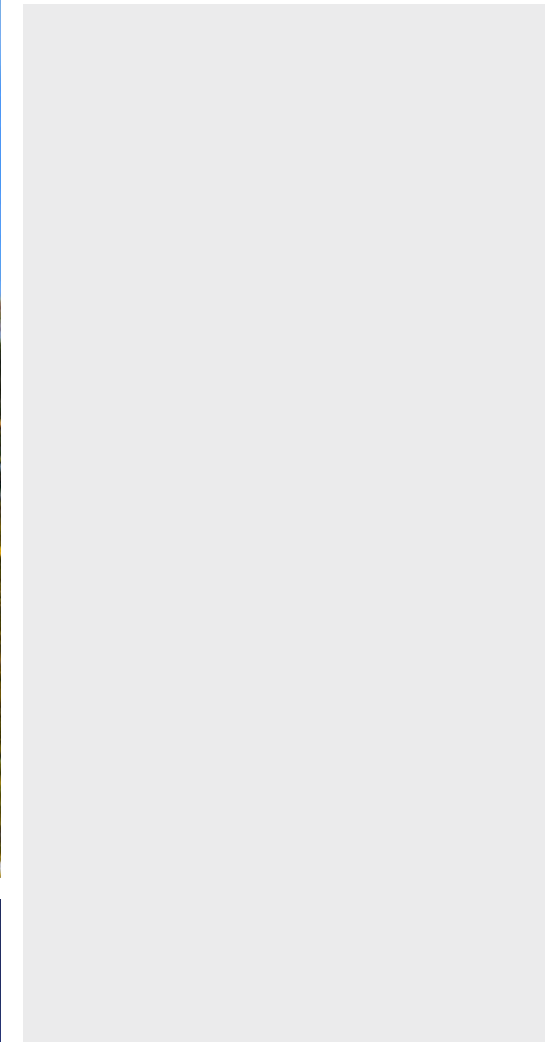
— LUXE —



— COASTAL —



— METRO —



— 14.5m | AND ABOVE —  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLANS:

- MELODY 40
- MELODY 43

**COASTAL HAMPTONS, GRANDE HAMPTONS,  
 HAMPTONS & MODERN with balcony**  
 facade images unavailable at time of print.



— SHEIKE —





— MODERN —



— CONTEMPO —



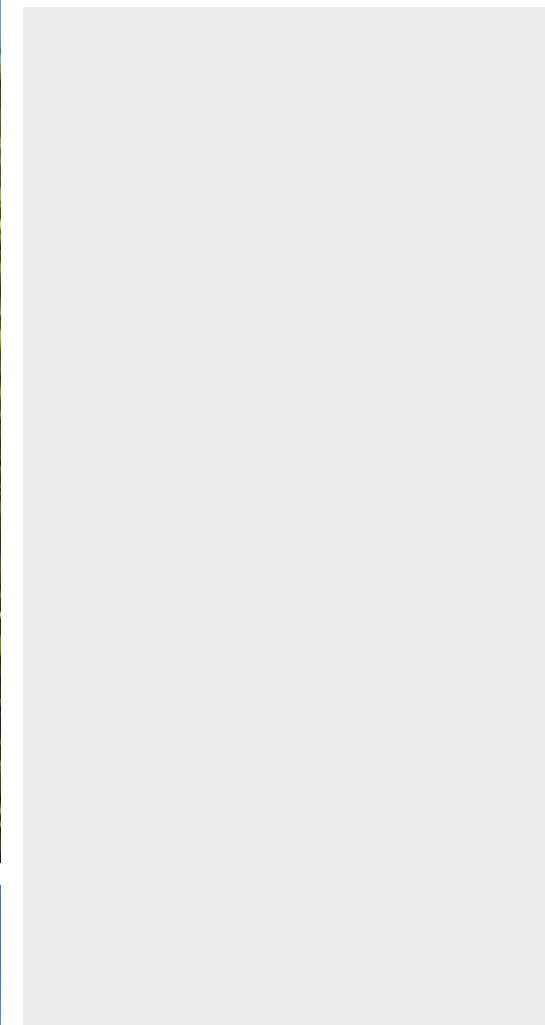
— GRANDE —



— EDGE —



— LUXE —



— 14.5m | AND ABOVE  
**FACADES:**

THESE FACADES ARE AVAILABLE  
 WITH THE FOLLOWING PLANS:

- SEABREEZE 35
- SEABREEZE 39

**COASTAL HAMPTONS**  
 facade image unavailable at time of print.



— SHEIKE —





— MODERN —



— COASTAL —



— LUXE —



— GRANDE —



— METRO —



— SHEIKE —

— 14.5m | AND ABOVE  
FACADES:

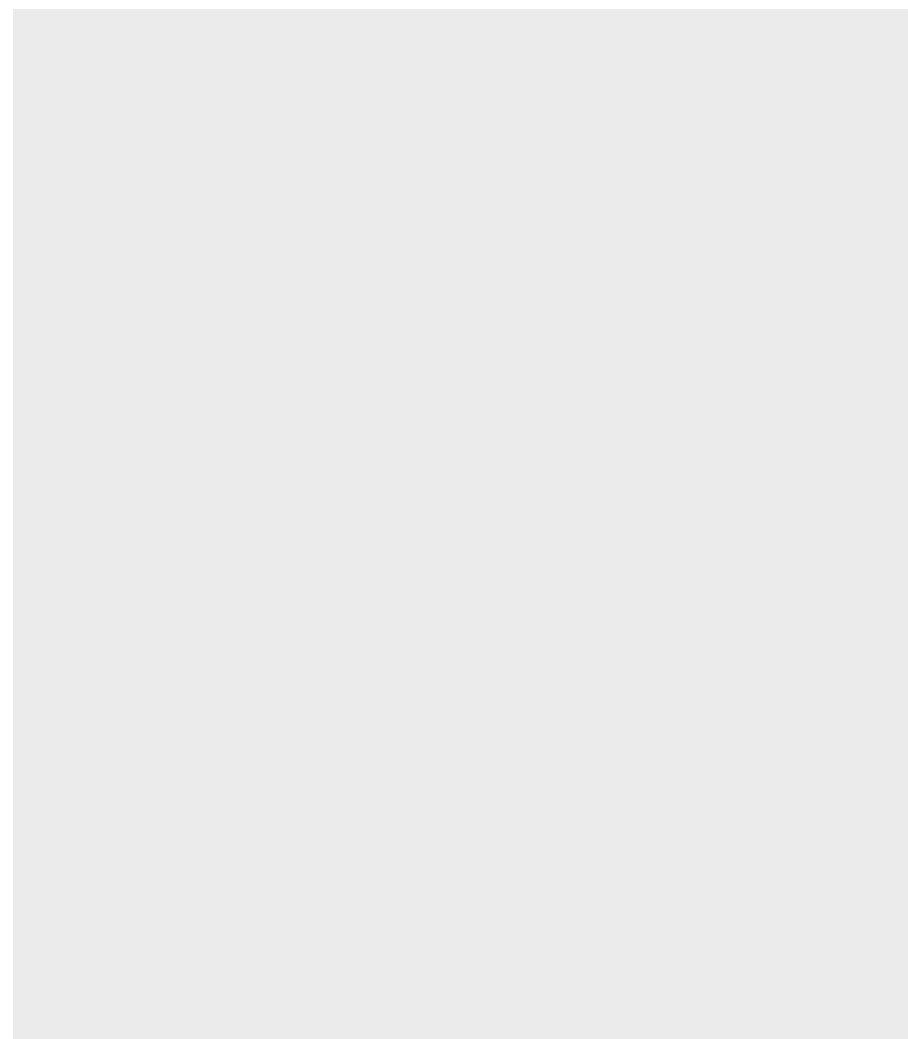
THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

SOUL 39

SOUL 40

**COASTAL HAMPTONS, GRANDE HAMPTONS & MODERN with balcony**  
facade images unavailable at time of print.





— 14.5m | AND ABOVE —  
**FACADES:**

THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLANS:

TOORAK 47  
TOORAK 49

**COASTAL HAMPTONS, COASTAL, GRANDE HAMPTONS  
& MODERN with balcony**  
facade images unavailable at time of print.







— MODERN —



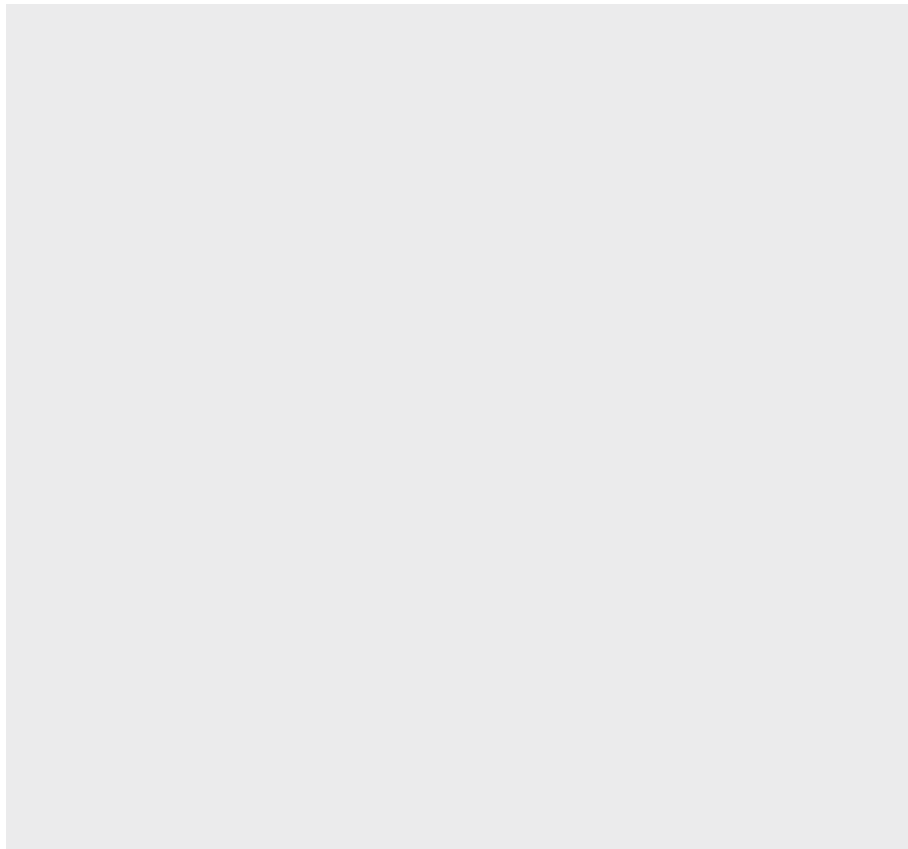
— COASTAL —



— CONTEMPORARY —



— GRANDE —



— 14.5m | AND ABOVE —  
**FACADES:**

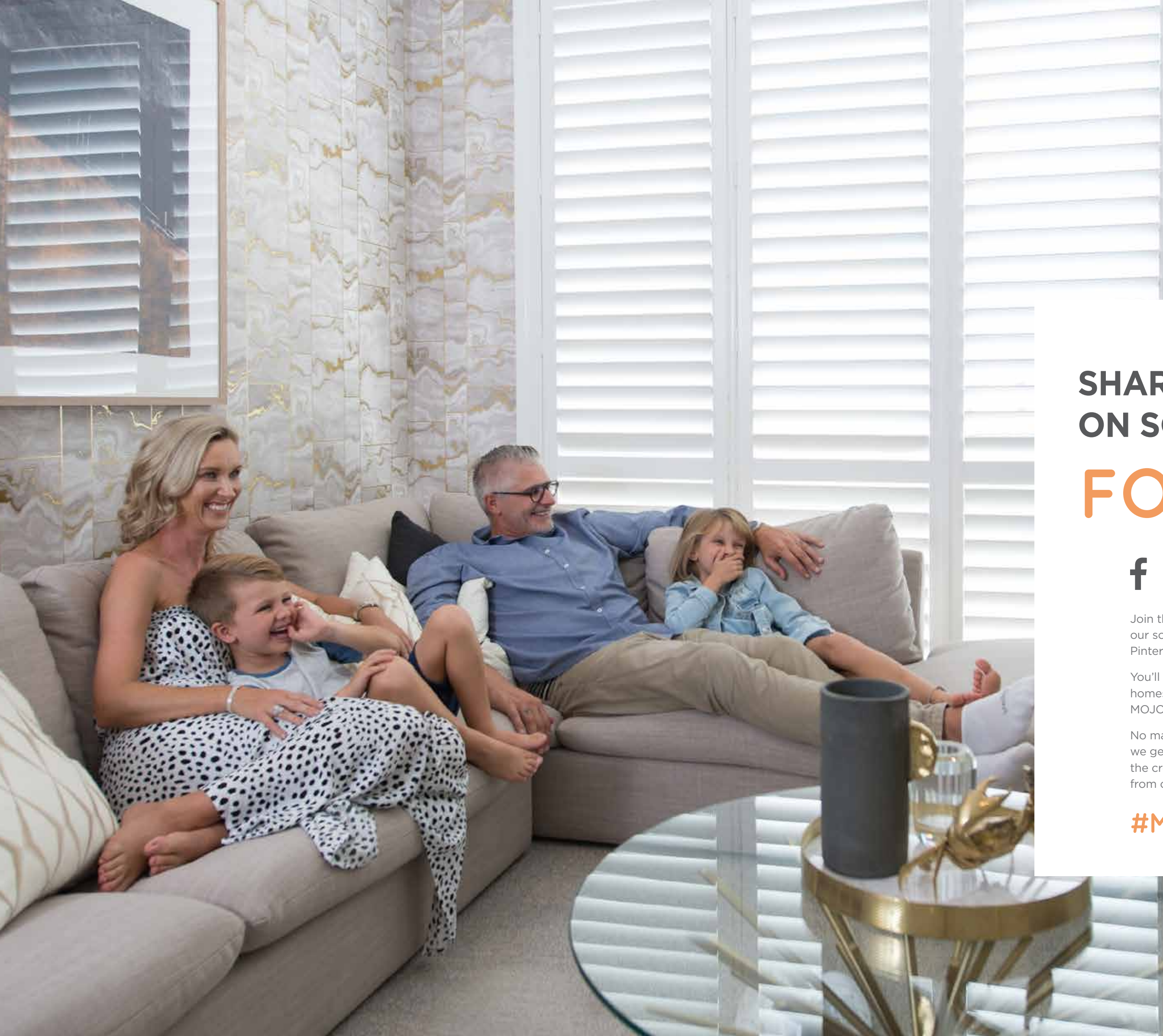
THESE FACADES ARE AVAILABLE  
WITH THE FOLLOWING PLAN:

TRILOGY 35 (SPLIT/TRI-LEVEL)



— HAMPTONS —





**SHARE THE LOVE  
ON SOCIAL MEDIA**



**FOLLOW US!**



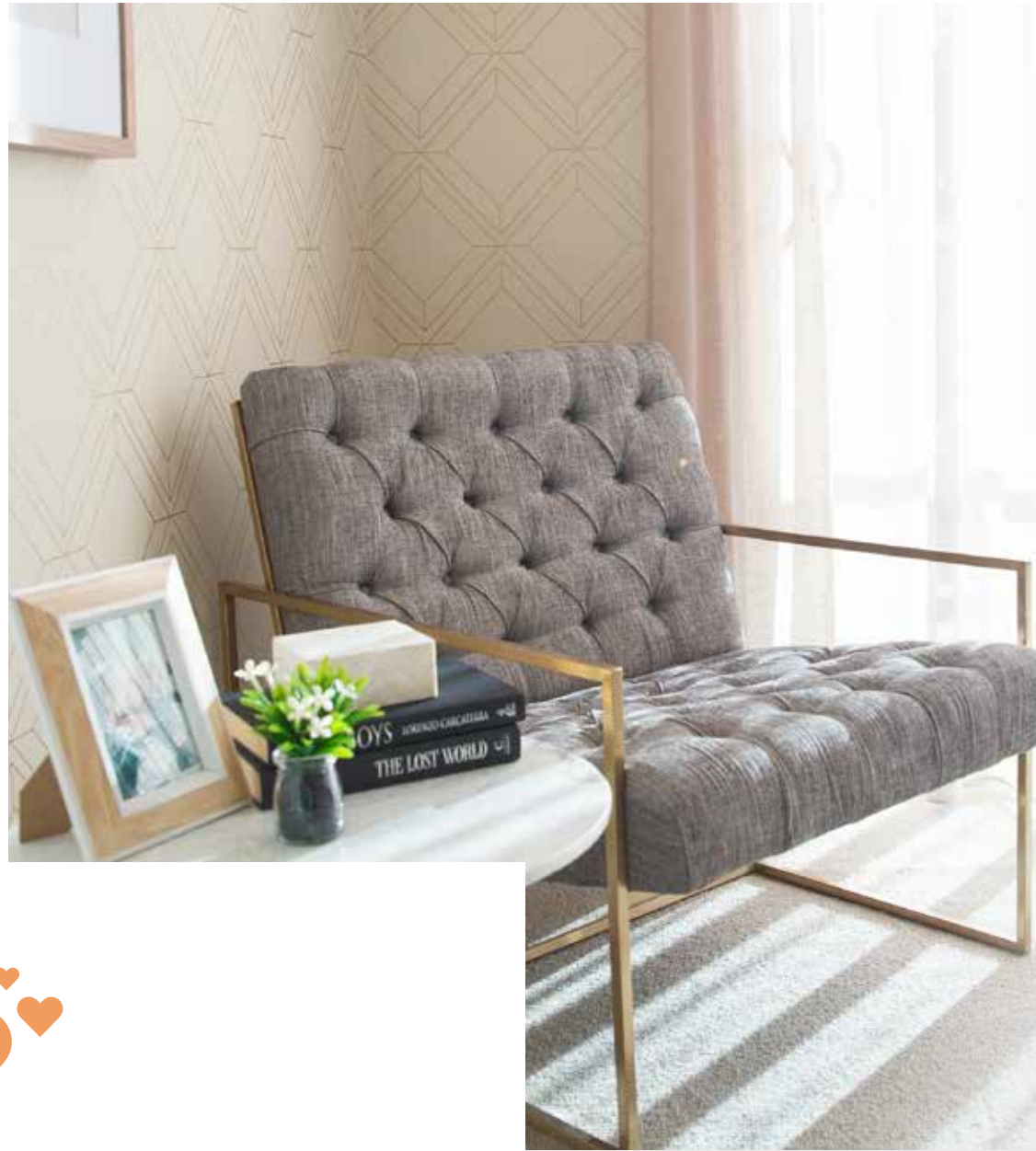
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You'll be inspired by what others are doing with their MOJO homes and it's a great way to stay up-to-date with the latest MOJO news, promotions and styling tips from experts.

No matter what stage you're at along your own building journey, we get a real thrill from sharing your excitement and you'll love the creative inspiration, informative content, images and stories from other happy MOJO customers!

**#MOJOHOMESAU**





# SEE THE LOVE FROM OUR CUSTOMERS

@ourgrandview\_build



Thank you MOJO Homes we have had such a positive experience from the sales team, support staff and all the way to the build. A big thank you to our Site Supervisor, he has been on top of the build the whole way through.



@new\_mojo\_home



It's done! We had handover this afternoon and we are thrilled! So happy with all the efforts of our Site Supervisor during the build. He really loved the job and was as invested in our home as we were. He's a credit to the MOJO Team!



@ournauticamojo



We are so happy with this build the quality is excellent!! We had a fantastic Site Supervisor who was very honest and treated it like his own!! Cannot wait for handover next week!!



@mojo\_nova33\_journey



The front facade is finally complete. So happy with our colour choices.







## 30 PLUS YEARS' EXPERIENCE



At MOJO we're pretty lucky to be backed by 30 years of building experience from proudly being part of the MJH Group. One of Australia's most well-known and respected residential building and development companies, the MJH Group has a presence in New South Wales, Queensland, ACT and Tasmania. With a commitment to challenging convention, rest easy with the confidence, security and affordability that only one of Australia's leading building companies can provide.

[mjhgroup.net.au](http://mjhgroup.net.au)



## FIRST THING'S FIRST... HOW'S YOUR FINANCE?

**At MOJO Homes** we have your back, right from the get-go, thanks to having expert finance specialists on hand.

Enjoy exclusive access to a team of MyChoice Home Loan experts, backed by some of the biggest and most respected financial lenders in Australia. They can help you find and secure the right loan that best suits your needs, often at lower than average interest rates.

MyChoice Homes Loans focus on making it easier for you, offering some of the most competitive construction loan products which are sure to get you into your new home sooner.

Before you get started on your very own Build Journey, contact the team at MyChoice Home Loans to discuss your borrowing capacity and best funding option available to you.

**We make it easy.**

[mychoicehomeloans.com.au](http://mychoicehomeloans.com.au)





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