

DUPLEX DUAL LIVING GRANNY FLAT

live passionately



MOJO
homes



CREATE THE LIFE YOU'VE ALWAYS *WANTED*

Whether it's Duplex, Dual Living or Granny Flat - we have the perfect solution for multi-generational living to suit each person's unique approach to life.

Live in one and live off the other, our Duplex range will offer you the lifestyle and freedom you deserve.

A practical solution for multi-generational living, our Dual Living Home Designs provide two separate living spaces under the one roof and are a smart choice for future focussed home owners.

A little extra space can make a big difference, so we've designed a range of exciting Granny Flat options to add to your main home.

Want the extra privacy? Keen to generate a second income? Or maybe you'd like a space for your teenagers or elderly folks to live? We've got a design that will bring your vision to life and will allow you to live comfortably and stylishly in a home you've always dreamt of.

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

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GRANNY FLAT





BANKSIA	114
LILY	116
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WARATAH	120







KNOW WHAT YOU WANT?

FIND YOUR HOME EASIER

DUPLEX DESIGN	M²					LOT WIDTH	PAGE
SMALL							
BAYVIEW 3	323.11	3+3	2+2	2+2	1+1	-	18
BAYVIEW 4	391.65	4+4	2+2	1+1	1+1	-	20
CLEVELAND	380.82	4+4	2+2	1+1	1+1	-	24
FOVEAUX	407.53	3+3	2+2	1+1	1+1	-	28
NORTHCOTT	362.40	4+4	2+2	1+1	1+1	-	32
WYNYARD	409.13	4+4	2+2	1+1	1+1	-	36
MEDIUM							
CUMBERLAND	439.68	4+4	2+2	0	1+1	-	40
HARRINGTON	487.95	4+4	2+2	1+1	1+1	-	44
HICKSON	435.94	4+4	2+2	1+1	1+1	-	48
RICHMOND	491.48	4+4	2+2	1+1	1+1	-	52
LARGE							
ALBION	547.72	4+5	3+3	0	2+1	-	56
CAMBRIDGE	518.79	4+4	2+2	1+1	1+1	-	60
ESSEX ONE	552.48	4+4	2+2	2+2	1+1	-	64
ESSEX TWO	548.77	4+4	2+2	2+2	1+1	-	68
MACQUARIE	539.25	4+4	3+3	0	1+1	-	72
ULTIMO ONE	630.95	5+5	3+3	1+1	2+2	-	76
ULTIMO TWO	623.66	5+5	3+3	1+1	1+1	-	80
YORK	490.09	4+4	2+2	1+1	1+1	-	84

DUAL LIVING DESIGN	M²					LOT WIDTH	PAGE
HARMONY 29	267.98	3+1	2+1	0	2+0	14m	94
OXFORD 25	232.04	3+2	2+1	0	1+1	13.1m	102
SUSSEX 23	210.54	4+1	2+1	0	2+0	13m	106

GRANNY FLAT DESIGN	M²					LOT WIDTH	PAGE
BANKSIA	69.27	2	1	0	0	-	114
LILY	68.46	1	1	0	0	-	116
MAGNOLIA	59.80	1	1	0	0	-	118
WARATAH	70.83	2	1	0	0	-	120

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 an 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, double-storey and acreage 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 and 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, as well as 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 including 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

At MOJO it doesn't matter. We have it all covered thanks to our on hand experts offering non-stop support.

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.



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 are 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.

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.



STAY CONNECTED

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

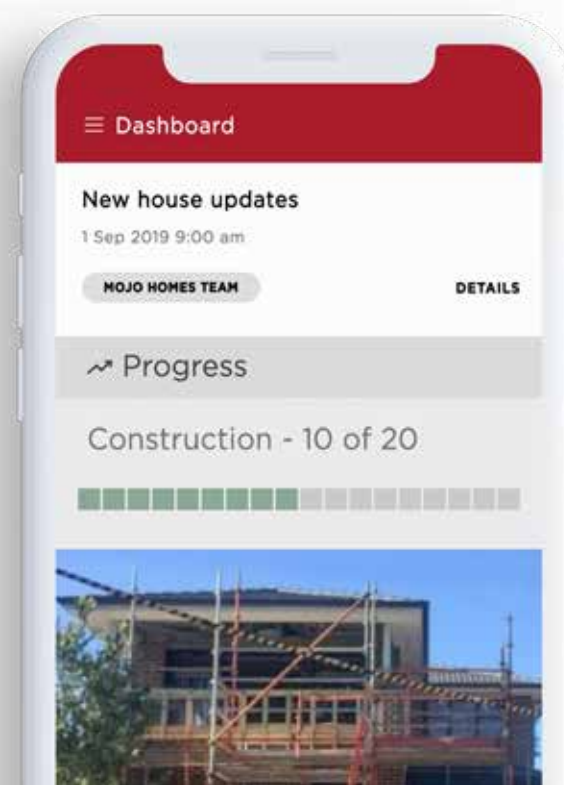
Contact details for your New Home Sales Consultant, Project Coordinator and Construction team.

MY PROGRESS UPDATES

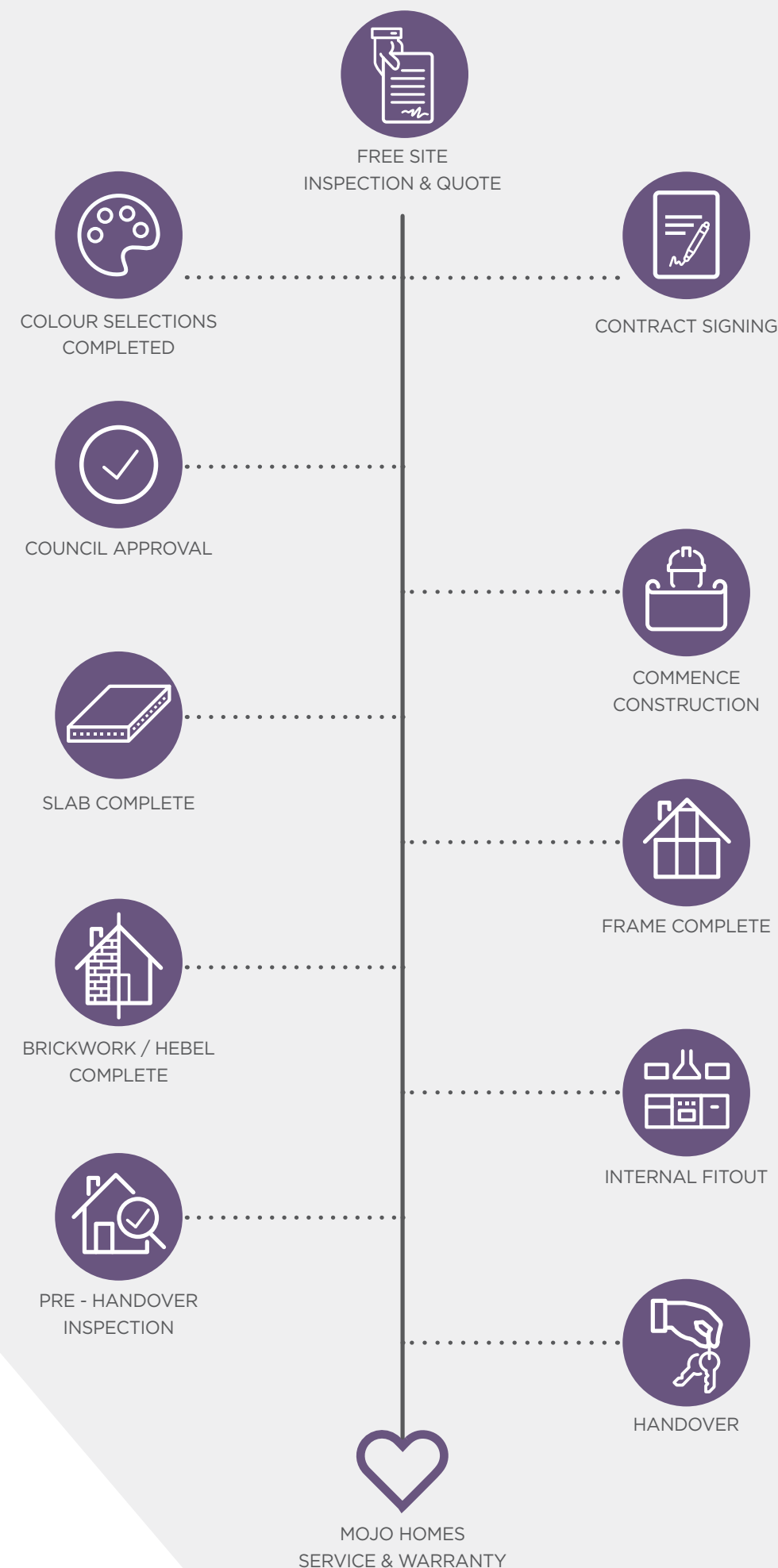
Status updates on progress, plus information about the next stages.

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!



YOUR BUILDING JOURNEY KEY STAGES





DUPLEX

SMALL

- BAYVIEW 3
- BAYVIEW 4
- CLEVELAND
- FOVEAUX
- NORTHCOTT
- WYNYARD

MEDIUM

- CUMBERLAND
- HARRINGTON
- HICKSON
- RICHMOND

LARGE

- ALBION
- CAMBRIDGE
- ESSEX ONE
- ESSEX TWO
- MACQUARIE
- ULTIMO ONE
- ULTIMO TWO
- YORK

Welcome to our MOJO Duplex collection especially designed for the way we live today

Our great range of contemporary floorplans are full of clever and inspired spaces, all enhanced by stylish eye-catching facades. Whether you're investing or moving right on in, we have the right option for you.

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

width 19.76m
length 9.50m
total area 323.11m²

BAYVIEW 3

Simplicity and style work hand in hand in the Bayview 3, a mirror-image duplex that gives you one beautiful home to live in, and another to use as an investment while you gain a solid foothold on the property ladder.

Full of the MOJO magic, each home has three Bedrooms; two Bathrooms and an additional Powder Room; large, airy living spaces; Porch; Garage and plenty of storage. Cleverly designed to welcome in the natural light and create that special, inviting feel, the Bayview makes duplex living an enticing way to go.



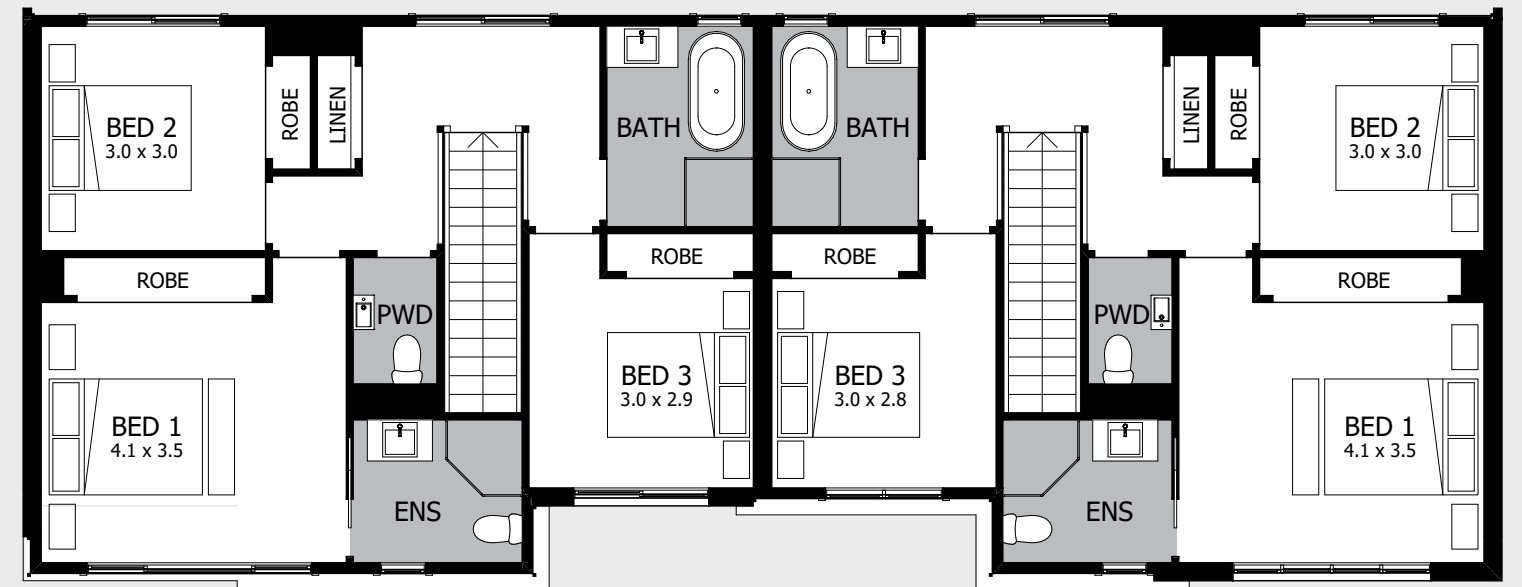
— CONTEMPORARY —

For all available **FACADE** options refer to pages **22 & 23**.

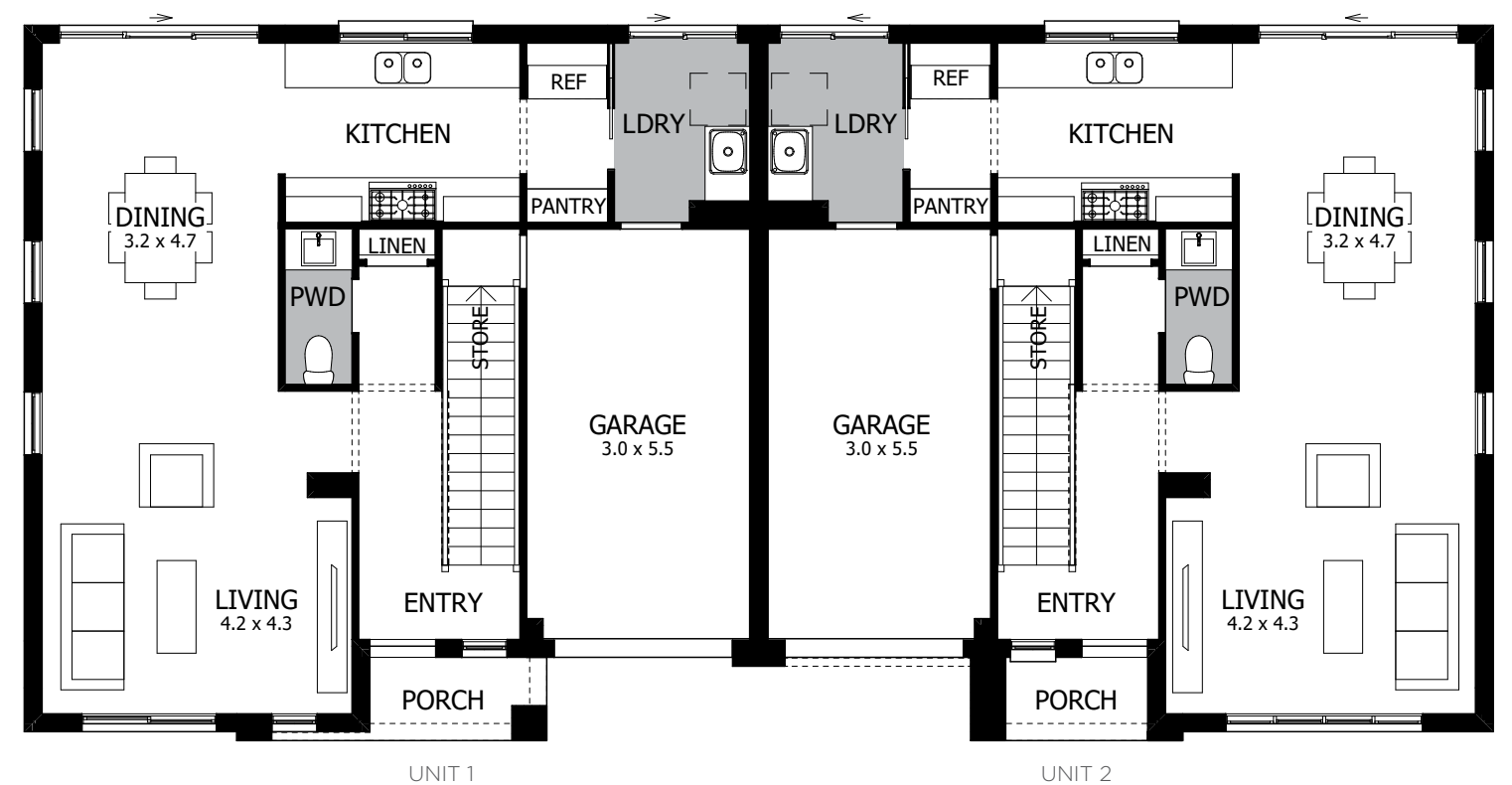
STANDARD FLOOR PLAN
H-NMMBYV18310A
BASED ON **MODERN** FACADE
F-NMMBYVMODNFA

Please see important notice on back cover

FIRST FLOOR



GROUND FLOOR



4+4 2+2 1+1 1+1

width 19.76m
length 12.12m
total area 391.65m²

BAYVIEW 4

Love the simplicity of the Bayview 3 but you just need more space? The Bayview 4 offers the same straightforward and easy-to-live-in design, but with a bit more room to move when you need it.

You'll be able to make the most of your block with the more generous proportions downstairs, with this design also offering a generous Outdoor Living. Upstairs, an extra Bedroom and a separate Children's Activity offer flexibility and another living space for larger or growing families.

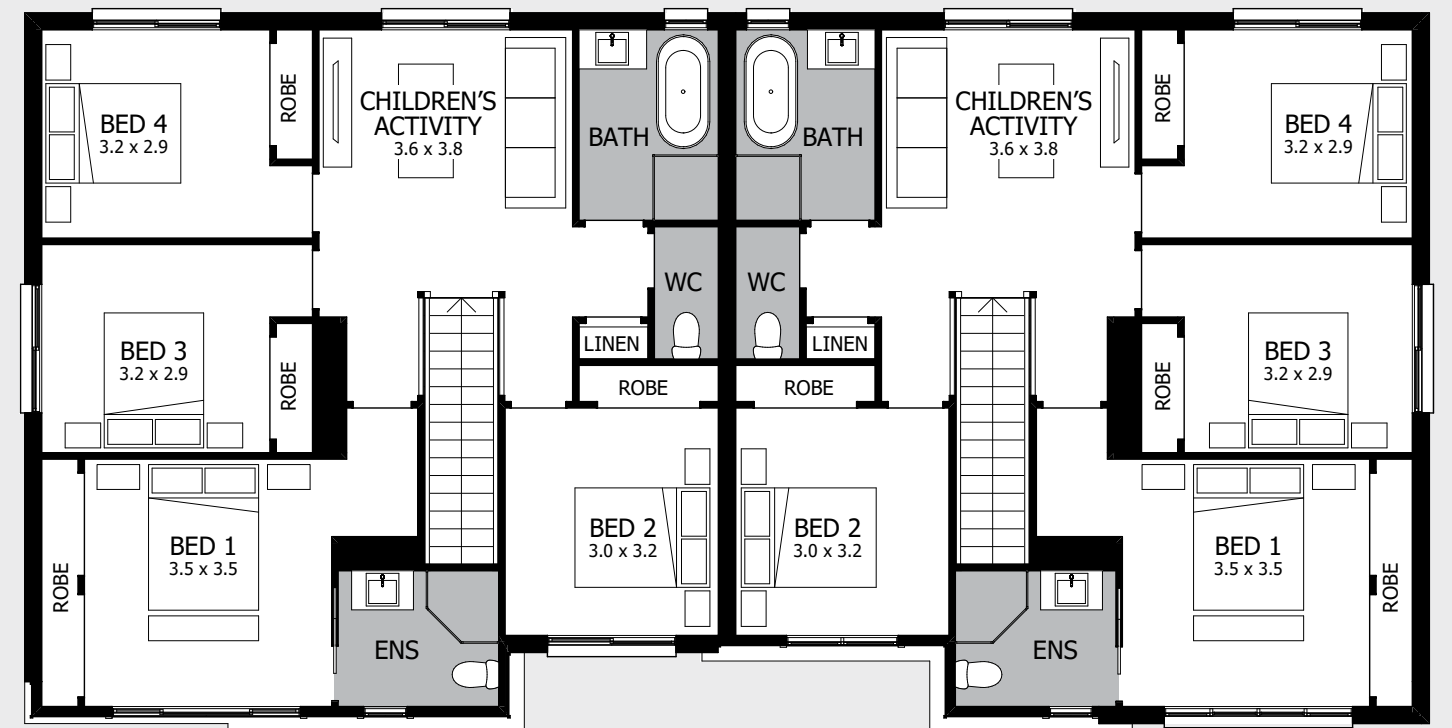


For all available **FACADE** options refer to pages **22 & 23**.

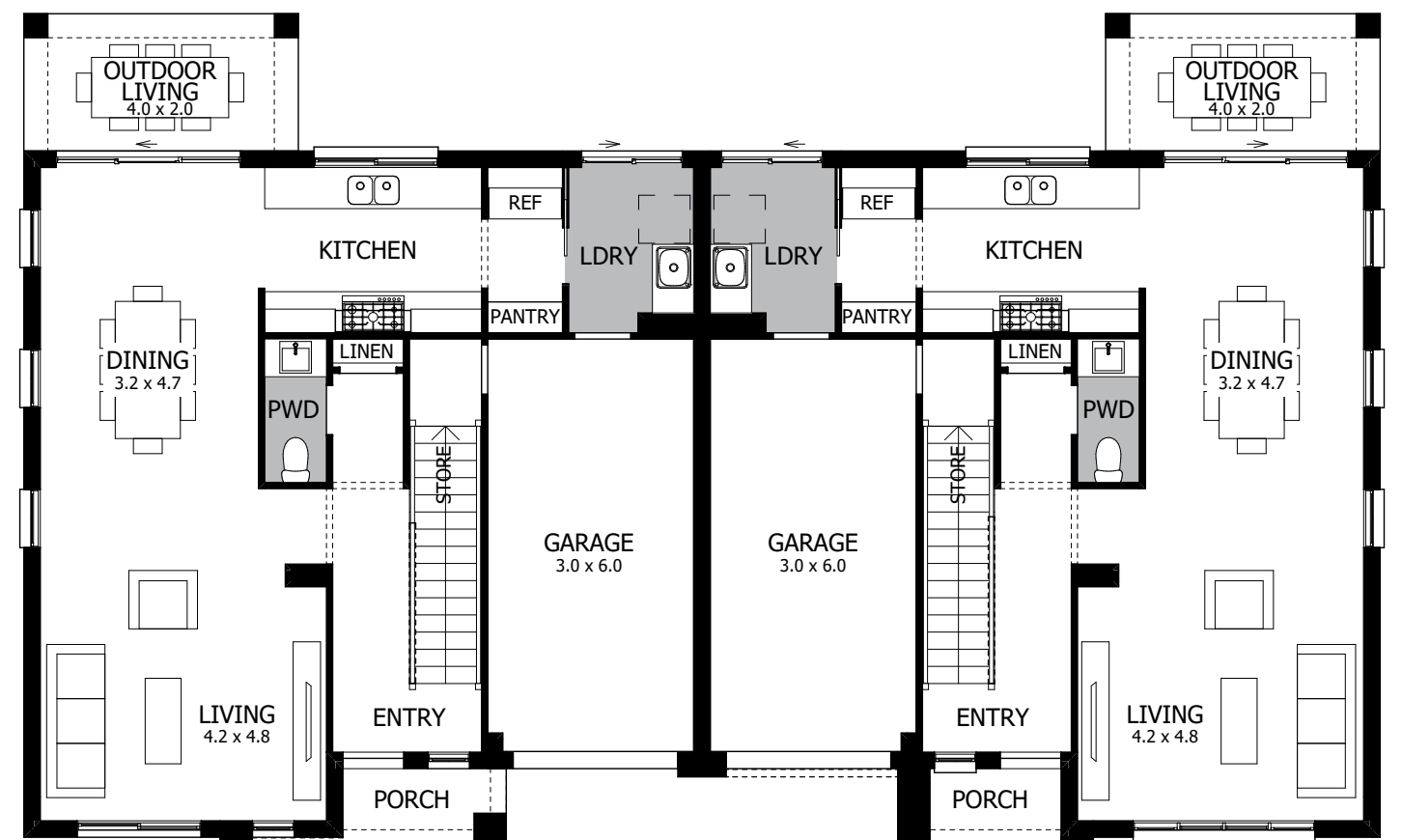
STANDARD FLOOR PLAN
H-NMMBYV19410A
BASED ON **MODERN** FACADE
F-NMMBYVMODNFA

Please see important notice on back cover

FIRST FLOOR



GROUND FLOOR



UNIT 1

UNIT 2



4+4 2+2 1+1 1+1

width 14.93m
length 15.04m
total area 380.82m²

CLEVELAND

There's no compromising in the Cleveland, with it's clever design offering privacy, functionality, flexibility and that all-important welcoming vibe.

Your family will love making its home here – so will your tenants next door! A Study just off the Entry gives you the perfect set-up for working from home, while the large open-plan Kitchen/Dining/Living is an inviting social space flowing through to a spacious Outdoor Living. And with the Bedrooms located upstairs, there's sanctuary and retreat for everyone at the end of a busy day!



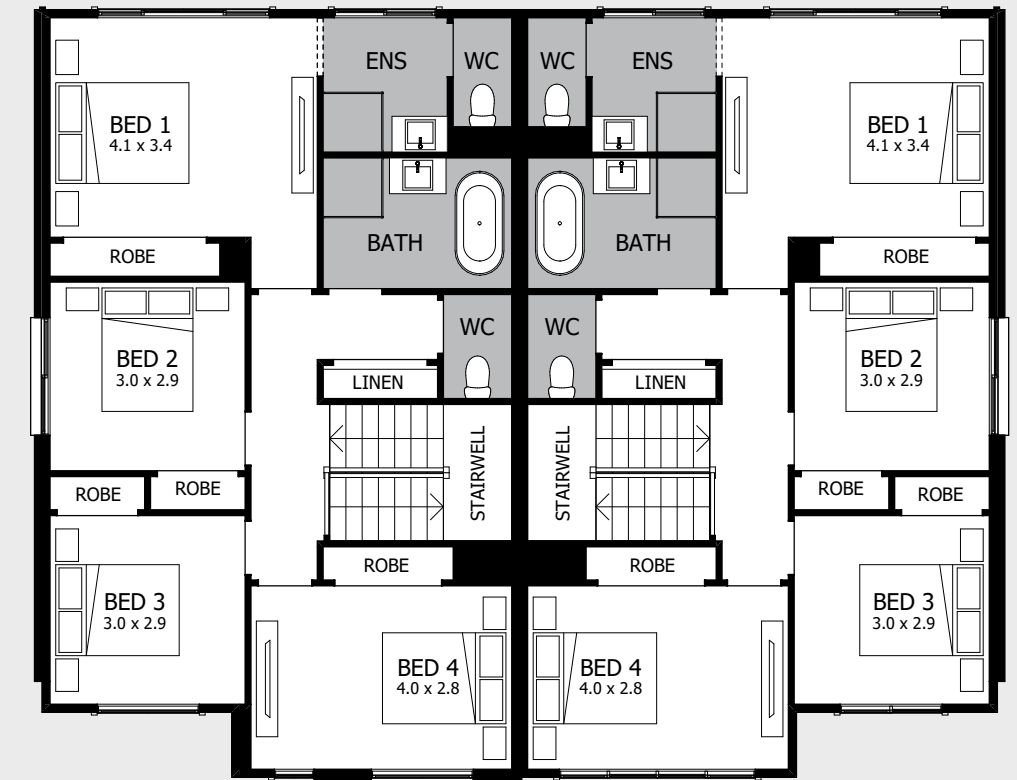
— CLASSIC —

For all available **FACADE** options refer to pages **26 & 27**.

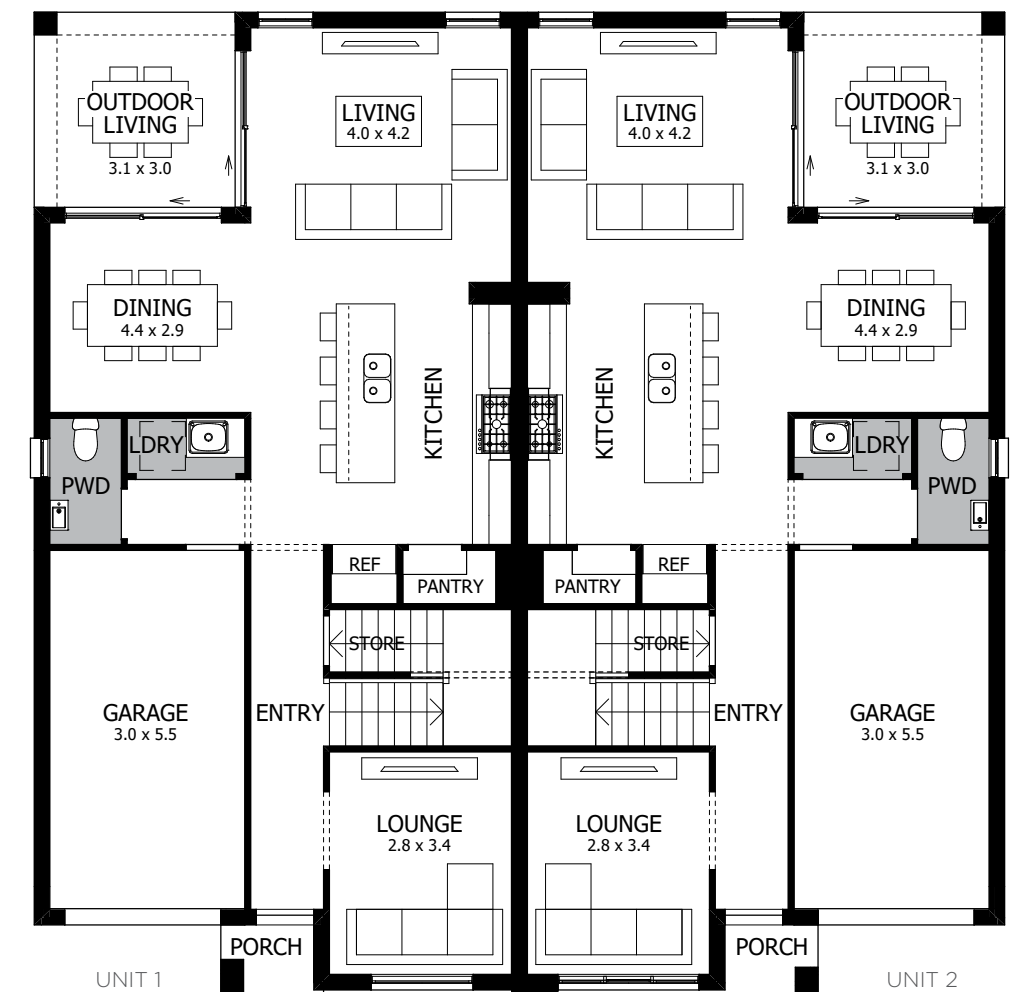
STANDARD FLOOR PLAN
H-NMMCLE19410A
BASED ON **MODERN** FACADE
F-NMMCLEMODNFA

Please see important notice on back cover

FIRST FLOOR



GROUND FLOOR





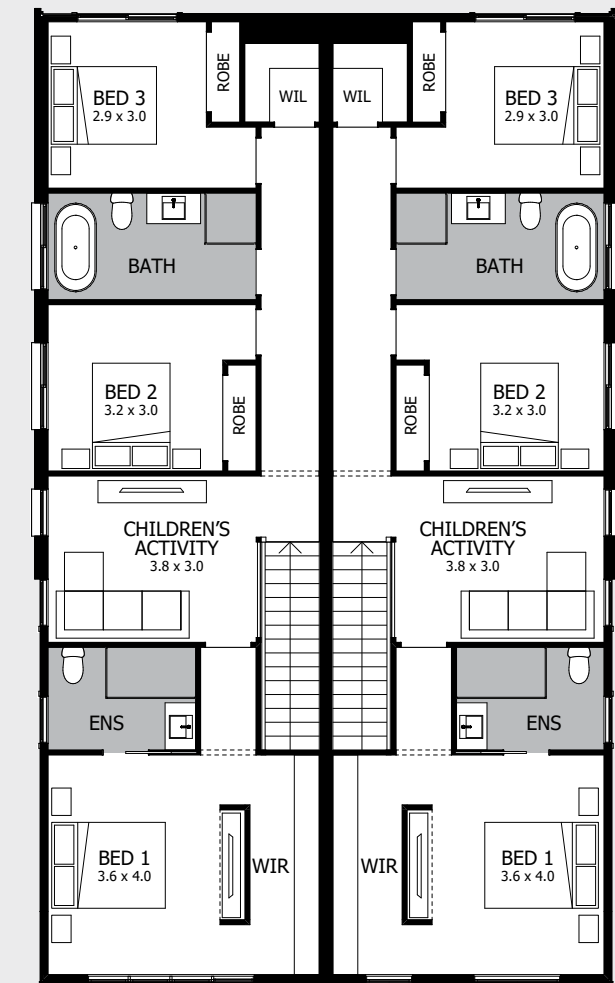
FOVEAUX

Good things come in small packages! When straight-forward design, easy living and clever conveniences are a priority, you really can't beat the Foveaux.

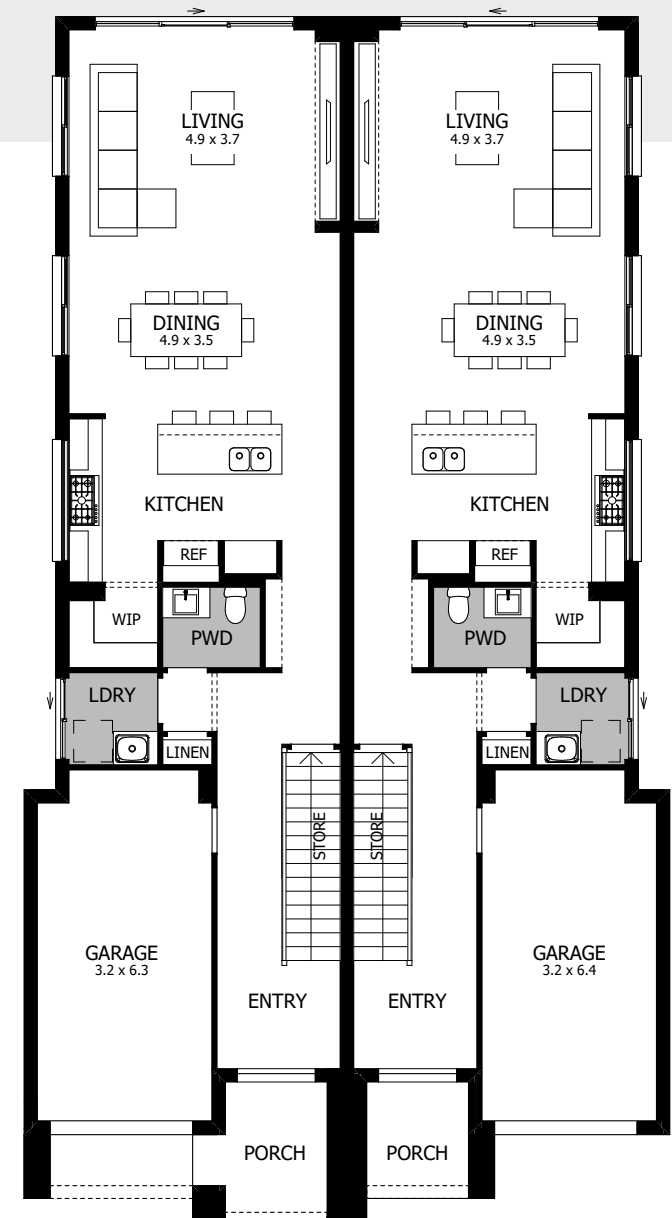
It may not have a large footprint, but it's not short on much else, with three Bedrooms, including a Master Suite, separate Children's Activity and an airy, open-plan living space. What's more, there's oodles of storage, plenty of flexibility in the way the rooms can be used, Garage and Porch.

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

width 11.65m
length 20.16m
total area 407.53m²



FIRST FLOOR



GROUND FLOOR

— CONTEMPORARY —

For all available **FACADE** options refer to pages **30 & 31**.

STANDARD FLOOR PLAN
H-NMMFVX19310A
BASED ON **MODERN** FACADE
F-NMMFVXMODNFA

Please see important notice on back cover



4+4 2+2 1+1 1+1

width 25.50m
length 15.07m
total area 362.40m²

NORTHCOTT

A generously proportioned single-storey duplex for corner blocks, the Northcott oozes style and flexibility. There's an airy spaciousness in both floor plans that's been designed to complement the clever layout and thoughtful detail in both homes. Each has four Bedrooms, with the Master Suite located at the front of each for privacy and retreat.

Outdoor Living areas complete these homes, with an easy flow between inside and out making for great entertaining spaces – whether it's a party or a relaxed barbecue dinner at home with the family.



— UNIT 2 CONTEMPORARY —

For all available **FACADE** options refer to pages **34 & 35**.

STANDARD FLOOR PLAN
H-NMMNRT19410A
BASED ON **MODERN** FACADE
F-NMMNRTMODNFA

Please see important notice on back cover



UNIT 1

UNIT 2



4+4 2+2 1+1 1+1

width 23.30m
length 12.11m
total area 409.13m²

WYNYARD

The Wynyard 44 is MOJO's first double-storey, corner lot Duplex design. With two separate access points, you will be impressed with the amount of privacy this design will offer you and your family. Both units are equipped with four Bedrooms and an open plan Kitchen, Dining and Living. Bedroom four is situated on the ground floor, cleverly separated from the upstairs Bedrooms, offering guests or adult children added privacy. Unit 2 has an additional Ensuite connected to the fourth Bedroom, whereas Unit 1 has a Powder Room just next door.

With a little more room to move, Unit 2 includes an upstairs Study Nook, great for working from home or doing homework.

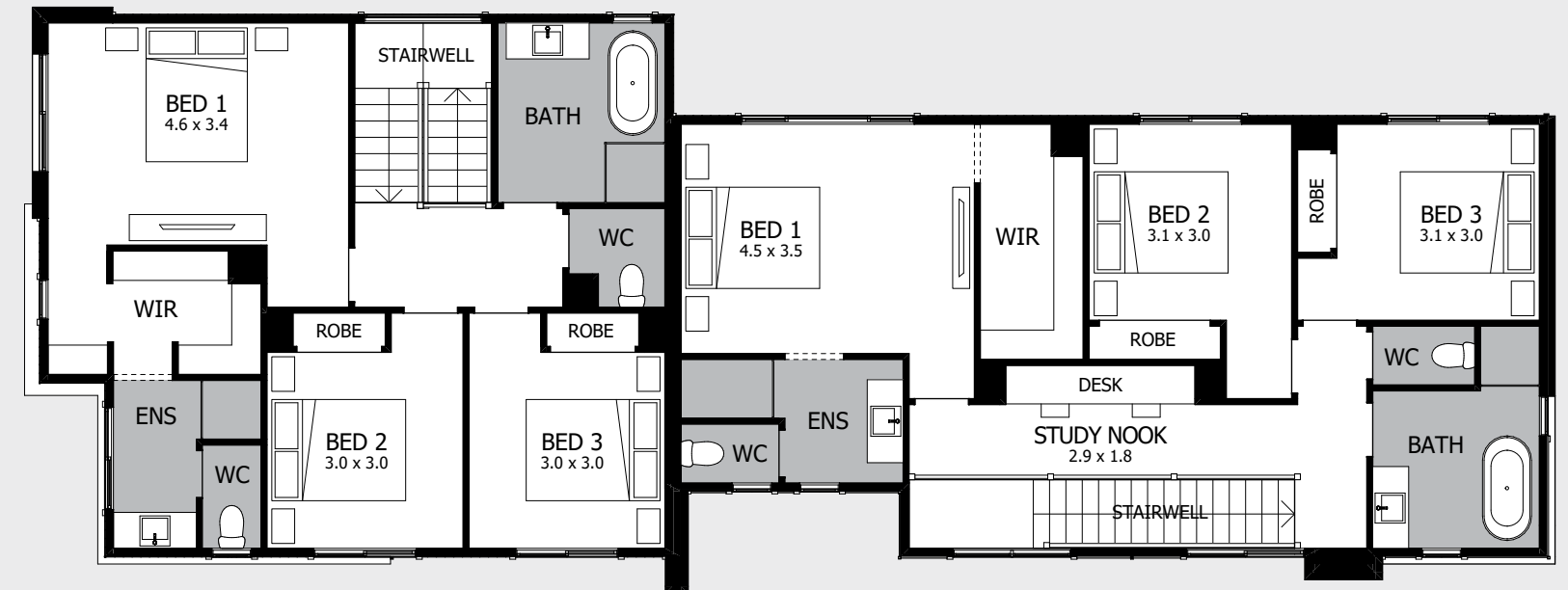


— CONTEMPORARY / flat roof —

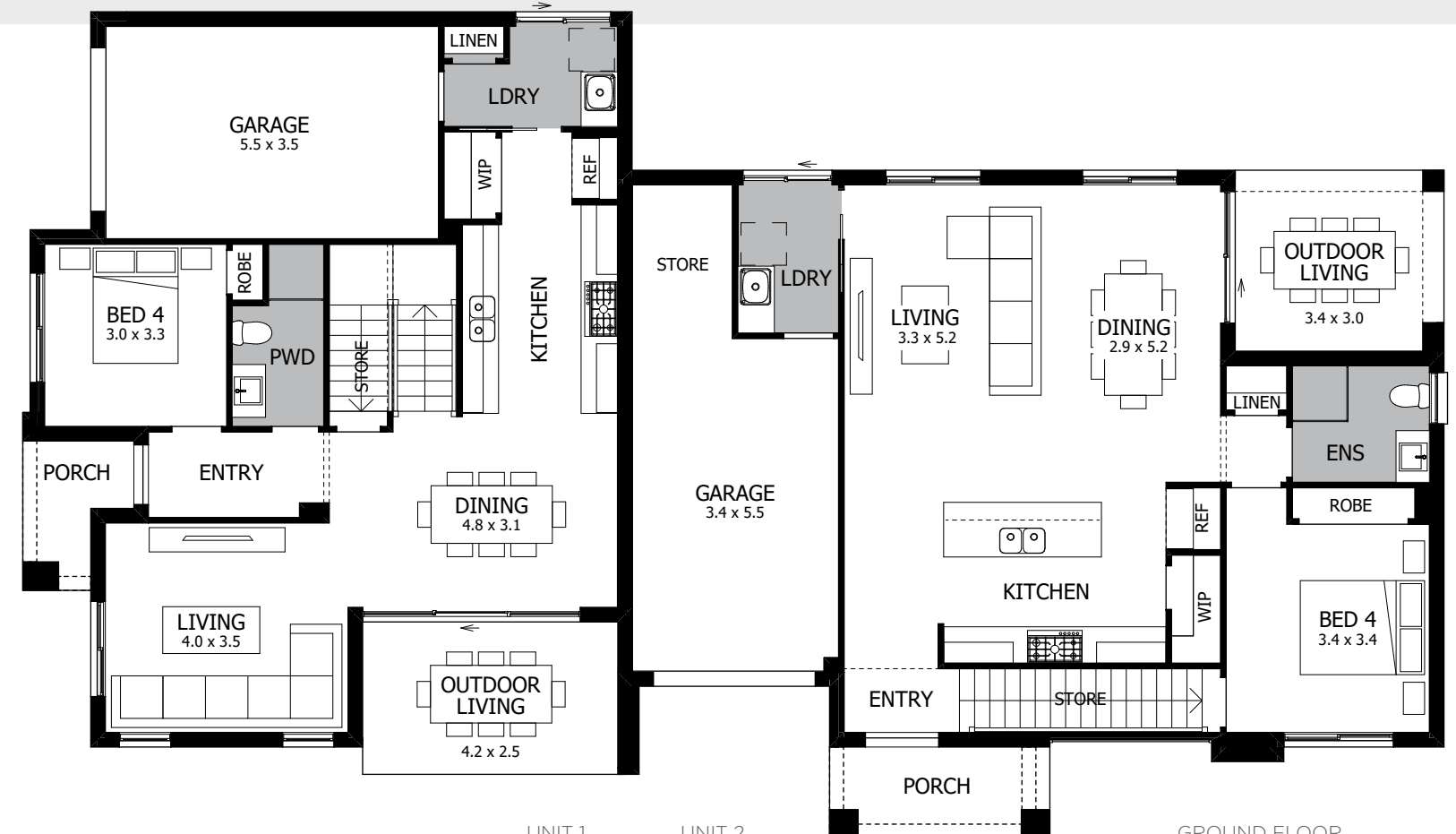
For all available **FACADE** options refer to pages **38 & 39**.

STANDARD FLOOR PLAN
H-JMMWYD10DA
BASED ON **MODERN** FACADE
F-JMMWYD10MODNA

Please see important notice on back cover



FIRST FLOOR



UNIT 1

UNIT 2

GROUND FLOOR



4+4 2+2 1+1

width 16.09m
length 27.97m
total area 439.68m²

CUMBERLAND

This is the perfect design for home-owners looking for a single storey home with a difference. Super streamlined and private, the Cumberland contains mirror-image residences, each with three Bedrooms, including a luxurious Master Suite.

There's something so luxurious about the internal courtyard in the Cumberland. Opening on to the Children's Activity, the Courtyard lets the light stream into the home on three sides and provides a beautiful focal point as you are drawn down the hallway to the heart of the home.

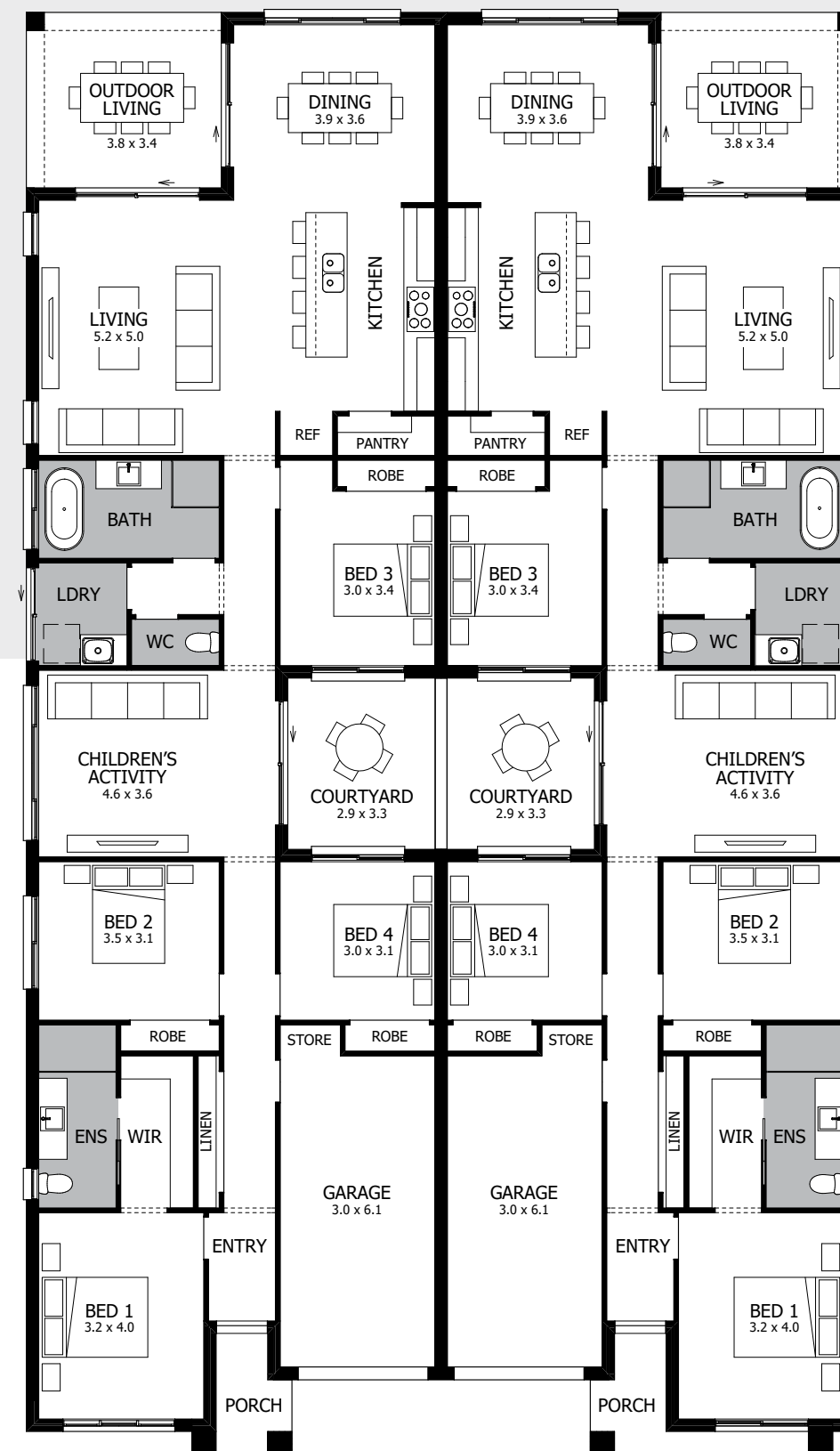


— CONTEMPORARY —

For all available **FACADE** options refer to pages **42 & 43**.

STANDARD FLOOR PLAN
H-NMMCMB19410A
BASED ON **MODERN** FACADE
F-NMMCMBMODNFA

Please see important notice on back cover



UNIT 1

UNIT 2



HARRINGTON

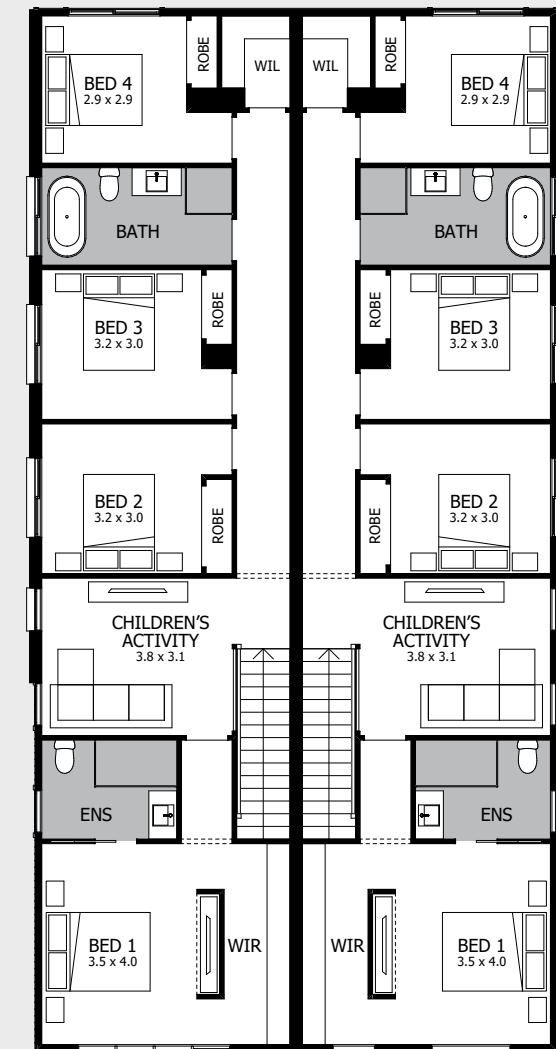
You only have to enter the Harrington to feel its welcoming vibe and be drawn by the light down the hallway to the spacious, open-plan heart of this home. With the sun streaming in through the wide doors seamlessly connecting indoors and out, it's a room the whole family will gather to relax in.

A mirror-image duplex, the Harrington's first floor is an accommodation zone, with a luxurious Master Suite separated from the three remaining Bedrooms and family Bathroom by the versatile Children's Activity.

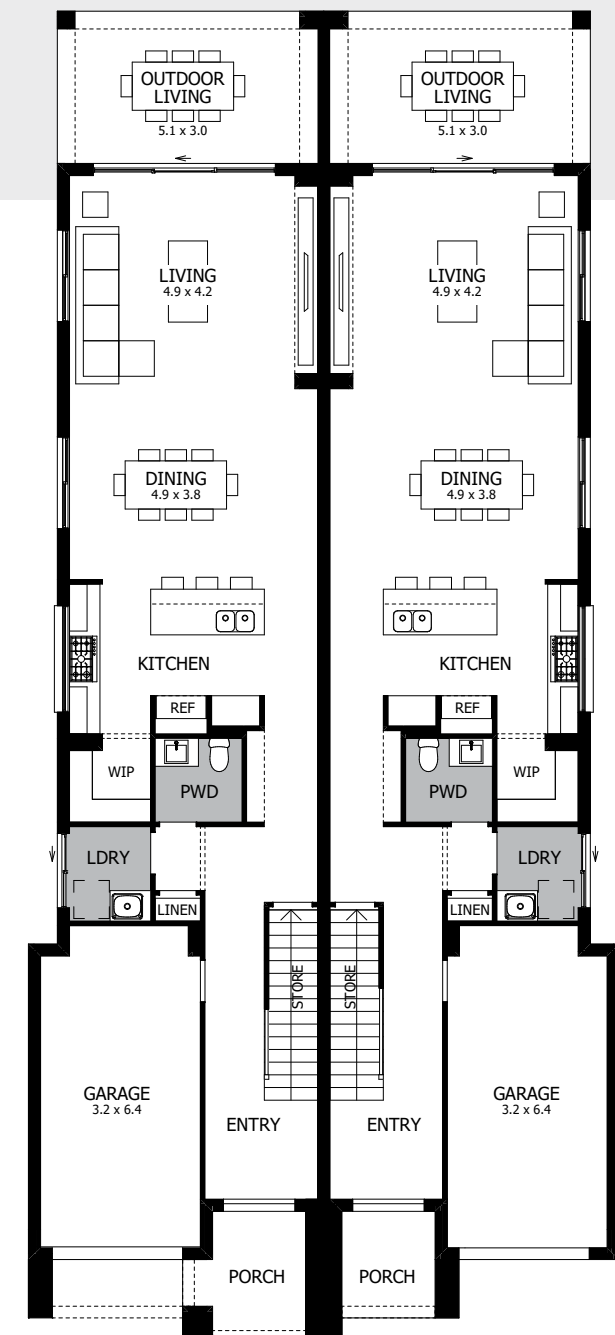
4+4 2+2 1+1 1+1

width 11.65m
length 24.60m
total area 487.95m²

MEDIUM
DUPLEX



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2

— CLASSIC —

For all available **FACADE** options refer to pages 46 & 47.

STANDARD FLOOR PLAN
H-NMMHAR18610A
BASED ON **MODERN** FACADE
F-NMMHARMODNFA

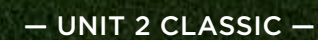
Please see important notice on back cover



HICKSON

With four Bedrooms, including a Master Suite with spacious Walk-In Robe, Children's Activity or Home Theatre, Study and Garage, everyday life in these homes brings you a sense of easy relaxation and freedom.

With four Bedrooms, including a Master Suite with spacious Walk-In Robe, Children's Activity or Home Theatre, Study and Garage, everyday life in these homes brings you a sense of easy relaxation and freedom.



For all available **FACADE** options refer to pages **50 & 51**.

STANDARD FLOOR PLAN
H-NMMHCK18410A
BASED ON **MODERN** FACADE
F-NMMHCKMODNFA

Please see important notice on back cover



4+4 2+2 1+1 1+1

width 22.37m
length 12.11m
total area 435.94m²

MEDIUM
DUPLEX

FIRST FLOOR



GROUND FLOOR



UNIT 1

UNIT 2



RICHMOND

Offering the perfect way to kickstart your journey in the property market, the Richmond lets you live your life large in one home, while renting out the other as you watch your investment grow.

This double-storey layout offers plenty of flexibility in a straight-forward design that gives you real options when it comes to day-to-day living. You'll love the airy, open space of the Kitchen/Living/Dining opening on to the Outdoor Living. Upstairs, there's plenty of room for a growing family, with a large Master Suite cleverly separated from the remaining three Bedrooms by a generous Children's Activity.

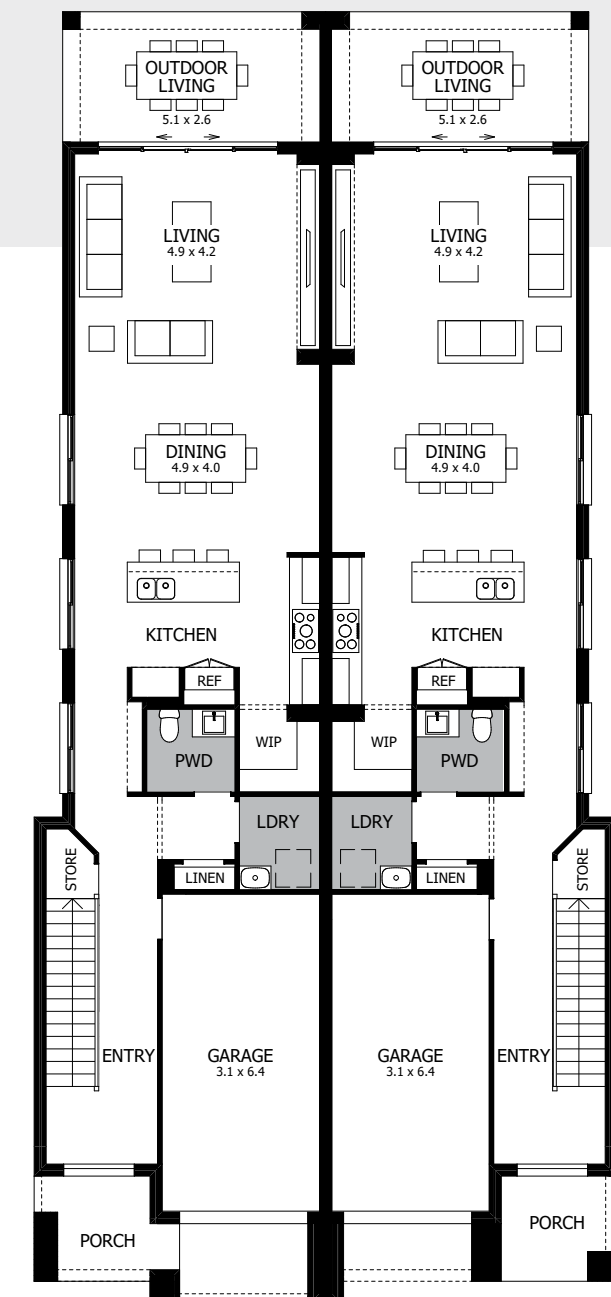
4+4 2+2 1+1 1+1

width 11.65m
length 24.20m
total area 491.48m²

MEDIUM
DUPLEX



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2

— CONTEMPORARY —

For all available **FACADE** options refer to pages **54 & 55**.

STANDARD FLOOR PLAN
H-NMMRCH19410A
BASED ON **MODERN** FACADE
F-NMMRCHMODNFA

Please see important notice on back cover



4+5 3+3 2+1

width 25.50m
length 14.40m
total area 547.72m²

ALBION

Opportunity abounds in this beautiful duplex home created to sit comfortably and easily on a corner block. Full of inviting spaces and thoughtful detail, you'll be amazed by the space afforded by the innovative design of each residence.

Perfect for families looking to draw income from one and live in the other, the Albion welcomes you into its heart, where a gourmet Kitchen takes pride of place in an airy open space flowing seamlessly through to the Outdoor Living. In addition, upstairs there's a Children's Activity, Study, Guestroom and four Bedrooms.



— UNIT 2 CONTEMPORARY

For all available **FACADE** options refer to pages 58 & 59.

STANDARD FLOOR PLAN
H-NMMALB18410A
BASED ON **MODERN** FACADE
F-NMMALBMODNFA

Please see important notice on back cover



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2



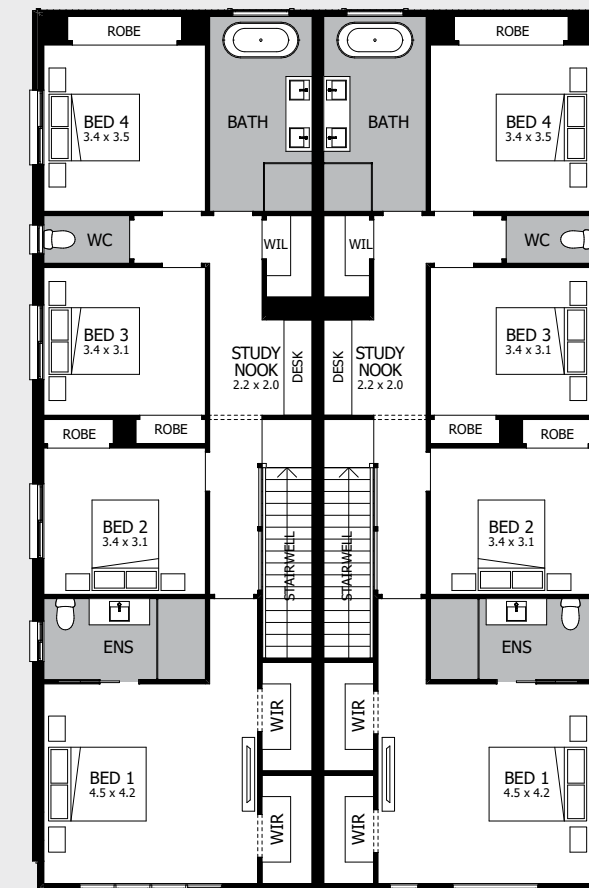
CAMBRIDGE

Functional and stylish, the Cambridge 56 is the ideal design for those wanting to maximise the use of their block. The bottom floor is dedicated to living and entertaining featuring the Kitchen, Living and Dining areas, and a separate Home Theatre, all flowing out onto a generous Outdoor Living area. The top floor features four Bedrooms, including a large Master Suite, as well as the main bathroom and Study Nook. The design offers flexibility to suit anyone from a young couple through to a large family, with potential to utilise the downstairs Home Theatre as a work from home space, separate to the kid's area on the top floor.

4+4 2+2 1+1 1+1

width 24.28m
length 11.99m
total area 518.79m²

LARGE
DUPLEX



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2

— MODERN —

For all available **FACADE** options refer to pages **62 & 63**.

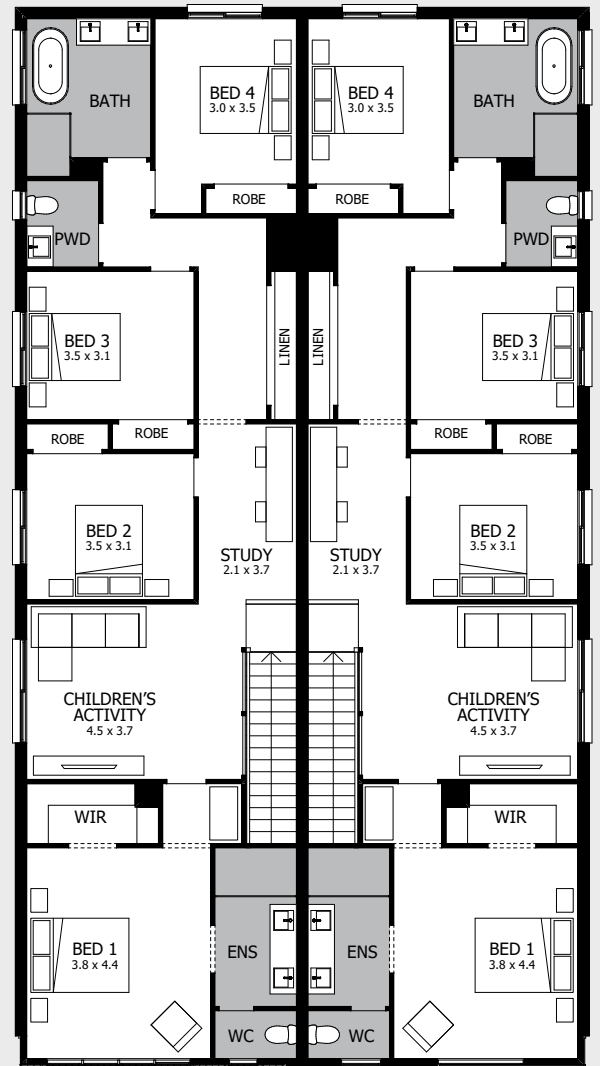
STANDARD FLOOR PLAN
H-JMMCMB10SB
BASED ON **MODERN** FACADE
F-JMMCMB10MODNA

Please see important notice on back cover

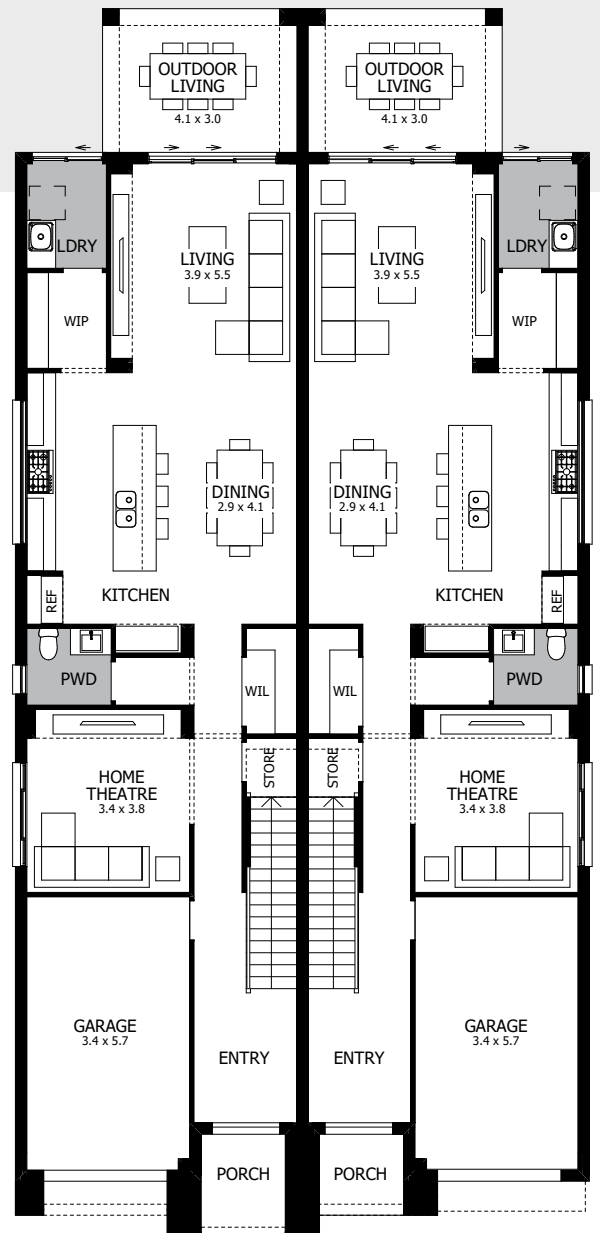


4+4 2+2 2+2 1+1

width 11.99m
length 24.48m
total area 552.48m²



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2

ESSEX ONE

Keep your options open in the Essex 1, a study of serious style offering home-owners somewhere to live – and somewhere to generate some extra income through property investment.

This design is proof that no compromise is necessary when it comes to duplex living. Downstairs is a large, airy open-plan Living/Dining/Kitchen space opening on to a generously proportioned Outdoor Living. There's also a spacious Entry and Home Theatre; while upstairs four Bedrooms, two Bathrooms, Children's Activity and Study create oodles of space for contemporary family life.



— CONTEMPORARY —

For all available **FACADE** options refer to pages 66 & 67.

STANDARD FLOOR PLAN
H-NMMESS18410A
BASED ON **MODERN** FACADE
F-NMMESSMODNFA

Please see important notice on back cover



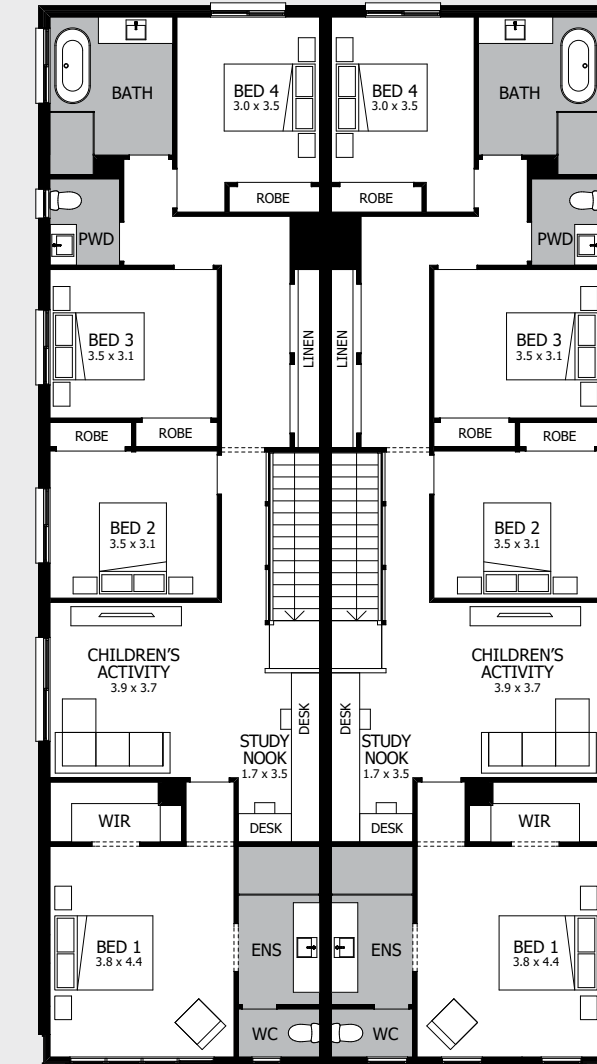
ESSEX TWO

A popular design the Essex 2 features minor modifications to enhance street appeal and increase room sizes ever so slightly, including the size of the Home Theatre and Living Area. The spacious Entry is positioned on the side of each home with a Powder Room added to the Ground Floor for guests coming and going.

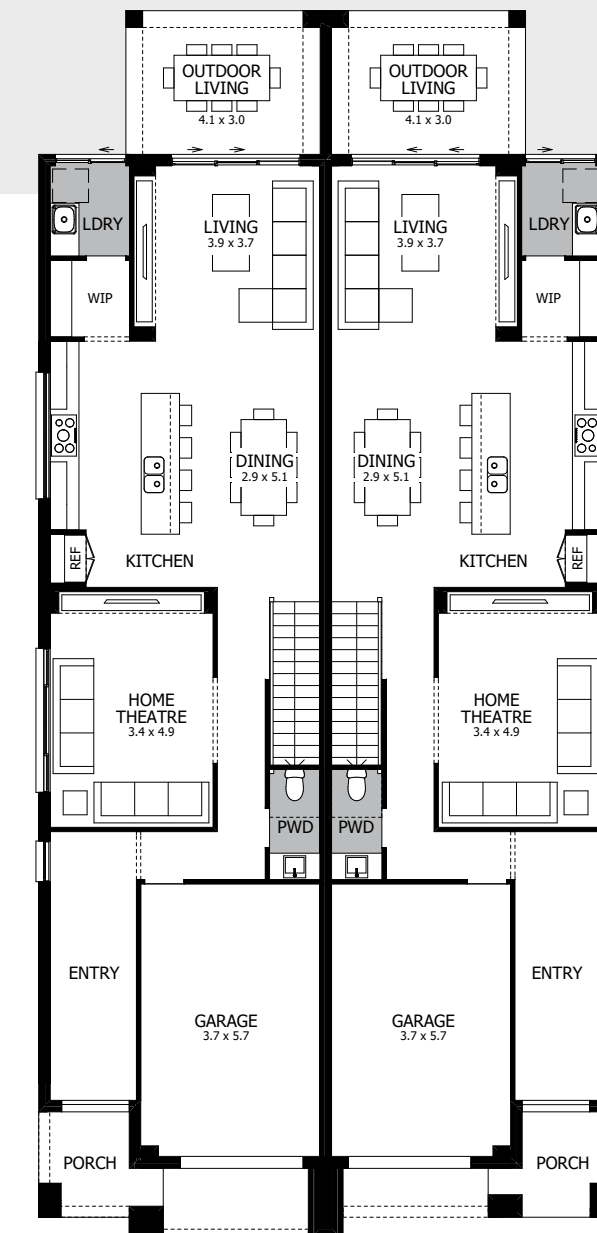
On the First Floor the position of the Study Nook and Linen is adjusted just a little, and the Children's Activity has been flipped. Complete with four upstairs Bedrooms and two Bathrooms, this Duplex home design is perfect for a modern family and is proof that there's no sacrificing design, style and space when it comes to Duplex living.

4+4 2+2 2+2 1+1

width 11.99m
length 24.17m
total area 548.71m²



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2

— CLASSIC —

For all available **FACADE** options refer to pages **70 & 71**.

MOJO MORE FLOOR PLAN
H-NMMESS19420A
BASED ON **MODERN FACADE**
F-NMMESSMODNFA

Please see important notice on back cover



4+4 3+3 1+1

width 18.15m
length 20.80m
total area 539.25m²

MACQUARIE

The Macquarie is a generously sized double-storey Duplex Design with a versatile floor plan created for a growing family. You'll feel right at home as soon as you enter the front door, with the design offering all the essentials and so much more. The ground floor includes a front Lounge area followed by a powder room and study nook. The large open plan Kitchen, Living and Dining to the rear sits alongside the Outdoor Living for a seamless indoor-outdoor connection, creating the perfect space for year-round entertaining. The first floor is for rest and retreat with a Master Suite and three minor Bedrooms as well as a second Study Nook, great for those working from home.



— ZENITH —

For all available **FACADE** options refer to pages **74 & 75**.

STANDARD FLOOR PLAN
H-JMMMCQ10DA
BASED ON **MODERN** FACADE
F-JMMMCQ10MODNA

Please see important notice on back cover



FIRST FLOOR



GROUND FLOOR

UNIT 1

UNIT 2



5+5 3+3 1+1 2+2

width 16.16m
length 22.50m
total area 630.95m²

ULTIMO ONE

Big and beautiful, the Ultimo really is the ultimate in duplex living! You'll be surprised by what's here, beginning with the beautiful open living spaces and private Guest room located downstairs. With an adjoining Bathroom, it's the perfect set-up for having family and friends to stay or can easily be used for teenagers looking for their own little haven.

And there's even more space upstairs, where a generously proportioned Children's Activity Suite with Study Nook forms part of a kids' zone at the rear, well away from the luxurious Master Suite at the front.

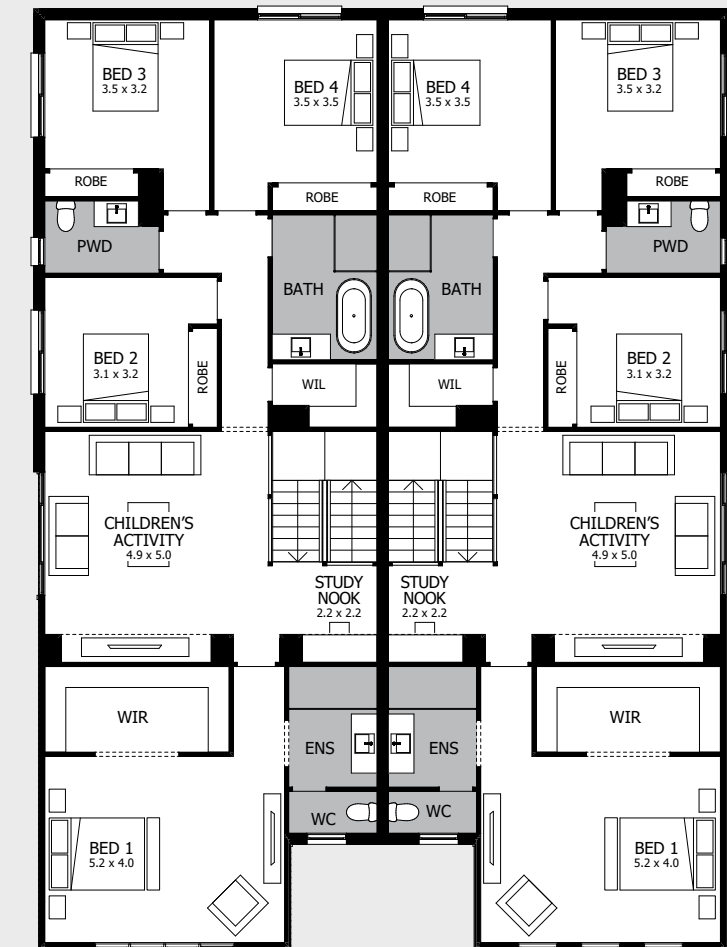


— CLASSIC —

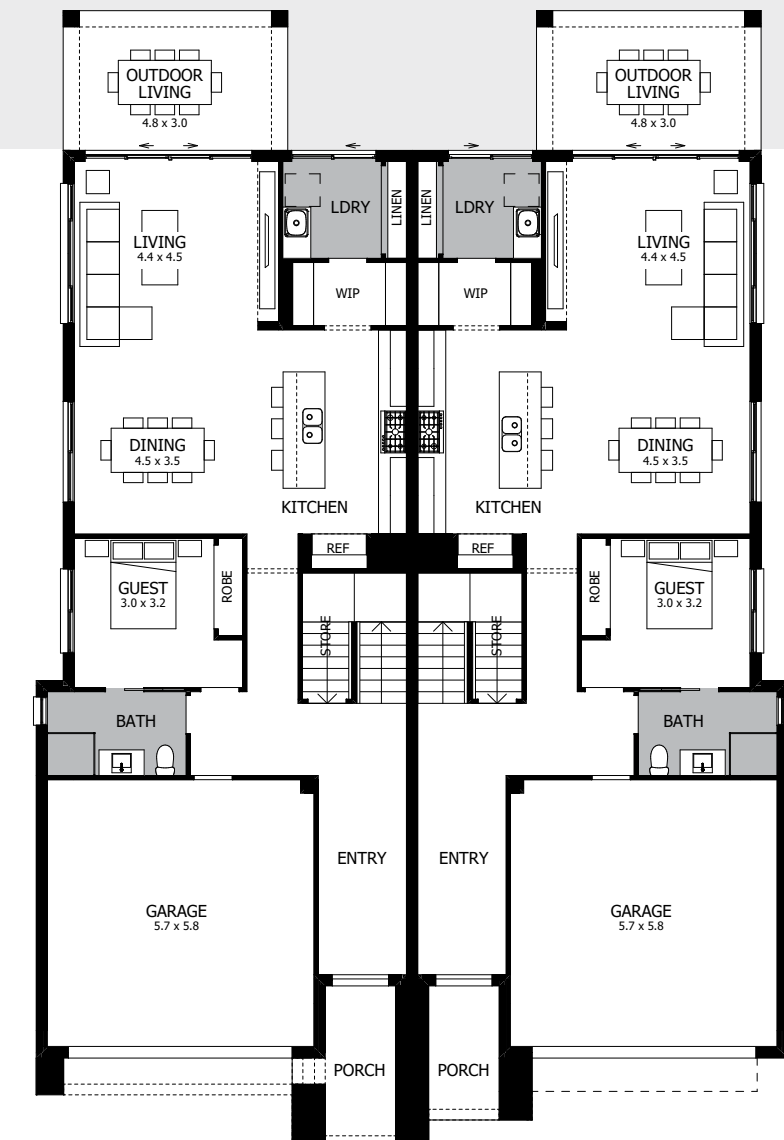
For all available **FACADE** options refer to pages **78 & 79**.

STANDARD FLOOR PLAN
H-NMMULT18410A
BASED ON **MODERN** FACADE
F-NMMULTMODNFA

Please see important notice on back cover



FIRST FLOOR



GROUND FLOOR

UNIT 1 UNIT 2



5+5 3+3 1+1 1+1

width 16.56m (inc. nib walls)
length 23.30m
total area 623.66m²

ULTIMO TWO

The not so little brother to the crowd favourite Ultimo, the Ultimo Two brings some extra living space to the table, adding to the family centric nature of this design. With the addition of a Home Theatre space to the ground floor, adjoining the Guest Bed and Ensuite, this creates the perfect opportunity for older children or elderly parents to have their own dedicated wing of the home.

The upstairs floorplan is largely similar to that of the original Ultimo, with the Master Suite to the front of the home and Children's area to the rear.

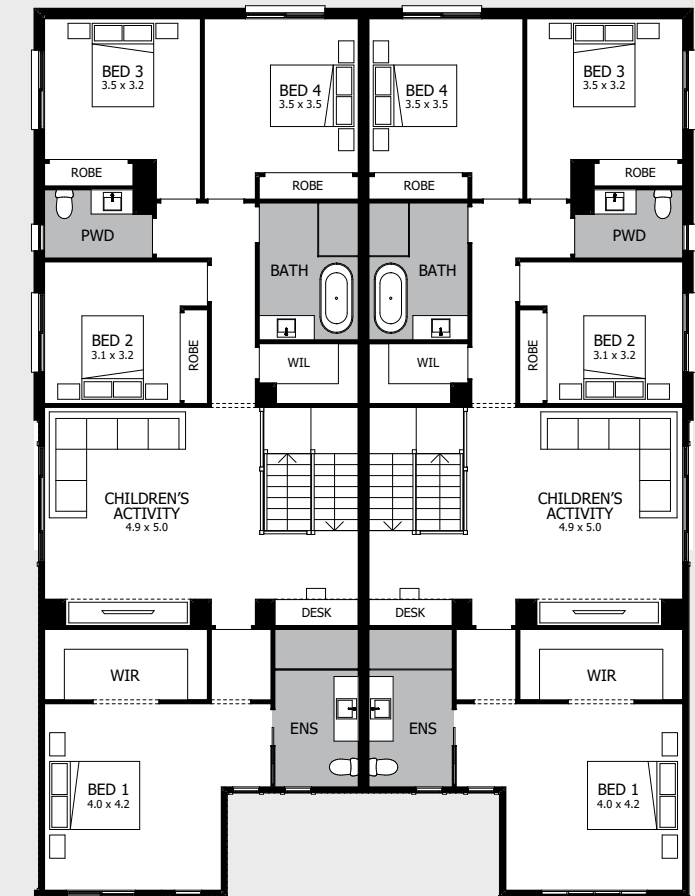


— HAMPTONS A —

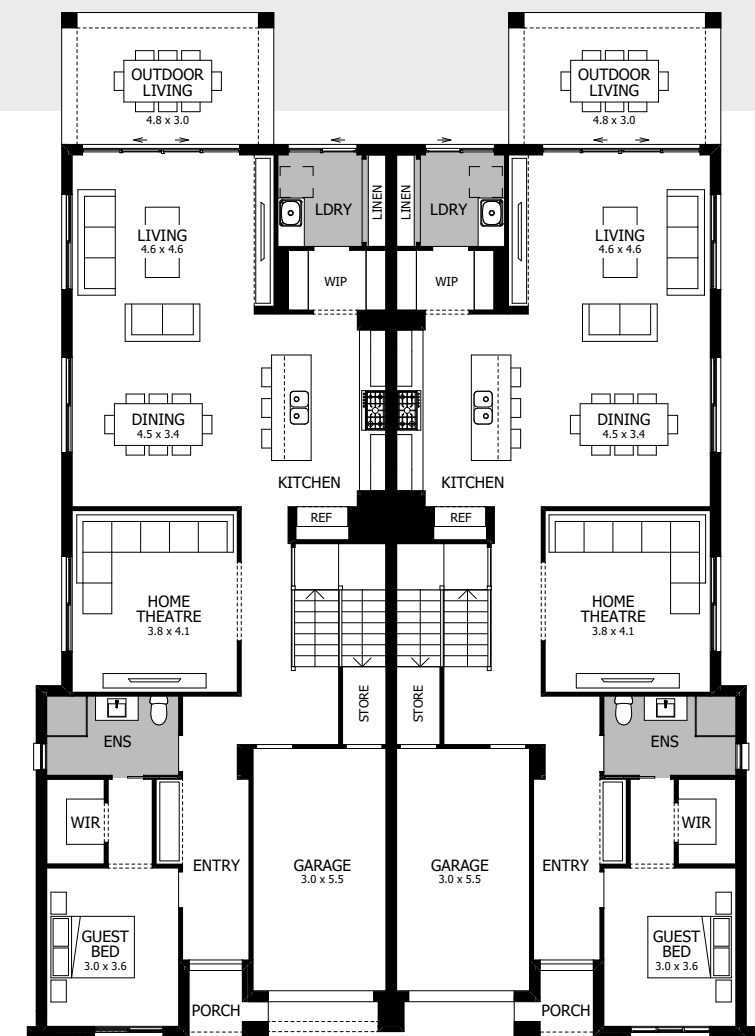
For all available **FACADE** options refer to pages **82 & 83**.

STANDARD FLOOR PLAN
H-JMMULT20DA
BASED ON **MODERN** FACADE
F-JMMULT20MODNA

Please see important notice on back cover



FIRST FLOOR



GROUND FLOOR

UNIT 1 UNIT 2



YORK

If you love the opportunities a duplex offers, you'll be tempted by the beautiful York. Designed to flow like a traditional home, there's something really inviting about the fluidity created between the living spaces downstairs, where one layout has the addition of a spacious Home Theatre.

Designed to be flipped, each has different floor plans, with both giving you four Bedrooms, a Children's Activity and Study Nooks. You'll be spoilt for choice when it comes to deciding which one to live in, with both bursting with storage, thoughtful detail and welcoming, inviting spaces.



— CONTEMPORARY —

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

STANDARD FLOOR PLAN
H-NMMYOR18410A
BASED ON **MODERN** FACADE
F-NMMYORMODNFA

Please see important notice on back cover



4+4 2+2 1+1 1+1

YORK 1 **YORK 2**

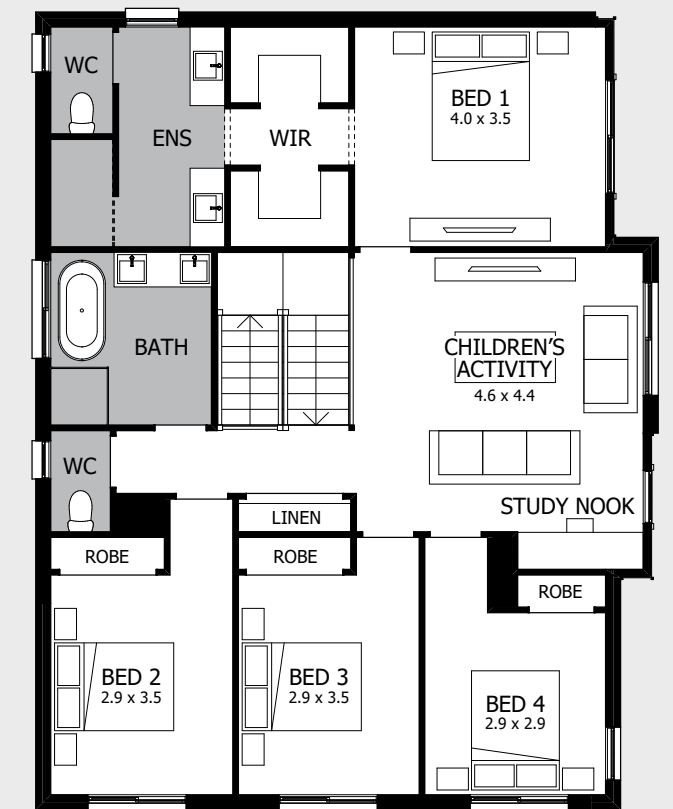
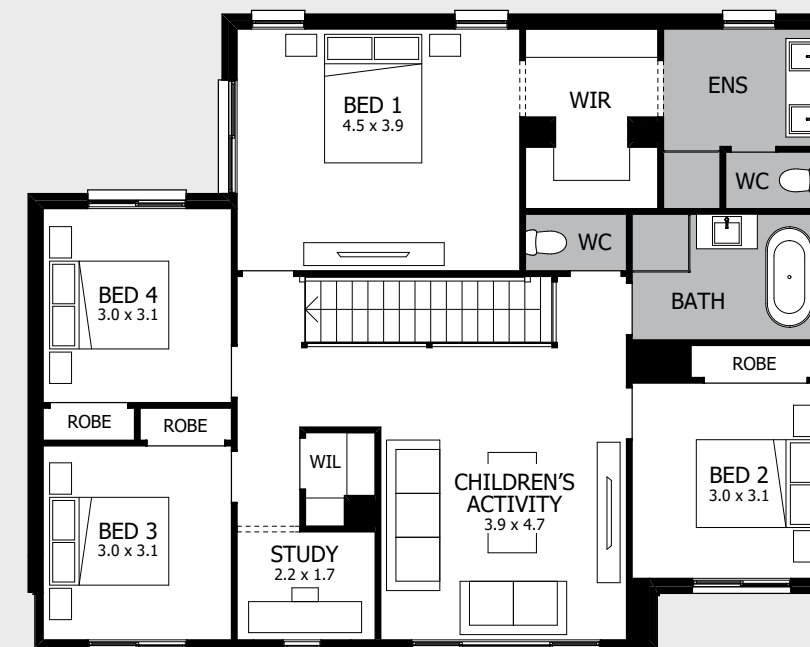
width 12.86m 12.71m

length 10.21m 9.92m

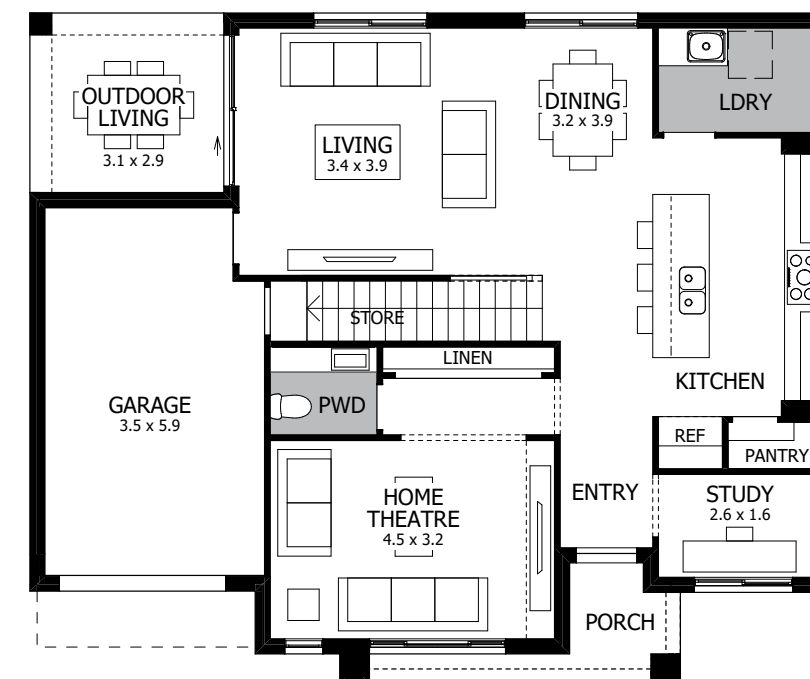
total area 490.09m²

LARGE
DUPLEX

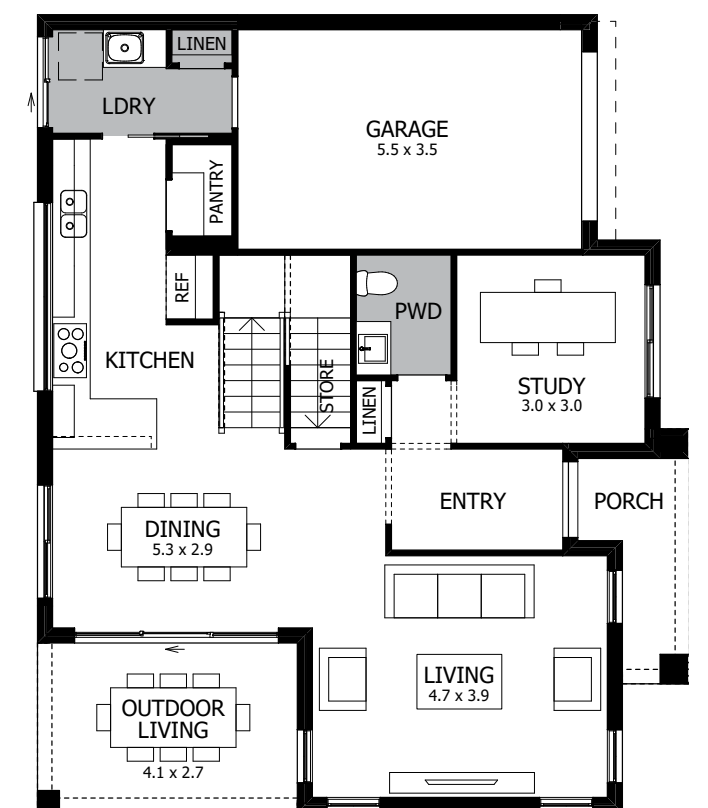
FIRST FLOOR



GROUND FLOOR



YORK 1



YORK 2





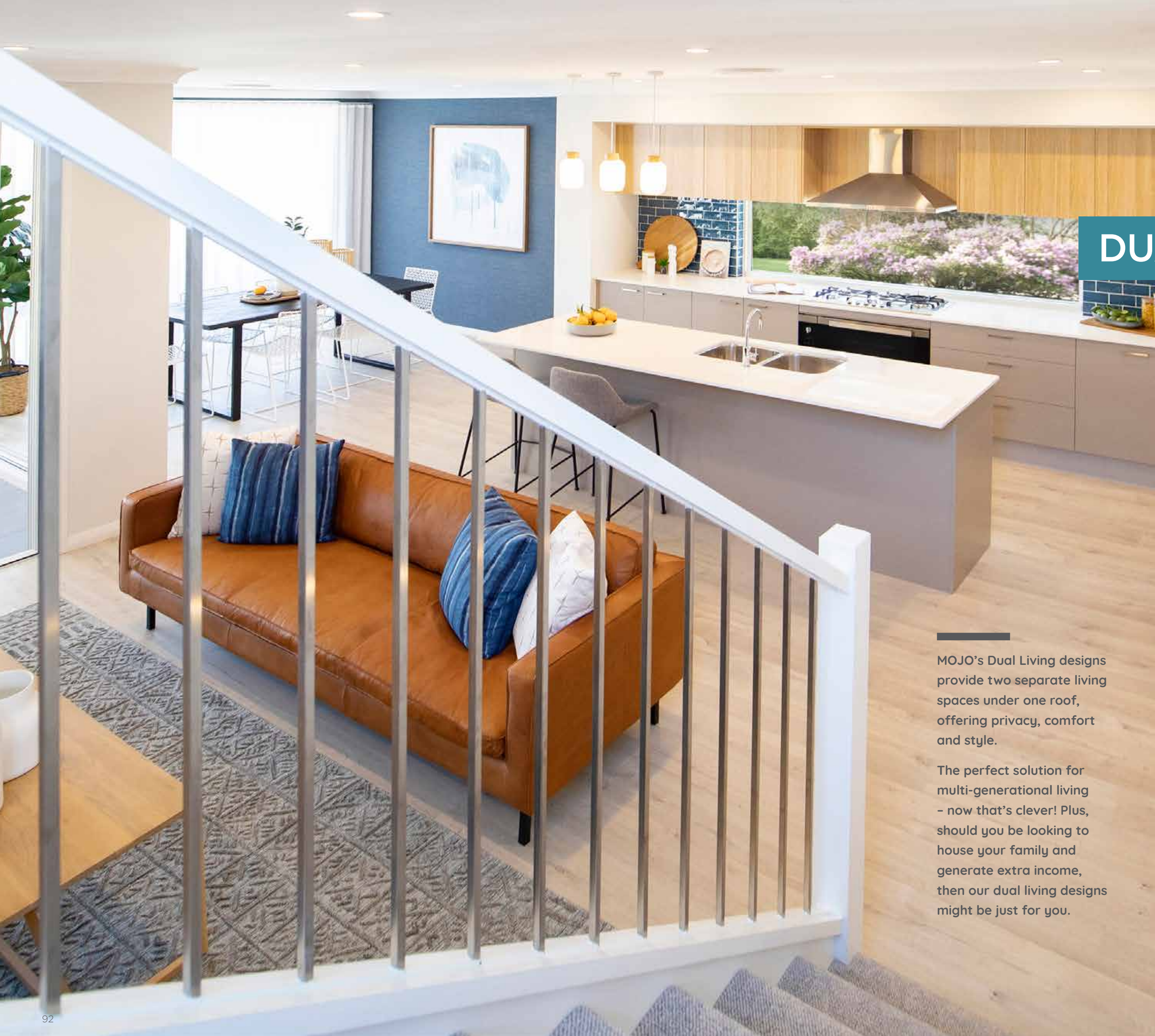
The Lido is the definition of true family living on a narrow lot. Downstairs is light-filled and spacious, with a beautiful open-plan Kitchen, Living and Dining which opens on to the Outdoor Living for year round entertaining.

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.





DUAL LIVING

HARMONY 29

OXFORD 25

SUSSEX 23

MOJO's Dual Living designs provide two separate living spaces under one roof, offering privacy, comfort and style.

The perfect solution for multi-generational living - now that's clever! Plus, should you be looking to house your family and generate extra income, then our dual living designs might be just for you.

ON DISPLAY

HARMONY 29

HOUSING WORLD WATAGAN PARK

The Harmony 29 is a Dual-Living Design that offers a multi-generational living space at the front of the home for adult children, grandparents or guests. This space is a self-contained area with a side entrance for extra privacy, which opens up to the Kitchen, Living and Dining. Complete with its very own Laundry, Bathroom and well-proportioned Bedroom for comfortable living, this design is a practical and functional living space, all under one roof.

The home design cleverly connects each area, offering an enjoyable flow throughout. The dual-living element offers the luxury of privacy whereas the main house is the perfect design for entertaining guests or for a family night in. The main house is cleverly designed to connect each area, living and sleeping, offering an enjoyable flow throughout.

WINNER



2020
EXCELLENCE
IN BUILDING
AWARDS

HUNTER
CENTRAL COAST
MANNING
OXLEY AND
TAMWORTH

3+1 2+1 2

width 12.14m
length 22.50m
total area 267.98m²
29 squares

DUAL LIVING

Fits Lot Width | 14m*



— AUSTIN —

For all available **FACADE** options refer to pages 96 & 97.



DUAL LIVING UNIT

MAIN HOME

STANDARD FLOOR PLAN
H-NMMHRM19510A
BASED ON **MODERN** FACADE
F-NMMHRMMODNFA

*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 HARMONY 29
ON DISPLAY AT HOUSING WORLD WATAGAN PARK





WINNER



2020
EXCELLENCE
IN BUILDING
AWARDS

HUNTER
CENTRAL COAST
MANNING
OXLEY AND
TAMWORTH



The Harmony 29 at Housing World Watagan Park has a modern, country design concept. Warm greys and timber are used throughout the home with rustic furnishings and minor industrial touches. The main home offers 3 Bedrooms and two generous living areas, as well as an Outdoor Living space.

The attached one-Bedroom unit mimics the style of the main residence and contains all the necessities for an elderly parent, older child or guests seeking privacy and luxury.

Awarded best display home \$400,000-\$500,000 at the 2020 MBA Excellence in Housing Awards, this home is not one to be missed.



OXFORD 25

Want to give your adult children somewhere to live while they save for a home of their own? Or keep your ageing parents close? The Oxford is an inviting option, offering all the conveniences of two individual homes, but with the security and financial advantages of one residence.

Both homes have their own single Garages and entries. The main home has three Bedrooms, a warm and welcoming open-plan living space opening to the Outdoor Living, as well as a spacious Master with walk-in Robe and Ensuite. Two Bedrooms are on offer in the cosy next door residence, which also has an open-plan Kitchen/Dining/Living, Laundry and Bathroom.



— CANVAS —

For all available **FACADE** options refer to pages **104 & 105**.

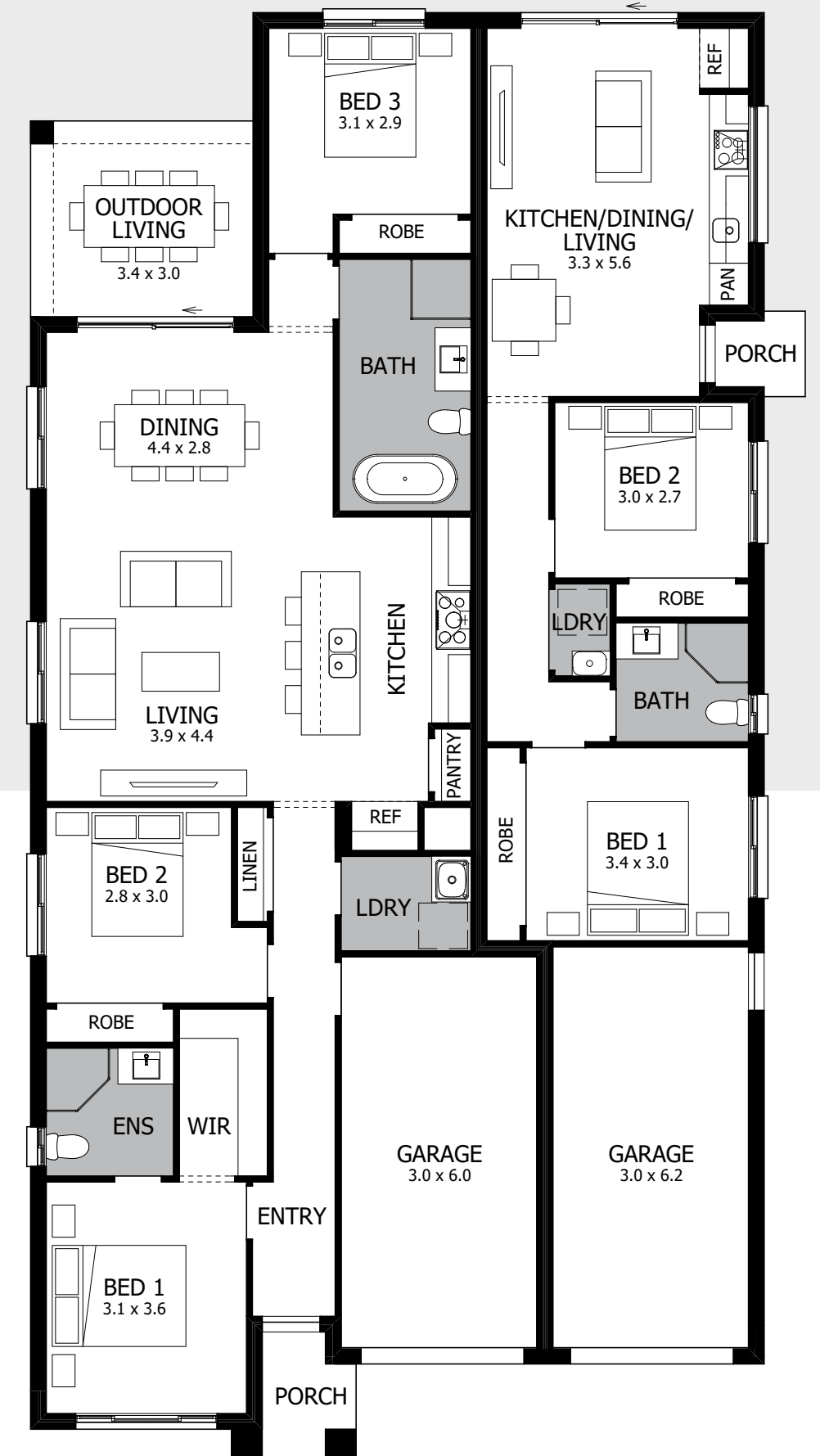



 3+2 2+1 1+1

width 11.25m
 length 21.71m
 total area 232.04m²
 25 squares

DUAL LIVING

Fits Lot Width | 13.1m*



MAIN HOME

DUAL LIVING UNIT

STANDARD FLOOR PLAN
 H-NMBOXF18510A
 BASED ON **MODERN** FACADE
 F-NMBOXFMODNFA

*Lot width suitability is a guide only and may vary by Council and Developer Guidelines
 Please see important notice on back cover



SUSSEX 23

This beautiful home is perfect for families who want to live together – but apart! It's such a convenient way for contemporary multi-generational families to live, with everyone still residing under the same roof, but having the privacy and sanctuary of separate entries to their own homes.

The main residence has four generous bedrooms, including a Master with Ensuite, a large open-plan Kitchen/Dining/Living space opening on to the Outdoor Living, as well as a family Bathroom and Laundry. Next-door is an airy, streamlined one-bedroom home offering everything anyone could need for self-contained living, including a private Outdoor Living space.



— BRAVA —

For all available **FACADE** options refer to pages **108 & 109**.

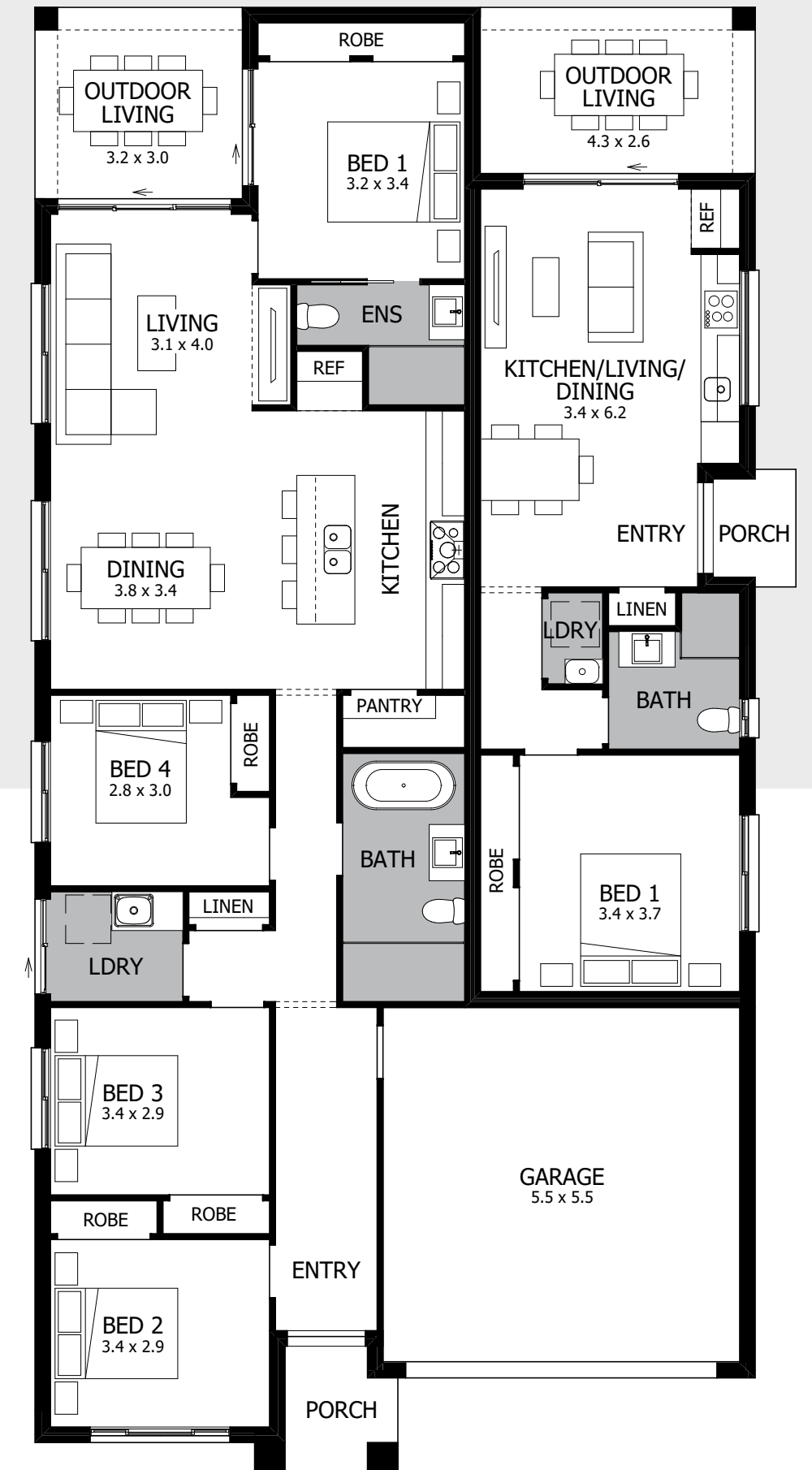
4+1 2+1 2

width 11.15m
length 20.20m
total area 210.54m²
23 squares

DUAL LIVING

Fits Lot Width | 13m*

DUAL LIVING UNIT



MAIN HOME

STANDARD FLOOR PLAN
H-NMMSUS18510A
BASED ON **MODERN** FACADE
F-NMMSUSMODNFA

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

Please see important notice on back cover



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





GRANNY FLAT



BANKSIA

LILY

MAGNOLIA

WARATAH

We understand that a little extra space can make a big difference to the way you live, so we've designed a range of exciting options to your main home providing extra space for any member of the family, whether it be kids, grandparents or a dedicated home office.

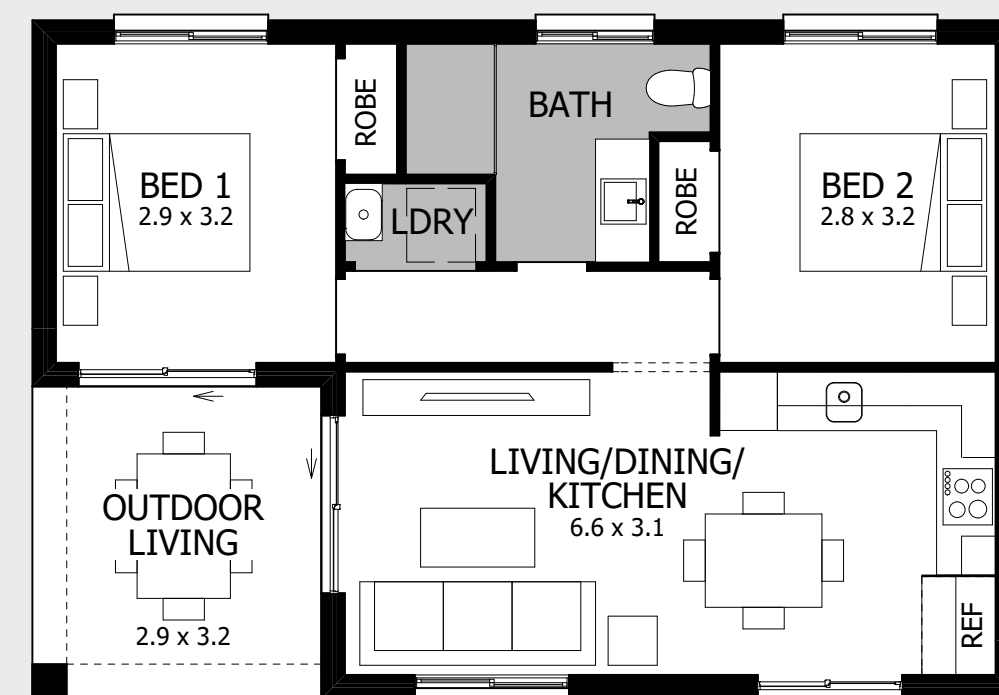


 2 1

width 10.04m
 length 6.90m
 total area 69.27m²

BANKSIA

You'll love the way the sun streams in and bathes this little 'home away from home' in light. A perfect complement to your main residence, the Banksia's welcoming and simple layout is flexible and easy to live in – however you choose to use it!

With two Bedrooms, Bathroom, Laundry, Outdoor Living and an open-plan Kitchen/Dining/Living, it's got everything you need for the perfect hobby room, guest space, teenage hang-out or rental.



STANDARD FLOOR PLAN
 H-NMMBNK18210A
 BASED ON **MODERN** FACADE
 F-NMMBNKMODNFA

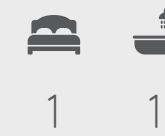
Please see important notice on back cover



LILY

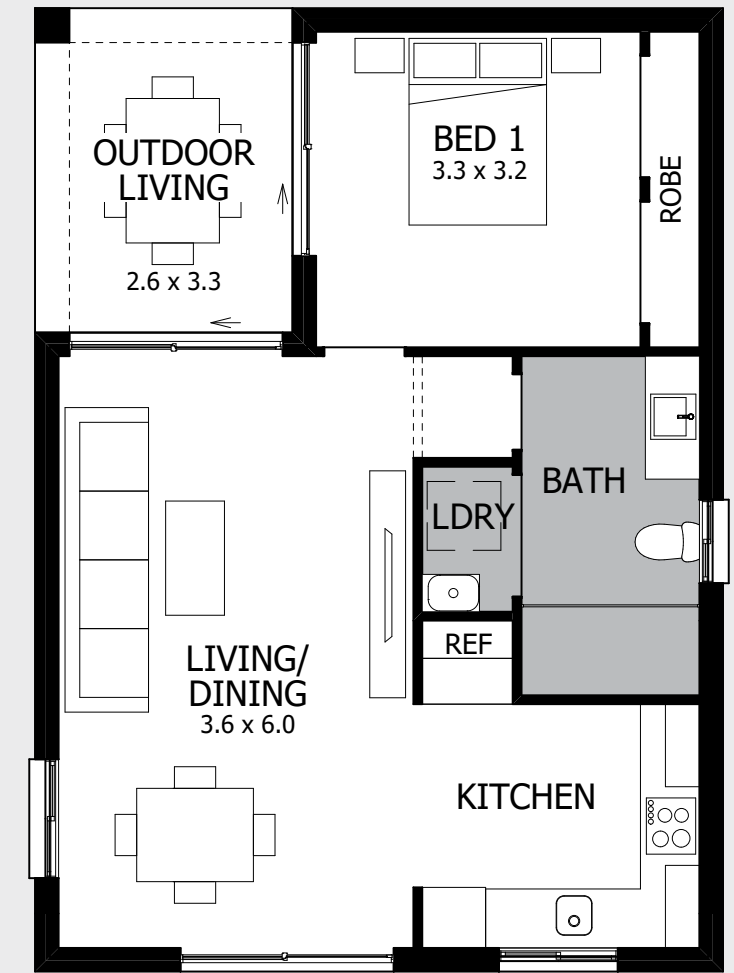
There's something so inviting about the beautiful Lily. The perfect one-bedroom retreat, it offers everything you could ever want for self-contained living, extra guest space and so much more!

The seamless flow between the airy and spacious L-shaped Kitchen/Living/Dining and the Outdoor Living makes it an impressive pool house as well as a fantastic area for entertaining on those beautiful summer evenings. Fancy a games room? You've got it. Somewhere to work? It's that too.



width 7.00m
length 9.80m
total area 68.46m²

GRANNY FLAT



— MODERN —



— CLASSIC —



— LILY —

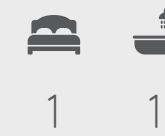
STANDARD FLOOR PLAN
H-NMMLIL18110A
BASED ON **MODERN** FACADE
F-NMMLILMODNFA

Please see important notice on back cover

MAGNOLIA

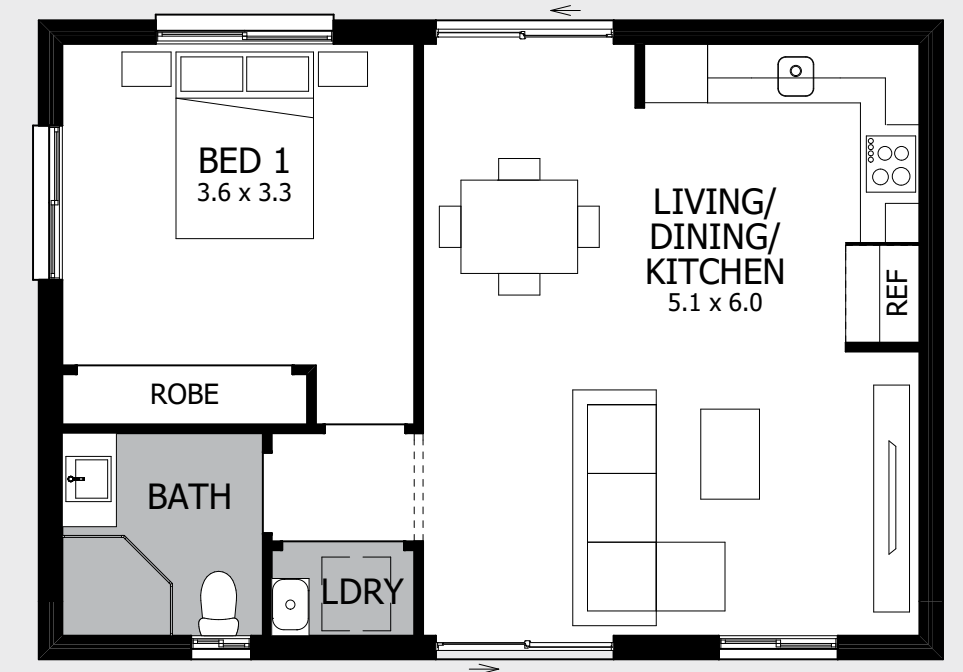
Simple but stylish, the Magnolia is the quintessential Granny Flat for those looking to add an extra accommodation zone to their home. The straightforward one-bedroom design boasts a generously-sized Living/Dining/Kitchen, Bathroom and Laundry, giving it everything a separate dwelling needs.

You'll love the way it complements your main home and makes the perfect little sanctuary, however you choose to use it. The flexibility of the design creates a stream of options - a home office, teenage chill space, guest room or even an extra-income earner.



width 9.20m
length 6.50m
total area 59.80m²

GRANNY FLAT



STANDARD FLOOR PLAN
H-NMMMAG1811AA
BASED ON **MODERN** FACADE
F-NMMMAGMODNFA

Please see important notice on back cover



WARATAH

Full of MOJO magic, this beautiful granny flat has a warm and welcoming vibe that's difficult to resist. With two Bedrooms, Bathroom, Laundry and spacious Living/Dining/Kitchen flowing freely to the Outdoor Living, the Waratah is very easy to love!

Whether it's a home away from home for children not quite ready to fly the nest, accommodation for elderly relatives or just a little extra living space, you'll be smitten with this design's flexibility, thoughtful design and sun-filled spaces.

2 1

width 8.68m
length 8.16m
total area 70.83m²

GRANNY FLAT



— MODERN —

STANDARD FLOOR PLAN
H-NMMWTA18210A
BASED ON **MODERN** FACADE
F-NMMWTAMODNFA

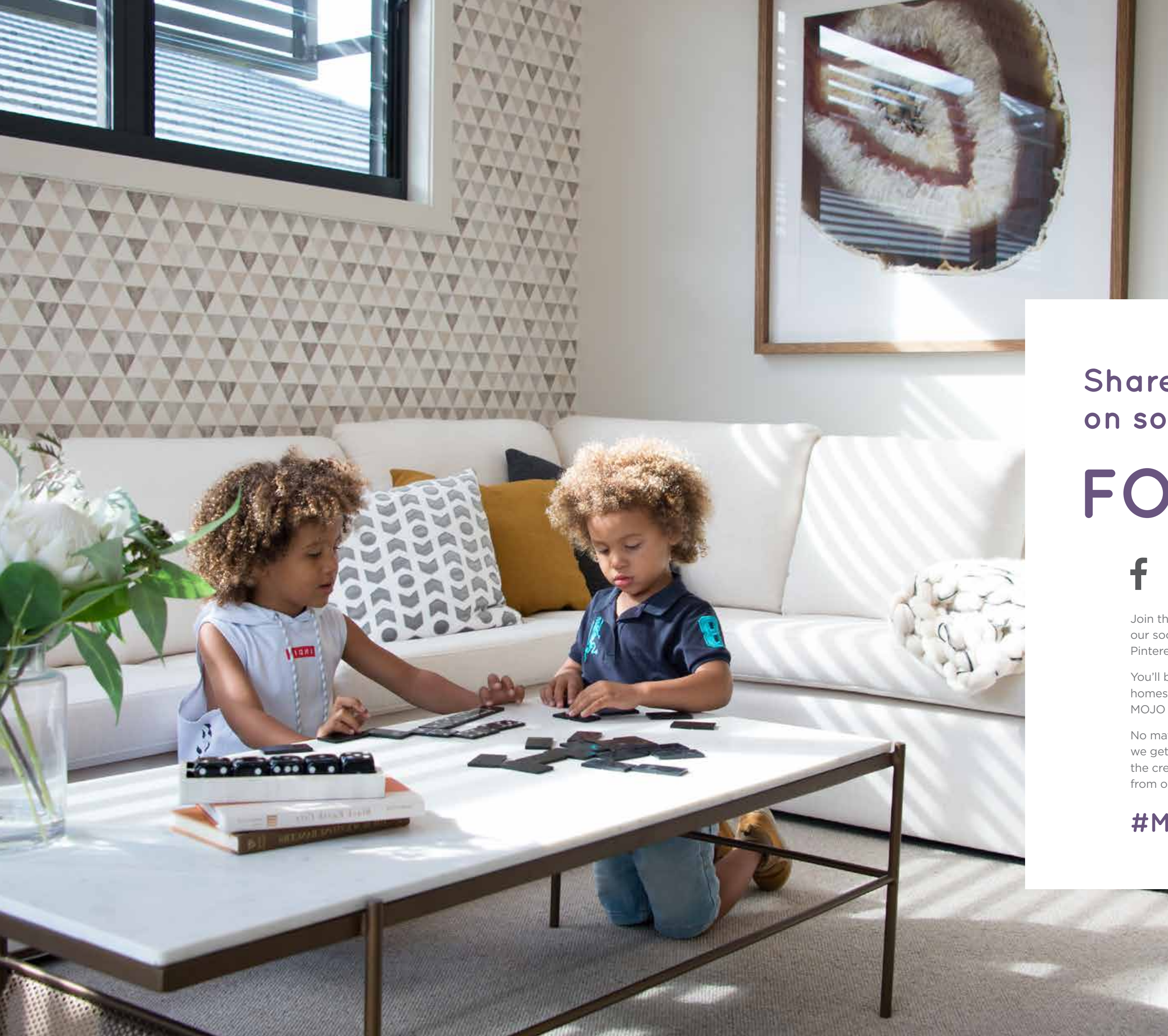
Please see important notice on back cover



— CLASSIC —



— WARATAH —



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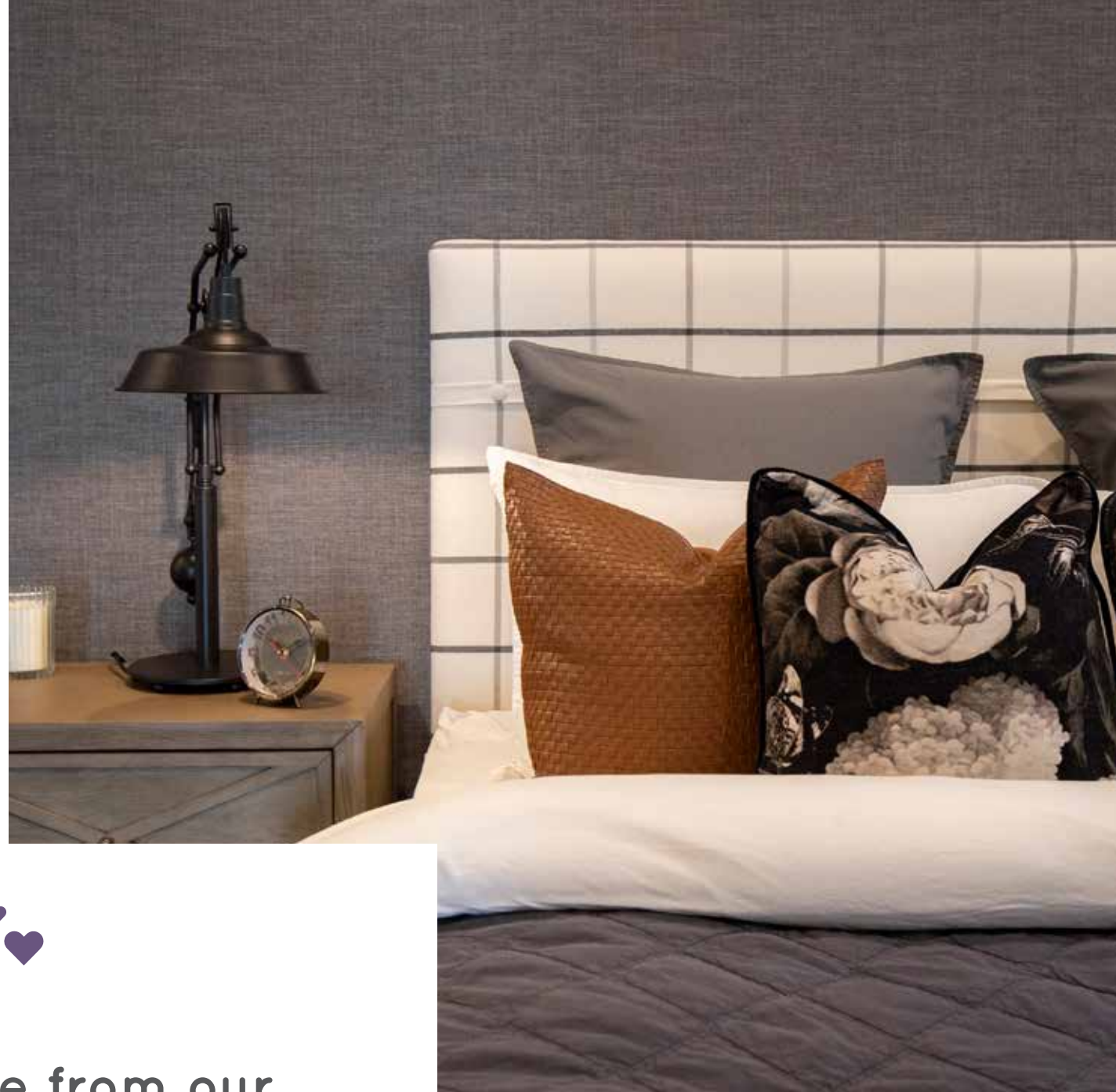


Join the MOJO community by discovering and contributing to our social media accounts on Facebook, Instagram, Houzz and Pinterest.

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



Emily Holdom

We fell in love with our Home after walking through it at HomeWorld Thornton. Our MOJO New Homes Sales Consultant guided us through the tender process and made the selection process easy and transparent! It was so surreal and exciting in the initial stage seeing our dirt turn from a slab to a frame, and within a matter of weeks we had a home. We are so happy with our design and the way our home just flows with our lifestyle.



Ryan Smith

The construction stage has been great. We had virtually no building knowledge, but our friendly and approachable site supervisor has really taken the time to explain what's happening at each stage and it's made us feel so much more informed and comfortable throughout the build so far. We're excited to see the scaffolding come down as the home will look largely finished, externally, and then we can look forward to lock-up and completion of the internals.



Kristy Wright

We absolutely love our MOJO Homes. The Kitchen, Living & Dining area flows so nicely through to the Outdoor Living. We also love that the three spare Bedrooms and Main Bathroom are at the back of the house with the Master Bedroom at the front, offering privacy if we have guests.





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



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



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homes

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1300 006 656

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