

Bespoke

BY BETTER BUILT



YOUR GUIDE TO CUSTOM HOMES

With years of experience in the industry, Better Built Homes have created some of Sydney's most stunning luxury homes. In this style guide, we'll share our expertise in luxury home interior design, modern luxury house design, and luxury acreage home designs. Get ready to be inspired!

If you're after the cream of the crop, the best of the best, and the answers to your luxury home desires, then there's nothing more luxurious than a Custom Home from Better Built Homes. Bespoke by

Better Built is here to help cater to your specific style and needs while taking your dream home from fantasy to reality.

Whether you've got your plans sorted and trying to find a builder or want the full custom builder experience, Bespoke by Better Built is here to help.

Using our same loyal trades, suppliers and Better Built Homes values, you will get an honest and transparent experience like no other.

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ABOUT US

Jayden and Aaron boast extensive experience in the construction industry, spanning over two decades. They embarked on their professional journey as apprentice carpenters and steadily advanced through supervisory and project management positions, eventually becoming Licensed Builders. In 2010, the inception of Better Built Homes took place within the study room of Jayden's dad's home.

Since then, we have witnessed consistent growth, expanding our team from the initial two directors to encompass a dedicated management team. These individuals share our company's vision and passion.

Additionally, our workforce now consists of 40 highly skilled and committed members, all of whom contribute to the establishment's solid foundation.

We take pride in delivering an exceptional customer experience to our clients. This commitment is reflected in the outstanding customer service we provide, as well as premium inclusions and finishes in every home we construct.

Our dedication to excellence has been consistently recognised within the industry. We are proud to have been named the HIA Most Professional Medium Builder of the Year in 2021, 2023, and 2024. In addition, we were honored to be a finalist for the Australian HIA Most Professional Builder Award 2025, further solidifying our reputation for quality craftsmanship, innovative designs, exceptional customer service, and a strong focus on creating dream homes for Australian families.



THE MAYFAIR SPRINGS





THE MAYFAIR SPRINGS



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Welcome to the Mayfair Springs, a stunning 72sq home design that takes inspiration from the Palm Springs movement. With its sprawling layout and luxurious amenities, this home is the epitome of modern living.

As soon as you step inside, you'll be struck by the spaciousness of the main living area. The open-plan design allows for effortless flow between the kitchen, dining, and living areas, making it the perfect space for entertaining guests or simply relaxing with family.

One of the standout features of the Mayfair Springs is the master suite, which is situated on its own on the first floor. This provides an added level of privacy and tranquility, making it ideal for custom acreage properties. The master suite is designed to be a true retreat, with a large walk-in robe, a balinese inspired en-suite bathroom with a soaking tub and double vanity, and access to a private balcony.

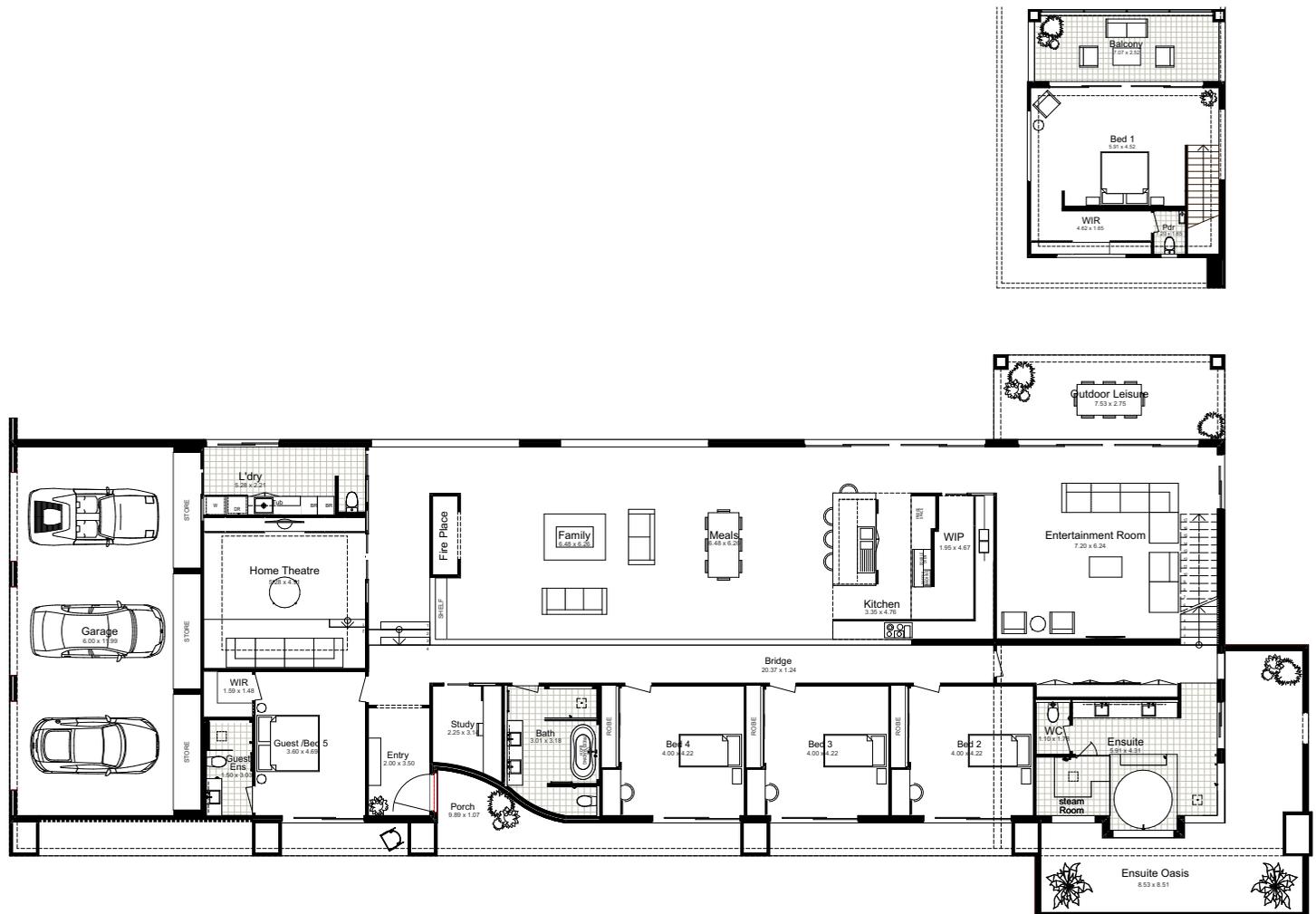
Throughout the home, you'll find this custom design doesn't compromise on style or functionality. From the high-end finishes and fixtures, to the wide-oversized windows, every detail has been carefully considered to ensure the ultimate in modern living.



SUITS ACREAGE LOTS

TOTAL:	665.01m ²
WIDTH:	42.32m
DEPTH:	16.29m
GROUND FLOOR:	226.86m ²
MID FLOOR:	184.72m ²
UPPER FLOOR:	50.80m ²

GARAGE:	78.08m ²
ALFRESCO	20.71m ²
OASIS:	42.31m ²
PORCH:	40.82m ²
BALCONY REAR:	20.71m ²





THE BELMONT MANOR





THE BELMONT MANOR



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Welcome to the Belmont Manor, a stunning custom designed home crafted by Better Built Homes. This luxurious residence offers a perfect blend of practicality and elegance that will leave you in awe.

From the multi-textured materials to the bright and airy tones, this house is designed to impress. The Palm Springs inspired facade is sure to catch your attention with its unique and charming appearance.

One of the key features of the Belmont Manor is its practical floor plan. The layout of the house wraps around the stunning pool area, creating a balanced and tranquil environment. Additionally, the mudroom attached to the laundry and garage provides an excellent space for a quick reset after a long day at work.

The hidden wine cellar is a feature that we absolutely love about this house. Disguised by the cabinetry in the kitchen, the wine cellar is located in the basement level, making it a convenient and easily accessible spot for entertaining guests.

At Better Built Homes, we believe that your dream home should be exactly that - a dream come true. We pride ourselves on our ability to turn your vision into a reality, and the Belmont Manor is a testament to our commitment to excellence.



SUITS ACREAGE LOTS

TOTAL:	588.95m ²
WIDTH:	37.43m
DEPTH:	25.22m
GROUND FLOOR:	447.61m ²

GARAGE:	56.76m ²
ALFRESCO	52.84m ²
PORCH:	10.52m ²
CELLAR:	21.22m ²





THE BARRINGTON





THE BARRINGTON



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Welcome to the Barrington, experience the pinnacle of luxury living. This masterfully crafted custom home is specifically designed to accommodate the lifestyles of busy families. Immerse yourself in the perfect blend of practicality and elegance that will leave you in awe.

Adorned with bright, crisp, and neutral tones, the Barrington will impress all who enter. You'll love the outdoor leisure space complete with a convenient two-way fireplace, perfect for entertaining guests.

Perhaps one of the most remarkable features of the Barrington is its well-thought-out floor plan. Encompassing all the sleeping quarters in the east wing, your family can have uninterrupted movie nights in the home theatre. And that's not all the mudroom conveniently attached to the butler's pantry and garage workshop allows for a seamless end to a busy day.

At Better Built Homes, we are passionate about turning your dream home into a reality. Our commitment to excellence is evident in every square inch of the Barrington, and we would be elated to partner with you in creating your own custom home.





THE ALLANDALE





THE ALLANDALE



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Discover the allure of the Allandale, a distinguished custom floor plan from our Bespoke By Better Built collection. Paying homage to the renowned vineyards of the Hunter Valley, this home is designed for those who appreciate the finer things in life. Nestled amidst the scenic beauty of the Hunter Region or any picturesque vineyard setting, the Allandale is a true gem.

The showstopper of this custom floor plan would not only be the wine cellar on display, but the massive and spacious kitchen to living area featuring a fireplace, billiards room and practical flow between walk in pantry to butlers.

With spacious bedrooms that flow to a segregated area for the kids to play, no one will be fighting for space. Embracing the concept of privacy and comfort, a dedicated guest wing ensures your visitors feel at home. The main bedroom boasts a private patio, providing a tranquil retreat for those moments of reflection or a leisurely morning coffee.

This home screams functionality with the feature of the mudroom. Thoughtfully attached to the garage, providing a space to reset and leave the cares of the outside world behind before stepping into your haven.



SUITS ACREAGE LOTS

TOTAL:	499.52m ²	GARAGE:	44.00m ²
WIDTH:	22.24m	ALFRESCO	22.72m ²
DEPTH:	27.74m	PORCH:	20.41m ²
GROUND FLOOR:	403.27m ²	PATIO:	9.12m ²



Seeking the highest quality every time.

At Better Built Homes, we are dedicated to providing exceptional quality in all aspects of our products and services. We understand that quality is not just a goal but a commitment to our customers, employees, and stakeholders. Our quality commitment is ingrained in our core values and drives our everyday operations.



THE QUALITY & SERVICE COMMITMENT

1. Customer Satisfaction:
We are committed to exceeding customer expectations by delivering products and services that consistently meet or surpass their requirements. We actively seek customer feedback, listen to their needs, and continuously improve our offerings to ensure their utmost satisfaction.

2. Product Excellence:
We strive for excellence in the design, development, and manufacturing of our products. We employ rigorous quality control processes at every stage, from sourcing raw materials to final production, to ensure the highest standards of performance, reliability, and safety.

3. Continuous Improvement:
We believe in a culture of continuous improvement, where every employee is empowered to identify opportunities for enhancement. We encourage innovation, foster a learning environment, and regularly assess and optimize our processes to drive efficiency, effectiveness, and overall quality.

4. Compliance and Ethical Standards:
We adhere to all relevant laws, regulations, and industry standards governing our operations. Our commitment to ethical conduct is unwavering, and we promote responsible business practices throughout our supply chain. We maintain transparency, integrity, and accountability in all our interactions.

5. Employee Development:
We recognise that our employees are vital to our success. We invest in their development, provide comprehensive training, and promote a culture of excellence and teamwork. By fostering a positive work environment, we empower our employees to deliver quality outcomes and encourage their professional growth.

6. Environmental Responsibility:
We understand the importance of environmental sustainability and are dedicated to minimising our ecological footprint. We integrate eco-friendly practices into our processes, promote recycling and waste reduction, and strive to develop products that are energy-efficient and environmentally friendly.

7. Long-term Partnerships:
We value our relationships with suppliers, partners, and stakeholders. We establish mutually beneficial partnerships based on trust, open communication, and shared quality objectives. By collaborating closely with our partners, we ensure that the entire value chain maintains the highest quality standards.

This quality commitment serves as our guiding principle in all our endeavors. We continuously monitor our performance, measure our success, and seek opportunities for further improvement. By upholding these commitments, we aim to be a trusted provider of high-quality products and services, delivering value to our customers and stakeholders while contributing to a better future.

OUR CUSTOM PROCESS

At Better Built Homes we take great pride in building your home as if we were building our own.



1.

Initial Consultation:

The process begins with an initial consultation between the homeowner and the custom home builder. During this meeting, the homeowner discusses their vision, requirements, and budget for their dream home. The builder gathers information about the homeowner's needs, preferences, and desired features.

2.

Design and Planning:

Once the builder has a clear understanding of the homeowner's objectives, the next step is to develop the home's design and create a detailed plan. This stage may involve architects, designers, and engineers who work together to translate the homeowner's ideas into a comprehensive blueprint. The design includes floor plans, elevations, and other architectural details.

3.

Selection of Materials and Finishes:

With the design in place, the homeowner collaborates with the builder to select the materials, fixtures, finishes, and other elements for their custom home. This includes choosing flooring, cabinetry, countertops, lighting fixtures, appliances, and more. The builder may provide guidance and recommendations based on the homeowner's preferences and budget.

4.

Pre-construction Preparations:

Before construction begins, the builder obtains the necessary permits and approvals from local authorities. They may also conduct site surveys, soil tests, and other assessments to ensure the land is suitable for construction. In addition, the builder finalizes the construction timeline and coordinates any necessary subcontractors and suppliers.

5.

Construction Phase:

The construction phase is where the actual building of the custom home takes place. The builder manages all aspects of the construction process, including site preparation, foundation work, framing, electrical and plumbing installations, insulation, drywall, flooring, and interior and exterior finishes. The homeowner may have regular meetings with the builder to track progress and address any questions or concerns.

6.

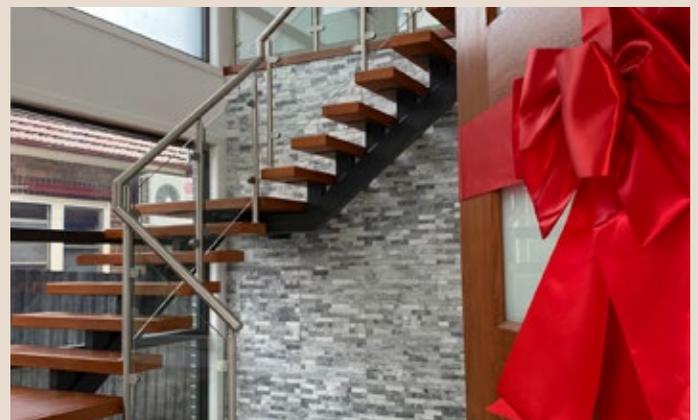
Final Inspections and Quality Checks:

Once the construction is complete, the builder conducts thorough inspections to ensure that all systems, components, and finishes meet the required quality standards. This includes checks for structural integrity, safety, plumbing functionality, electrical connections, and adherence to building codes. Any necessary adjustments or corrections are made at this stage.

7.

Handover and Move-in:

After the final inspections and quality checks, the builder presents the completed custom home to the homeowner. A walk-through is conducted to demonstrate the features, functionality, and operation of various systems and components. The homeowner may also receive important documentation, such as warranties and maintenance instructions. Once the homeowner is satisfied, they can proceed with the move-in process and begin enjoying their new custom home.



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FAQS

Can I bring my own designs?

A: Yes, Better Built Homes will build your home from an existing plan you have had prepared. We will review the plans with our custom home specialists, then meet with you to discuss the design of your new home, the anticipated costs and timeline. Visit our website to learn more about our designs.

What's the cost of building?

A: To classify for our Bespoke experience, the home need to fall into \$750,000 to \$3,000,000 bracket. Our expert team creates stunning custom built homes to suit any block of land and lifestyle. While we have existing customised designs to help get the conversation started, we often start from scratch and design a home that's unique to each client's needs. Most importantly, the cost of your new Bespoke home will be decided on before we enter the approval process, so there are no hidden surprises throughout the journey.

START YOUR CUSTOM JOURNEY

If you're looking to build your own custom home, we would be delighted to help you bring your vision to life. Our team of custom home specialists is dedicated to making the building process as smooth and stress-free as possible, ensuring that you end up with a quality-built home that you'll love for years to come. Get in touch with us today to start your build journey with a quality builder.



QUALIA

INCLUSION LIST

SITE COSTS (based on a standard subdivision block)

Site costs FIXED for up to 1metre of fall, even cut and fill on block up to 700m2

All piling FIXED for up to 1 metre of fall, "M" class site

Service connections for power, gas, water, stormwater and sewer

COLORBOND 3000 litre slimline rainwater tank to comply with BASIX requirements

Rainwater tank connected to all toilets, one garden tap and washing machine taps

DRIVEWAY

Coloured concrete driveway with Plain Crossover (based on 5500mm setback)

NOTE: Excludes layback

CONCRETE SLAB

Concrete house slab to suit "M" classification site designed by an engineer

Concrete slab to alfresco, broom finished with brick pier/s and roof over

Concrete slab to front porch

Rain water tank and Air Conditioning slab integrated with main house slab

TERMITE TREATMENT

TERMGUARD chemical based management system

50 year warranty (subject to conditions)

FRAME

T2 Treated Pine Frames and Trusses

2750mm high ceilings to ground floor and first floor

90mm external stud frames to external walls to ground and first floors

450mm Eaves

90mm external stud frames to external/ internal walls

450mm eaves

300mm engineered floor joist system for double story home

Plasterboard lining to internal Garage walls

WINDOWS

WIDELINE aluminium ASCEND Range windows and sliding doors including security keyed locks

Recessed Sliding/Stacker Doors into Concrete Slab

Obscure glazing to bathrooms, ensuite and powder rooms

Nylon mesh flyscreens fitted to all opening windows, sliding and stacking doors

Note: excludes hinged doors

BRICKS

Better Built Homes Austral Everyday Life, Neutrals, Whitsunday, Wilderness and Urban One ranges

Off white mortar with ironed or flush joints

FASCIA & GUTTER

COLORBOND fascia and guttering with PVC painted downpipes with a charged system

ROOFING

COLORBOND steel roof (custom orb profile) with anticon blanket

INSULATION

Vapour Permeable Wall Wrap behind External Brick Veneer Walls (If Applicable)

FLETCHERS PINK BATTES R2.5 Batts to external walls of habitable space (excludes garage external walls)

FLETCHERS PINK BATTES R5.0 Batts to roof cavity over habitable areas, (excludes floor joists where first floor is above if applicable and garage)

STAIRCASE

Victorian Ash Treads with painted risers with a profiled painted Posts and Balustrade. Nominated Handrails

ENTRY

HUME Entry door in the Newington, Savoy, Verve and Vaucluse ranges 2340mm high x 1200mm wide with paint/stain finish and clear glass to façade

STEEL LINE automatic panel lift garage door

Remote control garage door opener including two hand sets and one wall mounted controller

INTERNAL DOORS

Internal Doors: Hume Doors 2340mm interior door height including linen and robe doors

Internal Doors: Hume Doors from the Accent Range including linen and robe doors

LININGS

Selection of 90mm Cove Cornice, 3 Step Cornice or 4 Step Cornice

MOULDINGS

90 x 19mm Half Splay profile pine skirting and architraves with paint finish

DOOR FURNITURE

Entry Door: GAINSBOROUGH OMNI Back to Back Tri-lever in satin or bright chrome

Other External Doors: GAINSBOROUGH satin or bright chrome lever handles with deadlock

Deadbolt to internal garage door

Internal Doors: GAINSBOROUGH Lever handles from Contractor 100 series, choice of Satin or bright chrome

Privacy to internal garage door, Bed 1 and Wet Areas (excl Laundry)

Wall/door stops to bedrooms, wet areas and living areas (as required)

PAINTING

TAUBMANS ENDURE 3 coat paint system to internal walls, two external paint colours, one internal wall colour, one ceiling colour and one feature wall colour

TAUBMANS Enamel White Gloss paint to doors and internal woodwork

1x Feature wall

SHELVING

4x Melamine shelves to Pantry

4x Melamine shelves to Linen

1x Melamine shelf and hanging rail to robes

1x Tower of 4 drawers and Shelves 608mm to each robe

AIR CONDITIONING

ACTRON Advance INVERTER ducted air conditioning with two zones

ACTRON NEO Digital Controller with Wifi Capability and Mobile App

SOLAR PANELS

6.6kW Photo Voltaic Solar System powered back to Metre Box

GAS CONNECTION

Gas service connection from front boundary to house with provision for hot water system, gas cooktop and one internal heating point

HOT WATER SYSTEM

RINNAI Continuous Flow 26L gas HWS, factory pre-set, recessed into the wall

ELECTRICAL

HILLS HUB structured cabling system with control box to rear wall of Garage

Three phase main power provision

Direct wired smoke detectors with battery back up

Clipsal LED Downlights throughout

LED Strip Lighting to top of Shower Niches

CCTV System with 4 x Micron Cameras

External light point to eaves at external doors (single storey)

External junction box to side of external doors (double storey)

Earth leakage circuit breaker

One light point to each room

2-way switch to stairs (double storey)

IXL Heat/Fan/Light unit to bathroom and ensuite

2 double power points to each room with 1 double power point to bathroom, ensuite & powder room

2 double power points to the kitchen splashback

2 External power points (1 allocated to Rainwater Tank)

Single power points for Garage door opener, Refrigerator, Dishwasher, Kitchen Rangehood

2 Telephone points

2 Free to Air TV points

1 Pay TV point

2 USB phone charging points

Externally ducted powder room fan – ground floor

Bathroom and exhaust fans vented into roof space

4 Zone Hills Alarm System

KITCHEN

40mm CEASARSTONE edging to Kitchen Benchtop from selected colours

40mm CEASARSTONE edging and Waterfall Ends from selected colours

Upgraded Deluxe/Mineral M1 Range Stone from CEASARSTONE to Kitchen and Water Fall Ends (if applicable)

Custom made Polyurethane 500 Series Kitchen cabinetry doors and panels with wide selection of colours

Overhead cupboards completed with bulkhead above including cornice

Soft Close drawers and doors with builders range designer handles

Cutlery tray

Franke Bow Undermount Sink

Choice of Tiled or Glass (Flat Colour) splashback to underside of overhead cupboards (excludes returns)

Kickboards to match Kitchen or Brushed Aluminium

Cold Water Fridge Point

Kitchen Range hood ducted externally

VANITY UNITS

20mm CEASAR STONE benchtops from selected colours

Upgraded Deluxe/Mineral M1 Range Stone from CEASARSTONE to Vanity Tops

Custom made LAMINEX FORMICA® gloss laminated doors with PVC edging

Soft Close drawers and doors with builders range designer handles

Wall Hung Vanity Cabinetry

Tiled splashback above all vanities

Polished edge, frameless mirrors above vanities

Your choice of either a:

- ROCA 'THE GAP' Range Above Counter Series
- KADO LUX semi inset basin
- ROCA DIVERTA inset vanity basin

LAUNDRY SINK AND MIXER

Laundry Fitout which includes Cabinetry to the base (up to 2.1m) and broom cupboard.

Franke Bow Bxx 210-50 Single Bowl Undermount Sink to Laundry

Custom made Polyurethane 500 Series Laundry cabinetry doors and panels with wide selection of colours

20mm CEASARSTONE benchtop from selected colours

Upgraded Deluxe/Mineral M1 Range Stone from CEASARSTONE to Laundry Benchtop

Soft Close drawers and doors with builders range designer handles

BATHS

Freestanding Bath (Select from Posh Solus 1780mm, Kado Lux Oval 1750mm OR Posh Domaine 1700 BTW)

SHOWER SCREENS

Custom made Frameless shower screens with Chrome patch fittings

TOILET SUITES

In-Wall toilets complete with Hideaway Cistern, Face fix buttons HIDEAWAY Rectangle ABS and selection from LAUFEN Pro Rimless, ROCA Meridian OR KADO Lux Pans

TAPWARE

GROHE Essence OR Kado Era Selected Ranges Tapware throughout to Bathrooms, Ensuite, Powder Rooms/WC (if applicable)

GROHE Smrtactive/Tempesta OR Kado Era Selected Ranges Shower rails or rain shower heads

Franke Steel Pull Out & Spray Chrome Sink Mixer to Kitchen

Scala Sink Mixer Chrome to Laundry

BATHROOM ACCESSORIES

GROHE Essentials OR Kado Era Selected Ranges of towel rails, towel rings and toilet roll holders

MILLI Mood Heated Towel Rail 800 x 1100 to Bathroom and Ensuite

KITCHEN APPLIANCES

Dishwasher: Choice of one of the following;

- Fisher & Paykel DW60U4I2 600mm Fully Integrated Dishwasher
 - Fisher & Paykel DD60DI9 600mm Fully Integrated Dishwasher
-

Rangehood: Choice of one of the following;

- Fisher & Paykel HP90IDCHX4 900mm externally ducted Integrated Rangehood
 - Fisher & Paykel HP90IC SX4 900mm externally ducted Integrated Rangehood
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Cooktop: Choice of one of the following;

- Fisher & Paykel CG905DNGGB4 900mm gas on glass 5 burner Cooktop
 - Fisher & Paykel CI905DTB4 900mm Induction Cooktop
-

Oven: Choice of one of the following;

- Dual Fisher & Paykel OB60SMPTDB1 600mm Pyrolytic built in Ovens (x2)
 - Fisher & Paykel OB90S9MEX3 900mm Electric built in Oven
 - Fisher & Paykel 900mm electric upright multifunction Pyrolytic oven in either Black or White with a 5 burner gas cooktop.
-

Microwave: Choice of one of the following;

- Fisher & Paykel OM25BLSB1 600mm built in microwave with trim kit (Black)
 - Fisher & Paykel OM25BLSX1 600mm built in microwave with trim kit (Chrome)
-

WET AREA TILING

Wall and floor tiles to wet areas from Better Built Homes Lumino Inclusion Range

Underfloor Heating to Bathroom and Ensuite ONLY

Recessed Wet Areas to Bathroom, Ensuite, Laundry and WC/Powder (if applicable)

Tiled niche to shower where nominated on plans

Floor to Ceiling Tiling in Bathroom, Ensuite WC, and Guest (if applicable); skirting tiles to Laundry.

Laundry tile heights: Laundry tub splashback height of 600mm with 150mm skirting tiles to remainder

Smart Tile Floor Wastes

FLOOR COVERINGS

Floor tiles from Better Built Homes Lumino Inclusion range to entry, hallway, kitchen, meals and family

Floor tiles Better Built Homes range to Front Porch and Alfresco

Carpet to remainder of home to be selected from Skyway, Savanna, Wild River, Pacific and Eureka ranges.

Provide a Flat Colour EPOXY Floor finish to Garage

OTHER SERVICES INCLUDED

One on One designated liaison directly with Inhouse Designer

1 x Lifesize Plan Appointment accompanied by in house Designer

Interior design/stylist selections inclusive of Initial Consultation, Internal/External Selections, Kitchen Selections, Tile Selections

Preparation of a detailed contour survey

Quality Assurance Program with inspections carried out at critical stages of the build

Preparation of a detailed contour survey

Soil testing and structural engineers design

Full working drawings for construction

Standard development application, preparation and application fees

Standard water connection fees and water board approvals

Home Owners Warranty Insurance, Public Liability Insurance and Contract Works Insurance.

Professional house clean prior to handover

6 year structural warranty





Bespoke

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11.03.2025



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H O M E S