



better built

HOMES



THE SOPHIA

THE DUPLEX SERIES

DUPLEX DESIGNS CAN ONLY BE DESIGNED FOR SPECIFIC LOT SIZES AND ZONING

WELCOME TO THE SOPHIA

The Sophia is a clever duplex design that offers two thoughtfully planned homes under one roof perfect for families, multi-generational living, or dual-income opportunities. With its smart layout and focus on functionality, the Sophia brings comfort and convenience to everyday living.

Each home features practical, well-zoned spaces designed to suit the needs of modern households. From cosy movie nights in the private home theatre to weekend chores made easier with a direct external sliding door to the laundry, every detail is made to simplify life.

One of the standout features is the separate water closet, a game-changer for busy families with older kids. It allows multiple people to use bathroom spaces at the same time, helping to avoid those daily arguments and keep the peace in the morning rush.

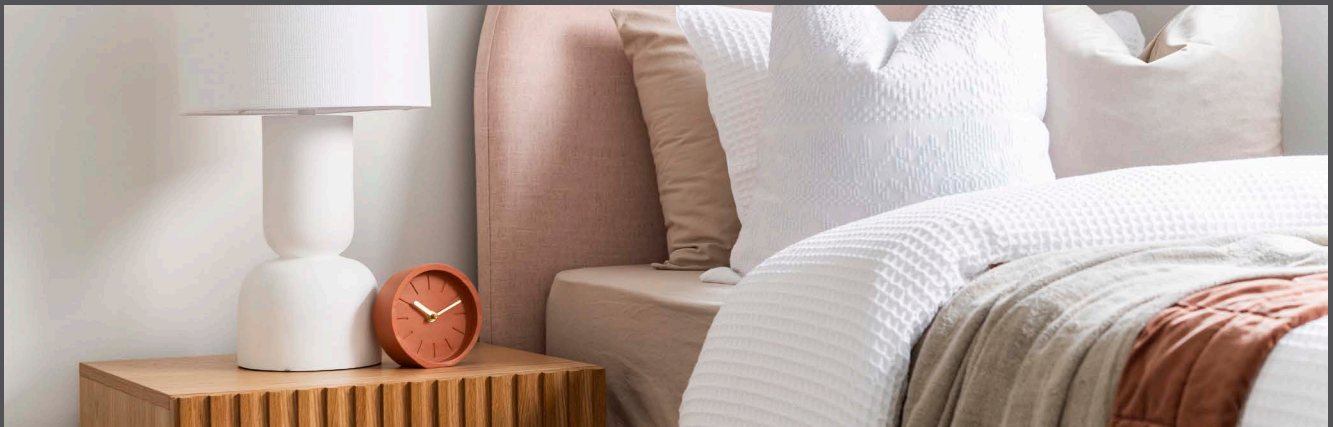
Upstairs, the rumpus room offers a dedicated space for kids to relax, study, or hang out with friends, creating a second living zone that keeps the whole family happy.

Whether you're building to live in, lease out, or both, the Sophia delivers value and versatility in a streamlined, modern design.



SOPHIA 48

The Sophia 48 is a functional spaces tailored to meet the demands of modern living. Whether it's enjoying a cosy movie night in your private home theatre or tackling weekend chores with ease thanks to a direct external sliding door to the laundry, every detail is crafted to make daily life more convenient.



SUITS 15m LOTS

TOTAL:	452.16m ²
WIDTH:	14.98m
DEPTH:	20.07m

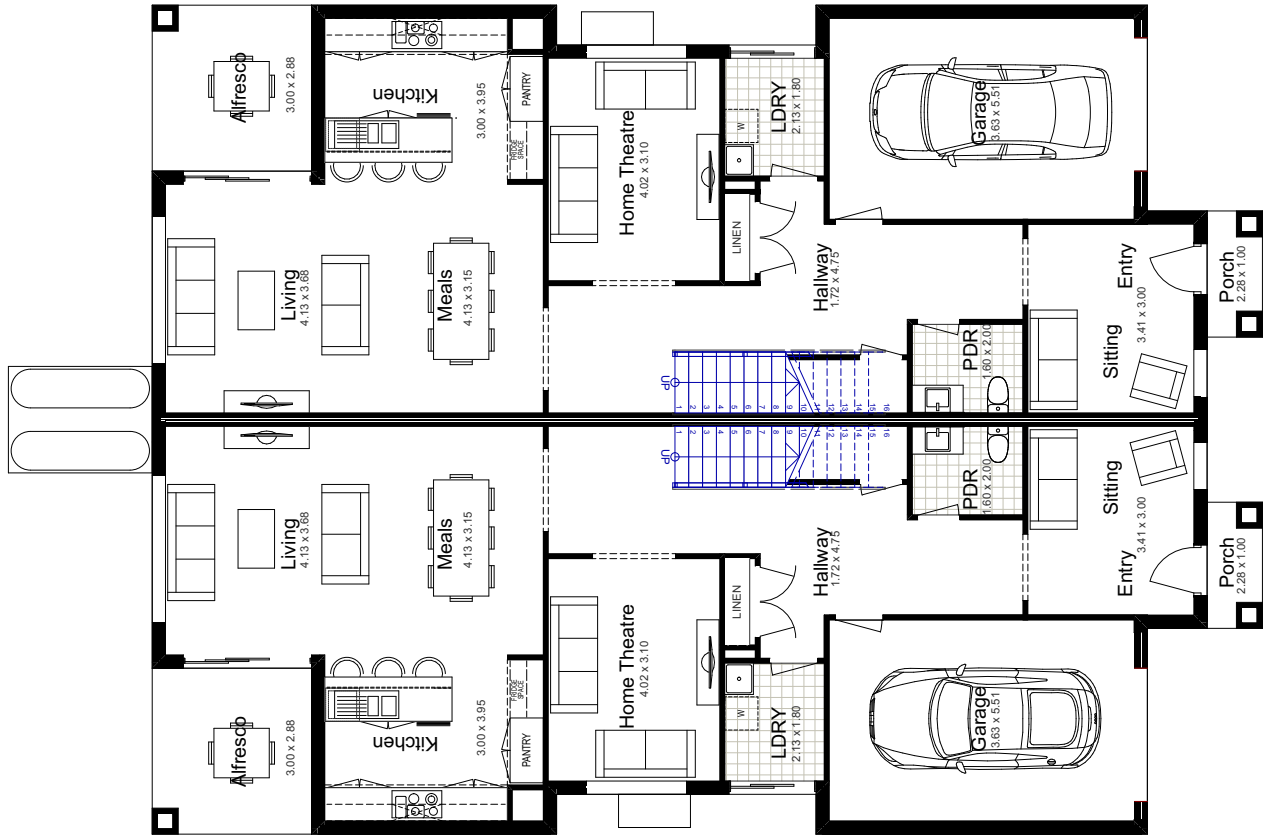
UNIT A

TOTAL:	226.08m ²
GROUND FLOOR:	104.42m ²
FIRST FLOOR:	88.31m ²
GARAGE:	22.43m ²
PORCH:	2.28m ²
ALFRESCO:	8.64m ²

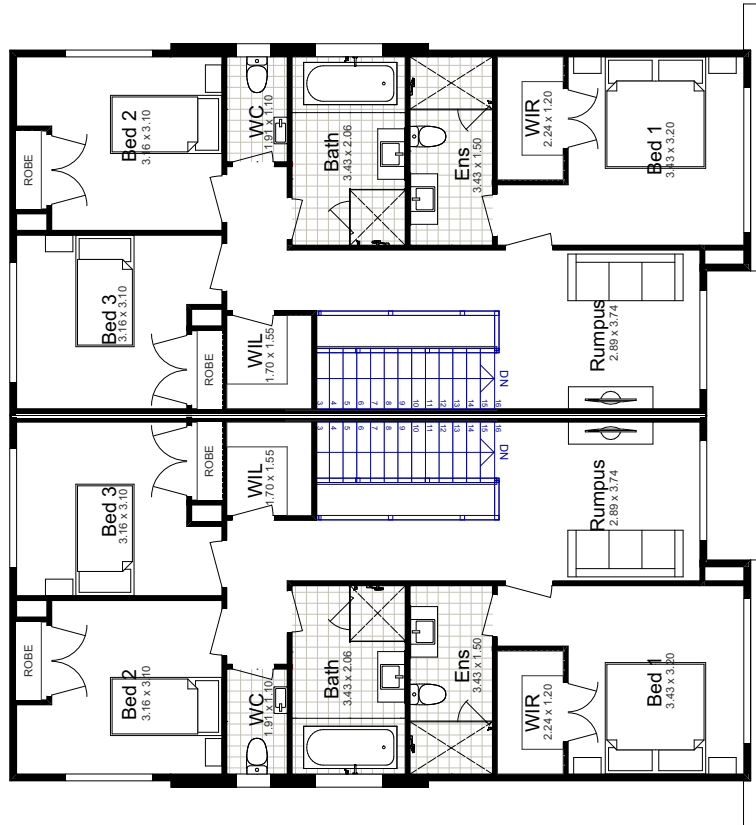
UNIT B

TOTAL:	226.08m ²
GROUND FLOOR:	104.42m ²
FIRST FLOOR:	88.31m ²
GARAGE:	22.43m ²
PORCH:	2.28m ²
ALFRESCO:	8.64m ²

GROUND FLOOR



FIRST FLOOR



3



2.5



1

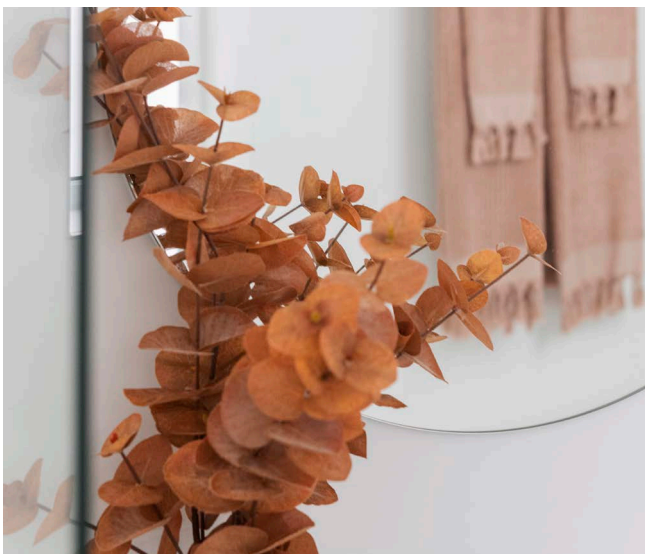


5

*Please note, the number of rooms listed is per unit, not for the entire duplex design.

FACADE OPTIONS

TRADITIONAL



Façade Images shown on our brochures may feature alternative upgrades. Upgraded finishes are not included in the standard range or house design and should be used as a guide only. Plan dimensions, sizes & square metres will vary dependent on the chosen house façade & design. Better Built Homes reserves the right to revise plans, specifications & prices without notice or obligation. All plans are a Copyright of Better Built Homes. Please consult your sales consultant for a full list of standard inclusions & façade options.

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HOMES

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Quality
ISO 9001
SAI GLOBAL



iCIRT
from Equifax

★★★★★
LAST RATED JUN 2024