auna + BOLD LIVING

GAYTHORNE
MATSON STREET



Lennox 336

Ultra modern facade

5 Bed | 3 Bath | 3 Living | 2 Car

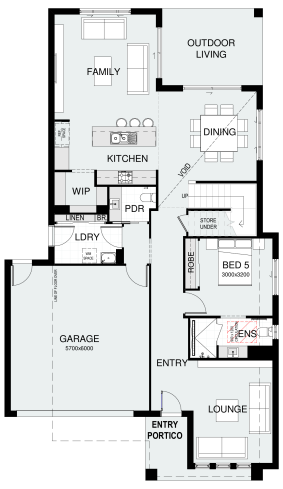
LAND	HOME	EST. LAND REGISTRATION
408m²	336.1m²	January 2027

HOME ONLY TURNKEY PACKAGE

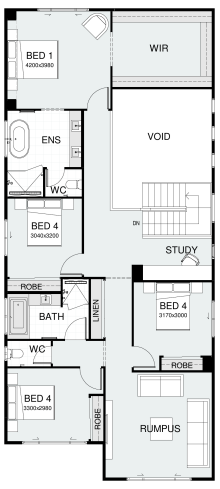
$745,000

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. $50,000 personalisation allowance for eligible upgrades selected at Studio Bold
2. 3040mm ceilings to the ground floor and 2740mm upstairs
3. SMEG appliances and Caesarstone benchtops throughout
4. Ducted air conditioning with upgraded AirTouch 5
5. Custom window furnishings, tiled outdoor area and driveway

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

B.E Property · beproperty.au

Price supplied by Bold Living (effective 14 October 2026) and assumes H1 site costs. Home only price; land is sold separately and the builder's building contract is entered into directly with Bold Living. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Buyers should rely on their own enquiries and the builder's contract documents.

auna + BOLD LIVING

GAYTHORNE
MATSON STREET



Maverick 327

Scandi facade with rendered lower level

5 Bed | 2 Bath | 3 Living | 2 Car

LAND	HOME	EST. LAND REGISTRATION
408m²	327.9m²	January 2027

HOME ONLY TURNKEY PACKAGE
$750,000
Land sold separately

FLOOR PLAN



GROUND FLOOR FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. $45,000 personalisation allowance for eligible upgrades selected at Studio Bold
2. 3040mm ceilings to the ground floor and 2740mm upstairs
3. SMEG appliances and Caesarstone benchtops throughout
4. Ducted air conditioning with upgraded AirTouch 5
5. Custom window furnishings, tiled outdoor area and driveway

Detailed inclusions list available on request.

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auna + BOLD LIVING

GAYTHORNE
MATSON STREET



Zeus 300

Hampton facade with rendered lower level

4 Bed | 2 Bath | 3 Living | 2 Car

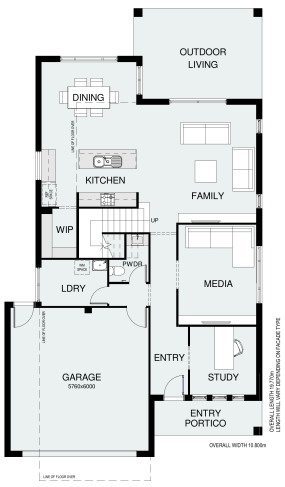
LAND	HOME	EST. LAND REGISTRATION
408m²	300.6m²	January 2027

HOME ONLY TURNKEY PACKAGE

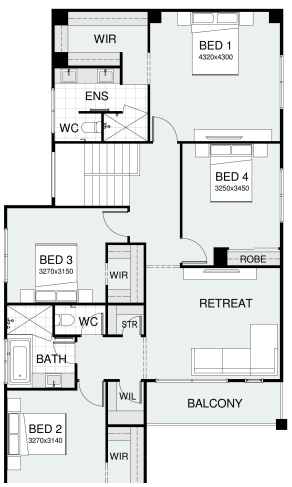
$699,500

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. $45,000 personalisation allowance for eligible upgrades selected at Studio Bold
2. 3040mm ceilings to the ground floor and 2740mm upstairs
3. SMEG appliances and Caesarstone benchtops throughout
4. Ducted air conditioning with upgraded AirTouch 5
5. Custom window furnishings, tiled outdoor area and driveway

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

B.E Property · beproperty.au

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GAYTHORNE
MATSON STREET



Zeus 363

Modern facade with rendered lower level

5 Bed | 3 Bath | 3 Living | 2 Car

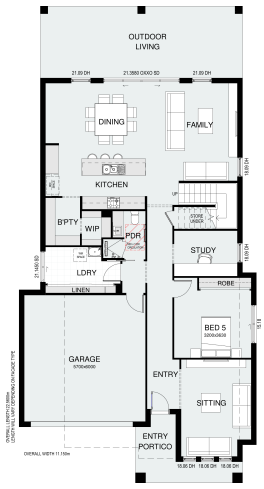
LAND	HOME	EST. LAND REGISTRATION
408m²	363.7m²	January 2027

HOME ONLY TURNKEY PACKAGE

$825,000

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. $55,000 personalisation allowance for eligible upgrades selected at Studio Bold
2. 3040mm ceilings to the ground floor and 2740mm upstairs
3. SMEG appliances and Caesarstone benchtops throughout
4. Ducted air conditioning with upgraded AirTouch 5
5. Custom window furnishings, tiled outdoor area and driveway

Detailed inclusions list available on request.

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Price supplied by Bold Living (effective 14 October 2026) and assumes H1 site costs. Home only price; land is sold separately and the builder's building contract is entered into directly with Bold Living. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Buyers should rely on their own enquiries and the builder's contract documents.

auna + Chapter by PILGRIM

GAYTHORNE
MATSON STREET



Arden

Form facade

5 Bed | 3 Bath | 2 Living | 2 Car

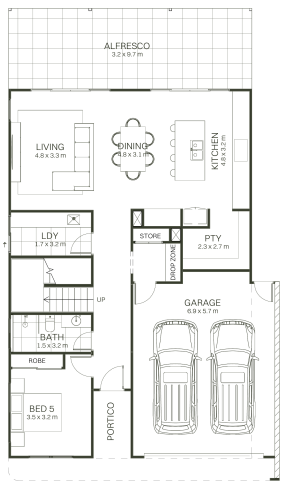
LAND	HOME	EST. LAND REGISTRATION
408m²	341m²	January 2027

HOME ONLY TURNKEY PACKAGE

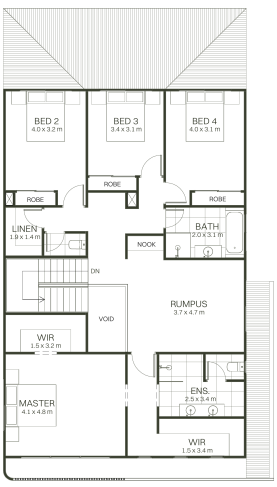
$885,680

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. 2720mm ground floor ceilings with 2400mm high windows and doors
2. 40mm waterfall stone island, stone splashback and 20mm stone vanities
3. SMEG 900mm oven, induction cooktop and integrated dishwasher
4. Zoned ducted air conditioning with MyAir control
5. Exposed aggregate driveway and paths, tiled alfresco and portico

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

B.E Property · beproperty.au

Price supplied by Chapter Homes (October 2026) and assumes a lot with up to 500mm fall across the building pad. Home only price; land is sold separately and the builder's building contract is entered into directly with Chapter Homes. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Buyers should rely on their own enquiries and the builder's contract documents.

auna + Chapter by PILGRIM

GAYTHORNE
MATSON STREET



Onyx

Solace facade

4 Bed | 3 Bath | 3 Living | 2 Car

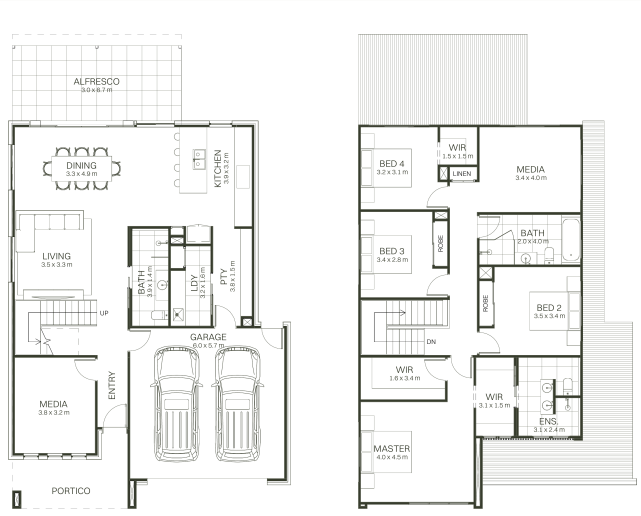
LAND	HOME	EST. LAND REGISTRATION
408m²	304m²	January 2027

HOME ONLY TURNKEY PACKAGE

$799,420

Land sold separately

FLOOR PLAN



GROUND FLOOR FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. 2720mm ground floor ceilings (2550mm upstairs)
2. 40mm waterfall stone island, stone splashback and 20mm stone vanities
3. SMEG 900mm oven, induction cooktop, concealed rangehood and integrated dishwasher
4. Ducted air conditioning
5. Exposed aggregate driveway and paths, porcelain tiled alfresco and portico

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

B.E Property · beproperty.au

Price supplied by Chapter Homes (October 2026) and assumes a lot with up to 500mm fall across the building pad. Home only price; land is sold separately and the builder's building contract is entered into directly with Chapter Homes. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Buyers should rely on their own enquiries and the builder's contract documents.

auna + BOLD LIVING

GAYTHORNE
LOT 100 · MATSON STREET



Avery 207

Scandi facade with full render

4 Bed | 2 Bath | 2 Living | 2 Car

LAND	HOME	EST. LAND REGISTRATION
399m²	207.2m²	January 2027

HOME ONLY TURNKEY PACKAGE
$515,000
Land sold separately

FLOOR PLAN



FLOOR PLAN

INCLUSIONS HIGHLIGHTS

1. $30,000 personalisation allowance for eligible upgrades selected at Studio Bold
2. 2740mm ceilings and 2340mm feature doors
3. Ducted air conditioning with AirTouch 5
4. SMEG appliances and Caesarstone benchtops throughout
5. Custom window furnishings, tiled outdoor area and driveway

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691 B.E Property · beproperty.au

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auna + metricon

GAYTHORNE
LOT 100 · MATSON STREET



Marion 29 LE

Rockport facade

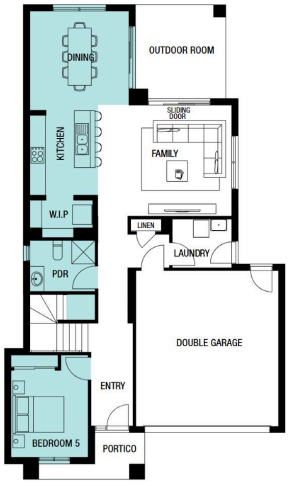
5 Bed | 3 Bath | 2 Living | 2 Car

LAND
399m²

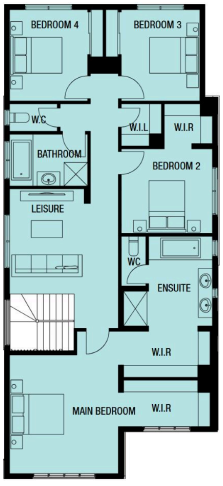
EST. LAND REGISTRATION
January 2027

HOME ONLY TURNKEY PACKAGE
$567,709
Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Build over rear for a larger first floor, plus Bedroom 5 downstairs
2. Stone benchtops to kitchen and bathrooms, 900mm appliances and soft-close cabinetry
3. Increased ceiling and door heights with an upgraded front entry door
4. Ducted air conditioning
5. Floor coverings throughout and exposed aggregate driveway, porch and path

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691 B.E Property · beproperty.au

Price supplied by Metricon Homes (indicative, October 2026) and includes the design options shown. Home only price; land is sold separately and the builder's building contract is entered into directly with Metricon. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Shaded areas on the floor plan show the design options included in the price. Buyers should rely on their own enquiries and the builder's contract documents.

auna + metricon

GAYTHORNE
MATSON STREET



Fintona 32A LE

Deakin facade

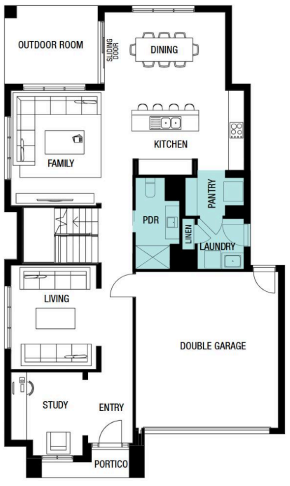
4 Bed | 3 Bath | 3 Living | 2 Car

LAND
408m²

EST. LAND REGISTRATION
January 2027

HOME ONLY TURNKEY PACKAGE
$646,029
Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Build over rear with balcony for a larger main suite with private balcony
2. Stone benchtops to kitchen and bathrooms, overhead cabinets and soft-close cabinetry
3. European designed appliances
4. Increased ceiling and door heights with an upgraded front entry door
5. Ducted air conditioning and floor coverings throughout

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

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auna + metricon

GAYTHORNE
MATSON STREET



Marion 29 LE

Oceanic facade

4 Bed | 2 Bath | 2 Living | 2 Car

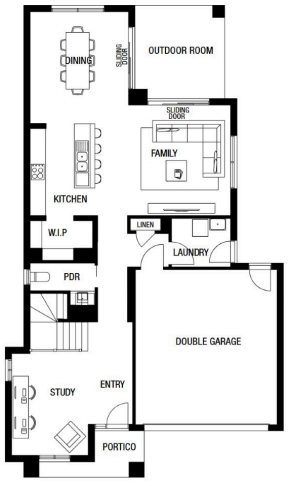
LAND	HOME	EST. LAND REGISTRATION
408m²	265.7m²	January 2027

HOME ONLY TURNKEY PACKAGE

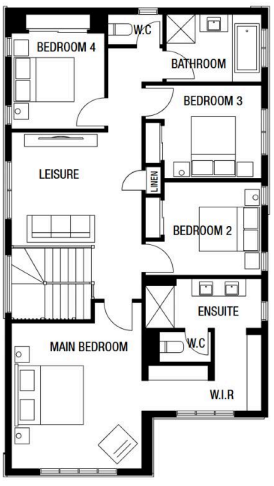
$573,559

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Stone benchtops to kitchen and bathrooms, 900mm appliances and soft-close cabinetry
2. Increased ceiling and door heights with an upgraded front entry door
3. Ducted air conditioning
4. Floor coverings throughout
5. Exposed aggregate driveway, porch and path

Detailed inclusions list available on request.

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auna + metricon

GAYTHORNE
MATSON STREET



Marion 34 Mk2 LE

Princeton facade

4 Bed | 3 Bath | 3 Living | 2 Car

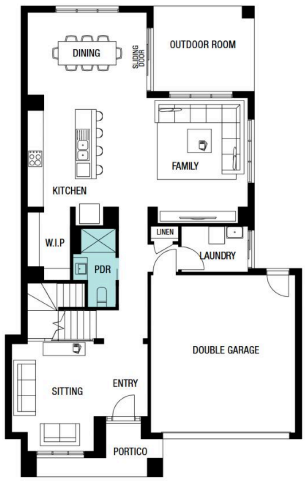
LAND	HOME	EST. LAND REGISTRATION
408m²	325.6m²	January 2027

HOME ONLY TURNKEY PACKAGE

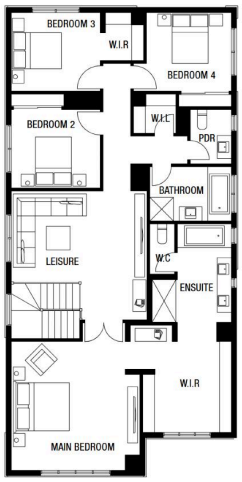
$629,779

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Family room, sitting room and upstairs leisure for three separate living zones
2. Stone benchtops to kitchen and bathrooms, 900mm appliances and soft-close cabinetry
3. Increased ceiling and door heights with an upgraded front entry door
4. Ducted air conditioning
5. Floor coverings throughout and exposed aggregate driveway, porch and path

Detailed inclusions list available on request.

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auna + metricon

GAYTHORNE
MATSON STREET



Merricks 28 LE

Nordic facade

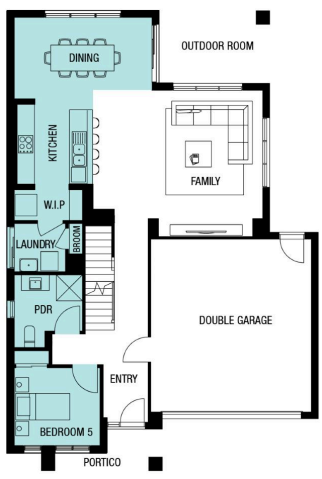
5 Bed | 2 Bath | 2 Living | 2 Car

LAND
408m²

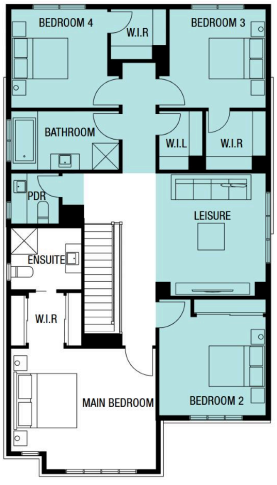
EST. LAND REGISTRATION
January 2027

HOME ONLY TURNKEY PACKAGE
$592,339
Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Build over rear for a larger first floor, plus Bedroom 5 downstairs
2. Stone benchtops to kitchen and bathrooms, 900mm appliances and soft-close cabinetry
3. Increased ceiling and door heights with an upgraded front entry door
4. Ducted air conditioning
5. Floor coverings throughout and exposed aggregate driveway, porch and path

Detailed inclusions list available on request.

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Price supplied by Metricon Homes (indicative, October 2026) and includes the design options shown. Home only price; land is sold separately and the builder's building contract is entered into directly with Metricon. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Shaded areas on the floor plan show the design options included in the price. Buyers should rely on their own enquiries and the builder's contract documents.

auna + OMNI Built Homes

GAYTHORNE
MATSON STREET



Ashgrove

Upgraded facade

5 Bed | 3 Bath | 3 Living | 2 Car

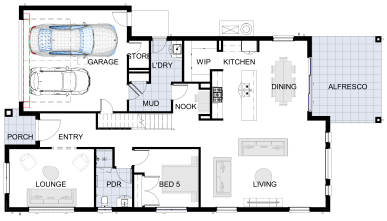
LAND	HOME	EST. LAND REGISTRATION
408m²	395m²	January 2027

HOME ONLY TURNKEY PACKAGE

$799,782

Land sold separately

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

INCLUSIONS HIGHLIGHTS

1. Five bedrooms, three bathrooms and a 395m² home
2. Ducted air conditioning
3. Fisher & Paykel 900mm freestanding cooker, dishwasher and microwave
4. 40mm Mineral Surface island bench and 2590mm ground floor ceilings
5. Freestanding baths to bathroom and ensuite, plus floor coverings and driveway

Detailed inclusions list available on request.

MORGAN LEWIS · 0480 841 691

B.E Property · beproperty.au

Price supplied by OMNI Built Homes (15 October 2026) as an estimate, not a fixed price, and includes the upgraded facade, M class slab, floor coverings, ducted air conditioning and driveway. Home only price; land is sold separately and the builder's building contract is entered into directly with OMNI Built Homes. Prices, inclusions and designs are subject to change, site conditions, council and covenant approval. Images and floor plans are indicative only and may show items not included. Buyers should rely on their own enquiries and the builder's contract documents.