



FORMAT HOMES DISPLAY VILLAGE
485 TAPLEYS HILL ROAD, FULHAM GARDENS



Format
HOMES



dream big build better

Format Homes is a South Australian family business, building great homes for over two decades. We've been awarded South Australia's Best Medium Home Builder five years in a row, and with good reason. The industry and families alike recognise that our customer service, designs and quality are up there with the very best.

We're also proud to offer a higher 'standard'. The features and inclusions we include as standard in our homes are considered luxury options by many other builders.

Take a look around. We welcome your ideas, and we'd like you to view our plans as the perfect starting point towards an amazing home.

MAKE
YOURSELF
AT HOME.







THE BELLAGIO BY FORMAT HOMES.

Living 223; Garage 38; Porch 5; Alfresco 21 TOTAL: **287** (30.sqs)
Width 17.3; Depth 18.4



4 BEDS



2 BATHROOMS



1 LIVING AREA



1 LOUNGE AREA



2 CARS

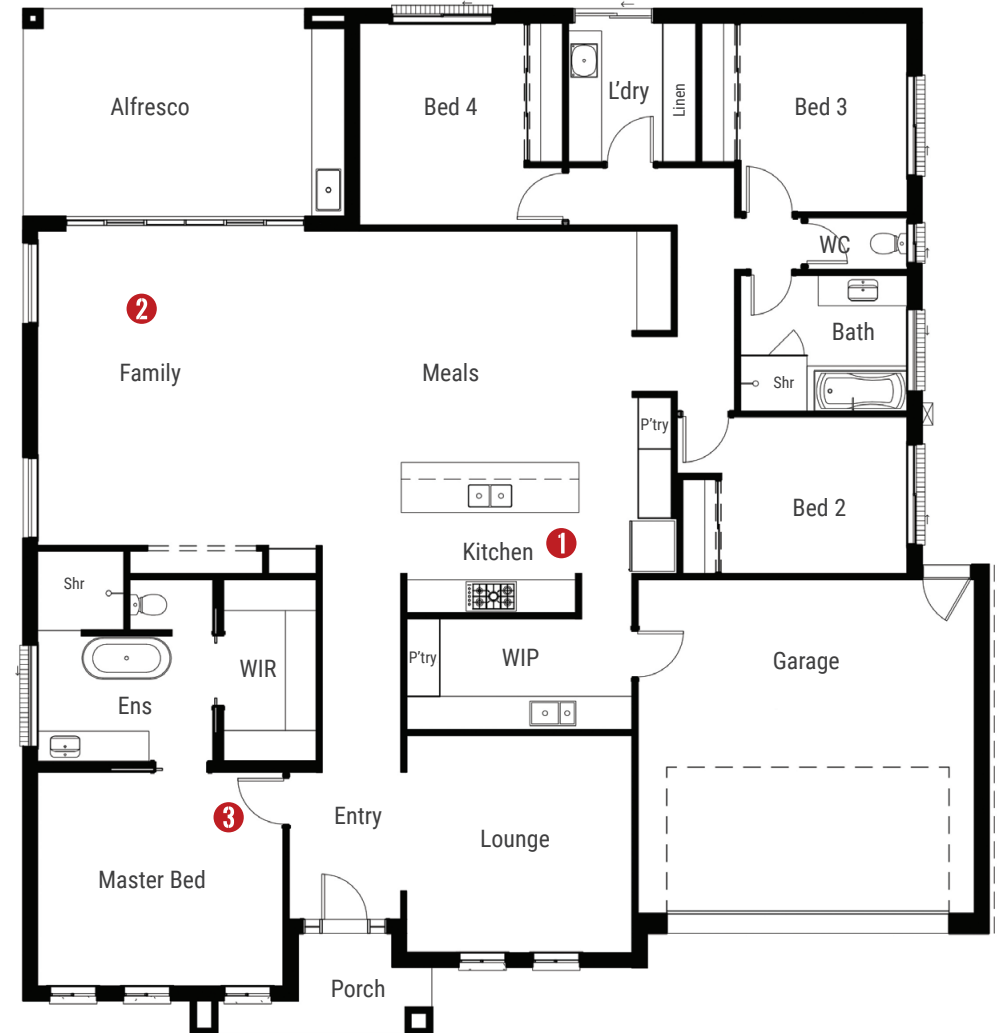


ALFRESCO

A GRAND HOME WITH AN IMPOSING PRESENCE.

A corner block, wide street frontage, or a large patch of land in the country – a big block is a luxury in itself, deserving the Bellagio, a spacious home design for wide open spaces.

The impressive entry leads to an enormous open-plan lounge and a massive living area that opens to a large alfresco outdoor area. Three of the four bedrooms have built-in robes, while the master boasts a large WIR and spacious ensuite. The beautiful kitchen overlooks the combined dining and family room, perfect for entertaining. Ideal for families, the Bellagio offers plenty of room and includes ample storage space and a large garage. Enjoy these features and more!





Pictures for illustrative purposes only.

THE LUXOR BY FORMAT HOMES.

Living (Lower) 166; (Upper) 125; Garage 39; Porch 5; Alfresco 18;
Balcony 7 TOTAL: **360** (38.8 sqs) Width 13.1; Depth 19.7



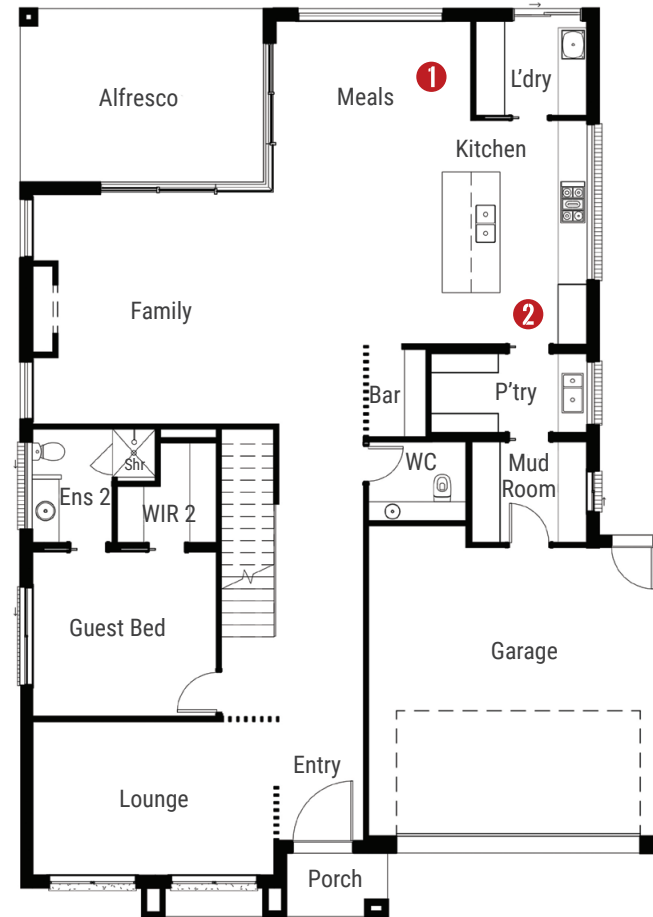
-  4 BEDS
-  3.5 BATHROOMS
-  1 LIVING AREA
-  1 LOUNGE AREA
-  RUMPUS ROOM
-  STUDY
-  2 CARS
-  ALFRESCO
-  BUTLER'S PANTRY

A GRAND CONCEPT FOR EXTENDED LIVING.

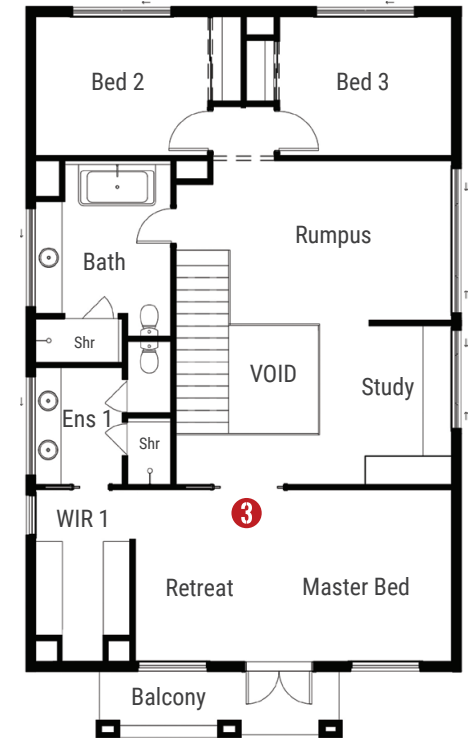
The Luxor is a luxurious two-storey retreat that promises a lifestyle of comfort and elegance. Designed to fit narrow allotments as slim as 12.5 meters, it offers spacious living without compromise.

Imagine mornings in a grand kitchen with a walk-in pantry, flowing seamlessly into an indoor/outdoor family area perfect for relaxed gatherings. With four bedrooms plus a study, the Luxor offers room for everyone to work, play, and unwind. The two master suites, each with walk-in robes and ensuites, provide private sanctuaries. Experience the ultimate blend of style and practicality in a home designed for modern family living.

Ground Floor



Second Story



DREAM BIG, BUILD BETTER

**THE FORMAT HOMES ADVANTAGES DELIVER
PEACE OF MIND AND A HOME YOU'LL BE PROUD OF.**



2000 Homes / 20 years
building experience.



A higher level of standard
inclusions for you to enjoy.



Attention to detail for
your peace of mind.



Every plan designed and
flexible to fit your lifestyle.



Commercial strength steel
frames by Truecore.

FORMAT HOMES

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See the Bellagio and
Luxor designs at our Fulham
Gardens Display Village at
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