

EMPAK HOMES

Design Range



www.empak.com.au



A third generation family owned and operated residential building and land development company Empak Homes was founded in Millicent trading in 1945 as NS & EM Mitchell. From these humble beginnings of home offices, handwritten orders and manual calculations the company has grown significantly and are now proud to be based in Mount Gambier whilst continuing to serve the Limestone Coast and Western Victoria.

"It's great working with a company who has got it right through experience. No hidden costs."

S. Bennett, Mount Gambier



We take great pleasure in both supporting and being supported by local consultants, contractors and suppliers from right across the Limestone Coast and Western Victoria. These strong relationships, built across decades, ensure prompt, efficient and thoughtful service. Clients are unencumbered with respect to the range of materials, fixtures and finishes from which they can select, and having done so they can rest assured that the quality and durability of these goods and services are strongly backed by Empak Homes and their dedicated network.

Whether building on your land or ours, **our strength lies in individual design and in carefully considering your allotment, your budget and your personality.** In viewing this range of plans, please note that they are intended more as a start than an end point. It does good design no justice to drop floor plans on allotments because they have an attractive facade - much more considered thought is required. **With Empak Homes you are deeply engaged in the design process in-house and with management, ensuring that you feel fully supported from the moment pencil hits paper right through to accepting your keys at handover.**



Our clients have always been and today remain our greatest asset. As we approach 3,000 satisfied customers across the region we never forget that your word of mouth is our most precious commodity.



"Empak took all the stress out of building and made it a pleasure."

D. Kelly, Millicent

Thank you for taking the time to consider Empak Homes a truly local family company of unrivalled experience who are proud to have been part of the Limestone Coast and Western Victoria since 1945.

**Shop 3/4, 125 North Terrace
Mount Gambier SA 5290**

Phone: 08 8725 7066

Email: admin@empak.com.au

www.empak.com.au

Please note:
Floorplans in this brochure are sequenced from smallest to largest based on their living area.





Imagine waking up to views of lush, manicured fairways, with kangaroos grazing and birds singing on 75 acres of golf course land that is yours to explore. The Attamurra Fairway Estate truly is a one of a kind development in the Limestone Coast and Western Victoria set among one of Australia's best country courses.



Situated along Kennedy Avenue and Bishop Road and bordering the northern and western bounds of the Mount Gambier Golf Course, Attamurra Fairway Estate features 107 unique, benched, retained and fully fenced allotments offering all essential services including being one of the regions only NBN Ready estates.

Designed with both golfers and non-golfers in mind, access to the course and its clubroom facilities is actively encouraged with the long-term legacy of the development ensuring that mutual benefit is gained by both residents of the estate and the Mount Gambier Golf Club.

Two Storey homes are permitted along Kennedy Avenue and Bishop Road to maximize views of the course, with single storey homes fronting the fairways to ensure no views are obstructed.

The development is being heralded as unique, and as an inspired lifestyle choice for golfing enthusiasts or a serene address for those who aren't. Discover Mount Gambier's best address the Attamurra Fairway Estate.



Located on the corner of Kennedy Avenue and Wireless Road, Attamurra Heights is within walking distance of both the Mount Gambier Golf Course and the Conroe Heights Shopping Centre. Consisting of 97 spacious, benched, retained and fully fenced allotments offering all essential services including being one of the only NBN Ready estates. Also offering three large reserves providing recreation opportunities and a picturesque environment. Attamurra Heights truly embraces the concept of family living.

Continuing our proud tradition of providing affordable quality, Attamurra Heights is undoubtedly Mount Gambier's most accessible address. Our extensive range of house and land packages provides options for both the young and the young at heart.

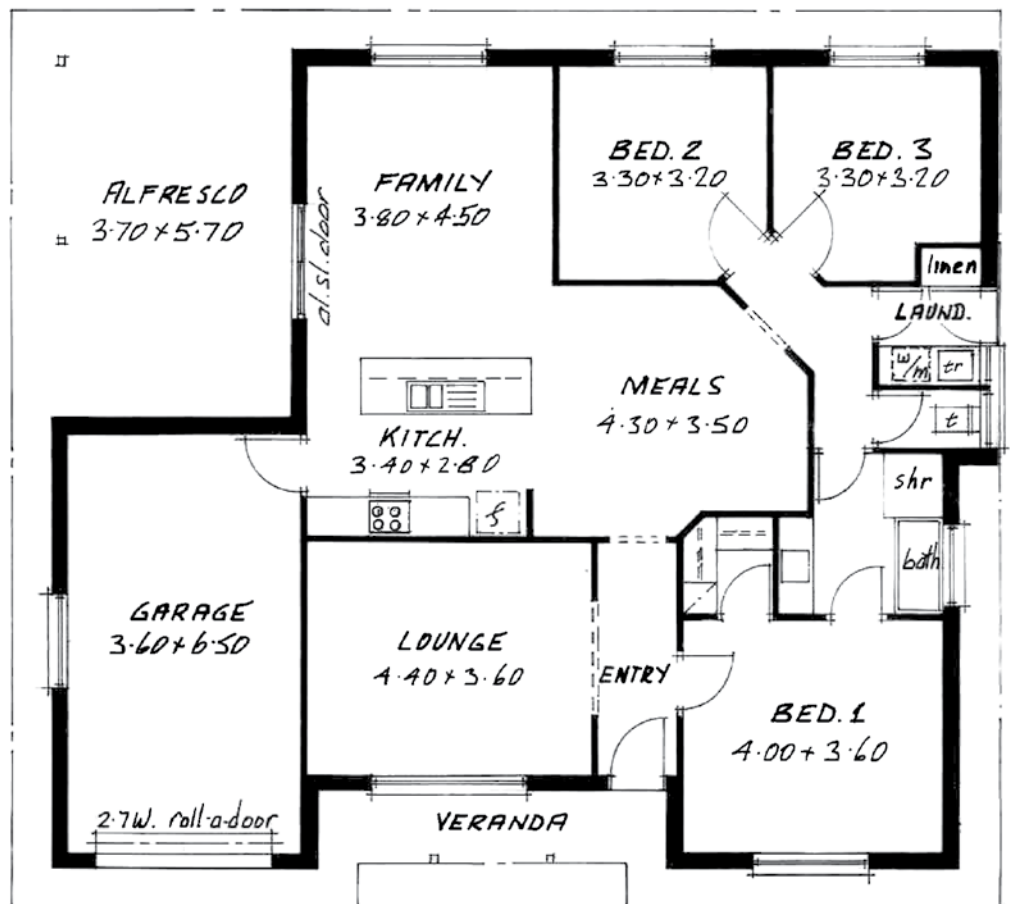
Welcome to the wide open spaces and quiet family atmosphere of the Attamurra Heights residential estate. Designed to reflect the peaceful, secure, family nature of the neighbouring Conroe Heights development, Attamurra Heights is an address that you can feel proud of be it your first, second or third home.



BROOKE



BROOKE: Standard facade*



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BROOKE: Alternate facade*



BROOKE: AREA

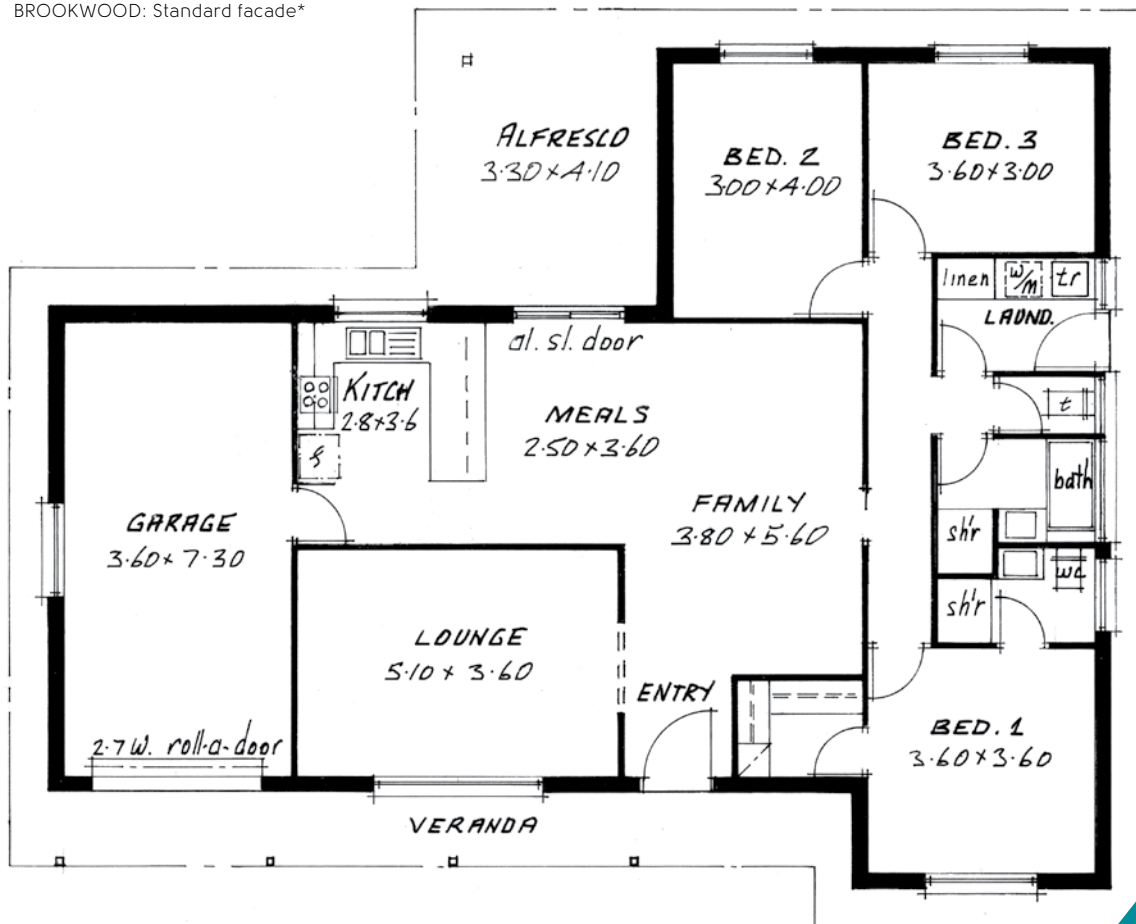
Living	126.8 m ²
Garage	27.3 m ²
Alfresco	21.1 m ²
Veranda	5.9 m ²
TOTAL	181.1 m²

* Facades displayed for illustrative purposes only

BROOKWOOD



BROOKWOOD: Standard facade*



EMPAK HOMES

BROOKWOOD: AREA

Living	138.2 m ²
Garage	30.0 m ²
Alfresco	13.5 m ²
Veranda	15.4 m ²
TOTAL	197.1 m²

* Facades displayed for illustrative purposes only

BROOKWOOD: Alternate facade*



ALFRESCO
4.50 x 2.10

GARAGE
3.60 x 6.00

2.7 W. roll-a-door

MEALS
3.00 x 2.70

KITCH.
3.60 x 2.70

LOUNGE
3.60 x 4.20

FAMILY
4.60 x 5.10

ENTRY

BED. 1
4.20 x 3.60

BED. 2
3.60 x 3.30

BED. 3
3.30 x 3.00

BATH

LAUND.
2.5 x 1.7

SR. DP.

al. sl. door

clo.

shr.

linen

tr.

h/m

h/s

720

720

ASCOT: Alternate facade*

ASCOT: AREA

Living	140.1 m ²
Garage	24.7 m ²
Alfresco	8.3 m ²
TOTAL	173.1 m²

KIANDRA



KIANDRA: Standard facade*



EMPAK HOMES

KIANDRA: AREA

Living	145.7 m ²
Garage	24.7 m ²
Alfresco	22.1 m ²
Veranda	9.2 m ²
TOTAL	201.7 m²

* Facades displayed for illustrative purposes only

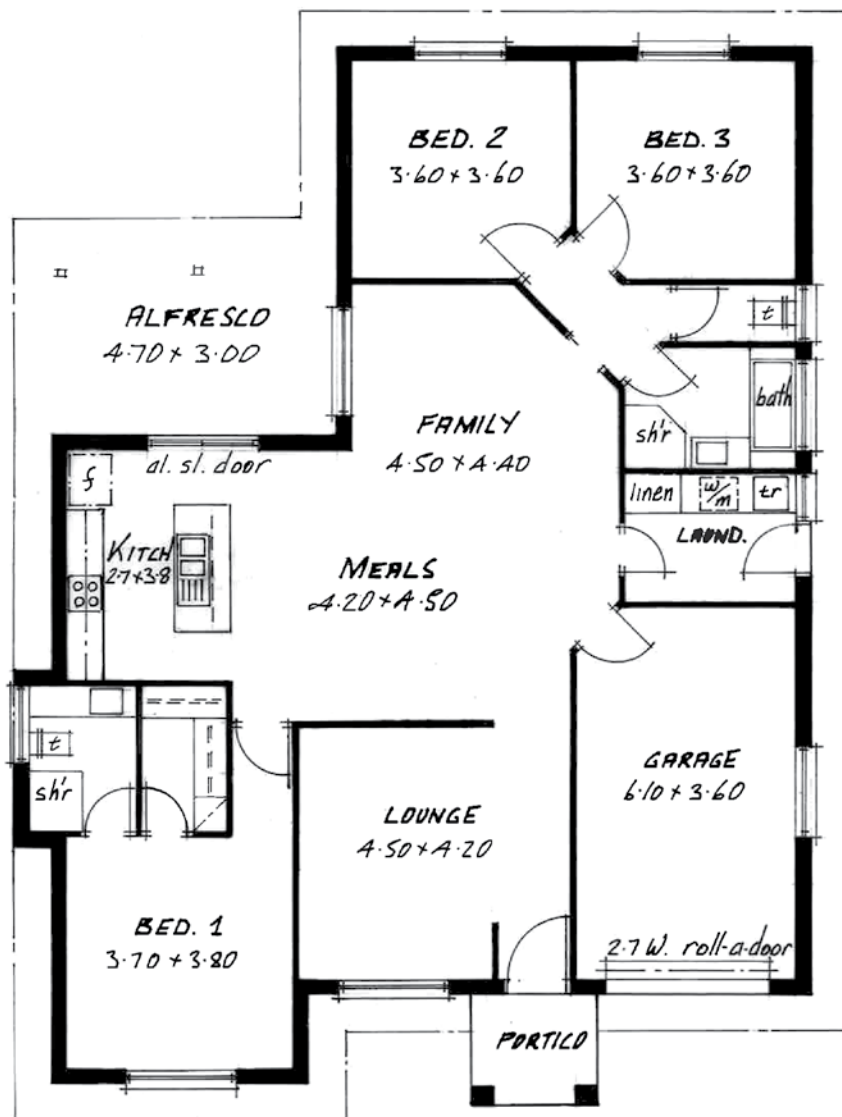
KIANDRA: Alternate facade*



ROSEWOOD



ROSEWOOD: Standard facade*



EMPAK HOMES

ROSEWOOD: Alternate facade*



ROSEWOOD: AREA

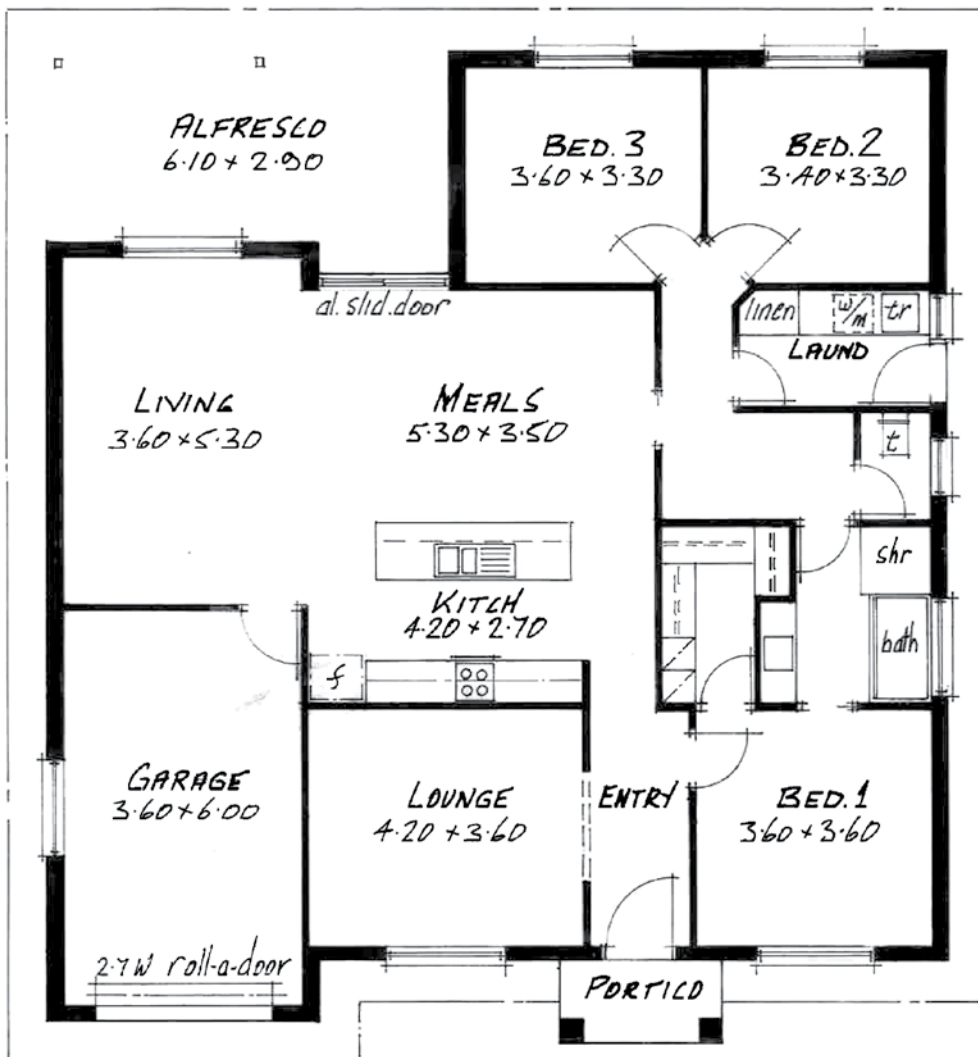
Living	148.8 m²
Garage	24.1 m²
Alfresco	14.1 m²
Portico	3.8 m²
TOTAL	190.8 m²

* Facades displayed for illustrative purposes only

PARKWAY



PARKWAY: Standard facade*



EMPAK HOMES

PARKWAY: AREA

Living	149.8 m ²
Garage	24.3 m ²
Alfresco	18.7 m ²
Portico	3.0 m ²
TOTAL	195.8 m²

* Facades displayed for illustrative purposes only

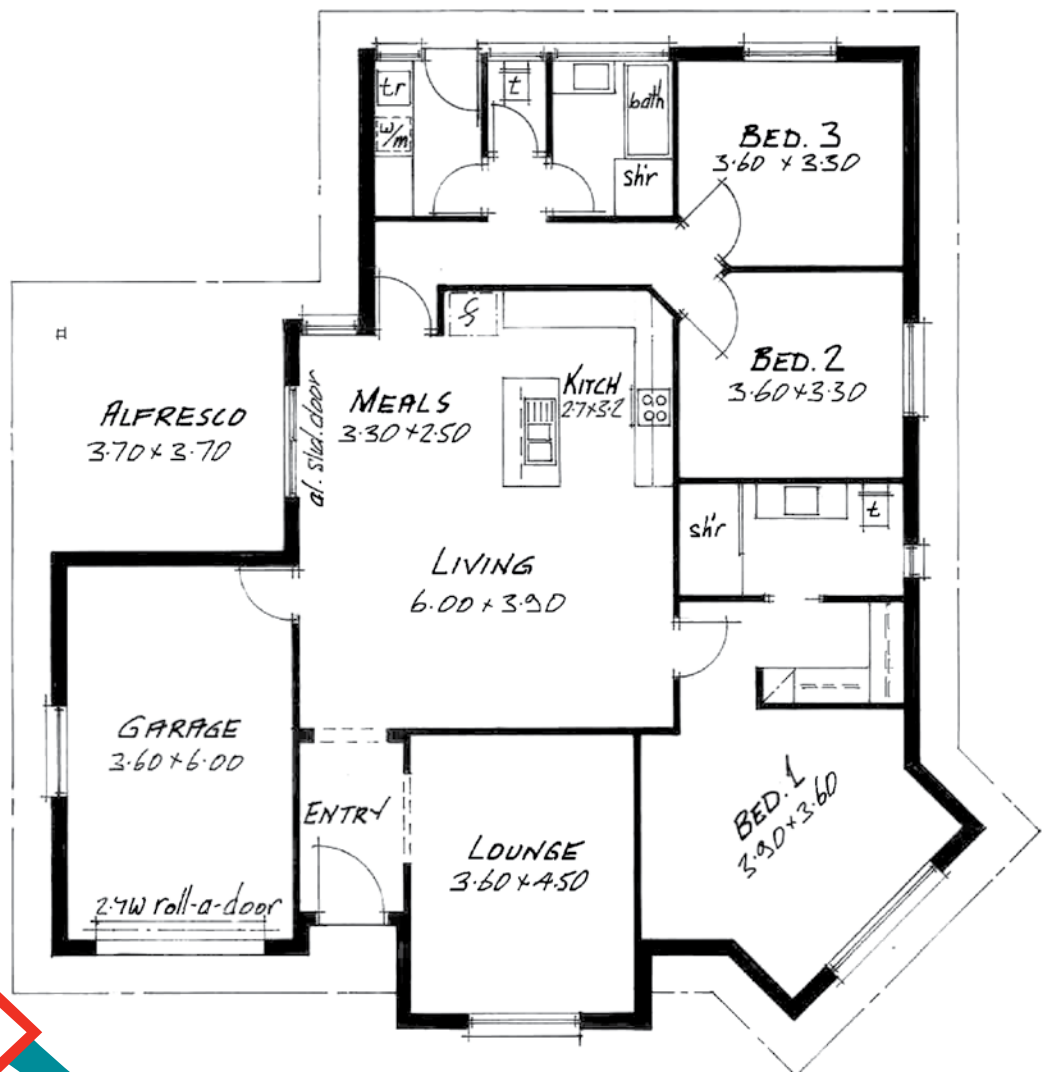
PARKWAY: Alternate facade*



REDWOOD



REDWOOD: Standard facade*



EMPAK HOMES

REDWOOD: Alternate facade*



REDWOOD: AREA

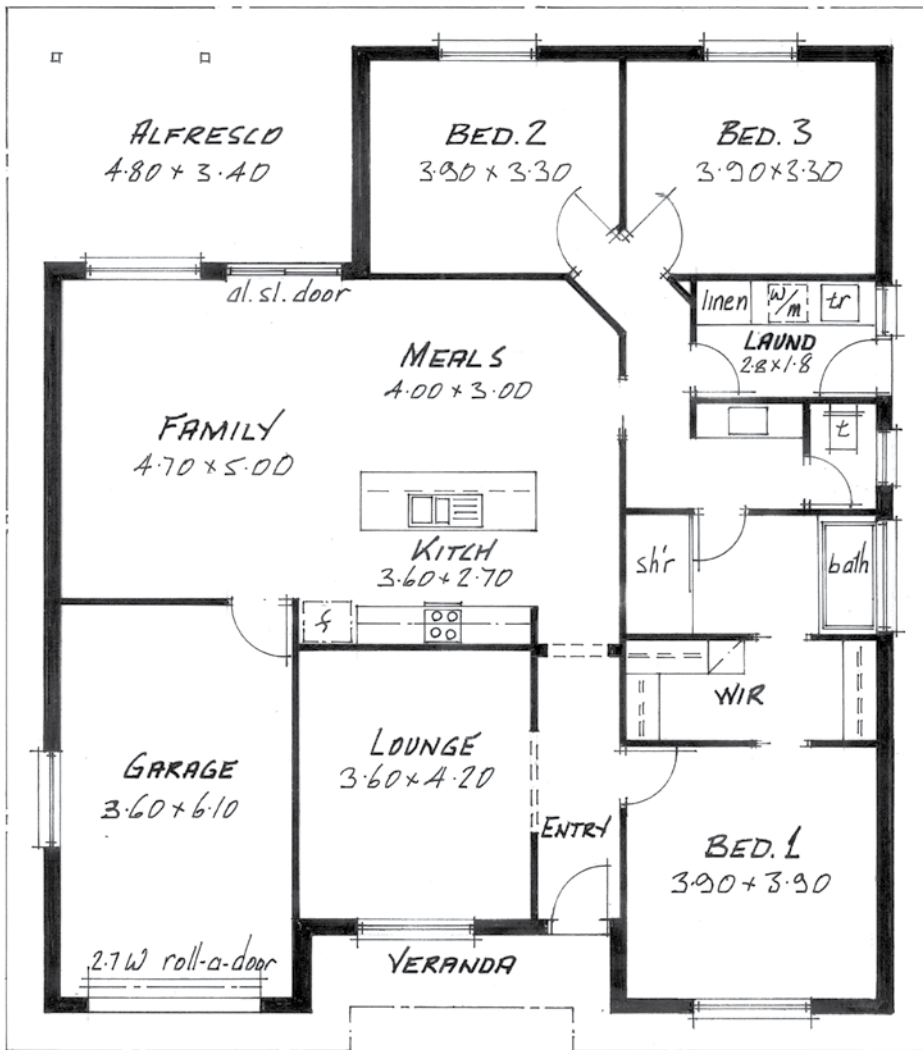
Living	150.2 m ²
Garage	25.2 m ²
Alfresco	13.7 m ²
TOTAL	189.1 m²

* Facades displayed for illustrative purposes only

BROOKE MK1



BROOKE MK 1: Standard facade*



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BROOKE MK 1: AREA

Living	151.3 m ²
Garage	24.8 m ²
Alfresco	16.3 m ²
Veranda	5.1 m ²
TOTAL	197.5 m²

* Facades displayed for illustrative purposes only

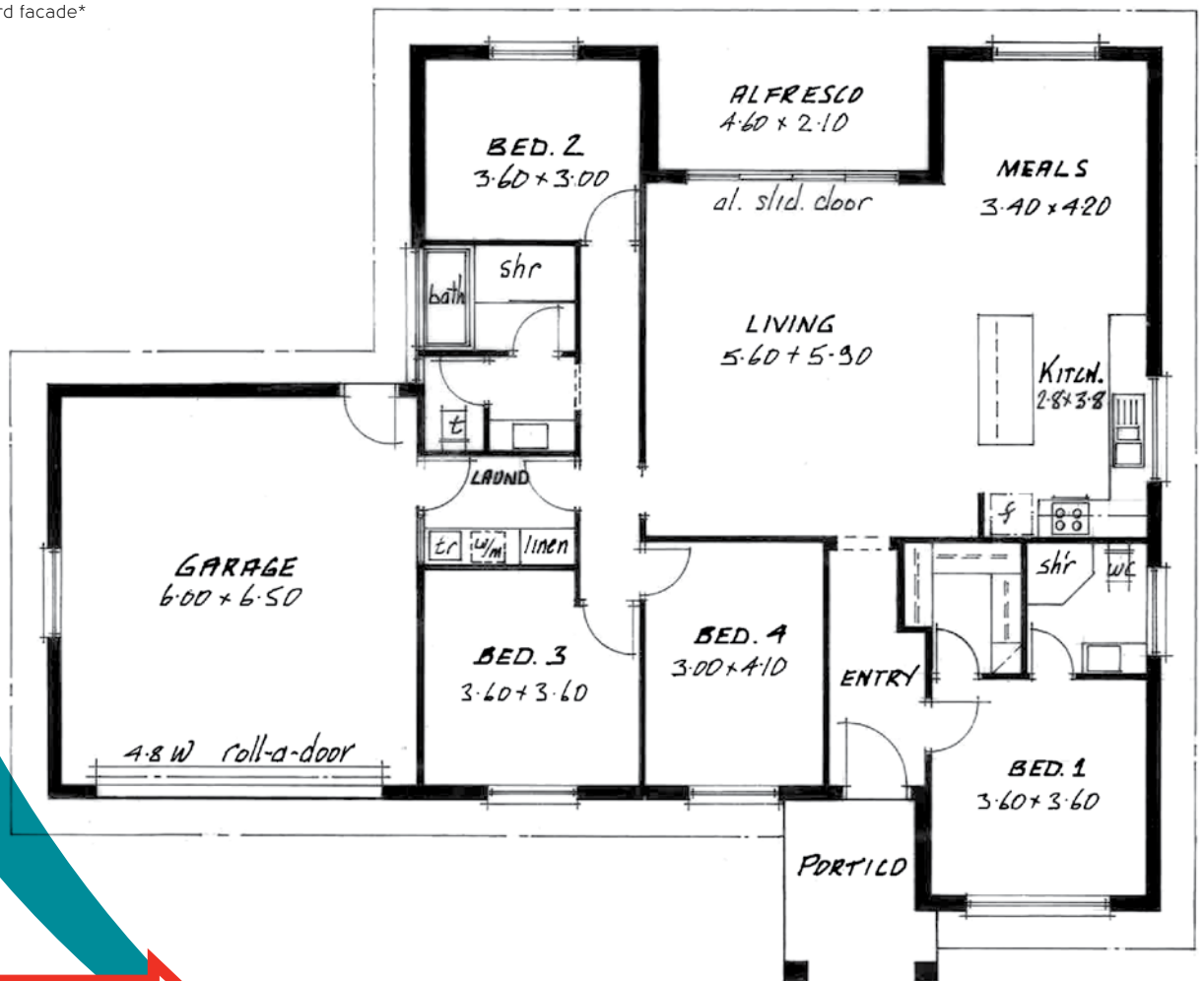
BROOKE MK 1: Alternate facade*



BRAXTON



BRAXTON: Standard facade*



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BRAXTON: Alternate facade*



BRAXTON: AREA

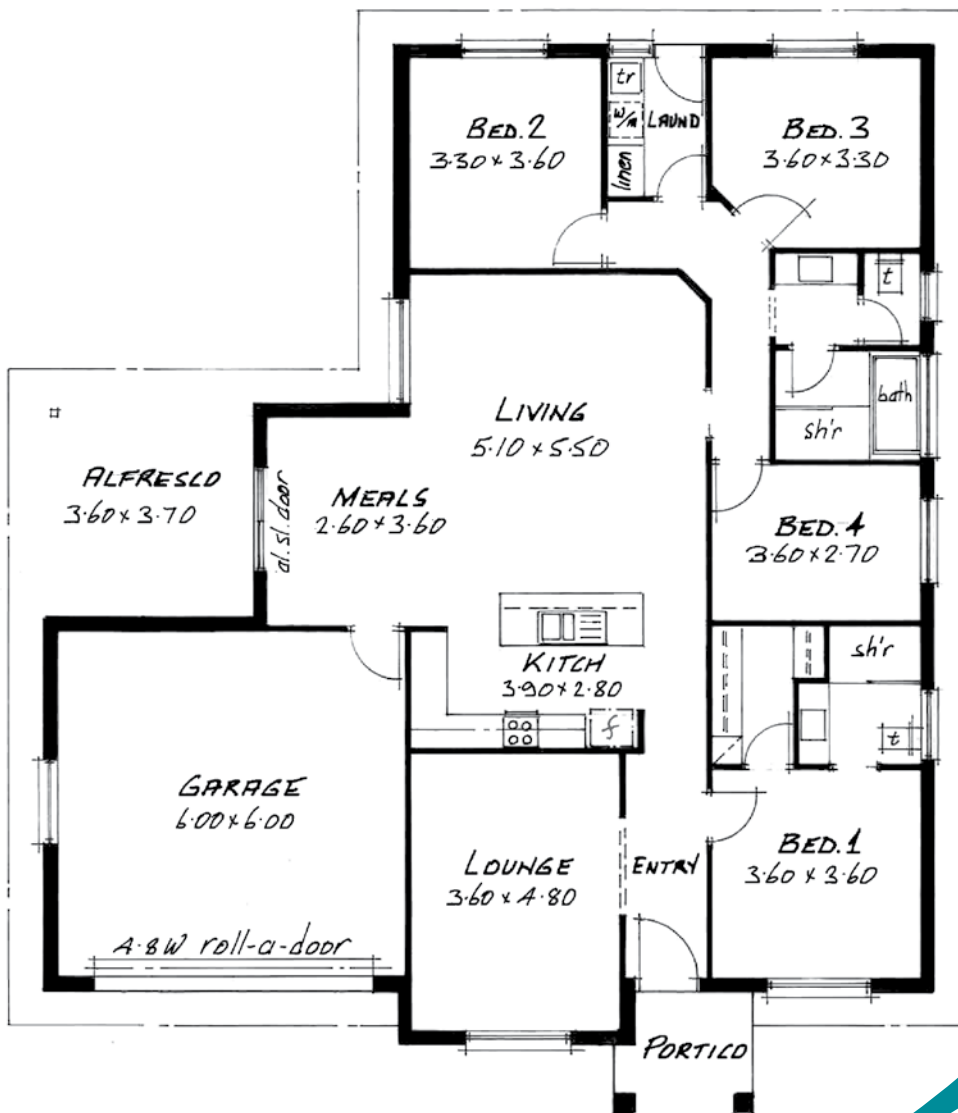
Living	156.7 m ²
Garage	43.7 m ²
Alfresco	9.7 m ²
Portico	6.9 m ²
TOTAL	217.0 m²

* Facades displayed for illustrative purposes only

ASPEN



ASPEN: Standard facade*



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ASPEN: AREA

Living	158.0 m ²
Garage	39.9 m ²
Alfresco	13.3 m ²
Portico	5.7 m ²
TOTAL	216.9 m²

* Facades displayed for illustrative purposes only

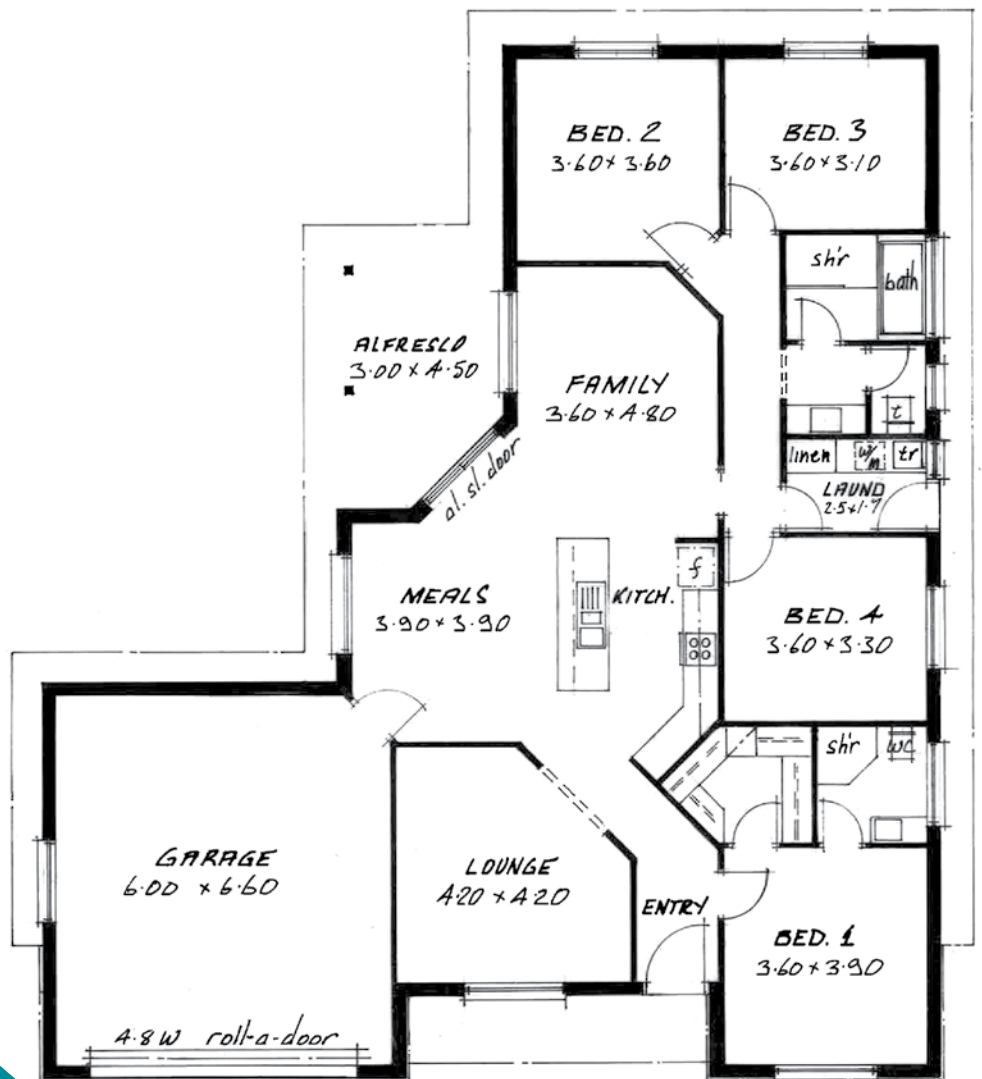


ASPEN: Alternate facade*

KINGSLEY



KINGSLEY: Standard facade*



EMPAK HOMES

KINGSLEY: Alternate facade*



KINGSLEY: AREA

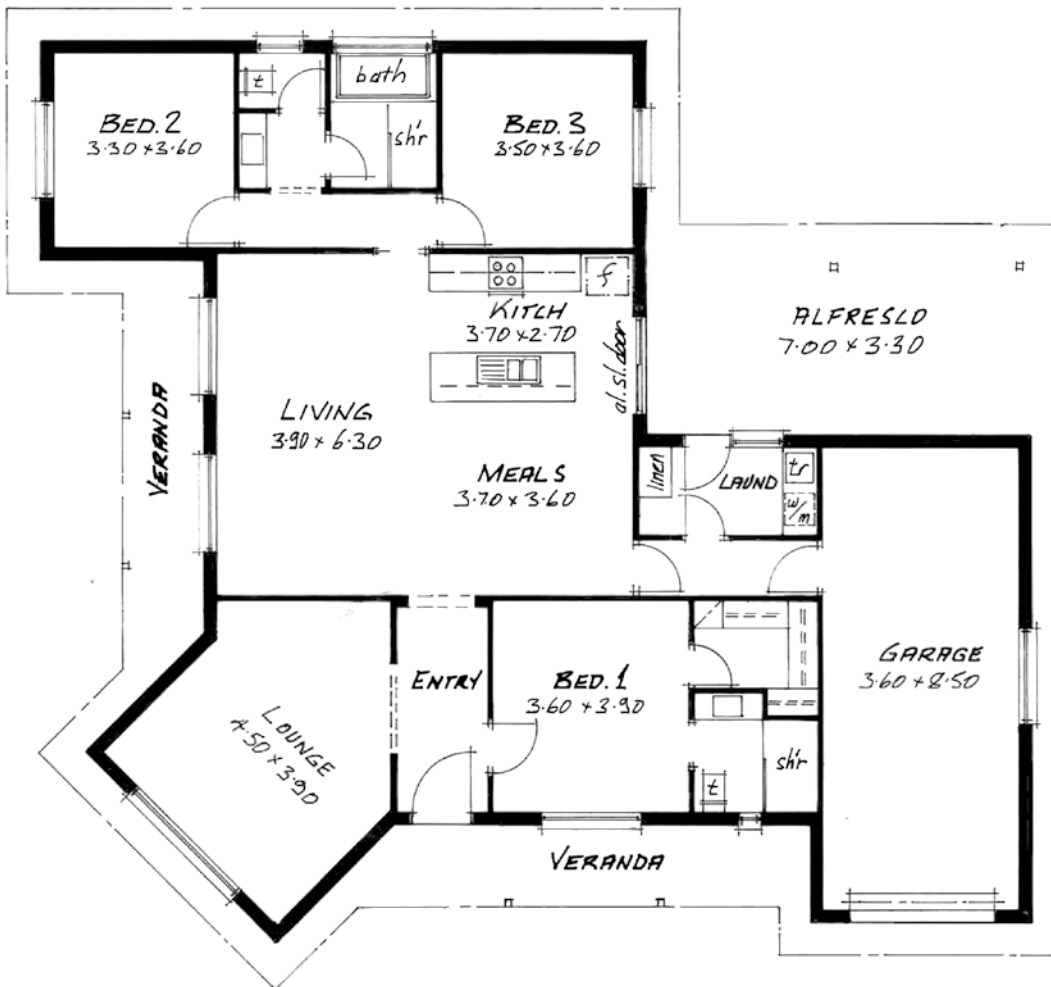
Living	161.6 m ²
Garage	44.2 m ²
Alfresco	13.5 m ²
TOTAL	219.3 m²

* Facades displayed for illustrative purposes only

TWILLABROOK



TWILLABROOK: Standard facade*



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TWILLABROOK: AREA

Living	162.5 m ²
Garage	35.1 m ²
Alfresco	23.1 m ²
Veranda	23.9 m ²
TOTAL	244.6 m²

* Facades displayed for illustrative purposes only

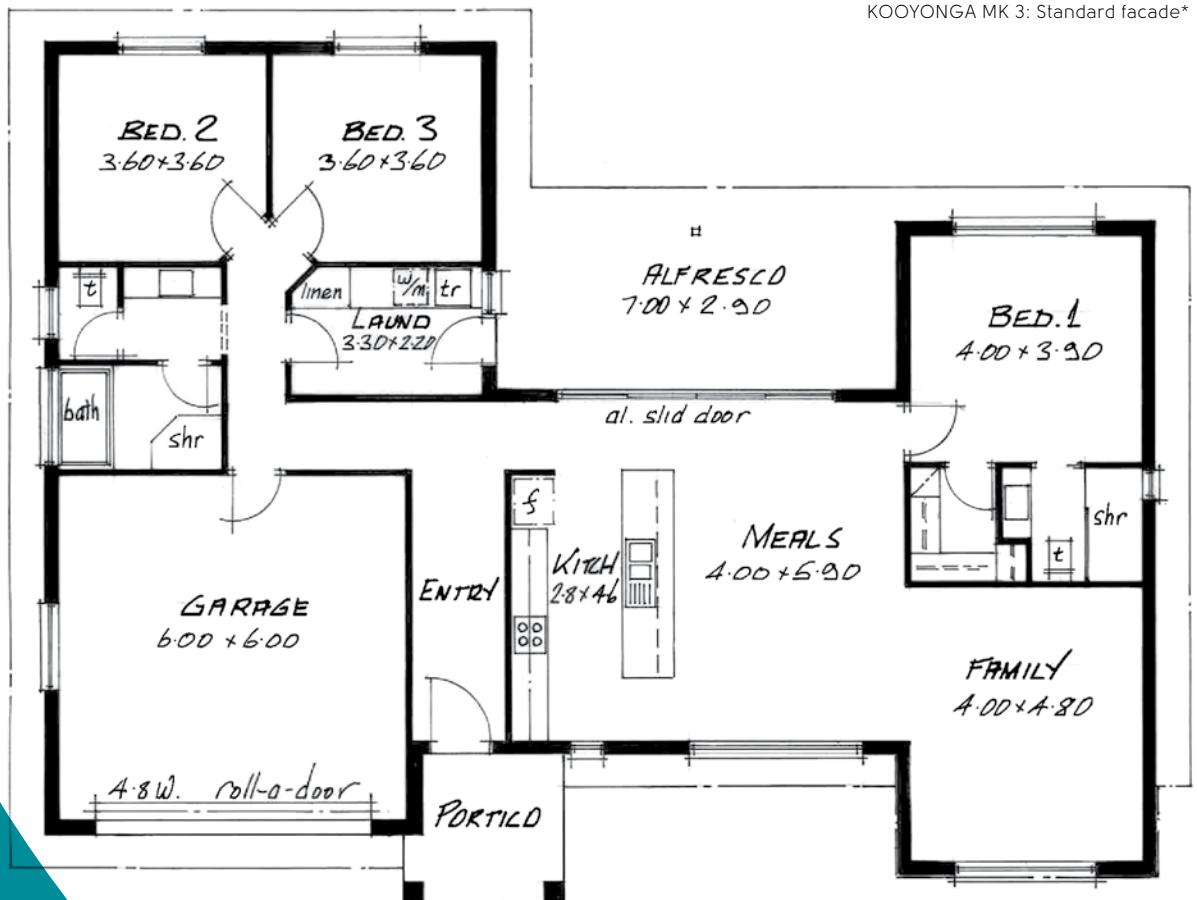
TWILLABROOK: Alternate facade*



KOOYONGA MK 3



KOOYONGA MK 3: Standard facade*



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KOOYONGA MK 3: Alternate facade*



KOOYONGA MK 3: AREA

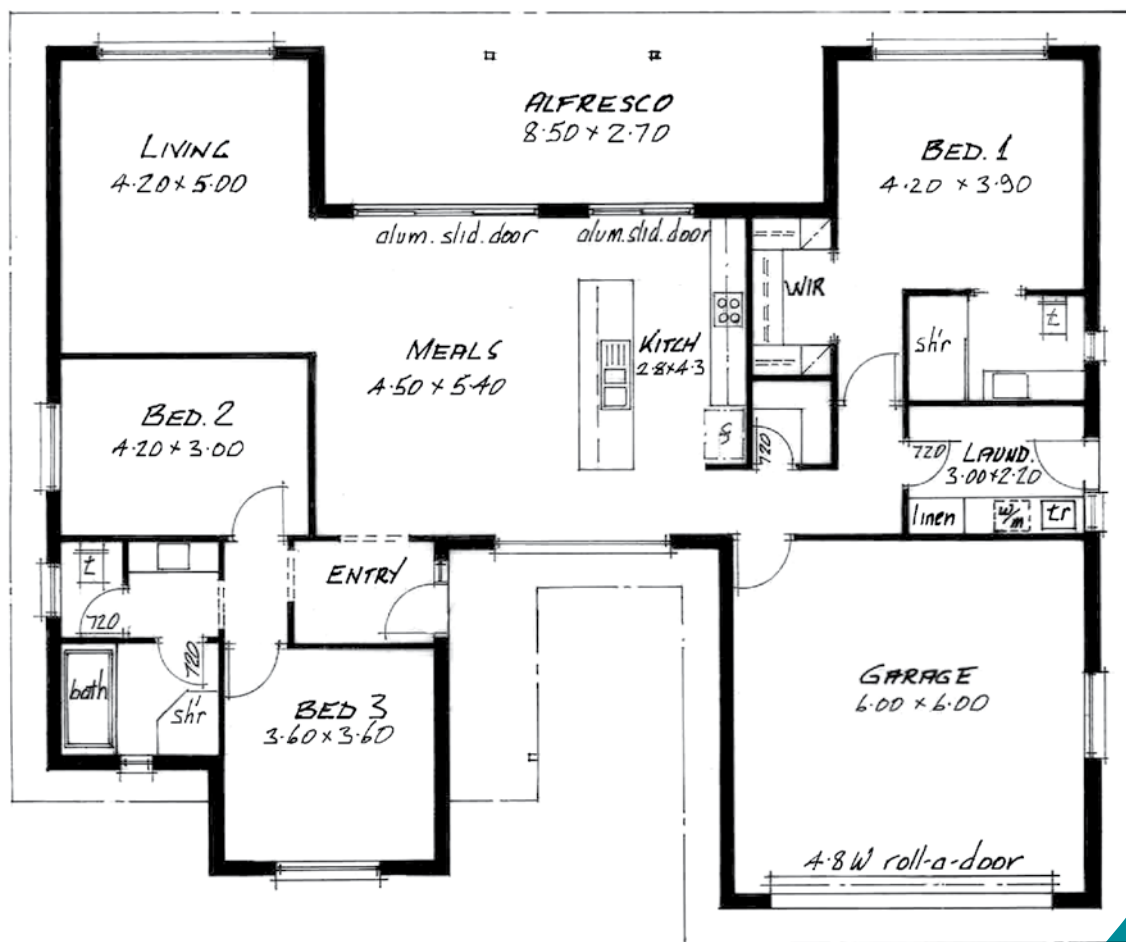
Living	162.5 m ²
Garage	39.2 m ²
Alfresco	20.3 m ²
Portico	6.7 m ²
TOTAL	228.7 m²

* Facades displayed for illustrative purposes only

GRANGE



GRANGE: Standard facade*



EMPAK HOMES

GRANGE: AREA

Living	163.7 m ²
Garage	40.6 m ²
Alfresco	23.2 m ²
Veranda	6.5 m ²
TOTAL	234.0 m²

* Facades displayed for illustrative purposes only

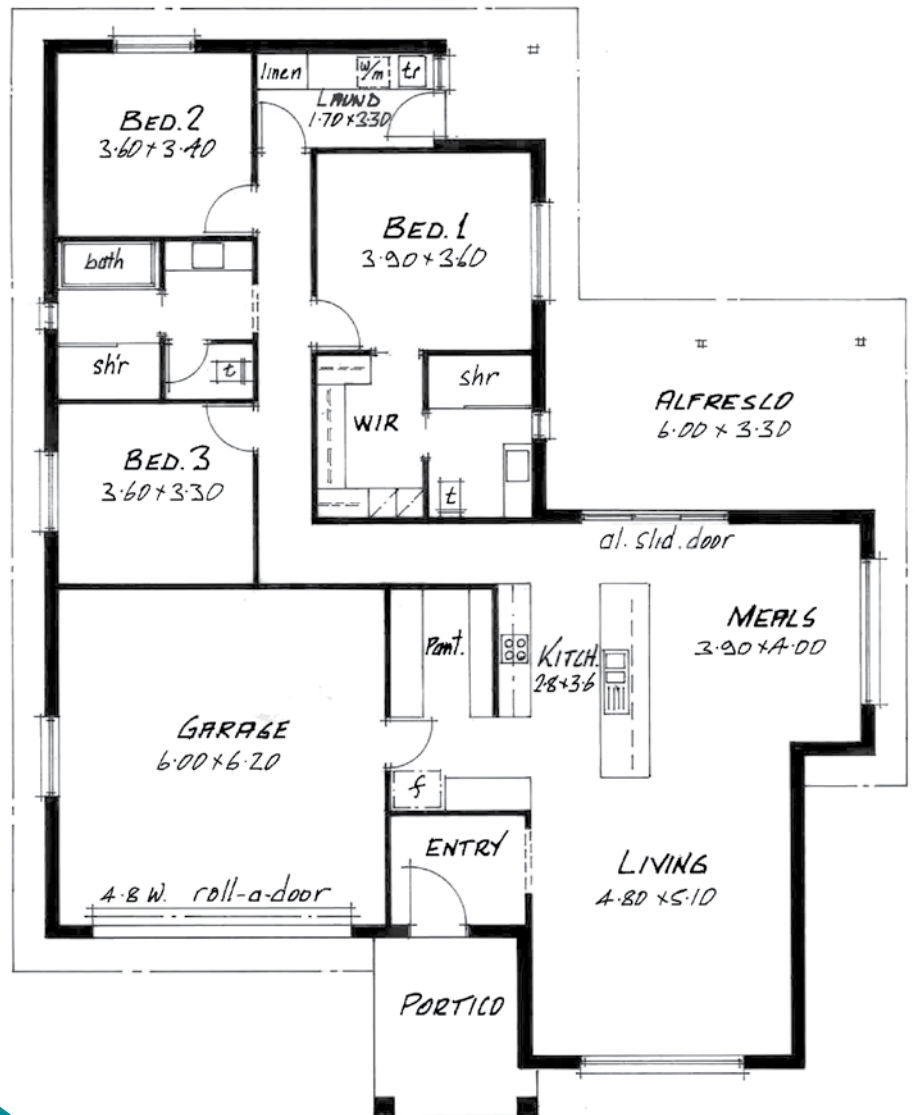
GRANGE: Alternate facade*



AUGUSTA MK 4



AUGUSTA MK 4: Standard facade*



EMPAK HOMES

AUGUSTA MK 4: Alternate facade*



AUGUSTA MK 4: AREA

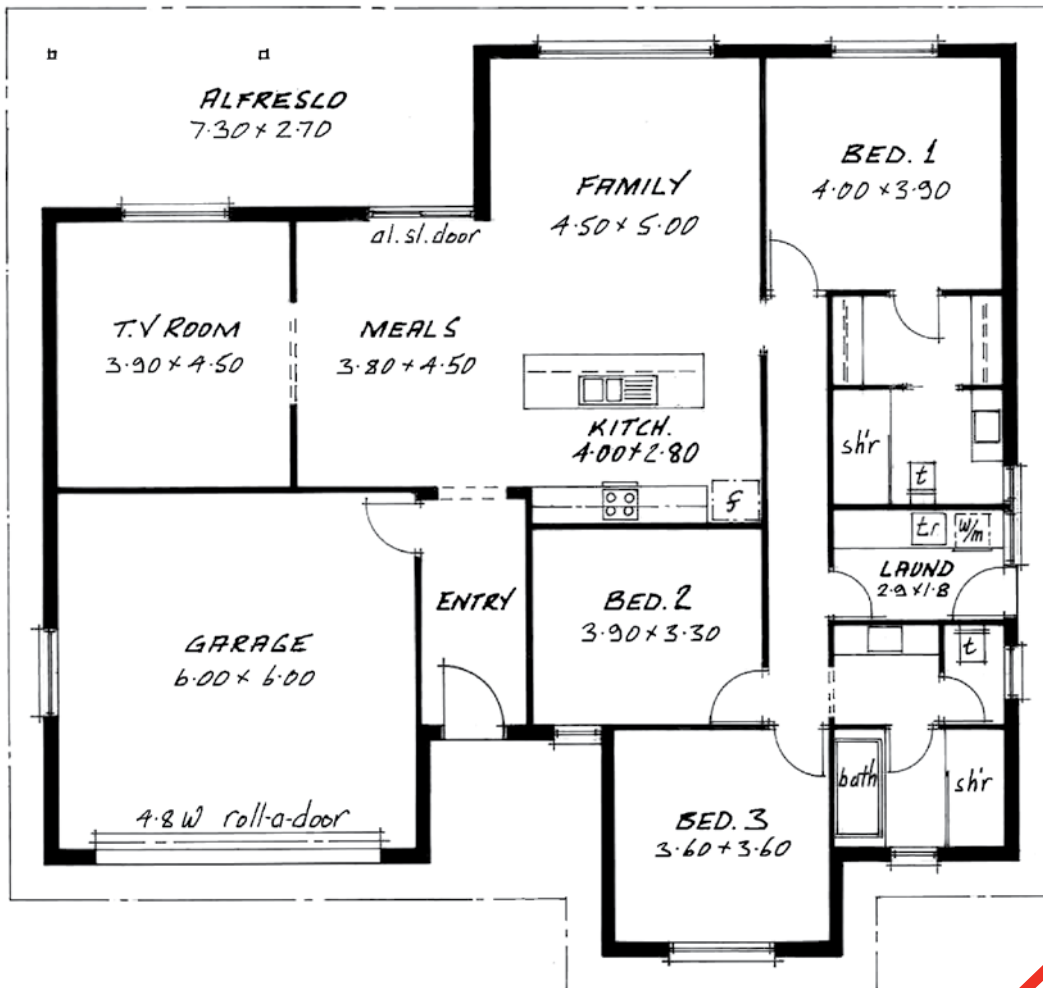
Living	165.0 m ²
Garage	40.3 m ²
Alfresco	19.8 m ²
Portico	9.1 m ²
Porch	3.2 m ²
TOTAL	237.4 m²

* Facades displayed for illustrative purposes only

UNISON MK3



UNISON MK 3: Standard facade*



EMPAK HOMES

UNISON MK 3: AREA

Living	168.9 m ²
Garage	39.6 m ²
Alfresco	19.7 m ²
TOTAL	228.2 m²

* Facades displayed for illustrative purposes only

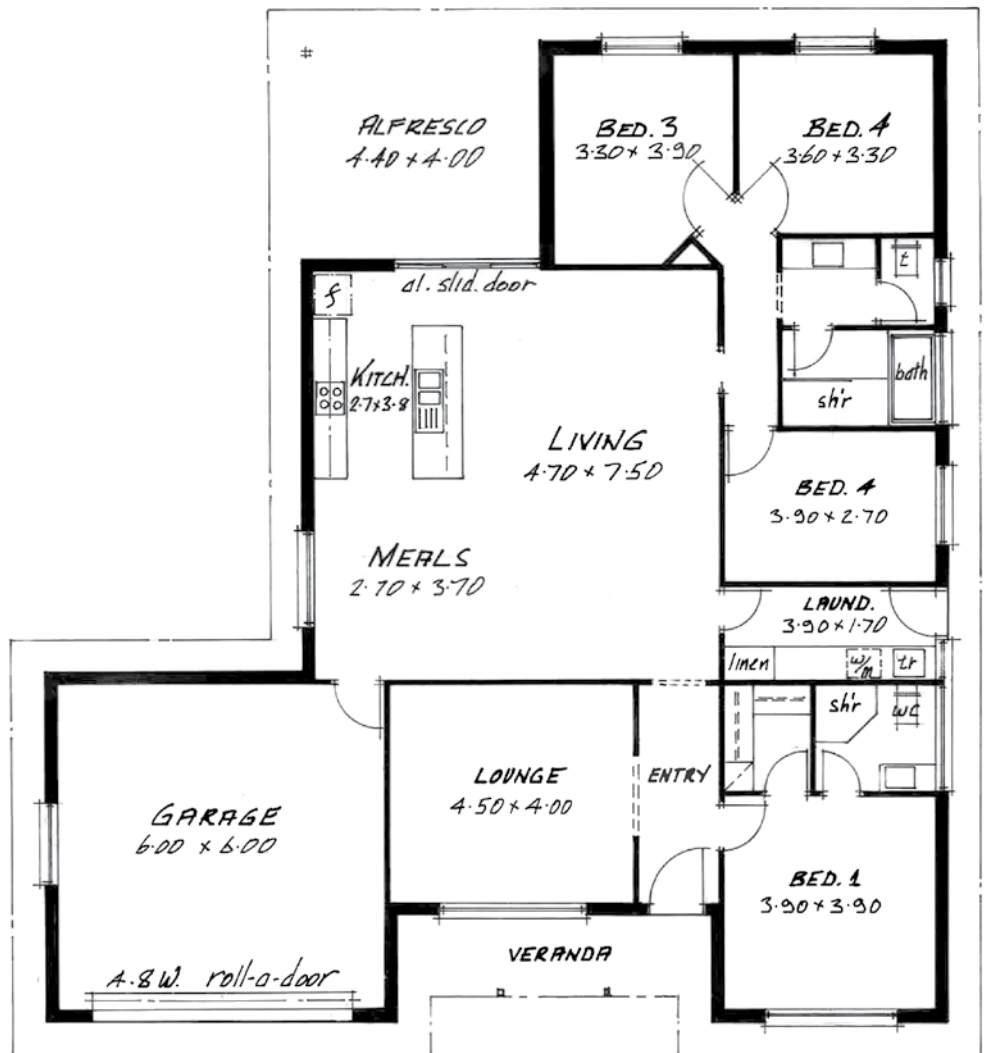
UNISON MK 3: Alternate facade*



eustace



EUSTACE: Standard facade*



EMPAK HOMES

EUSTACE: Alternate facade*



EUSTACE: AREA

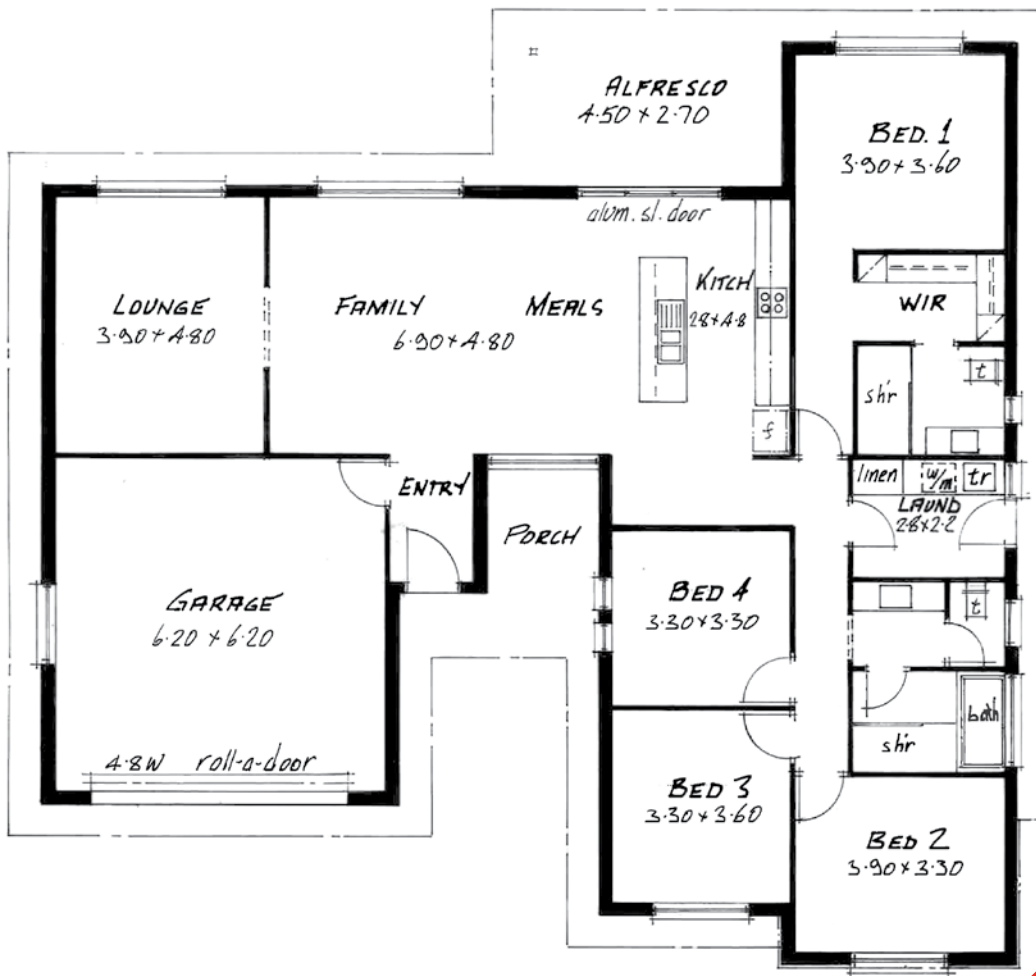
Living	179.0 m ²
Garage	40.8 m ²
Alfresco	17.6 m ²
Veranda	8.7 m ²
TOTAL	246.1 m²

* Facades displayed for illustrative purposes only

SORRENTO



SORRENTO: Standard facade*



EMPAK HOMES

SORRENTO: AREA

Living	181.3 m ²
Garage	42.6 m ²
Alfresco	12.2 m ²
Porch	5.0 m ²
TOTAL	241.1 m²

* Facades displayed for illustrative purposes only

SORRENTO: Alternate facade*



KOOYONGA MK 2



KOOYONGA MK 2: Standard facade*



EMPAK HOMES

KOOYONGA MK 2: Alternate facade*



KOOYONGA MK 2: AREA

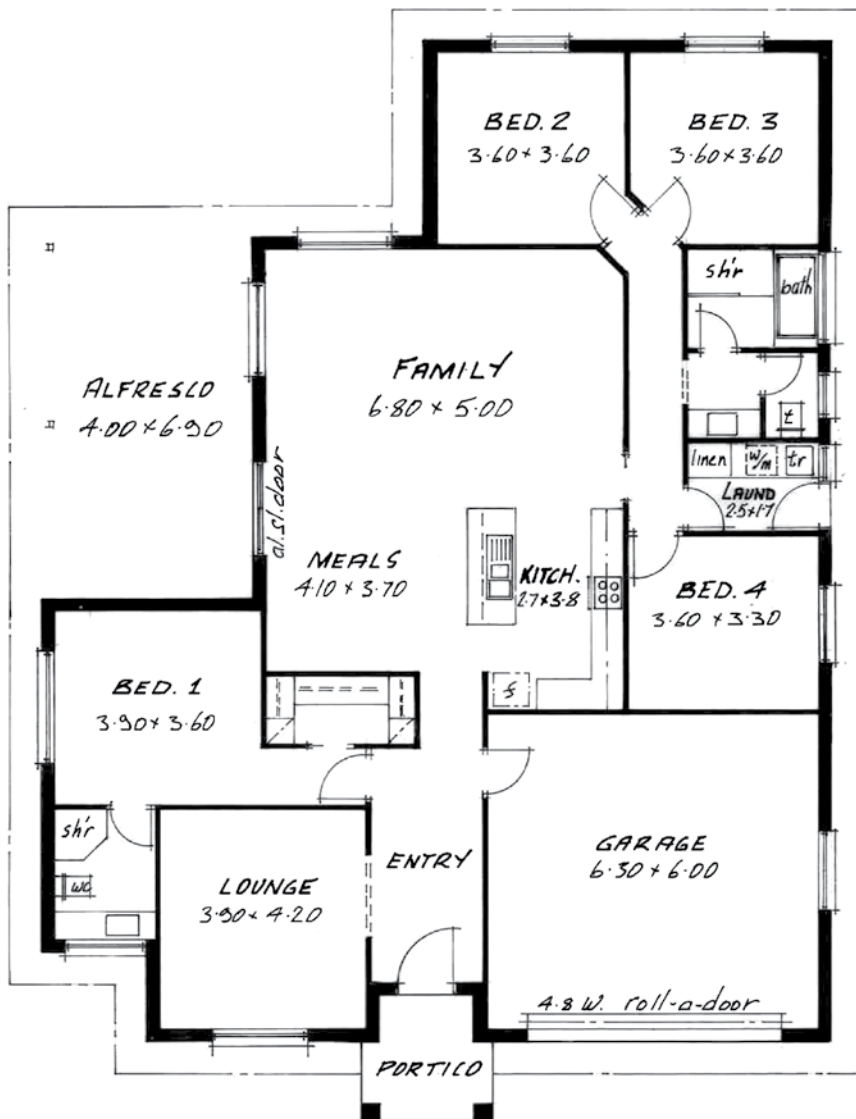
Living	182.2 m ²
Garage	39.3 m ²
Alfresco	16.8 m ²
Portico	7.1 m ²
TOTAL	245.4 m²

* Facades displayed for illustrative purposes only

SHERBROOK



SHERBROOK: Standard facade*



EMPAK HOMES

SHERBROOK: AREA

Living	184.5 m ²
Garage	41.2 m ²
Alfresco	27.6 m ²
Portico	5.4 m ²
TOTAL	258.7 m²

* Facades displayed for illustrative purposes only

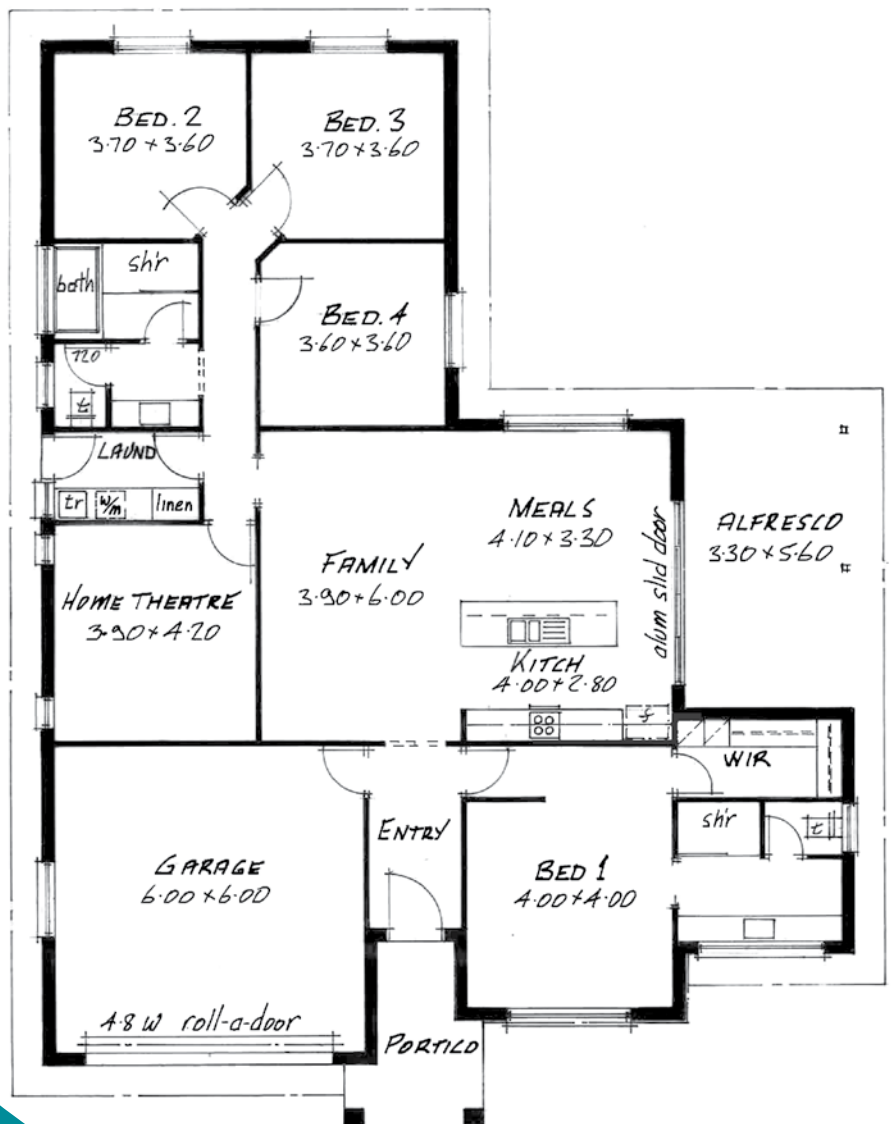
SHERBROOK: Alternate facade*



VISTA MK 3



VISTA MK 3: Standard facade*



EMPAK HOMES

VISTA MK 3: Alternate facade*



VISTA MK 3: AREA

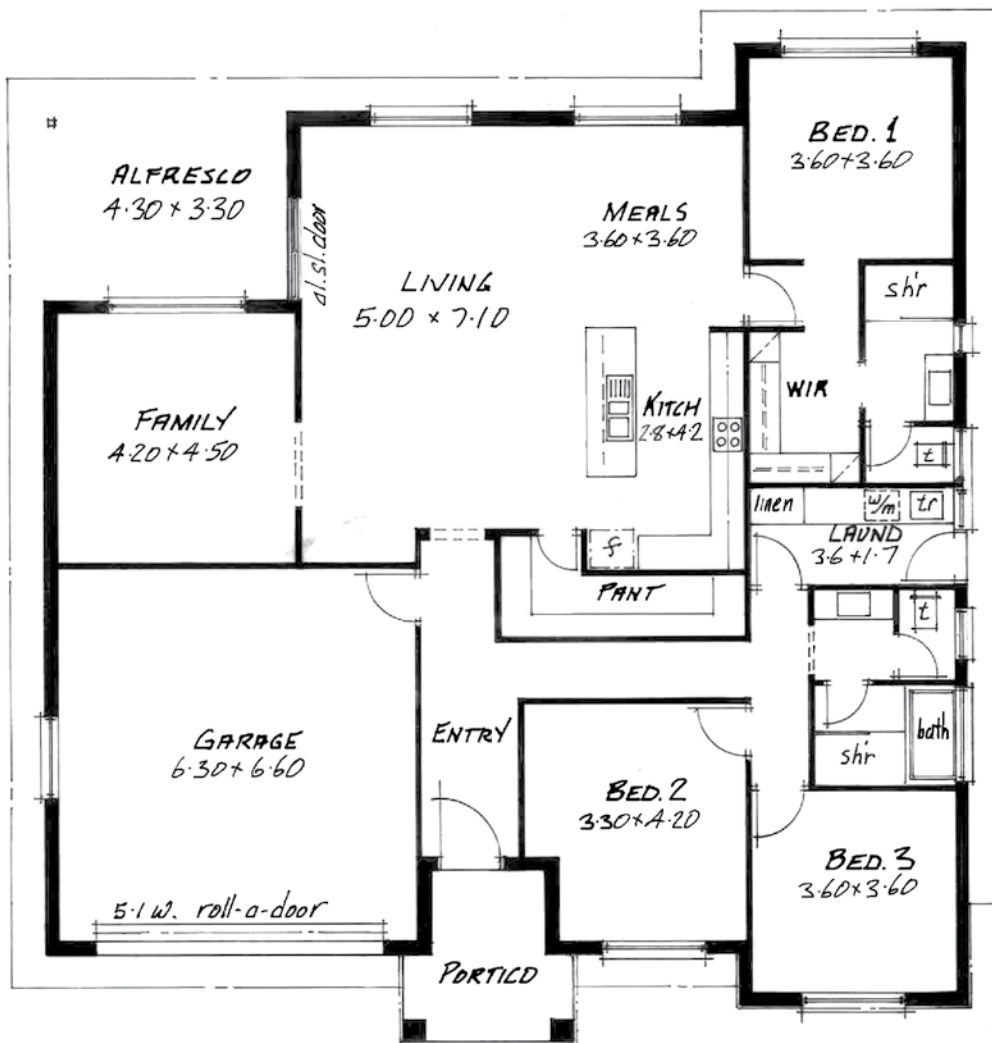
Living	184.8 m ²
Garage	39.5 m ²
Alfresco	18.5 m ²
Portico	7.1 m ²
TOTAL	249.9 m²

* Facades displayed for illustrative purposes only

NAROOMA MK3



NAROOMA MK 3: Standard facade*



EMPAK HOMES

NAROOMA MK 3: AREA

Living	187.4 m ²
Garage	45.2 m ²
Alfresco	14.2 m ²
Portico	7.4 m ²
TOTAL	254.2 m²

* Facades displayed for illustrative purposes only



NAROOMA MK 3: Alternate facade*

LONGMIRE



This floor plan shows a 3-bedroom house with a garage and an alfresco area. The layout includes:

- Garage:** 6'00" x 6'00" with a 4'8" wide roll-a-door.
- Entry:** A central entry area with a door to the alfresco.
- Living Area:** 6'30" x 4'30" with a fireplace and a door to the alfresco.
- Alfresco:** 5'90" x 3'00" outdoor area.
- Kitchen:** 4'20" x 2'70" with a sink, stove, and refrigerator.
- Meals:** 4'30" x 3'00" dining area.
- Bedrooms:** Four bedrooms in total, with dimensions: BED. 1 (4'00" x 3'60"), BED. 2 (4'00" x 3'00"), BED. 3 (3'00" x 4'00"), and BED. 4 (3'00" x 3'40").
- Bathrooms:** One full bathroom and one shower (sh'r).
- Other Features:** A laundry room (LAVND) 3'3" x 1'7", a linen closet (LINEN), a closet (CLO), and a wardrobe (WIR).

LONGMIRE: Alternate facade*



Living	188.1 m ²
Garage	39.8 m ²
Alfresco	18.0 m ²
TOTAL	245.9 m²

* Facades displayed for illustrative purposes only

VELDAROSE



VELDAROSE: Standard facade*



EMPAK HOMES

VELDAROSE: AREA

Living	189.0 m ²
Garage	40.9 m ²
Veranda	19.0 m ²
TOTAL	248.9 m²

* Facades displayed for illustrative purposes only

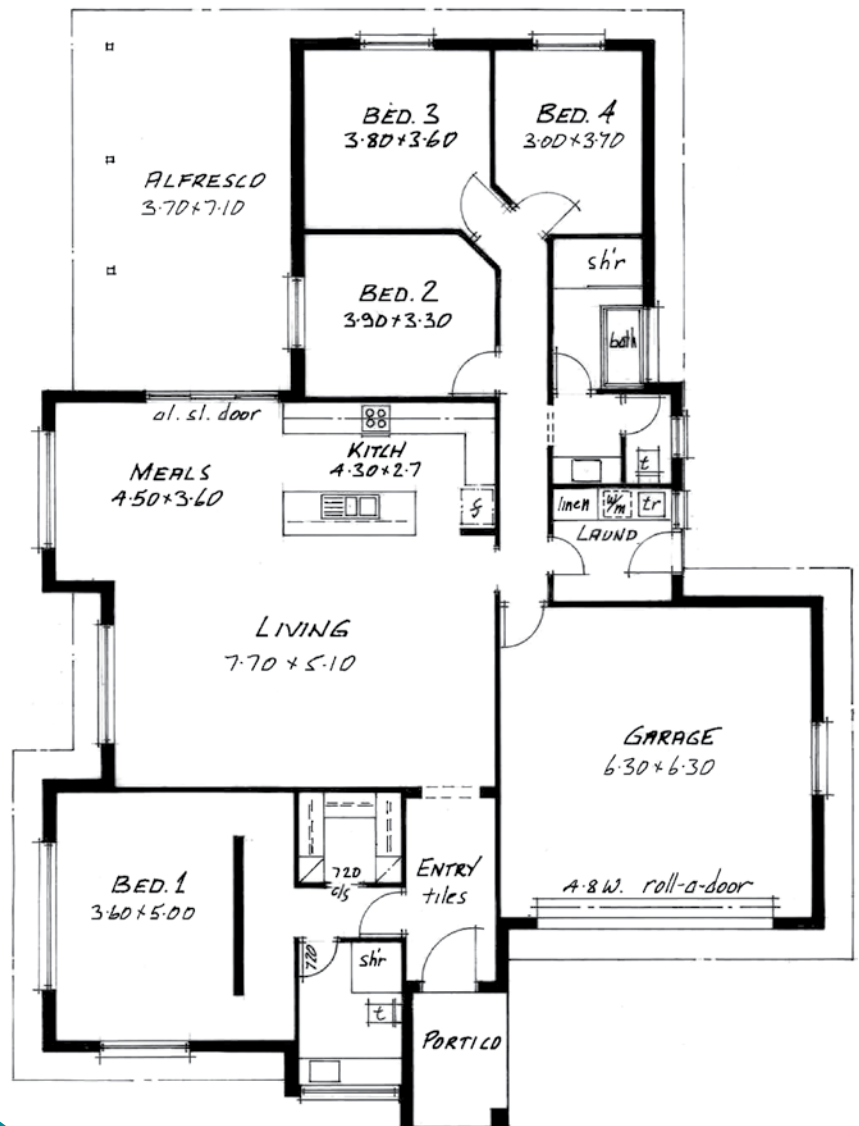
VELDAROSE: Alternate facade*



MILAN



MILAN: Standard facade*



EMPAK HOMES

MILAN: Alternate facade*



MILAN: AREA

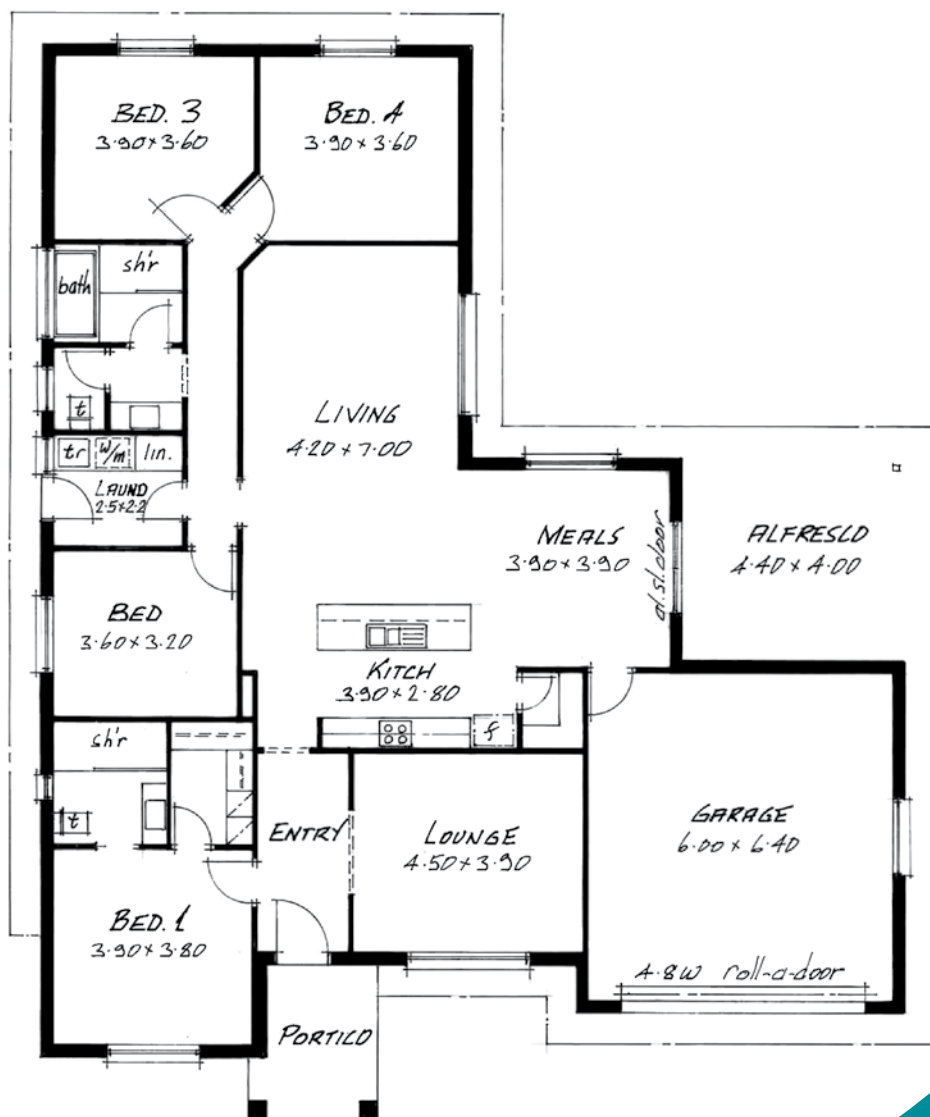
Living	189.3 m ²
Garage	43.8 m ²
Alfresco	26.3 m ²
Portico	5.6 m ²
TOTAL	265.0 m²

* Facades displayed for illustrative purposes only

GREENWAY



GREENWAY: Standard facade*



EMPAK HOMES

GREENWAY: AREA

Living	190.1 m ²
Garage	43.0 m ²
Alfresco	17.6 m ²
Portico	7.0 m ²
TOTAL	257.7 m²

* Facades displayed for illustrative purposes only

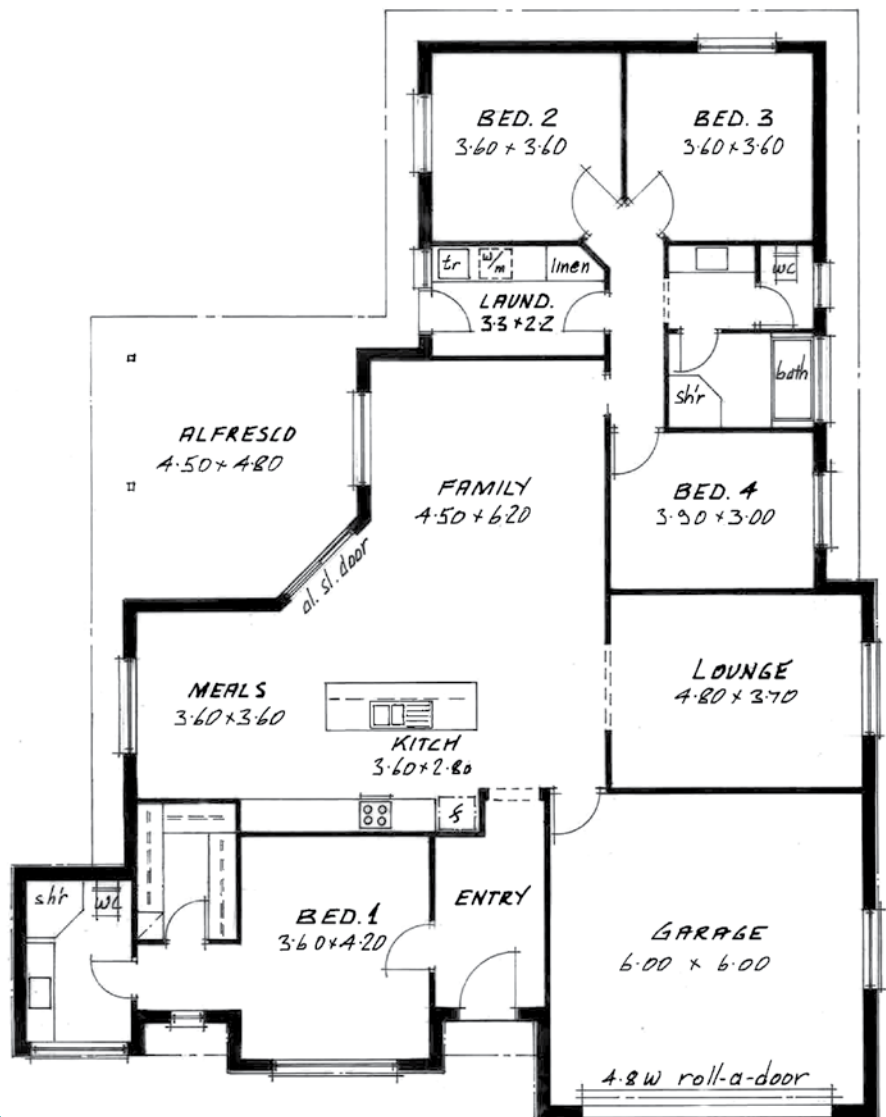
GREENWAY: Alternate facade



GLENMONT



GLENMONT: Standard facade*



EMPAK HOMES

GLENMONT: Alternate facade*



GLENMONT: AREA

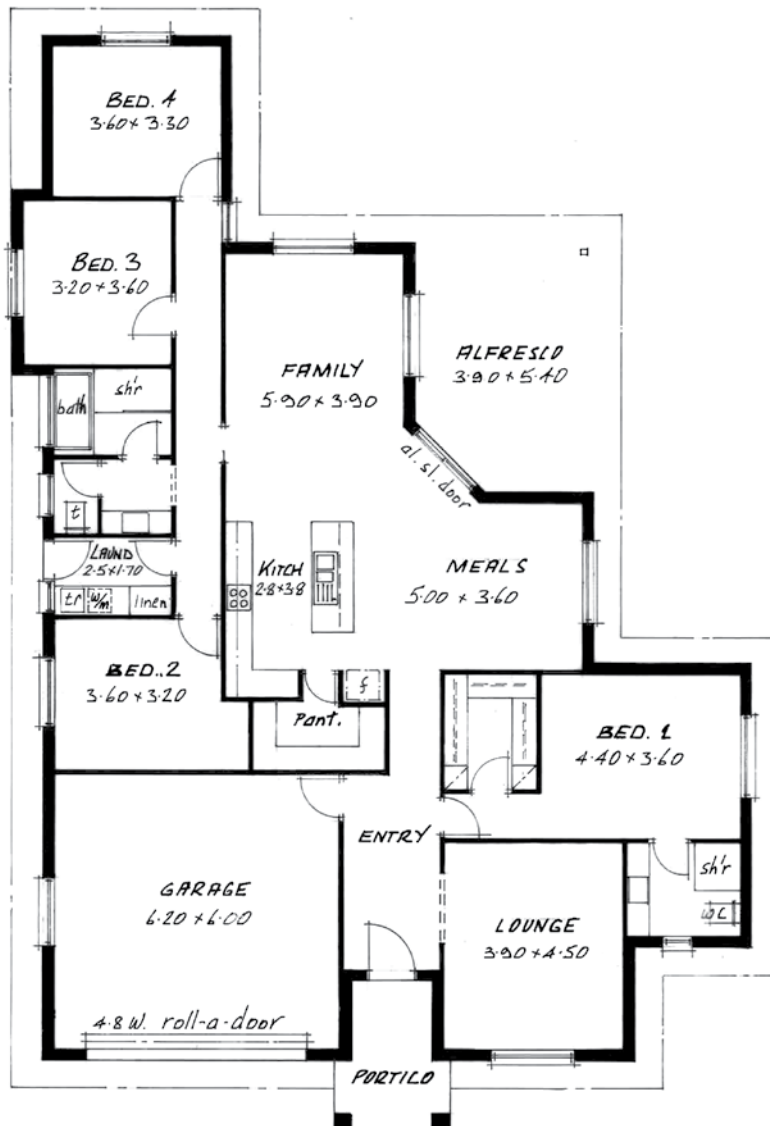
Living	191.3 m ²
Garage	39.5 m ²
Alfresco	20.3 m ²
TOTAL	251.1 m²

* Facades displayed for illustrative purposes only

GLENMORA



GLENMORA: Standard facade*



EMPAK HOMES

GLENMORA: AREA

Living	198.4 m ²
Garage	40.8 m ²
Alfresco	20.0 m ²
Portico	7.0 m ²
TOTAL	266.2 m²

* Facades displayed for illustrative purposes only

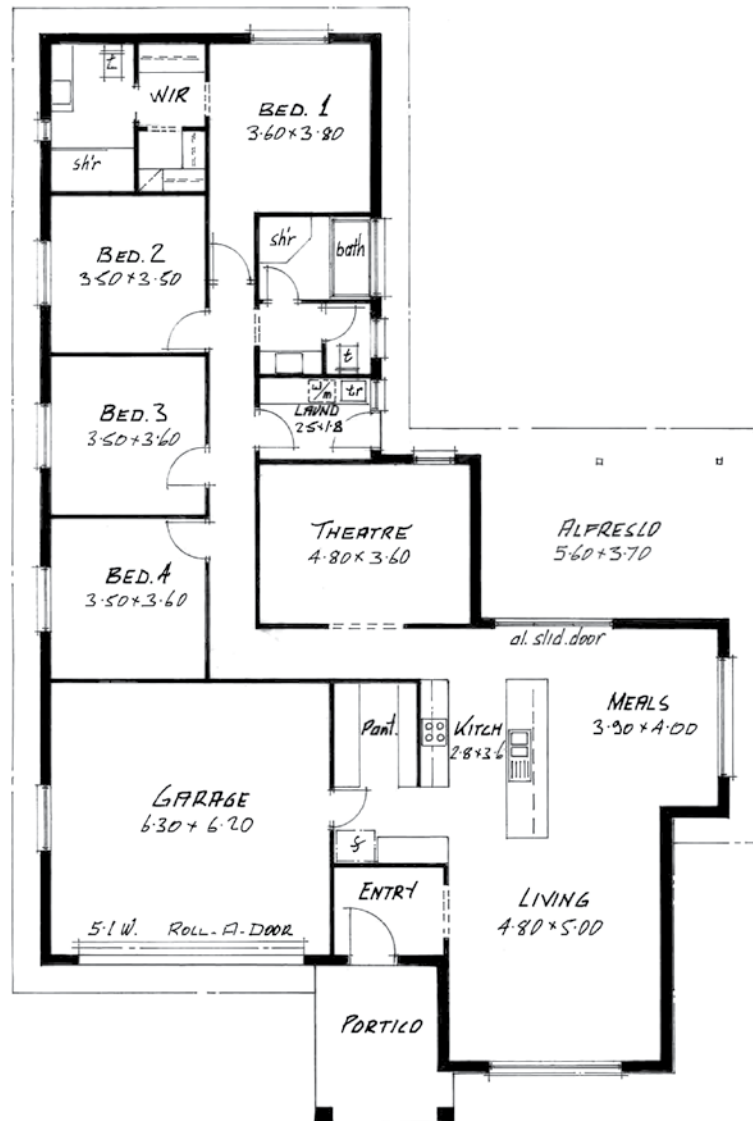
GLENMORA: Alternate facade*



AUGUSTA MK 3



AUGUSTA MK 3: Standard facade*



EMPAK HOMES

AUGUSTA MK 3: Alternate facade*



AUGUSTA MK 3: AREA

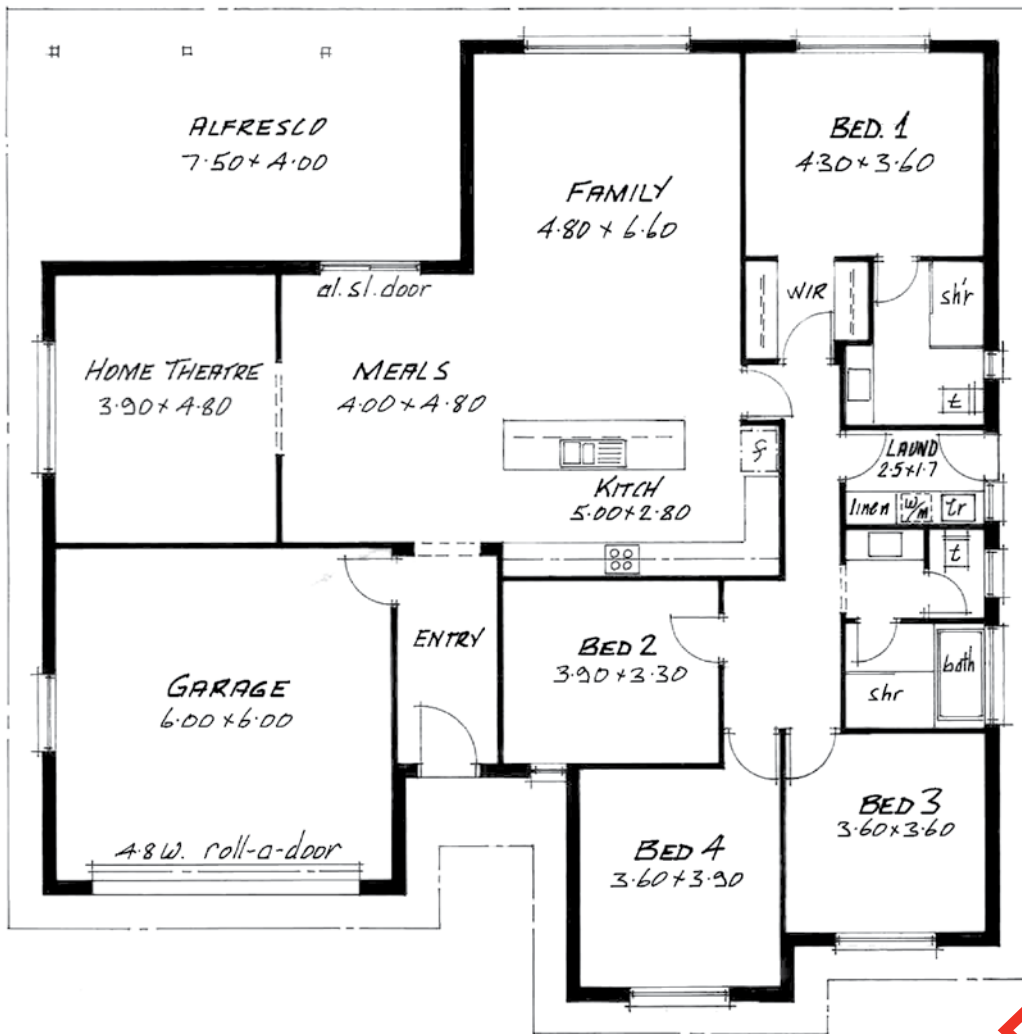
Living	199.5 m ²
Garage	42.3 m ²
Alfresco	20.7 m ²
Portico	10.3 m ²
TOTAL	272.8 m²

* Facades displayed for illustrative purposes only

UNISON MK 2



UNISON MK 2: Standard facade*



EMPAK HOMES

UNISON MK 2: AREA

Living 200.2 m²
Garage 39.7 m²
Alfresco 30.0 m²
TOTAL 269.9 m²

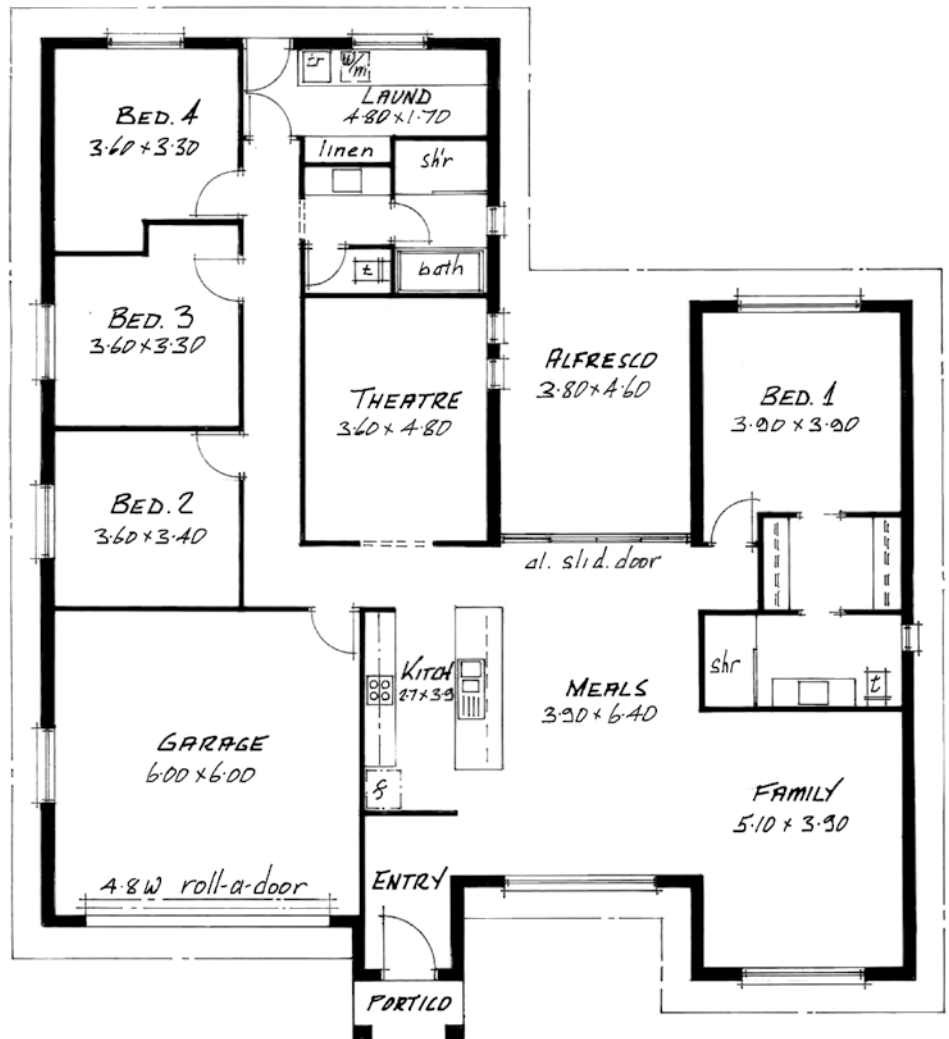
* Facades displayed for illustrative purposes only

UNISON MK 2: Alternate facade*



KOOYONGA MK 4

KOOYONGA MK 4: Standard facade*



EMPAK HOMES

KOOYONGA MK 4: Alternate facade*

KOOYONGA MK 4: AREA

Living	205.2 m ²
Garage	39.1 m ²
Alfresco	17.5 m ²
Portico	2.6 m ²
TOTAL	264.4 m²

* Facades displayed for illustrative purposes only

PARKDALE



PARKDALE: Standard facade*



EMPAK HOMES

PARKDALE: AREA

Living	207.7 m ²
Garage	48.5 m ²
Alfresco	28.0 m ²
Veranda	6.3 m ²
TOTAL	290.5 m²

* Facades displayed for illustrative purposes only

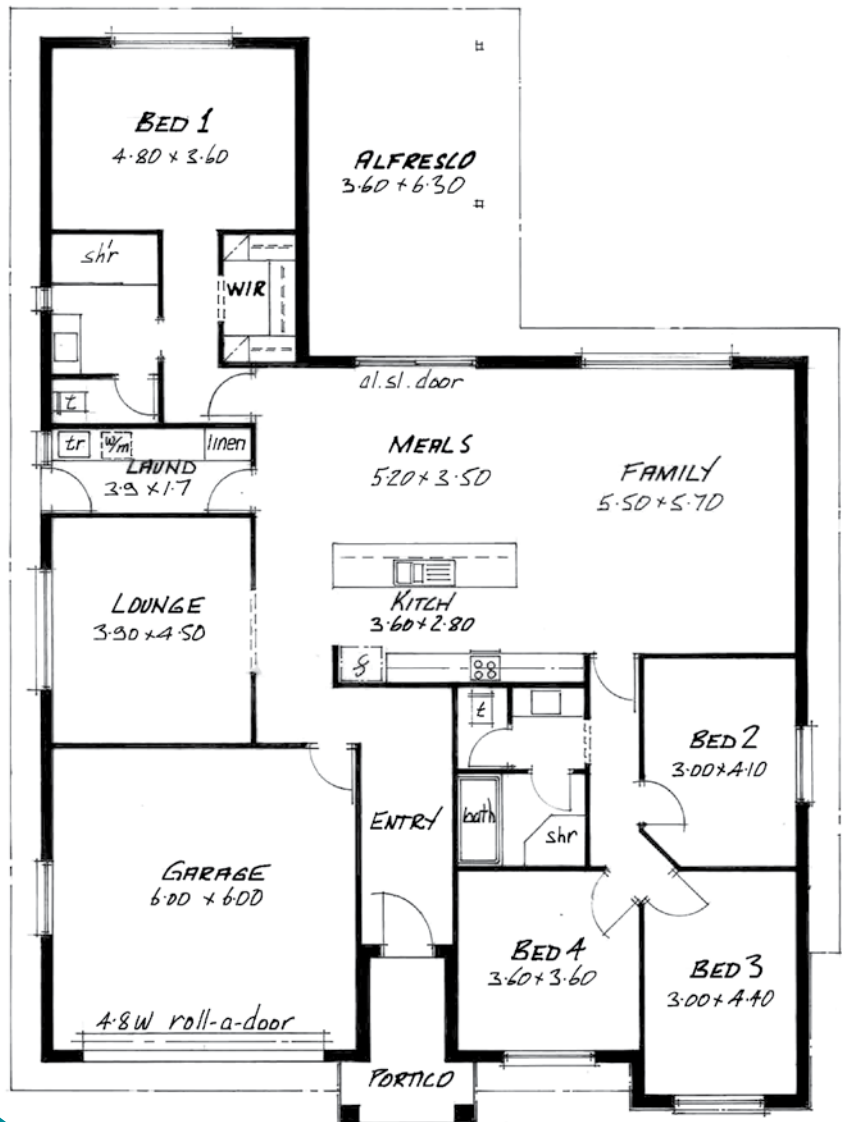
PARKDALE: Alternate facade*



VISTA MK 5



VISTA MK 5: Standard facade*



EMPAK HOMES

VISTA MK 5: Alternate facade*



VISTA MK 5: AREA

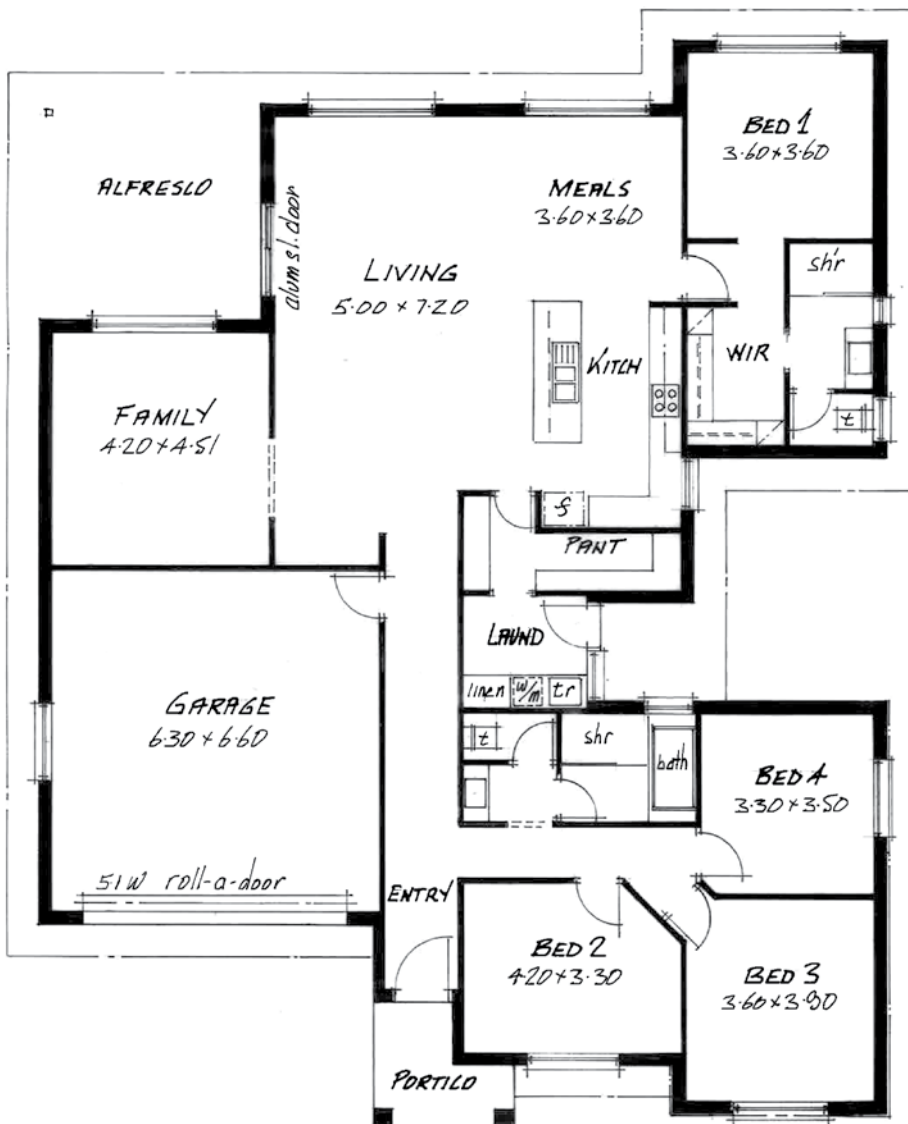
Living	208.0 m ²
Garage	39.6 m ²
Alfresco	22.7 m ²
TOTAL	270.3 m²

* Facades displayed for illustrative purposes only

NAROOMA MK4



NAROOMA MK 4: Standard facade*



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NAROOMA MK 4: AREA

Living	208.5 m ²
Garage	44.9 m ²
Alfresco	18.1 m ²
Portico	5.0 m ²
TOTAL	276.5 m²

* Facades displayed for illustrative purposes only

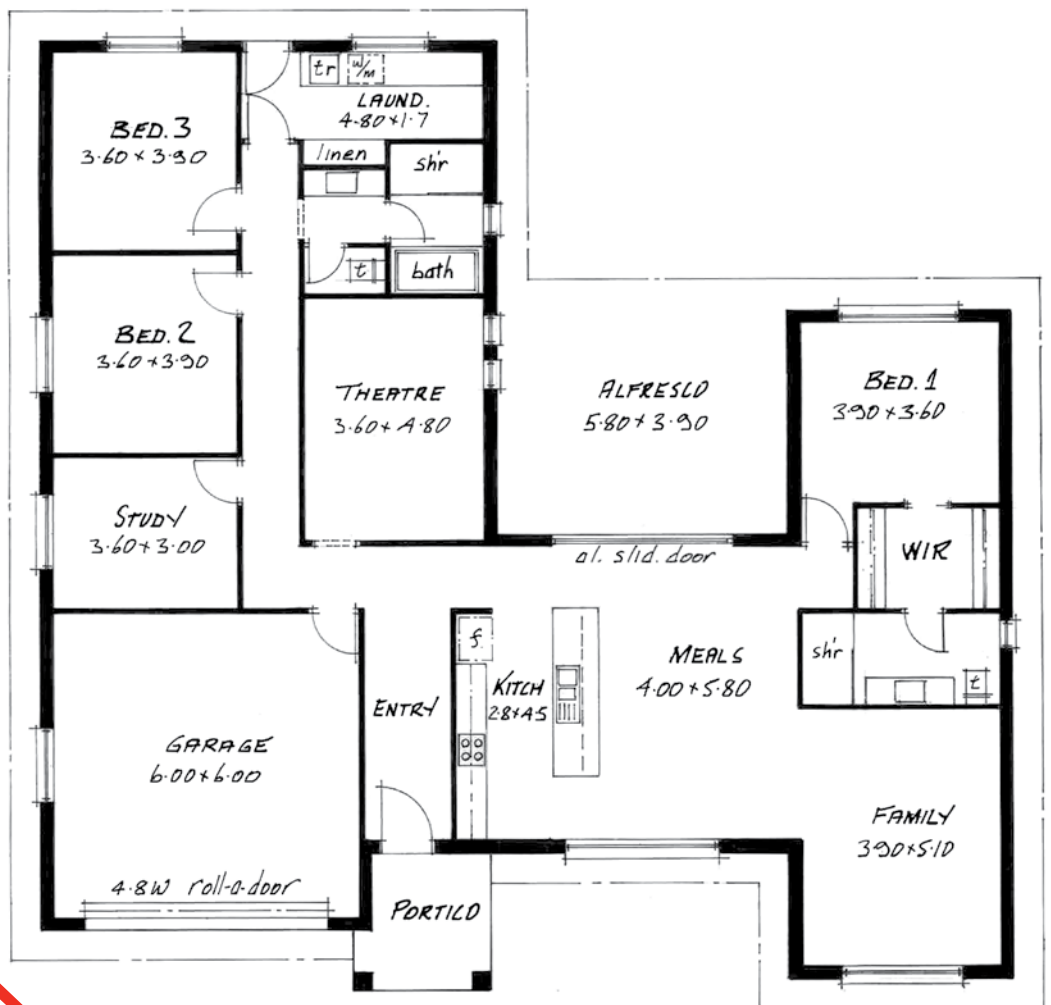
NAROOMA MK 4: Alternate facade*



KOOYONGA MK 1



KOOYONGA MK 1: Standard facade*



EMPAK HOMES

KOOYONGA MK 1: Alternate facade*



KOOYONGA MK 1: AREA

Living	210.3 m ²
Garage	39.4 m ²
Alfresco	22.6 m ²
TOTAL	272.3 m²

* Facades displayed for illustrative purposes only

AIMON

The floor plan shows a house with the following rooms and dimensions:

- BED. 1**: 3.70 x 3.90, located at the bottom left, featuring a "low wall".
- BED. 2**: 4.20 x 3.20, located in the middle left.
- BED. 3**: 3.00 x 3.80, located at the top left.
- BED. 4**: 3.00 x 4.50, located at the top right.
- FAMILY**: 5.80 x 4.50, located in the center.
- TV ROOM**: 4.70 x 3.90, located in the middle left, below the TV room.
- KITCH.**: 3.1 x 4.0, located in the center, containing a stove and sink.
- MEALS**: 3.90 x 3.90, located to the right of the kitchen.
- ALFRESCO**: 3.40 x 4.00, located to the right of the meals area.
- GARAGE**: 6.00 x 6.00, located at the bottom right, featuring a "4.8W roll-a-door".
- ENTRY**: Located between the family room and the retreat.
- RETREAT**: 3.00 x 3.50, located at the bottom center.
- LAUND.**: 3.80 x 1.60, located at the top left, containing a washer and dryer.
- BATH**: Located near the laundry room.
- shir**: Two closets, one near the laundry room and one near the TV room.
- PANT**: A closet located near the kitchen.
- al. sl. door**: An aluminum sliding door located between the meals area and the garage.
- PORTICO**: Located at the bottom of the house.

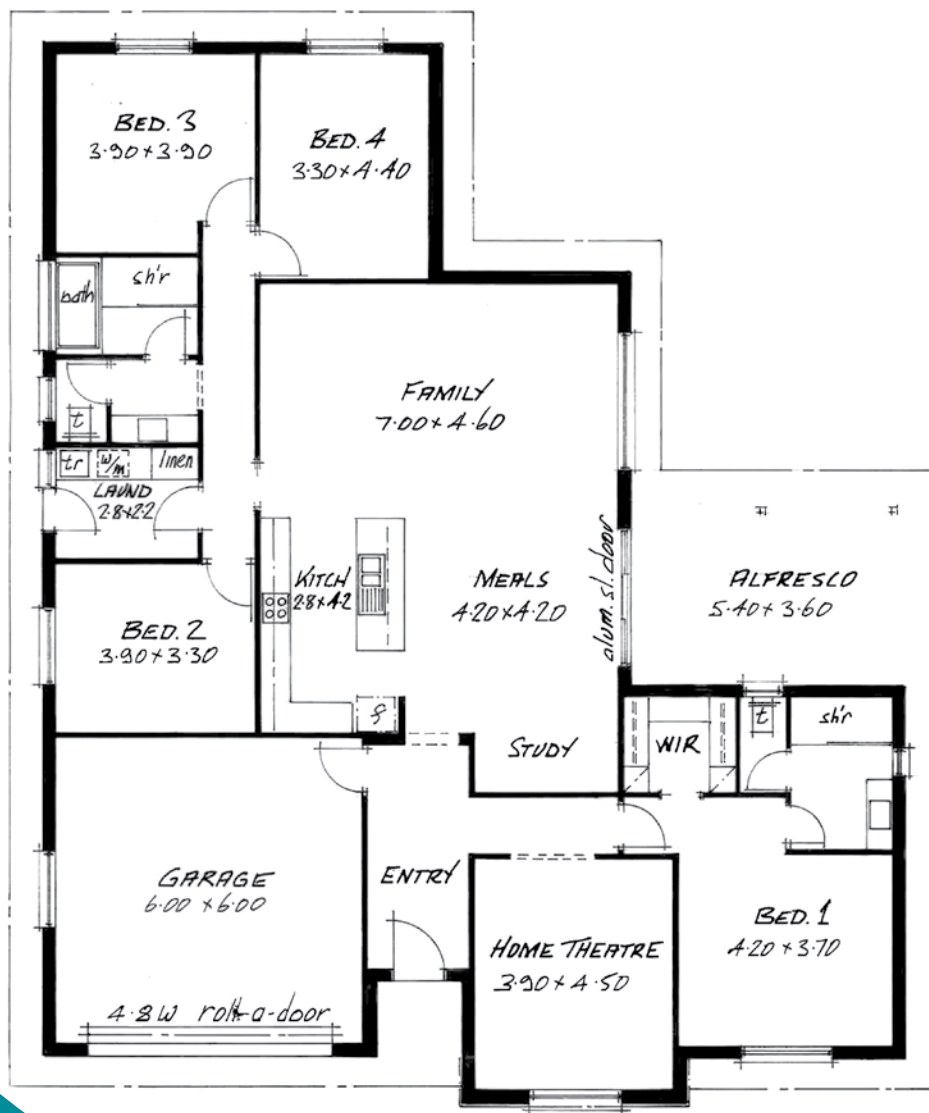
AlMON: Alternate facade*



ARIAN



ARIAN: Standard facade*



EMPAK HOMES

ARIAN: Alternate facade*



ARIAN: AREA

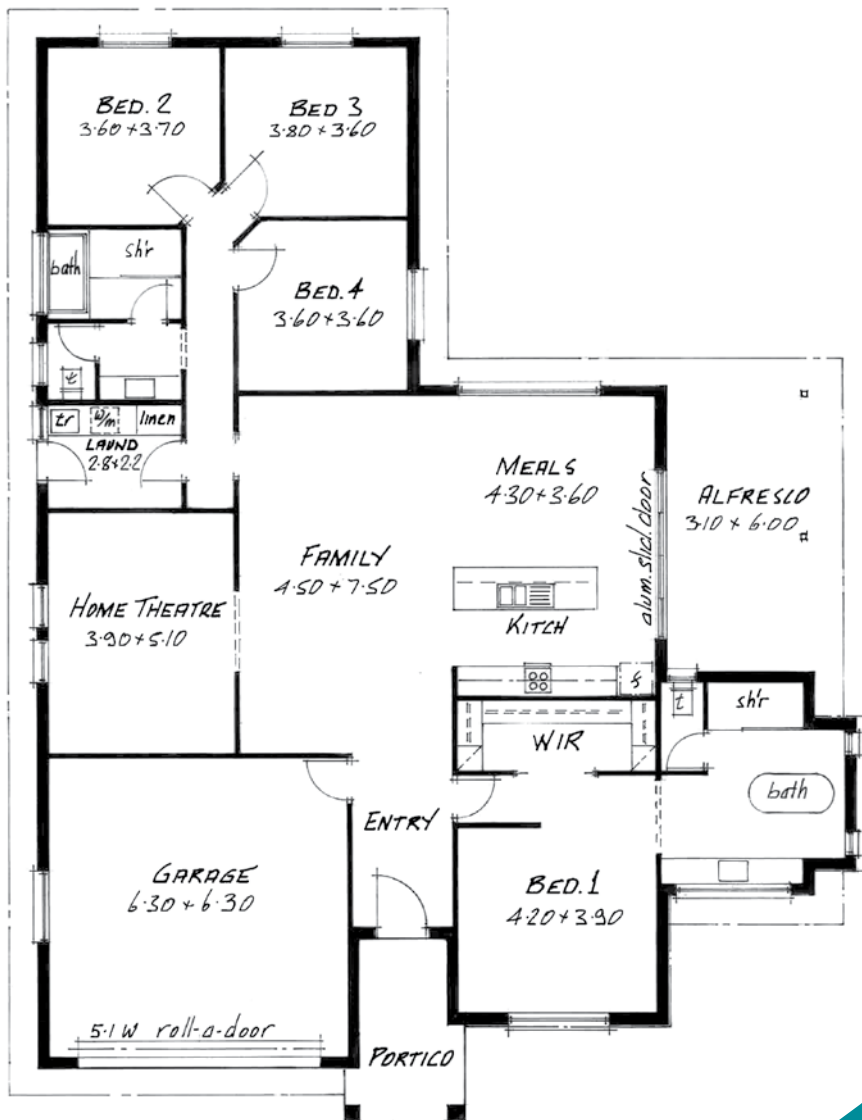
Living	213.5 m ²
Garage	39.5 m ²
Alfresco	19.4 m ²
TOTAL	272.4 m²

* Facades displayed for illustrative purposes only

VISTA MK 2



VISTA MK 2: Standard facade*



EMPAK HOMES

VISTA MK 2: AREA

Living	215.4 m ²
Garage	43.6 m ²
Alfresco	18.6 m ²
Portico	8.1 m ²
TOTAL	285.7 m²

* Facades displayed for illustrative purposes only

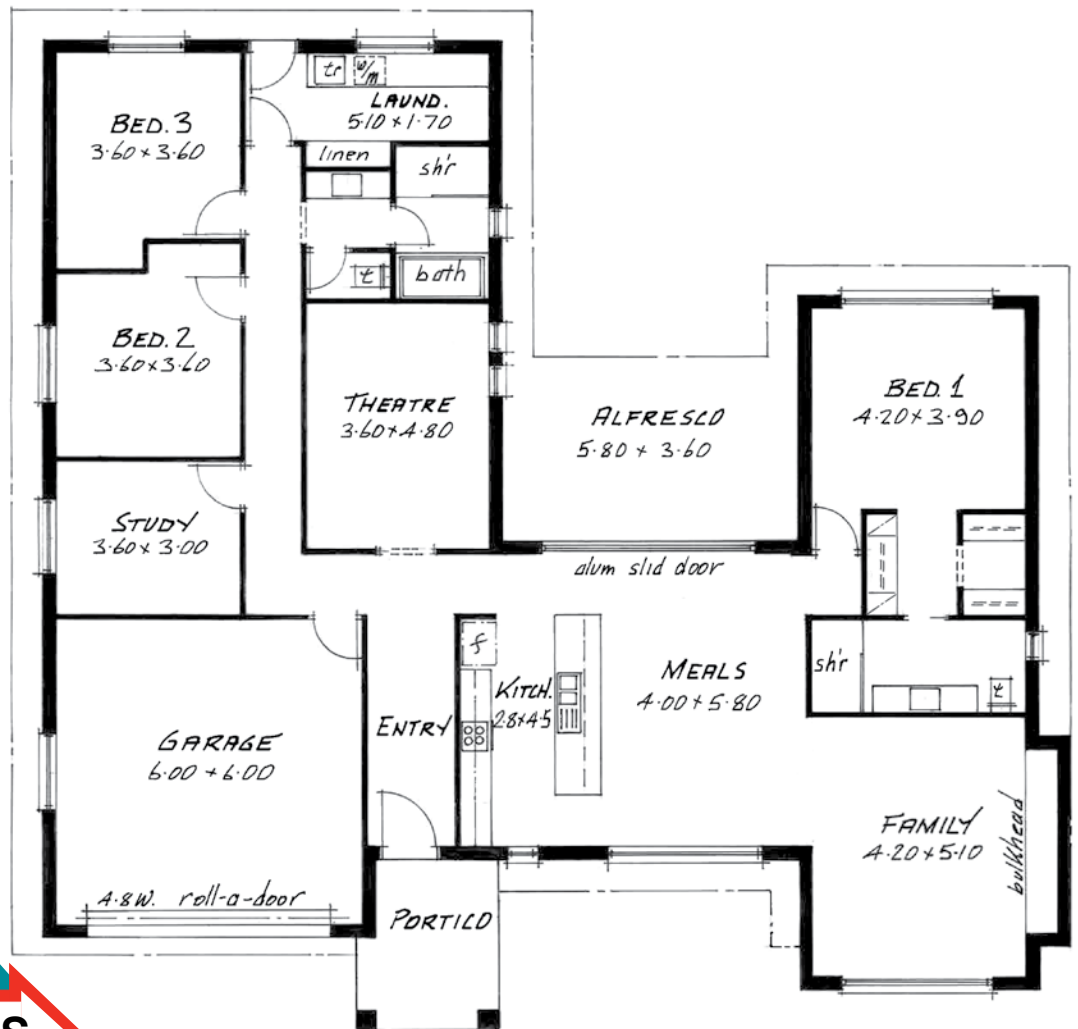
VISTA MK 2: Alternate facade*



KOOYONGA



KOOYONGA: Standard facade*



EMPAK HOMES

KOOYONGA: Alternate facade*



KOOYONGA: AREA

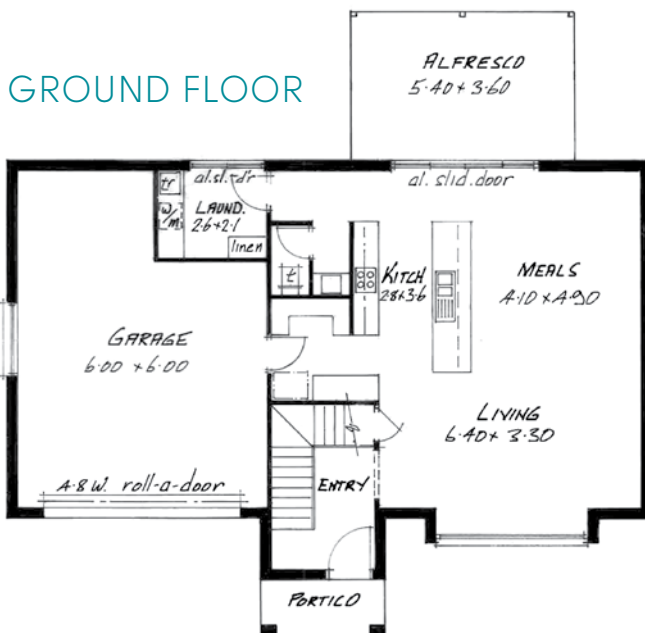
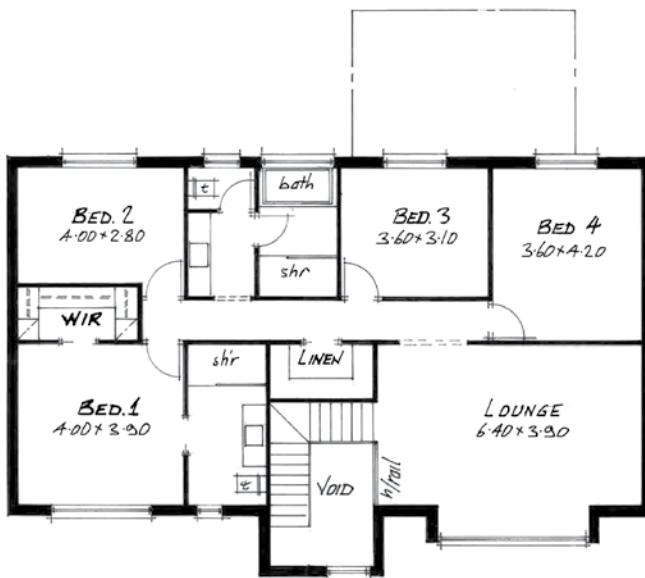
Living	218.2 m ²
Garage	39.4 m ²
Alfresco	20.9 m ²
Portico	6.9 m ²
TOTAL	285.4 m²

* Facades displayed for illustrative purposes only

AUGUSTA MK2



AUGUSTA MK 2: Standard facade*



EMPAK HOMES

AUGUSTA MK 2: AREA

Living	237.0 m ²
Garage	48.4 m ²
Portico	4.5 m ²
Alfresco	19.4 m ²
TOTAL	309.3 m²

* Facades displayed for illustrative purposes only

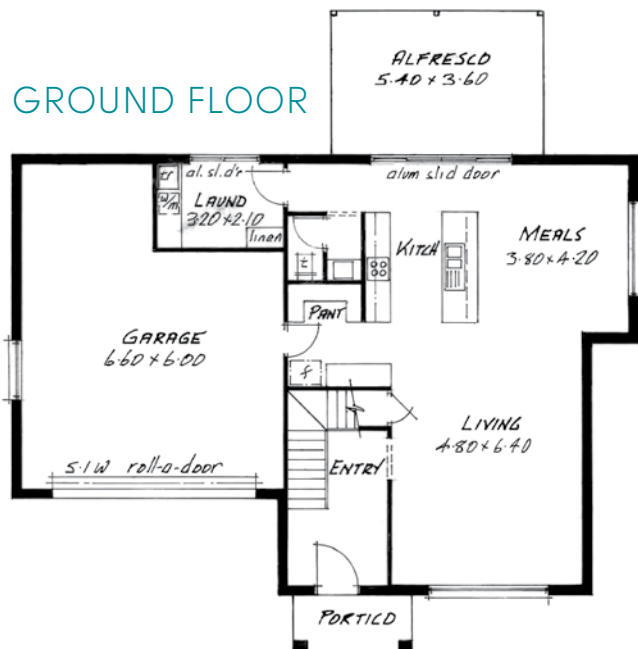
AUGUSTA MK 1



AUGUSTA MK 1: Standard facade*



FIRST FLOOR



GROUND FLOOR

EMPAK HOMES

AUGUSTA MK 1: AREA

Living	252.7 m ²
Garage	52.3 m ²
Portico	4.5 m ²
Alfresco	19.4 m ²
TOTAL	328.9 m²

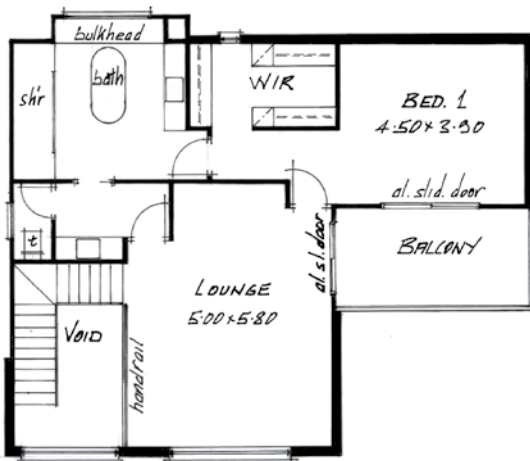
* Facades displayed for illustrative purposes only

AUGUSTA

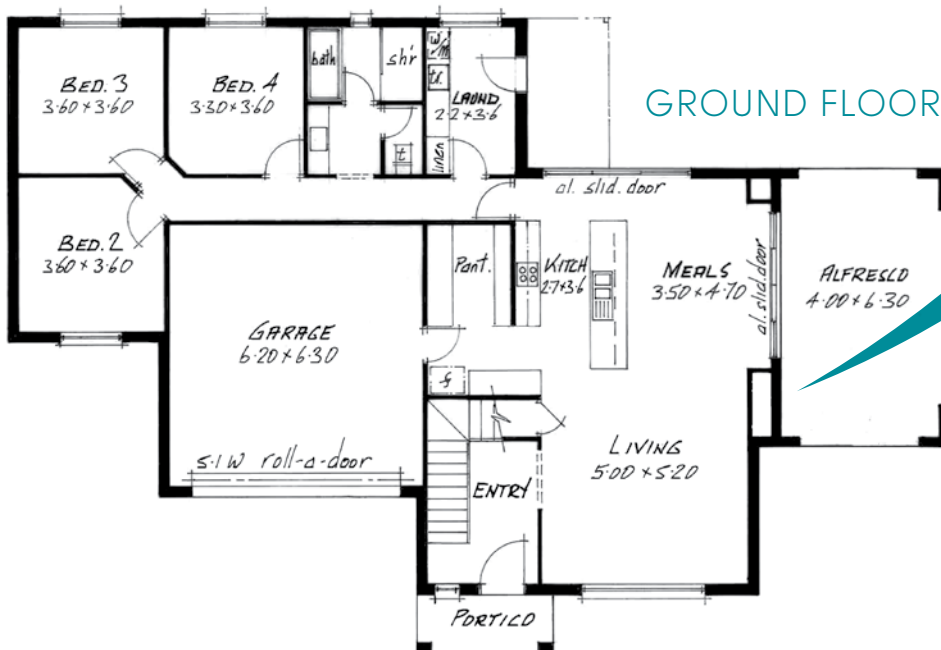


AUGUSTA: Standard facade*

FIRST FLOOR



GROUND FLOOR



EMPAK HOMES

AUGUSTA: AREA

Living	267.4 m ²
Garage	41.6 m ²
Alfresco	25.8 m ²
Portico	5.0 m ²
Balcony	11.8 m ²
TOTAL	351.6 m²

* Facades displayed for illustrative purposes only



Company founder the late great Norman Stanley Mitchell shown here contemplating his toil by day, and holding a crowd by night.

A pioneer of residential land development in Mount Gambier, a man of the people, and a character who could yarn with labourer and landlord alike



Photo credit: Nicholas Bonney



For all enquiries please contact the Empak Homes office located at:

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www.empak.com.au

"The service was outstanding. We love our new home and have great pleasure in recommending Empak."

*D & J Callaghan,
Nanacoorte*

