



Design Range



www.empak.com.au

EMPAK HOMES

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.



ATTAMURRA FAIRWAY ESTATE



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.



ATTAMURRA HEIGHTS

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.

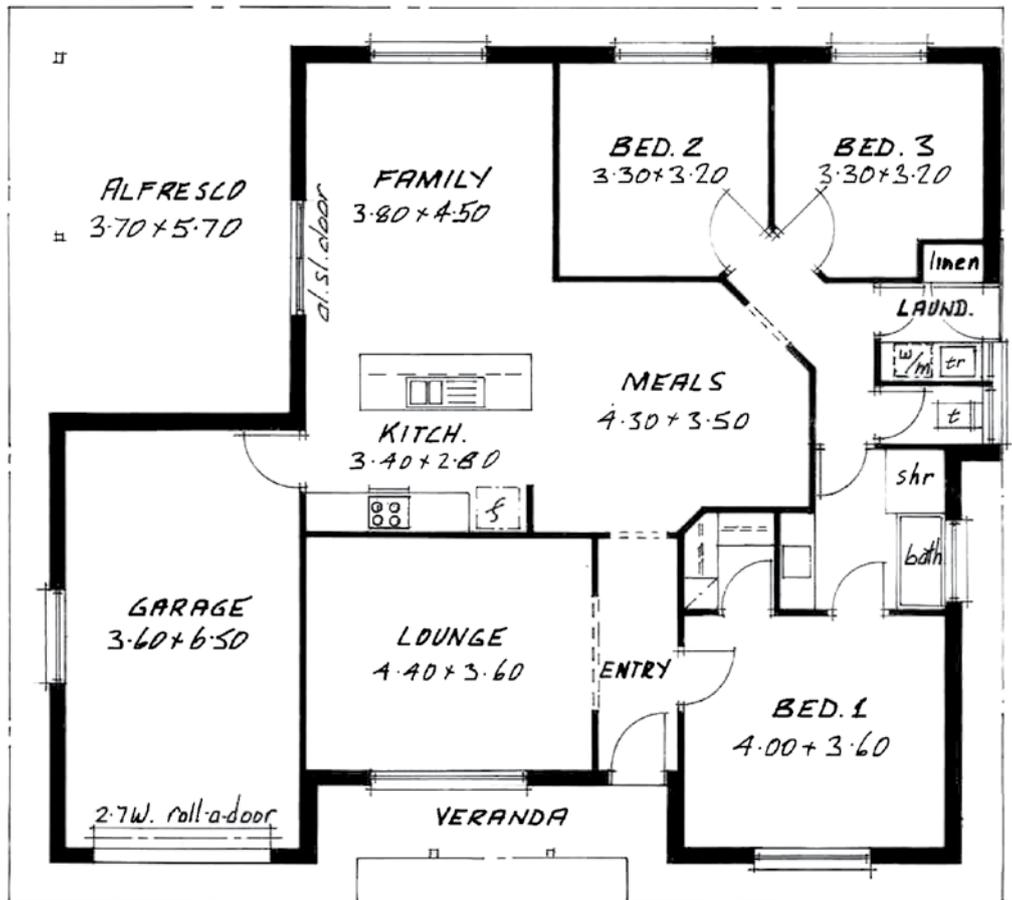
Welcome to the wide open spaces and quiet family atmosphere of the Attamurra Heights residential estate. Designed to reflect the peaceful, secure, family nature of the neighbouring Conroe Heights development, Attamurra Heights is an address that you can feel proud of be it your first, second or third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



BROOKE



BROOKE: Standard facade*



BROOKE: Alternate facade*

BROOKE: AREA

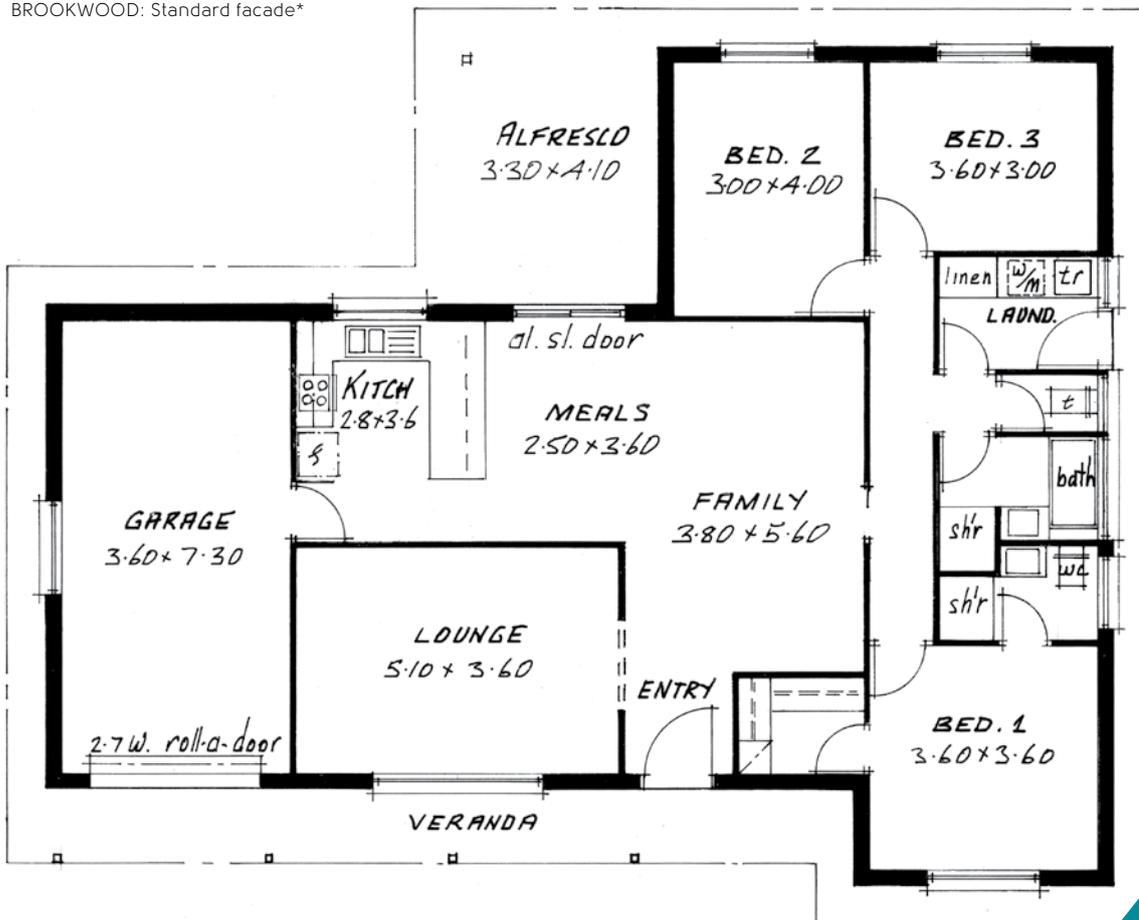
Living	126.8 m ²
Garage	27.3 m ²
Alfresco	21.1 m ²
Veranda	5.9 m ²
TOTAL	181.1 m²

* Facades displayed for illustrative purposes only

BROOKWOOD



BROOKWOOD: Standard facade*



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

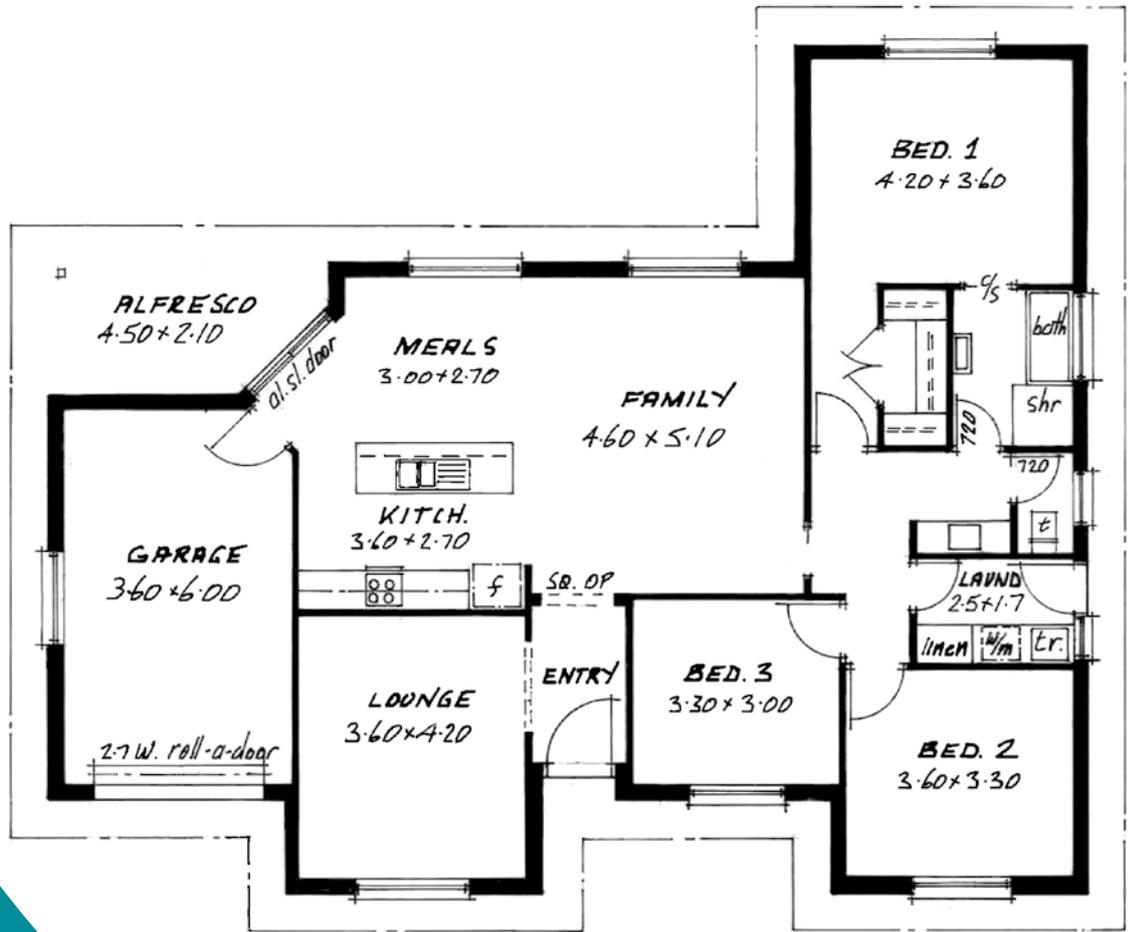
BROOKWOOD: Alternate facade*



ASCOT



ASCOT: Standard facade*



ASCOT: Alternate facade*



ASCOT: AREA

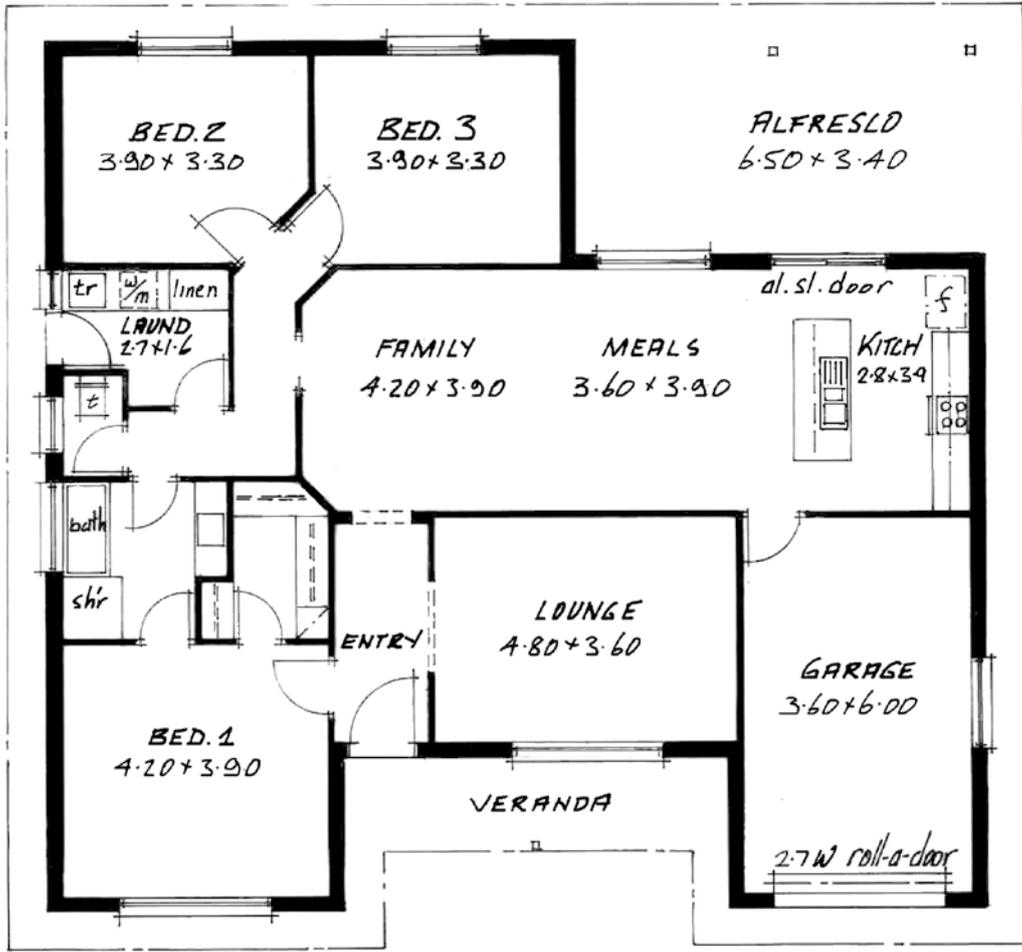
Living	140.1 m ²
Garage	24.7 m ²
Alfresco	8.3 m ²
TOTAL	173.1 m²

* Facades displayed for illustrative purposes only

KIANDRA



KIANDRA: Standard facade*



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

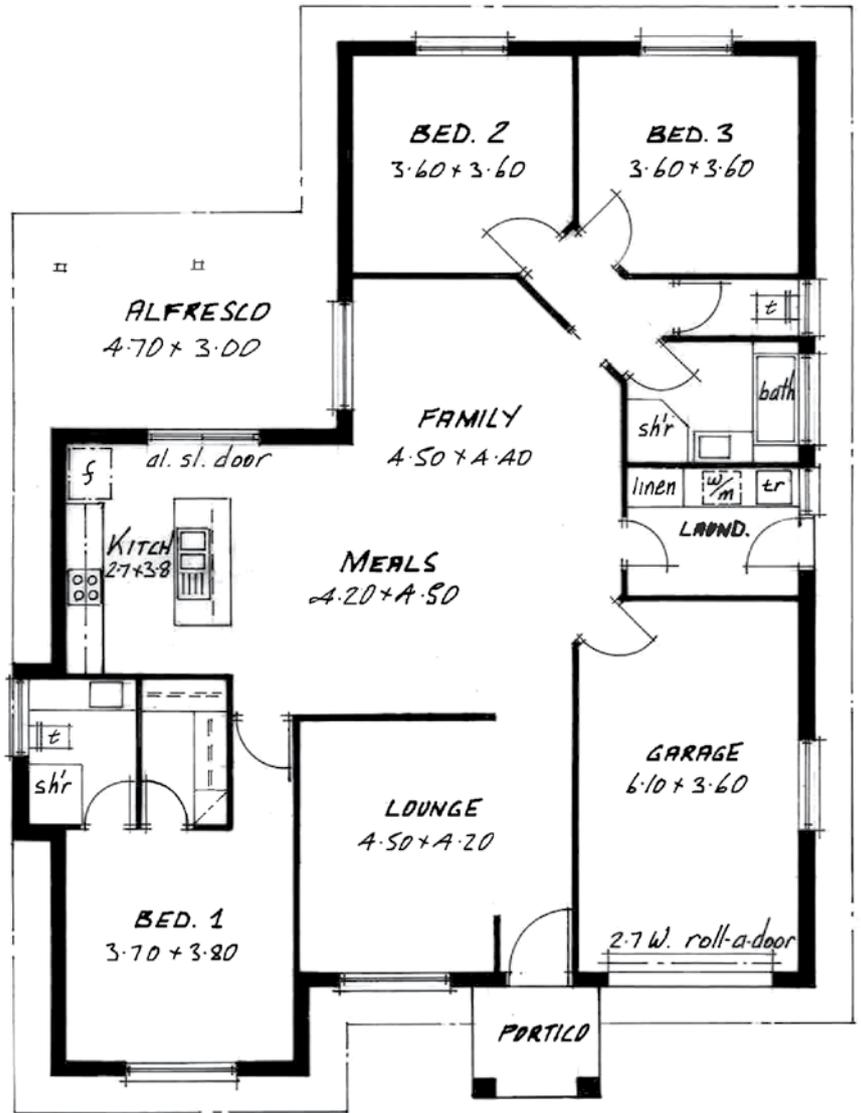
KIANDRA: Alternate facade*



ROSEWOOD



ROSEWOOD: Standard facade*



ROSEWOOD: Alternate facade*



ROSEWOOD: AREA

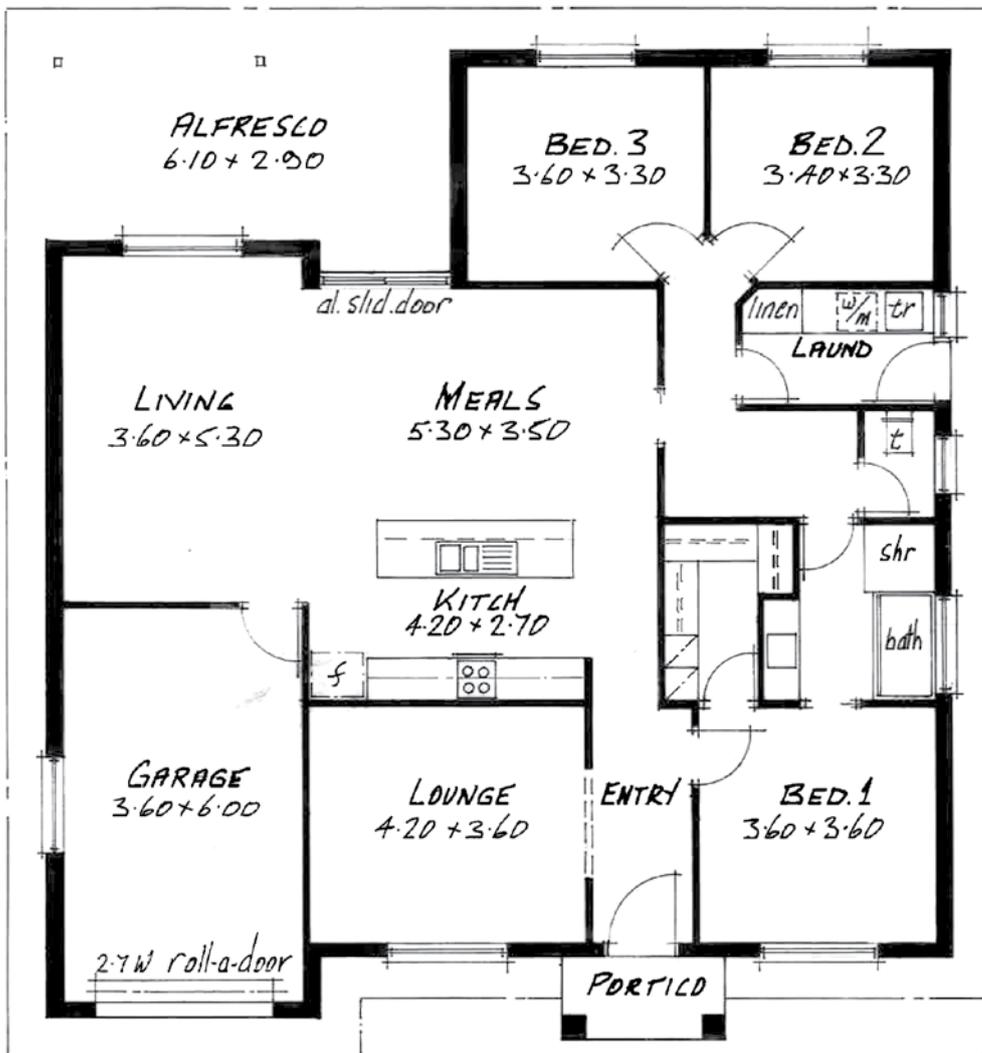
Living	148.8 m ²
Garage	24.1 m ²
Alfresco	14.1 m ²
Portico	3.8 m ²
TOTAL	190.8 m²

* 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

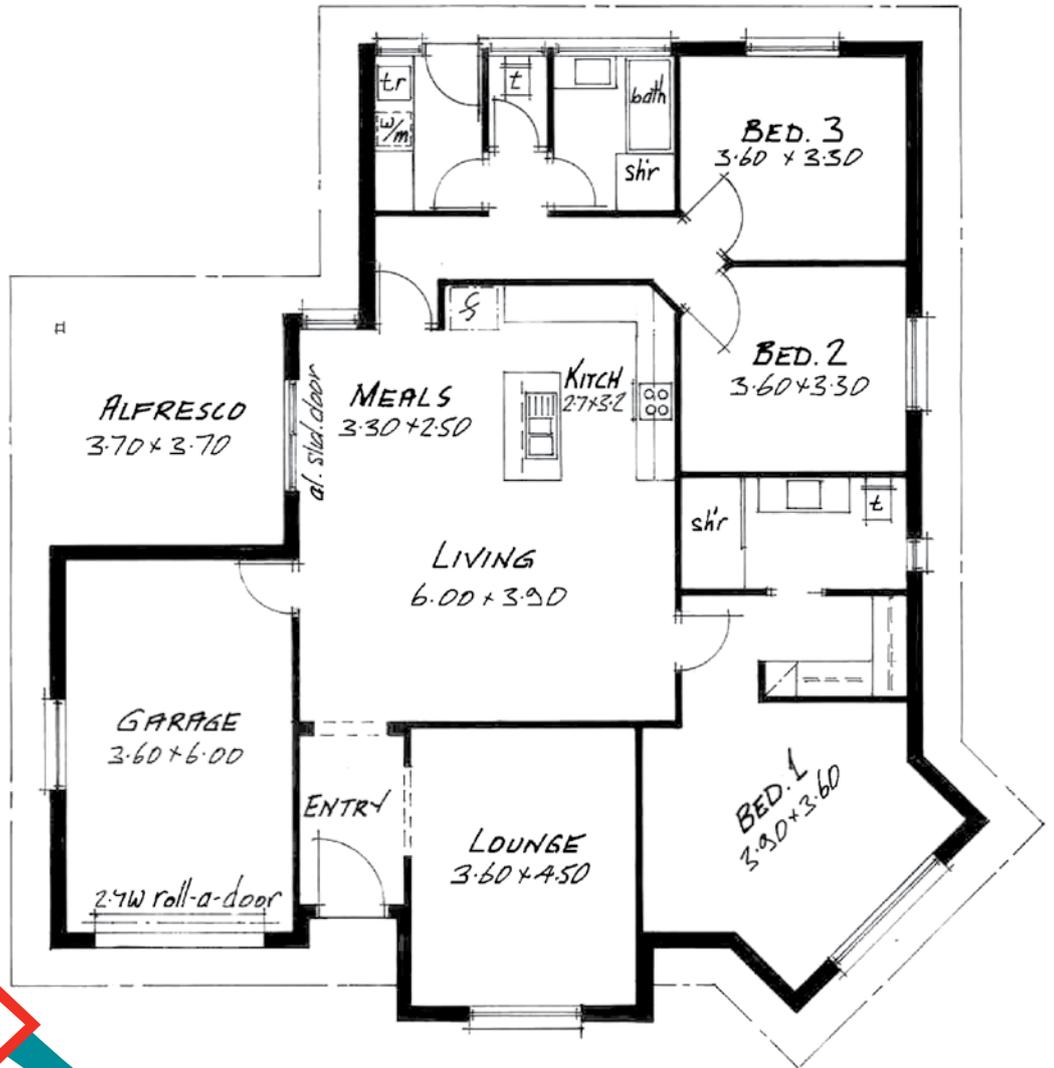
PARKWAY: Alternate facade*



REDWOOD



REDWOOD: Standard facade*



REDWOOD: Alternate facade*



REDWOOD: AREA

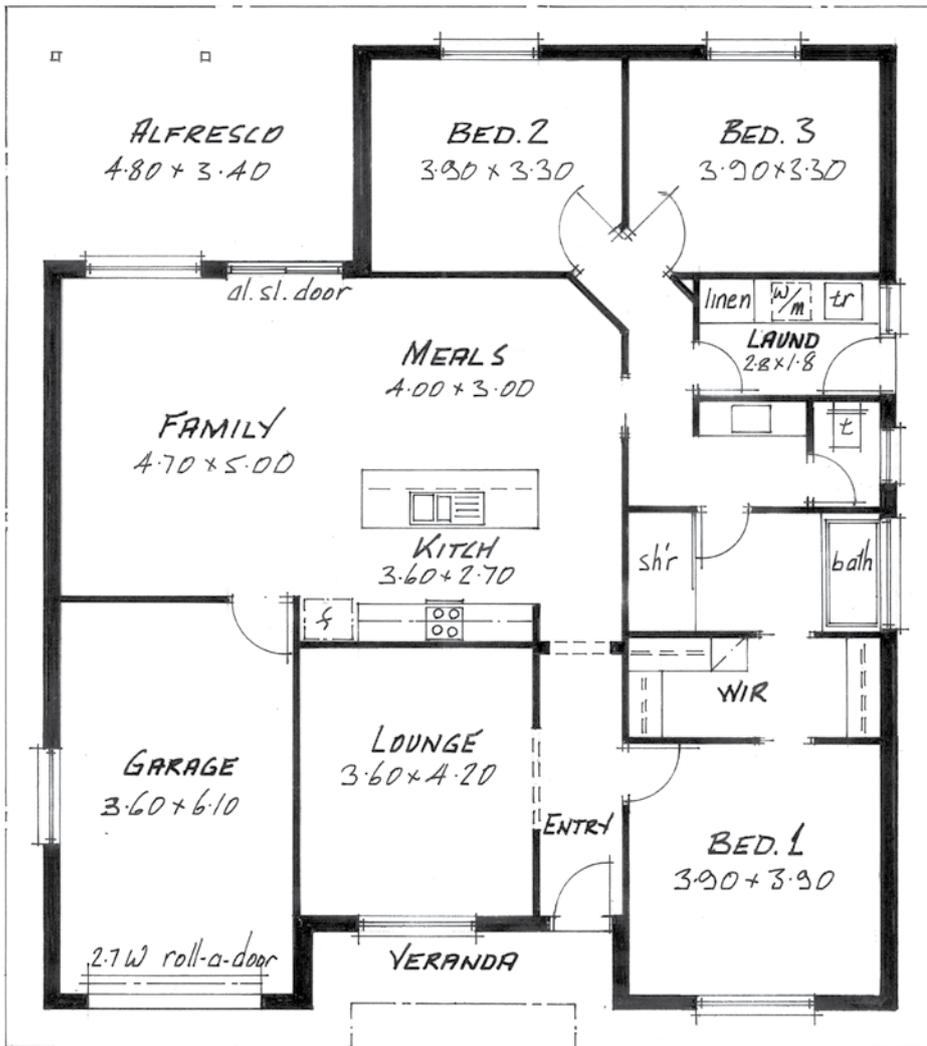
Living	150.2 m ²
Garage	25.2 m ²
Alfresco	13.7 m ²
TOTAL	189.1 m²

* Facades displayed for illustrative purposes only

BROOKE MK 1



BROOKE MK 1: Standard facade*



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

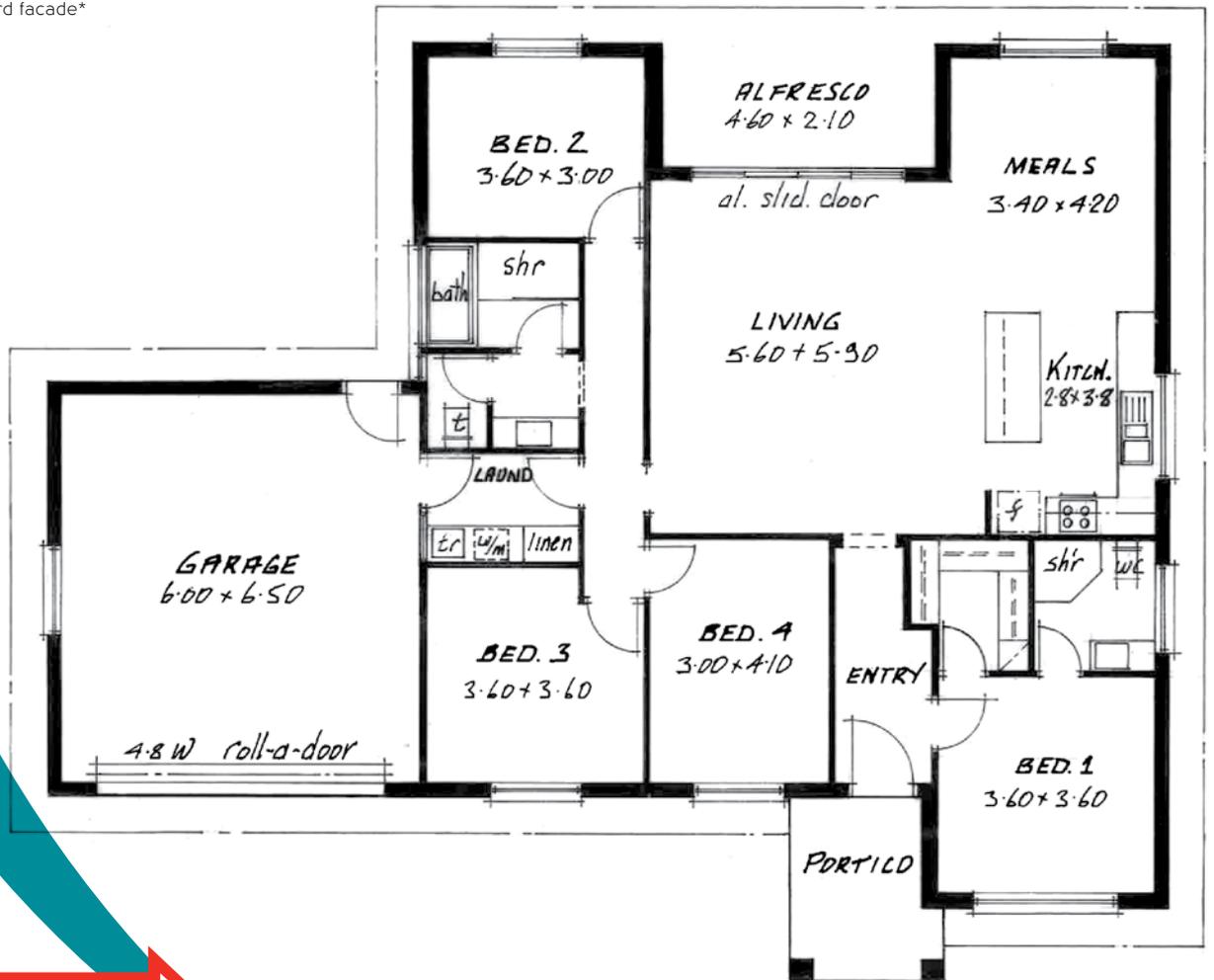
BROOKE MK 1: Alternate facade*



BRAXTON



BRAXTON: Standard facade*



BRAXTON: Alternate facade*

BRAXTON: AREA

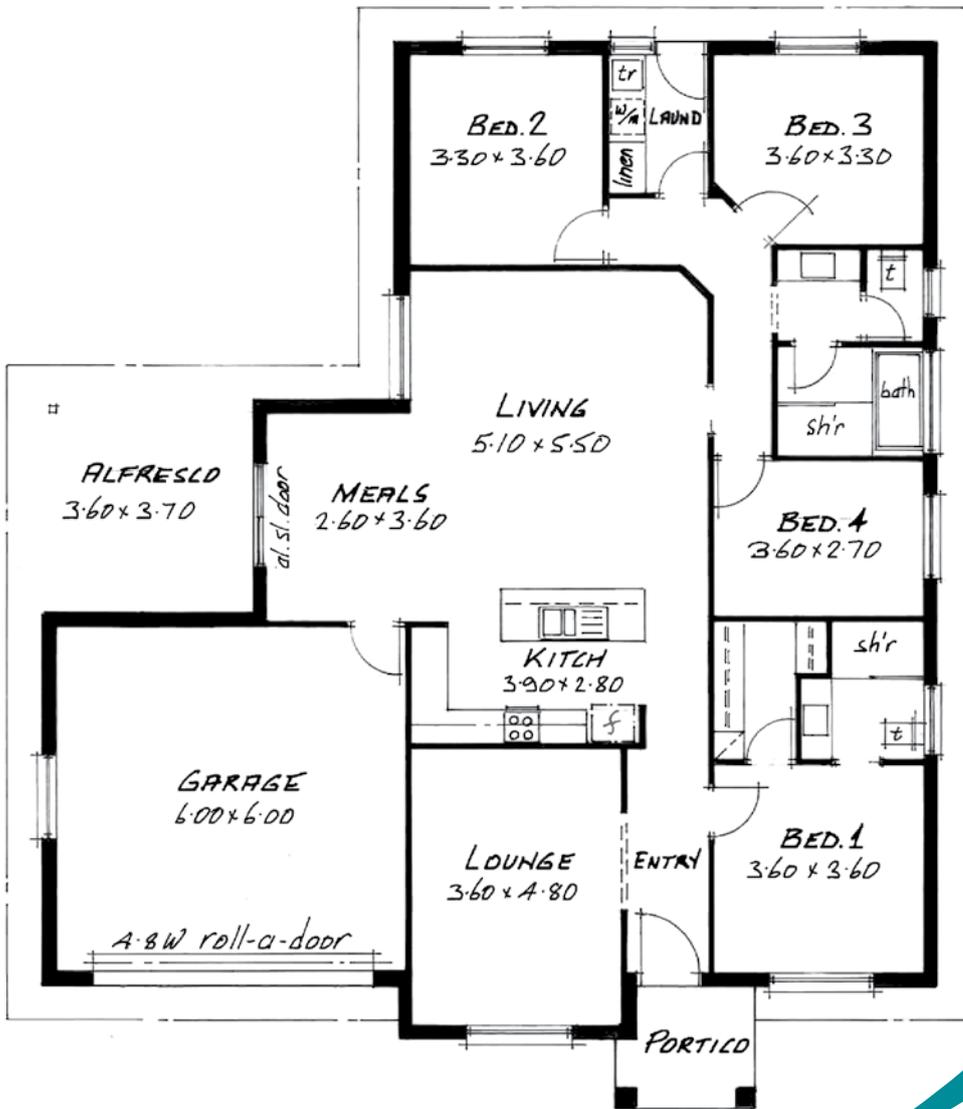
Living	156.7 m ²
Garage	43.7 m ²
Alfresco	9.7 m ²
Portico	6.9 m ²
TOTAL	217.0 m²

* Facades displayed for illustrative purposes only

ASPEN



ASPEN: Standard facade*



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

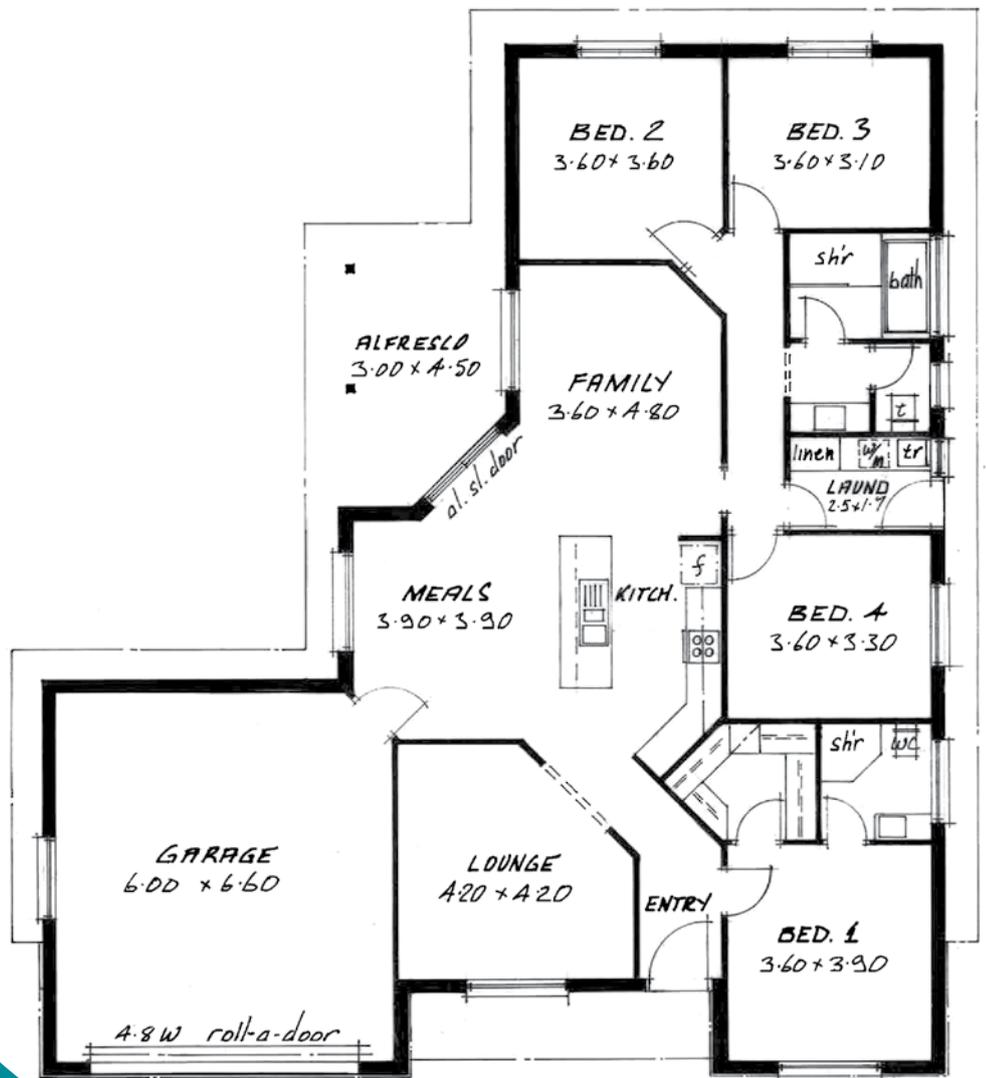


ASPEN: Alternate facade*

KINGSLEY



KINGSLEY: Standard facade*



KINGSLEY: Alternate facade*



KINGSLEY: AREA

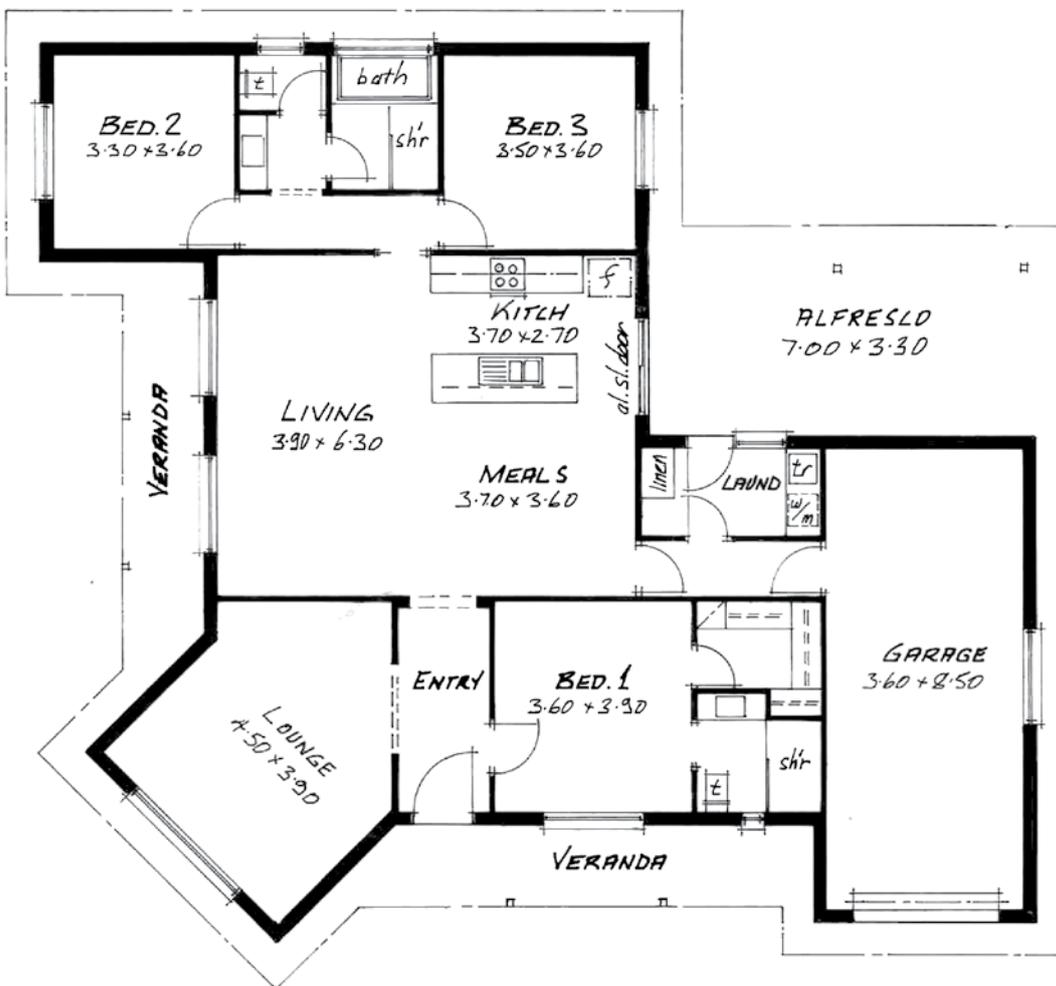
Living	161.6 m ²
Garage	44.2 m ²
Alfresco	13.5 m ²
TOTAL	219.3 m²

* Facades displayed for illustrative purposes only

TWILLABROOK



TWILLABROOK: Standard facade*



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

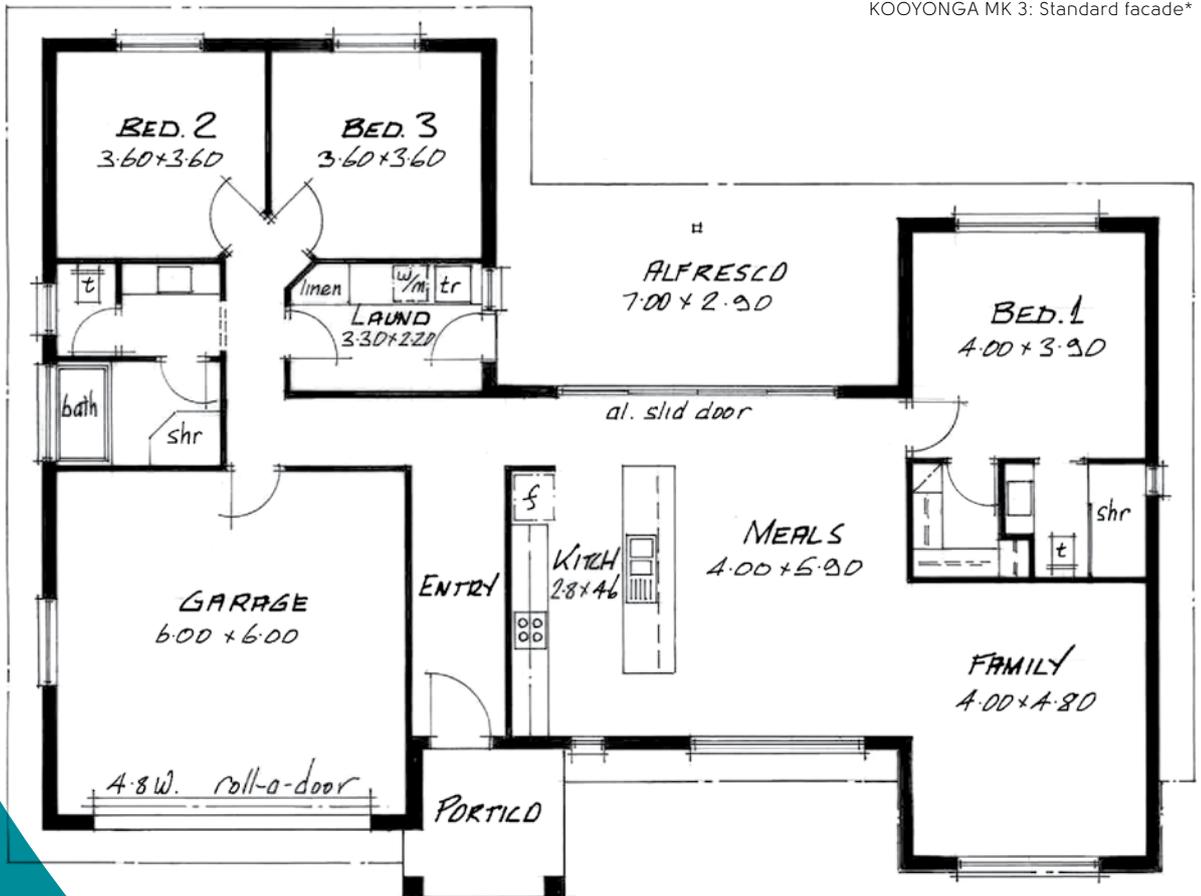
TWILLABROOK: Alternate facade*



KOOYONGA MK 3



KOOYONGA MK 3: Standard facade*



KOOYONGA MK 3: Alternate facade*

KOOYONGA MK 3: AREA

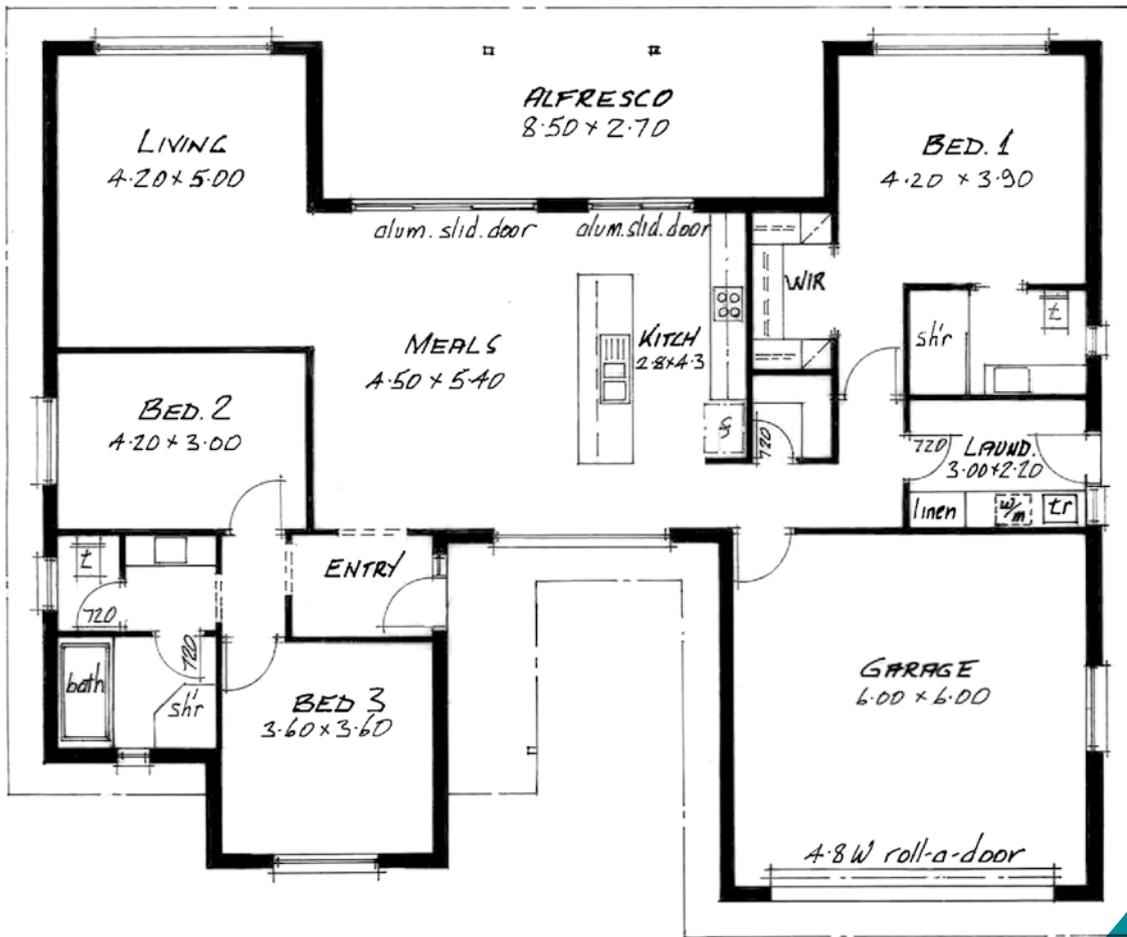
Living	162.5 m ²
Garage	39.2 m ²
Alfresco	20.3 m ²
Portico	6.7 m ²
TOTAL	228.7 m²

* Facades displayed for illustrative purposes only

GRANGE



GRANGE: Standard facade*



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

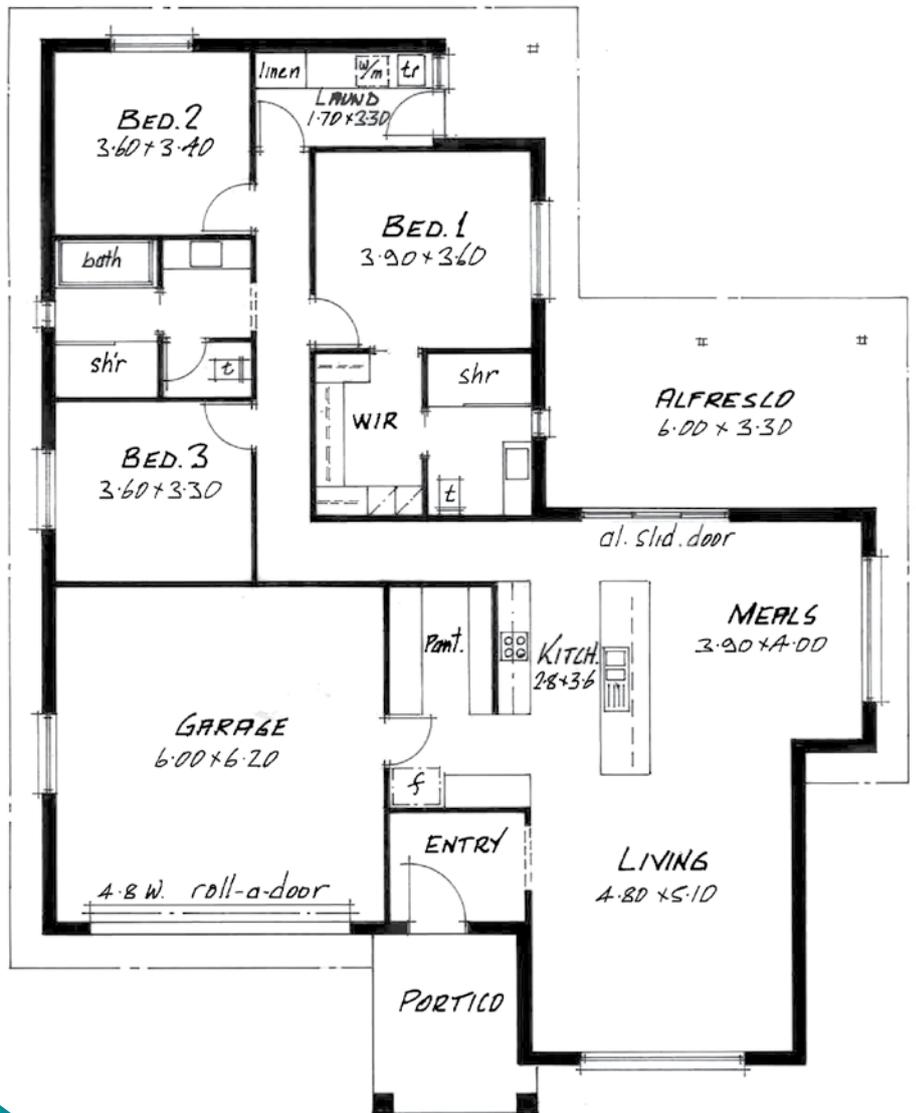
GRANGE: Alternate facade*



AUGUSTA MK 4



AUGUSTA MK 4: Standard facade*



AUGUSTA MK 4: Alternate facade*



AUGUSTA MK 4: AREA

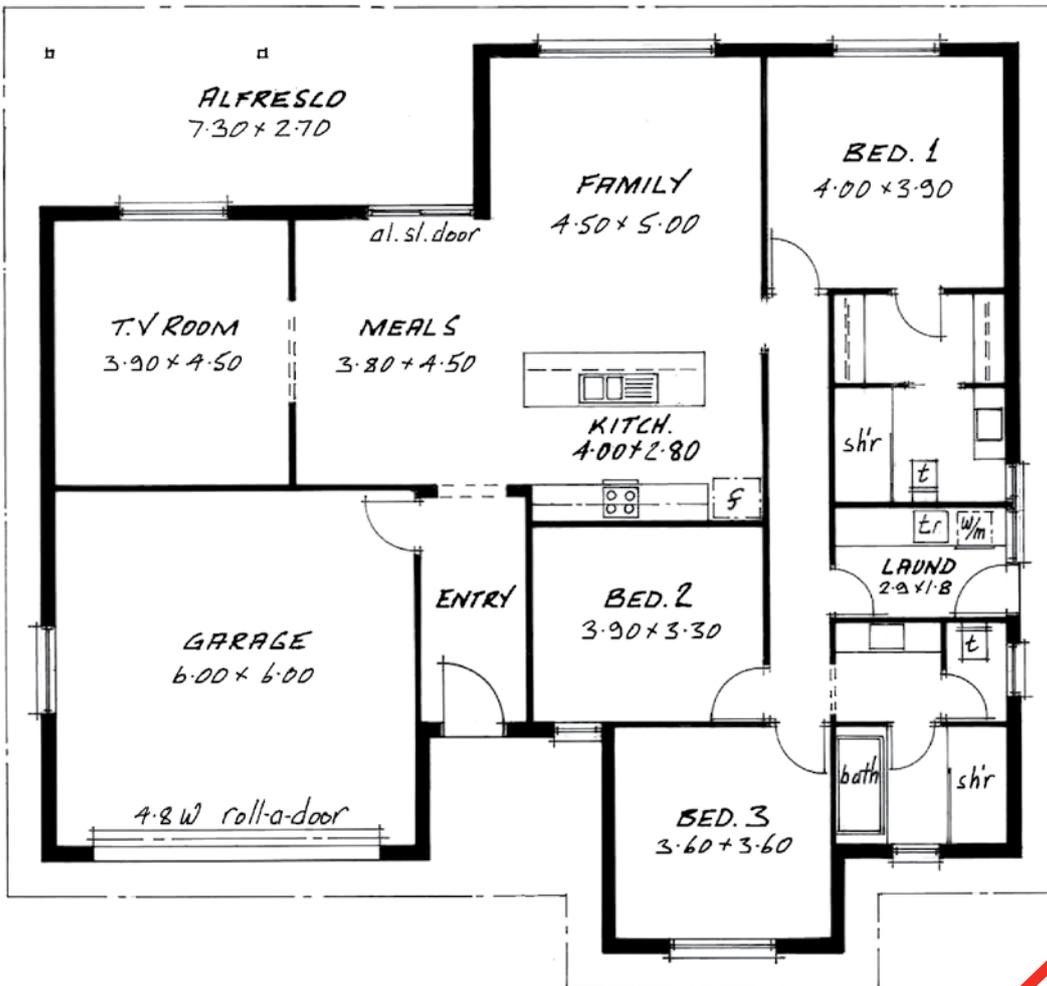
Living	165.0 m ²
Garage	40.3 m ²
Alfresco	19.8 m ²
Portico	9.1 m ²
Porch	3.2 m ²
TOTAL	237.4 m²

* Facades displayed for illustrative purposes only

UNISON MK 3



UNISON MK 3: Standard facade*



UNISON MK 3: AREA

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

UNISON MK 3: Alternate facade*

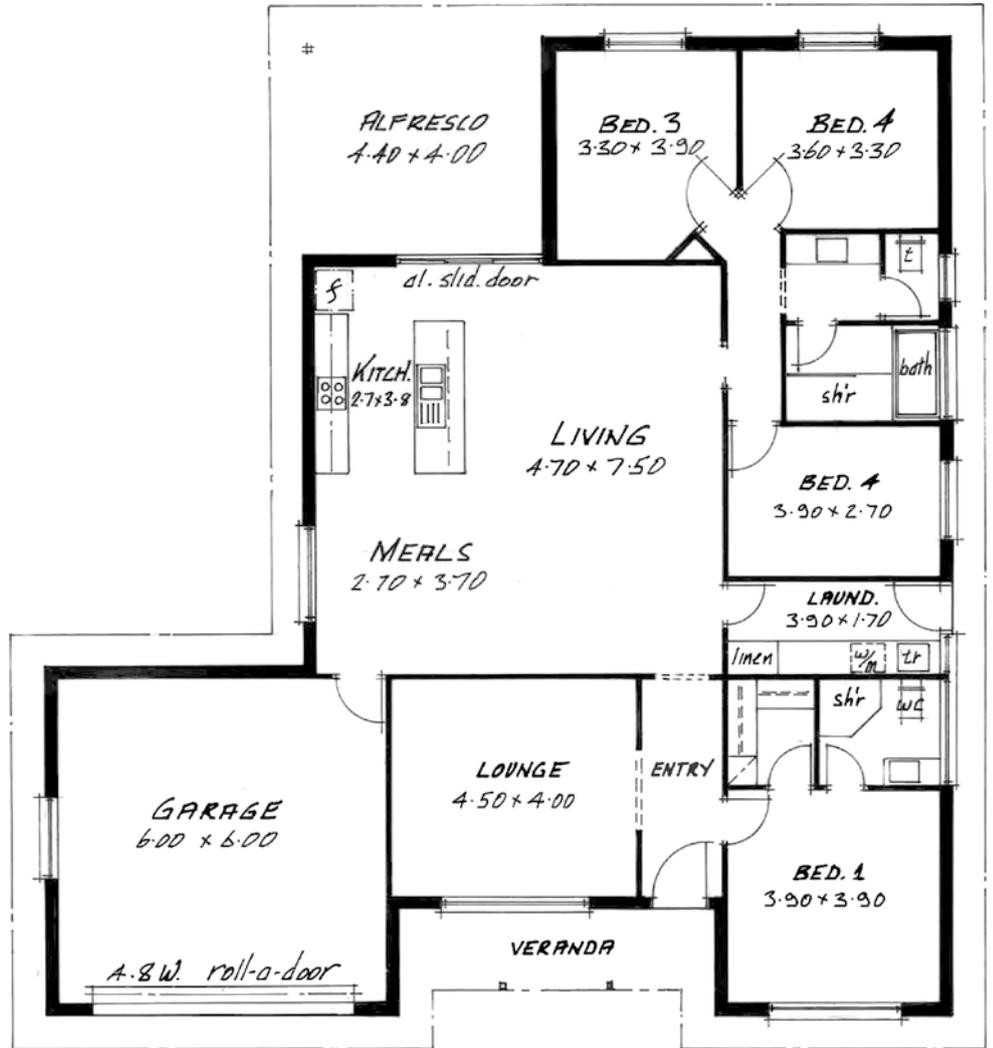


* Facades displayed for illustrative purposes only

EUSTACE



EUSTACE: Standard facade*



EUSTACE: Alternate facade*

EUSTACE: AREA

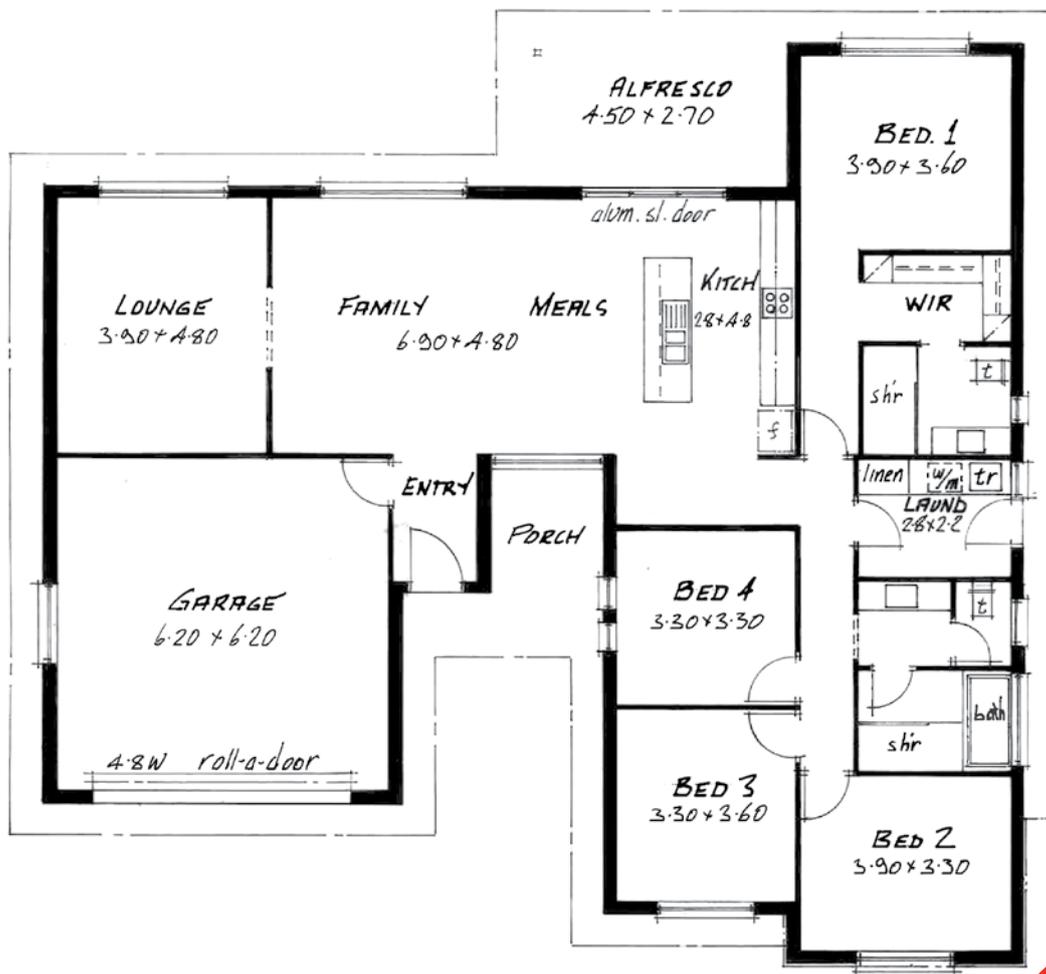
Living	179.0 m ²
Garage	40.8 m ²
Alfresco	17.6 m ²
Veranda	8.7 m ²
TOTAL	246.1 m²

* 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*



KOOYONGA MK 2: Alternate facade*

KOOYONGA MK 2: AREA

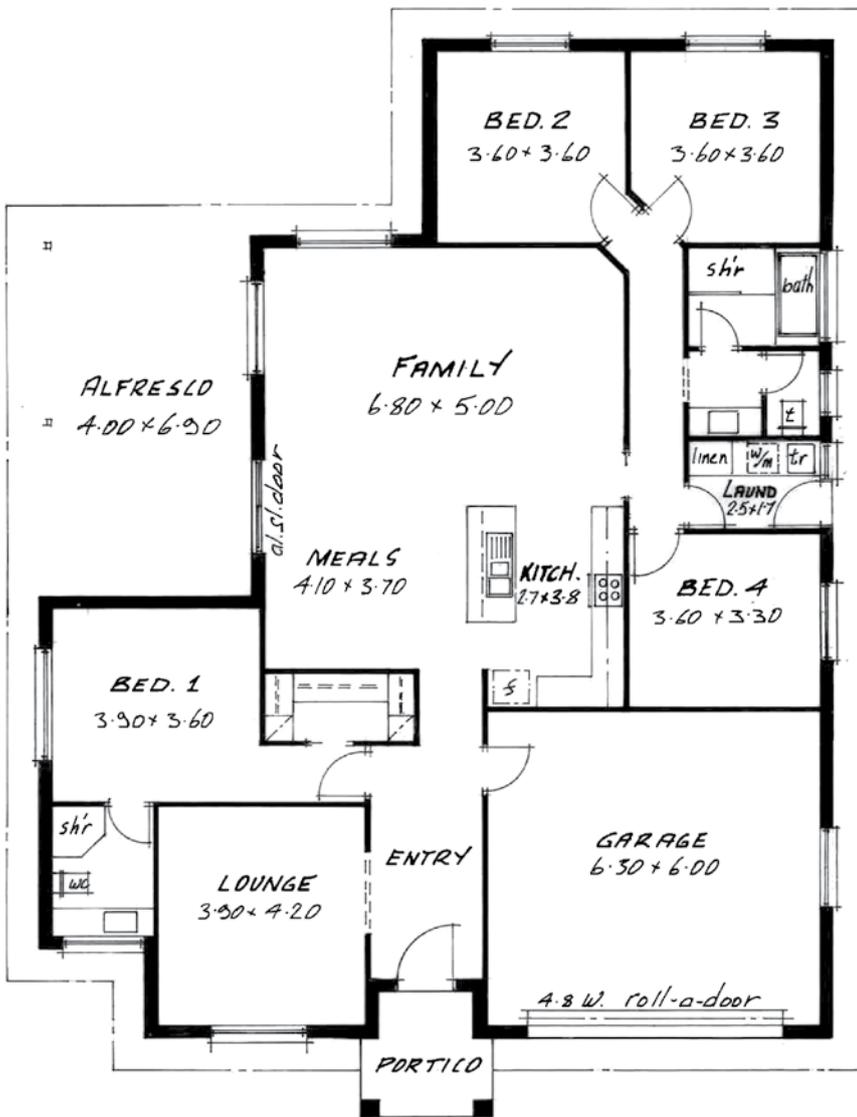
Living	182.2 m ²
Garage	39.3 m ²
Alfresco	16.8 m ²
Portico	7.1 m ²
TOTAL	245.4 m²

* Facades displayed for illustrative purposes only

SHERBROOK



SHERBROOK: Standard facade*



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

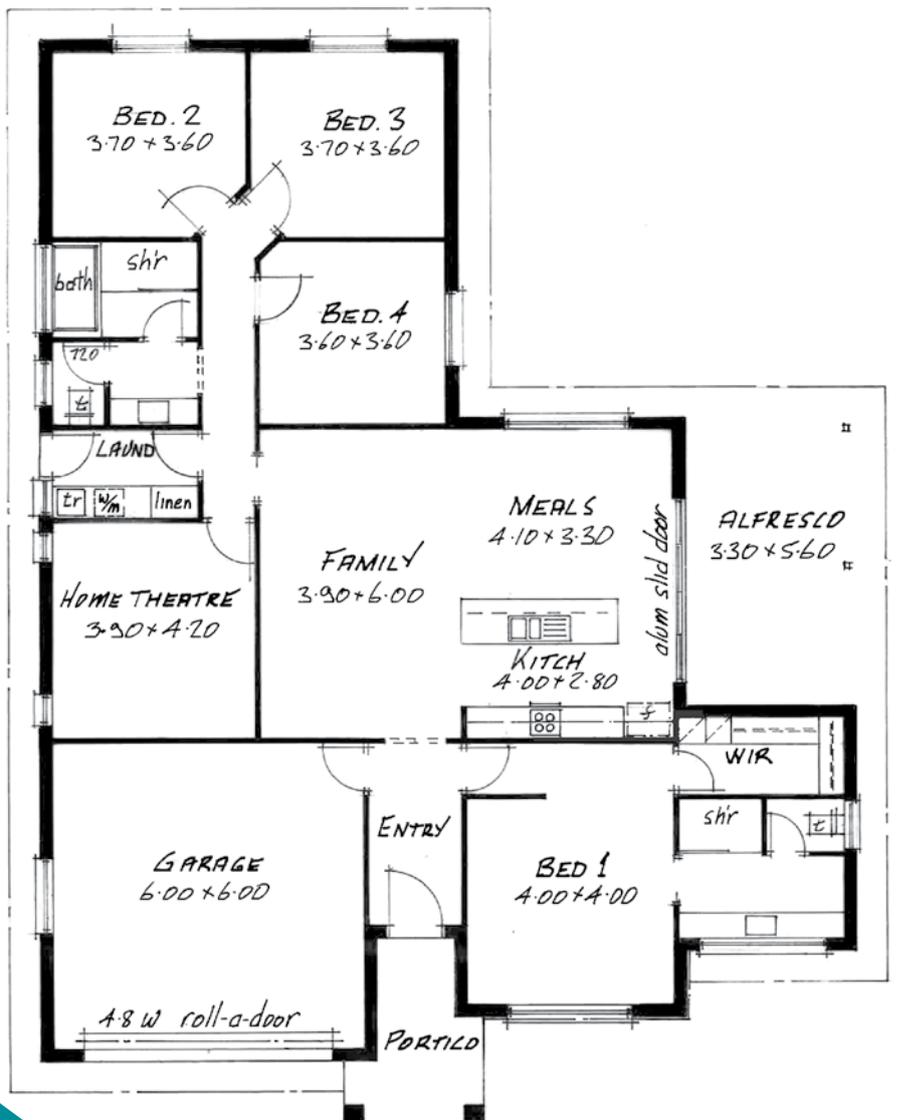
SHERBROOK: Alternate facade*



VISTA MK 3



VISTA MK 3: Standard facade*



VISTA MK 3: Alternate facade*

VISTA MK 3: AREA

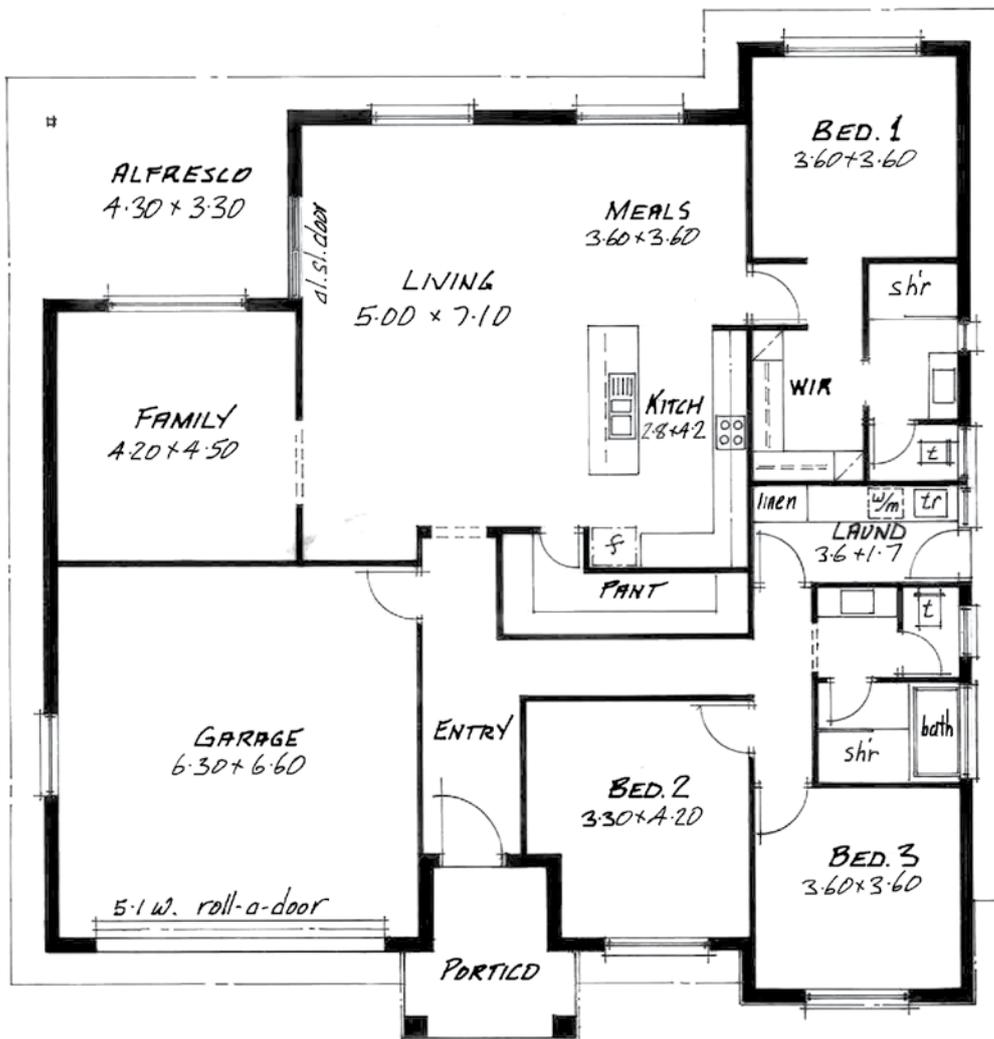
Living	184.8 m ²
Garage	39.5 m ²
Alfresco	18.5 m ²
Portico	7.1 m ²
TOTAL	249.9 m²

* Facades displayed for illustrative purposes only

NAROOMA MK3



NAROOMA MK 3: Standard facade*



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

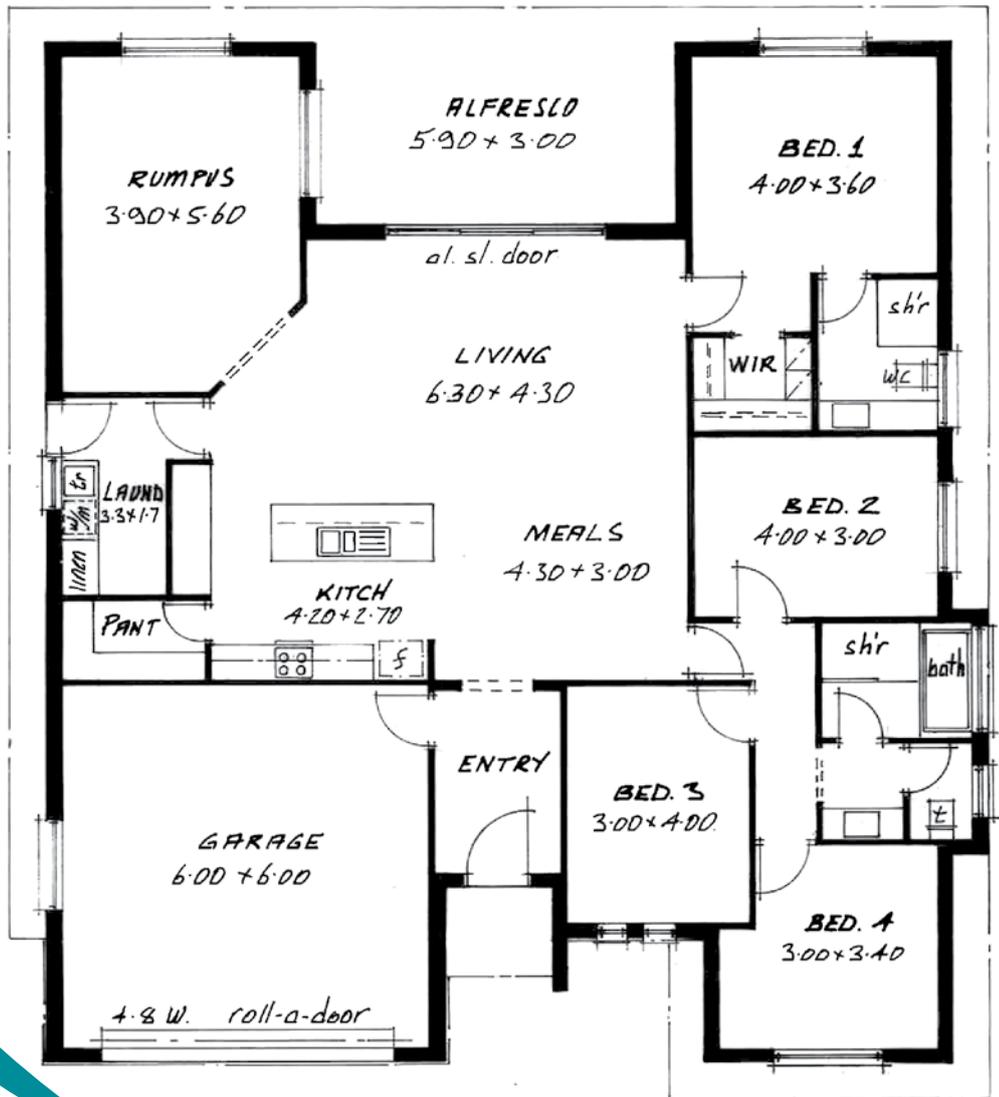


NAROOMA MK 3: Alternate facade*

LONGMIRE



LONGMIRE: Standard facade*



LONGMIRE: Alternate facade*



LONGMIRE: AREA

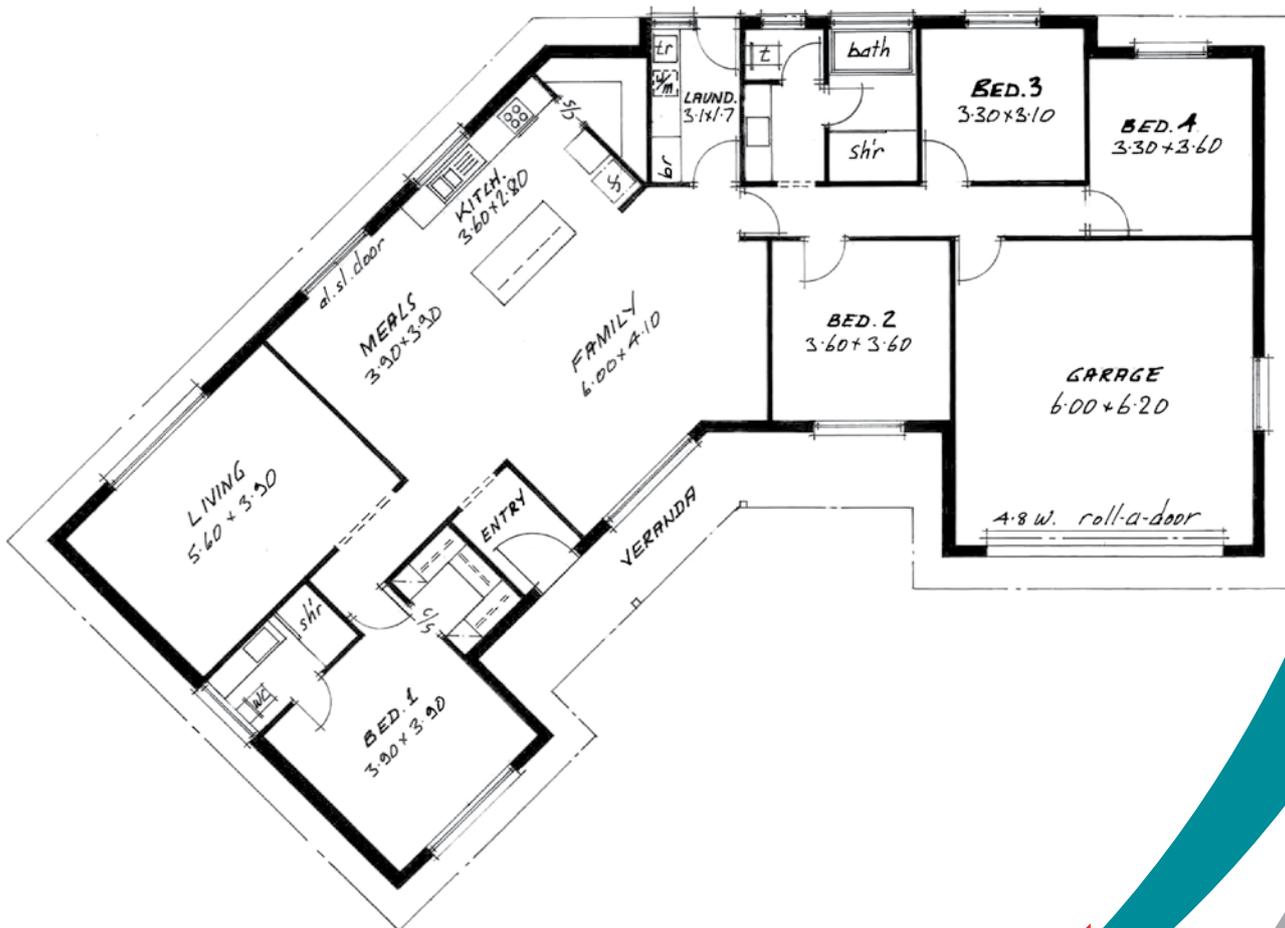
Living	188.1 m ²
Garage	39.8 m ²
Alfresco	18.0 m ²
TOTAL	245.9 m²

* Facades displayed for illustrative purposes only

VELDAROSE



VELDAROSE: Standard facade*



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

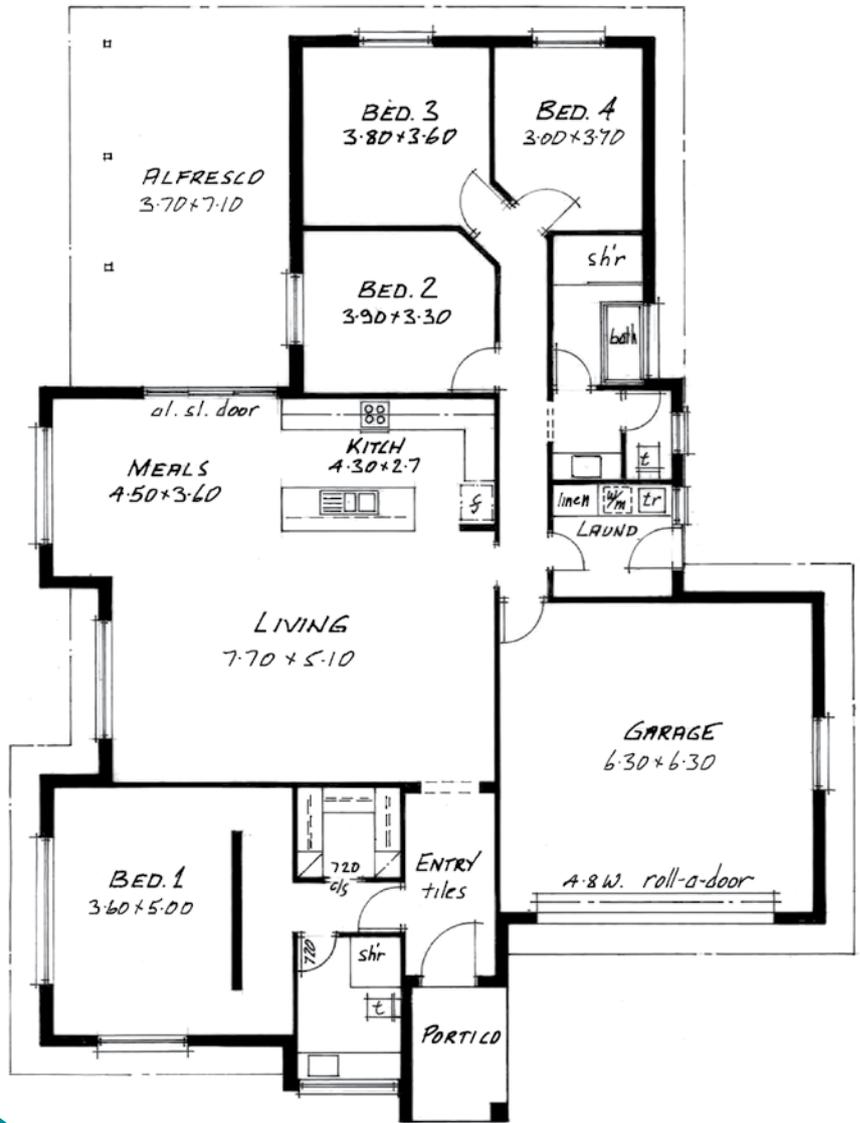
VELDAROSE: Alternate facade*



MILAN



MILAN: Standard facade*



MILAN: Alternate facade*

MILAN: AREA

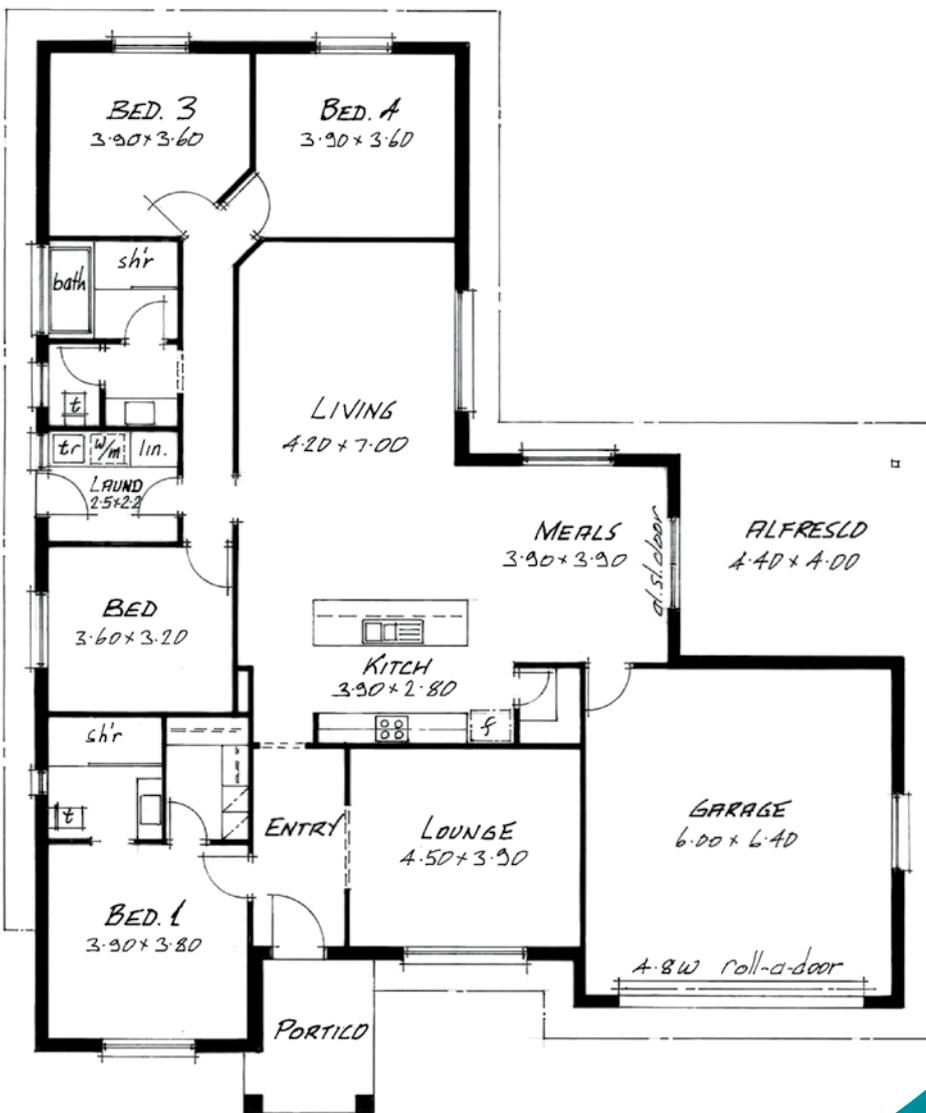
Living	189.3 m ²
Garage	43.8 m ²
Alfresco	26.3 m ²
Portico	5.6 m ²
TOTAL	265.0 m²

* Facades displayed for illustrative purposes only

GREENWAY



GREENWAY: Standard facade*



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

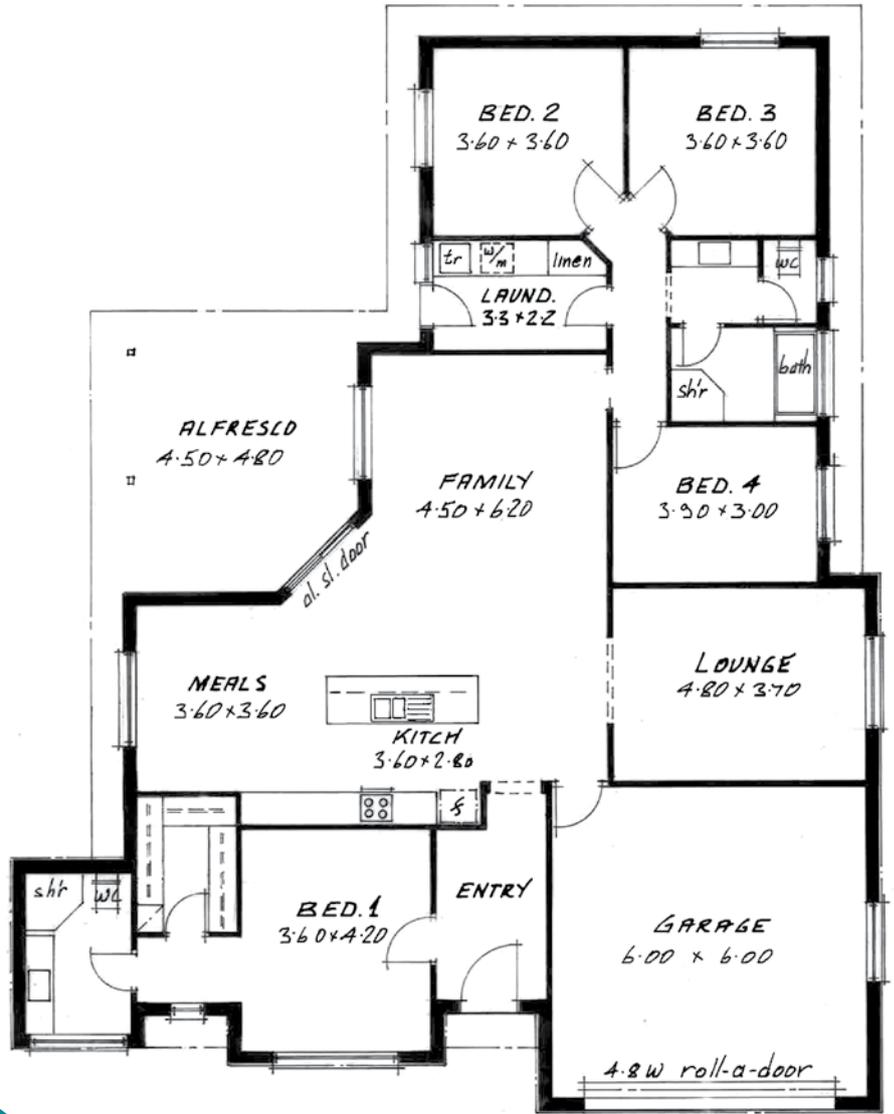
GREENWAY: Alternate facade*



GLENMONT



GLENMONT: Standard facade*



GLENMONT: Alternate facade*



GLENMONT: AREA

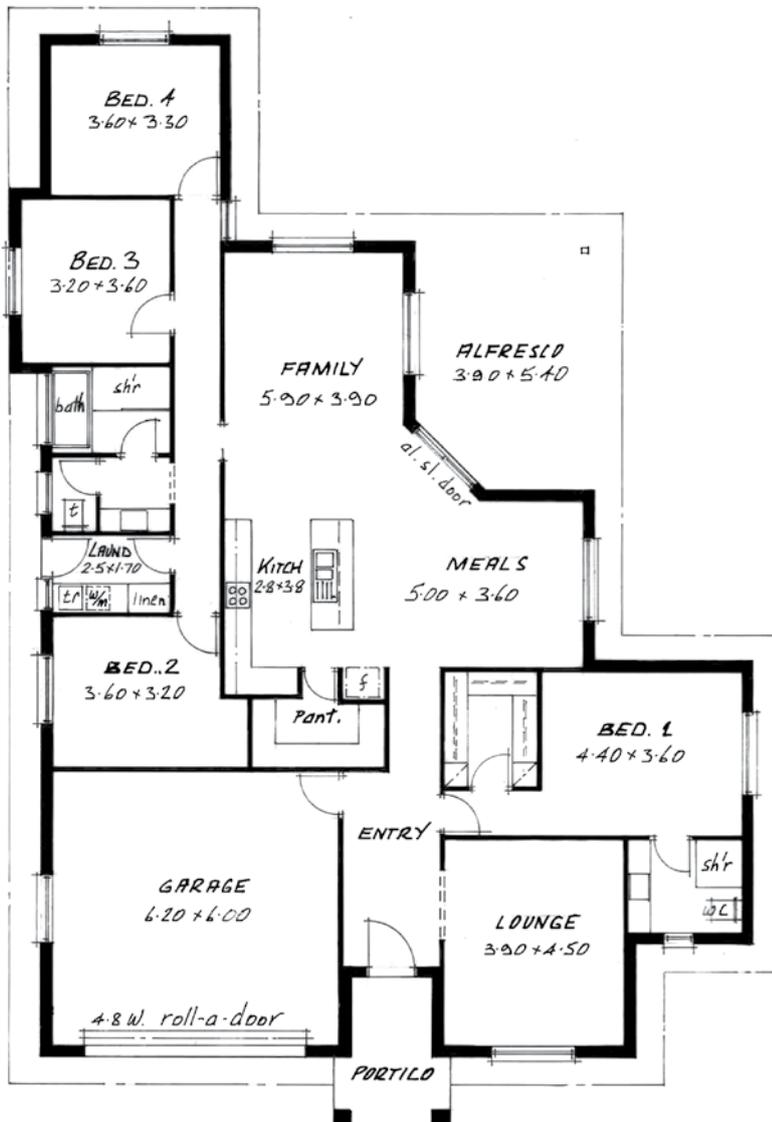
Living	191.3 m ²
Garage	39.5 m ²
Alfresco	20.3 m ²
TOTAL	251.1 m²

* Facades displayed for illustrative purposes only

gle GLENMORA



GLENMORA: Standard facade*



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

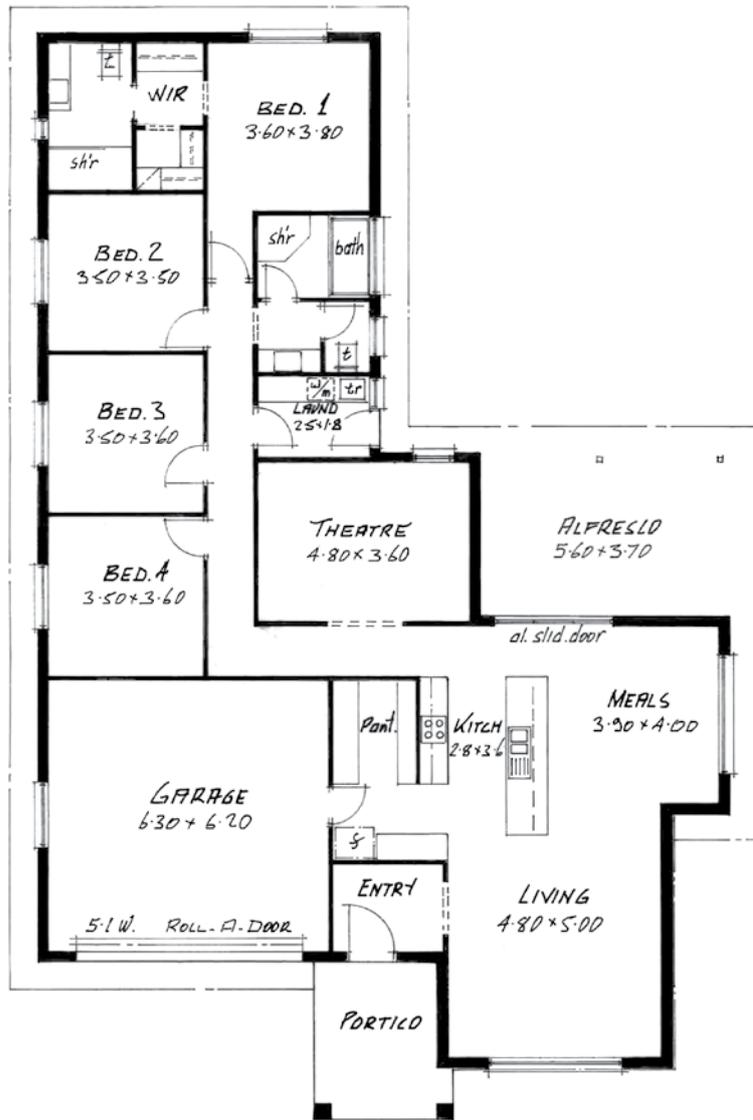
GLENMORA: Alternate facade*



AUGUSTA MK 3



AUGUSTA MK 3: Standard facade*



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*



UNISON MK 2: AREA

Living	200.2 m ²
Garage	39.7 m ²
Alfresco	30.0 m ²
TOTAL	269.9 m²

UNISON MK 2: Alternate facade*

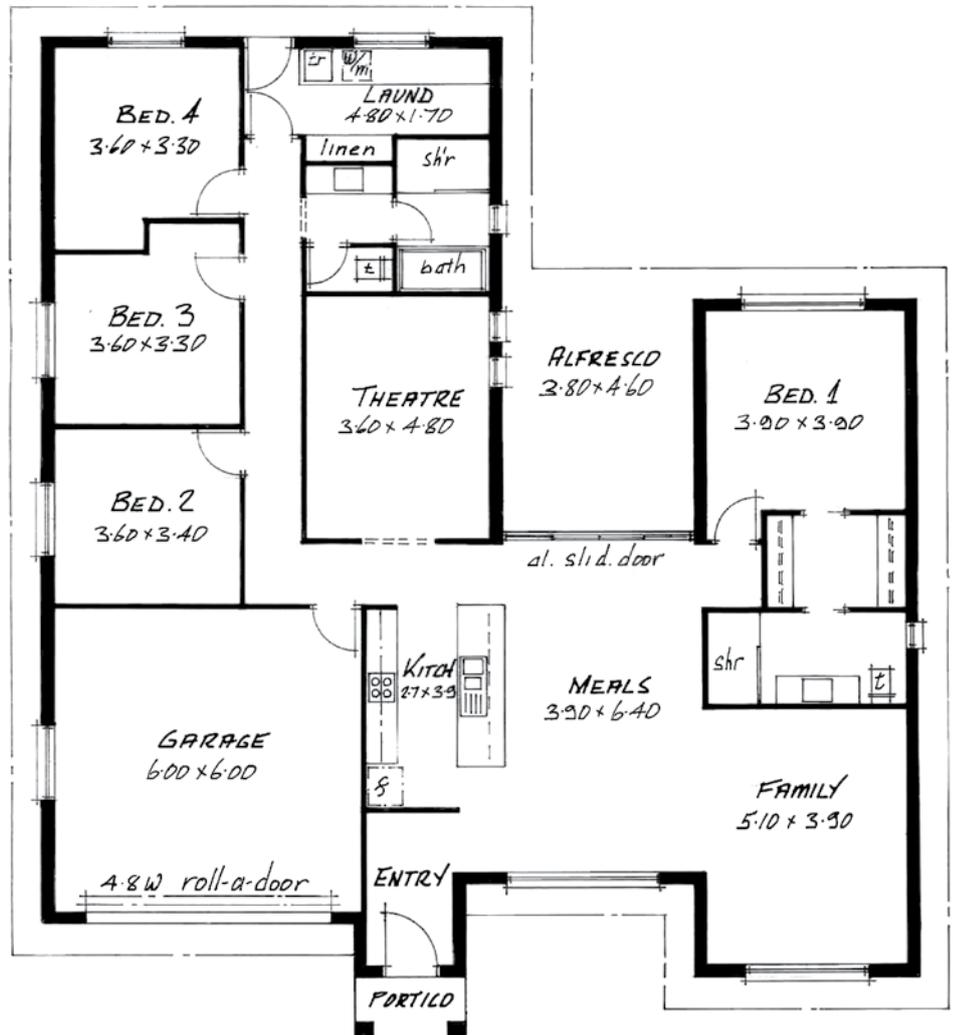


* Facades displayed for illustrative purposes only

KOOYONGA MK 4



KOOYONGA MK 4: Standard facade*



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*



PARKDALE: Alternate facade*



PARKDALE: AREA

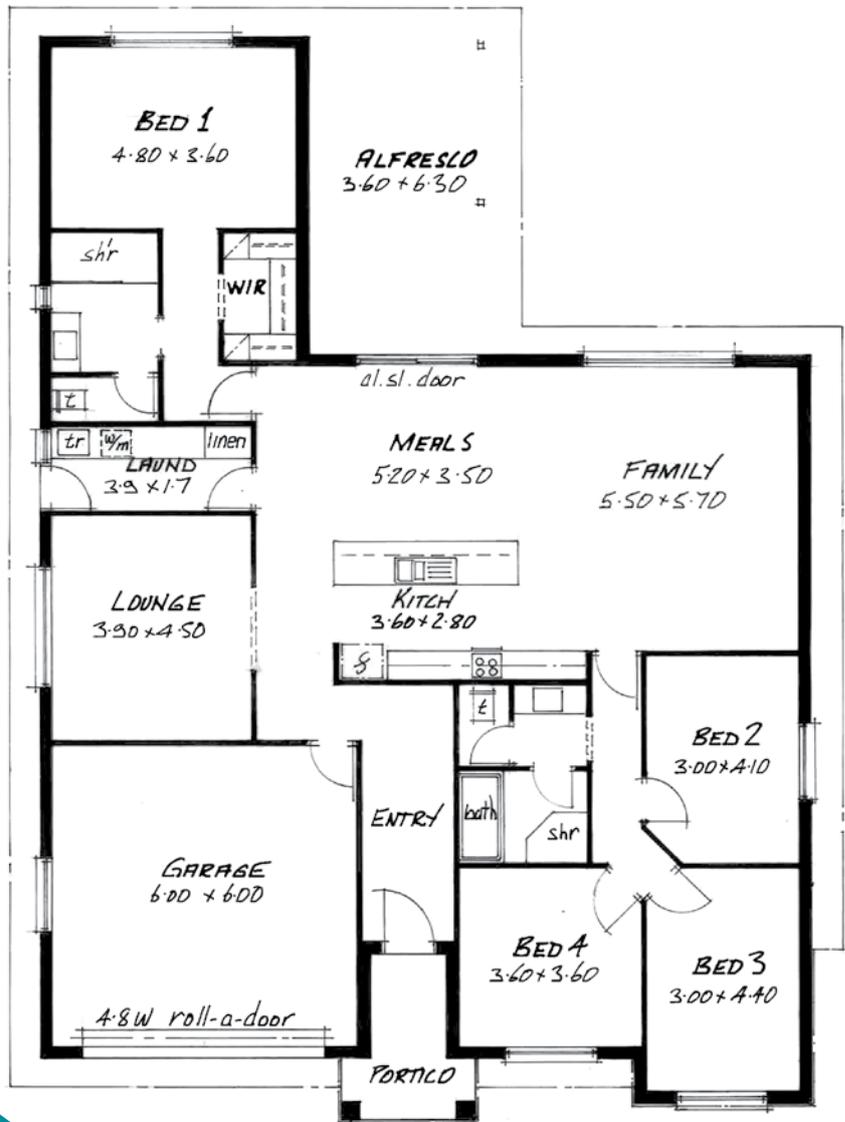
Living	207.7 m ²
Garage	48.5 m ²
Alfresco	28.0 m ²
Veranda	6.3 m ²
TOTAL	290.5 m²

* Facades displayed for illustrative purposes only

VISTA MK 5



VISTA MK 5: Standard facade*



VISTA MK 5: Alternate facade*



VISTA MK 5: AREA

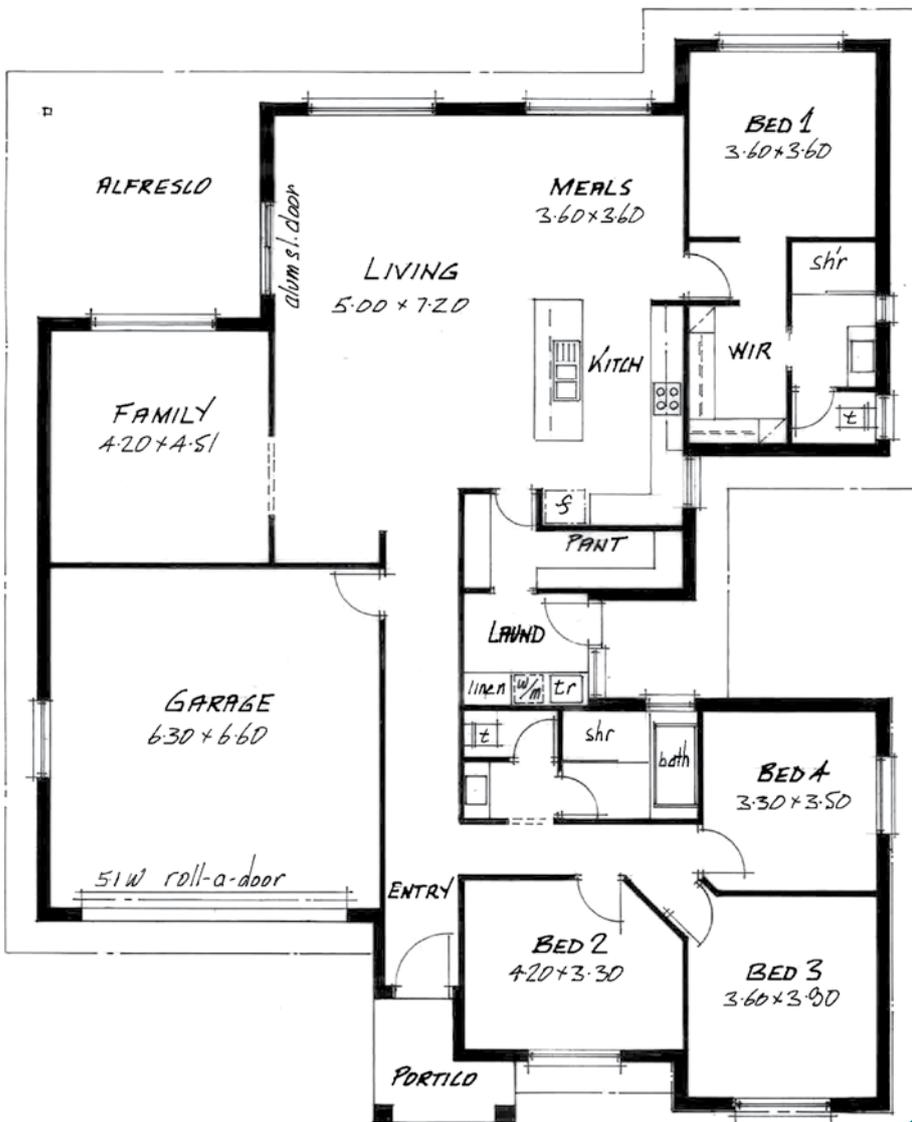
Living	208.0 m ²
Garage	39.6 m ²
Alfresco	22.7 m ²
TOTAL	270.3 m²

* Facades displayed for illustrative purposes only

NAROOMA MK4



NAROOMA MK 4: Standard facade*



NAROOMA MK 4: AREA

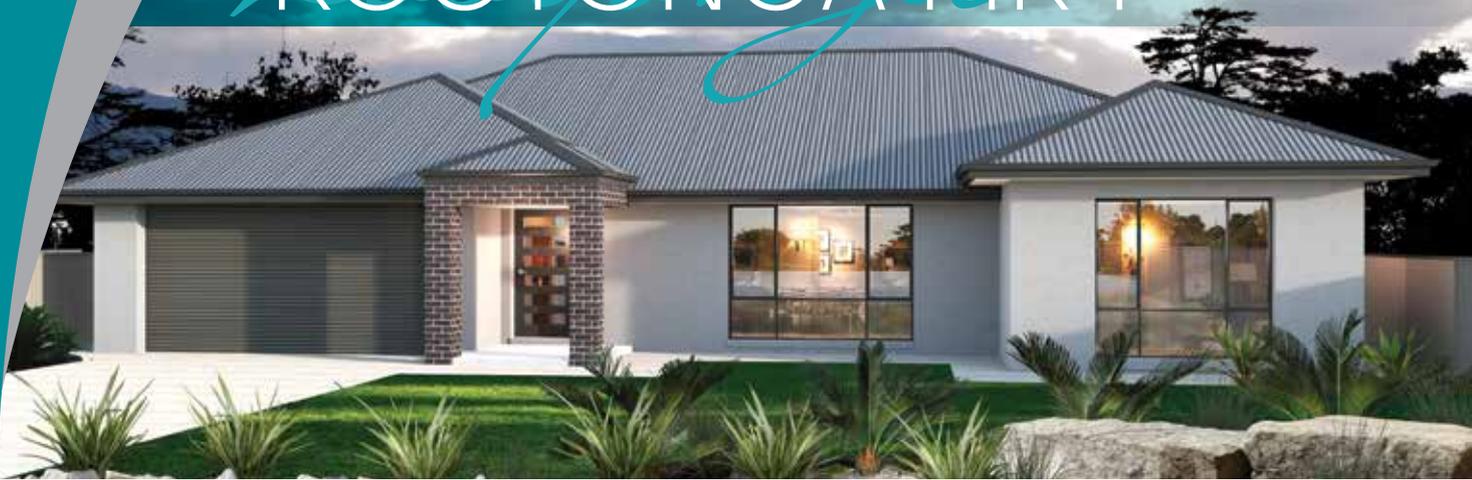
Living	208.5 m ²
Garage	44.9 m ²
Alfresco	18.1 m ²
Portico	5.0 m ²
TOTAL	276.5 m²

* Facades displayed for illustrative purposes only

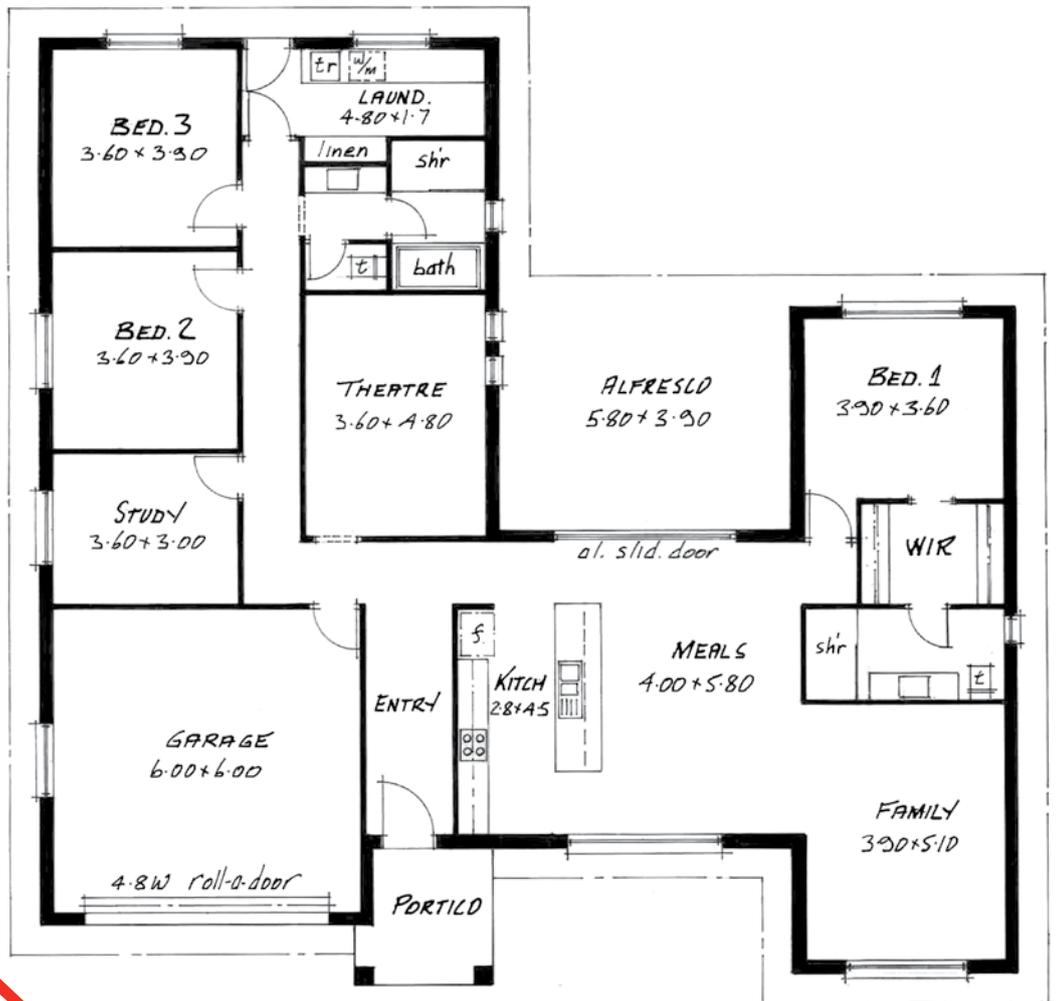
NAROOMA MK 4: Alternate facade*



KOOYONGA MK 1



KOOYONGA MK 1: Standard facade*



KOOYONGA MK 1: Alternate facade*

KOOYONGA MK 1: AREA

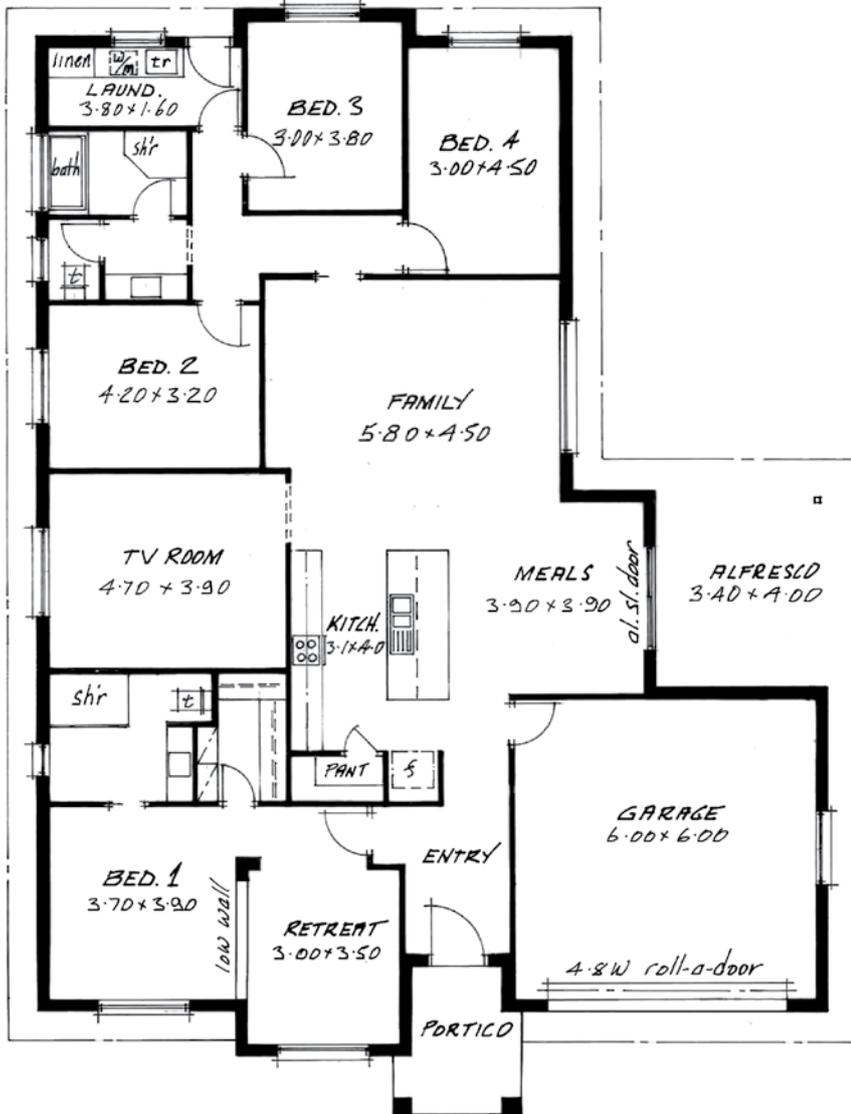
Living	210.3 m ²
Garage	39.4 m ²
Alfresco	22.6 m ²
TOTAL	272.3 m²

* Facades displayed for illustrative purposes only

AIMON



AIMON: Standard facade*



AIMON: AREA

Living	212.3 m ²
Garage	39.9 m ²
Alfresco	13.6 m ²
Portico	6.2 m ²
TOTAL	272.0 m²

* Facades displayed for illustrative purposes only

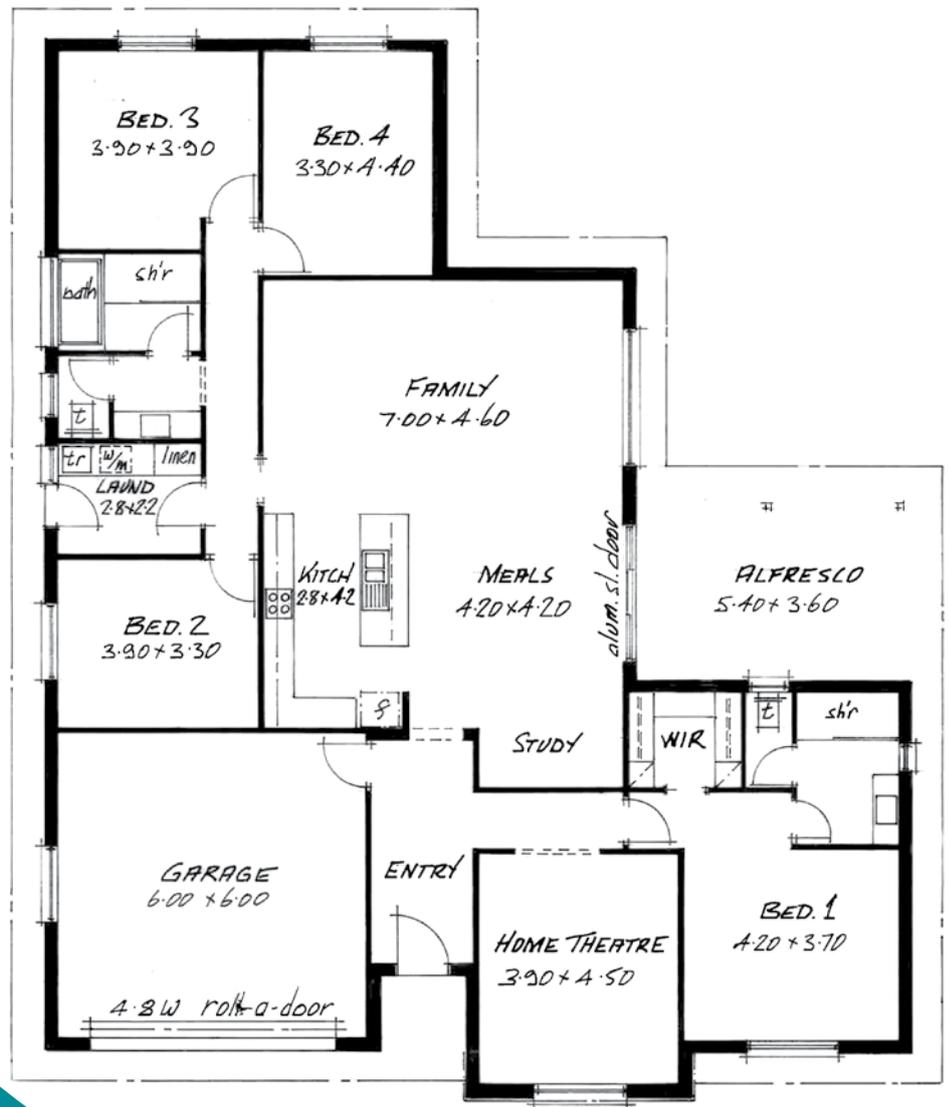
AIMON: Alternate facade*



ARIAN



ARIAN: Standard facade*



ARIAN: Alternate facade*

ARIAN: AREA

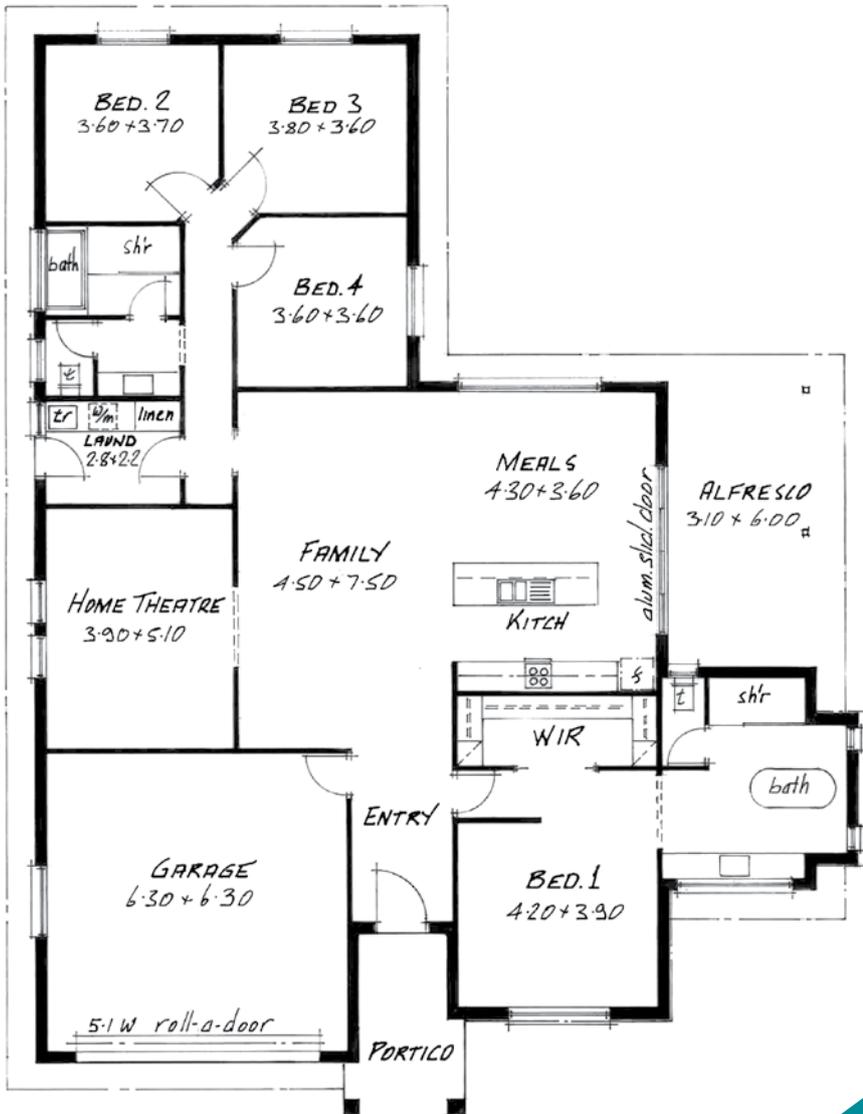
Living	213.5 m ²
Garage	39.5 m ²
Alfresco	19.4 m ²
TOTAL	272.4 m²

* Facades displayed for illustrative purposes only

VISTA MK 2



VISTA MK 2: Standard facade*



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

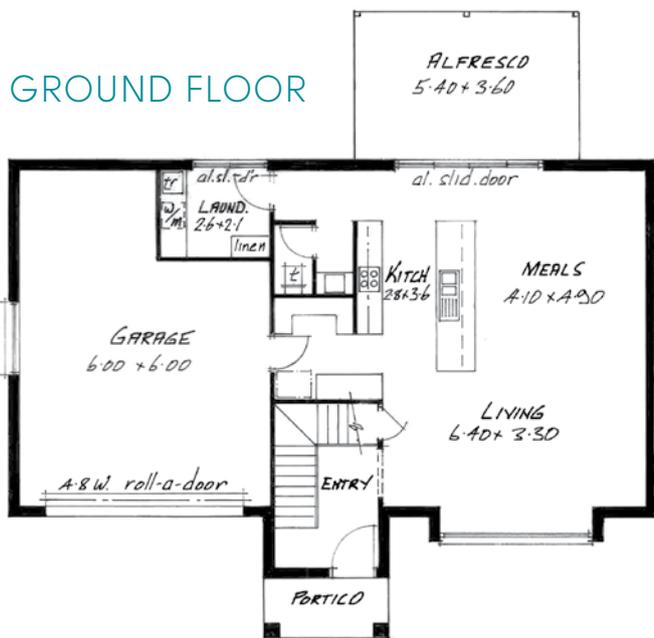
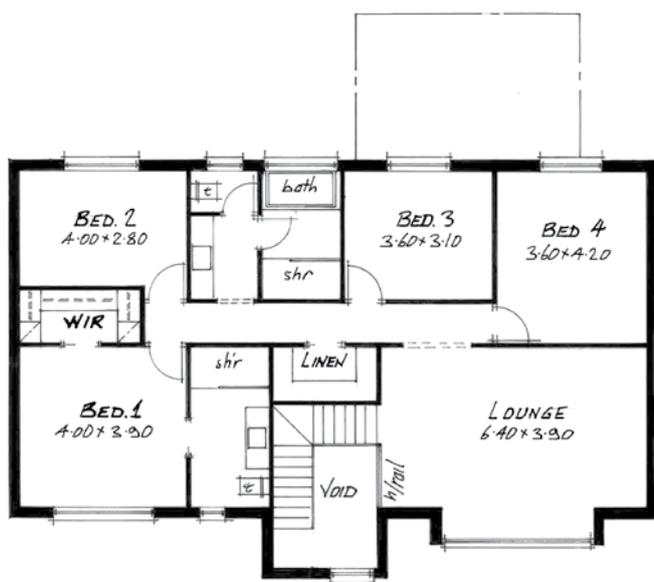
Living	218.2 m ²
Garage	39.4 m ²
Alfresco	20.9 m ²
Portico	6.9 m ²
TOTAL	285.4 m²

* Facades displayed for illustrative purposes only

AUGUSTA MK 2



AUGUSTA MK 2: Standard facade*



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

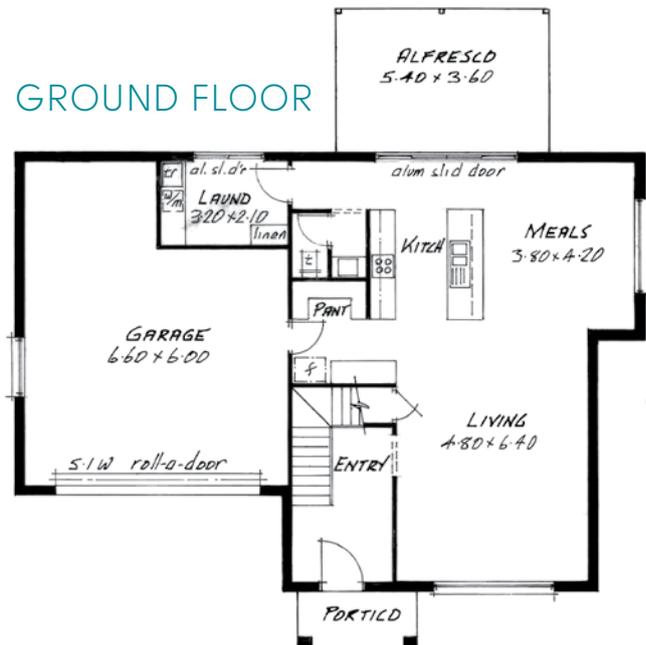
AUGUSTA MK 1



AUGUSTA MK 1: Standard facade*



FIRST FLOOR



GROUND FLOOR



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

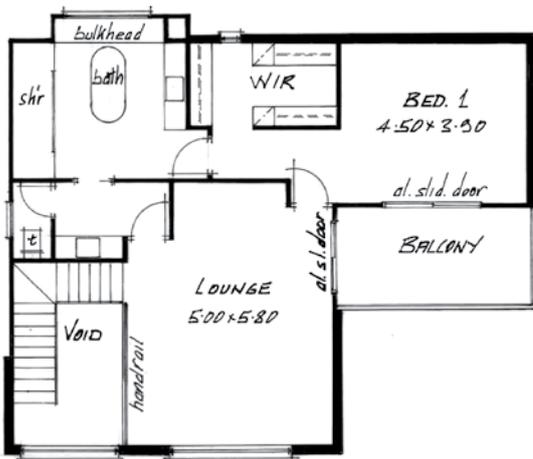
* Facades displayed for illustrative purposes only

AUGUSTA

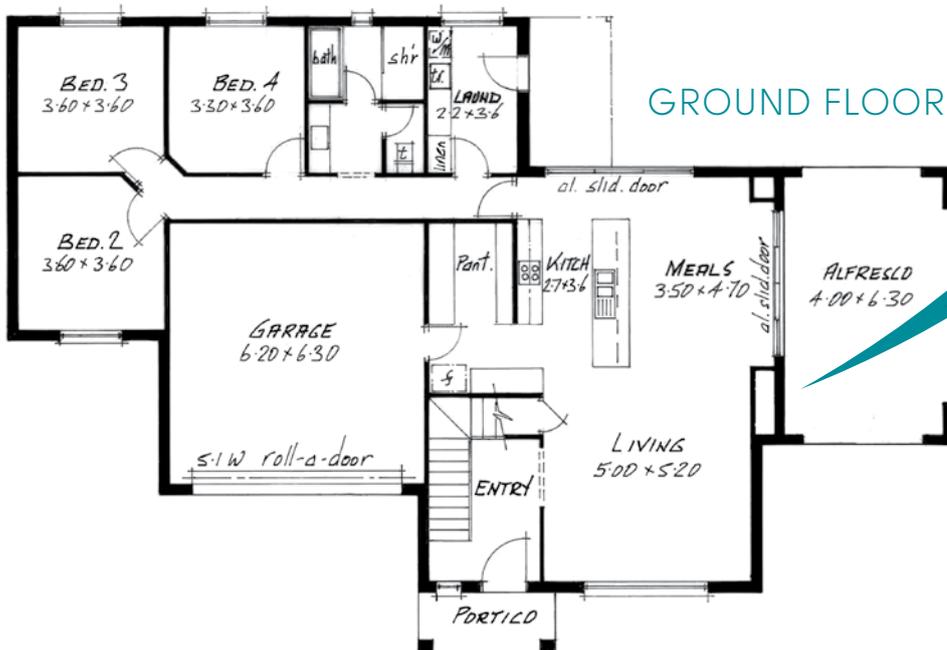


AUGUSTA: Standard facade*

FIRST FLOOR



GROUND FLOOR



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

EMPAK HOMES

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

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

Phone: 08 8725 7066

Email: admin@empak.com.au

www.empak.com.au

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

*D & J Callaghan,
Naracoorte*

