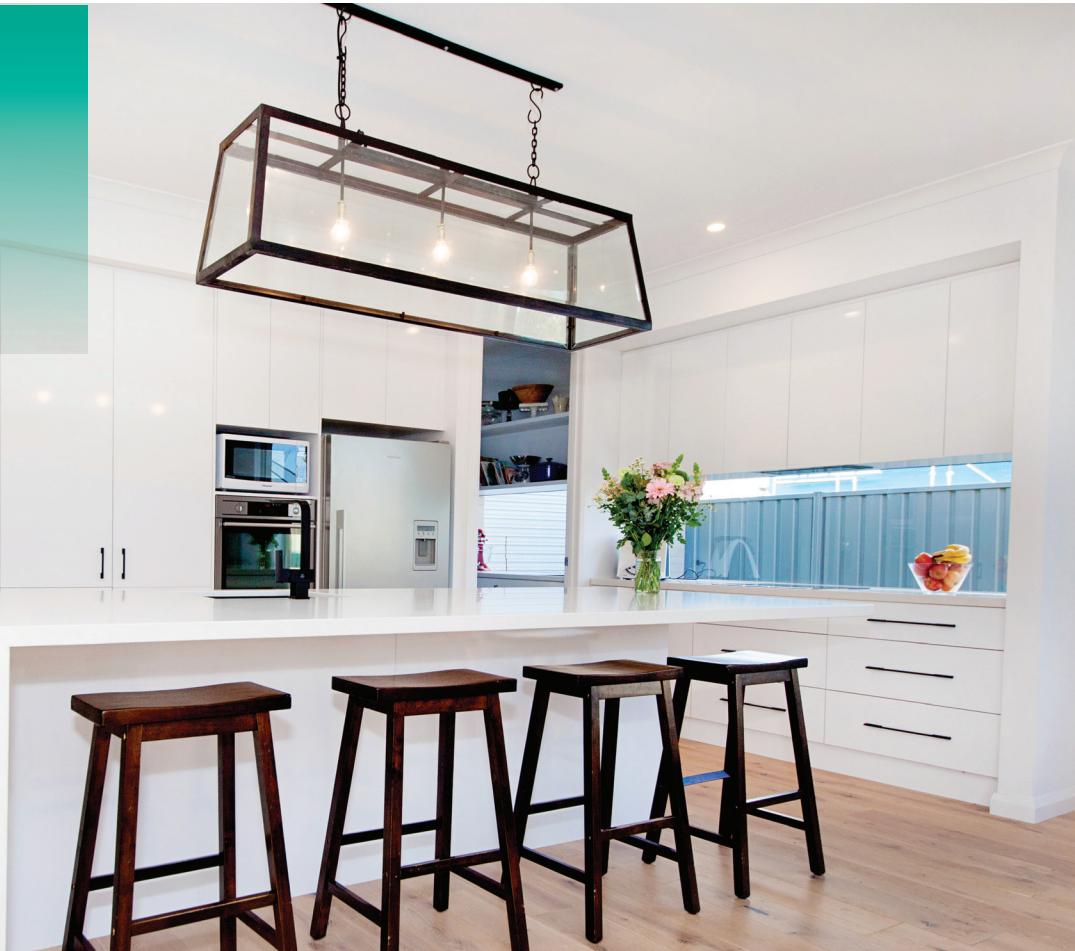


# Our designs





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## Our story

Kennedy Builders have been building residential homes, commercial properties and unit developments in the Yarrawonga and Mulwala region for over 40 years.

We are a family owned and managed business with a reputation of quality and professionalism. Our company's commitment to the client is driven by a philosophy of excellence, attention to detail and good communication. Our team of highly skilled tradesmen and project managers are always employed with this philosophy in mind.

Kennedy Builders hold a strong presence in the local community – we coach the local sporting teams, are on community boards and school councils, and train the youth of our society through apprenticeships and traineeships.

We believe that our work in the community contributes over 5 million dollars to the

economy each year. From the new homes built, and bringing people into our communities, to employing over 29 local staff members, and their flow on spending within the community. We regularly contribute to local not-for-profit organisations; including the Football and Cricket Club, Friends in Common and the Yarrawonga

## Our community

Adventure Playground; donating time and materials towards developments and/or monetary contributions.

We are passionate about our community and this is reflected in each project we undertake and our personal presence and support for local projects.

# Our clients

**Why did you choose Kennedy Builders?**  
Kennedys have a reputation for building high quality homes, and along with being a local and family owned/run business, they build strong relationships with their clients which gave us confidence in the people we were employing to build our biggest investment.

**What was important to you when building your new home?**  
An understanding from the builder of the type of home we wanted to build, and also assistance in achieving this. The ease of being able to discuss ideas with the builders and design staff is a huge help.

**Have you built a new home before?**  
Yes, I have built with Kennedys in the past.

**Explain your reason behind this build.**  
We had sold our house and were ready to build on our new block.

**What are the top tips you would pass on to someone building for the first time?**

- Try to visualise living in the house – walking through rooms, opening doors, etc. This helps me to see how I will use an area and what changes I need to make for it to suit our needs.
- Be practical in the design – it is better for the room or item to be usable, than just looking great.

**• Symmetry** – I think symmetry is very important to create a house that feels balanced and well designed.

**• Research** – there are so many websites and resources to get ideas – work out what you want to include in the house, so you are prepared when comes to design.

**• Budget** – it is important to know what you can spend. It is easy to get caught up in the upgrades, but be realistic about your needs/inclusions.

**Why did you choose Kennedy Builders?**  
For the convenience of being able to come up with concept, draw plans, make changes and build – all in the one office.

**What was important to you when building your new home?**

Having a consistent point of contact in the building firm for all of our needs and queries was crucial to the project running smoothly. This allowed for clear communication and updates on progress, realistic time frames and accurate quoting.

**Have you built a new home before?**  
I have previously built investment properties.

**Explain your reason behind this build.**  
I wanted to build a family home.

**liaison** will keep you up to date with when these things need to be decided by.

- Understand the block size and how the house will be positioned on the block, giving consideration to easements, direction of the sun (passive solar heat gain) and future resale potential (eg. side access for caravan/boat).

- Flow and symmetry – try to create flow in your house design; it will not only make living in it easy but may also assist with the budget (eg. keeping wet areas together). In terms of colour and style – choose consistent colours, cabinetry and window finishings to complement the style of the house.

## Our clients

**Why did you choose Kennedy Builders ?**  
We were looking for a builder that could be flexible, that would customize the design to meet our family's need and work with us to create an amazing home within our budget.

**What was important to you when building your new home?**

It was important to us that we could select our trades, and have lots of input into the materials used during the build. Kennedys allowed us the freedom to work directly with each subcontractor to plan a home that was functional, beautiful and on budget.

**Have you built a new home before?**

Yes, we had build a few homes before so we were very clear about what we wanted.

Kennedys were great to work with because they were easy to speak with, made time to meet us on site and to ensure that the end product was exactly what we wanted.

**Explain your reason behind this build.**

We were building our long-term family home, so it was important for us that we could get the bones of the house right. Then we were able to compromise on some of the other details like carpets and window furnishings.

**What are the top tips you would pass on to someone building for the first time?**

- Have a good idea of what you want from the start. I had a scrap book to collect pictures and ideas that I wanted. We also

visited display homes in Melbourne to get an idea of the sizes of different homes, so that when we looked at the plans we were aware of what that would feel like in real life.

- When building a long-term home I think it's really important to get the bones right. Work out your budget and your 'must have' features, so that you know where you want to focus your attention and money, and what areas you can compromise on.

- When you make your first appointment with the builder make sure you have some basic information with you; block size and dimensions, easements, the number of bedrooms and bathrooms you want and a budget that you feel comfortable with.

**Why did you choose Kennedy Builders ?**  
Kennedy Builders came highly recommended to us as a local family owned building company, whom build custom made homes to suit your needs.

**Explain your reason behind this build.**  
They were happy to build the house to our design, as well as assist us in customising our house from start to finish.

Whats more, Kennedy Builders show great support in the local area by sponsoring many sporting clubs, which was a big positive for us.

**What was important to you when building your new home?**

We wanted the house to be customised to suit our requirements and utilise our

block, while sticking to our budget.

**Have you built a new home before?**  
Yes, we have built a couple of times.

**Explain your reason behind this build.**  
We have built for different reasons including investment purposes and our dream home.

**What are the top tips you would pass on to someone building for the first time?**

- Make sure you have a clear plan of what you want. Do your research and have a clear vision of what you want your house to look like. Work out as many details beforehand as possible, as this will save time in decision making.

- When quoting on a house make sure you compare apples for apples.

- Planning and sticking to a budget is key. But I would advise to budget more than you expect.

- Ensure you are confident and comfortable enough to communicate with your builder...Remember they aren't mind readers!

- Listen to professionals but know when to trust your gut. Don't obsess you will make mistakes, learn to love to love them.

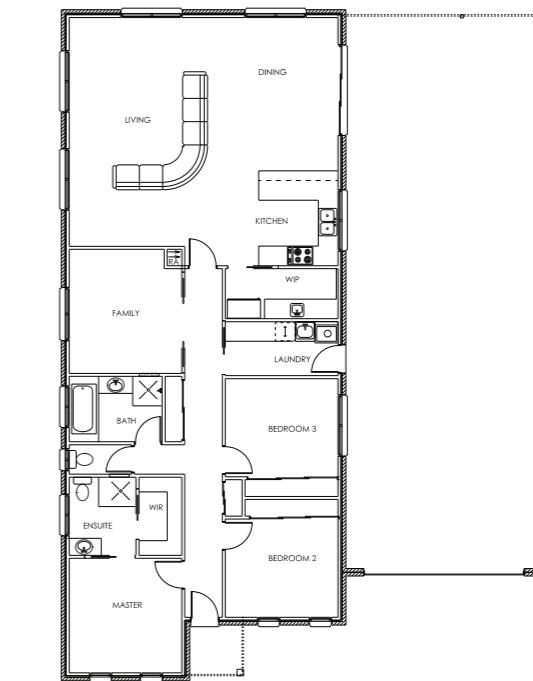
# The Tess



Great for first home owners – this compact plan utilises every inch of space, with 3 generous bedrooms and a large open kitchen, dining, living area.

House width	18.00m
House length	23.50m
Ideal block size	423sqm
Living	14.40 sqs
Garage	4.80 sqs
Alfresco/Porch	2.85sq
<b>Total</b>	<b>22sq</b>





## The Stevens



Are you looking for something modern with all the mod cons? With a unique roof line and a huge living area, this plan will be the perfect one for you.

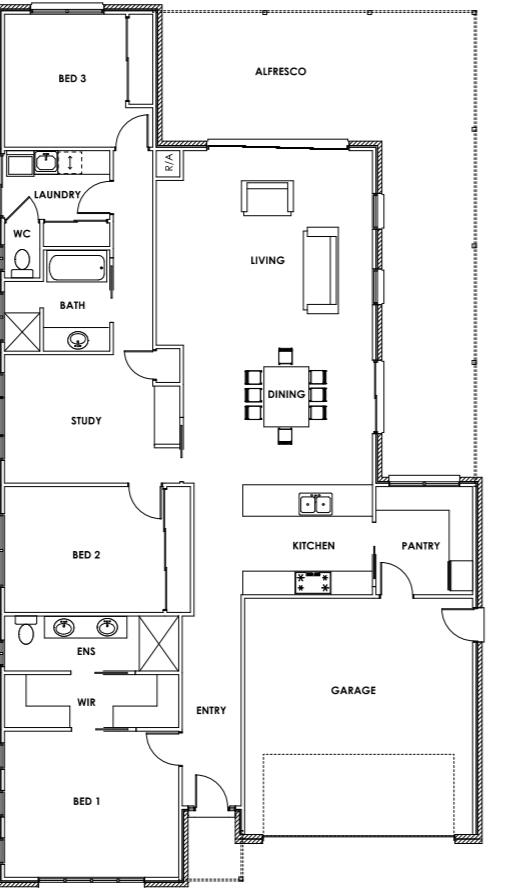
House width	14.70m
House length	20.50m
Fits block size	540sqm
Living	18.30sqm
Garage/Alfresco	11.15sqm
Porch	0.27sqm
<b>Total</b>	<b>30sqm</b>

# The Dwyer



This versatile floor plan is great for young families, with a central study that can be utilised as a play room or second living area if needed.

House width	12.39m
House length	22.44m
Ideal block size	455sqm
Living	19.50 sqs
Garage	4.17sqm
Alfresco/Porch	5.30sqm
<b>Total</b>	<b>29sqm</b>





## The Leanne



3



2



2

The ideal plan for that work-from-home professional, with a large, centrally located office, and plenty of room for a family.

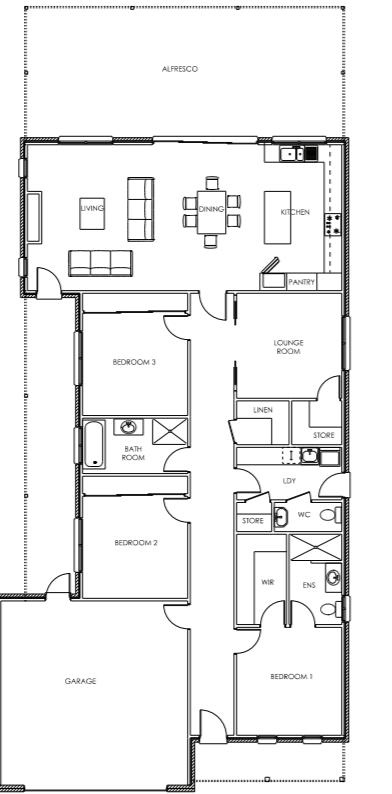
House width	16.10m
House length	19.00m
Ideal block size	550sqm
Living	21.30sqm
Garage	4.80sqm
Alfresco/Porch	3.66sqm
<b>Total</b>	<b>30sqm</b>

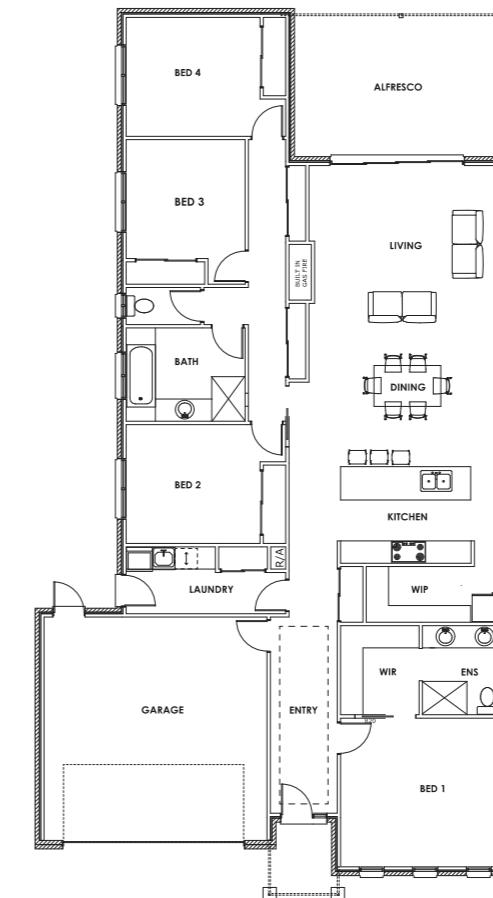
## The Fiona



The Fiona is an entertainer's dream, allowing unrestricted views from the back of your house – perfect for golf course or water views.

House width	14.16m
House length	34.92m
Ideal block size	494sqm
Living	19.80sqm
Garage	4.80 sqs
Alfresco/Porch	7.90sqm
<b>Total</b>	<b>32sqm</b>





## The Maddison



4



2



2

A design that provides a great lifestyle for a young family; the open plan living and modern kitchen is a great space to entertain family and friends.

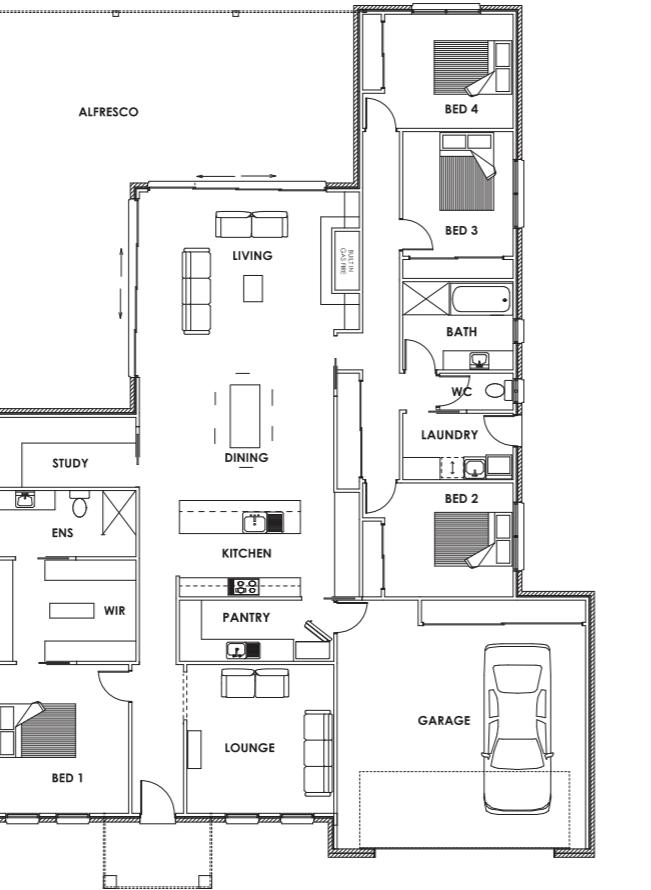
House width	14.96m
House length	31.34m
Fits block width	17m
Living	21.10sqm
Garage	4.30sqm
Alfresco/Porch	2.75sqm
<b>Total</b>	<b>28sqm</b>

# The Rose



This spacious family home has everything you need; featuring a luxury master suite, great size study and an open plan area connecting to a large alfresco.

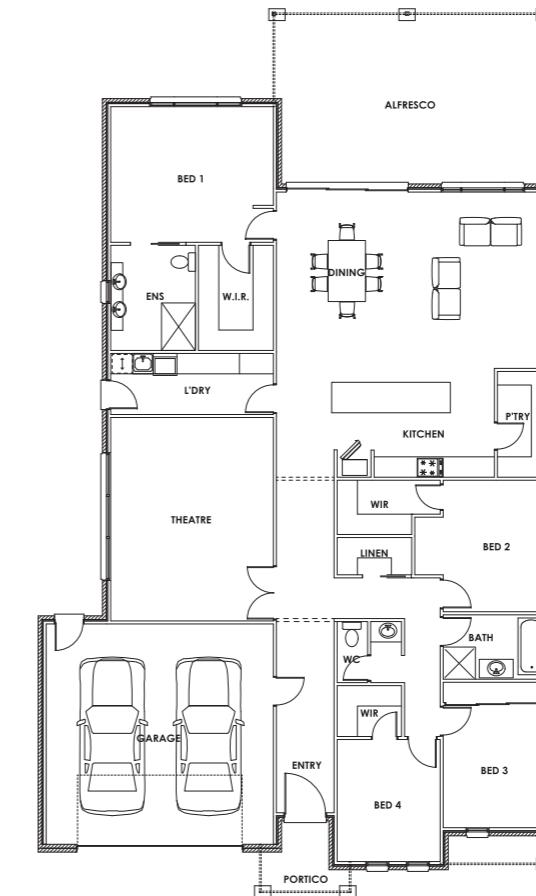
House width	18.50m
House length	31.16m
Ideal block size	577sqm
Living	23.60sqm
Garage	5.50sqm
Alfresco/Porch	8.00sqm
<b>Total</b>	<b>37sqm</b>



# The Long



This sophisticated family plan features a children's wing at the front of the house and a rear facing master bedroom, that is ideal for the Silverwoods blocks.

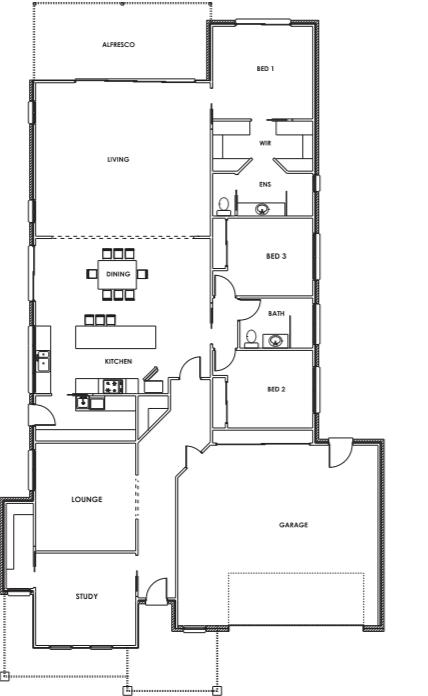


# The Marshall



Are you looking to downsize but still want generous spaces and plenty of room for visitors? Then this thoughtfully designed plan is for you!

House width	15.30m
House length	25.00m
Ideal block size	610sqm
Living	25.00 sqs
Garage	6.50 sqs
Alfresco/Porch	5.24sq
<b>Total</b>	<b>37sq</b>



# The Katrina



This home has been designed with bigger families in mind. With extra living areas, a gym and a study, there's plenty of space for the entire family.



House width	17.86m
House length	32.60m
Ideal block size	589sqm
Living	26.33sqm
Garage	5.62sqm
Alfresco/Porch	6.97sqm
<b>Total</b>	<b>39sqm</b>

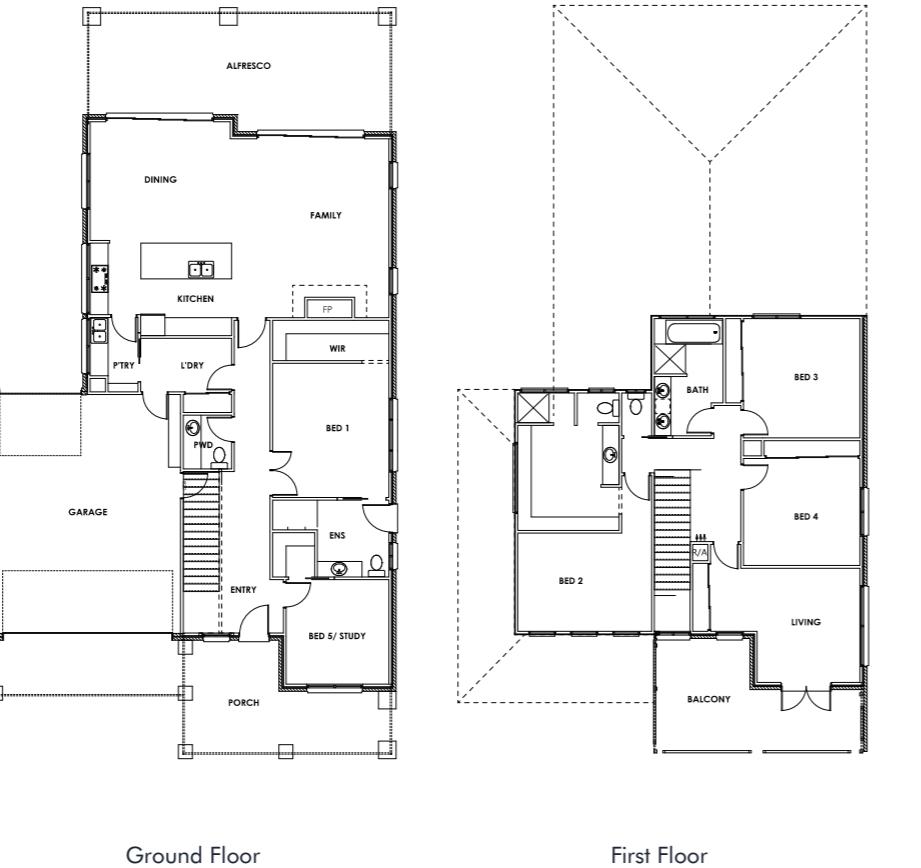


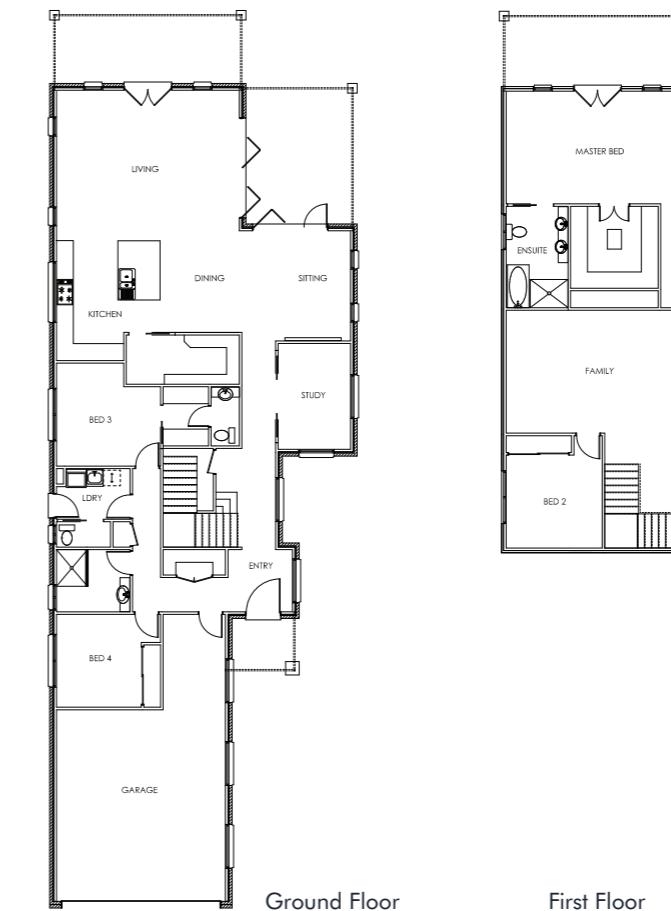
# The Kaitlyn



Maximise your block size and views with this stunning plan, while providing generous living and entertaining spaces for the whole family.

House width	15.67m
House length	33.44m
Ideal block size	455sqm
Living	30.50sqm
Garage	5.94sqm
Alfresco/Porch	9.00sqm
<b>Total</b>	<b>44sqm</b>





## The Danielle



This spacious plan has all you need to combine a healthy family lifestyle as well as the space to spread out for some quiet time.

House width	11.00m
House length	29.00m
Ideal block size	525sqm
Living	33.20sqm
Garage	5.75sqm
Alfresco/Porch	5.94sqm
<b>Total</b>	<b>45sqm</b>

# Land for sale

First National Real Estate have been operating in Yarrawonga/Mulwala for over 40 years this experience coupled with the knowledge and experience of Kennedy Builders ensures you will receive the most informed and educated team.

We put you first.



## Shoreline, lake front lifestyle development, 4 -16 Melbourne Street, Mulwala

Lot 4	612m2	\$250,000.00
Lot 12	545m2	\$445,000.00
Lot 15	658m2	\$500,000.00
Lot 7*	629m2	\$675,000.00
Lot 8*	624m2	\$675,000.00

## Nioka Estate, 1 – 6 Courtney Street, Yarrawonga

Lot 1	1051m2	\$135,000.00
Lot 6	916m2	\$130,000.00

\* waterfront block



## Land for sale

Address	Size	Price
<b>Yarrawonga, VIC</b>		
Lot 122 Robinson Way	791m <sup>2</sup>	\$209,000.00
Lot 118 Robinson Way	791m <sup>2</sup>	\$209,000.00
Lot 5 Linthorp Drive	1004m <sup>2</sup>	\$235,000.00
Lot 1-6 Murray Valley Highway	2678m <sup>2</sup>	\$800,000.00 - \$850,000.00
Lot 26 Parsons Crescent	950m <sup>2</sup>	\$150,000.00
52 Stevenson Court	900m <sup>2</sup>	\$599,000.00
12 Thorton Way	1006m <sup>2</sup>	\$168,000.00
12a Irvine Parade	732m <sup>2</sup>	\$850,000.00
12B Irvine Parade	568m <sup>2</sup>	\$850,000.00
30A Botts Road	1971m <sup>2</sup>	\$630,000.00
14 Leah Drive	1018m <sup>2</sup>	\$147,000.00

Address	Size	Price
<b>Mulwala, NSW</b>		
Lot 73 Sunshine boulevard	424m <sup>2</sup>	\$64,000.00
1A Amaroo Court	750m <sup>2</sup>	\$150,000.00
30 Wandoo Court	4287m <sup>2</sup>	\$192,000.00
17 Coobah Road	8000m <sup>2</sup>	\$200,000.00
60 Corowa Road	3402m <sup>2</sup>	\$285,000.00
52 Pimpla Crescent	11.9 Acres	\$298,000.00
Melbourne Street, Boundary Road	5753m <sup>2</sup>	\$790,000.00
9 Hoac Court	1094m <sup>2</sup>	\$135,000.00
<b>Bundalong, VIC</b>		
3 Williams Street	716m <sup>2</sup>	\$116,000.00
Lot 3, 9-11 Wood Street	4759m <sup>2</sup>	\$148,000.00

	Address	Specifications	Squares of living	Notes
A	Lot 7 Phillip Hyland Drive	3 bedrooms, 2 living, study	18.0	
B	Lot 37 Poppy Lane	4 bedrooms, 2 living	25.8	
C	Lot 65 Coco Crescent	4 bedroom, 1 living	21.0	
D	Lot 69 Coco Crescent	4 bedroom, 1 living	22.0	
E	Lot 50 Coco Crescent	3 bedroom, 2 living	18.3	
F	Lot 48 Coco Crescent	3 bedroom, 2 living	19.5	
G	Lot 40 Coco Crescent	3 bedroom, 1 living, study	20.3	
H	Lot 158 Robinson Way	4 bedrooms, 2 living	28.0	
I	Lot 178 Freddy Court	4 bedrooms, 2 living, 3 bath		
J	Lot 171 Robinson Way	4 bedrooms, 5 car garage		
K	Lot 260 Robinson Way	3 bedrooms, 2 living	18.6	
L	Lot 242 Robinson Way	3 bedrooms, 2 living, study	27.5	
M	Lot 239 Robinson Way	3 bedroom, 2 living, study	25.0	
N	Lot 205 Bratten Court	3 bedrooms, 2 living	19.3	
O	Lot 206 Bratten Court	3 bedroom, 2 living	19.4	
P	Lot 207 Bratten Court	3 bedroom, 2 living, study	21.3	

Coming Soon: Lot 143, Lot 251, Lot 270 Robinson Way



## Silverwoods Yarrawonga

Set across 400 acres and only 2.5 kilometers from the heart of Yarrawonga, Silverwoods is the up and coming estate. It's easy to see why it has become a fantastic home, investment, holiday house and lifestyle destination. With over 100 homes already built, we are proud to say that 16 of those have been custom built by us at Kennedys, with 3 under construction at this current time.

If you are looking for new home inspiration, follow the Silverwoods map to view some our recent builds.



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