

MORCRAFT HOMES



2 Storey Homes

Built Right. From the Start.

With over **120 new designs** and a commitment to design, management and client excellence, Morcraft Homes will be the choice you'll be proud of.





MORCRAFT HOMES
It just gets better.

Director Steve Morcombe has over 30 years home building industry experience in Queensland and has a thirst for doing it better, which is reinforced in Morcraft Homes slogan, 'it just gets better'.

We have won two excellence in business awards and over 50 local and state industry awards for display homes, custom homes, spec homes, small lot homes plus best bathroom which is reflected in the diversity of design and products showcased in the new Morcraft Homes display homes.

Morcraft Homes is backed by a dedicated team of long term staff, subcontracted tradespeople and long term supplier relationships which span over 15 years.

Talk to one of our friendly Sales Consultants at one of our display centres and let your dream home become a reality with Morcraft Homes - it just gets better.

Morcraft Homes has over 120 brand new designs ranging from 131m² to 551m² with more being developed to become part of their Designer Range of homes.

One of the key reasons for our success is our ongoing design improvement, but also the company's ability to build what people want with full design flexibility to build one off designs.



CAPRI 190

189.89m² • 20.43sq

The **Capri 190** is compact with loads of space with, 2 separate living areas, living and an outdoor entertaining terrace, 3 bedrooms with a easy option to create a fourth. It fits on the smallest of blocks, allowing easy living with minimal outdoor upkeep giving plenty of time to entertain and personal freedom.

LIVING AREAS

LOUNGE	3600 x 4100
FAMILY	4200 x 4400
DINING	2700 x 3500

BEDROOMS

BED 1	3400 x 3600
BED 2	3000 x 3200
BED 3	2800 x 3200

OUTDOOR

PORCH	4550 x 1200
TERRACE	2500 x 4100
GARAGE	3800 x 5900



TOTAL AREAS

UPPER FLOOR	61.28m ²
GROUND FLOOR INCL GARAGE	113.14m ²
TERRACE	10.01m ²
PORCH	5.46m ²

TOTAL HOME AREA 189.89m²

EXTERIOR LENGTH	18.89m
EXTERIOR WIDTH	8.39m

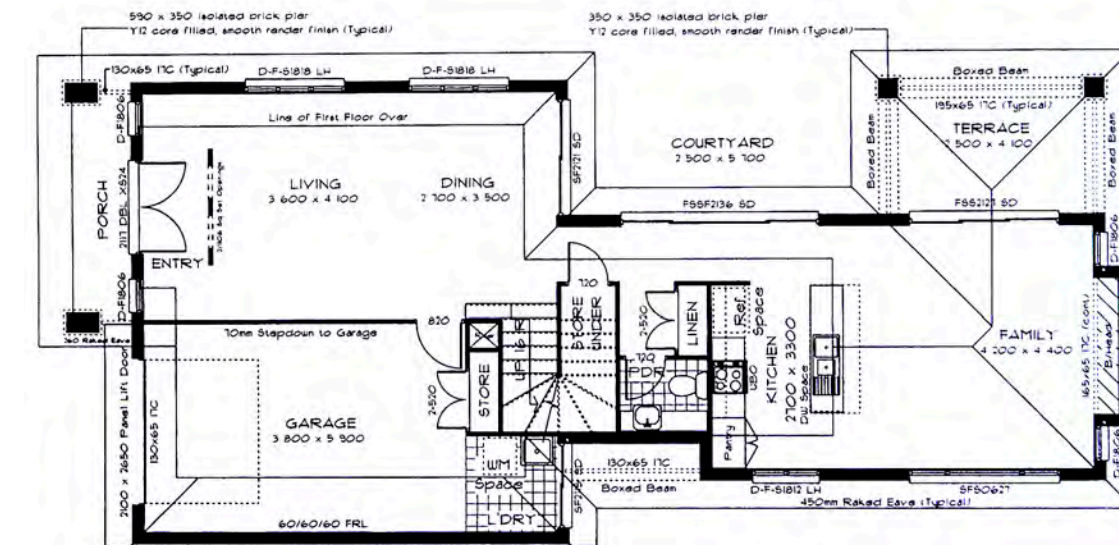
MINIMUM LOT WIDTH

METRIC	10.00m
--------	--------

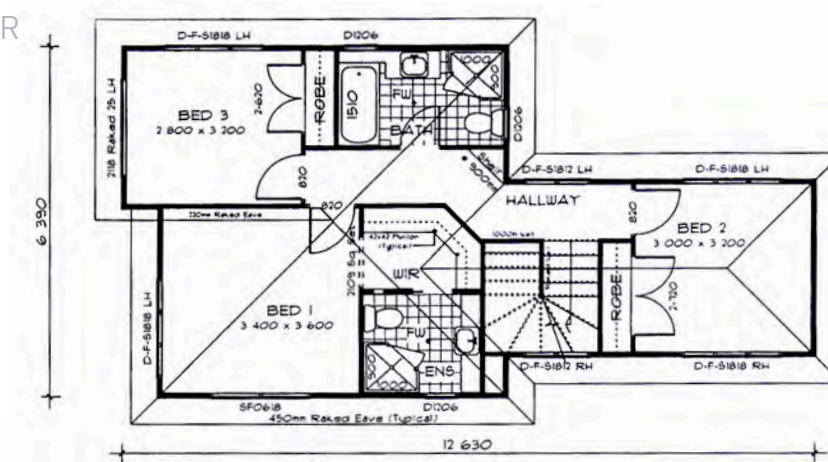
MINIMUM LOT LENGTH

METRIC	25.00m
--------	--------

GROUND FLOOR



FIRST FLOOR



ARTIST IMPRESSION

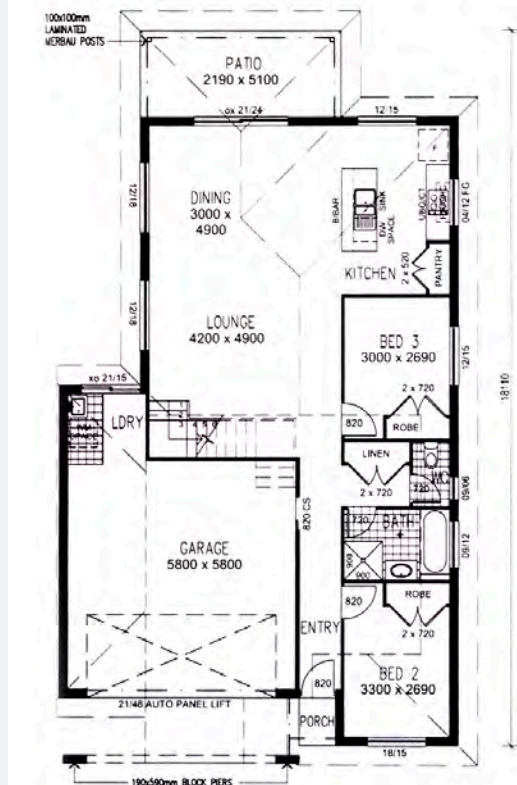


FLORIDA 203

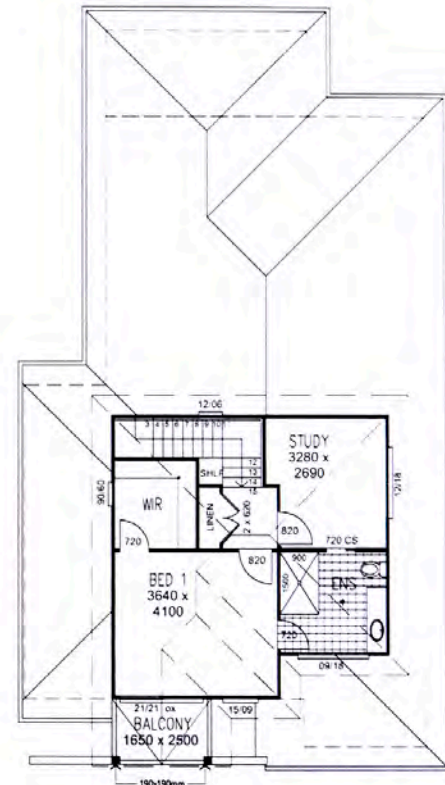
202.42m² • 21.78sq

The **Florida 203** is a practical, easy to live in home that suits coastal land sizes. Master Suite is upstairs with a viewing balcony and ensuite that accesses the study. The design has central living with aspects to the rear patio.

GROUND FLOOR



FIRST FLOOR



LIVING AREAS

LOUNGE	4900 x 4200
DINING	4900 x 3000

BEDROOMS

BED 1	3640 x 4100
BED 2	2690 x 3300
BED 3	2690 x 3000
STUDY	2690 x 3280

OUTDOOR

PATIO	5100 x 2190
BALCONY	2500 x 1650



TOTAL AREAS

UPPER FLOOR	47.02m ²
GROUND FLOOR INCL GARAGE	138.99m ²
PATIO	11.17m ²
PORCH	1.12m ²
BALCONY	4.12m ²
TOTAL HOME AREA	202.42m²

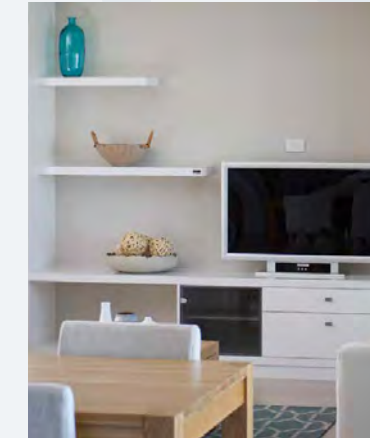
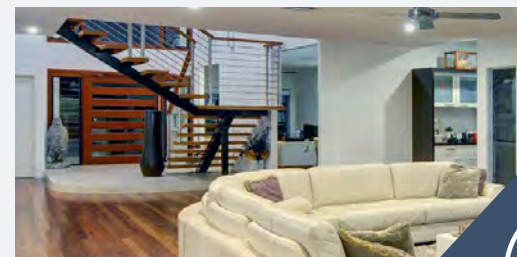
EXTERIOR LENGTH	18.11m
EXTERIOR WIDTH	10.14m

MINIMUM LOT WIDTH	12.00m
METRIC	

MINIMUM LOT LENGTH	25.00m
METRIC	



ARTIST IMPRESSION



“It just gets better”



MARTINIQUE 229

228.39m² • 24.58sq

Extremely attractive from the street with modern lines, entry is via a Skillion Roof Portico to a 4 bed, 3 bath home with rear living, laundry, courtyard and huge kitchen. The perfect coastal entertainer!

LIVING AREAS

LIVING	4440 x 6900
DINING	2170 x 2560

BEDROOMS

BED 1	3970 x 4410
BED 2	2900 x 3040
BED 3	2800 x 3840
BED 4	2600 x 2800

OUTDOOR

PATIO	3800 x 2500
-------	-------------

TOTAL AREAS

GROUND FLOOR INCL GARAGE	139.72m ²
UPPER FLOOR	72.88m ²
PORTICO	6.29m ²
PATIO	9.50m ²

TOTAL HOME AREA

TOTAL HOME AREA	228.39m ²
EXTERIOR LENGTH	20.60m
EXTERIOR WIDTH	10.20m

MINIMUM LOT WIDTH

METRIC	13.10m
--------	--------

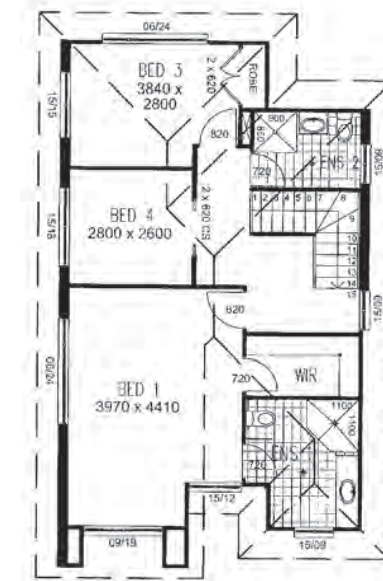
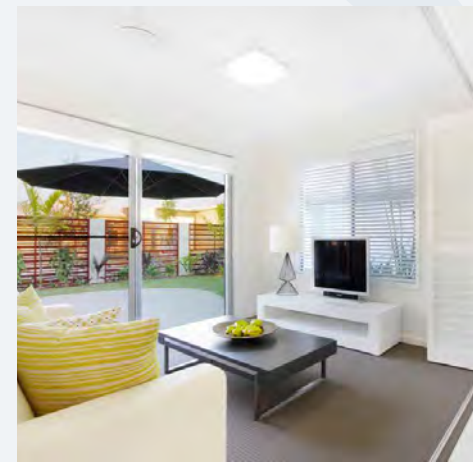
MINIMUM LOT LENGTH

METRIC	29.20m
--------	--------

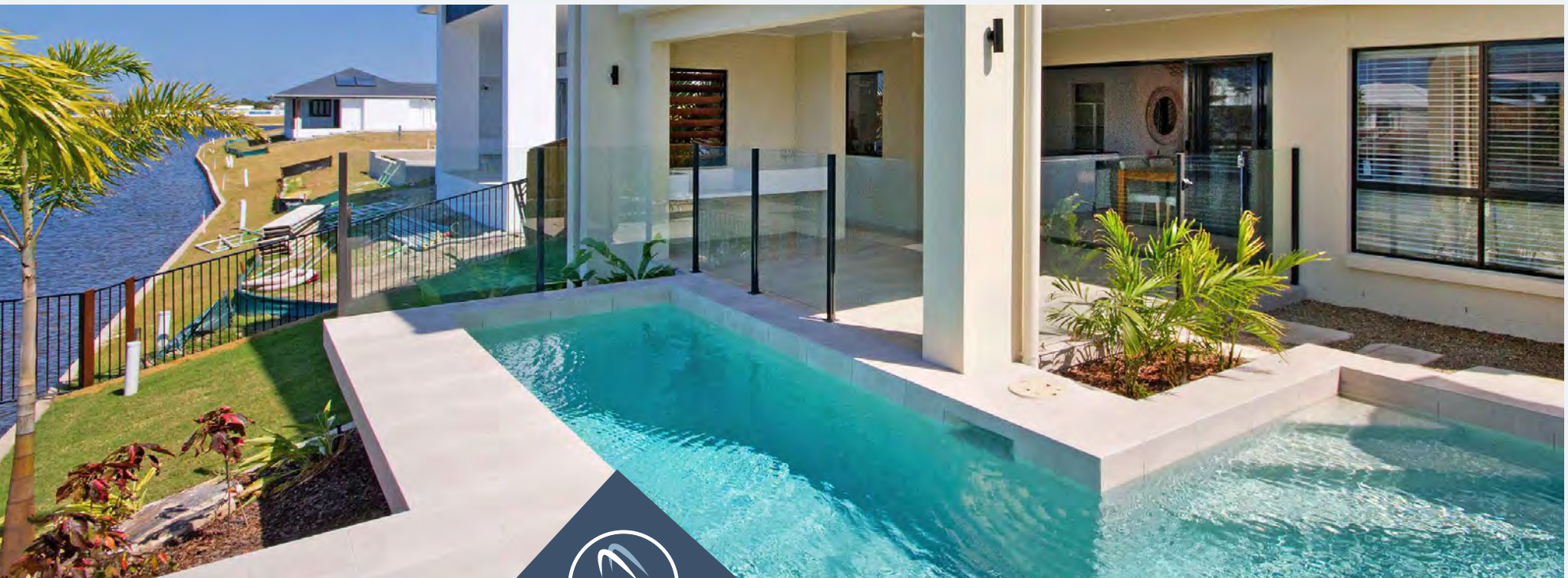


ARTIST IMPRESSION

GROUND FLOOR



FIRST FLOOR



MARTINIQUE 257

256.18m² • 27.57sq

The **Martinique 257** is a real entertainer with all the living focus to the huge patio maximising the block usage. Generous bedrooms, a walk through laundry from garage to gallery kitchen, very convenient.

LIVING AREAS

FAMILY	4000 x 4120
DINING	3000 x 4100
LOUNGE	4100 x 4100

BEDROOMS

BED 1	4000 x 3900
BED 2	3800 x 3300
BED 3	3500 x 3300
STUDY	3100 x 3640

OUTDOOR

PATIO	2700 x 5400
-------	-------------

TOTAL AREAS

GROUND FLOOR INCL GARAGE	178.7m ²
UPPER FLOOR	59.83m ²
PORCH	3.07m ²
PATIO	14.58m ²

TOTAL HOME AREA

256.18m ²	
EXTERIOR LENGTH	21.53m
EXTERIOR WIDTH	11.70m

MINIMUM LOT WIDTH

METRIC	14.60m
--------	--------

MINIMUM LOT LENGTH

METRIC	30.23m
--------	--------

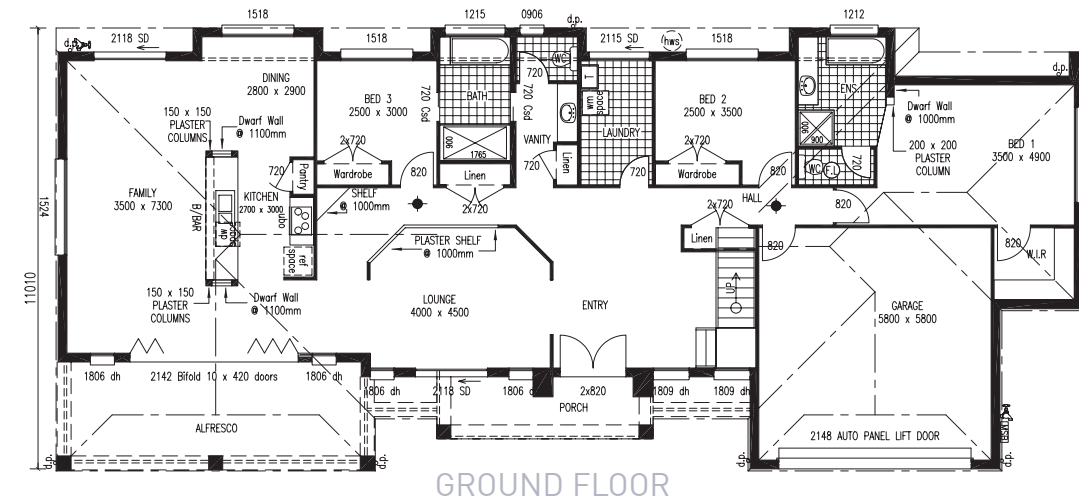


MARTINIQUE 315

314.25m² • 33.82sq

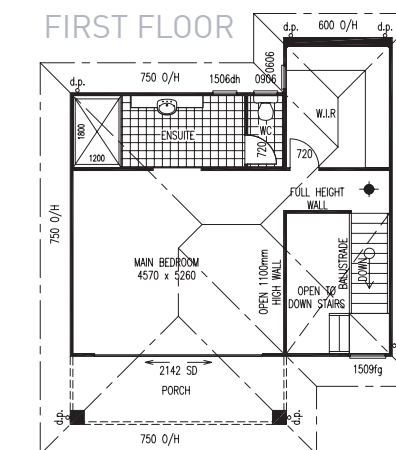
This is a regal design perfectly suited for huge corner lots or acreage where the views are to the front. The design has 2 bedrooms, 2 master studios and is designed for entertaining with the gallery kitchen and a huge alfresco entertaining area.

FLOOR PLAN



GROUND FLOOR

FIRST FLOOR



ARTIST IMPRESSION

LIVING AREAS

FAMILY	3500 x 7300
DINING	2800 x 2900
LOUNGE	4000 x 4500

BEDROOMS

MAIN BEDROOM	4570 x 5260
BED 1	3500 x 4900
BED 2	2500 x 3500
BED 3	2500 x 3000

OUTDOOR

ALFRESCO	2700 x 8000
PORCH	1500 x 5500



TOTAL AREAS

GROUND FLOOR INCL GARAGE	219.38m ²
UPPER FLOOR	56.64m ²
ALFRESCO	18.95m ²
PORCH	10.10m ²
PORCH U/F	9.18m ²

TOTAL HOME AREA

314.25m ²	
EXTERIOR LENGTH	11.01m
EXTERIOR WIDTH	25.60m

MINIMUM LOT WIDTH

METRIC	28.70m
--------	--------

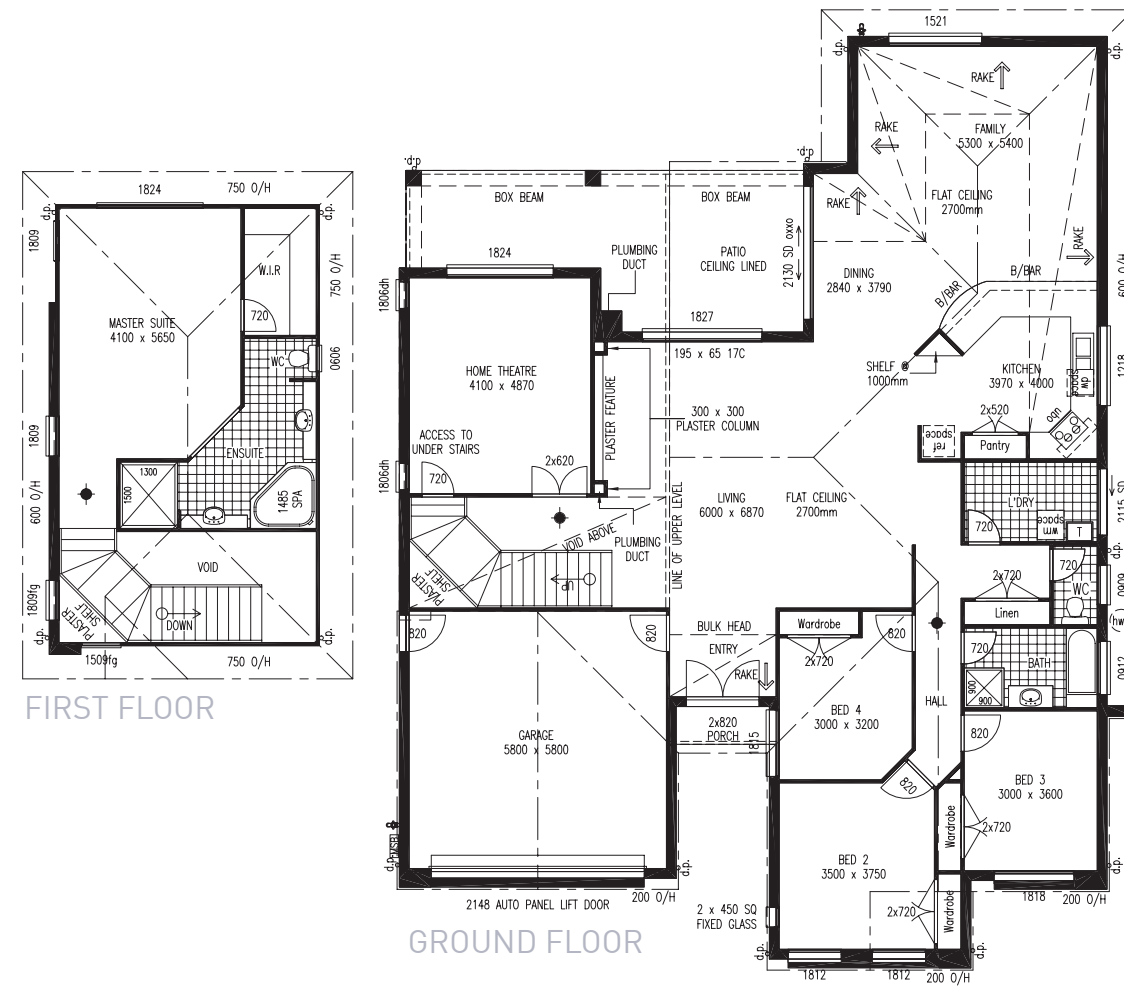
MINIMUM LOT LENGTH

METRIC	19.16m
--------	--------

MARTINIQUE
335 334.59m² • 36.01sq

The **Martinique 335** is a Traditional style home and is perfect for the modern family, with a bonus home theatre room and a massive rear patio, perfect to make any family feel at home.

FLOOR PLAN



LIVING AREAS

FAMILY	5300 x 5400
DINING	2840 x 3790
LIVING	6000 x 6870
HOME THEATRE	4100 x 4870

BEDROOMS

BED 1	4100 x 5650
BED 2	3500 x 3750
BED 3	3000 x 3600
BED 4	3000 x 3200

OUTDOOR

PATIO	3700 x 9100
-------	-------------



TOTAL AREAS

GROUND FLOOR INCL GARAGE	246.22m ²
UPPER FLOOR	60.28m ²
PORCH	1.79m ²
PATIO	26.3m ²

TOTAL HOME AREA

EXTERIOR LENGTH	20.79m
EXTERIOR WIDTH	17.15m

MINIMUM LOT WIDTH

METRIC	20.75m
--------	--------

MINIMUM LOT LENGTH

METRIC	29.00m
--------	--------

ARTIST IMPRESSION



“Let your dream home become a reality with Morcraft Homes”

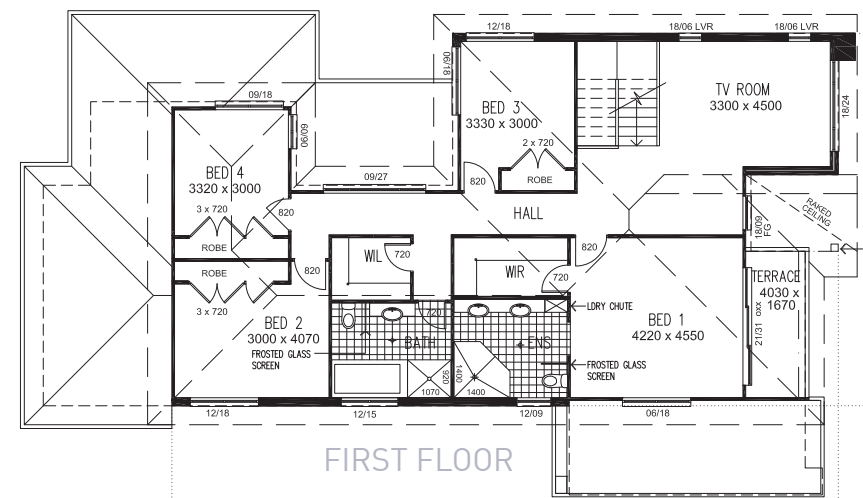
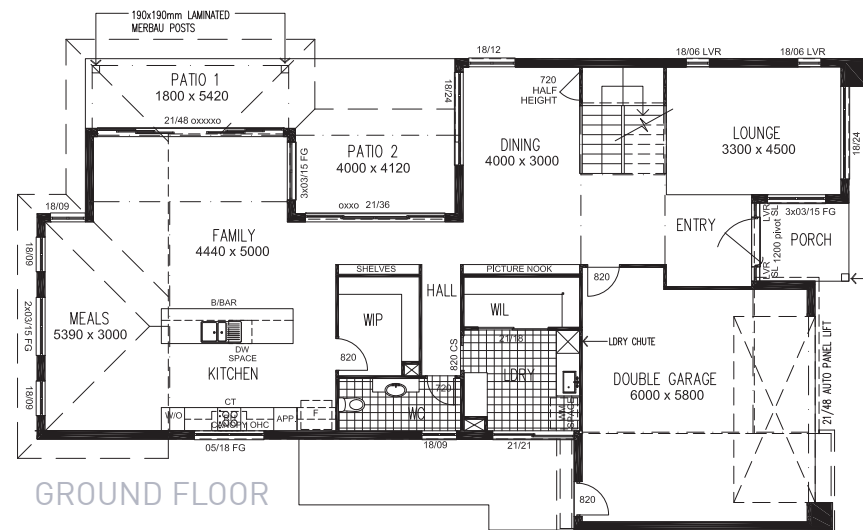


MARTINIQUE 345

344.64m² • 37.09sq

The **Martinique 345** stands tall, it suits a smaller modern block with views to the front via the Dining/Lounge and TV room/Bedroom 1, with a dual patio private outdoor Living area and open family/Meals/Kitchen this design is easy living.

FLOOR PLAN



LIVING AREAS

LOUNGE	3300 x 4500
FAMILY	4440 x 5000
DINING	4000 x 3000
MEALS	5390 x 3000

BEDROOMS

BED 1	4220 x 4550
BED 2	3000 x 4070
BED 3	3330 x 3000
BED 4	3320 x 3000

OUTDOOR

PATIO 1	1800 x 5420
PATIO 2	4000 x 4120
TERRACE	4030 x 1670



TOTAL AREAS

GROUND FLOOR INCL GARAGE	181.36m ²
UPPER FLOOR	133.07m ²
PATIO 1/2	18.83m ²
TERRACE	6.73m ²
PORCH	4.65m ²

TOTAL HOME AREA

EXTERIOR LENGTH	20.95m
EXTERIOR WIDTH	12.06m

MINIMUM LOT WIDTH

METRIC	14.51m
--------	--------

MINIMUM LOT LENGTH

METRIC	27.55m
--------	--------

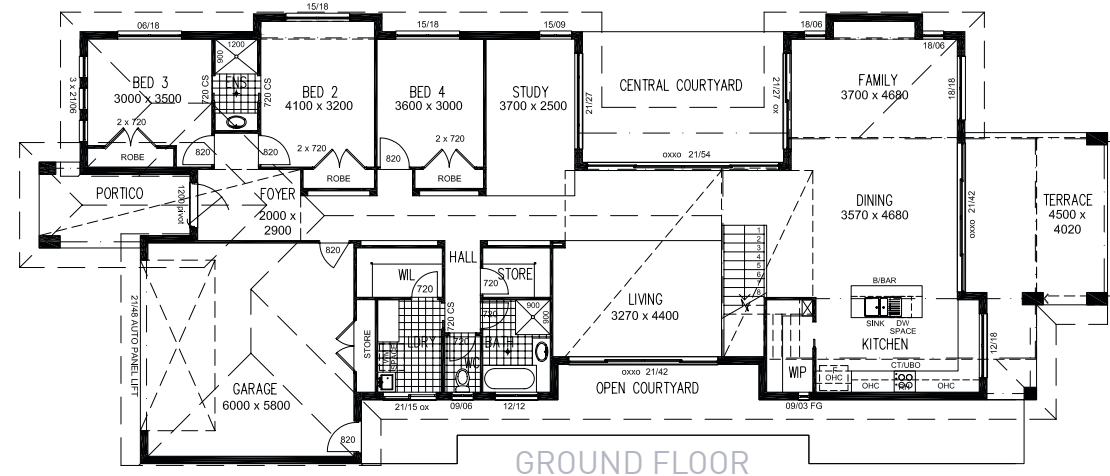


MARTINIQUE 348

347.88m² • 37.44sq

This **Martinique 348** is an awesome design that suits water front long skinny blocks, huge options to redesign as per your needs, 4 bedrooms with study, multiple outdoor living areas for all seasons, separate living and views galore from the kitchen/dining/family rooms.

FLOOR PLAN



LIVING AREAS

FAMILY	3700 x 4680
DINING	3570 x 4680
LIVING	3270 x 4400

BEDROOMS

BED 1	4000 x 4030
BED 2	3200 x 4100
BED 3	3000 x 3500
BED 4	3000 x 3600
STUDY	2500 x 3700

OUTDOOR

TERRACE	4020 x 4500
BALCONY	2300 x 4460



TOTAL AREAS

GROUND FLOOR INCL GARAGE	235.56m ²
UPPER FLOOR	53.83m ²
PORTICO	9.45m ²
TERRACE	24.55m ²
BALCONY	10.31m ²
EAVE O/H	14.18m ²

TOTAL HOME AREA

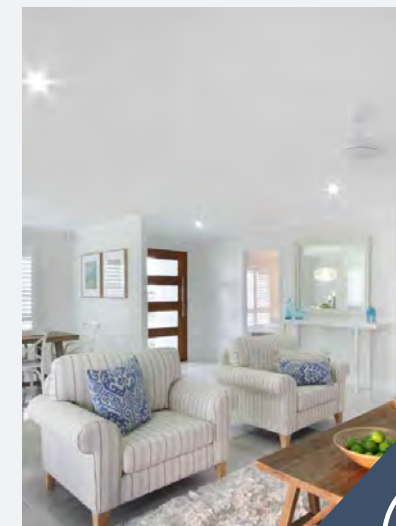
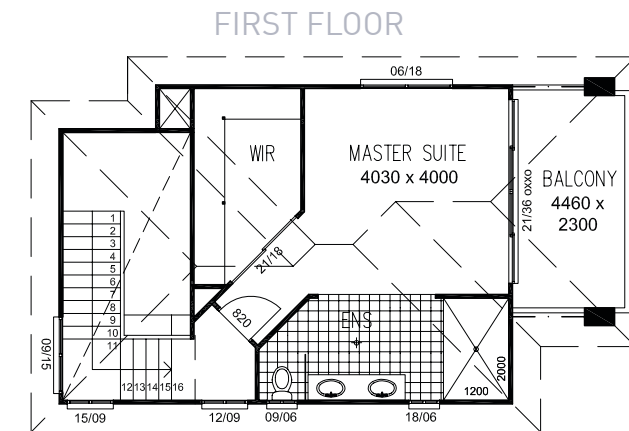
EXTERIOR LENGTH	30.08m
EXTERIOR WIDTH	12.66m

MINIMUM LOT WIDTH

METRIC	15.00m
--------	--------

MINIMUM LOT LENGTH

METRIC	38.50m
--------	--------



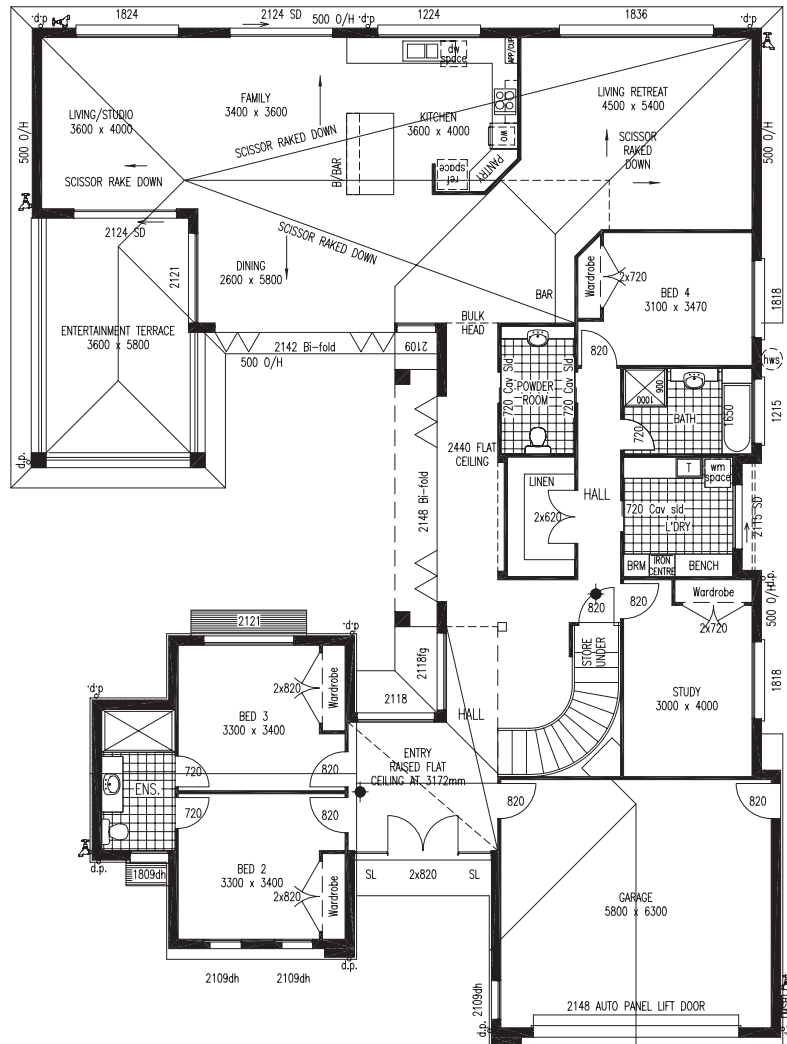
MARTINIQUE

385

385.09m² • 41.44sq

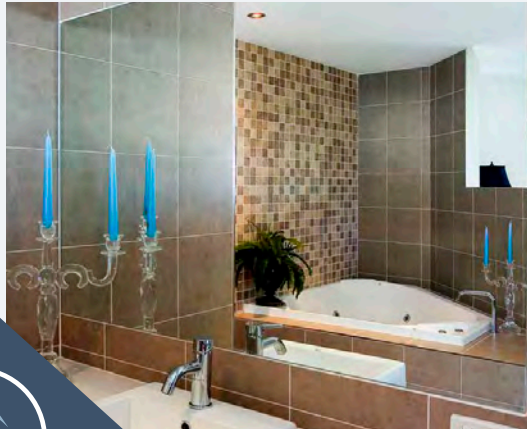
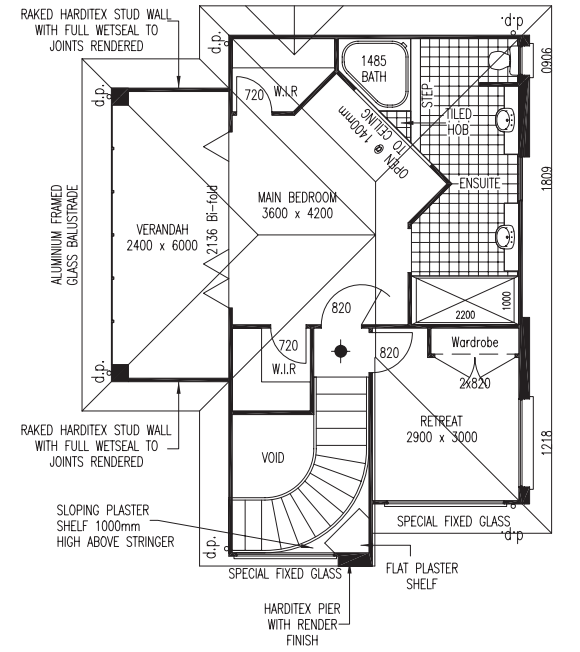
A statement to say you've made it, with 4 bedrooms, study and retreat with dual outdoor living options at the rear or in your secluded entertainers paradise the central courtyard. Control the climate with crossflow ventilation via the bifold doors and windows. Upstairs is purely for the adults with your own master suite and balcony to relax on.

GROUND FLOOR



“A statement to say you’ve made it.”

FIRST FLOOR



ARTIST IMPRESSION



LIVING AREAS

LIVING	4500 x 5400
FAMILY	3400 x 3600
DINING	2600 x 5800
STUDIO	3600 x 4000

BEDROOMS

BED 1	3600 x 4200
BED 2	3300 x 3400
BED 3	3300 x 3400
BED 4	3100 x 3470
RETREAT	2900 x 3000
STUDY	3000 x 4000

OUTDOOR

TERRACE	3600 x 5800
BALCONY	2400 x 6000



TOTAL AREAS

GROUND FLOOR INCL GARAGE	277.73m ²
UPPER FLOOR	62.42m ²
VERANDAH	14.45m ²
EAVE EXIT	7.32m ²
ENTERTAIN TCE	23.17m ²
TOTAL HOME AREA	385.09m²

EXTERIOR LENGTH	23.58m
EXTERIOR WIDTH	17.59m

MINIMUM LOT WIDTH

METRIC	21.24m
--------	--------

MINIMUM LOT LENGTH

METRIC	31.69m
--------	--------

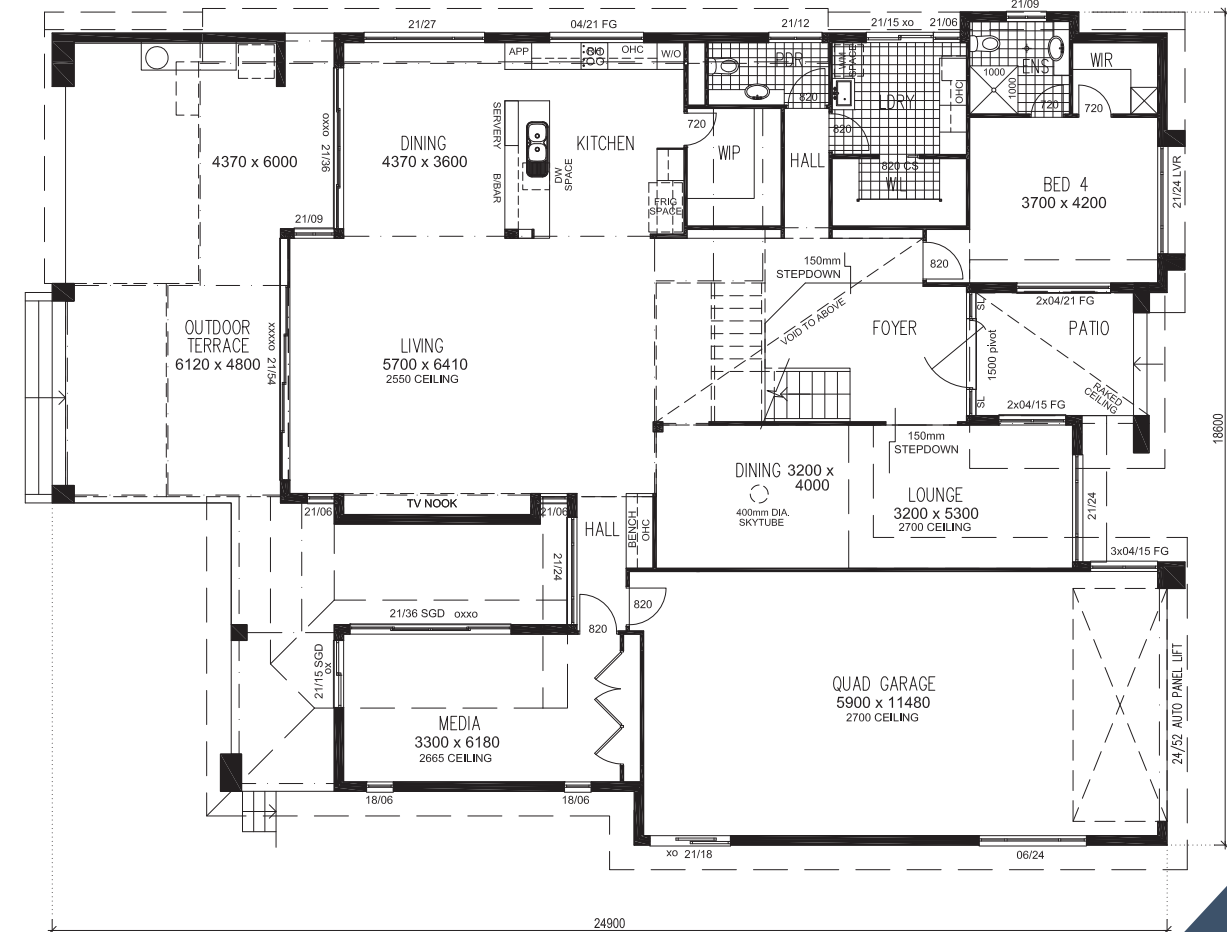
MARTINIQUE

551

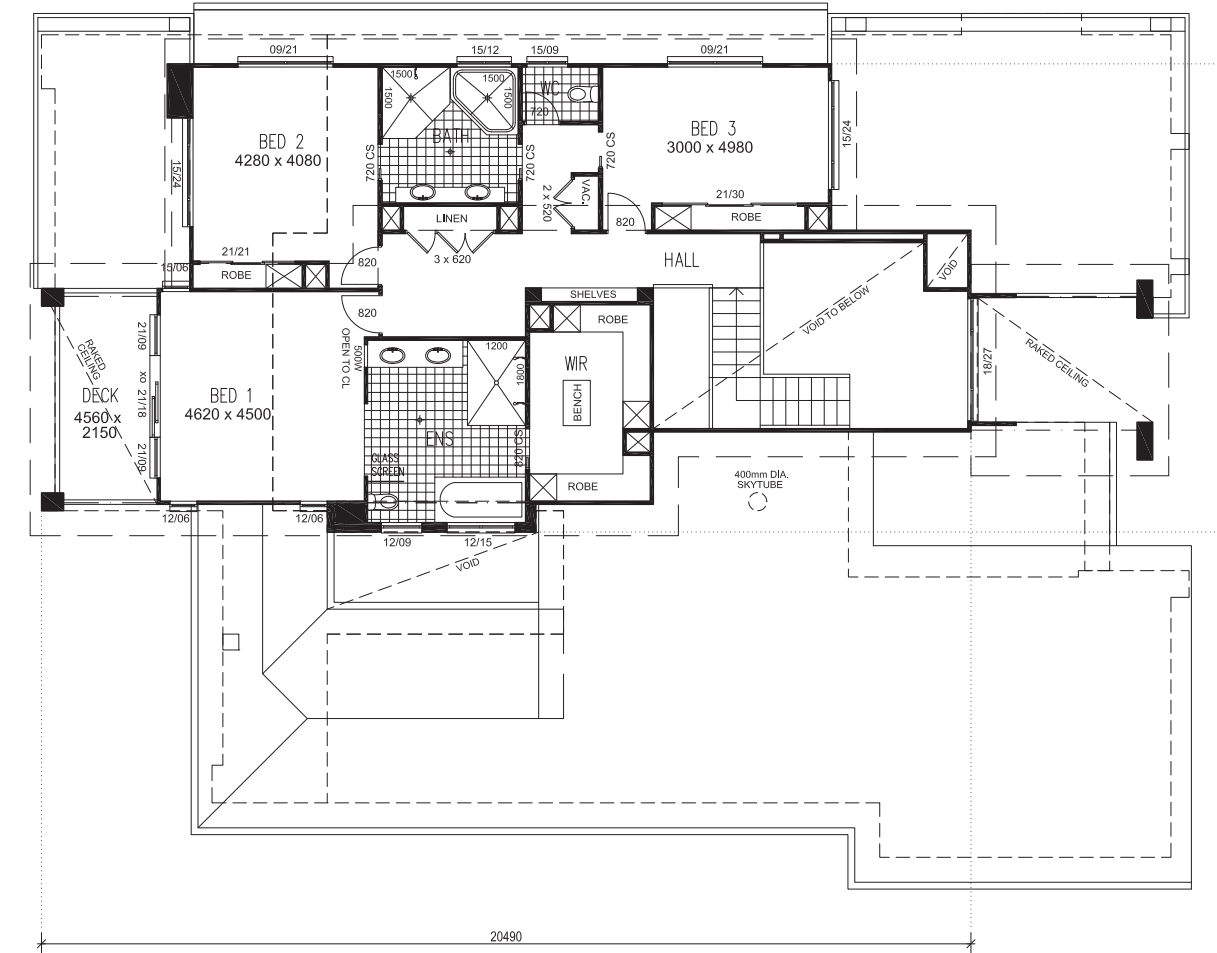
551.9m² • 59.40sq

This magnificent design is perfect for waterfront or acreage living with all the focus to the rear. Huge entertaining area and outdoor bar, awesome. All bedrooms have a bathroom with a 2 way bathroom for bedroom 2/3. Dads paradise awaits with a 4 car garage, perfect for extra storage or a boat or van. Separate for huge nights for the family is a media room with direct access to the outdoor bar, imagine the fun, a truly awesome design.

GROUND FLOOR



FIRST FLOOR



LIVING AREAS

LIVING	5700 x 6410
DINING	4370 x 3600
DINING	3200 x 4000
LOUNGE	3200 x 5300

BEDROOMS

BED 1	4620 x 4500
BED 2	4280 x 4080
BED 3	3000 x 4980
BED 4	3700 x 4980

OUTDOOR

OUTDOOR	10490 x 4800
---------	--------------



TOTAL AREAS

GROUND FLOOR INCL GARAGE	317.23m ²
UPPER FLOOR	151.57m ²
TERRACE	62.45m ²
DECK	10.97m ²
PATIO	9.68m ²

TOTAL HOME AREA	551.90m²
------------------------	----------------------------

EXTERIOR LENGTH	24.90m
EXTERIOR WIDTH	18.60m

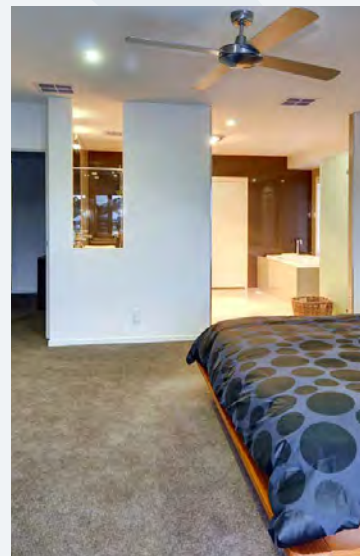
MINIMUM LOT WIDTH

METRIC	21.00m
--------	--------

MINIMUM LOT LENGTH

METRIC	33.90m
--------	--------

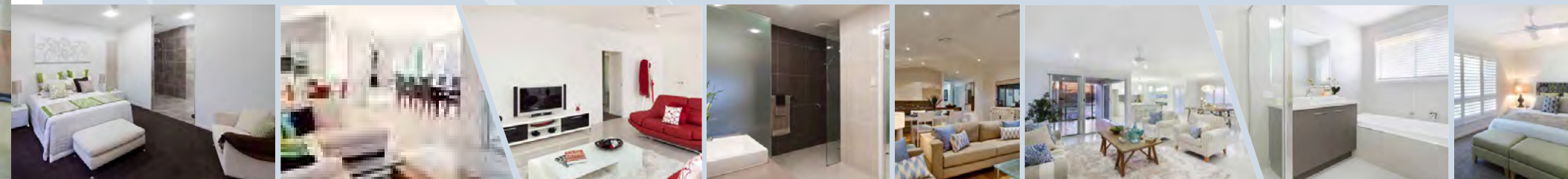




“I would not build a new home on the Sunshine Coast without these features and benefits.”

Steve Morcombe DIRECTOR
MORCRAFT HOMES

MORCRAFT HOMES
Better built.
What a relief.



“Another great story by Morcraft Homes.”

Customise your new 2 storey home with Morcraft Homes. We build our designs and client modified versions and will even help design a ‘one off’ personal design just for you to suit your needs and where you want to build.



- ① Conventional steel reinforced footing and slab engineer design to suit your individual block. No shortcuts, footing/slab construction that has a pedigree in standing the test of time and controlling the soil stability underneath it, means fewer problems, long lasting durable and very reliable – A BIG RELIEF.
- ② All our brickwork, rendered or not runs to the concrete footing, no ugly exposed concrete edging. We found it eliminates most rising damp, stands up to elements, looks fabulous.
- ③ Termite treatment to “whole of house” to Australian Standards 3660-1, all pipes that penetrate through your slab are collar protected and every external house and external post has a fully retreatable, hidden, safe to kids, pest Termguard Reticulation system to keep termites out of your hard earned new home. Warranty on system 50 years.
- ④ Full termite treated wall frames and roof trusses with the stamp of H2 or T2, proof your homes structural integrity is protected 24 hours, 7 days a week. All of our external walls are wrapped in sisalation, protection against damp and the elements.
- ⑤ 12mm thick zinc coated cyclone rods beside all openings and at 1200 centres to the perimeter wall frame of your homes. Not compulsory to use but every Morcraft Home is built with security, longevity and extra strength in mind, more protection for you.
- ⑥ Purpose designed wall ‘HardiBrace’ to strengthen and stiffen up your home against the storms and high winds of the Coast. Every home is built to ‘N3’ (41 metres per second every second) or Wind Loading W4 in the old language. W4 strength is added to our frames, trusses, windows and tie down of your roof to beat off the harsh storms and elements – more security.
- ⑦ How do you make your plaster ceilings last longer? Not fall in, not crack, not get peaks and shadows, no nail or screw head cracks, Simple use metal ceiling battens, it is the only way to comply with Australian Standards for a domestic ceiling and to eliminate ceiling issues, you can save by not having them, but you run the risk of meeting the plasterer and painter to fix issues after you move into your home.
- ⑧ Every Morcraft Home has its roof fixed to suit the high wind category ‘N3’ and has the blue/silver heavy duty sarking under to catch any condensation and to prevent leaks. It also has some thermal value, more reason to ensure your new home is built better, when you move in, what a relief.

Where your money goes!

It Just Gets Better with Morcraft Homes



It Just Gets Better.

ASK OUR CONSULTANT FOR SPECIFICATIONS OF INCLUSIONS

BSA LIC. 1057734 • COASTBUILD PTY LTD - ABN 66 109 223 243 • COPYRIGHT 2013.

ALL PLANS IN THE BROCHURE ARE PROPERTY OF S.J. MORCOMBE AND ARE NOT TO BE COPIED IN PART OR FULL. LANDSCAPE, FENCING, FURNITURE NOT INCLUDED. PHOTOS ARE INDICATIVE ONLY AND NOT TO BE RELIED ON FOR A SPECIFIC DESIGNED HOUSE. THE IMPRESSIONS ARE ILLUSTRATIVE ONLY AND SHOULD NOT BE RELIED ON IN ANY WAY BY PROSPECTIVE PURCHASERS AS BEING INDICATIVE OF FINAL FINISH. ASK OUR CONSULTANT FOR FURTHER ADVICE. MINIMUM HOUSE BLOCK LENGTHS AND WIDTHS GIVEN ARE FOR MINIMUM SITING SETBACKS AND MUST BE CHECKED WITH EACH BLOCK AND ITS DEVELOPMENT CONTROL PLAN AND DEVELOPERS COVENANT.



It Just Gets Better

HEAD OFFICE Shop 3, 105 Brisbane Road, Mooloolaba Q 4557
TELEPHONE **07 5478 4155**
FACSIMILE 07 5478 4166
EMAIL admin@morcrafthomes.com.au
WEB morcrafthomes.com.au



Find us on Facebook