



Manhattan 38.



mcdonald jones

FIND YOURSELF AT HOME



Manhattan 38.

Effortless flow and sophisticated living.

The Manhattan is a meticulously crafted architectural design, which is suitable for shorter blocks measuring 30m deep by 12,5m wide, ensuring an exquisite blend of space and adaptability. This remarkable home showcases three expansive living areas, five spacious bedrooms and study nook, effortlessly catering to the demands of remote work for both children and adults.

The intelligently designed open plan kitchen, living, and dining areas seamlessly flow towards the alfresco, offering an abundance of room for hosting and entertaining guests.

In addition to its family-friendly layout, the Manhattan also boasts a thoughtfully included ground floor guest bedroom. This inviting space ensures a comfortable stay for visiting family and friends, while still preserving the privacy of the main living quarters.

As the latest addition to our esteemed two-storey design collection, the Manhattan presents an ingenious living solution that effortlessly combines compactness and sophistication. With a variety of facades and upgrade options available, families can truly make this home their own, striking the perfect balance between space and comfort.





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10.950m width x 20.975m length

Ground Floor

Family/Living	4.9 x 5.0
Dining	3.6 x 3.9
Guest Bed	3.2 x 3.0
Theatre	3.6 x 3.7
Study Nook	1.7 x 3.9
Garage	5.5 x 5.6
Alfresco	3.7 x 4.0

First Floor

Master Suite	4.9 x 3.9
Bed 2	3.5 x 3.6
Bed 3	3.6 x 3.5
Bed 4	3.4 x 3.5
Activities	4.9 x 5.0



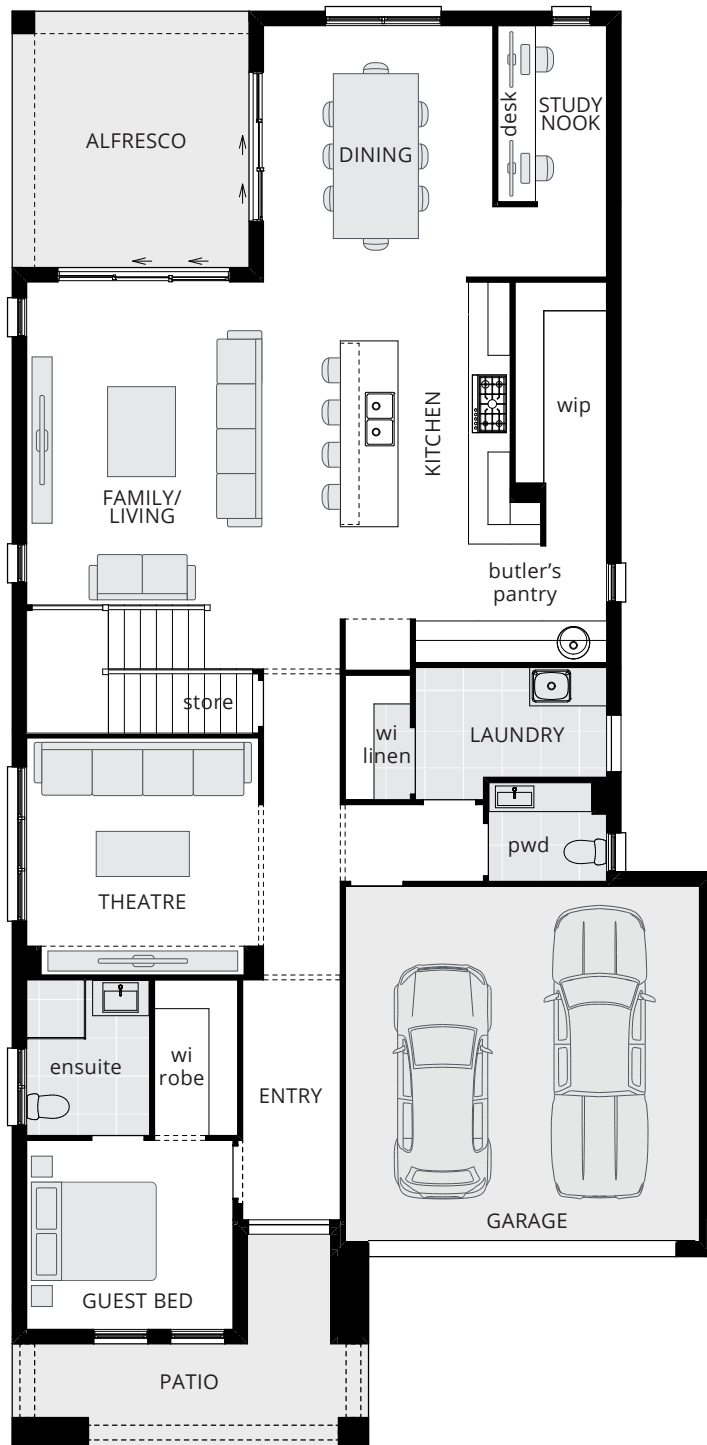
Floor plan depicts **Vantage B facade**.

Floor plans will differ slightly depending on the facade chosen. For example, window locations may differ with different facades.

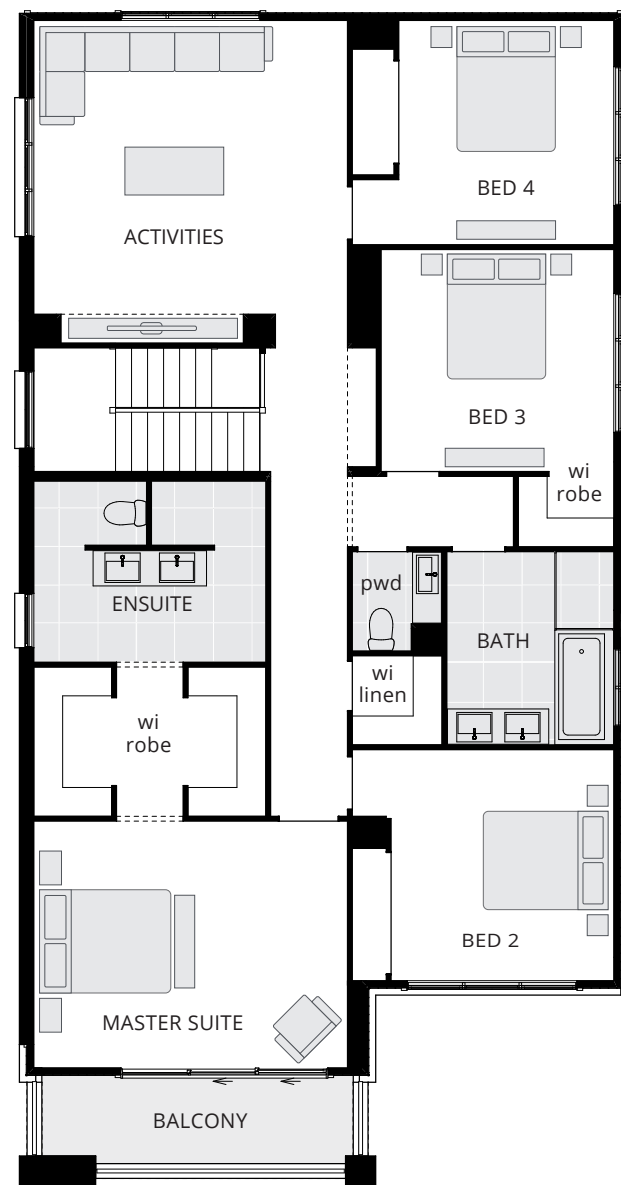
Please note: the sizes of windows and external doors shown may vary from the standard plans due to the new 7 star BASIX requirements and the region in which you build.

12.5m

Minimum Lot Width
Assuming one zero lot boundary* and
Conventional Lot



GROUND FLOOR



FIRST FLOOR

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MAROUBRA



CLASSIC

Striking the perfect
balance between
space and comfort.



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IMPORTANT NOTICE Images of facades shown are a guide only. Material finishes shown are purely an expression of the artist. Please refer to our current price list and specifications for facade finishes allowed in published price. Garage doors are panel lift doors. Garage door glazing is an additional cost. Images in this brochure including actual photographs and rendered imagery may depict fixtures, finishes and features not supplied by McDonald Jones such as furnishings, internal and external fireplaces, landscaping, plants, decking, water features and swimming pools. Accordingly, published prices do not include the supply of any of these items. Images may also depict optional variations to the home design which incur additional costs such as window furnishings, window pelmets, light fittings such as pendant and down lights, front paths, driveways, fencing, barbecues, floor coverings, rendered external walls, upgrade bannisters and upgraded kitchen/bathroom layouts or finishes. Images may depict homes from other McDonald Jones design ranges and are used for illustrative purposes. Floor plans and room dimensions may differ slightly depending on your chosen facade (for example, window locations may differ with different facades). Plans are not shown to scale and all measurements are approximate only. Sliding windows may not open in direction shown. Block widths noted are approximate and suitability may vary by Council (DCP) or Housing Code (CDC) requirements. Title widths have been rounded up so some block widths required could be less. Deleting parapet walls from facades will assist in fitting your house on a lesser sized block. *Assuming zero lot boundary. Please discuss your block requirements with our Building and Design Consultants. McDonald Jones reserves the right to modify designs or specifications without notice. For detailed home pricing, including details about the standard inclusions for the house and charges for optional variations, please talk to one of our Building and Design Consultants. NSW: McDonald Jones Homes Pty Ltd ABN 82 003 687 232 - NSW BLN: 41628 T/A McDonald Jones Homes - NSW Architect Reg No. 4234. ACT: McDonald Jones Homes (Canberra) Pty Ltd ABN 64 150 533 298 - ACT BLN: 20121296 - ACT Reg No. 2470. © McDonald Jones Homes Pty Ltd. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system or transmitted in any form or by any means without the prior written permission of McDonald Jones Homes. MCDONALD JONES TWO STOREY MANHATTAN EDITION 18. 15.05.24.



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