



**breezeway house**  
BUILDING HIGH-QUALITY HOMES ON ANY TERRAIN



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# ABOUT US

Breezewayhouse has a hands-on approach and excellent standards in customer service, design and sustainability. With cost effective building processes and design led house plans, we are known for our innovation, quality and efficiency in the custom and project home market. Our concept designs have been developed to accommodate a variety of sloping, small, narrow and difficult blocks, and can be tailored to your site and lifestyle requirements.

## VALUE DRIVEN – DESIGN LED

Our projects are executed with a client-led focus, with integrity and transparency at the heart of what we do and a commitment to delivering friendly, personalised service. If you want to work with an experienced team and have a housing solution that is value-driven and design-led, then breezewayhouse is the company for you.

## OUR DIFFERENCE

### FAMILY- OWNED

We are a family-owned and operated business that is passionate in building amazing homes for our clients.

### PERSONALLY INVOLVED

As a company we put personal care into every task, focusing and dedicating our time into every home we design and build.

### HIGH QUALITY

Our build quality is a consistent focus with every one of our homes built to a high standard and thus making them excellent investments.

### BUILDING ON ANY TERRAIN

Experienced in building wonderful homes across all different blocks found in South-East Queensland.



# BUILDING ON ANY TERRAIN

We, at breezewayhouse, pride ourselves to be able to design and build to suit all kinds of blocks. We design in three dimensions according to the contours of the land, aiming to minimise unnecessary earthwork.

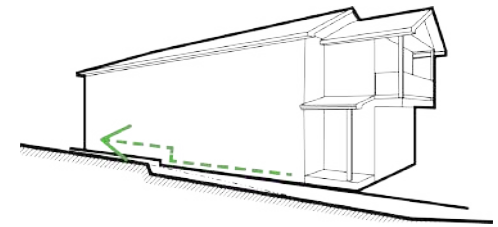
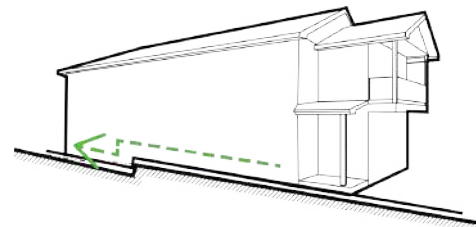
With the growing increase in the availability of narrow blocks, you can take ease in the fact that regardless of the block's difficulty, breezewayhouse can design and build a wonderful narrow lot home for you.

The beauty of sloping block homes is that the surrounding environment can be used to easily optimise views, privacy, cooling breezes and cross ventilation as well as passive solar orientation. Minimal interruption of the natural terrain also allows better soil stability, thereby resulting in construction better suited to the land.

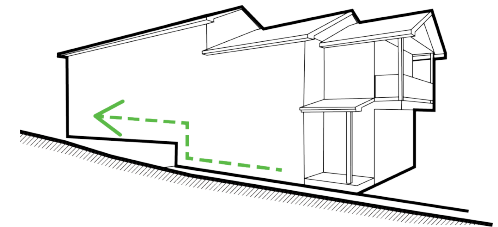
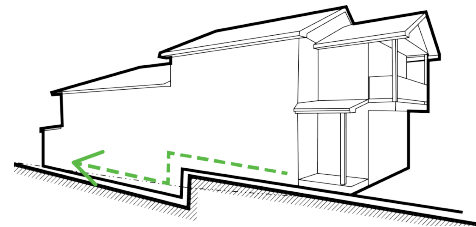
Downward

Upward

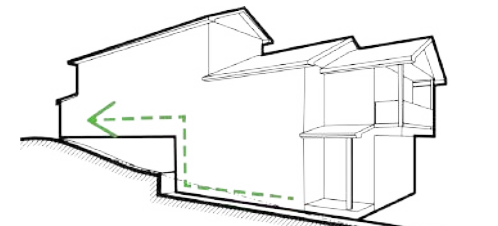
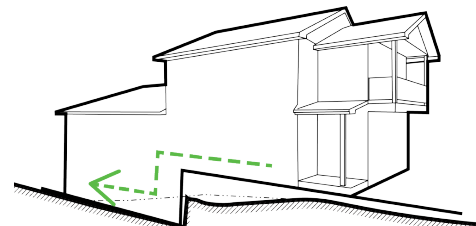
Slight



Medium



Strong



# 340 SERIES

The narrow-lot plans are designed to maximise the usage of space and stray away from the typically-imagined congested nature of these types of lots.

**The 340 Series** has been designed to cater to differing lifestyles and requirements of our clientele. These designs are adaptable to suit all kinds of terrain, offering a high-quality solution irrespective of the nature of your block.

Each design has a floor area of approximately 340 sqm, with further details mentioned alongside each plan. Apart from the fact that these plans are varied to suit each type of slope, they are also adaptable to suit different types of facades ranging from Hamptons-style and modern Queenslander homes to modern and contemporary homes.



Upton



Woodford



Whitton



Coastal



Urban



Regal



Fortitude



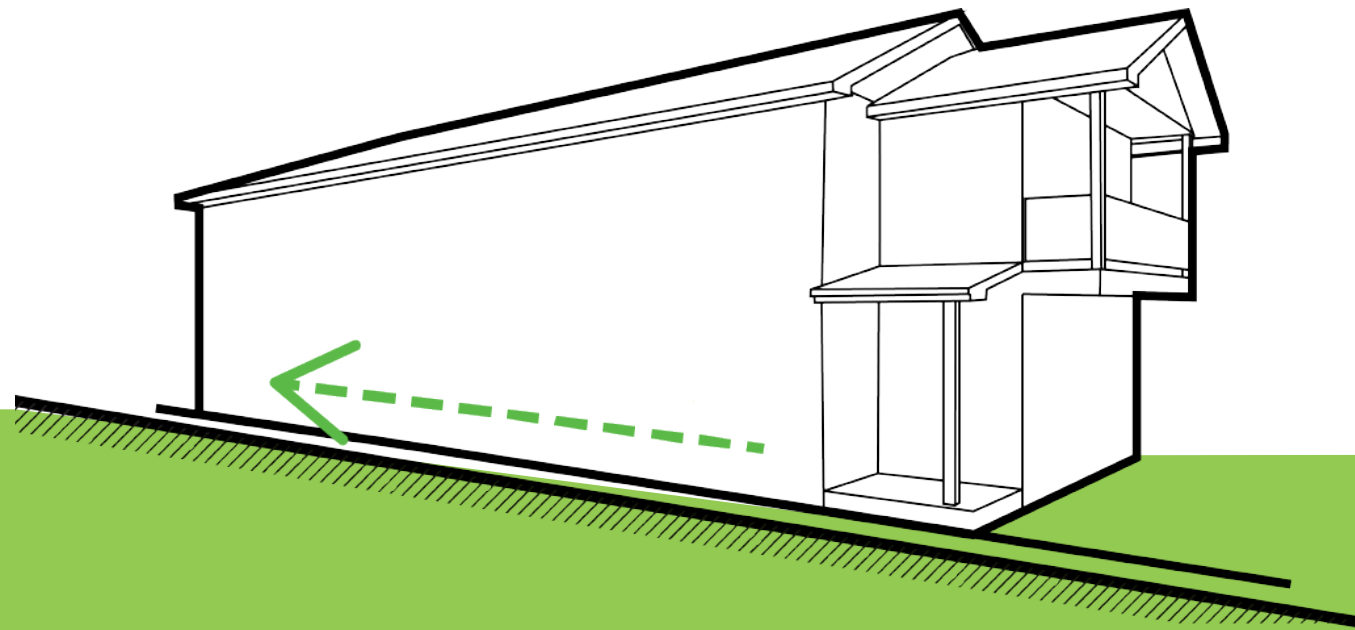
Aster



Industrial

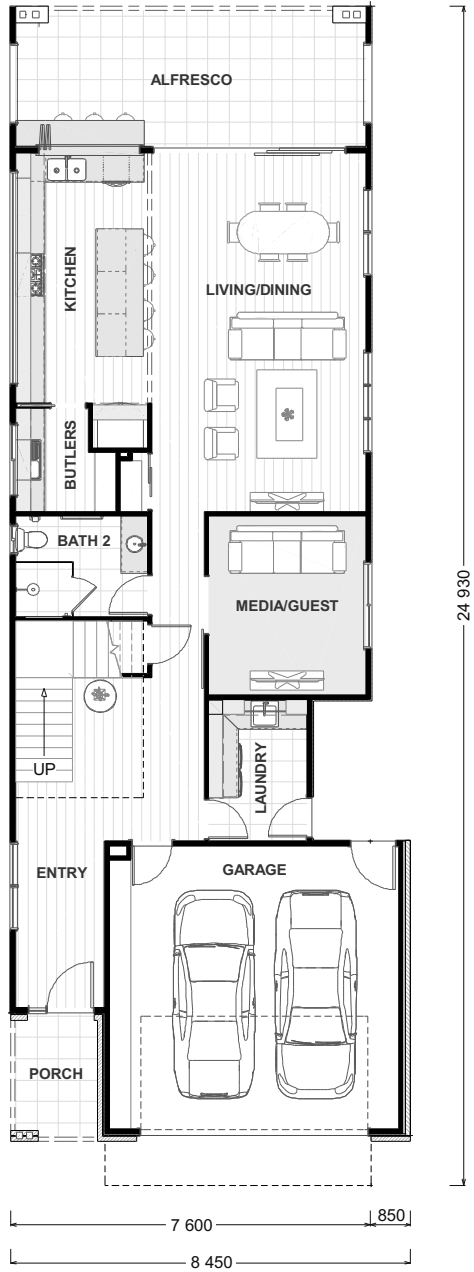
Facades are subject to change depending on selections.

# FLAT PLANS

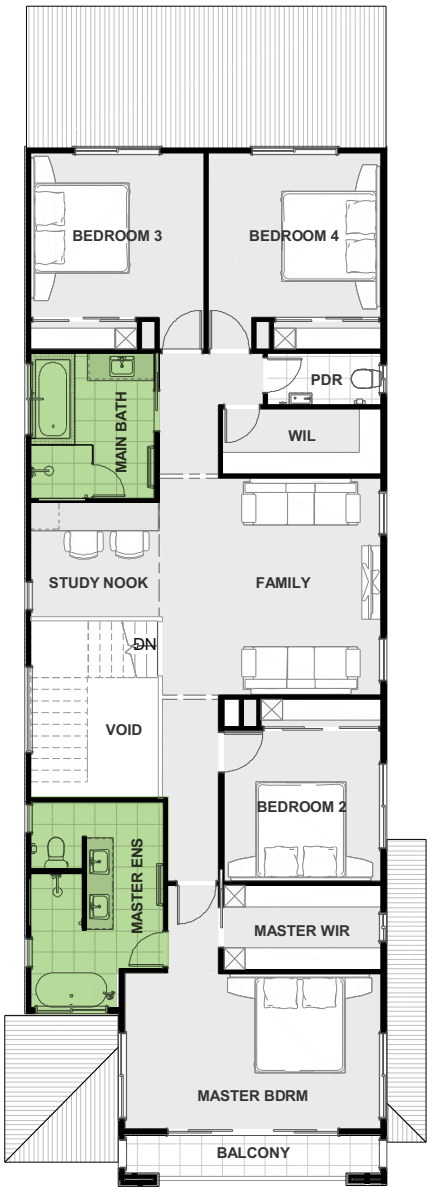


PLAN A

2 5 3



GROUND FLOOR



FIRST FLOOR

FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	144.7
GARAGE	36.5
HOUSE AREA	298.3
PORCH	5.3
BALCONY	5.0
ALFRESCO	21.4
VOIDS	10.0
VOIDS & DECKS	41.7
TOTAL AREA	340.0*

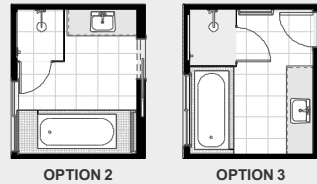
HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

MASTER ENSUITE



MAIN BATH



\*Total area and floor plan may vary slightly depending on facade option

# PLAN B



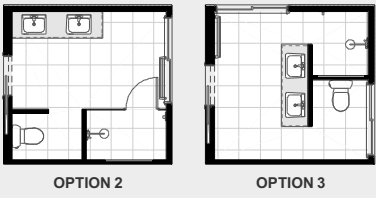
## FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	144.7
GARAGE	36.5
HOUSE AREA	298.3
PORCH	5.3
BALCONY	5.0
ALFRESCO	21.4
VOIDS	10.0
VOIDS & DECKS	41.7
TOTAL AREA	340.0*

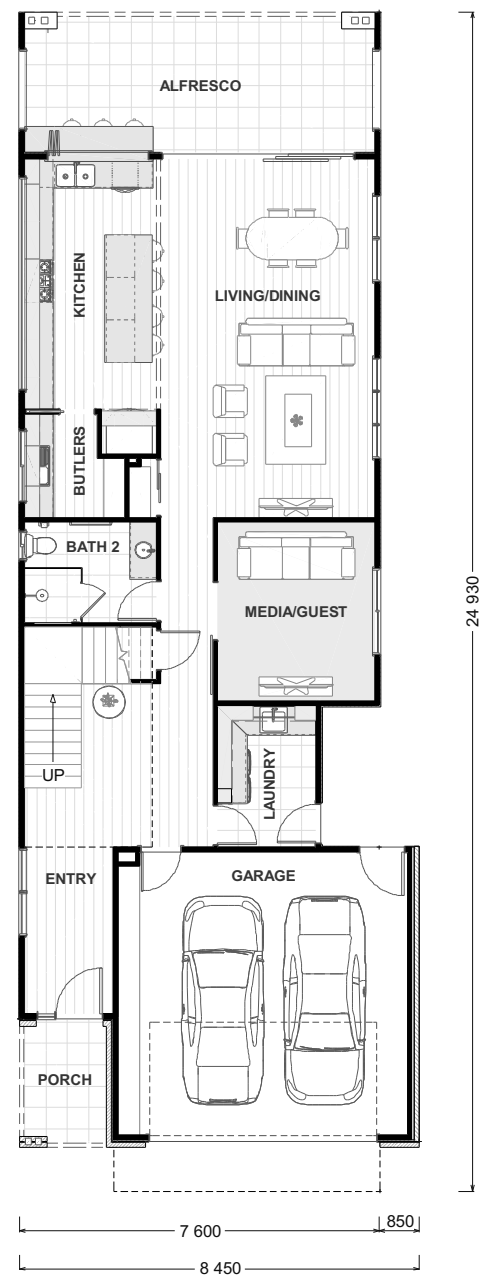
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

## MASTER ENSUITE



## MAIN BATH



GROUND FLOOR



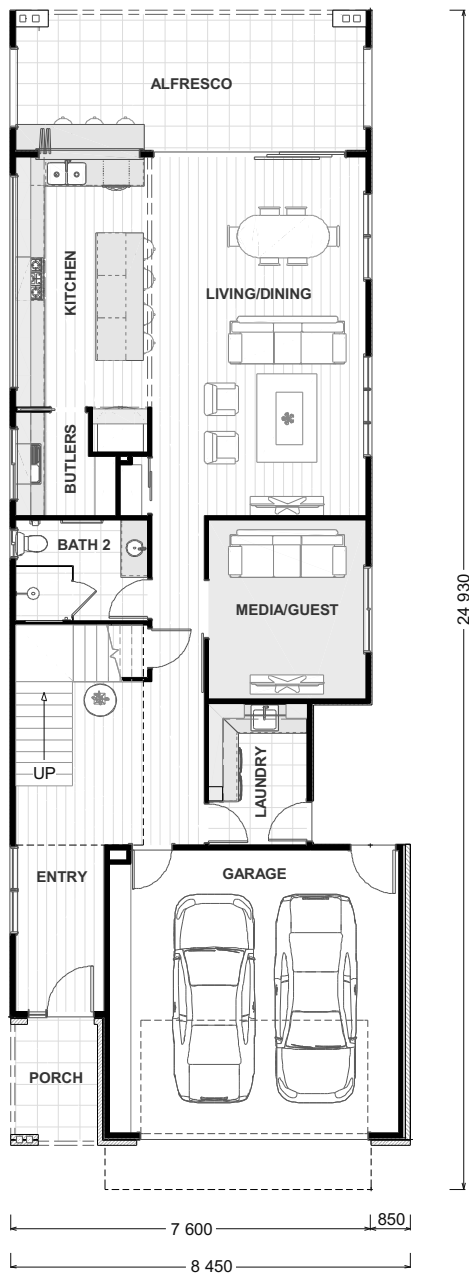
FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option

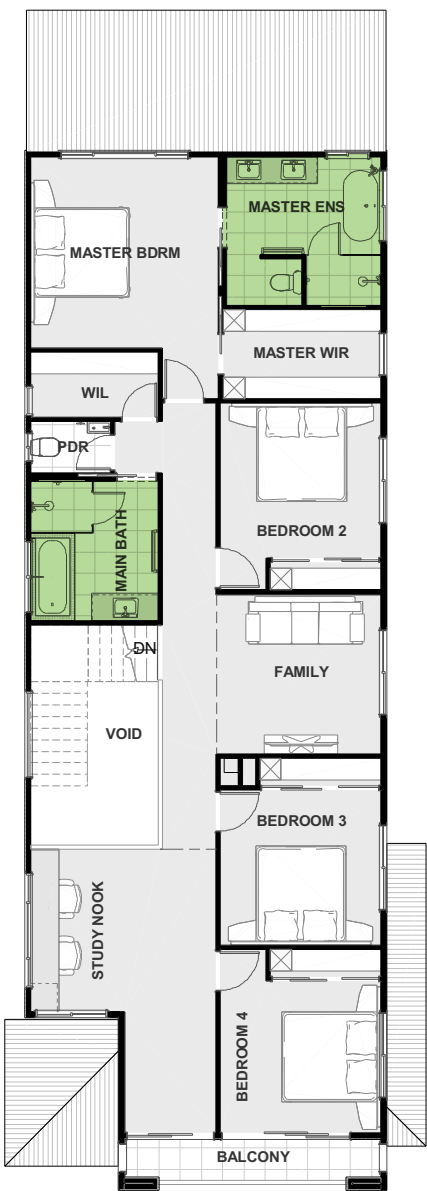


# PLAN C

2  5  3 



GROUND FLOOR



FIRST FLOOR

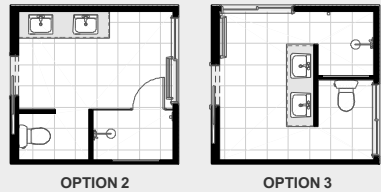
## FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	144.7
GARAGE	36.5
HOUSE AREA	298.3
PORCH	5.3
BALCONY	5.0
ALFRESCO	21.4
VOIDS	10.0
VOIDS & DECKS	41.7
TOTAL AREA	340.0*

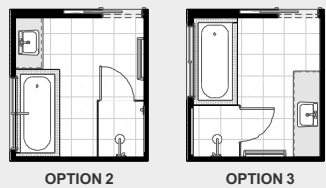
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

## MASTER ENSUITE

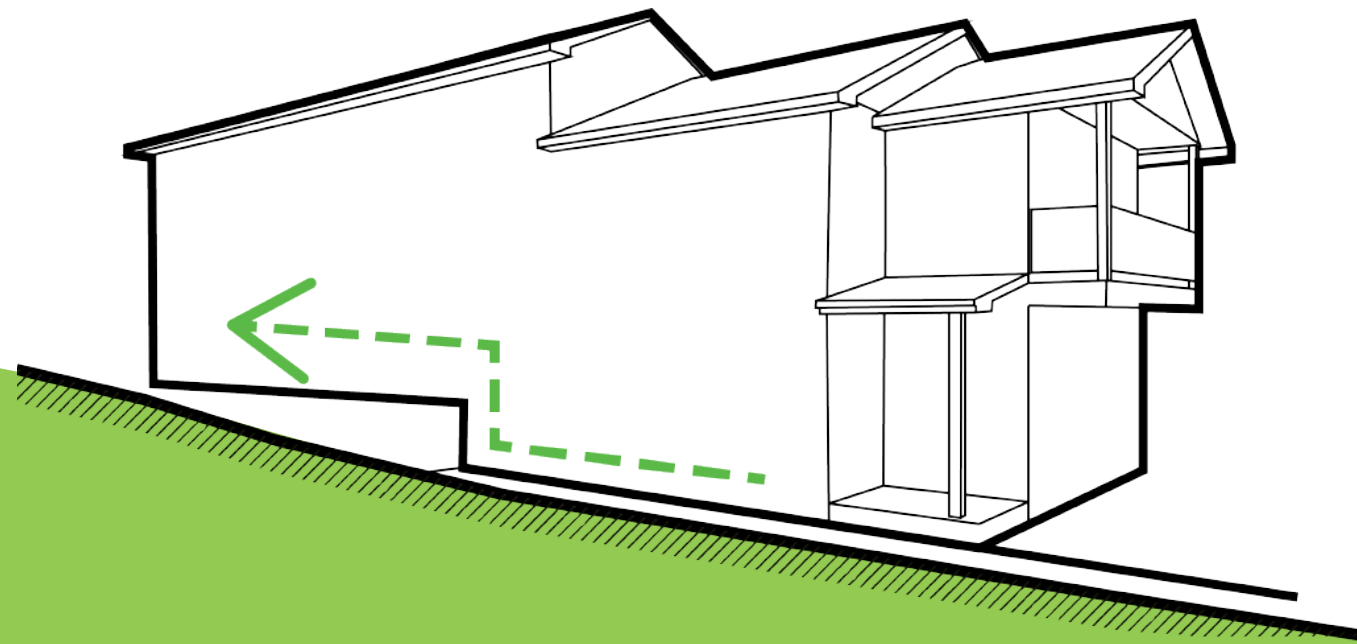


## MAIN BATH



\*Total area and floor plan may vary slightly depending on facade option

# MEDIUM UPWARD PLANS



PLAN A

2  5  3 

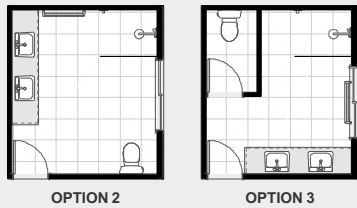
FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	296.9
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

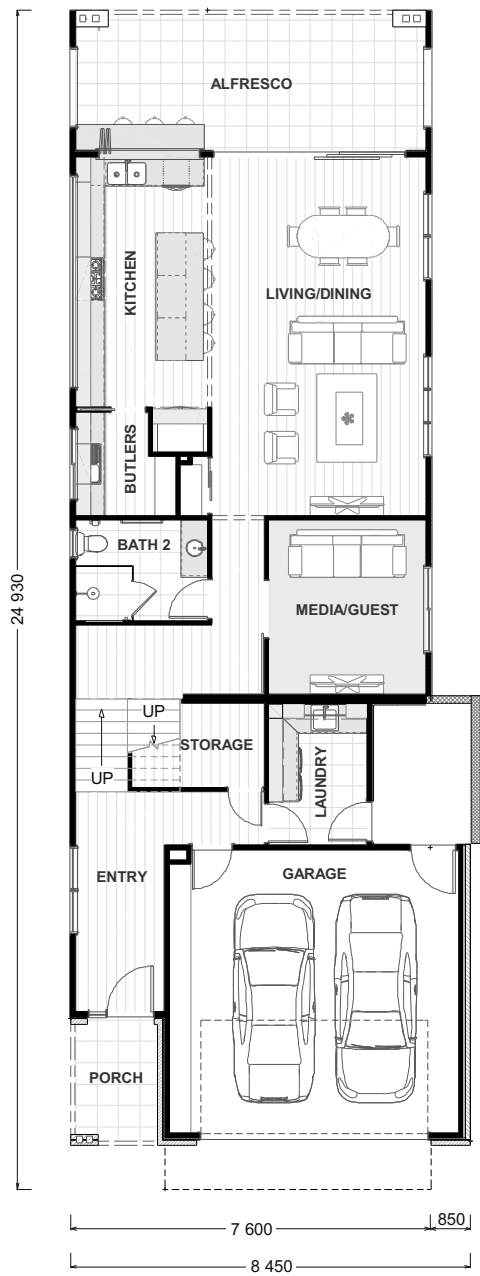
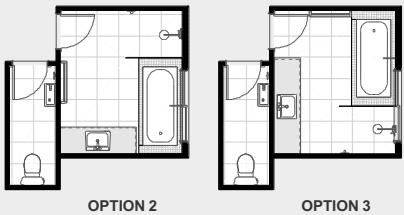
HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

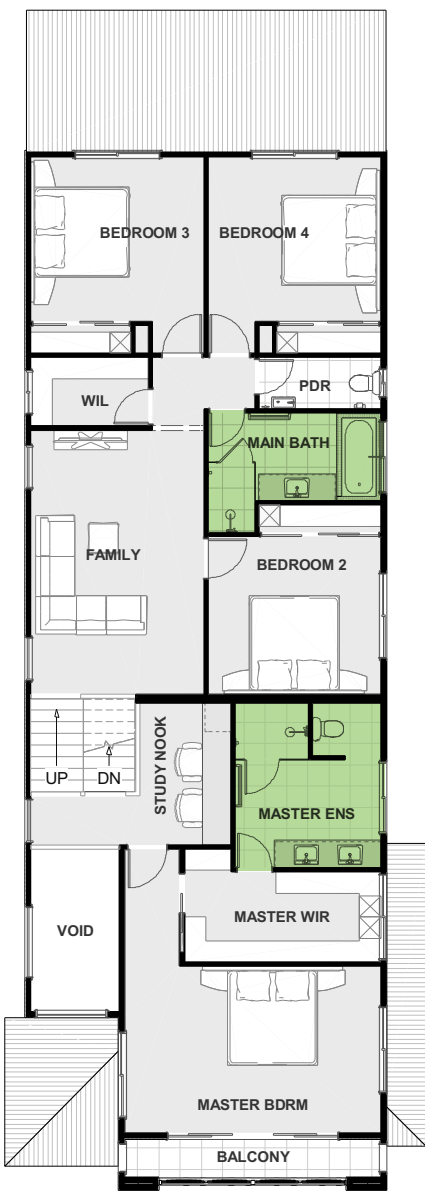
MASTER ENSUITE



MAIN BATH



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option



# PLAN B



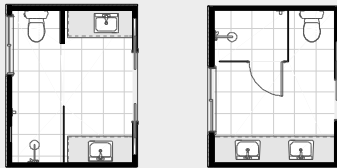
## FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	298.3
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

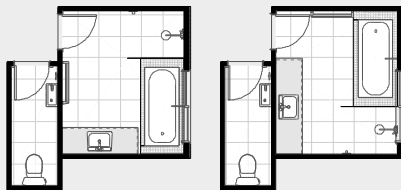
## MASTER ENSUITE



OPTION 2

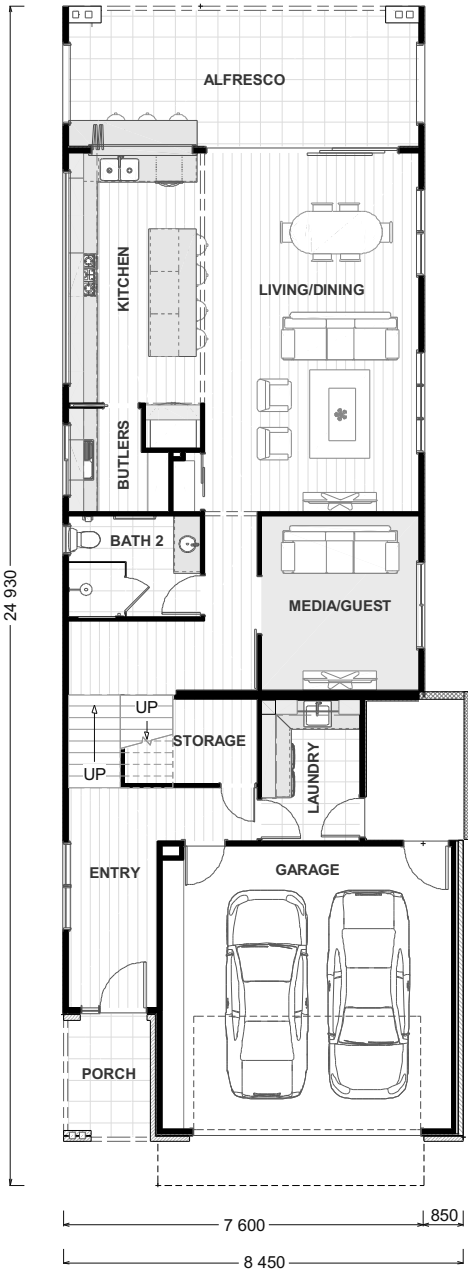
OPTION 3

## MAIN BATH

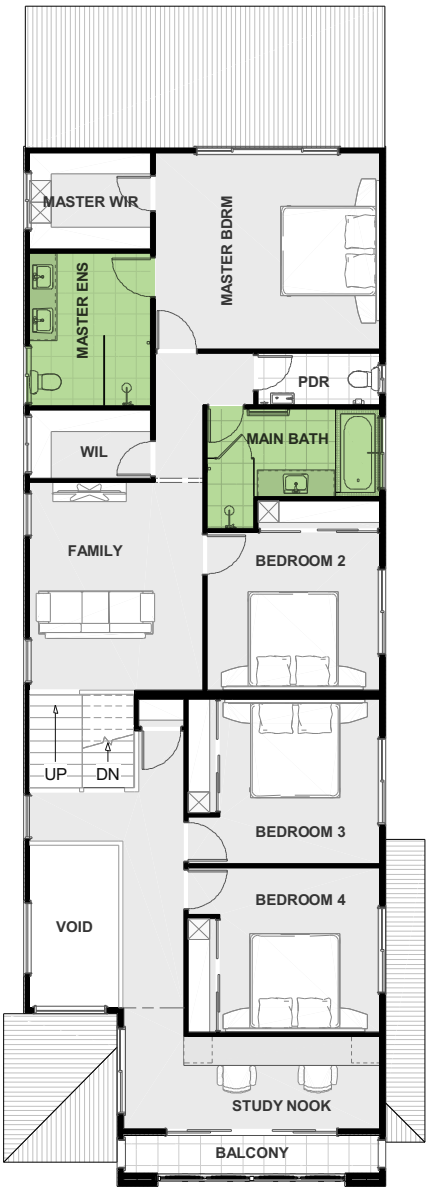


OPTION 2

OPTION 3



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option

PLAN C

2 5 3

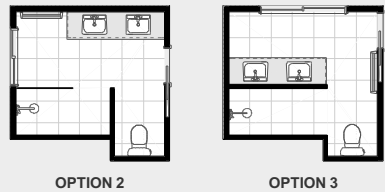
FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	296.9
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

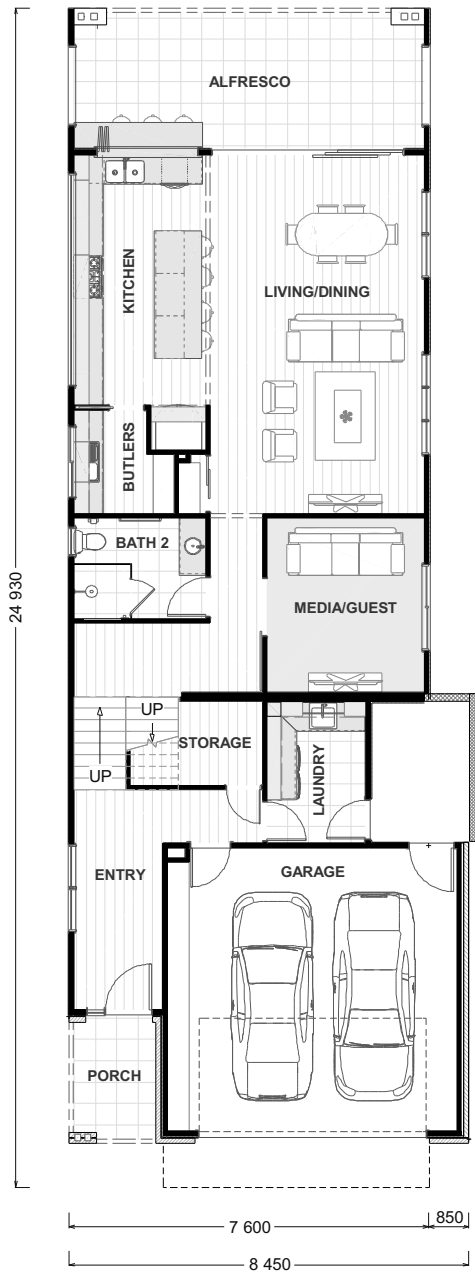
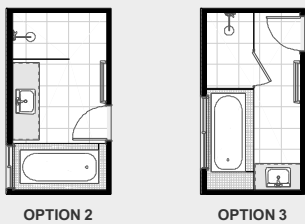
HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

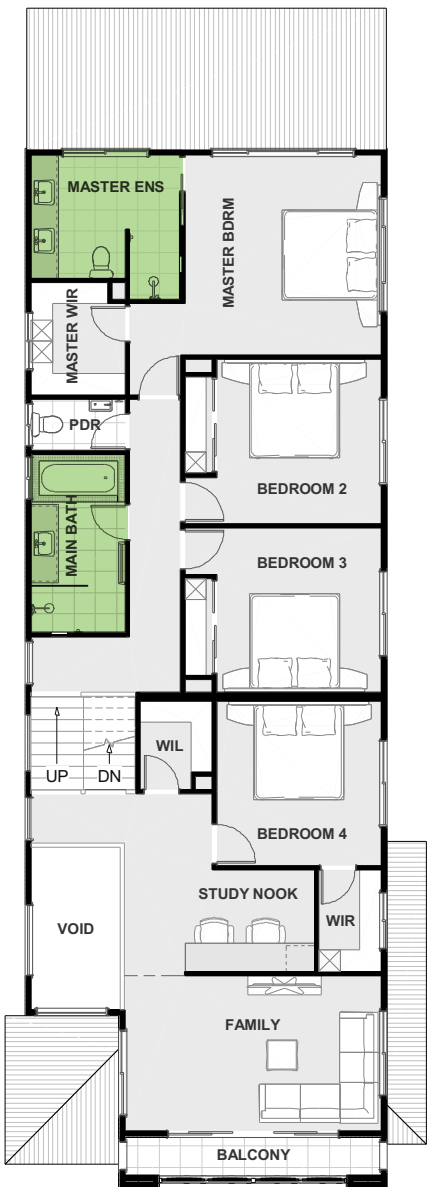
MASTER ENSUITE



MAIN BATH



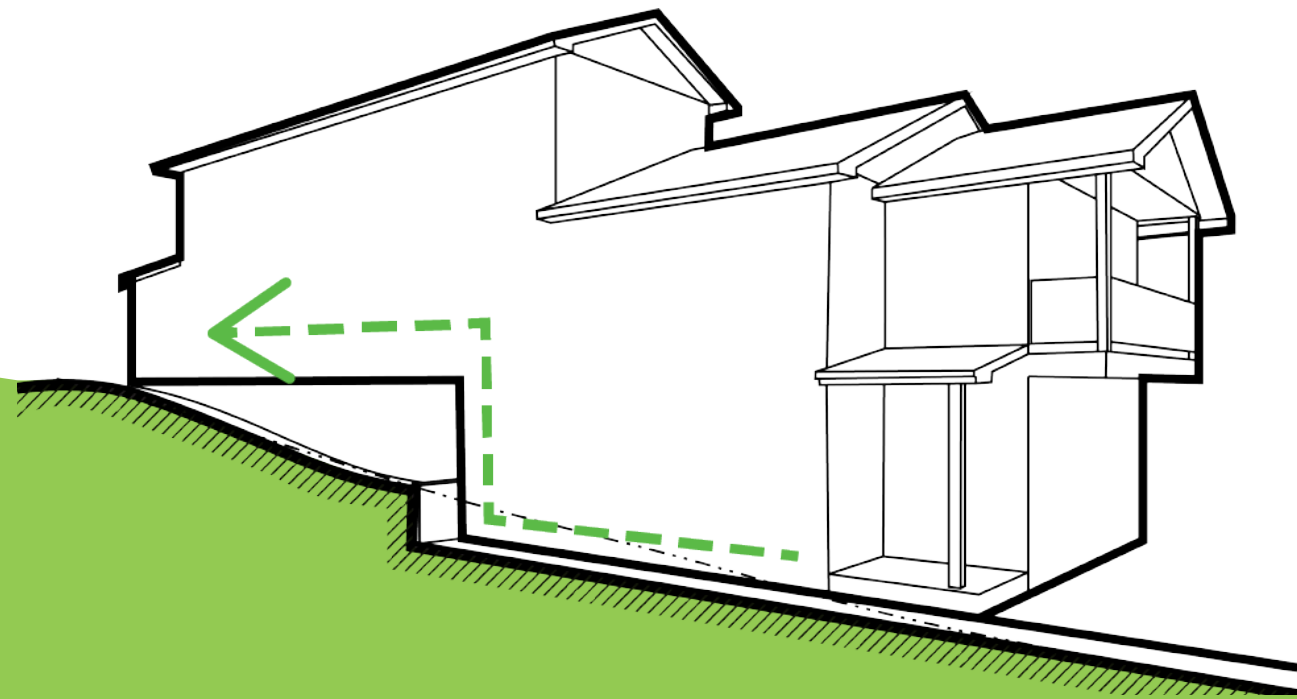
GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option

# STRONG UPWARD PLANS





PLAN A

2  5  3 

FLOOR AREA

GROUND FLOOR	18.7
FIRST FLOOR	145.1
SECOND FLOOR	97.5
GARAGE	35.6
HOUSE AREA	296.9
PORCH	3.1
BALCONY	4.8
ALFRESCO	22.0
VOIDS	11.7
VOIDS & DECKS	41.6
TOTAL AREA	338.5*

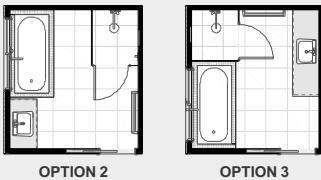
HOUSE DIMENSIONS

WIDTH	8.50m
LENGTH	24.93m

MASTER ENSUITE



MAIN BATH



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

\*Total area and floor plan may vary slightly depending on facade option

# PLAN B

2  5  3 

## FLOOR AREA

GROUND FLOOR	18.7
FIRST FLOOR	145.1
SECOND FLOOR	97.5
GARAGE	35.6
HOUSE AREA	296.9
PORCH	3.1
BALCONY	4.8
ALFRESCO	22.0
VOIDS	11.7
VOIDS & DECKS	41.6
TOTAL AREA	338.5*

## HOUSE DIMENSIONS

WIDTH	8.50m
LENGTH	24.93m

## MASTER ENSUITE



## MAIN BATH



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

\*Total area and floor plan may vary slightly depending on facade option

# PLAN C

2  5  3 

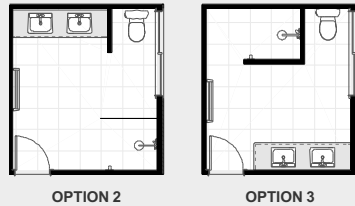
## FLOOR AREA

GROUND FLOOR	18.7
FIRST FLOOR	145.1
SECOND FLOOR	97.5
GARAGE	35.6
HOUSE AREA	296.9
PORCH	3.1
BALCONY	4.8
ALFRESCO	22.0
VOIDS	11.7
VOIDS & DECKS	41.6
TOTAL AREA	338.5*

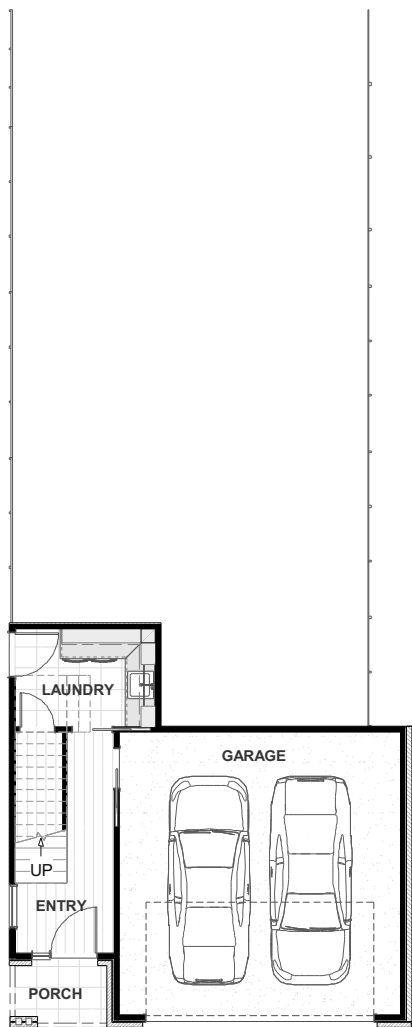
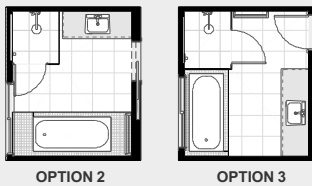
## HOUSE DIMENSIONS

WIDTH	8.50m
LENGTH	24.93m

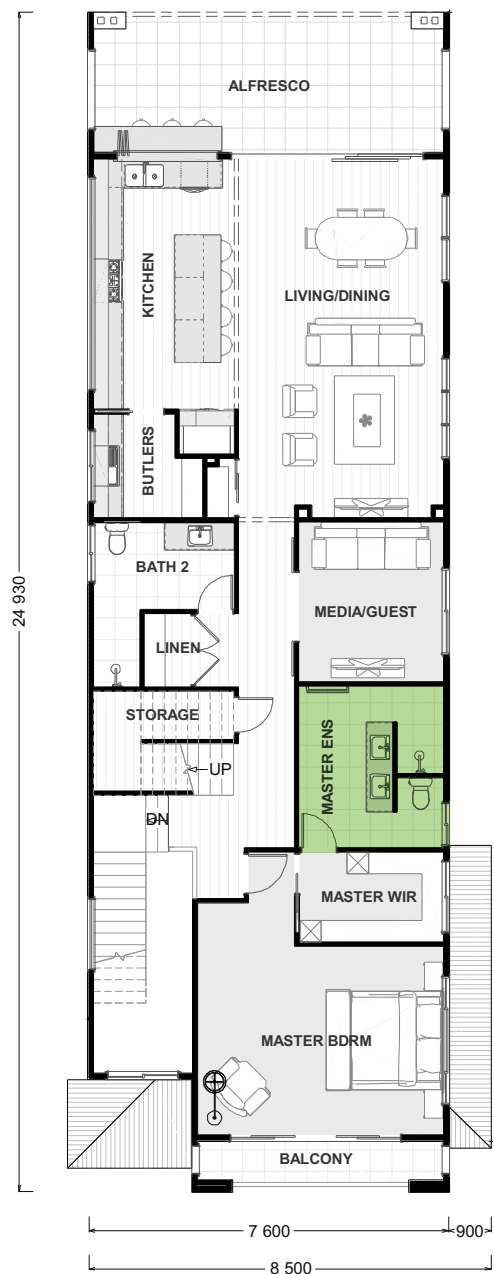
## MASTER ENSUITE



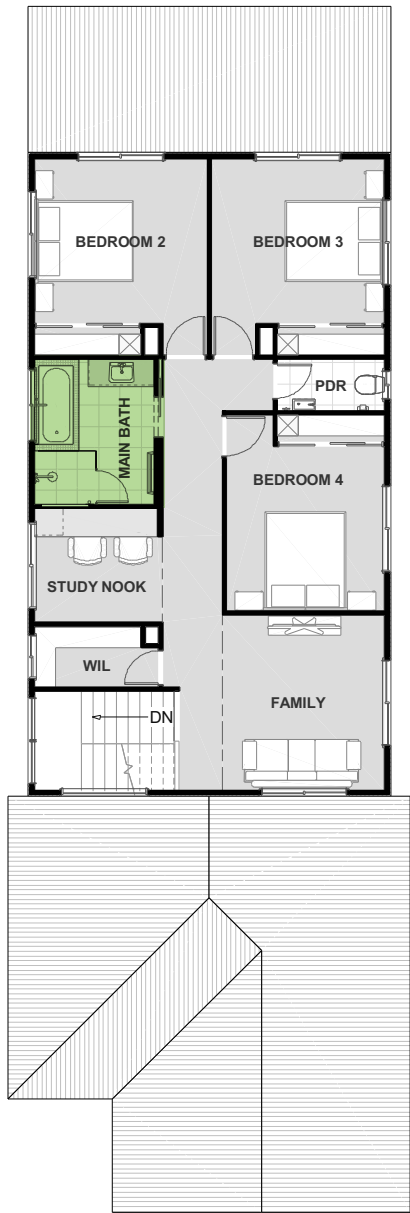
## MAIN BATH



GROUND FLOOR



FIRST FLOOR

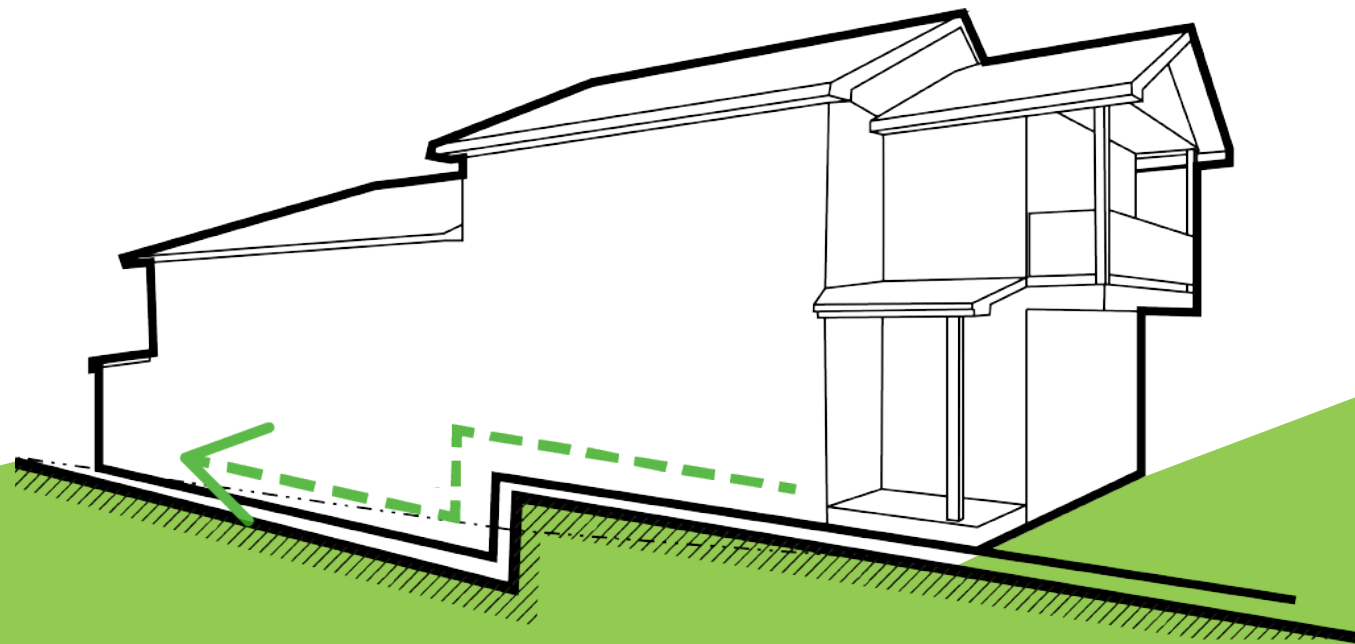


SECOND FLOOR

\*Total area and floor plan may vary slightly depending on facade option



# MEDIUM DOWNWARD PLANS



PLAN A

2 5 3

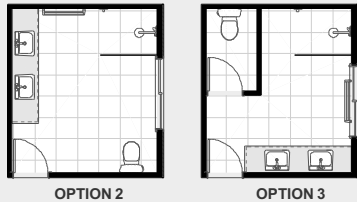
FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	296.9
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

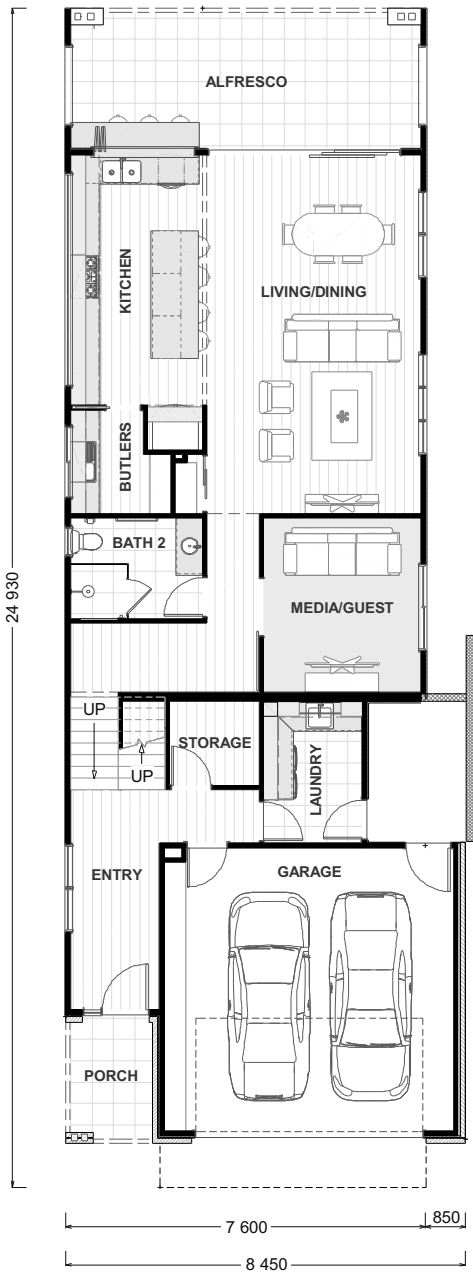
HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

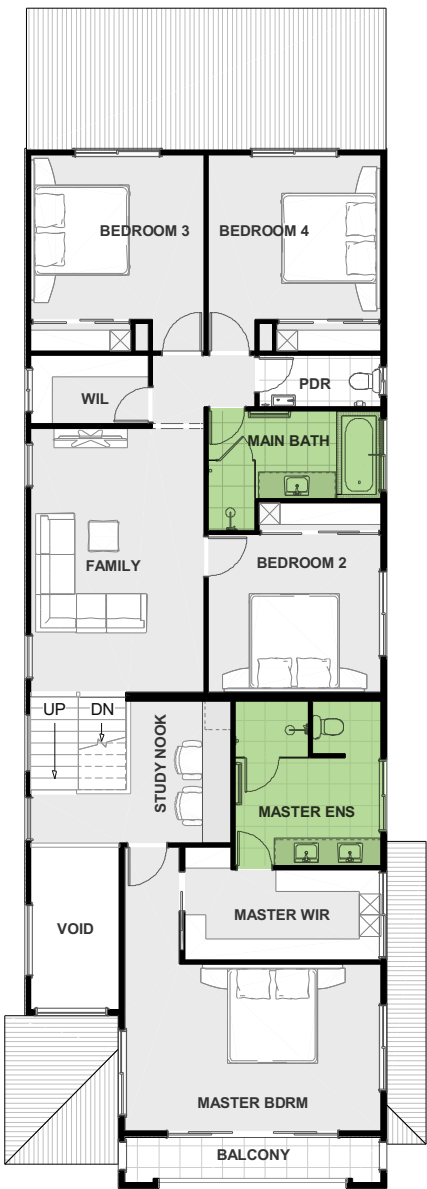
MASTER ENSUITE



MAIN BATH



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option

# PLAN B



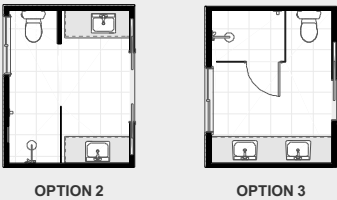
## FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	298.3
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

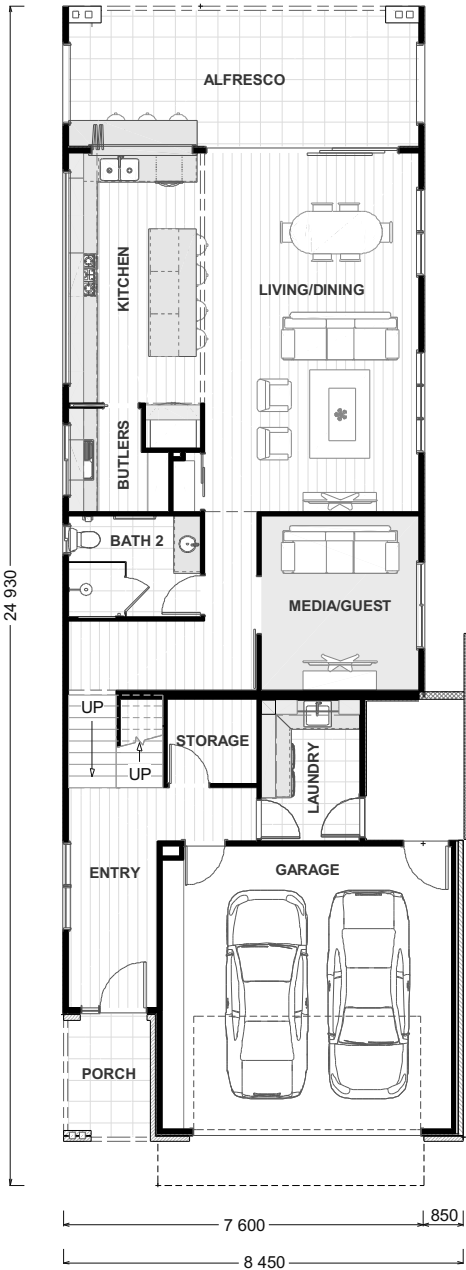
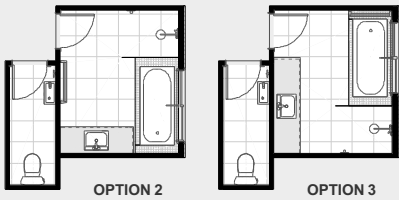
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

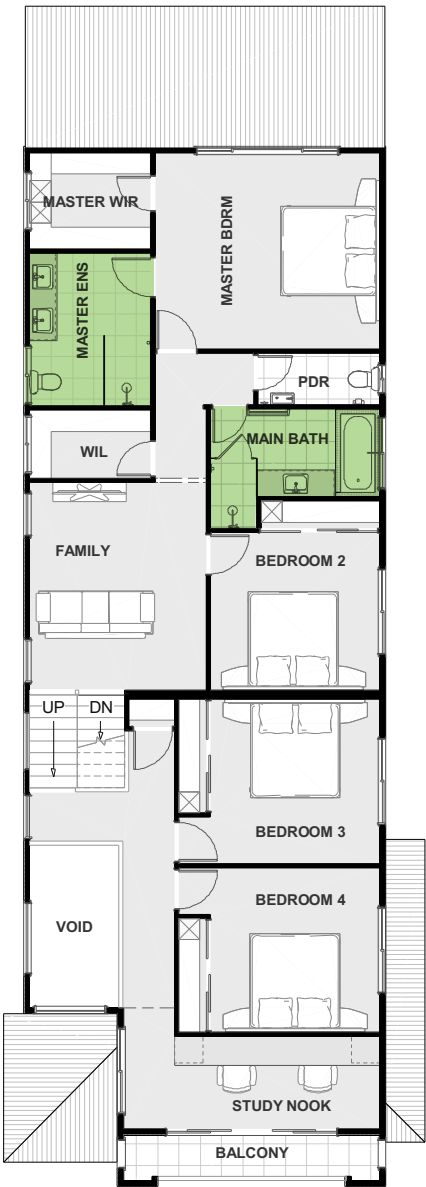
## MASTER ENSUITE



## MAIN BATH



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option



# PLAN C

2  5  3 

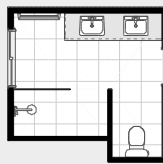
## FLOOR AREA

GROUND FLOOR	117.1
FIRST FLOOR	143.4
GARAGE	36.5
HOUSE AREA	296.9
PORCH	5.3
BALCONY	5.0
ALFRESCO	22.0
VOIDS	6.4
VOIDS & DECKS	38.6
TOTAL AREA	335.5*

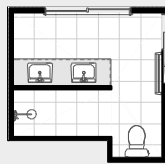
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

## MASTER ENSUITE

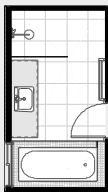


OPTION 2

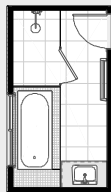


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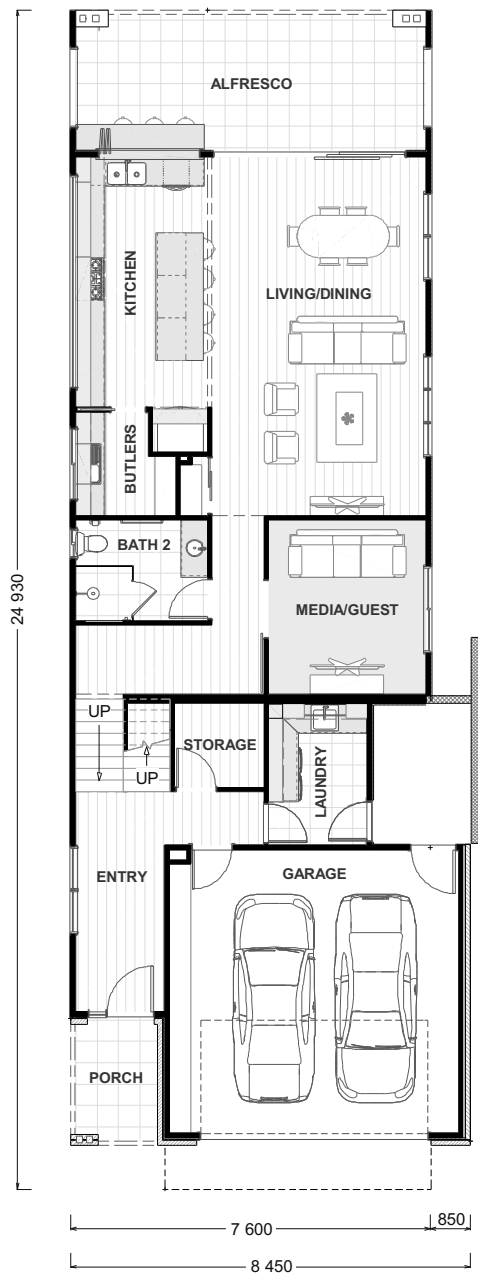
## MAIN BATH



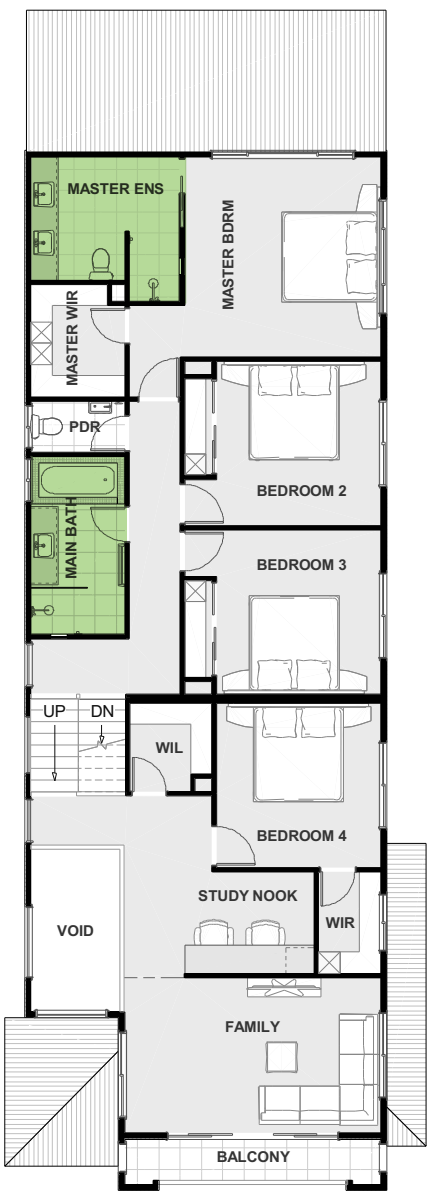
OPTION 2



OPTION 3



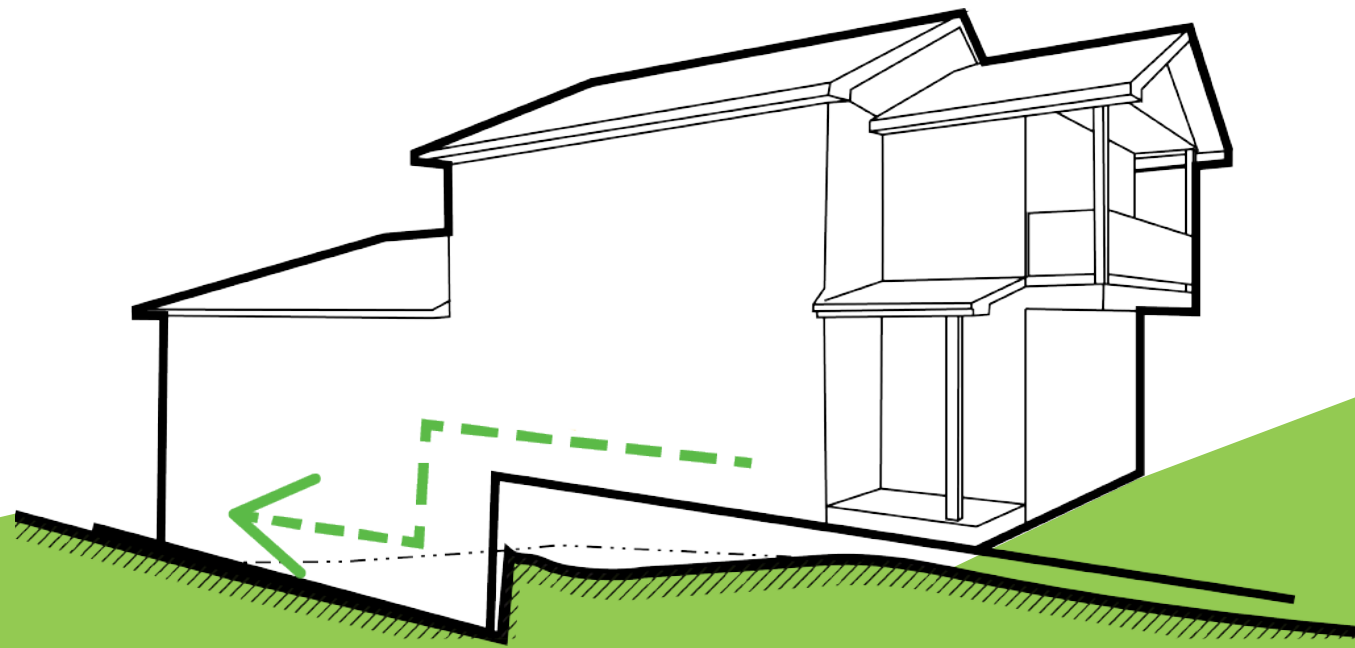
GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option

# STRONG DOWNWARD PLANS



PLAN A

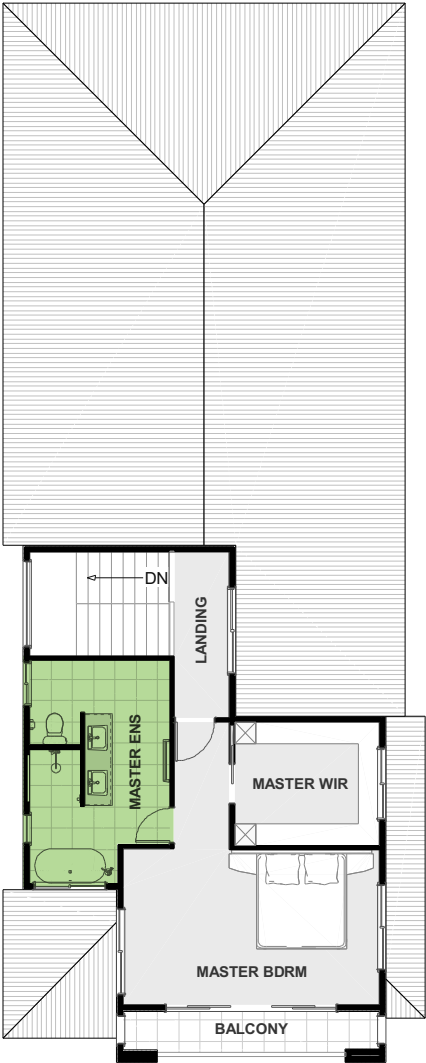
2 5 3



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

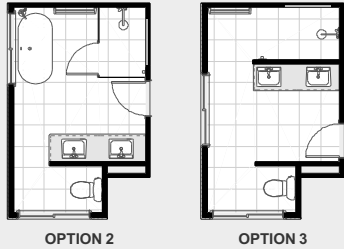
FLOOR AREA

LOWER FLOOR	97.1
GROUND FLOOR	120.9
FIRST FLOOR	57.2
GARAGE	34.5
HOUSE AREA	309.7
PORCH	5.3
BALCONY	5.1
ALFRESCO	20.9
VOIDS	0.0
VOIDS & DECKS	31.2
TOTAL AREA	340.9*

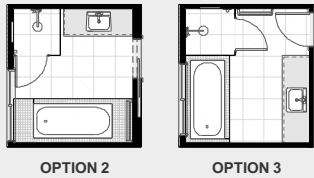
HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

MASTER ENSUITE



MAIN BATH



\*Total area and floor plan may vary slightly depending on facade option

# PLAN B



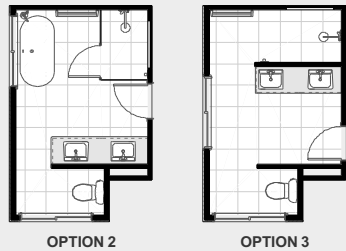
## FLOOR AREA

LOWER FLOOR	97.1
GROUND FLOOR	120.9
FIRST FLOOR	57.2
GARAGE	34.5
HOUSE AREA	309.7
PORCH	5.3
BALCONY	5.1
ALFRESCO	20.9
VOIDS	0.0
VOIDS & DECKS	31.2
TOTAL AREA	340.9*

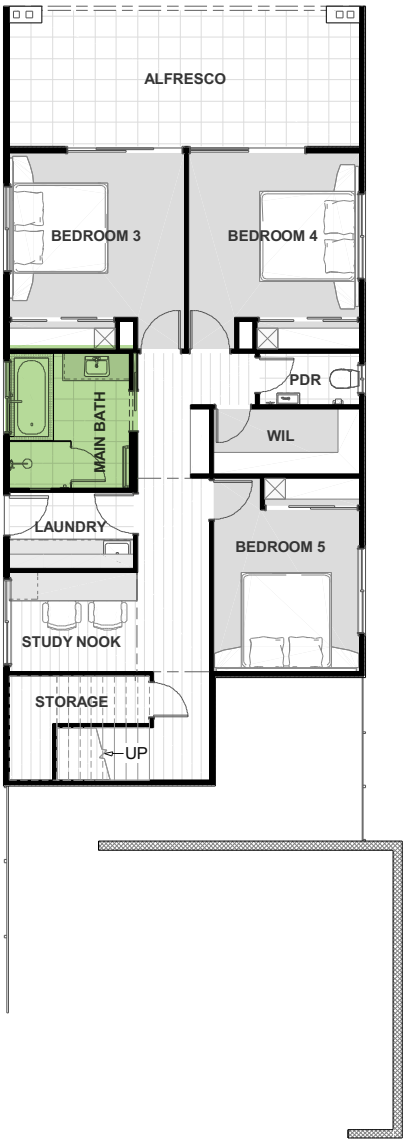
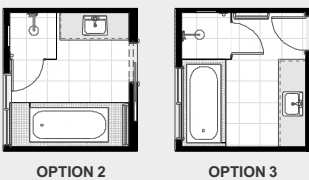
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

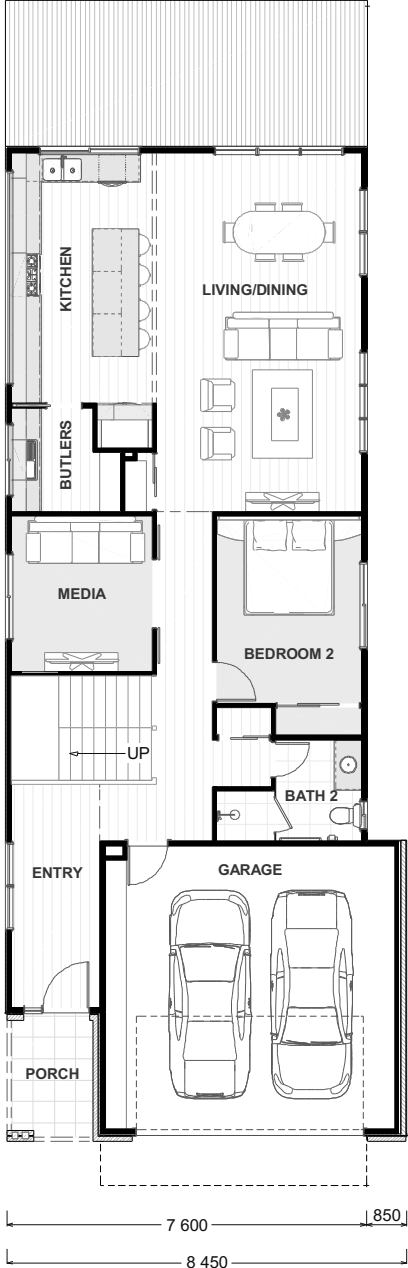
## MASTER ENSUITE



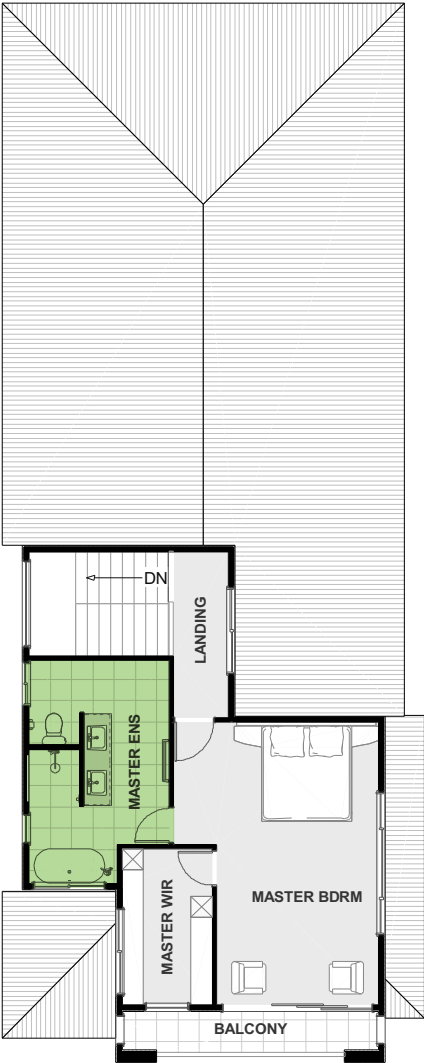
## MAIN BATH



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option



# PLAN C

2  5  3 

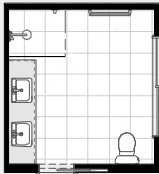
## FLOOR AREA

LOWER FLOOR	97.1
GROUND FLOOR	120.9
FIRST FLOOR	57.2
GARAGE	34.5
HOUSE AREA	309.7
PORCH	5.3
BALCONY	5.1
ALFRESCO	20.9
VOIDS	0.0
VOIDS & DECKS	31.2
TOTAL AREA	340.9*

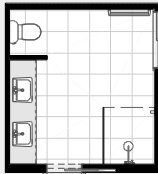
## HOUSE DIMENSIONS

WIDTH	8.45m
LENGTH	24.93m

## MASTER ENSUITE

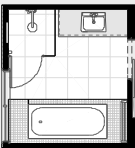


OPTION 2

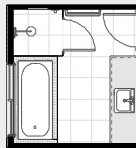


OPTION 3

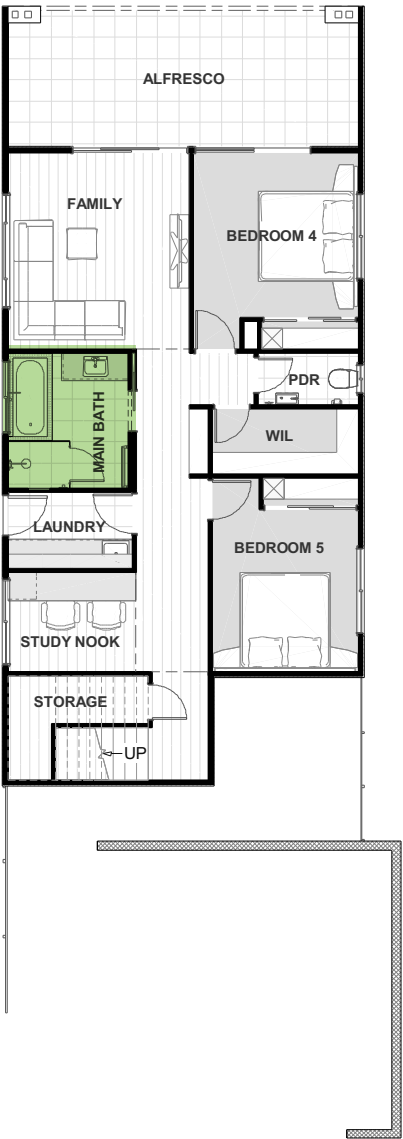
## MAIN BATH



OPTION 2



OPTION 3



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

\*Total area and floor plan may vary slightly depending on facade option



# REVIEWS

*“We have had a great experience working with Darren and his team to create our new home. The team is professional and dedicated to providing their clients with a professional and knowledgeable service. We thoroughly enjoyed the process of designing and building our home and we love living in it!!”*

**- Bec Worrall** (A Sustainable Home in Anstead) ★★★★★

*“Love our new house! We needed a design to make the most of a 450m2, sloping block to get a comfortable, long term family home and garden. Vismaya was great at taking our ideas and wish lists and turning them into everything we wanted, in a house that fits the site perfectly.”*

**- Sarah Parrish** (Narrow & Sloping Home in Yeronga) ★★★★★

*“Great job Brezeway ! High attention to details, timely execution, good quality build. We had a difficult site with covenant, but Brezeway managed to build beautiful home that blends perfectly with the environment. We are happy with the results.”*

**- Anna Ruckman** (A Unique Luxury Build in Chapel Hill) ★★★★★

*“A great team, who have definitely built our dream “forever” home. Right from the moment we met with Darren, we felt confident. We kept waiting for something to go wrong or to be let down: nothing but smooth sailing, from the team at Breezeway. Great communication & knowledge from the selections/design team; well managed onsite by a cool, calm supervisor; and overall, they delivered EARLY and with no nasty surprises. Thanks for making the process a dream run. Darren, Sonya, Shalani & Josh: you’re welcome to come visit us anytime!”*

**- Mary-Anne Richardson** (Dream Home in Sherwood) ★★★★★

*“The high standard of quality works has been expressed by many real estate agents visiting this place... Thank you very much for a job well done, great team work of all the breezewayhouse personnel.”*

**- Zdenek** (Investment Build in Nundah) ★★★★★





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