

A warm, intimate photograph of a family of three in a kitchen. A man with curly hair and a beard, wearing a light blue button-down shirt, is smiling broadly as he embraces a woman and a young child. The woman, with her hair in a bun and wearing a green top, is also smiling and holding the child. The child, with curly hair and wearing a white patterned shirt, is being held from behind. The background shows a kitchen with shelves holding various bowls and a window with sheer curtains. The overall mood is joyful and affectionate.

MOJO
HOMES

Charisma

Double Storey

Charisma 30

Enhance the way you live in the Charisma 30 double storey house design. The light-filled living zone at the rear of the home offers expansive living, kitchen and dining that breaks out onto the outdoor living, perfect for entertaining. Turn in for the night with the guest bedroom located on the ground floor and remaining four bedrooms on the first floor for rest and retreat. Allow the kids to breakaway with the spacious children's activity area and study nook all located on the first floor also.



Width	10.60m
Length	16.65m
Total Area	282.93m ²
Squares	30



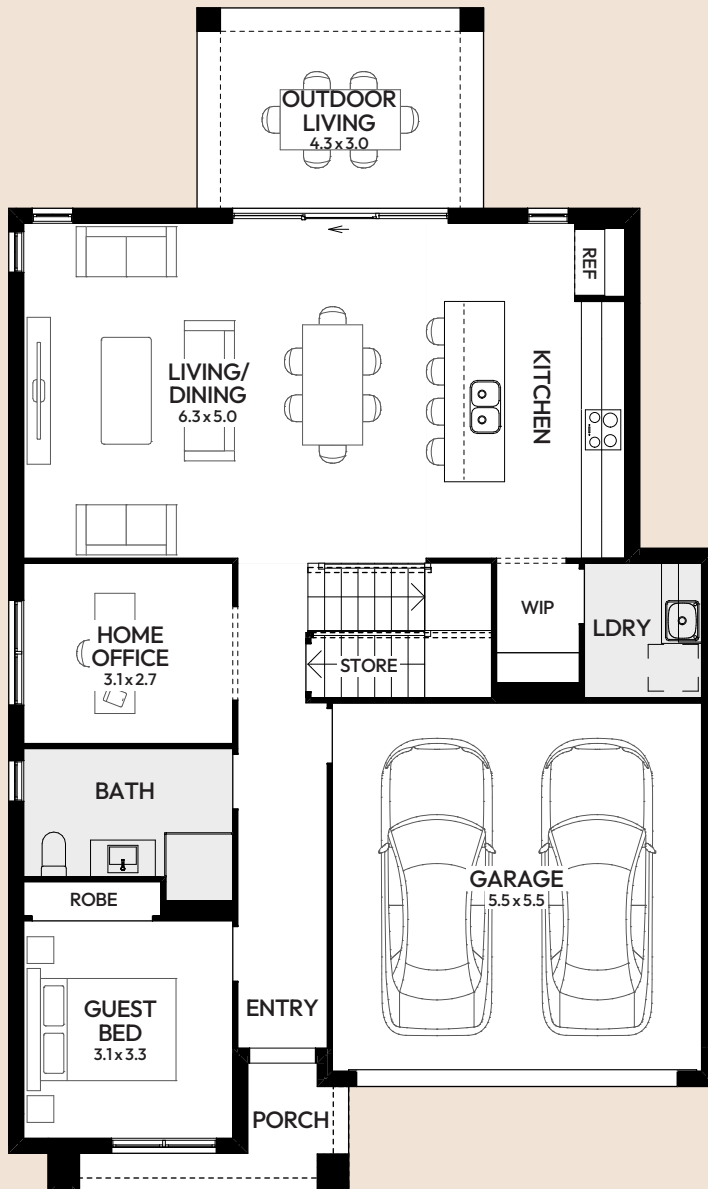
5



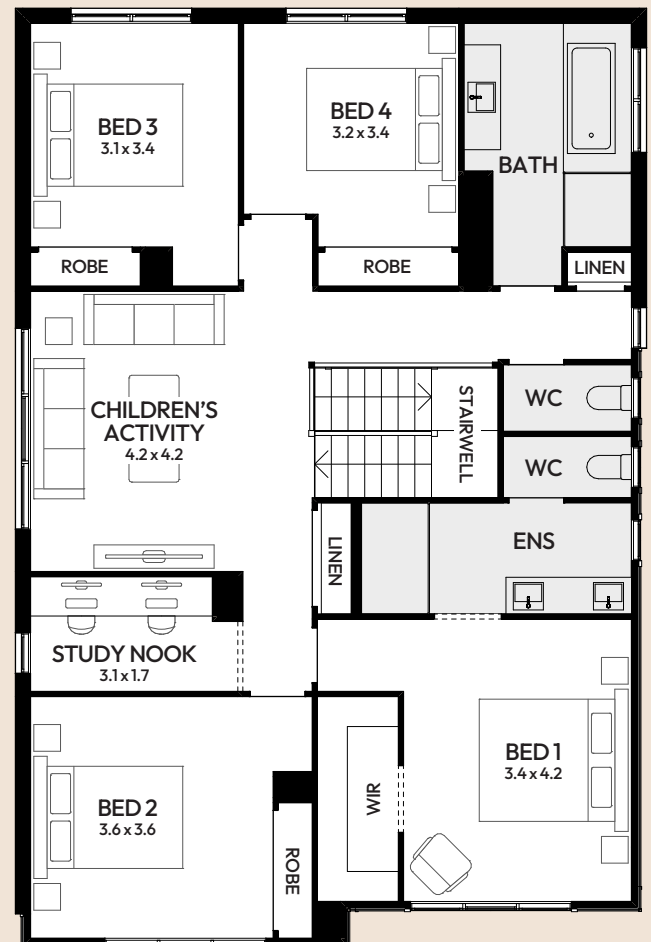
3



2



GROUND FLOOR



FIRST FLOOR

Charisma 37

The Charisma 37 has everything you need for a growing family, with plenty of room for all to enjoy. A design packed with functionality and charm with a lounge cleverly positioned at the front of the home followed by the home office and home theatre opposite an interconnected laundry and walk-in pantry, making domestic duties a breeze. A large kitchen island looks on to the open plan living and dining while the outdoor living sits off the rear of the home creating a relaxed transition between the indoors and out - a perfect space to spend your weekends entertaining. The accommodation zone is situated on the first floor with all five bedrooms, family bathroom, children's activity and study nook.



Width

Length

Total Area


Squares

10.67m


19.84m

343.31m²


37




5



2



1

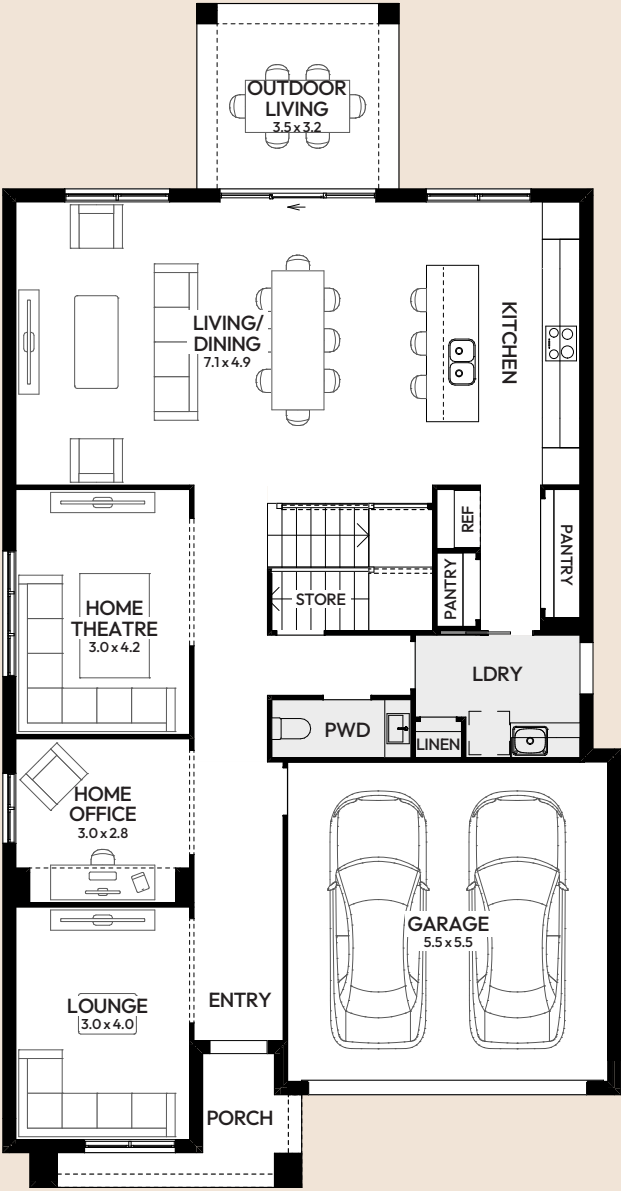


2

FITS LOT WIDTH

12.5m

FITS LOT WIDTH



GROUND FLOOR








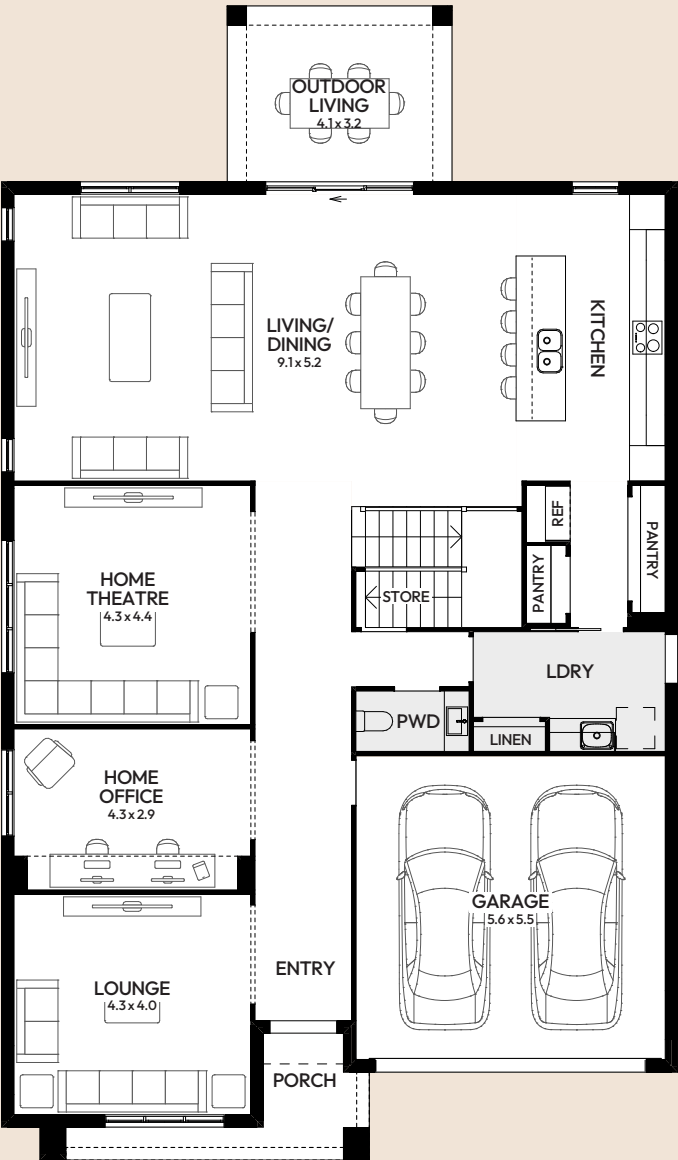
FIRST FLOOR

Charisma 46

The Charisma 46 is a double storey design with a floor plan that has personality and a whole lot of room to move. The ground floor includes a front lounge, home office and home theatre as well as a generously sized open plan living, kitchen and dining that faces the outdoor living, connecting the indoors and outdoors ever so seamlessly. The Charisma 46 has it all. The functional design is perfect for a growing family, whether it's downtime to escape the daily hustle or dinner time, when the whole family comes together – this home has plenty of space for all to enjoy.



Width	12.30m	 5	 2	 1	 2	
Length	20.40m					
Total Area	426.65m ²					
Squares	46					





CALL US TODAY

1300 006 656

EMAIL US

enquiries@mojohomes.com.au

VISIT WEBSITE FOR MORE

mojohomes.com.au

IMPORTANT NOTICE: Images of facades shown are a guide only. Material finishes, dimensions and colours shown are purely an expression of the artist and subject to change depending on availability and design updates. 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. Facades shown apply to the standard plan. Images in this brochure including actual photographs and rendered imagery may depict fixtures, finishes and features not supplied by Mojo Homes such as furnishings, 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 and upgraded kitchen/bathroom layouts or finishes. Floor plans and room dimensions may differ slightly depending on your chosen facade (for example, window locations may differ with different facades). This floor plan is for illustrative purposes only and is subject to change and product substitution. Details, aesthetics, and products featured may no longer be available or suitable at the time of contract specification. Please speak to your New Home Consultant about your bespoke tender, selections, inclusions and plans. Plans are not shown to scale and all measurements are approximate only. Sliding windows and doors may not open in direction shown. Mojo Homes reserves the right to change floor plans, prices, specifications, materials and suppliers without notice. All rights reserved. Changed items may vary slightly in colour, style and finish to the original selection or as displayed. Please speak to a Mojo Homes New Home Consultant for house specific drawings to assist you in making your choice. All plans and facades are protected by copyright and are owned by Mojo Homes Pty Ltd. ABN 31 166 754 696. Nominated architect is Stephen John Rose. Architect Registration Number: NSW Registration No: 4234. Builders Licence Number 269829C. 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 Mojo Homes. Edition 9.