



WE DON'T BUILD DREAM HOMES

we build homes

THAT MAKE INVESTORS

DREAMS COME TRUE

Built/Better

for greater returns

INTRODUCING THE DEVCON TOP 15

Devcon has delivered over 1,000 homes for investors across Southeast Queensland. From this experience our team has selected our top 15 designs.

Each floor plan has been:



Optimised to the available land in SEQ and future planning controls



Reviewed for its buildability making it cheaper and faster to build



Enhanced its appeal to renters based on feedback from our more than 500 properties under management

A range of options to suite your style

5 façade options to suit architectural style and estate covenants

All designs can be mirrored to suit the plan of development



Traditional



Contemporary



Pavillion



Hamptons




Urban



3 standards of finishes tailored to the need of investors


PREMIUM
Investment home specification to suit the SEQ lifestyle



Tenant ready finish

2400mm ceiling heights	Built in robes to bedrooms
Hard wearing finishes in high traffic areas	450mm x 450mm ceramic tiles
3 coat paint system	Premium carpet and underlay
Airconditioning	Landscaping and turf
Dishwasher	Termite protection
NBN ready	Fencing and gate


PLATINUM
Designer features for higher rents in premium suburbs



All the inclusions of the Premium range with selected upgrades

Stone benchtops to the bathrooms and laundries
Above counter basins to bathrooms and slimline drop in laundry sink
Security screens
Mirrored doors to robes
600 x 600 rectified tiles

DIAMOND
Luxury finishes for owner occupiers' inclusions



The Platinum inclusions plus a range of architectural features

2590mm ceilings heights
Upgraded kitchen package to 900mm appliances
Cold water plumbing for fridge
Separate downlights and fans
Feature pendant lighting
600 x 600 rectified tiles



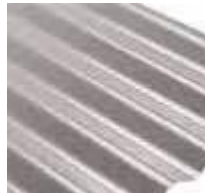
Charge for change

The top 15 have been optimised for Council regulations, buildability, cost, programme and market demand from tenants & resale ability therefore, any change will incur a minimum \$5,000 cost and reduce the return on a Client's investment.

5 exterior colour schemes for any façade



Viola



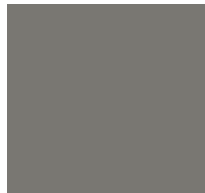
Colorbond® Dune
Roof



Colorbond® Dune
Main Render
& Front Door



Driftwood Grey
Feature Brick
(Plan Specific)



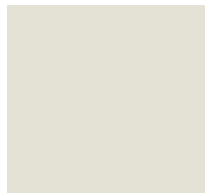
Colorbond® Wallaby
Garage Door
Feature Colour



Colorbond® Surfemist
Window Frames
& Doors



Colorbond® Dune Painted
Front Door



Colorbond® Surfemist
Gutter, Fascia,
Window Frames
& Feature Posts

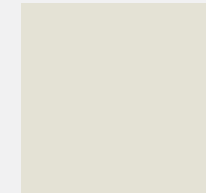


Sansana Exposed Aggregate
Driveway

Sofia



Colorbond® Ironstone
Roof, Fascia & Gutter



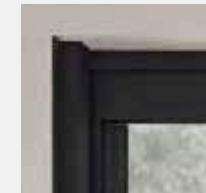
Colorbond® Surfemist
Render



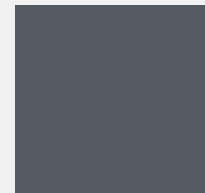
Agave
Feature Brick
(Plan Specific)



Colorbond® Windspray
Feature Cladding
& Garage Doors



Colorbond® Monument
Window Frames
& Doors



Colorbond® Ironstone
Front Door



Yarra Exposed Aggregate
Driveway



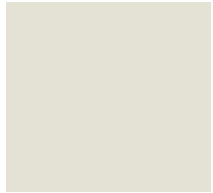
Colorbond® Ironstone Painted
Front Door



Sienna



Colorbond® Surfmist
Roof, Fascia & Gutter



Colorbond® Surfmist
Garage Door & Front Door



Driftwood Grey
Feature Brick
(Plan Specific)



Colorbond® Shale Grey
Main Render & Feature Cladding



Colorbond® Surfmist
Window Frames



Colorbond® Surfmist
Optional Feature Cladding

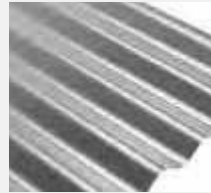


Richmond Exposed Aggregate
Driveway

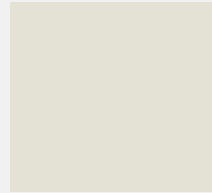


Colorbond® Surfmist Painted
Front Door

Bella



Colorbond® Basalt
Roof, Gutter & Fascia



Colorbond® Surfmist
Feature Vertical Cladding



Greystone
Feature Brick
(Plan Specific)



Colorbond® Shale Grey
Main Render
Feature Cladding Horizontal



Colorbond® Surfmist
Window Frames



Colorbond® Balsalt Painted
Front Door



Colorbond® Basalt
Garage Door & Front Door



Yarra Exposed Aggregate
Driveway

Rosa



Colorbond® Evening Haze
Roof, Fascia & Gutter



Colorbond® Gully
Main Render,
Feature Back
Vertical Cladding



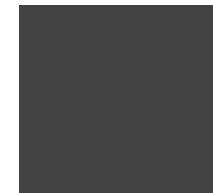
Rockhampton
Feature Brick
(Plan Specific)



Colorbond® Evening Haze
Feature Front
Vertical Cladding



Colorbond® Monument
Window Frames



Colorbond® Monument
Garage Door & Front Door



Sansana Exposed Aggregate
Driveway



Colorbond® Monument Painted
Front Door

DEVCON TOP 15



10m block width						
	Size	Block size	Beds	Bath	Living areas	Garage
Horizon 163	163m ²	10m x 28m	3 or 4	2.5	1 or 2	Single
Indigo 170	170m ²	10m x 30m	4	2.5	2	Single
Willow 170	170m ²	10m x 28m	4	2.5	2	Double
Neptune 185	185m ²	10m x 30m	4	2.5	2	Double

12.5m block width						
	Size	Block size	Beds	Bath	Living areas	Garage
Coventry 160	160m ²	12.5m x 25m	4	2.5	Open plan	Double
Cyan 185	185m ²	12.5m x 28m	4	2.5	2	Double
Cambridge 193	193m ²	12.5m x 28m	4	2.5	2	Double
Catalina 207	207m ²	12.5m x 30m	4	2.5	2	Double
Azure 230	230m ²	12.5m x 30m	4	2.5	2	Double

Double story						
	Size	Block size	Beds	Bath	Living areas	Garage
Cobalt 215	215m ²	10m x 25m	4	2.5	2	Double
Savoy 280	280m ²	12.5m x 28m	4	2.5	3	Double

Special options - the thinnest and the widest						
	Size	Block size	Beds	Bath	Living areas	Garage
Santorini 150 - rear loaded	150m ²	7.5m x 26m	3	2	Open plan	Double
Kingfisher 205	205m ²	14m x 25m	4	2.5	2	Double

Dual key						
	Size	Block size	Beds	Bath	Living areas	Garage
Quantum 209	209m ²	12.5m x 30m	5	3.5	2	Double
Tungsten 235	235m ²	15m x 30m	5	3.5	2	Double







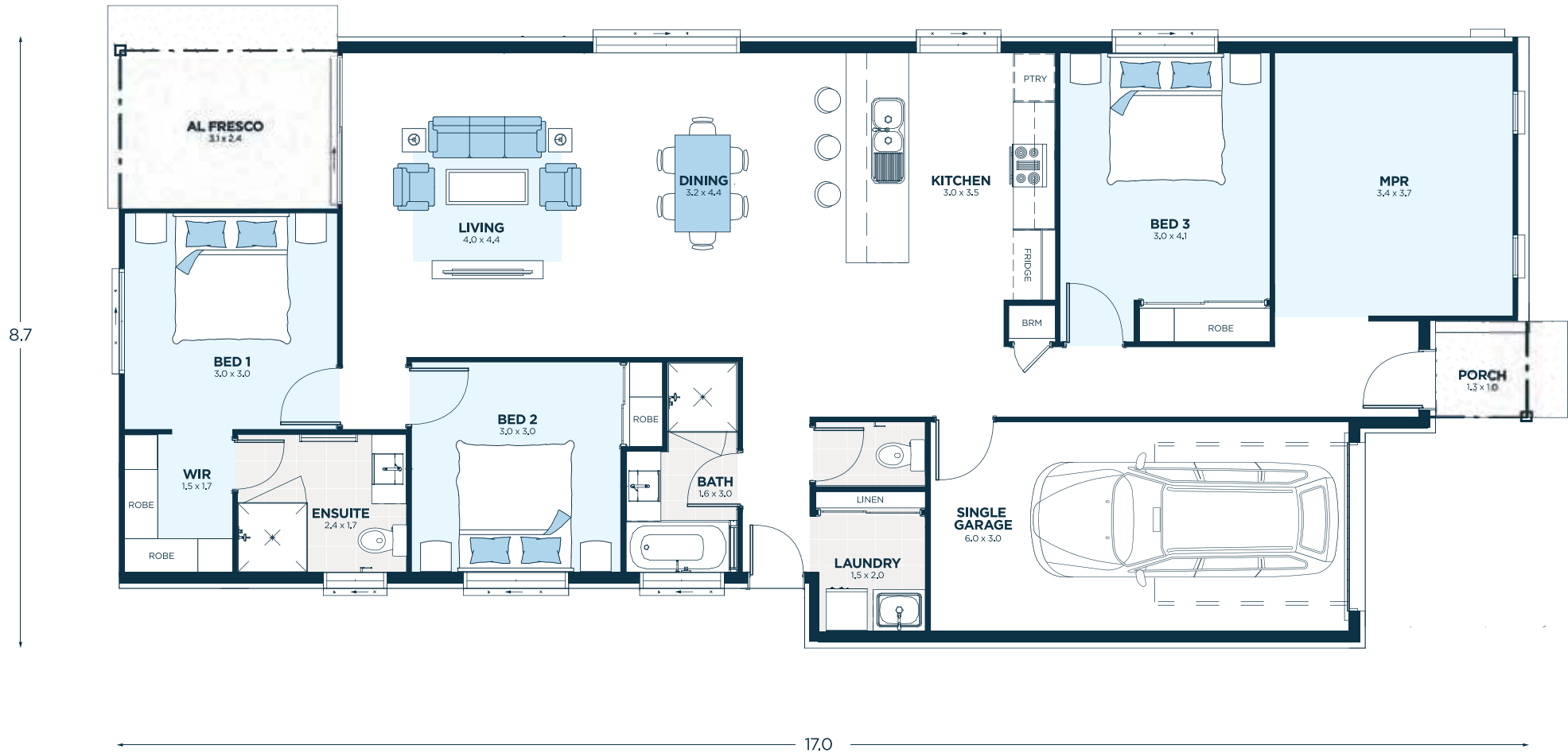
Horizon 163

Ideal for empty nesters or young couples and families this multi-functional home fits on a 10m wide lot and offers 3 beds + dual living or with the option for a 4th bedroom.

SIZE
163m²

BLOCK SIZE
10m x 28m

 1 OR 2  3 OR 4  2.5  Single



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Second living area
- » Separate laundry
- » Master with WIR and ensuite



Indigo 170

Downsizers and young couples love the separate master suite with double vanity, walk in robe and oversized bedroom from this 4 bed, dual living, 2.5 bath home, that fits on a 10m wide estate block.

SIZE
170m²

BLOCK SIZE
10m x 30m



2



4



2.5



Single



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Flexible living space
- » Oversized storage
- » Large master suite separated from other bedrooms & living



Willow 170

Designed for work from home living a separate study opens to a 4 bedroom, 2.5 bath, double garage home that maximises the functionality for a 10m frontage estate block.

SIZE

170m²

BLOCK SIZE

10m x 28m



2



4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes
- » Alfresco under roof line

RENTABILITY

- » Front study for work from home option
- » Double garage
- » Open plan living
- » Indoor outdoor living with large under roof alfresco



Neptune 185

Designed for Queensland's indoor outdoor living this 4 bedroom, dual living, 2.5 bath, double garage home has increased street appeal with a covered entrance and fits a 10m frontage estate block.

SIZE
185m²

BLOCK SIZE
10m x 30m



2



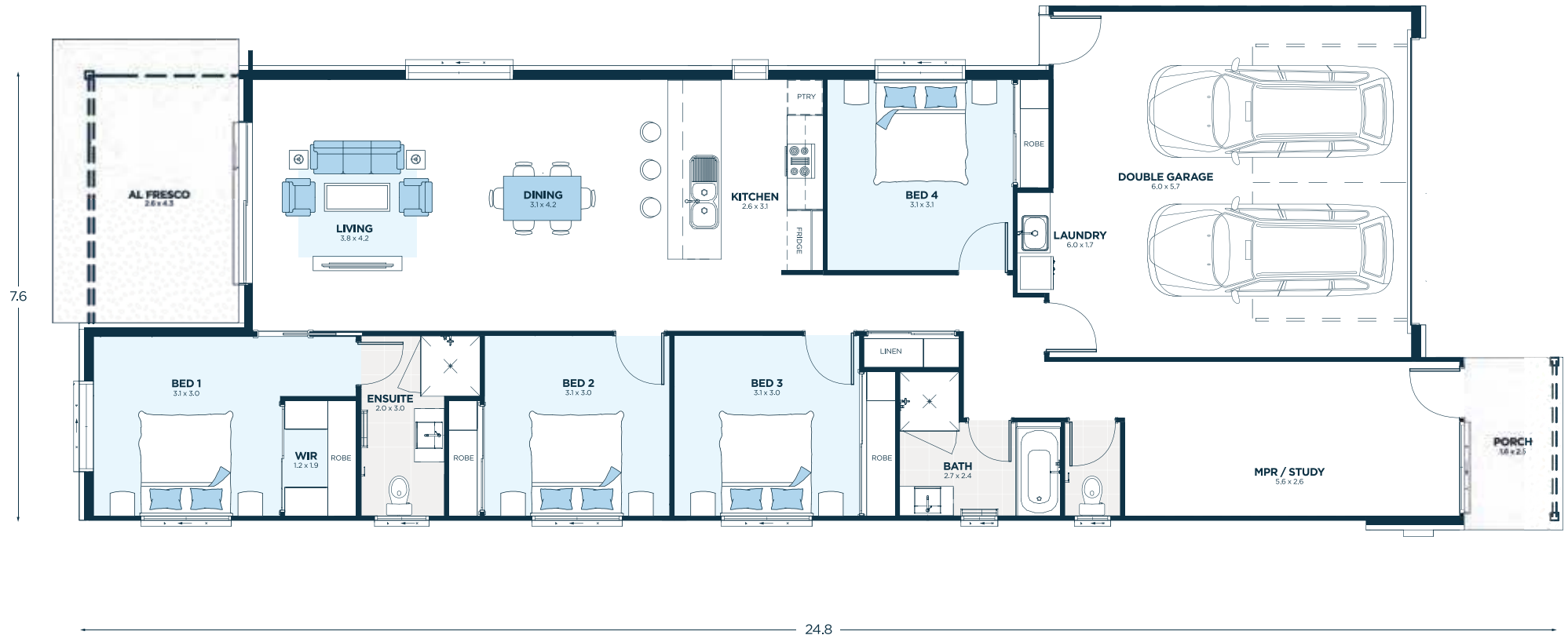
4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes
- » Alfresco under roof line

RENTABILITY

- » Large open plan living area
- » Double garage
- » Study to give work from home option
- » Indoor outdoor living with large under roof alfresco







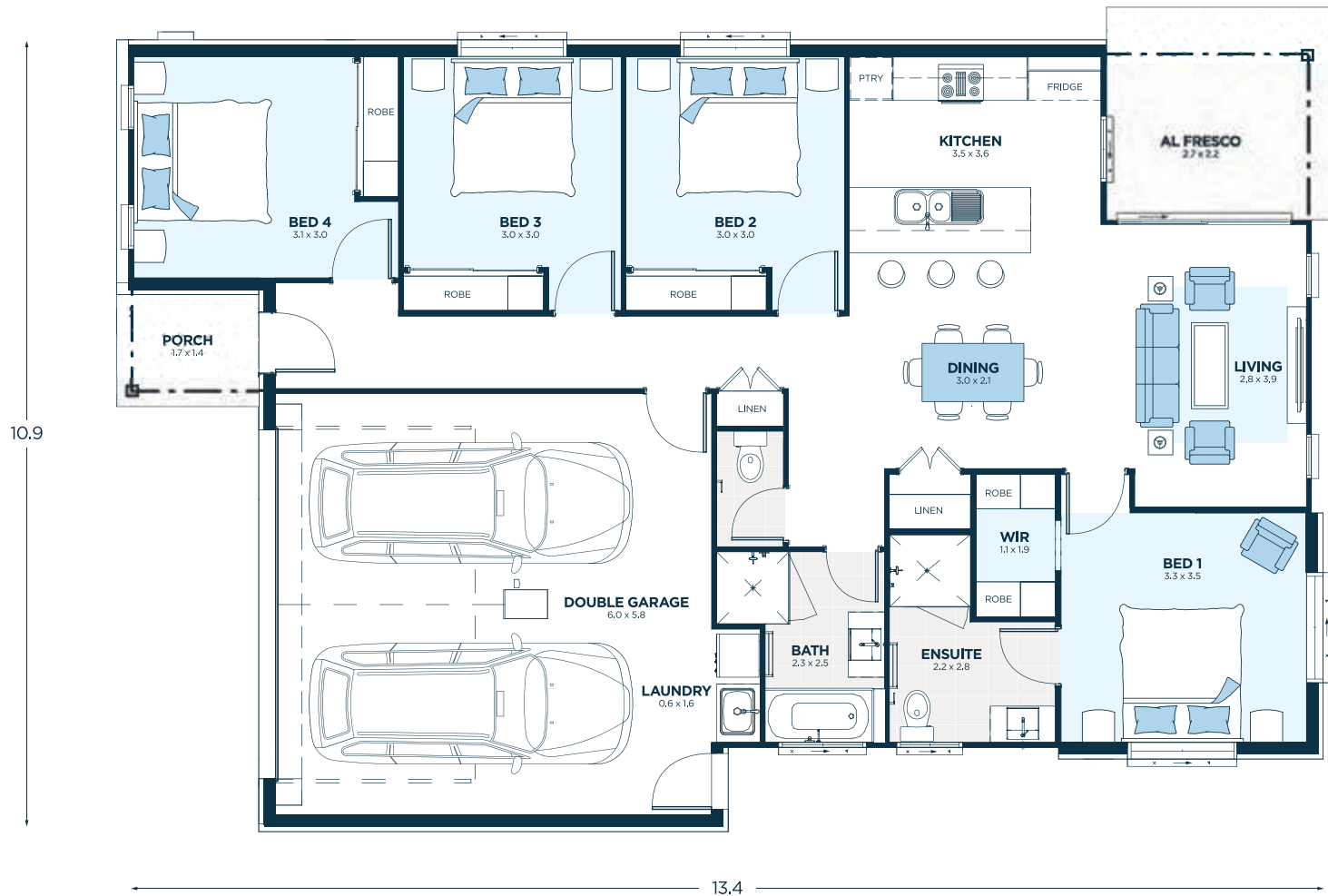
Coventry 160

Fitting on just a 12.5m x 25m lot this 4 bedroom, double garage, 2.5 bath, open plan family home maximises the functionality of current estate blocks.

SIZE
160m²

BLOCK SIZE
12.5m x 25m

 Open plan  4  2.5  Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Entrance and alfresco under main roof line
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » 4 bedrooms
- » 2.5 bathrooms
- » Double garage
- » Open plan living



Cyan 185

Designed as two living wings anchored on a central open plan kitchen this 4 bedroom, 2.5 bath home is ideal for family living or the potential to accommodate dual living situations on a 12.5m estate block.

SIZE
185m²

BLOCK SIZE
12.5m x 28m



2



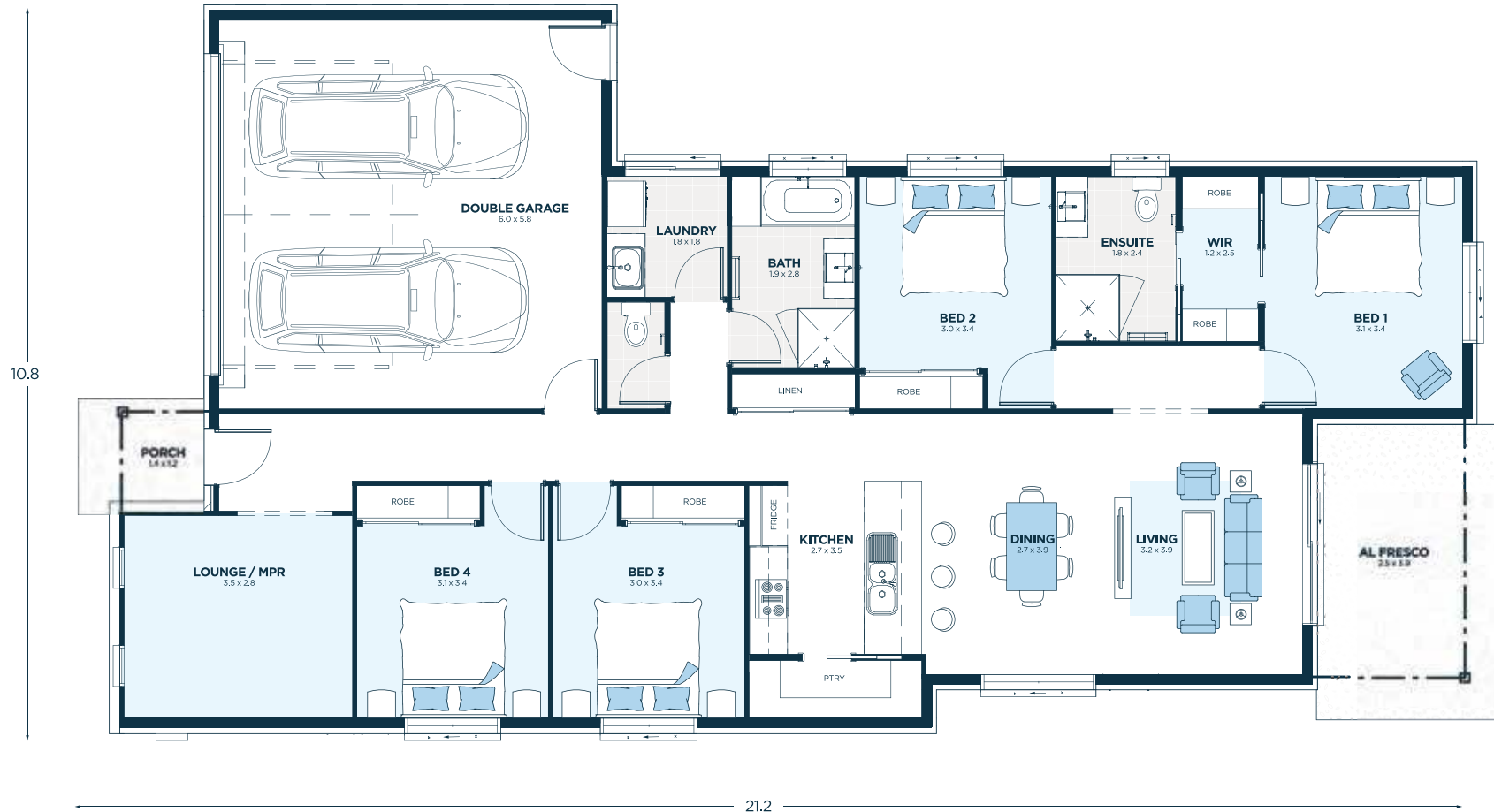
4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » 2 living areas to suit a family
- » Private master suite
- » Walk in pantry
- » Open plan living, double garage

Note: also available in larger floorplans



Cambridge 193

An ideal family home on a 12.5m frontage block, the large open plan indoor outdoor living zone, walk in pantry, double vanity to main bathroom and separate living area highlight this 4 bedroom, 2.5 bath, double garage home.

SIZE
193m²

BLOCK SIZE
12.5m x 28m



2



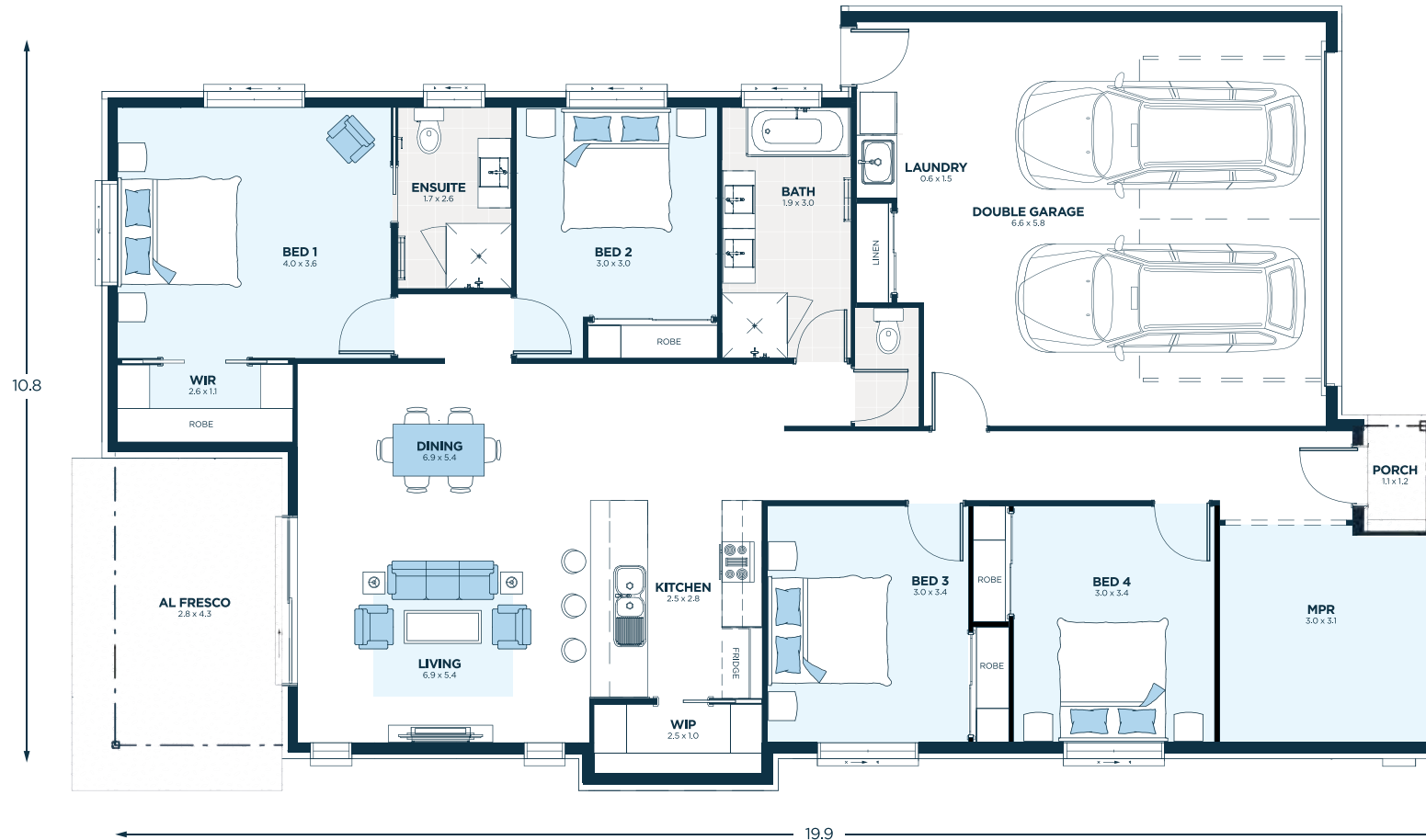
4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Family size 4 bedroom home
- » Open plan indoor outdoor living
- » Walk in pantry
- » Large master suite



Catalina 207

Our most popular lowset design – features 4 bedrooms, 2.5 bathrooms, 2 large living rooms, double garage, separate laundry, ample storage, walk in pantry, double vanities to large ensuite, large under roof alfresco and drying court on a 12.5m frontage lot.

SIZE
207m²

BLOCK SIZE
12.5m x 30m



2



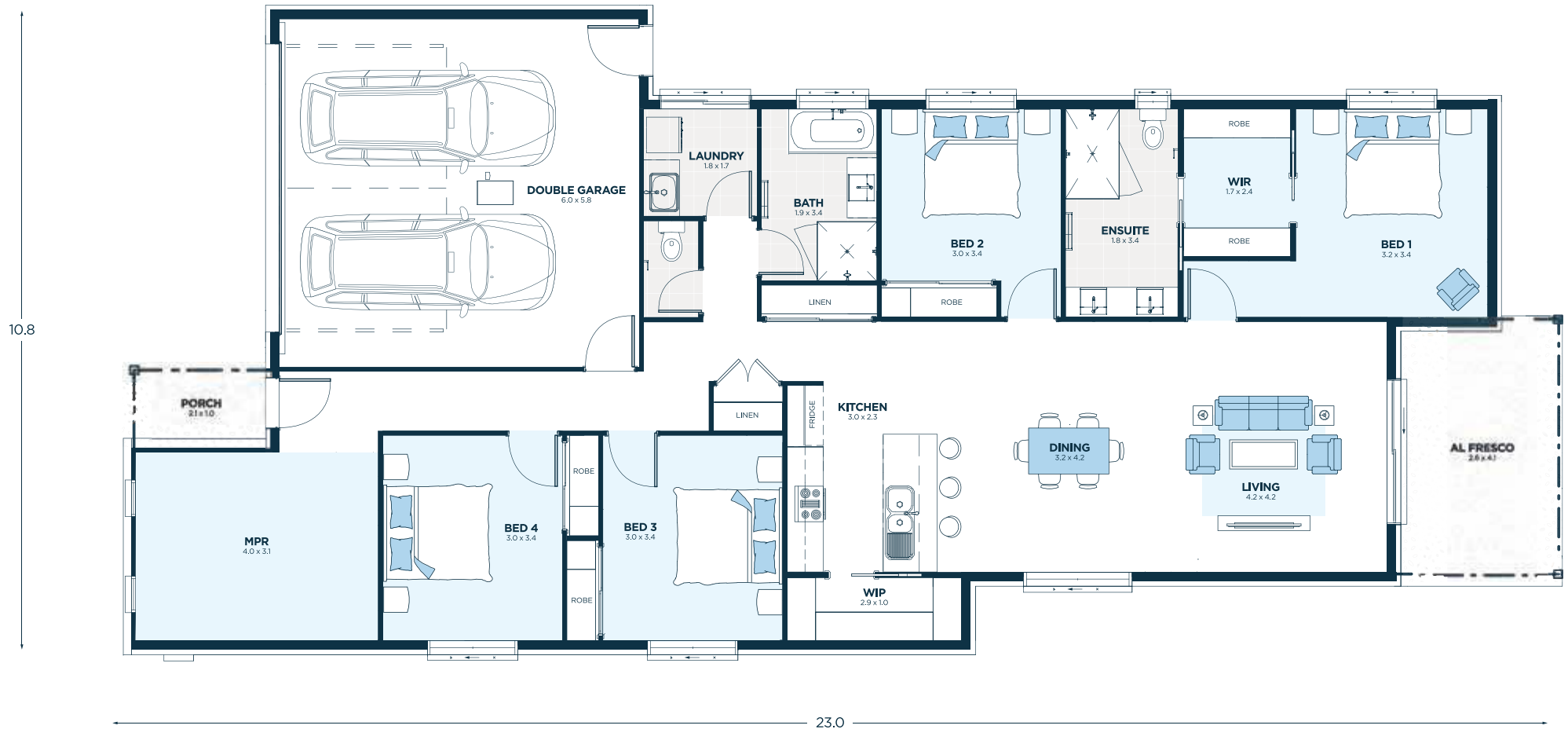
4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Well proportioned bedrooms
- » Easy flow flexible living spaces
- » Large ensuite
- » Walk in pantry



Azure 230

A large 230sqm family home on a 12.5m frontage block with 4 bedroom, 2.5 bathrooms, media room, gourmet kitchen and a master suite to escape it all with a large walk behind robe and ensuite with feature double vanities.

SIZE
230m²

BLOCK SIZE
12.5 x 30m



2



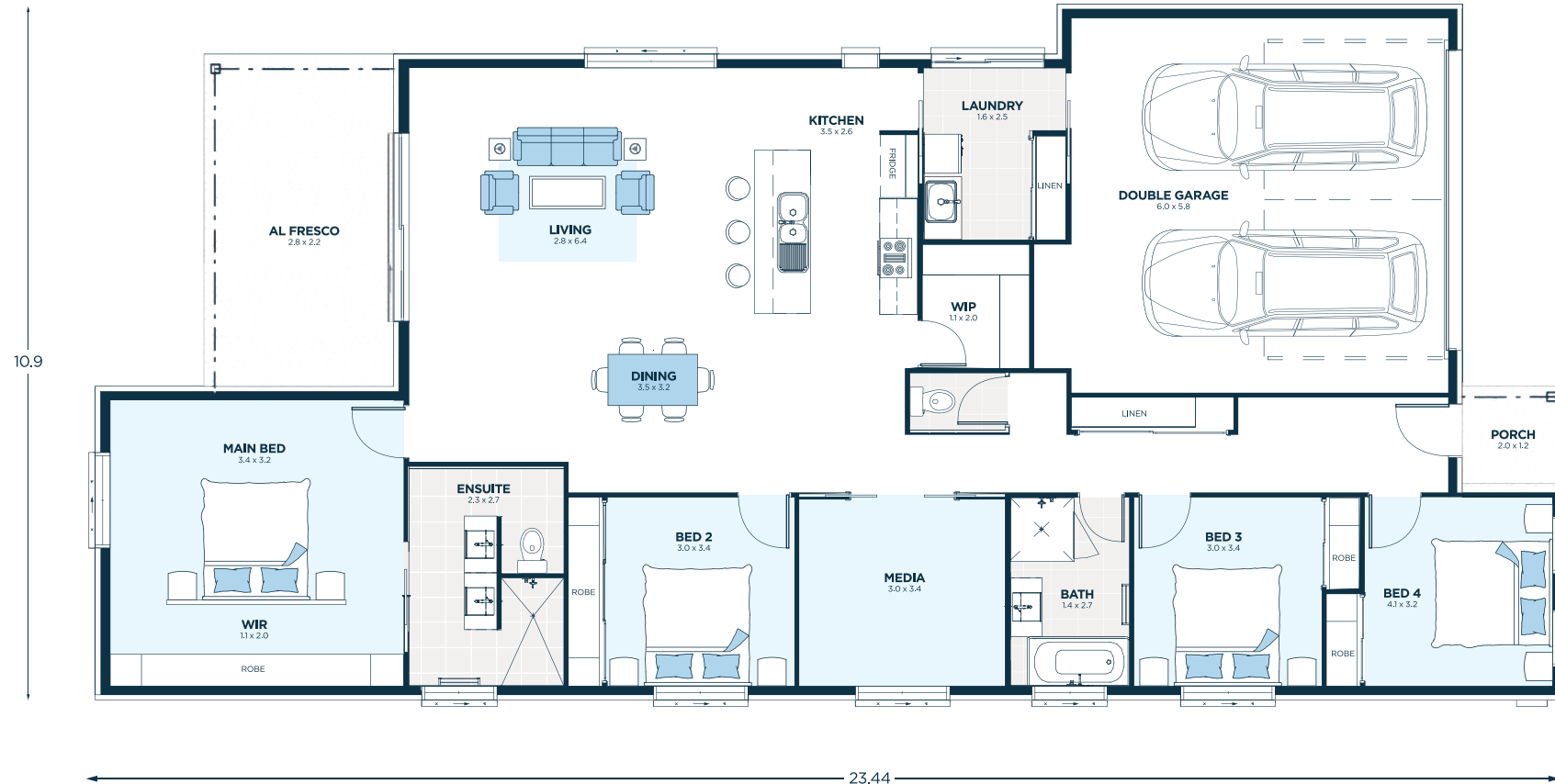
4



2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Large family home with ample living space
- » Double garage with access straight to the laundry and kitchen
- » Large underroof alfresco
- » Walk in pantry & kitchen with large island bench
- » Great size laundry with an abundance of storage



Cobalt 215

Our most popular double storey design with great street appeal fits on just a 10m frontage block and features 4 bedrooms, 2.5 bath with downstairs powder room, large ensuite with double vanities & generous walk-in robe, second living space to upper level, and an abundance of natural light and large open plan kitchen and dining.

SIZE
215m²

BLOCK SIZE
10m x 25m



2



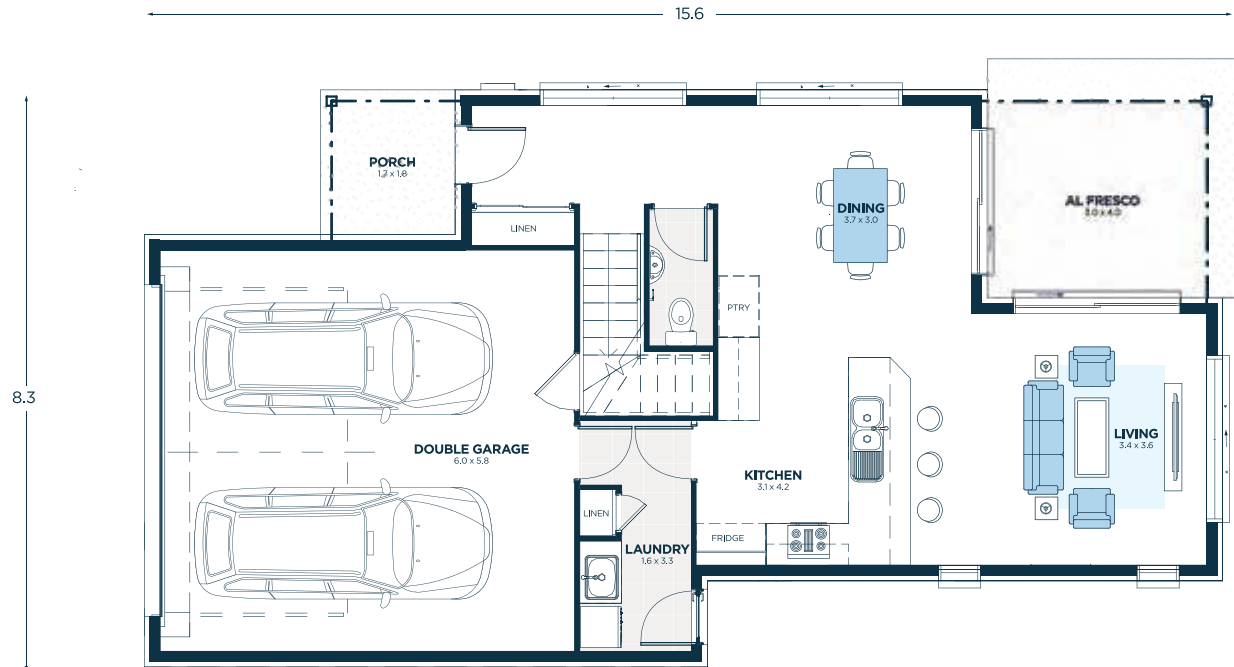
4



2.5



Double



8.3



7.1

COBALT 215

CONSTRUCTION EFFICIENCY

- » Light weight to upper level
- » Simple roof lines
- » Dual sliders to alfresco cost effectively deliver indoor outdoor connection
- » Standard windows and door sizes

RENTABILITY

- » Modern design and street appeal
- » Double storey allows for larger yard space to suit families
- » Large master suite
- » Second living area upstairs which can be used for kids retreat or work from home option

Note: also available in larger floorplans



Savoy 280

Upstairs living ideal to capture available views and summer breezes this large 4 bedroom, 2.5 bath home features a grand master suite, 3 living areas, oversized kitchen with large island bench & walk in pantry yet fits on a 12.5m frontage lot, delivering a dream SEQ executive home.

SIZE

280m²

BLOCK SIZE

12.5m x 28m



3



4



2.5



Double

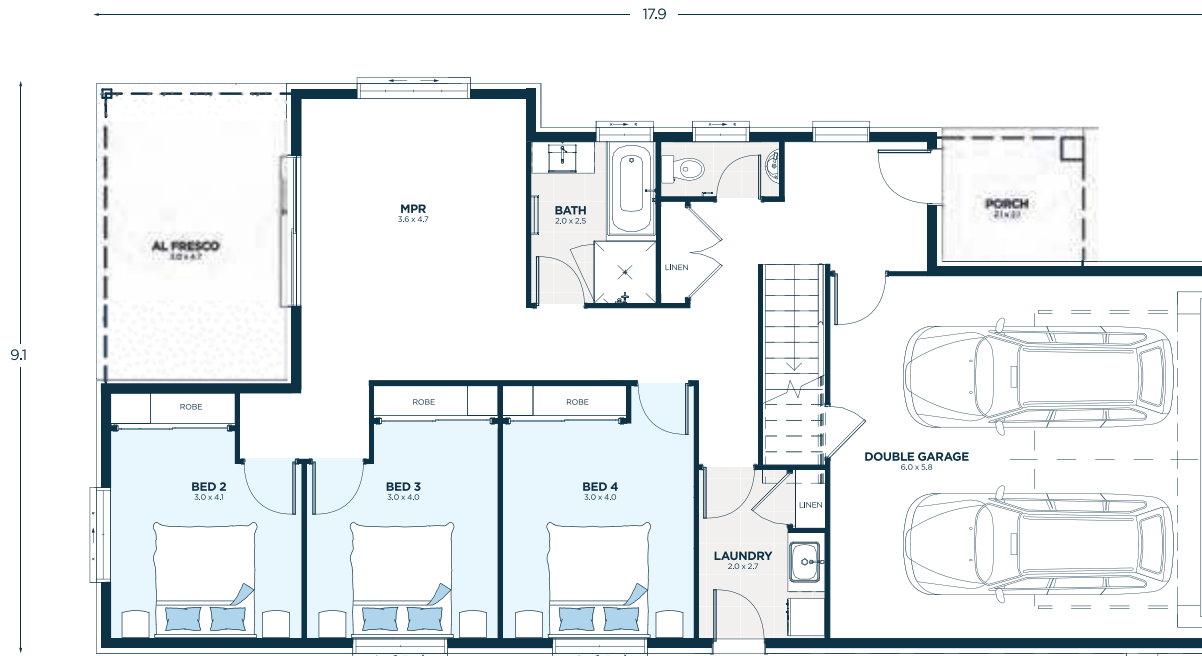
SAVOY 280

CONSTRUCTION EFFICIENCY

- » Light weight to upper level
- » Simple roof lines
- » Dual sliders to alfresco cost effectively deliver indoor outdoor connection
- » Standard windows and door sizes

RENTABILITY

- » Executive family home with an abundance of living space
- » Grand master suite with soaker tub and double vanity
- » Multiple bathrooms & powder rooms
- » Oversized kitchen with walk in pantry
- » Balcony off the main living area to upper level
- » Alfresco to lower level





Santorini 150

Our terrace/laneway entrance design maximises the potential of these low cost 7.5m x 26m lots with 3 bedrooms, 2 bathrooms, alfresco area and double garage with large storage.

SIZE

150m²

BLOCK SIZE

7.5m x 26m



Open plan



3



2



Double



CONSTRUCTION EFFICIENCY

- » Narrow design with light weight construction
- » Wet areas back-to-back

RENTABILITY

- » Provides the same features as a standard home but in a terrace style format
- » Affordable rental with maximum amenity



Kingfisher 205

A large family home for a 14m x 25m lot size features 4 bedrooms, 2.5 bathrooms, large open plan living area, separate lounge/kids retreat, walk in pantry, walk in linen and generous under roof alfresco.

SIZE
205m²

BLOCK SIZE
14m x 25m



2



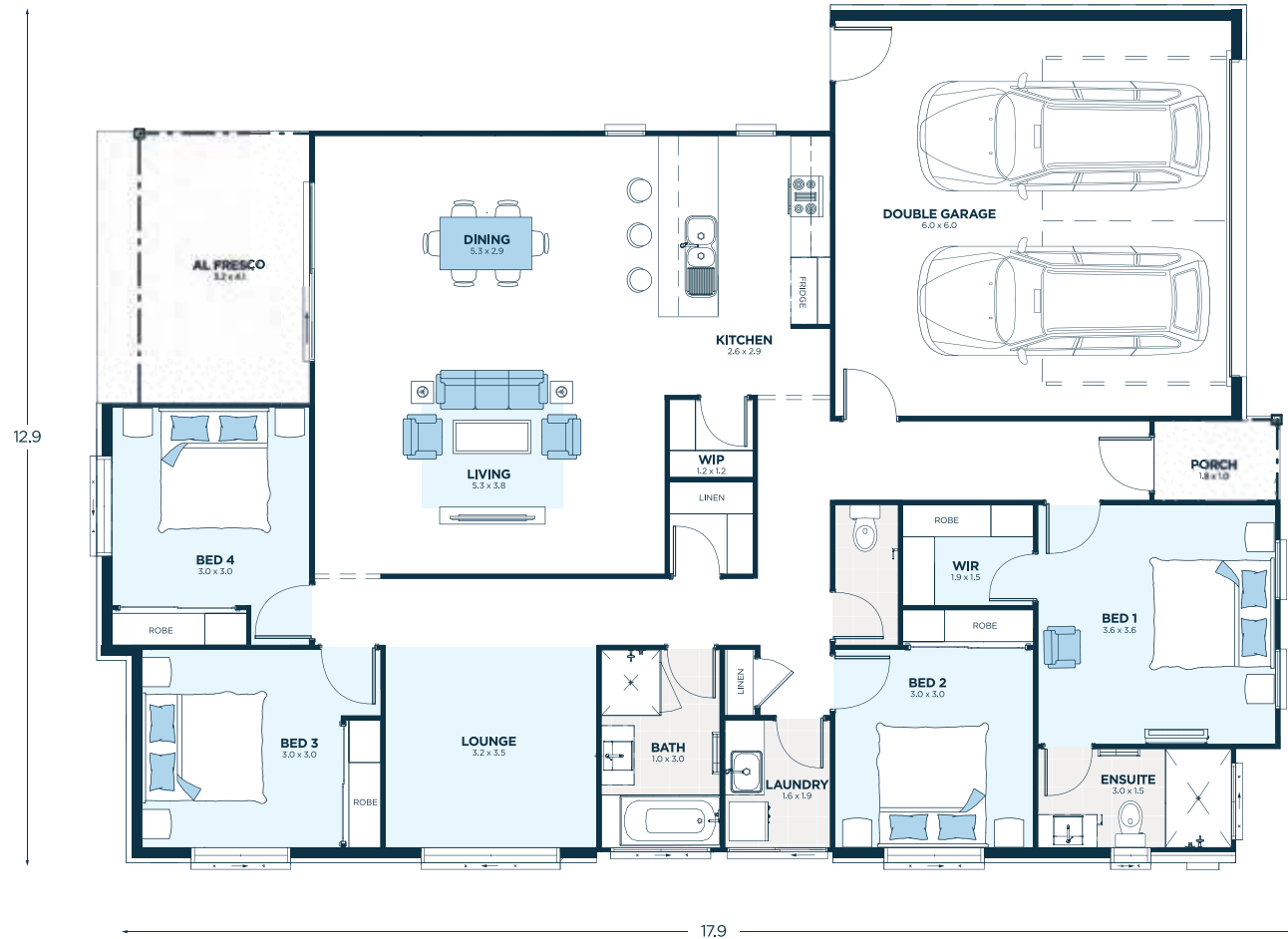
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2.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Standard window sizes
- » Standard door sizes

RENTABILITY

- » Very popular with tenants
- » Well proportioned bedrooms
- » Master suite
- » Walk in pantry & linen
- » Separate laundry
- » Easy flow flexible living spaces



Quantum 209

Dual key for a 12.5m frontage lot with 3 bedroom, 2.5 bath on one side and 2 bedroom, 1 bath on the other, single garage per unit, large alfresco to both units, suitable for multifamily living or dual income (Council permitting)

SIZE
209m²

BLOCK SIZE
12.5m x 30m



2



5



3.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Straight firewall
- » Standard window sizes
- » Wet areas grouped together to reduce plumbing requirements

RENTABILITY

- » Affordable living options
- » Great alternative to townhouse or unit living
- » Same features as a standard home
- » Private outdoor space & often pet friendly
- » Returns of dual income (Council permitting)



Tungsten 235

Dual key for a 15m frontage lot with 3 bedroom, 2.5 bath on one side and 2 bedroom, 1 bath on the other, single garage per unit, large alfresco to both units, suitable for multifamily living or dual income (Council permitting)

SIZE
235m²

BLOCK SIZE
15m x 30m



2



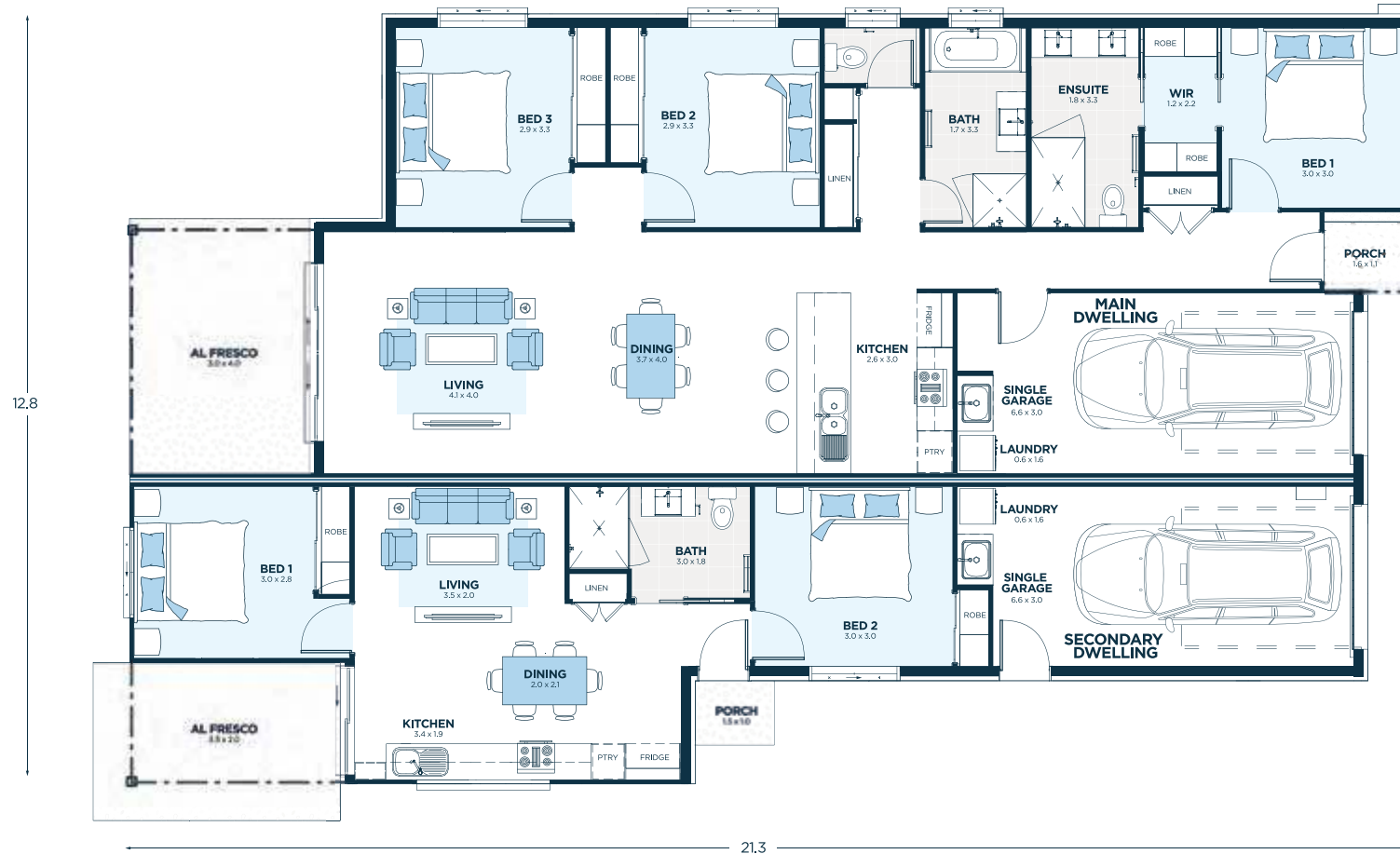
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3.5



Double



CONSTRUCTION EFFICIENCY

- » Simple roof lines
- » Straight firewall
- » Standard window sizes
- » Wet areas grouped together to reduce plumbing requirements

RENTABILITY

- » Affordable living options
- » Great alternative to townhouse or unit living
- » Same features as a standard home
- » Private outdoor space & often pet friendly
- » Returns of dual income (Council permitting)



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