

Your guide to split-level homes



Render courtesy of G.J. Gardner Homes.



Elevating your life to new heights

Forest Reach is set among native trees and rolling hills in Huntley, at the foothills of the Illawarra Escarpment, and just 18km from Wollongong.

Several stages within the community are in elevated positions that allow buyers to work with their chosen builders to take advantage of sloping lots and produce innovative split-level home designs.

Why a split-level block could be for you?

Making the most of natural contours allows homeowners to take in surrounding views and enjoy a seamless and functional design flow.

Inside the home, you'll find that a substantial split-up or down can make a striking interior impact. Enjoy higher ceilings and think about adding in balconies and large-scale windows, which integrate into the living areas, to help maximise the outlook from these key areas of the home. A change in level is very effective for master suites and parents' retreat spaces as this subtly creates different living zones within the open plan layout.

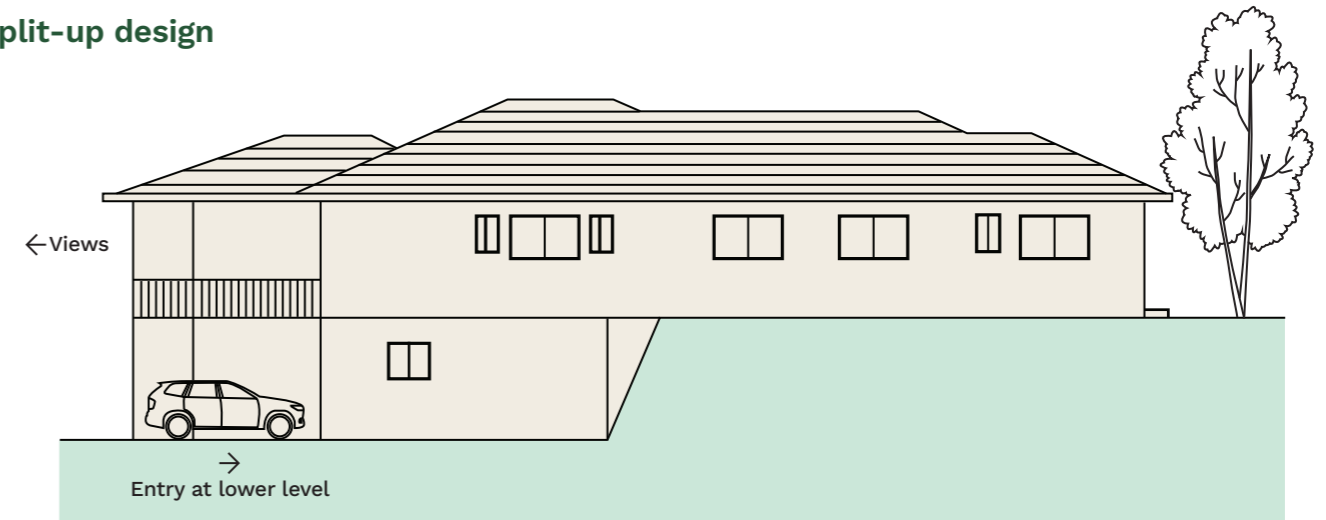
Ultimately, working with the topography of your land can allow you to create a bespoke home that's perfectly suited to your needs.



Using slope to your advantage

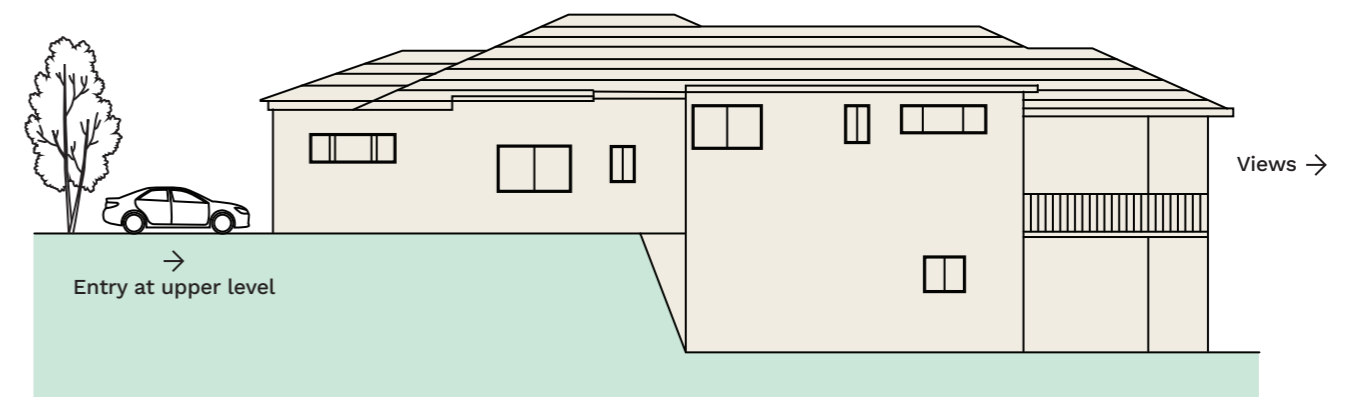
To help visualise what can be built on a sloping block, we've illustrated examples for split-up and split-down designs.

Split-up design

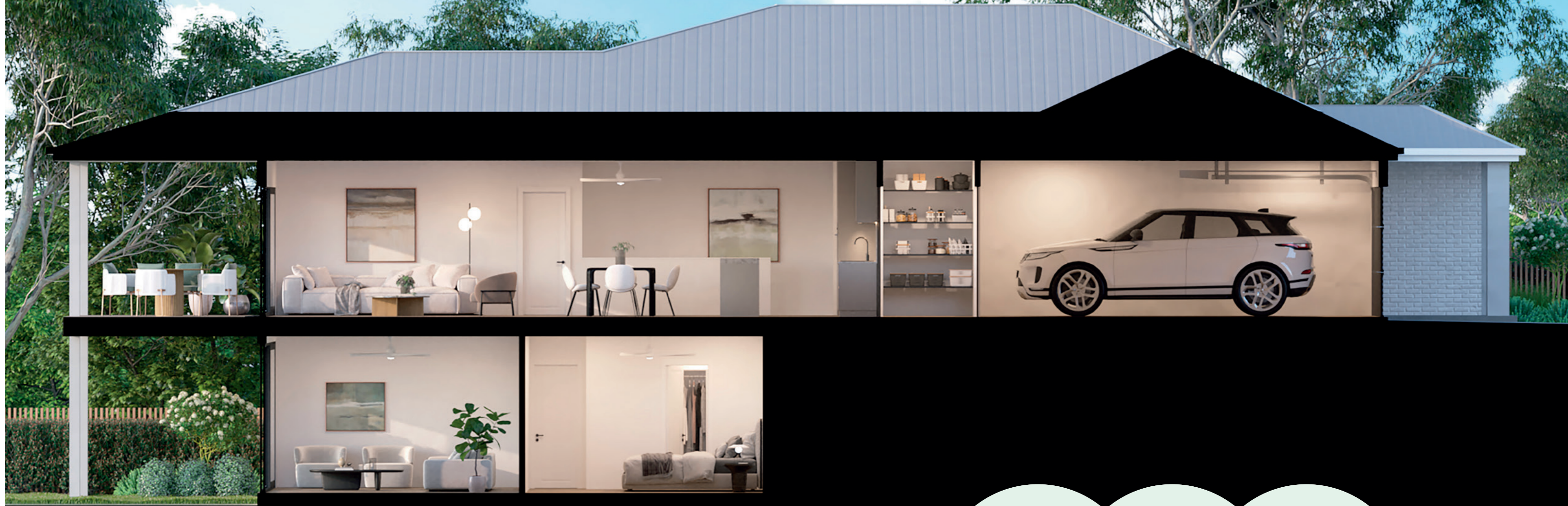


Artist's impression. Subject to change. Information and images relating to split level are indicative only. Not to scale.

Split-down design



Artist's impression. Subject to change. Information and images relating to split level are indicative only. Not to scale.



Artist's impression. Subject to change. Information and images relating to split level are indicative only. Not to scale. Furniture not included.

A new outlook on living

Forest Reach has a number of elevated homesites that provide an exciting opportunity to design a split-level home and take advantage of the community's rare escarpment and district views.

Split-level homes provide a sense of freedom, space and ease. Behind the front door of a split-level home emerge grand, open, light-filled spaces where natural features can be revealed.

You can also maximise comfort with separated living areas. Build a master bedroom on its own level for peace and privacy, with space for the kids downstairs. Or separate the high-traffic kitchen and living spaces from the quiet, restful bedrooms.

Benefits of split-level homes:

- Unique, expressive design externally and internally
- Opportunity for abundant natural light
- Thoughtfully separated living areas
- Potential for increased access to natural airflow
- An outlook with potential views
- Ability to access natural drainage
- Embrace open-concept living and entertainment spaces
- Energy efficiencies through increased cross-flow ventilation and natural light



Considerations for building a split-level home

There are a number of builders who specialise in split-level and sloping designs. These builders will be able to work with you to help you make the most of your homesite.



Finding the right builder

Each sloping lot is unique, so make sure you select an experienced builder who is willing to maximise your land use and discuss features such as mezzanine floors, large window features, higher ceilings, expansive alfresco balconies, layered landscaping and terraced gardens. Some local builders include: G.J. Gardner, Clarendon Homes, MOJO Homes, McDonald Jones and more.



Creating a budget

Building on a split-level lot can offer cost advantages. The natural slope of the land typically reduces excavation and foundation work required, potentially saving on construction expenses.

However, such homes may require specialised construction techniques due to their unique structure. Think about your budget and discuss cost-saving options with your chosen builder that won't compromise on quality.

Home inspiration

Not sure where to start or who to talk to? Stockland's builder partners offer a range of designs suited to sloping blocks. These split-level designs ensure you won't need to compromise – you can have everything you need and more.

Inglewood 253 Palm Springs



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G.J. Gardner. HOMES

Inglewood 247 Resort



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G.J. Gardner. HOMES

Horizon Coastal Facade



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McDonald Jones

Monterey Classic Facade



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McDonald Jones

Sierra 33 Modern



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MOJO homes

Ainslie 37 Modern



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MOJO homes

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