VELA

12.5m
MIN LOT WIDTH

11m
DESIGN WIDTH

413m²
TOTAL FLOOR AREA

5
BED

4
BATH + 2 POWDER

2
CAR

A SUBSTANTIAL HOME FOR NARROWER SITES.

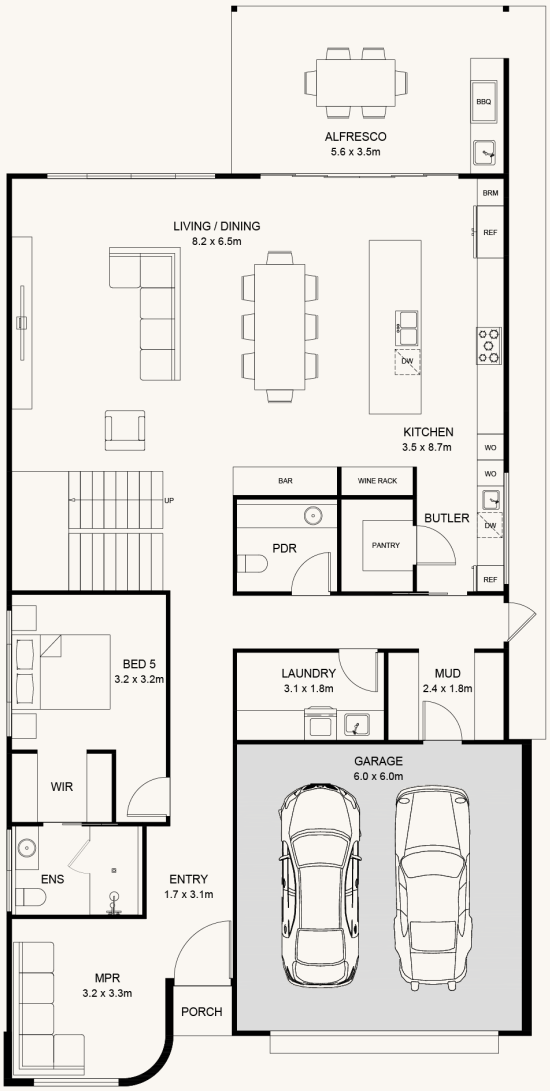
Vela makes the most of a narrower site, bringing the comfort and functionality of a substantial family home into a more streamlined footprint.

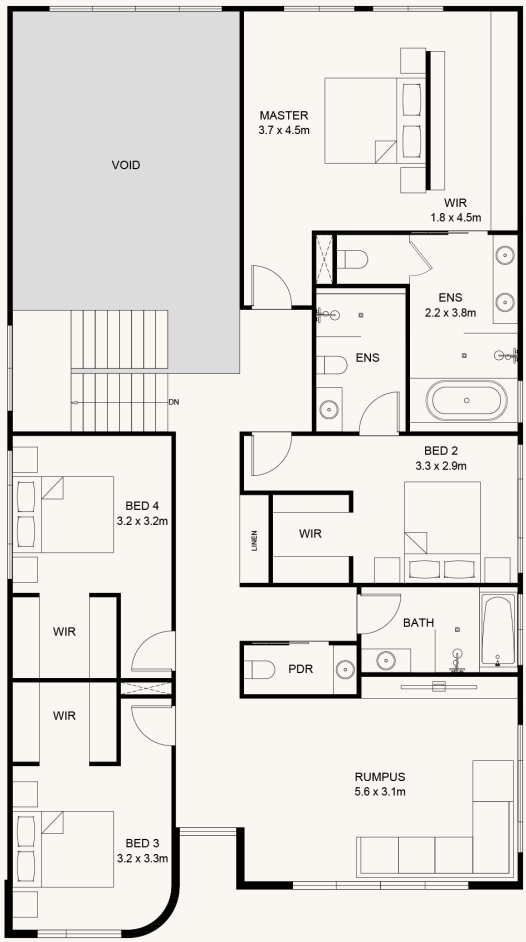
Across two levels, the design accommodates shared living, recreation and everyday routines, with a practical arrangement that allows families to enjoy the space they need without requiring a wider block.

SPATIAL HIGHLIGHTS

Generous open-plan living and dining with double-height void
Covered alfresco with built-in BBQ
Kitchen with butler's pantry, bar and wine storage
Ground-floor guest suite with ensuite and walk-in robe
Separate ground-floor multipurpose room
Upper-level rumpus and main suite with walk-in robe and ensuite
Dedicated laundry and mudroom with internal garage access

VELA





GROUND FLOOR

LIVING / DINING	8.2m x 6.5m
KITCHEN	3.5m x 8.7m
ALFRESCO	5.6m x 3.5m
MULTI-PURPOSE	3.2m x 3.3m
LAUNDRY	3.1m x 1.8m
MUD ROOM	2.4m x 1.8m
BEDROOM 5	3.2m x 3.2m
GARAGE	6.0m x 6.0m

FIRST FLOOR

MASTER BEDROOM	3.7m x 4.5m
MASTER ENSUITE	2.2m x 3.8m
MASTER WIR	1.8m x 4.5m
BEDROOM 2	3.3m x 2.9m
BEDROOM 3	3.2m x 3.3m
BEDROOM 4	3.2m x 3.2m
RUMPUS	5.6m x 3.1m

Disclaimer: These plans are for marketing purposes only and are not final.
Subject to change. Renderings are for illustrative purposes only.
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More than a choice of finishes.

Each Signature Range home can be built as designed or personalised to suit the way you live. From internal layouts to materials and finishes, you have the flexibility to make meaningful changes without starting the design process from scratch.

LAYOUTS & LIVING SPACES

Adjust room configurations, change how spaces are used and tailor areas such as studies, retreats and media rooms to suit your household.

KITCHENS, BATHROOMS & JOINERY

Personalise cabinetry, storage, kitchen and pantry configurations, bathroom layouts and built-in joinery to suit your lifestyle and everyday needs.

MATERIALS & FINISHES

Choose flooring, tiles, benchtops, fixtures, fittings and interior and exterior finishes to reflect your personal style.

HOW MUCH CAN YOU CHANGE?

Personalisation can be extensive, provided major structural alterations aren't required. Nella will work with you to explore what's possible within your chosen design, taking into account your preferences, site conditions and any relevant approvals.

SCAN TO ENQUIRE

TELL US ABOUT YOUR PROJECT

OR EXPLORE VELA ONLINE

nella.com.au/signature-range/vela