

Homes on display by ZAC

HomeWorld Box Hill



Homes by
ZAC

Welcome.

You'll feel the difference the moment you walk in.

There's a certain ease to a home that's been carefully considered - where space flows naturally, light is purposeful, and every detail has been resolved with real life in mind.

As you move through each display, notice not just how it looks, but how it feels. The way spaces connect. The way they adapt. The way they support the life you want to live. Because a well-designed home doesn't just function better - it feels better to live in.



Putney





31

The Putney 31 is designed to suit a variety of lifestyles – ideal for investors, first home buyers, or families seeking in-law accommodation. A thoughtfully positioned, front-facing two-bedroom granny flat is seamlessly connected to the main dwelling, providing privacy while maintaining effortless access.



Putney

31

	Beds	6
	Bath	3
	Living	2
	Garage	2

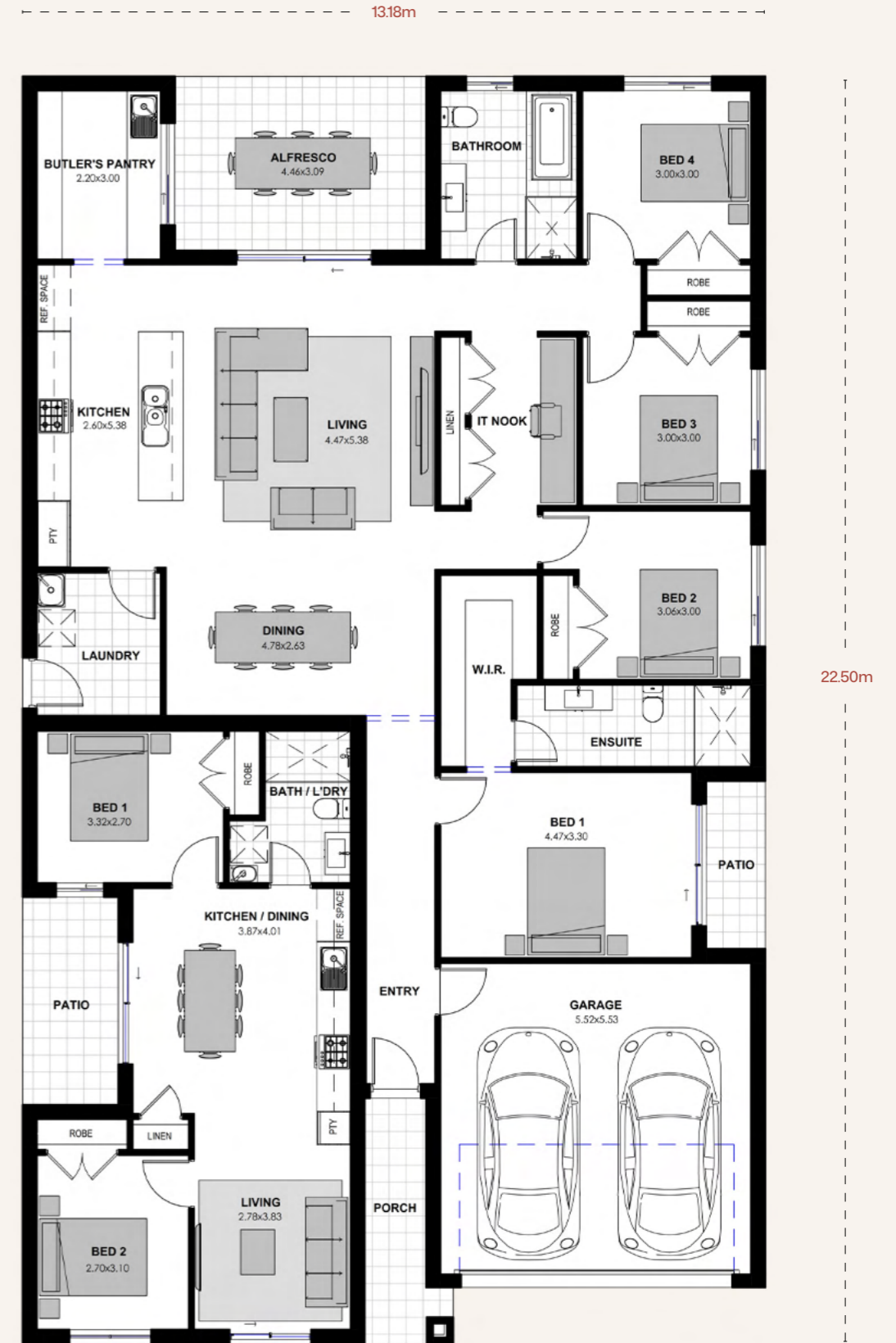
Home Width	13.18m
Home Depth	22.50m
Total Area	291.01m ²

House and Granny Flat

A home that adapts as life evolves.

With a front-facing two-bedroom granny flat, this design supports multi-generational living, guest accommodation or rental income – without compromising the integrity of the main home. Inside, every space has been carefully planned to maximise usability, creating a home that feels both efficient and generous.

Level One	170.12m ²
Garage	34.34m ²
Porch	5.23m ²
Alfresco	13.78m ²
Patio	3.13m ²
Granny Flat	58.14m ²



Floor plans are not drawn to scale

Gemini

44

Designed for flexibility without compromise, the Gemini custom duplex demonstrates how clever design can maximise both lifestyle and investment potential. Each side is unique, allowing us to showcase two distinct duplex options in one display.



Gemini

44

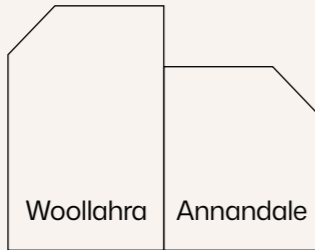
Custom Duplex

A duplex that gives you more ways to live – and invest.

With multiple configuration options, Gemini allows you to tailor the outcome to your priorities, whether that's dual occupancy, rental return or resale. Each layout has been resolved to ensure both homes feel complete, balanced and liveable in their own right.

Two favourites, one design

The Gemini combines two of our most popular Duplex designs – the **Woollahra** and the **Annandale**.



Woollahra Annandale

	Beds	8
	Bath	5
	Living	3
	Garage	2

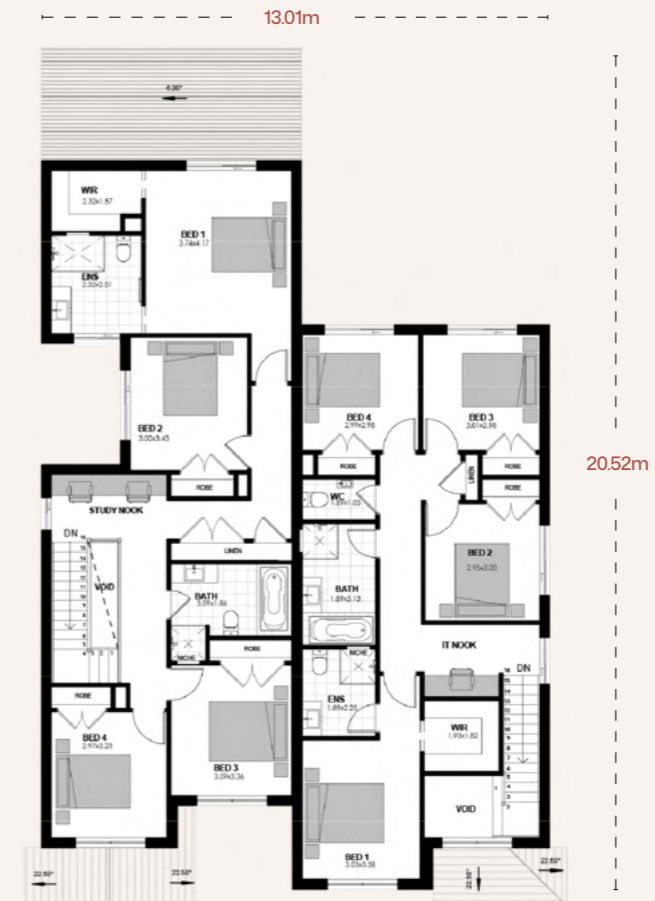
Home Width	13.01m
Home Depth	20.52m
Total Area	411.95m ²

Level One	94.08m ²
Level Two	109.01m ²
Garage	33.12m ²
Porch	4.73m ²
Alfresco	12.21m ²

Level One



Level Two

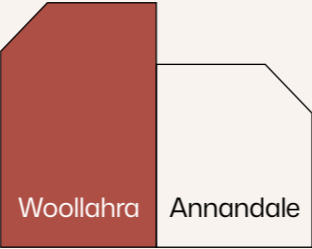


Floor plans are not drawn to scale



Woollahra

25



As featured in our Gemini Display Home

Two Level Family Home

Open, flowing spaces that bring people together.

The kitchen, dining and living areas unfold into one continuous environment, extending naturally to the outdoors. With additional zones for retreat – including a separate living room and study nook – the home balances connection with privacy.

Home Width	6.60m
Home Depth	20.52m
Total Area	233.95m ²



Level One



Level Two



Hero

35

The Hero 35 is a statement in considered design and contemporary living. Fully custom-designed, this display home pushes beyond convention, blending architectural precision with everyday functionality.



Bespoke Custom Two Level Home

Inside, the home is defined by contrast. Dark, immersive interiors are balanced by carefully controlled natural light, drawn deep into the plan through a central courtyard and striking glass roof with operable louvres. The result is a home that shifts with the seasons – welcoming winter sun, moderating heat and light, and casting an ever-changing play of shadow across the interior.



Ground Floor

The ground floor unfolds as a highly resolved living environment, with kitchen, dining and living spaces connecting seamlessly to the alfresco and landscaped surrounds. Anchored by natural stone, refined joinery and integrated appliances, the kitchen acts as a central statement.

Basement

Below, a sculptural basement cellar introduces a distinct and unexpected dimension. Defined by a dramatic concrete ceiling and climate-controlled storage, it is both a functional space for serious collecting and a destination for entertaining.

Upstairs

The accommodation level is intentionally restrained. A private master suite with balcony, generous robe and full granite ensuite offers a calm retreat, while secondary bedrooms balance privacy with connection. A clear circulation spine reinforces simplicity and ease of movement.



Materials & Finishes

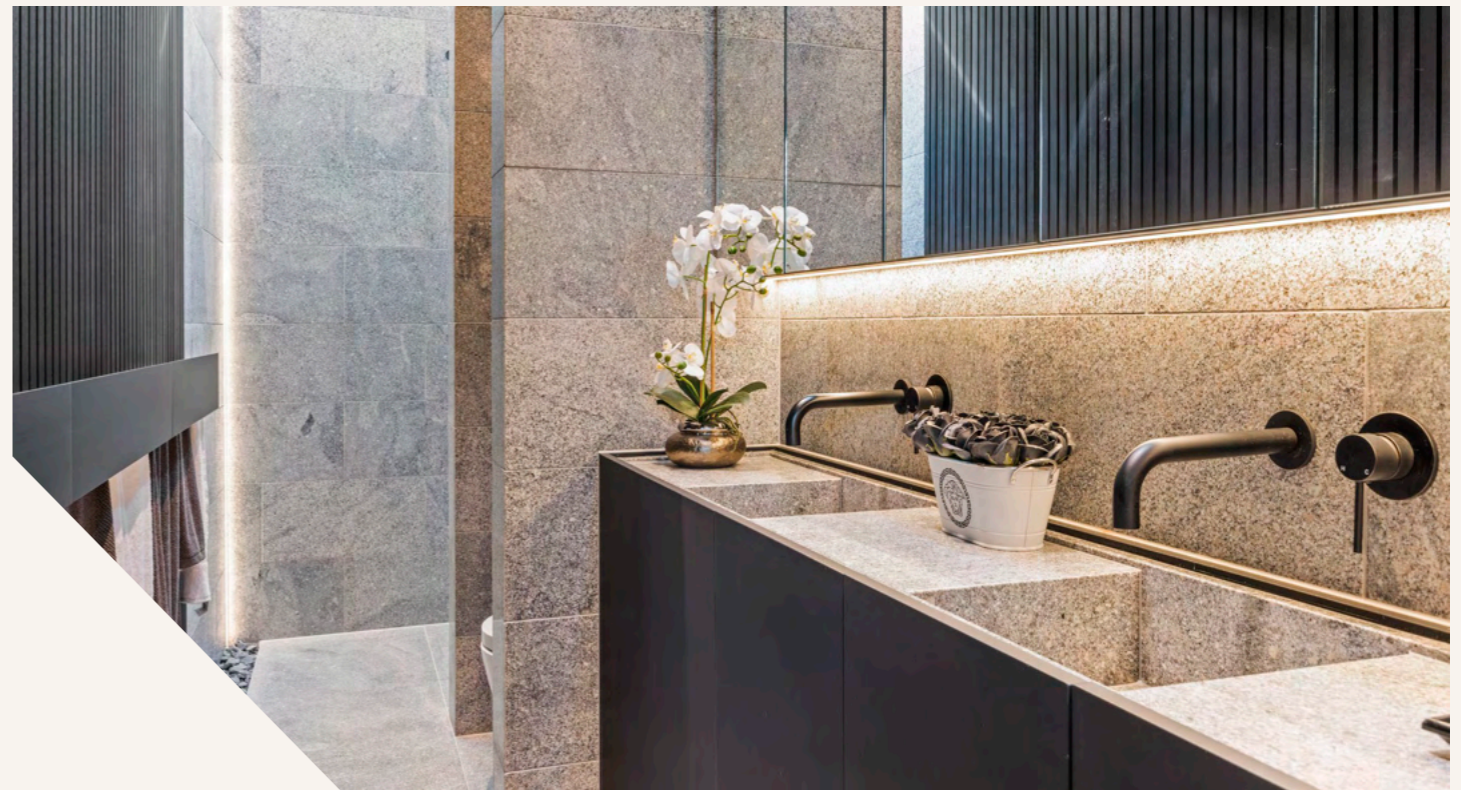
Materiality is expressed with consistency and precision. Concrete, natural stone, polished floors and off-form surfaces create a grounded architectural language that flows from exterior to interior. Bathrooms continue this approach, with bespoke detailing reinforcing a sense of cohesion and permanence.

Landscape & Detail

Layered planting softens the built form, bringing greenery, movement and seasonal change across both ground and upper levels. Recessed lighting, concealed services and integrated technology ensure the architecture remains clean, resolved and uninterrupted.

Sustainability

Sustainability is embedded through passive solar principles and integrated systems, supporting comfort and performance year-round. Every element has been deliberately considered – resulting in a home that is architecturally bold, materially honest and deeply liveable.







Hero

35

A statement in form, flow and restraint.

Positioned on a prominent corner site with views to a natural creek setting, this home has been conceived as a true showcase of design intent - where architecture, structure and materiality are expressed with clarity and confidence.

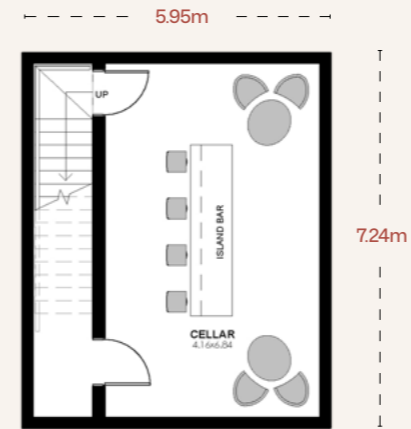
A bold, monolithic form establishes a strong street presence, deliberately private yet highly responsive to its setting. Concrete, steel and glass are not concealed but celebrated, with the structure itself forming the finished expression - creating a sense of honesty, permanence and quiet strength.

	Beds	3
	Bath	2.5
	Living	2
	Garage	2

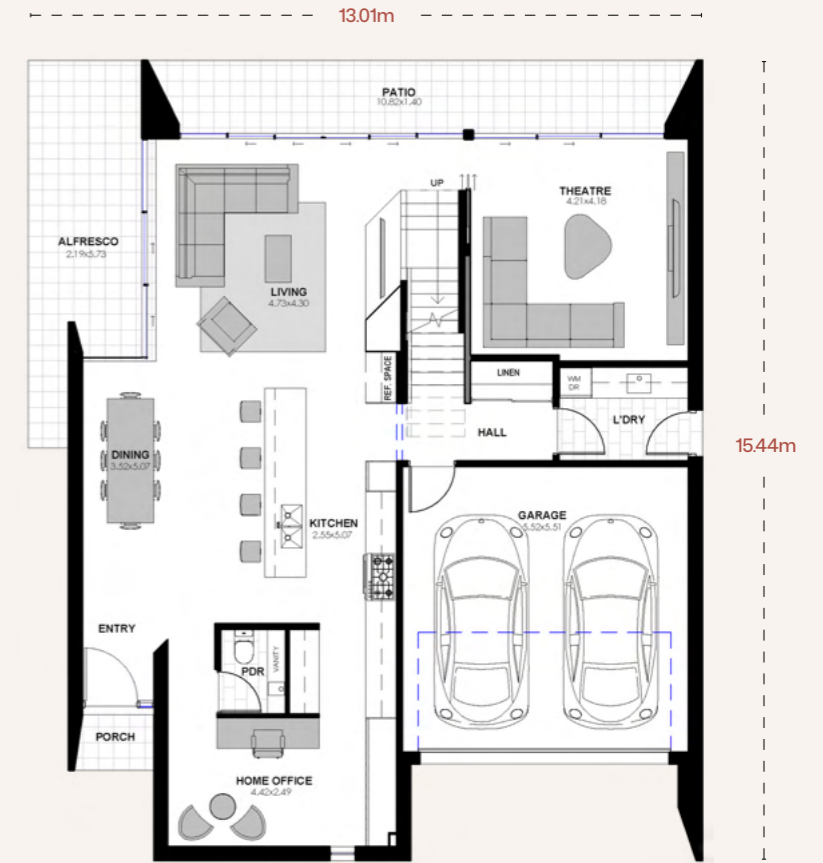
Home Width	13.01m
Home Depth	15.44m
Total Area	329.76m ²

Level One	119.19m ²
Level Two	99.20m ²
Garage	33.23m ²
Porch	1.77m ²
Alfresco	13.79m ²
Patio	13.42m ²
Balcony	4.66m ²
Cellar	44.48m ²

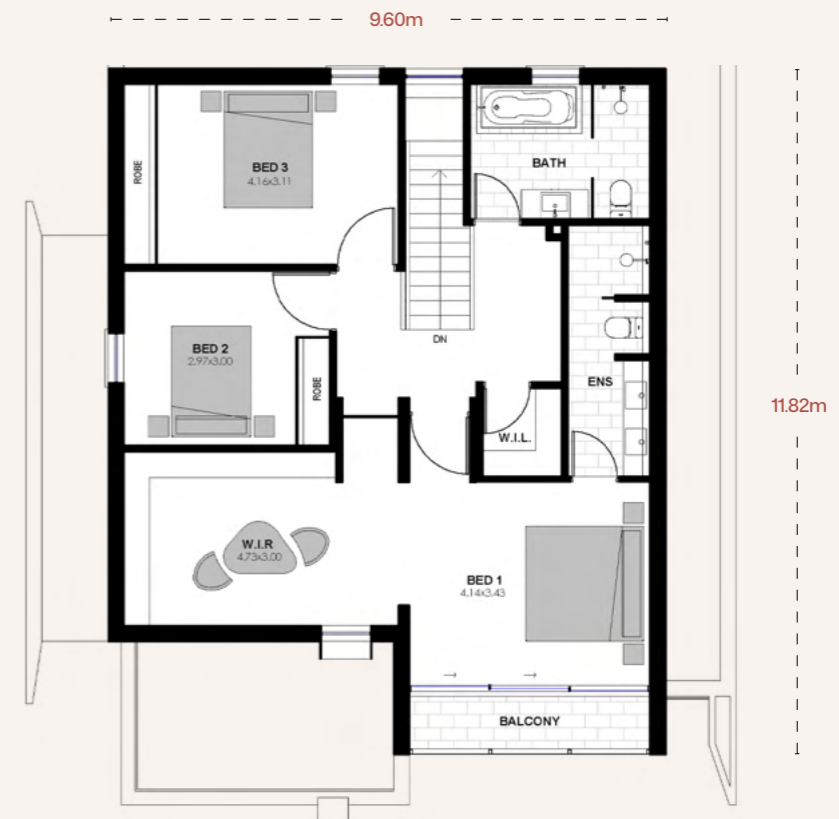
Basement Level



Level One



Level Two



Floor plans are not drawn to scale

Turrumurra

27

A dramatic central void and sculptural staircase anchor the Turrumurra 27, creating a striking architectural moment while drawing natural light deep into the interior. This defining feature establishes an immediate sense of openness and scale, setting the tone for a home designed with intention and presence.



Turrumurra

27

Two Level Home

A thoughtful response to modern family living on a smaller block.

Downstairs, open-plan living creates a natural gathering space, while upstairs provides clear separation with bedrooms, bathrooms and a rumpus for retreat. The result is a home that feels organised, functional and easy to live in.

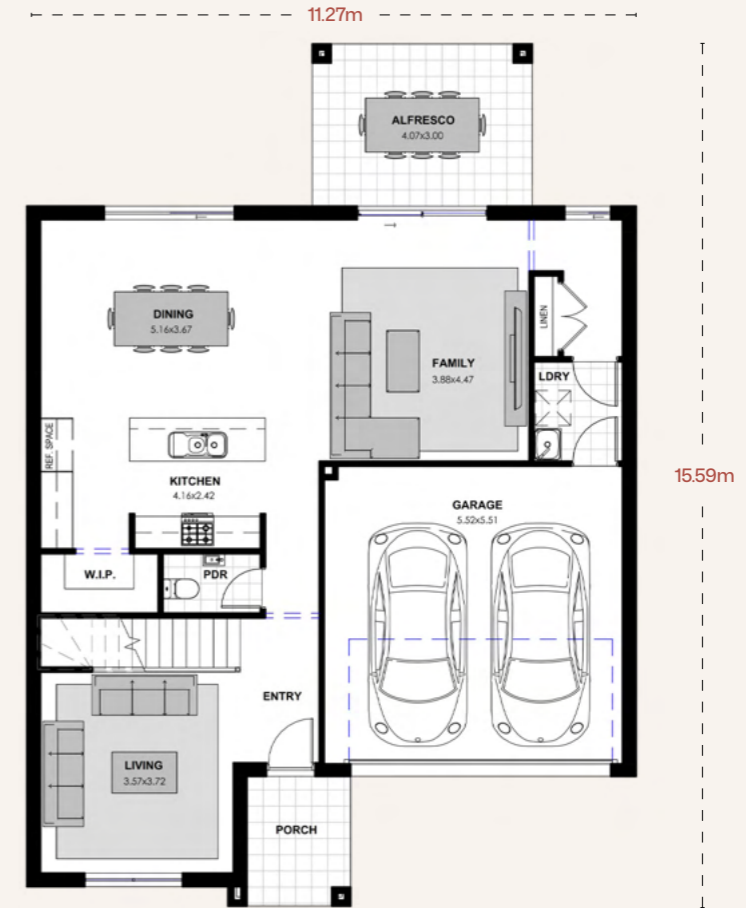


	Beds	4
	Bath	2.5
	Living	3
	Garage	2

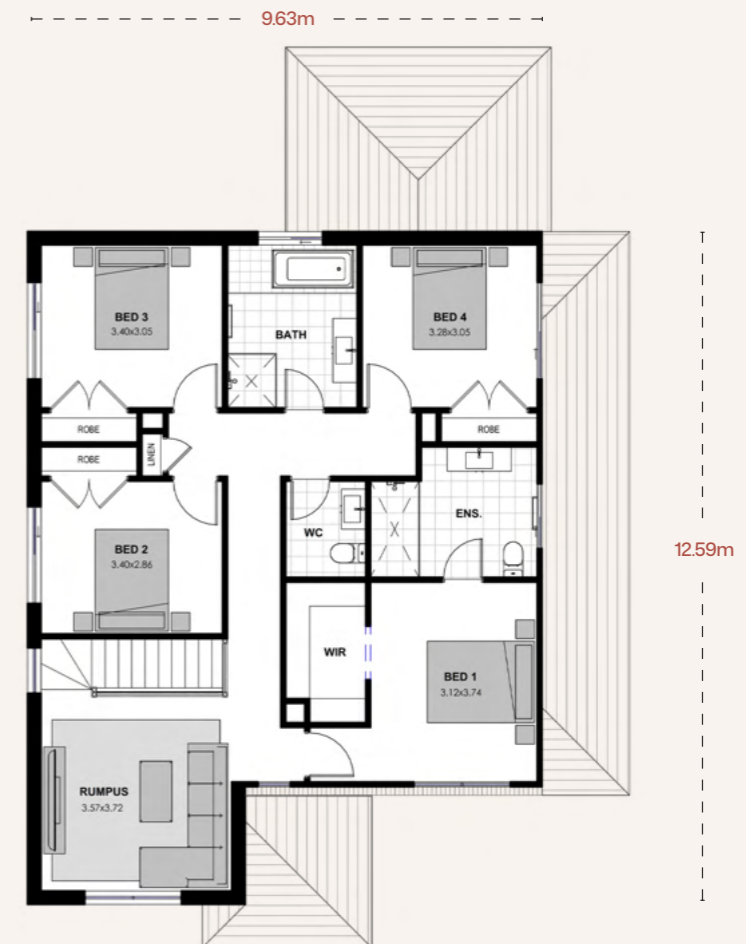
Home Width	11.27m
Home Depth	15.59m
Total Area	253.15m ²

Level One	94.08m ²
Level Two	109.01m ²
Garage	33.12m ²
Porch	4.73m ²
Alfresco	12.21m ²

Level One



Level Two



Floor plans are not drawn to scale

Ready to feel the ZAC difference?

Our display homes reflect the craftsmanship and thoughtful planning behind every build. Step inside to experience the spaces and see how each home is designed to be lived in.

Visit our Displays at
HomeWorld Estate
48 Noah Street, Box Hill

You'll feel the difference

For further information on Homes by ZAC and our build areas, please speak to a ZAC Building and Design Consultant at one of our Display Homes or call us on 1300 350 793. Whilst every care is taken, some images used in our marketing brochures may show fixtures, fittings or finishes that are not supplied by Homes by ZAC which may be considered non-standard items. ZAC Homes Pty Ltd Builders Licence Number: 47259C Dated: April 2026

Homes by
ZAC

Ready to discuss the vision for your new home? Our team of Building and Design Consultants is here to help you tailor the perfect design for your lifestyle.

Book your consult on
1300 350 793

Explore more at
zac.com.au