

# Our Duplex Design Showcase

Duplex by  
**ZAC**



You'll feel the difference

Whether for family, investment,  
or both, a Duplex provides double  
the opportunity.





# Duplex design, expertly delivered.

## Designing a duplex requires a different level of thinking.

It's not just about creating two residences - it's about navigating a far more complex set of considerations, from site constraints and planning controls through to subdivision, approvals and long-term value.

Done well, it unlocks significant opportunity. Handled without care, it can lead to costly compromises that are difficult to resolve later. At Homes by ZAC, duplex design and build is a core specialisation - and our role extends far beyond the build itself.



We provide a complete, end-to-end service, managing every stage of the journey with precision and care. From initial feasibility and site assessment through to design, compliance, approvals, demolition, construction and subdivision – every element is considered, co-ordinated and expertly delivered.

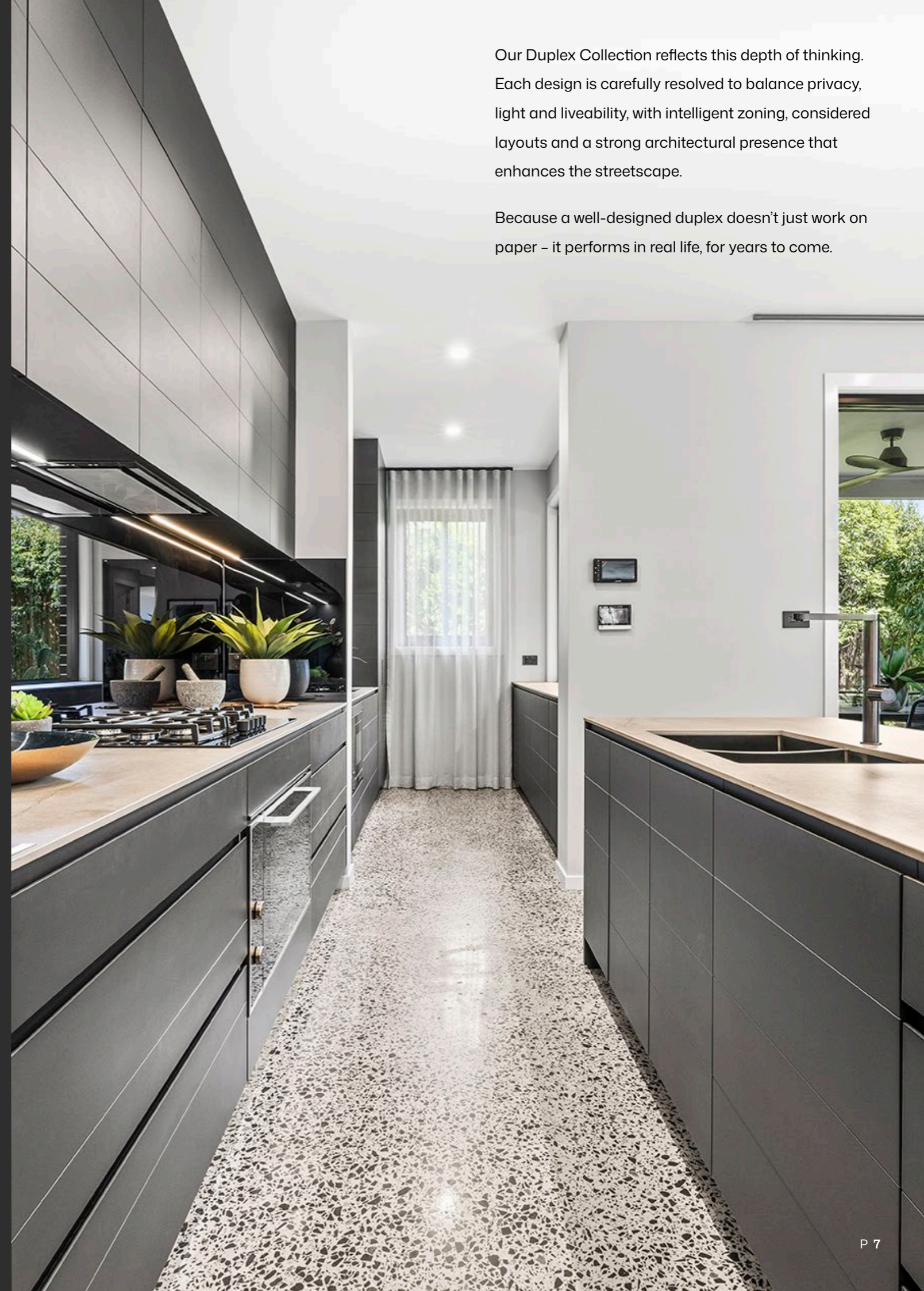
This integrated approach removes complexity, mitigates risk and ensures nothing is left to chance – giving you confidence from the outset, and clarity at every step.

**Our end-to-end duplex service includes:**

- Feasibility & site assessment
- Design & customisation
- Planning & approvals
- Demolition
- Construction
- Subdivision & completion

Our Duplex Collection reflects this depth of thinking. Each design is carefully resolved to balance privacy, light and liveability, with intelligent zoning, considered layouts and a strong architectural presence that enhances the streetscape.

Because a well-designed duplex doesn't just work on paper – it performs in real life, for years to come.



# Built on experience, guided by care.

Since 1993, ZAC has been helping Sydney families bring their home building dreams to life. What began as a family-run business has evolved into one of Sydney's most respected home builders, a business defined by care, craftsmanship and genuine guidance.

We've grown with the region, embracing modern design styles, new building techniques and technologies, and smarter ways to live. Yet our approach has never changed: we listen carefully, build with integrity, and take pride in delivering homes our customers love living in.

Every home we build tells a story, of a family's journey, a site's potential, and a team that never cuts corners. That's the ZAC way: experience you can trust, and quality you can feel.

**“We're not just raising the standard in how we build homes, it's how we show up every day, solve problems, and pay attention to the small details.”**

Peter Zaccazan, Founder



# The Annandale Collection

The Annandale Collection is a thoughtfully designed duplex range for families who value style, function, and flexibility. With 3-4 bedrooms, including a master suite with an ensuite and walk-in robe, each home balances private retreats with open-plan living spaces that flow seamlessly to an alfresco for everyday living or entertaining.

Every home includes clever features like a study or tech nook, ensuring space for work, learning, or quiet retreat. Available as the Annandale 33, Annandale 37 and Annandale 38, this Collection offers versatile layouts, smart design, and modern living solutions, perfect for families growing, working, and enjoying life together.



## Annandale

# 33

|  |        |   |
|--|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 2 |
|  | Garage | 2 |

|            |                      |
|------------|----------------------|
| Home Width | 12.95m               |
| Home Depth | 13.43m               |
| Total Area | 311.20m <sup>2</sup> |

|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 24.00m |

Level One







Level Two



Floor plans are not drawn to scale

# Annandale

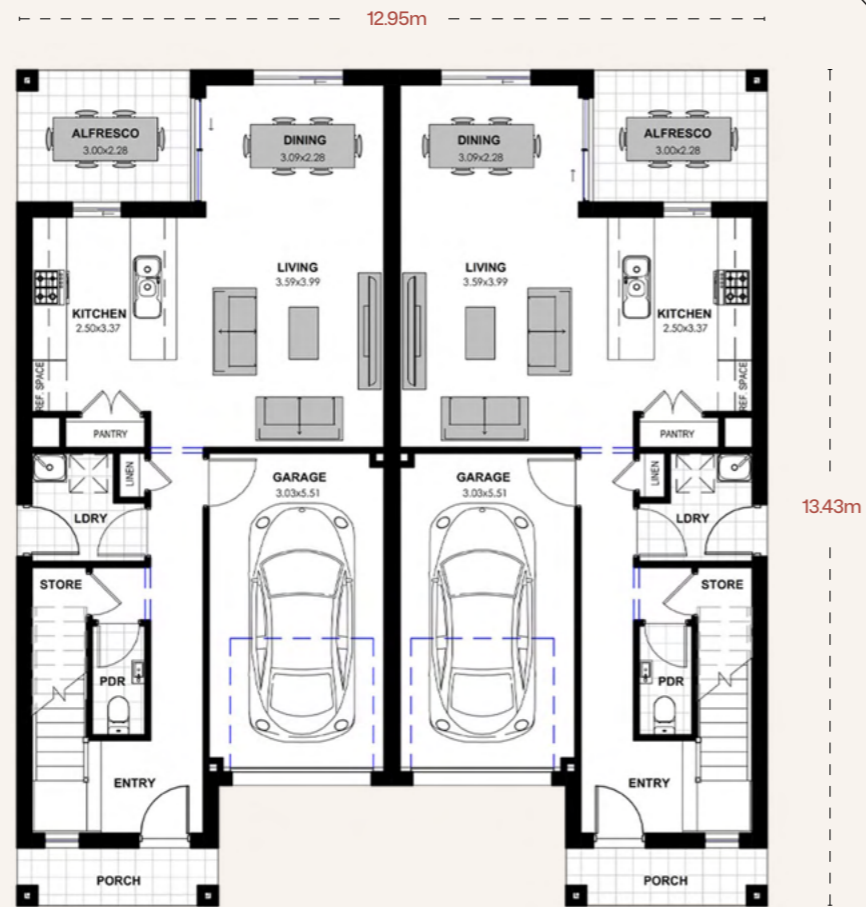
## 37

|  |        |   |
|--|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 2 |
|  | Garage | 2 |

|            |                      |
|------------|----------------------|
| Home Width | 12.95m               |
| Home Depth | 13.43m               |
| Total Area | 340.80m <sup>2</sup> |


|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 26.00m |

Level One







Level Two



 Floor plans are not drawn to scale

# Annandale

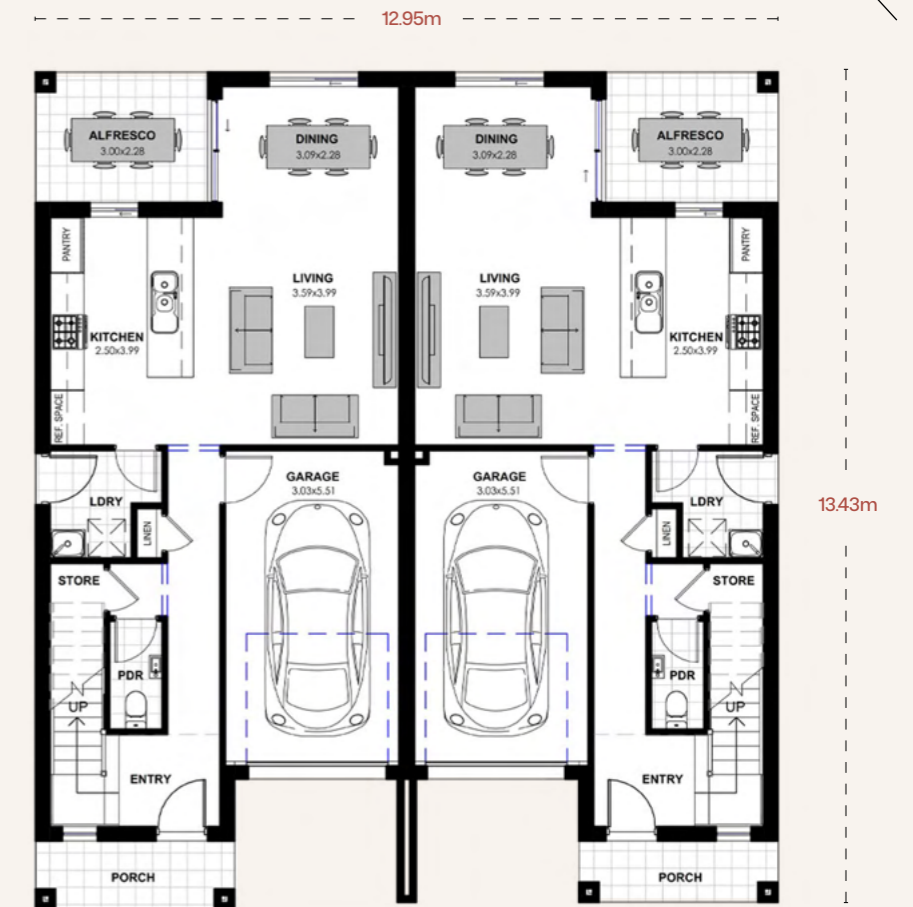
## 38

|   |        |   |
|---|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 2 |
|  | Garage | 2 |

|            |                      |
|------------|----------------------|
| Home Width | 12.95m               |
| Home Depth | 13.43m               |
| Total Area | 356.20m <sup>2</sup> |


|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 27.00m |

Level One



Level Two



 Floor plans are not drawn to scale

# The Caringbah Collection

The Caringbah Collection is designed for families who love relaxed, stylish living without compromise. Thoughtfully planned open and private spaces flow seamlessly, creating a home that's as practical as it is inspiring.

A sweeping entryway leads to a free-flowing gourmet kitchen, dining, and living area, perfect for entertaining or enjoying everyday family life. Each home also includes

private retreat, alfresco area, and flexible zones, making space for work, study, or quiet relaxation.

Available as the Caringbah 41, Caringbah 43, and Caringbah 47, this Collection blends modern design, effortless functionality, and versatile layouts, delivering a home that supports every stage of family life while keeping entertaining at its heart.



## Caringbah

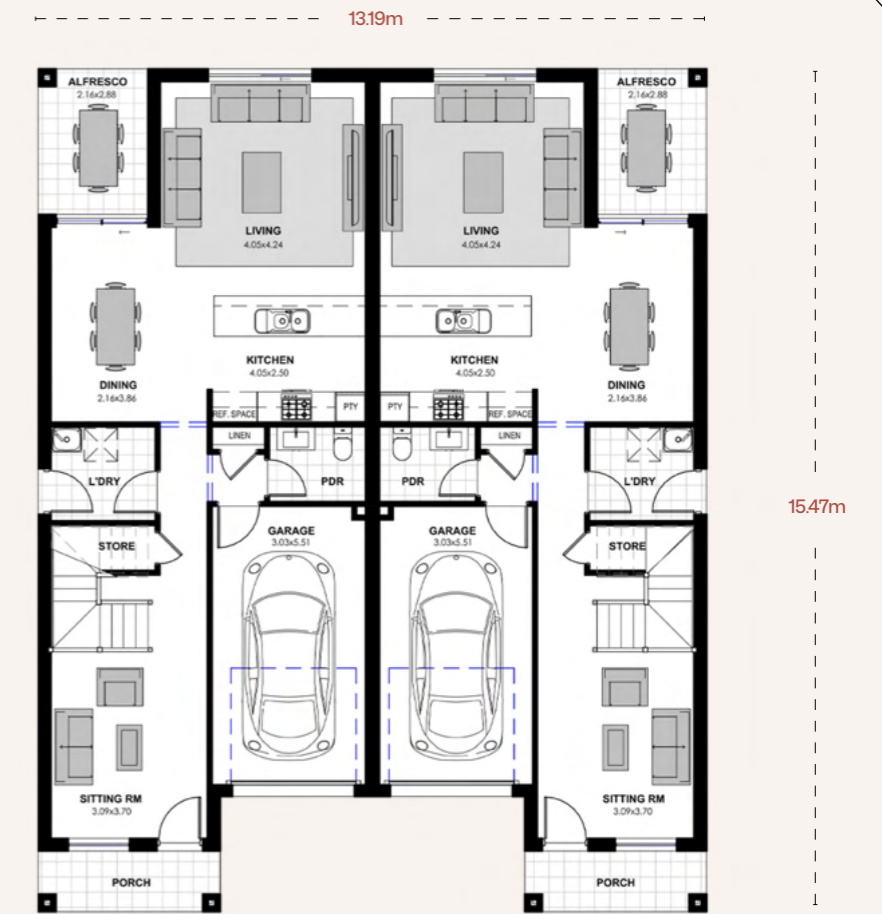
# 41

|  |               |          |
|--|---------------|----------|
|  | <b>Beds</b>   | <b>8</b> |
|  | <b>Bath</b>   | <b>5</b> |
|  | <b>Living</b> | <b>4</b> |
|  | <b>Garage</b> | <b>2</b> |

|                   |                            |
|-------------------|----------------------------|
| <b>Home Width</b> | <b>13.19m</b>              |
| <b>Home Depth</b> | <b>15.47m</b>              |
| <b>Total Area</b> | <b>376.40m<sup>2</sup></b> |

|                             |               |
|-----------------------------|---------------|
| <b>Fits Lot Width (min)</b> | <b>16.00m</b> |
| <b>Fits Lot Depth (min)</b> | <b>27.00m</b> |

### Level One







### Level Two



Floor plans are not drawn to scale

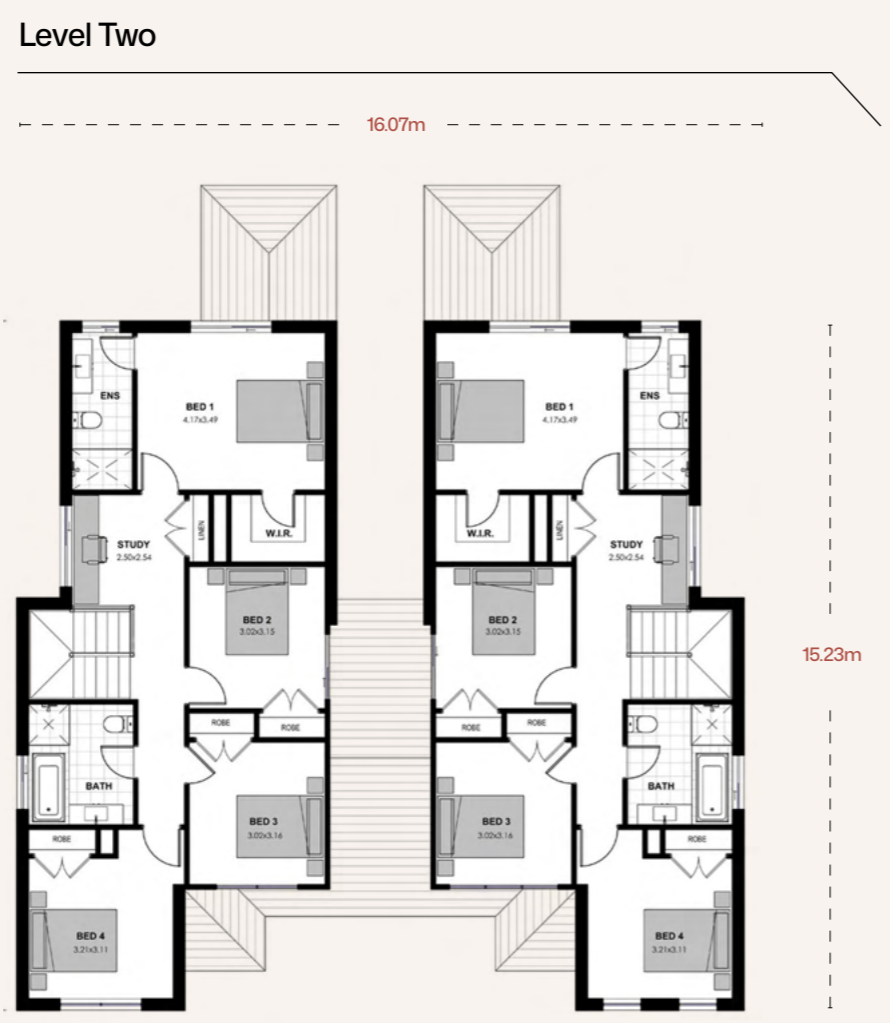
# Caringbah


## 43

|  |        |   |
|--|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 4 |
|  | Garage | 2 |

|            |                      |
|------------|----------------------|
| Home Width | 16.07m               |
| Home Depth | 18.23m               |
| Total Area | 403.40m <sup>2</sup> |





|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 19.00m |
| Fits Lot Depth (min) | 28.00m |



 Floor plans are not drawn to scale

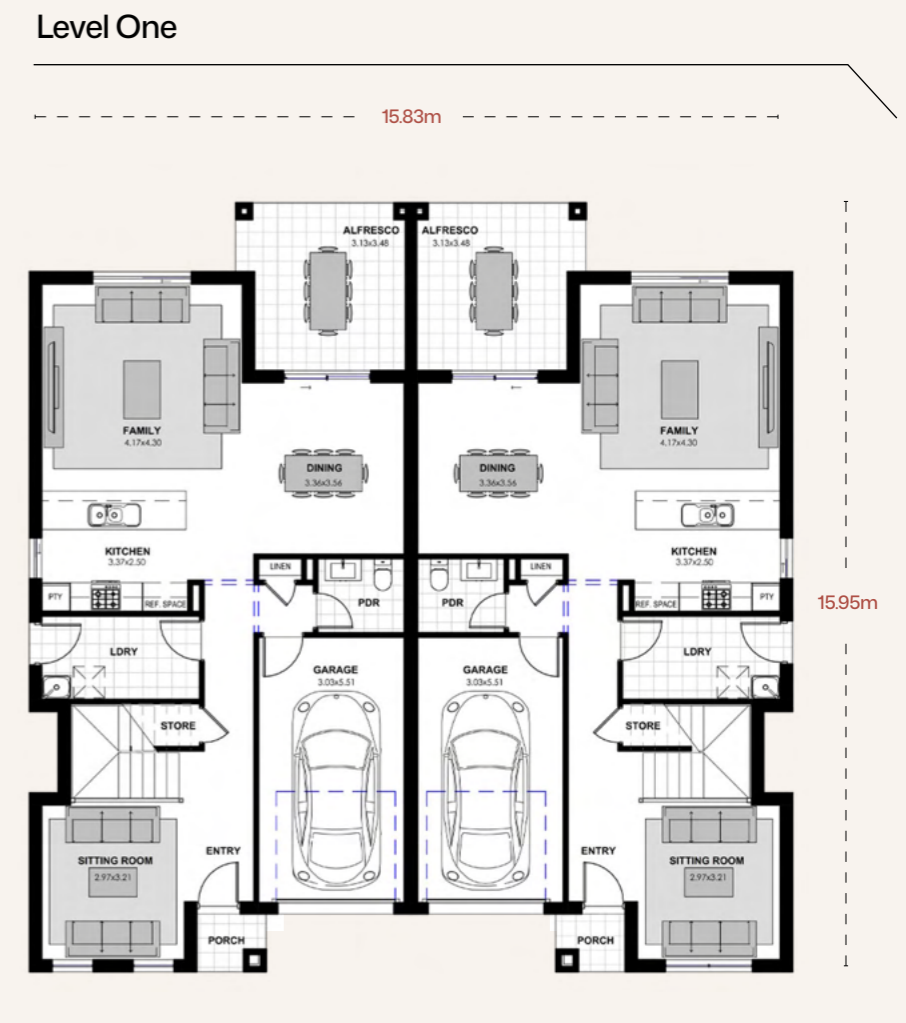
# Caringbah


## 47

|   |        |   |
|---|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 6 |
|  | Garage | 2 |

|            |                      |
|------------|----------------------|
| Home Width | 15.83m               |
| Home Depth | 15.95m               |
| Total Area | 437.50m <sup>2</sup> |

|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 18.50m |
| Fits Lot Depth (min) | 27.00m |



 Floor plans are not drawn to scale

# The Gemini Collection

The Gemini is a contemporary duplex design defined by architectural balance and individuality. Rather than a mirrored solution, each home is deliberately distinct, creating strong street presence and a refined, modern aesthetic through clean lines, layered materials and carefully considered proportions.

Inside, the home is designed around light, flow and functionality. Open-plan kitchen, dining and living spaces connect seamlessly to private alfresco areas, delivering homes that feel generous, practical and ideal for everyday living or entertaining.

Upstairs, private accommodation is thoughtfully zoned to support comfort and separation, with well-proportioned bedrooms, ensuites and flexible spaces that adapt to changing family needs.

Versatile by design, the Gemini offers multiple configuration options to suit different lifestyles, block sizes and investment strategies – delivering a duplex that is contemporary, highly liveable and built for long-term appeal.



Currently on display  
HomeWorld Estate  
48 Noah Street, Box Hill

## Gemini

# 44

|  |               |          |
|--|---------------|----------|
|  | <b>Beds</b>   | <b>8</b> |
|  | <b>Bath</b>   | <b>5</b> |
|  | <b>Living</b> | <b>3</b> |
|  | <b>Garage</b> | <b>2</b> |

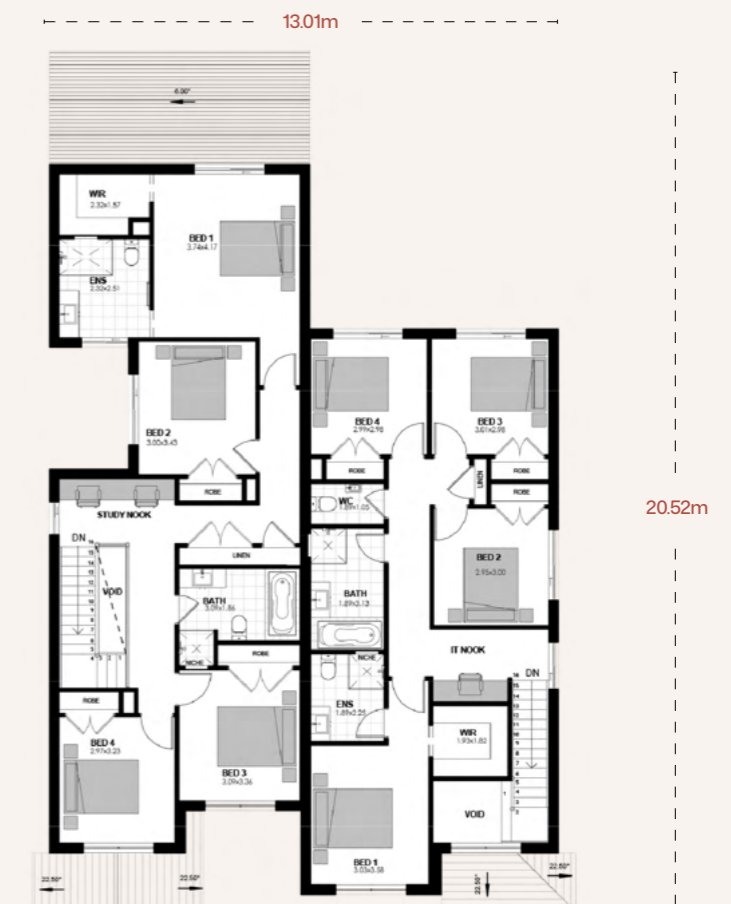
|                   |                            |
|-------------------|----------------------------|
| <b>Home Width</b> | <b>13.01m</b>              |
| <b>Home Depth</b> | <b>20.52m</b>              |
| <b>Total Area</b> | <b>412.00m<sup>2</sup></b> |

|                             |               |
|-----------------------------|---------------|
| <b>Fits Lot Width (min)</b> | <b>16.00m</b> |
| <b>Fits Lot Depth (min)</b> | <b>32.00m</b> |

### Level One



### Level Two



Floor plans are not drawn to scale

# The Linden Collection

Designed for smart dual-occupancy living on a smaller scale, the Linden Collection is ideal for investors or families who want to stay close while maintaining their own sense of space. Thoughtfully planned, this home balances efficiency, comfort, and long-term value.

The layout features three well-sized bedrooms and a central open-plan kitchen, dining, and living area that connects seamlessly to the alfresco, creating a light-

filled hub for everyday living and easy entertaining. With a focus on low-maintenance living and strong rental appeal, the Linden 33 offers a practical solution without compromising on liveability.

Perfectly suited to compact dual-occupancy projects, the Linden 33 delivers a considered design that supports flexible living, privacy, and investment confidence.



## Linden

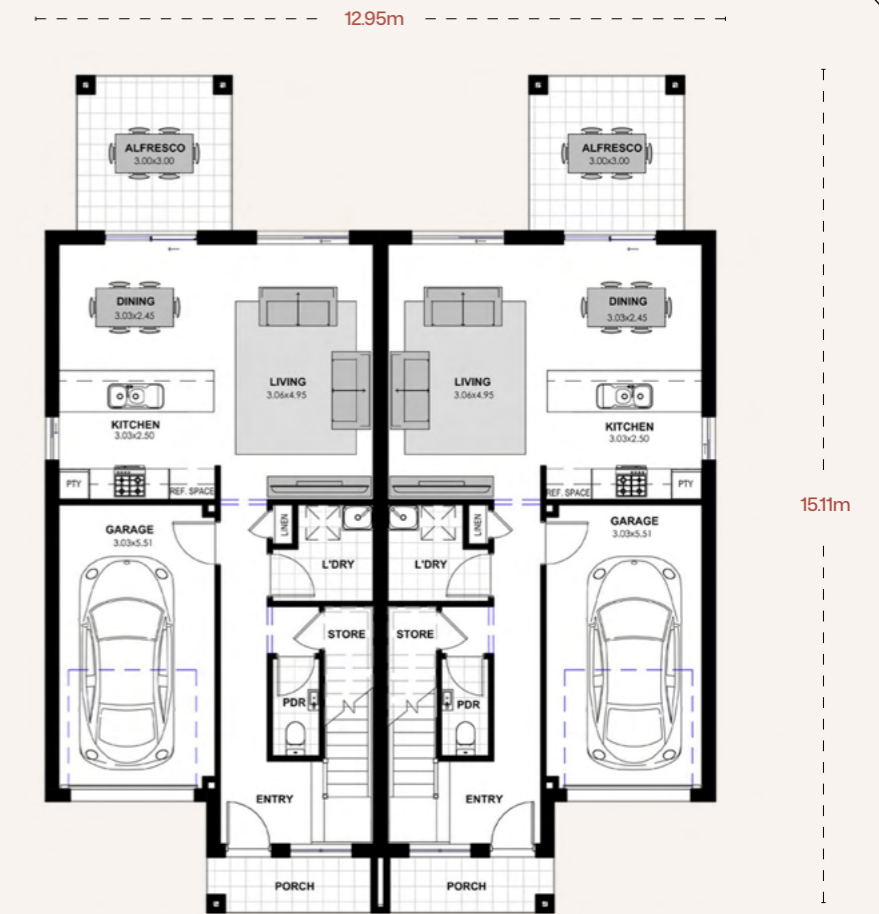
# 33

|  |        |   |
|--|--------|---|
|  | Beds   | 6 |
|  | Bath   | 5 |
|  | Living | 2 |
|  | Garage | 2 |

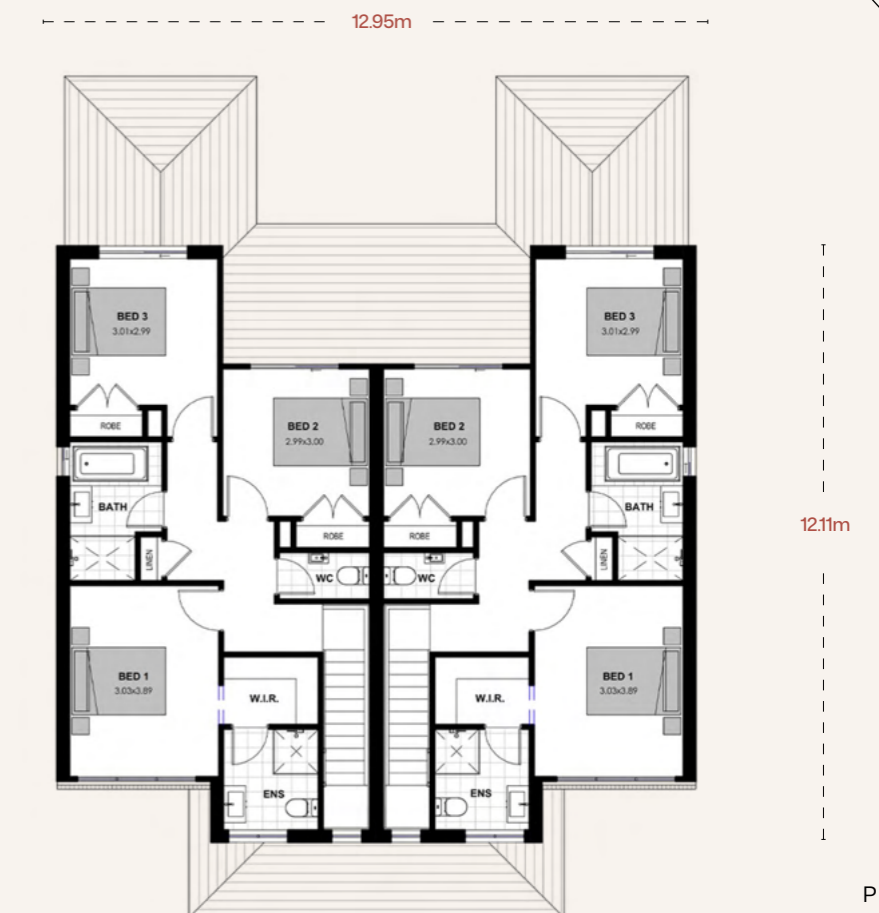
|            |                      |
|------------|----------------------|
| Home Width | 12.95m               |
| Home Depth | 15.11m               |
| Total Area | 309.40m <sup>2</sup> |

|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 25.00m |

### Level One



### Level Two



Floor plans are not drawn to scale

# The Rhodes Collection

Designed for flexibility, privacy, and smart investment, The Rhodes Collection is ideal for families who want to live close while maintaining their own space, as well as investors seeking strong dual-living appeal. This contemporary two level duplex balances connected living with thoughtful separation, making it perfectly suited to modern lifestyles and long-term value.

Each home delivers a well-considered layout that adapts effortlessly to multi-generational living or dual-occupancy opportunities. Upstairs, three comfortable





bedrooms create a private retreat for everyday living, while downstairs, a guest bedroom with its own ensuite provides ideal accommodation for extended family or visitors. A dedicated home office supports flexible work-from-home living, and the open-plan kitchen, dining and living area flows seamlessly to the alfresco, creating a welcoming space for entertaining or relaxing.

Designed to offer independence without compromise, the Rhodes Collection brings together functionality, comfort, and contemporary design in one smart duplex solution.



# Rhodes

## 49

|   |               |          |
|---|---------------|----------|
|  | <b>Beds</b>   | <b>8</b> |
|  | <b>Bath</b>   | <b>7</b> |
|  | <b>Living</b> | <b>4</b> |
|  | <b>Garage</b> | <b>2</b> |

|                   |                            |
|-------------------|----------------------------|
| <b>Home Width</b> | <b>13.19m</b>              |
| <b>Home Depth</b> | <b>20.26m</b>              |
| <b>Total Area</b> | <b>455.80m<sup>2</sup></b> |

|                             |               |
|-----------------------------|---------------|
| <b>Fits Lot Width (min)</b> | <b>16.00m</b> |
| <b>Fits Lot Depth (min)</b> | <b>29.00m</b> |

### Level One



### Level Two



Floor plans are not drawn to scale

# The Ryde Collection

The Ryde Collection is designed for modern families who need space, flexibility, and smart design that evolves with them over time.

Blending contemporary architecture with highly functional layouts, each Ryde duplex offers a considered mix of open plan living and private retreat spaces. Generous living areas flow seamlessly into a modern kitchen and alfresco, creating a home that works just as well for everyday family life as it does for entertaining.

With a fifth bedroom, dedicated study, and flexible living zones, the Ryde Collection comfortably supports growing families, multi-generational living, and working from home, without compromise.

Available as the Ryde 44, Ryde 47 and Ryde 50, this Collection delivers intelligent design, generous proportions, and long-term liveability in a duplex format built for the way families live today.



## Ryde

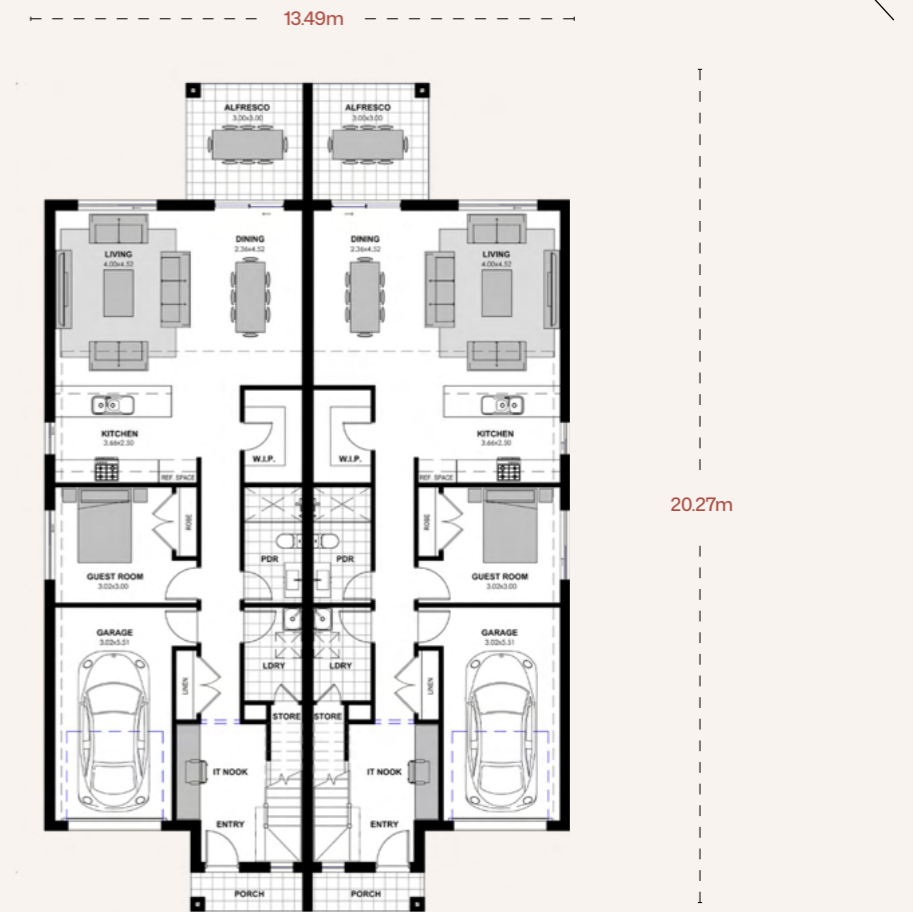
# 44

|  |               |           |
|--|---------------|-----------|
|  | <b>Beds</b>   | <b>10</b> |
|  | <b>Bath</b>   | <b>6</b>  |
|  | <b>Living</b> | <b>2</b>  |
|  | <b>Garage</b> | <b>2</b>  |

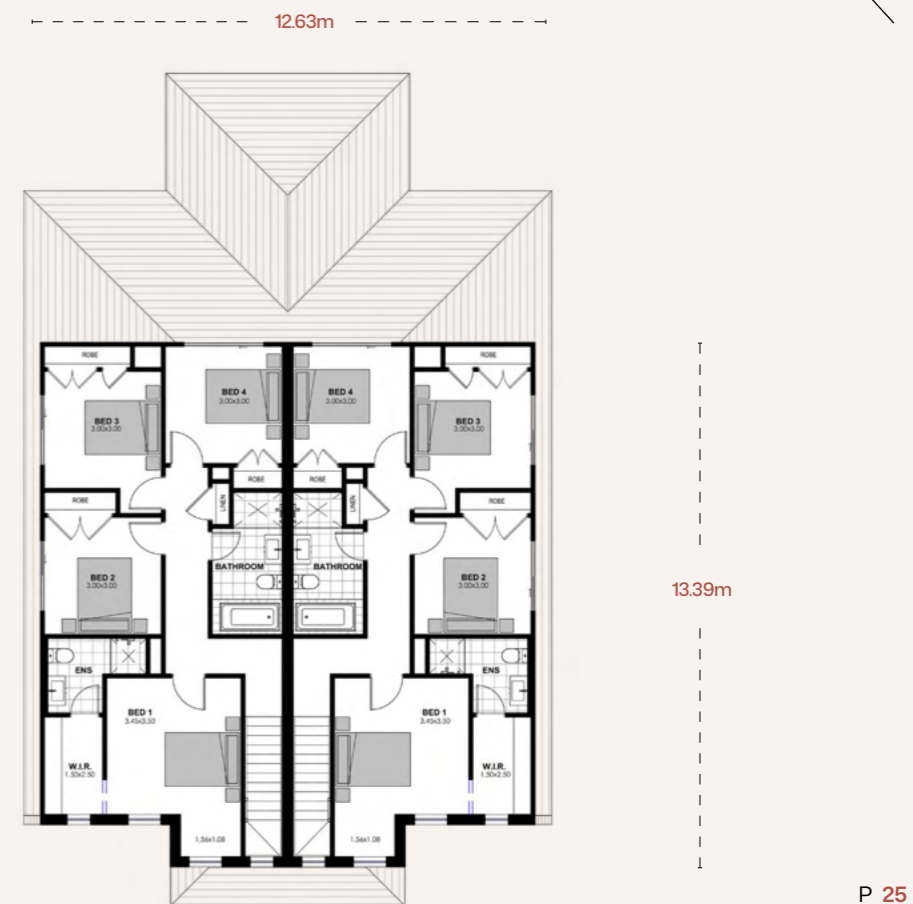
|                   |                            |
|-------------------|----------------------------|
| <b>Home Width</b> | <b>13.49m</b>              |
| <b>Home Depth</b> | <b>20.27m</b>              |
| <b>Total Area</b> | <b>411.50m<sup>2</sup></b> |

|                             |               |
|-----------------------------|---------------|
| <b>Fits Lot Width (min)</b> | <b>15.50m</b> |
| <b>Fits Lot Depth (min)</b> | <b>28.00m</b> |

### Level One







### Level Two



Floor plans are not drawn to scale

# Ryde

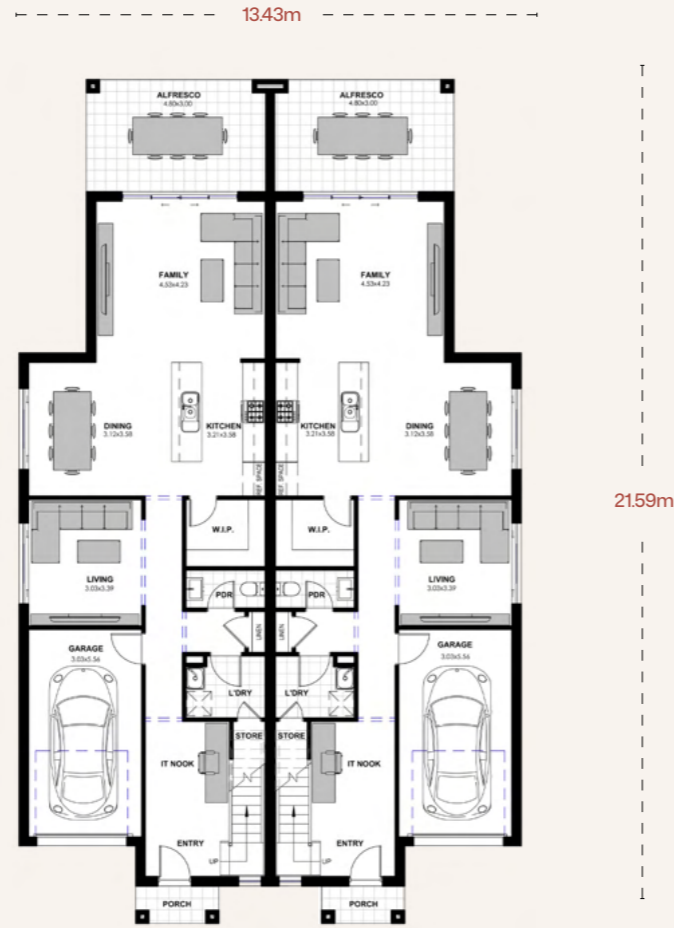
## 47

|  |        |   |
|--|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 4 |
|  | Garage | 2 |

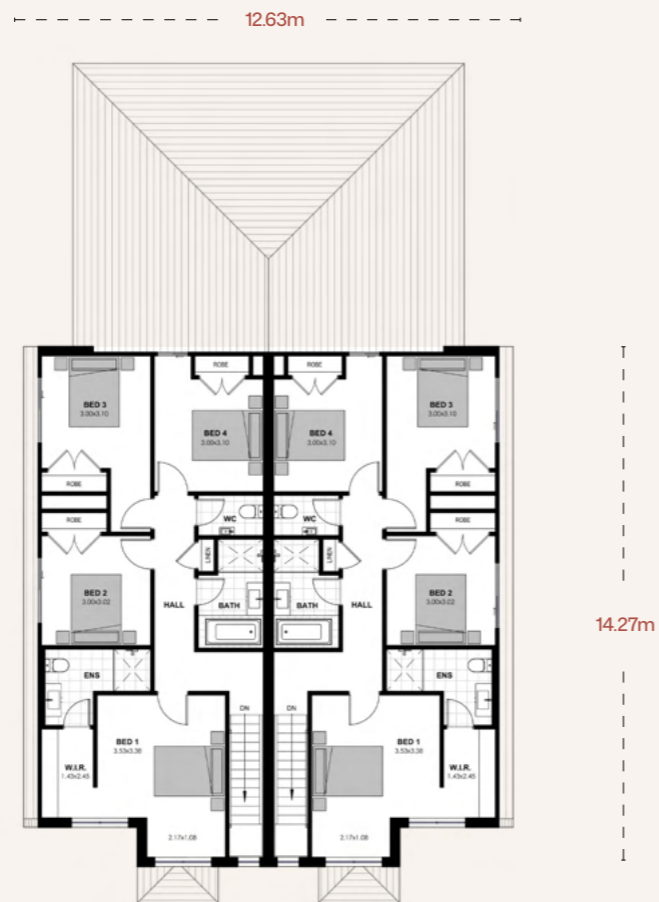
|            |                      |
|------------|----------------------|
| Home Width | 13.43m               |
| Home Depth | 21.59m               |
| Total Area | 434.10m <sup>2</sup> |


|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 29.00m |

Level One







Level Two



 Floor plans are not drawn to scale

# Ryde

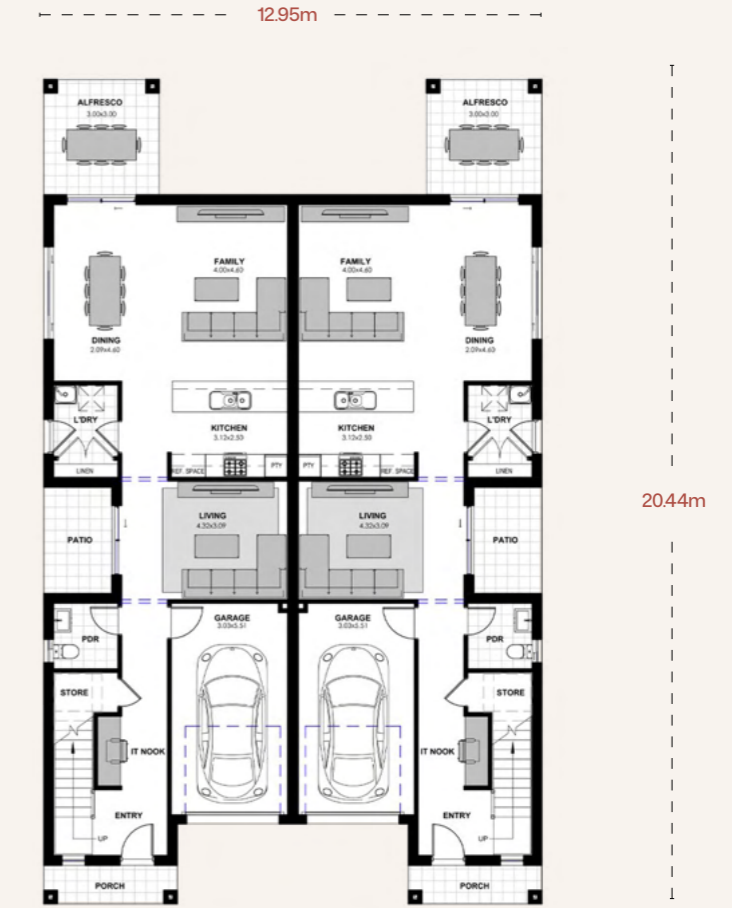
## 50

|   |        |   |
|---|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 6 |
|  | Garage | 2 |

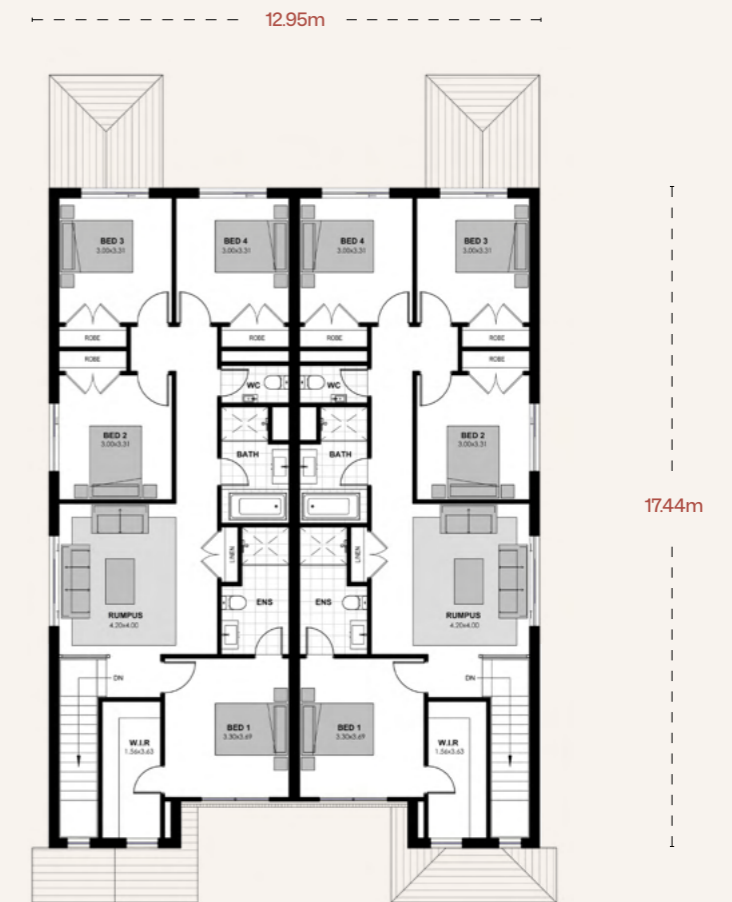
|            |                      |
|------------|----------------------|
| Home Width | 12.95m               |
| Home Depth | 20.44m               |
| Total Area | 462.70m <sup>2</sup> |


|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 15.50m |
| Fits Lot Depth (min) | 30.00m |

Level One



Level Two



 Floor plans are not drawn to scale

# The Woollahra Collection

Step into the Woollahra Collection, a duplex range designed for families who love to live, entertain, and create lasting memories.

Expansive open-plan spaces flow effortlessly into a gourmet kitchen and light-filled living zones, making every gathering feel effortless and every day extraordinary. Thoughtfully crafted private retreats, a fifth bedroom, and a dedicated study provide flexibility for growing families,

multi-generational living, or working from home, all within a sophisticated, contemporary duplex.

Available as the Woollahra 48 and Woollahra 50, the Woollahra Collection blends timeless style, generous proportions, and modern functionality, creating a home that's built to host, grow, and be treasured for years to come.



## Woollahra

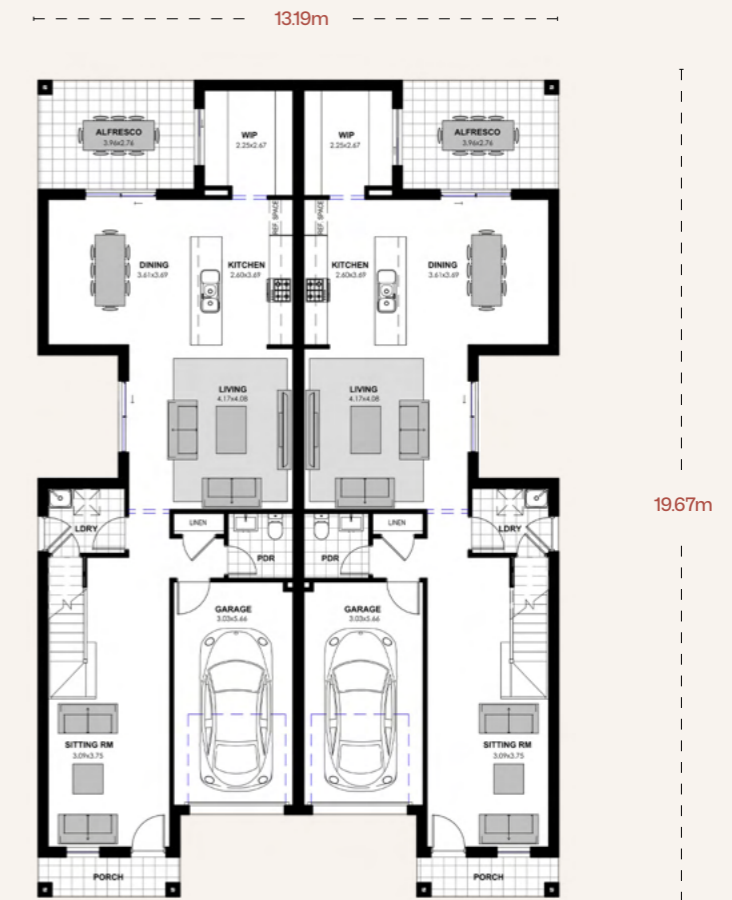
# 48

|  |               |          |
|--|---------------|----------|
|  | <b>Beds</b>   | <b>8</b> |
|  | <b>Bath</b>   | <b>5</b> |
|  | <b>Living</b> | <b>4</b> |
|  | <b>Garage</b> | <b>2</b> |

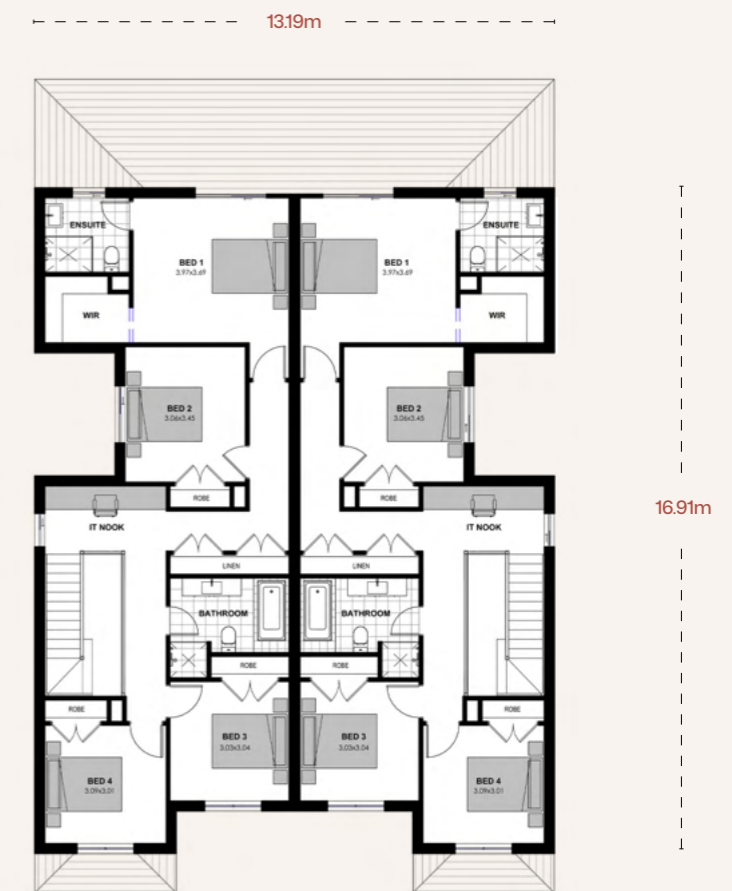
|                   |                            |
|-------------------|----------------------------|
| <b>Home Width</b> | <b>13.19m</b>              |
| <b>Home Depth</b> | <b>19.67m</b>              |
| <b>Total Area</b> | <b>450.30m<sup>2</sup></b> |

|                             |               |
|-----------------------------|---------------|
| <b>Fits Lot Width (min)</b> | <b>16.00m</b> |
| <b>Fits Lot Depth (min)</b> | <b>30.00m</b> |

### Level One







### Level Two



Floor plans are not drawn to scale

# Woollahra

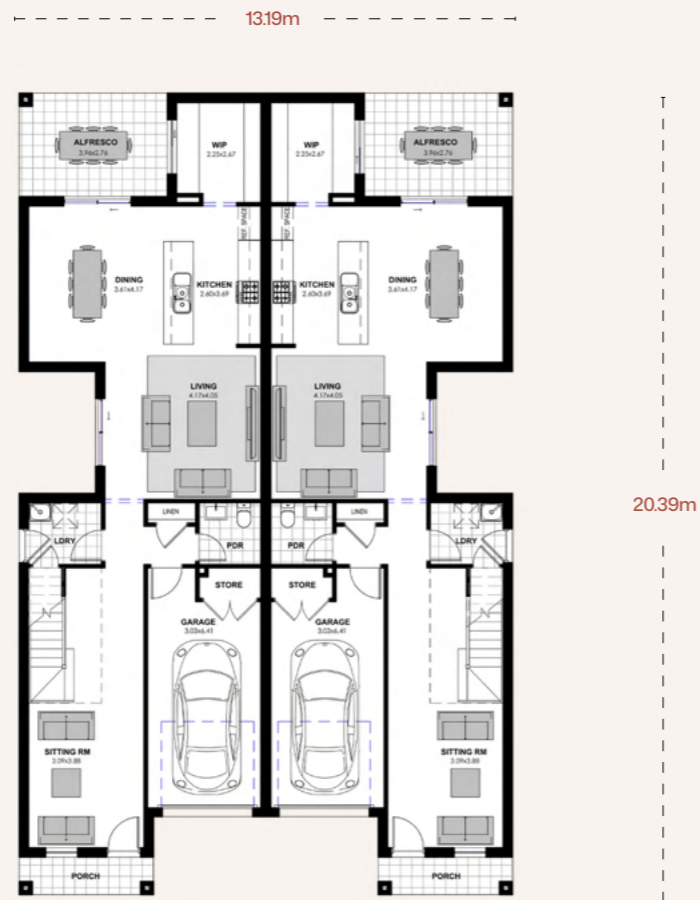
50

|  |        |   |
|--|--------|---|
|  | Beds   | 8 |
|  | Bath   | 5 |
|  | Living | 4 |
|  | Garage | 2 |

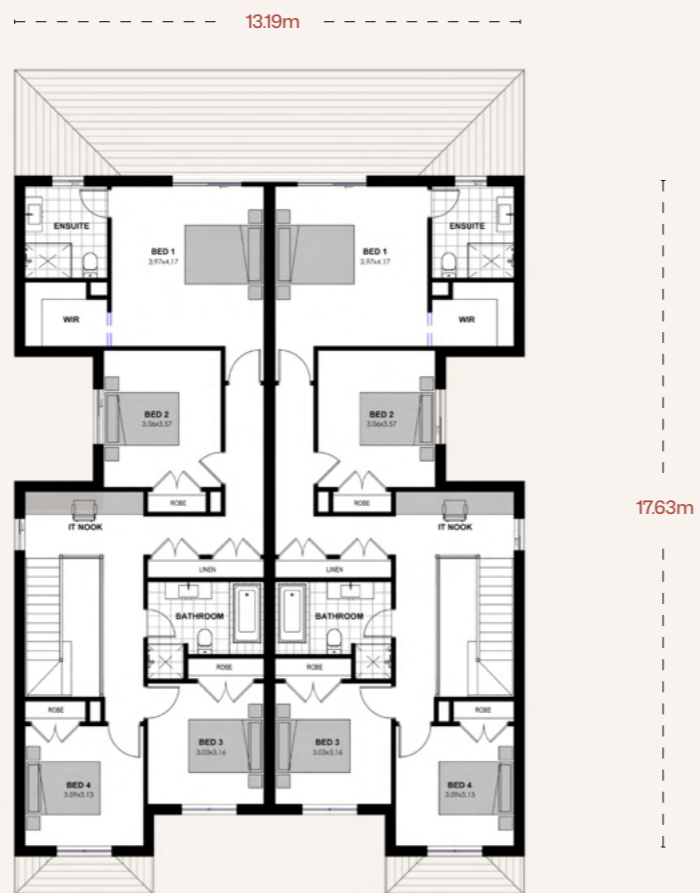
|            |                      |
|------------|----------------------|
| Home Width | 13.19m               |
| Home Depth | 20.39m               |
| Total Area | 468.40m <sup>2</sup> |

|                      |        |
|----------------------|--------|
| Fits Lot Width (min) | 16.00m |
| Fits Lot Depth (min) | 30.00m |

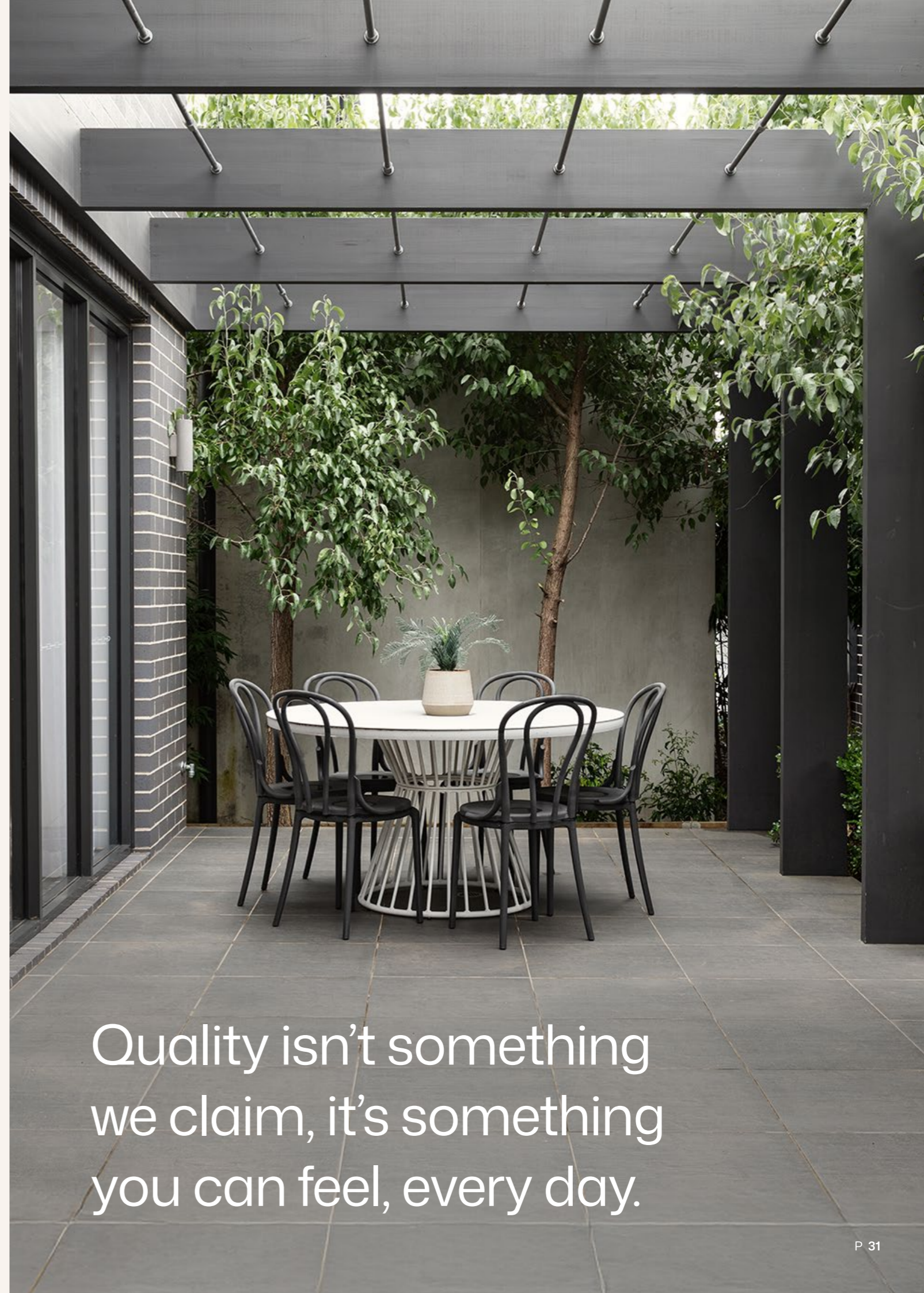
## Level One



## Level Two



Floor plans are not drawn to scale



Quality isn't something we claim, it's something you can feel, every day.

# Facade Overview

Your home's façade sets the tone for everything that follows. Our Duplex Collection offers a curated selection of façade styles, each thoughtfully designed to enhance street presence while complementing the architectural intent of the home. From contemporary forms to more classic expressions, each option balances proportion, materiality and detail to create a distinctive exterior that feels both considered and enduring.



**Hamptons**



**Sorell**



**Arden**



**Brennan**



**Marlow**



**Avela**



**Gemini**  
(Exclusive to the Gemini Design)

# Excellence at every turn.



Choosing a home is one of life's biggest decisions and we don't take that responsibility lightly. When you build with Homes by ZAC, you aren't just buying a floorplan; you're partnering with a dedicated team of experts committed to bringing your vision to life.

## Our promise to you.

- **Thoughtful design**  
Design is more than aesthetics; it's about how a home performs. We consider the nuances – how a room captures the afternoon sun, where storage feels intuitive, and how a space responds when it's full of life. Every home is engineered with intent, ensuring each square metre serves a purpose and supports your daily rhythm.
- **Uncompromising craftsmanship**  
We don't accept industry standard. We partner with leading brands, skilled trades and trusted suppliers, insisting on premium materials that meticulous execution so the finish on site reflects the vision on paper. Quality is our baseline, not a bonus.
- **Your vision, customised**  
Your lifestyle is unique, and your home should reflect it. We offer a level of customisation that many builders shy away from, allowing you to refine, adapt and personalise a design so it truly aligns with how you live.



- **Guidance every step of the way**

Building a home can be complex, but it should never feel overwhelming. We bring 30+ years of experience, we act as a trusted guide – managing the details, navigating the technicalities, and providing clear, considered advice from your first conversation through to handover and beyond.

- **Quality, considered from every angle**

Our ZAC 360° Quality Promise underpins everything we do – a commitment that goes beyond industry standards to deliver certainty, confidence and lasting peace of mind.

Through a rigorous 10-stage quality inspection process, independent third-party verification at critical milestones, and a lifetime structural guarantee\*, every ZAC home is built to be solid, secure and enduring. Detailed digital build records provide transparency at every stage, while our commitment continues well beyond handover, with scheduled check-ins and a comprehensive 12-month post-completion inspection to ensure your home performs as it should across all seasons.

**This is quality, considered from every angle – and delivered without compromise.**

\*For more information, refer to [zac.com.au/lifetime-structural-guarantee](https://zac.com.au/lifetime-structural-guarantee)



You aren't just building a house.  
You're building a home by ZAC.  
Expect nothing less than excellence.

# Ready to feel the ZAC difference?

The best way to understand our commitment to quality is to step inside a ZAC home. Feel the expansiveness of the spaces, notice the detail in the finishes, and experience the flow of our designs for yourself.

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

## You'll feel the difference

Whilst every care is taken, images and illustrations in our marketing materials are for illustrative purposes only. Facades shown in conjunction with specific floorplans are indicative of the architectural style and design intent, and may not represent a direct or standard inclusion for that floorplan. Some images may depict fixtures, fittings, finishes, landscaping or features that are not supplied by Homes by ZAC or are available only as upgrades. Please refer to detailed plans, specifications and inclusions for full details.  
ZAC Homes Pty Ltd Builders Licence Number: 47259C. Dated: April 2026

Duplex 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](http://zac.com.au)**