

— THE SPARGO RANGE —

SENTIUM

Classic in form. Crafted in code.

ARCHITECTURAL INTELLIGENCE · ROUSE HILL · NSW



Classic in form, *crafted* in code.

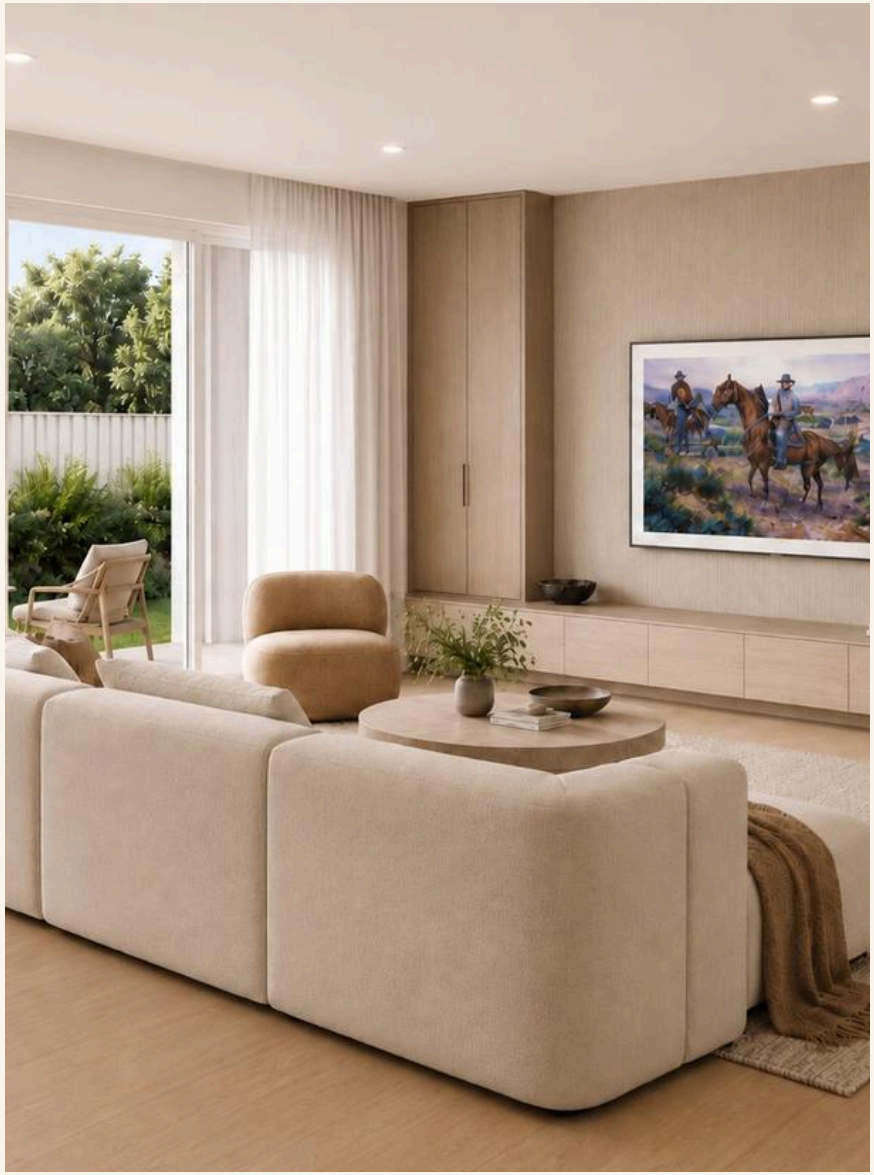
Sentium designs, engineers and builds homes end to end — classic and warm to live in, precisely manufactured and assembled, with reliability built into every step from the first line of code to the keys. Our homes are **Spargo**.

Sentium	Spargo	End to end	Reliable
MASTER BRAND	THE HOMES	DESIGN · BUILD · SERVE	BUILT IN

Sentium · Spargo — brands of Yunxu Technology Group Holding Limited (Cayman). Build by Logibuild. Renders, plans, areas and inclusions are concept only and indicative, and subject to final design, site and CDC/DA conditions.

Others render a home. We *deliver* one.

Design, manufacturing, installation and after-sales are all run in-house, to a single standard — a continuous line few companies can offer. A traditional builder has no intelligent front end; a software studio cannot build; an ordinary prefab plant has no design or service. We hold all four.



DESIGNED

Every home engineered & verified before a component is cut.

MANUFACTURED

Precision components, machine-checked to a line standard.

ASSEMBLED

A controlled, sequenced assembly on your land.

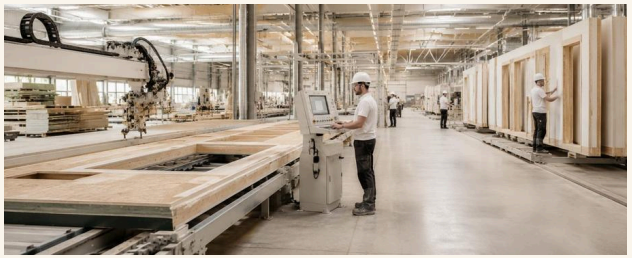
SERVED

A digital record kept for the life of the home.

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How a *Spargo* is made.

The home is built and proven as a digital model first, then manufactured, then assembled in a short, controlled sequence — the data made at design carries all the way to the keys. **We don't promise the fastest. We promise the certain.**



FACTORY MANUFACTURE



ON-SITE ASSEMBLY



DIGITAL RECORD

01

Smart Design

From the block, a parametric model — architecture, structure, services and interior fused and clash-checked to the millimetre, split into uniquely coded components. Cost and program lock at design freeze.

02

Factory Manufacture

Components are made in a climate-controlled factory to the standard of car manufacturing — cut to sub-millimetre tolerance, machine-vision inspected, insulation and finishes built in.

03

On-Site Assembly

On site it is assembly, not construction — set out from the model, code-checked and guided into place, dry and air-sealed. A controlled, sequenced assembly, not months of site labour.

04

Handover & Record

The model, quality records and imagery are handed over as one digital asset — on record for the life of the home, ready for any future renovation.

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Designed for *life*.

Light-filled living that opens to the garden; a kitchen at the heart of the home; quiet, durable rooms that hold their calm in the everyday. A Spargo is classic to look at and easy to live in — a home that brings a family together.



OPEN-PLAN LIVING



THE KITCHEN, AT THE HEART



A RETREAT OF ONE'S OWN

"You see a classic, warm home for a family. What you don't see is the system that built it precisely."

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- MATERIALS & PALETTE / EXTERIOR -

A classic façade, *precisely* warm.

A modern-Mediterranean street presence — warm sand render, natural stone cladding and a terracotta-tiled roof, softened by timber screening and lantern light. Calm, classic, and made to age gracefully.

CLADDING & RENDER
Natural stone cladding · sand-toned acrylic render

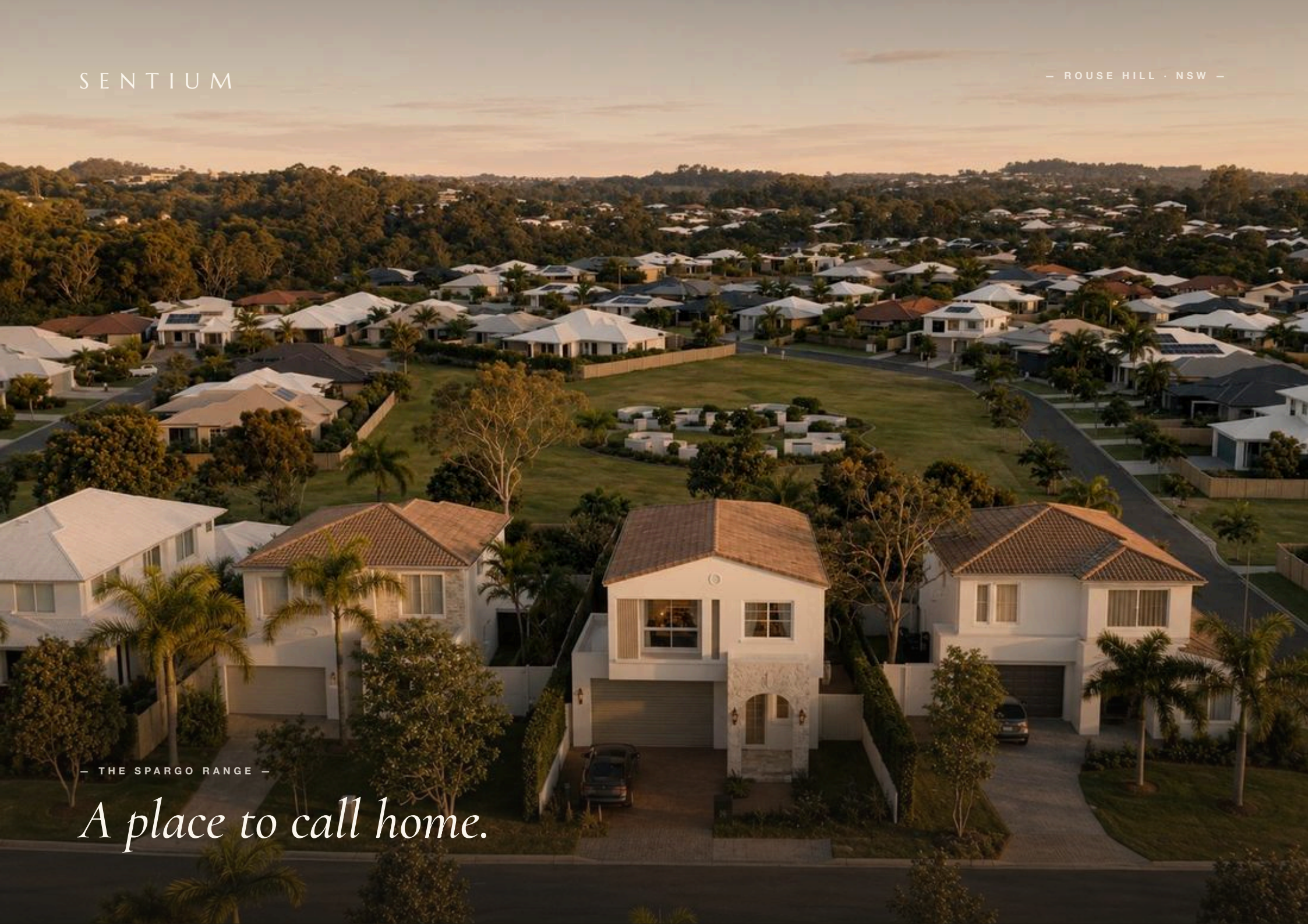
ROOF & JOINERY
Terracotta tiled roof · powder-coated windows

DETAIL
Timber screen & batten · lantern wall lights · sectional garage



PALETTE
Paper · Sand · Limestone · Stone · Terracotta · Oak · Espresso · Dove

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SENTIUM
— ROUSE HILL · NSW —
— THE SPARGO RANGE —
A place to call home.

The *range*.

Four family homes across 10–12.5 metre frontages — from a compact single level to a six-bedroom plan. Each shown with its street elevation; full plans follow.



Spargo 31 CDC 3031

5 BED · 4 BATH · 2 CAR

Two-Storey · 227.44 m² · 10 m frontage



Spargo 32 CDC 3032

5 BED · 4 BATH · 1 CAR

Two-Storey · 260.37 m² · 10 m frontage



Spargo 33 CDC 3033

6 BED · 5 BATH · 2 CAR

Two-Storey · 290.54 m² · 12.5 m frontage



Spargo 35 CDC 3035

5 BED · 3 BATH · 1 CAR

Single-Storey · 189.5 m² · 11 m frontage

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— CDC 3031 · TWO-STOREY HOME —

Spargo 31

Five bedrooms across two storeys on a ten-metre frontage — a warm, classic family home with a master retreat and garden living.

5	4	2	2
BED	BATH	CAR	LEVEL

GROUND FLOOR	114.96 m²
FIRST FLOOR	96.35 m²
ALFRESCO, PORCH & COVERED	16.13 m²
TOTAL AREA · GBA	227.44 m²
FRONTAGE	10 m

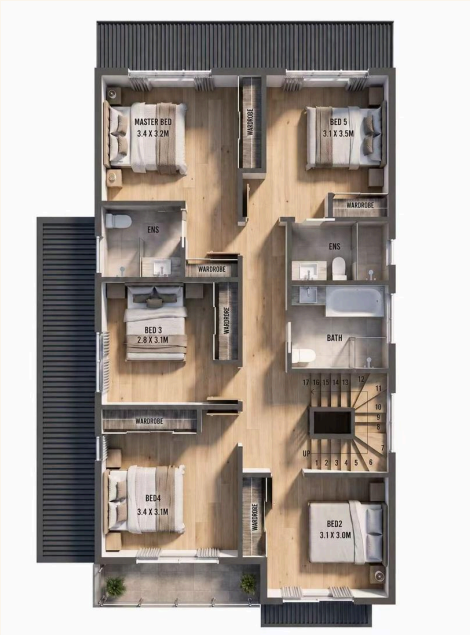
SUITS

Growing families · north-rear orientation

FLOOR PLANS · concept, indicative



GROUND FLOOR



FIRST FLOOR

Artist's impression. Floor plans, dimensions and areas are concept only and indicative; refer to the construction set and contract of sale. 15 Scandinavian Circuit, Rouse Hill NSW · Lot 3031.

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— CDC 3032 · TWO-STOREY HOME —

Spargo 32

Five bedrooms with generous open living and a covered alfresco, on a ten-metre frontage — designed for indoor–outdoor family life.

5 BED	4 BATH	1 CAR	2 LEVEL

GROUND FLOOR	114.03 m²
FIRST FLOOR	110.73 m²
ALFRESCO, PORCH & COVERED	35.61 m²
TOTAL AREA · GBA	**260.37 m²**
FRONTAGE	10 m

FLOOR PLANS · concept, indicative



GROUND FLOOR



FIRST FLOOR

SUITS

Larger families wanting open living

Artist's impression. Floor plans, dimensions and areas are concept only and indicative; refer to the construction set and contract of sale. 13 Scandinavian Circuit, Rouse Hill NSW · Lot 3032.

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— CDC 3033 · TWO-STOREY HOME —

Spargo 33

Six bedrooms and twin living zones — the widest plan in the range, suited to multi-generation living on a broader block.

6	5	2	2
BED	BATH	CAR	LEVEL

GROUND FLOOR	150.30 m²
FIRST FLOOR	112.22 m²
ALFRESCO, PORCH & COVERED	28.02 m²
TOTAL AREA · GBA	290.54 m²
FRONTAGE	12.5 m

FLOOR PLANS · concept, indicative



GROUND FLOOR



FIRST FLOOR

SUITS

Multi-generation households · wider block

Artist's impression. Floor plans, dimensions and areas are concept only and indicative; refer to the construction set and contract of sale. 11 Scandinavian Circuit, Rouse Hill NSW · Lot 3033.

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— CDC 3035 · SINGLE-STOREY HOME —

Spargo 35

Five bedrooms in the most compact plan — single-level living with a covered alfresco, classic and easy to live in.

5	3	1	1
BED	BATH	CAR	LEVEL

GROUND FLOOR	159.87 m²
ALFRESCO, PORCH & COVERED	29.63 m²
TOTAL AREA · GBA	189.5 m²
FRONTAGE	11 m

FLOOR PLANS · concept, indicative



FLOOR PLAN · SINGLE LEVEL

SUITS

Compact families · single-level living

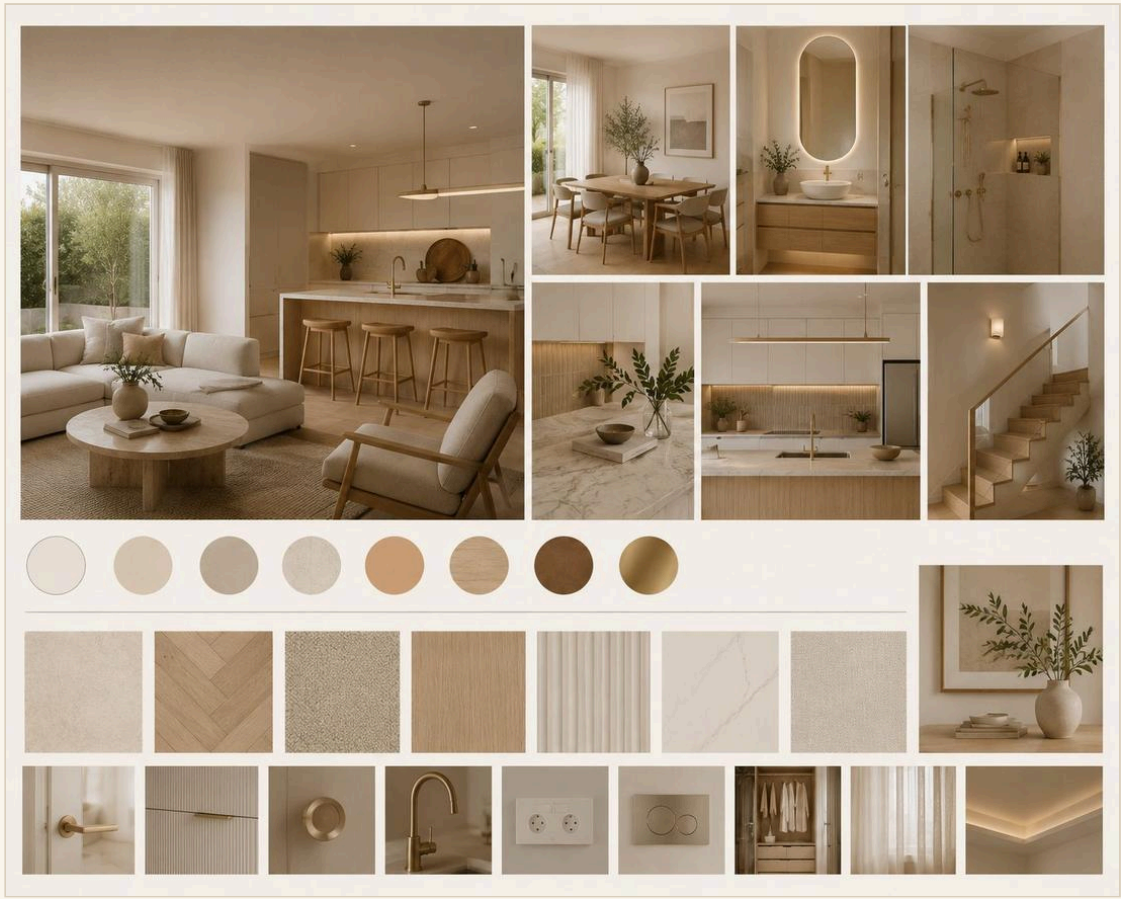
Artist's impression. Floor plans, dimensions and areas are concept only and indicative; refer to the construction set and contract of sale. 07 Scandinavian Circuit, Rouse Hill NSW · Lot 3035.

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- MATERIALS & PALETTE / INTERIOR -

Warm minimalism, *well* made.

Light-filled rooms in a natural palette — oak joinery, sintered-stone and marble surfaces, herringbone timber-look floors and soft textural fabrics, finished with brushed-brass tapware and concealed warm lighting.



SURFACES
Sintered stone & marble · herringbone timber-look tile

JOINERY
Oak veneer · fluted detailing · concealed-handle cabinetry

DETAIL
Brushed-brass tapware & hardware · sheer drapery · warm LED cove

PALETTE
Chalk · Linen · Greige · Oat · Honey oak · Tan · Walnut · Brushed brass

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— ONE PUBLISHED STANDARD —

Included as *standard*.

Every Spargo is delivered to one published standard — the finishes others charge to upgrade are built in.

Included as standard.

One home, one published standard — no confusing tiers. Brands, finishes and colours subject to contract.



KITCHEN · CALACATTA



BATHROOM · LARGE-FORMAT



LIVING · WARM & LIGHT

KITCHEN & STONE

- Calacatta sintered-stone benchtops
- Feature island bench, 850 × 3100 mm
- Concealed-handle French-white cabinetry
- Built-in pantry & passage storage
- Pull-out mixer, WaterMark certified
- Undermount sink
- Miele 900 mm oven, cooktop & rangehood · 600 mm dishwasher
- Feature pendant above the island

BATHROOMS & ENSUITE

- 800 × 800 floor & wall tiling
- Wall-hung vanity with mirror cabinet
- Wall-hung toilet suite, in-wall cistern
- Semi-frameless shower glass screen
- Freestanding bath, where applicable
- Designer tapware & accessories
- Bathroom heater — light & exhaust

LIVING & INTERNAL

- 2.7 m ceilings to ground and first floor
- 2340 mm paint-finished timber doors
- 2400 × 1000 mm aluminium entry door, electronic lock
- Solid-timber staircase & balustrade
- Built-in wardrobes to all bedrooms
- Engineered internal wall panels
- Smart light switches & sockets

FLOORING

- Herringbone timber-look tile to living
- SPC laminate flooring to selected areas
- Carpet to bedrooms & remaining areas
- Tiling to all wet areas
- Tiled skirting to wet areas

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The detail, *continued*.

Comfort, the parts you don't see, and the Sentium difference — built into every home and kept on record for its life.



LAUNDRY · OAK & STONE



ENSUITE · FREESTANDING



ALFRESCO & GARDEN

LAUNDRY

- Full-height laundry cabinetry
- Undermount basin with mixer
- Stone benchtop
- Tiled wet-area finishes
- Practical, integrated fit-out

COMFORT & ELECTRICAL

- Ducted air-conditioning provision
- LED downlights throughout
- Waterproof downlights to wet areas
- Exhaust fans & bathroom heating
- TV, phone & data points
- Hard-wired smoke alarms

EXTERNAL & STRUCTURE

- Electric sectional garage door, remote
- Fibre-cement board external finish, no exposed timber
- Galvanised steel load-bearing frame
- R2.5 wall · R7 roof insulation, 7-star standard
- Colorbond® roof
- Glass balustrade, where applicable
- Outdoor wall lighting
- Driveway, fencing & landscaping

BUILT IN

- Design proven before build
- Components uniquely coded & traceable
- Factory quality control
- Whole-home smart-ready
- A complete digital record at handover

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SENTIUM

— PRODUCT BROCHURE —

ASSURANCE & ENQUIRIES
SENTIUM · SPARGO

A lawful, *permanent* home.

Built to the same national code as a brick home, approved via the fast CDC path, with key materials certified — and lawful to occupy on completion. The basis for lending, value and resale.

BUILT TO CODE	CERTIFIED MATERIALS	LAWFUL TO OCCUPY	BACKED BY
NCC & CDC	Approved for use	Occupancy Cert.	6 / 2 / 90
National Construction Code; approved via the CDC path	Key materials & systems certified for use in Australia	The basis for lending, value and resale	6-yr structural · 2-yr defect · 90-day maintenance

PRICE	DISPLAY HOME	SPEAK WITH US	SCAN
On application	Cnr Tallawong Rd & Brilliant St, Rouse Hill NSW 2155 · by appointment	1800 785 558	[QR]

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We design, engineer and build homes. *End to end.*

Sentium is the company. Spargo is its product — the home itself. We hold a single, intelligent process across the whole build, from the first line of code to the finished house, so the homes stay classic in form while the way they are made is entirely new.

SENTIUM

Classic in form. Crafted in code.

ENQUIRIES · 1800 785 558
CNR TALLAWONG RD & BRILLIANT ST · ROUSE HILL NSW 2155

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