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## FULL SPECS AND FEATURES

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### BASIC FEATURES

BEDROOMS: 5

BATHROOMS: 3.5

2 STOREY

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### DIMENSIONS

DEPTH: 28.590m

WIDTH: 13.875m

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### AREA

RESIDENCE: Ground Floor: 141.7m<sup>2</sup>, First Floor: 127.2m<sup>2</sup>

GARAGE: 35.2m<sup>2</sup>

POOL DECK: 39m<sup>2</sup>

ALRESCO: 75.3m<sup>2</sup>

PATIO: 19.8m<sup>2</sup>

BALCONY: 7.4m<sup>2</sup>

OFFICE: 23.9m<sup>2</sup>

**TOTAL: 469.5m<sup>2</sup>**

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### ROOF

STYLE: Hip/Gable

TYPE: Tiles

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### BEDROOM FEATURES

Built in wardrobes to bedrooms 2, 3 & 4

Jack & Jill ensuite access to bedrooms 2 & 3

His and Hers WIRs + Luxury ensuite to Master bedroom

Private outside alfresco access to Master Bedroom

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### KITCHEN FEATURES

Large Walk in pantry

Island bench

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### ADDITIONAL ROOM FEATURES

Open plan kitchen, dining and lounge

Separate Home Office with ensuite and private client access

Separate study

Separate rumpus room with wet bar & private balcony

Upstairs hallway with wall to wall glass

Unique entrance