

---

## FULL SPECS AND FEATURES

---

### BASIC FEATURES

BEDROOMS: 4

BATHROOMS: 5.5

2 STOREY

---

### DIMENSIONS

DEPTH: 25.25m

WIDTH: 12.03m

---

### AREA

RESIDENCE: Ground Floor: 184m<sup>2</sup>, First Floor: 168.2m<sup>2</sup>

GARAGE: 41m<sup>2</sup>

PORCH: 7.5m<sup>2</sup>

ALFRESCO: 30.8m<sup>2</sup>

REAR DECK: 30.8m<sup>2</sup>

BALCONY: 7.5m<sup>2</sup>

**TOTAL: 469.8m<sup>2</sup>**

---

### ROOF

STYLE: Hip/Gable

TYPE: Tiles

---

### BEDROOM FEATURES

Walk in robes to bedrooms 2 & 4

Ensuites to bedrooms 2, 3 & 4

Large walk in wardrobe to master bedroom & bay window seat

Luxury private ensuite to master bedroom & private balcony

Built in wardrobes to bedrooms 3 & 5

Private access to the main bathroom from bedroom 5

---

### KITCHEN FEATURES

Island bench

Large walk in pantry

---

### ADDITIONAL ROOM FEATURES

Open plan kitchen, living and dining

Separate rumpus room

Separate open study with feature columns & bay window

Walk in linen

Dining booth

Open Library area

Large storage area in the garage

3 outdoor living areas