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## FULL SPECS AND FEATURES

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### BASIC FEATURES

BEDROOMS: 4

BATHROOMS: 2.5

2 STOREY

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### DIMENSIONS

DEPTH: 22.20m

WIDTH: 9.16m

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### AREA

RESIDENCE: Ground Floor: 114.6m<sup>2</sup>, First Floor: 121.7m<sup>2</sup>

GARAGE: 35.3m<sup>2</sup>

COURTYARD: 36.4m<sup>2</sup>

PORCH: 3.6m<sup>2</sup>

BALCONY: 11m<sup>2</sup>

TOTAL: 322.6m<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

WIR and private ensuite to master bedroom

Private balcony 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

Study/home office

Separate media room

Separate t.v room

Full length fixed glass window along the first floor hallway