

# Montage 328



4 2 2 1

Min block: **16 x 32 m**

Based on 4m front / 3m rear setback

Clever zoning sets this home apart from the rest! Designed for family living, the layout extends from the central living zone, encouraging interactivity between indoor and outdoor spaces. Kids bedrooms are positioned to the rear of the home around a central Kids Zone, allowing the Master Suite a quiet retreat.

## KEY FEATURES

- The integrated Home Theatre design allows for viewing from both the indoors and outdoors
- The Living, Home Theatre and strategically placed Kids Zone provide zones for the whole family to relax
- The design of the ensuite offers practicality, privacy and plenty style
- The Mud Room is designed for a smooth transition from the Garage into the home, with a nook for hanging coats and bags

## ROOM SIZES

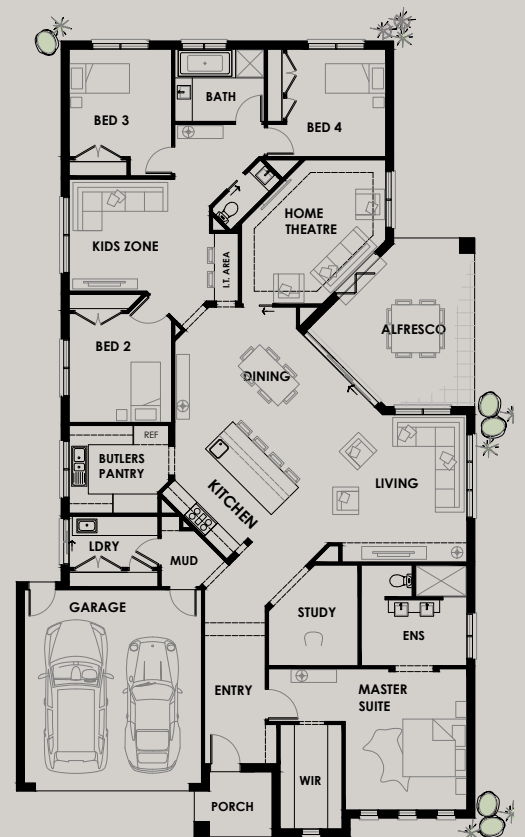
Master	3.8 x 4.4
Study	2.8 x 3.1
Garage	5.5 x 6.0
Living	5.2 x 4.6
Dining	5.4 x 3.5
Alfresco	5.2 x 5.2
Home Theatre	6.3 x 3.6
Kids Zone	4.4 x 3.5
Bed 2	3.2 x 3.4
Bed 3	3.2 x 3.4
Bed 4	3.1 x 3.4

## AREA ANALYSIS

Living	243.03m <sup>2</sup>	(26.16sq)
Garage	36.66m <sup>2</sup>	(3.95sq)
Porch	4.64m <sup>2</sup>	(0.49sq)
Alfresco	20.36m <sup>2</sup>	(2.19sq)
<b>Total</b>	<b>304.69m<sup>2</sup></b>	<b>(32.79sq)</b>

## OVERALL DIMENSIONS

Width	14280
Depth	24790



If required, we will make further adjustments to this design to make it perfect for you. Façade image for illustrative purposes only. The floorplan may illustrate features that are optional. All depth dimensions exclude porch/verandahs if they are protruding. Room sizes to be used as a guide only – refer to working drawings for all dimensions. Bedroom measurements are clear of robes. Lot width is based on Rescode regulations on a non-corner block.

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