

# Havana 336



Have it all in the stylish Havana! A wide footprint on a narrow block is the secret to this efficient design, ticking all the boxes with 4 bedrooms, 3 living areas, Study, Butler's Pantry and large Alfresco. Innovative angled walls add to the stylish flow and functionality of the design for the ultimate home living experience.

## KEY FEATURES

- The wide footprint makes the most of your land for maximum usable space
- Create a 5 bedroom design by converting the first floor Leisure Room or extending over the garage
- Innovative angled design allows you to get the most from your Home Theatre with indoor and outdoor viewing options
- Enjoy the luxury of an oversized shower to the Master Ensuite

## ROOM SIZES

|              |           |
|--------------|-----------|
| Master       | 3.7 x 3.6 |
| Garage       | 5.5 x 6.0 |
| Study        | 3.6 x 2.5 |
| Living       | 5.0 x 4.5 |
| Dining       | 3.6 x 3.2 |
| Home Theatre | 6.1 x 3.7 |
| Alfresco     | 5.4 x 5.3 |
| Leisure      | 4.2 x 5.6 |
| Bed 2        | 3.0 x 3.4 |
| Bed 3        | 3.7 x 3.0 |
| Bed 4        | 3.6 x 3.0 |

## AREA ANALYSIS

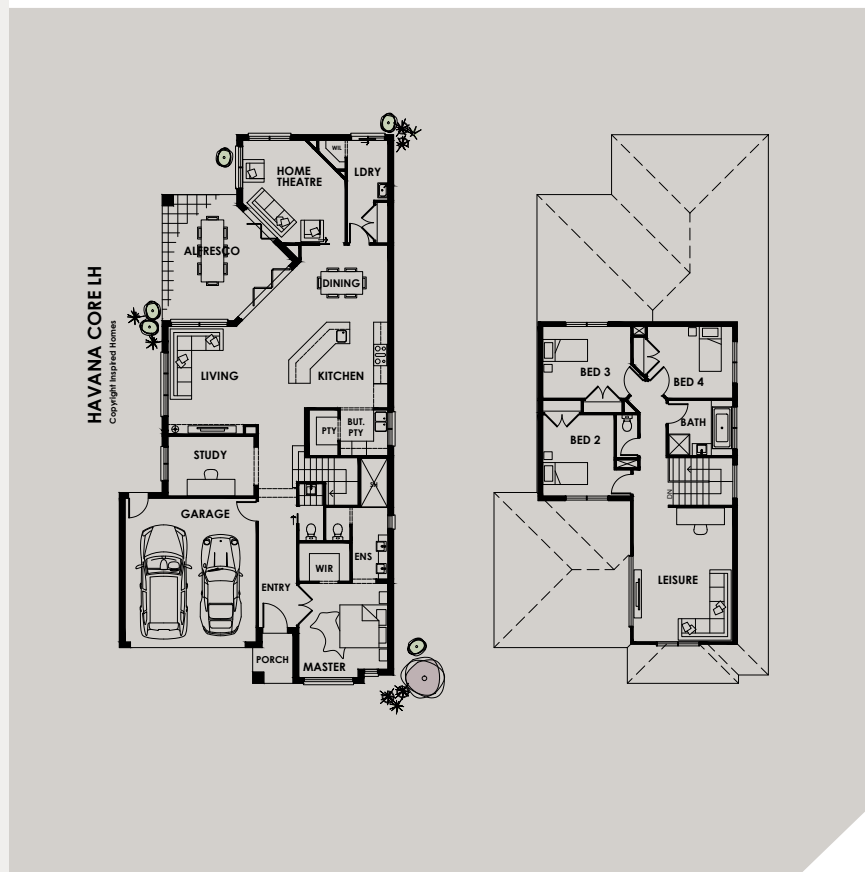
|              |                            |                  |
|--------------|----------------------------|------------------|
| Living       | 250.09m <sup>2</sup>       | (26.92sq)        |
| Garage       | 36.51m <sup>2</sup>        | (3.93sq)         |
| Porch        | 3.32m <sup>2</sup>         | (0.36sq)         |
| Alfresco     | 22.05m <sup>2</sup>        | (2.37sq)         |
| <b>Total</b> | <b>311.97m<sup>2</sup></b> | <b>(33.58sq)</b> |

## OVERALL DIMENSIONS

|       |       |
|-------|-------|
| Width | 11500 |
| Depth | 23000 |

4 2 2 1

Min block: **12.5x30m**  
Based on 4m front / 3m rear setback



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.

# Havana 336



Have it all in the stylish Havana! A wide footprint on a narrow block is the secret to this efficient design, ticking all the boxes with 4 bedrooms, 3 living areas, Study, Butler's Pantry and large Alfresco. Innovative angled walls add to the stylish flow and functionality of the design for the ultimate home living experience.

## KEY FEATURES

- The wide footprint makes the most of your land for maximum usable space
- Create a 5 bedroom design by converting the first floor Leisure Room or extending over the garage
- Innovative angled design allows you to get the most from your Home Theatre with indoor and outdoor viewing options
- Enjoy the luxury of an oversized shower to the Master Ensuite

## ROOM SIZES

|              |           |
|--------------|-----------|
| Master       | 3.7 x 3.6 |
| Garage       | 5.5 x 6.0 |
| Study        | 3.6 x 2.5 |
| Living       | 5.0 x 4.5 |
| Dining       | 3.6 x 3.2 |
| Home Theatre | 6.1 x 3.7 |
| Alfresco     | 5.4 x 5.3 |
| Leisure      | 4.2 x 5.6 |
| Bed 2        | 3.0 x 3.4 |
| Bed 3        | 3.7 x 3.0 |
| Bed 4        | 3.6 x 3.0 |

## AREA ANALYSIS

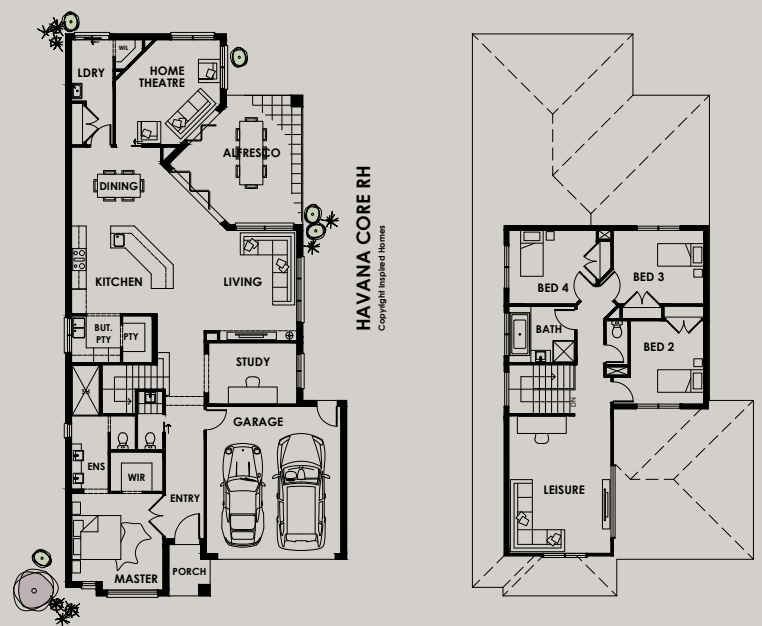
|              |                            |                  |
|--------------|----------------------------|------------------|
| Living       | 250.09m <sup>2</sup>       | (26.92sq)        |
| Garage       | 36.51m <sup>2</sup>        | (3.93sq)         |
| Porch        | 3.32m <sup>2</sup>         | (0.36sq)         |
| Alfresco     | 22.05m <sup>2</sup>        | (2.37sq)         |
| <b>Total</b> | <b>311.97m<sup>2</sup></b> | <b>(33.58sq)</b> |

## OVERALL DIMENSIONS

|       |       |
|-------|-------|
| Width | 11500 |
| Depth | 23000 |

4 2 2 1

Min block: **12.5x30m**  
Based on 4m front / 3m rear setback



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.