

# Ballina 181



**MIN BLOCK: 10.5 x 28m** Based on 4m front / 3.6m rear setback

- 4
- 2
- 1

## AREA ANALYSIS

<b>Living</b>	133.24m <sup>2</sup> (14.34sq)
<b>Garage</b>	23.47m <sup>2</sup> (2.52sq)
<b>Porch</b>	3.40m <sup>2</sup> (0.36sq)
<b>Alfresco</b>	7.79m <sup>2</sup> (0.83sq)
<b>Total</b>	<b>167.90m<sup>2</sup> (18.07sq)</b>

## OVERALL DIMENSIONS

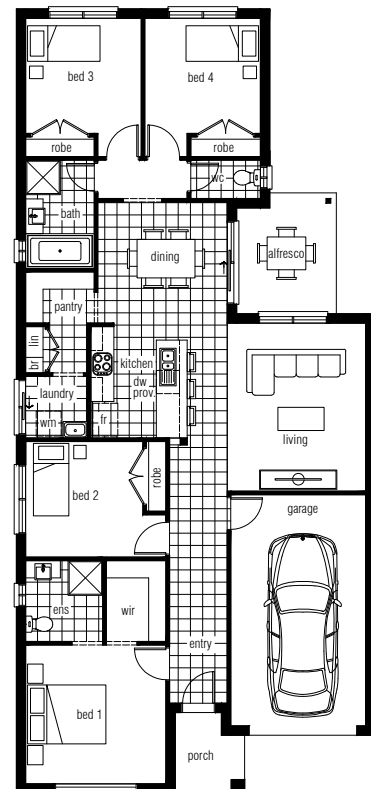
Width 9.3m Depth 20.34m

## KEY FEATURES

- Master at front allows handy street surveillance and accessibility
- Second bedroom located close to the master suite, ideal for those with a young child or could be well used as a home office
- Central kitchen overlooks the living, dining and alfresco areas
- Walk-in-pantry and easy access to a well-equipped laundry

## ROOM SIZES

Bedroom 1	3.6 x 3.6
Bedroom 2	3.0 x 3.0
Bedroom 3	3.0 x 2.9
Bedroom 4	3.0 x 2.9
Dining	3.3 x 3.1
Living	3.5 x 4.3



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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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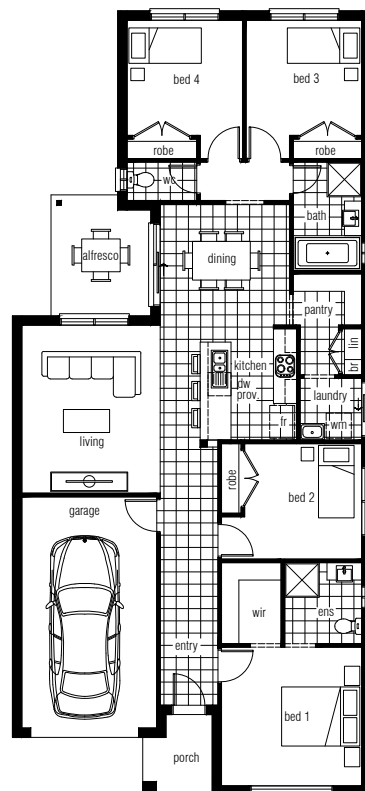
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