

Byron 211



MIN BLOCK: 12.5 x 28m Based on 4m front / 3m rear setback

- 4 
- 2 
- 2 

AREA ANALYSIS

Living	144.19m ² (15.52sq)
Garage	36.24m ² (3.90sq)
Porch	3.40m ² (0.36sq)
Alfresco	12.24m ² (1.31sq)
Total	196.07m² (21.10sq)

OVERALL DIMENSIONS

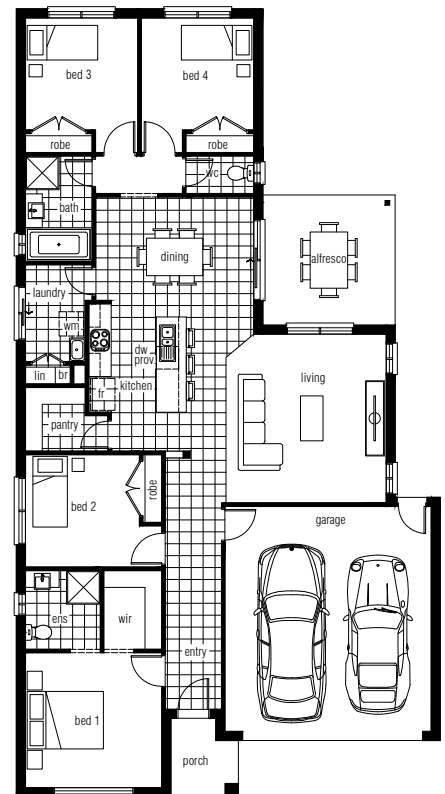
Width 11.3m Depth 21m

KEY FEATURES

- Central living, kitchen and dining are well connected to the outdoor alfresco and rear yard space
- Good sized walk-in pantry and conveniently located laundry area
- Master at front and nearby second bedroom ideal for a young child or even a study space
- Minimal hallway between rear bedrooms results in better value for money as you are not paying for wasted hallway space

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	4.2 x 2.7
Living	4.2 x 4.5



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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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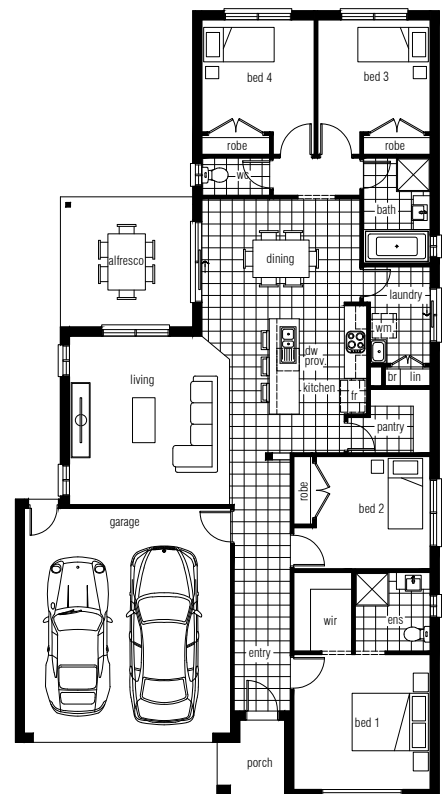
Despite being designed with the outdoor space in mind, The Byron still offers excellent liveability.

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