

Coorong 251



MIN BLOCK: 12.5 x 30m Based on 4m front / 3m rear setback



AREA ANALYSIS

Living	182.34m ² (19.62sq)
Garage	36.52m ² (3.93sq)
Porch	2.89m ² (0.31sq)
Alfresco	11.82m ² (1.27sq)
Total	233.57m ² (25.14sq)

OVERALL DIMENSIONS

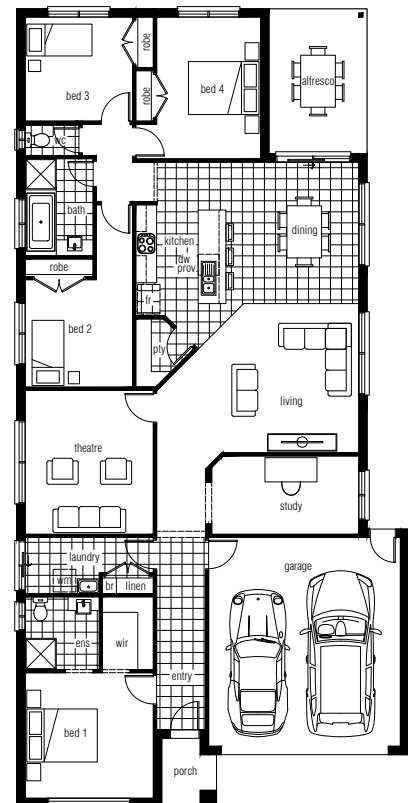
Width 11.3m Depth 23m

KEY FEATURES

- Large central living zone extends through to rear alfresco
- Central home theatre provides a retreat to enjoy a movie without disturbing others
- The study is well located for convenience as well as privacy
- Good use of space in kids bedroom zone provides minimal hallway space and easy access to central bathroom

ROOM SIZES

Bedroom 1	3.7 x 3.6
Bedroom 2	3.1 x 3.1
Bedroom 3	3.1 x 3.0
Bedroom 4	3.0 x 4.0
Dining	3.8 x 4.0
Living	5.8 x 4.3
Theatre	3.7 x 4.1



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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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- 4
- 2
- 2

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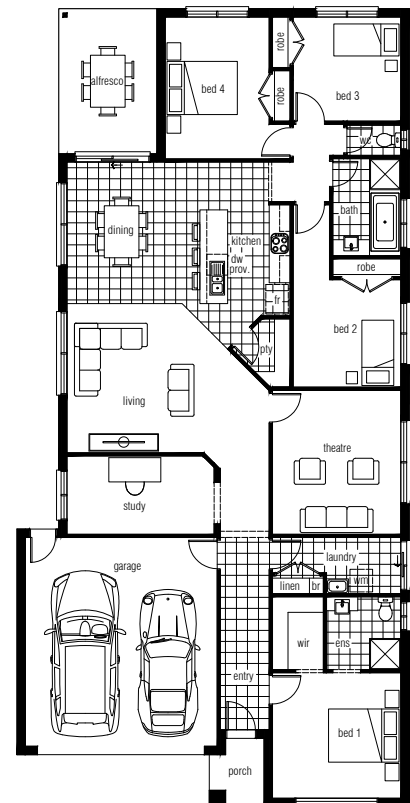
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