

## DESIGN C

# STRADBROKE

3 Bedroom

### Area Dimensions

Floor Area	104.90m <sup>2</sup>
Garage	20.60m <sup>2</sup>
Porch	5.75m <sup>2</sup>
Pergola	10.50m <sup>2</sup>
Patio	19.10m <sup>2</sup>
<b>TOTAL</b>	<b>160.85m<sup>2</sup></b>



Large, private, fully fenced, exposed aggregate courtyard

### Dining/Living

7.3 x 3.7

- Large open plan
- Easy access to kitchen and outdoor covered pergola
- Ceiling fan

### Kitchen

- Spacious modern design
- Overhead cupboards to ceiling
- Stainless steel appliances
- Large walk-in pantry

### Hobby/Study

#### Bedroom 3

3.2 x 3.0

- Telephone point
- Ceiling Fan

### Garage

3.2 x 5.8m

- Automatic roll-a-door
- Internal and external access



### Brick Privacy Wall

- Full height to maintain privacy

### Bedroom 1

3.5 x 3.5 (clear of robe)

- Built-in mirrored robe
- TV and Telephone point
- Ceiling fan
- Direct access to rear courtyard

### Bathroom Ensuite

- Spacious design
- Seat in shower
- Toilet
- Two way access from Bedroom 1
- Solar tube

### Laundry/WC

- Large recessed tub
- Second toilet
- Solar tube

### Bedroom 2

3.0 x 3.0 (clear of robe)

- Built-in mirrored robe
- Ceiling fan