



THE *bedarra* 172

Small lot design that is packed full of features.

The Bedarra is both functional and stylish, from its façade to the well thought-out layout. As you enter this home, you'll forget this is a small lot design as the space opens into a study with perfectly positioned windows - letting in natural light. Down the hall are three bedrooms to one side and the master suite with ensuite and walk-in robe to the other. The large living area at the rear of the home also features a generous sized kitchen with a walk around island bench and open-plan dining and lounge space that opens out to the under roof alfresco. It's the perfect design for smaller blocks!

FAÇADE OPTIONS



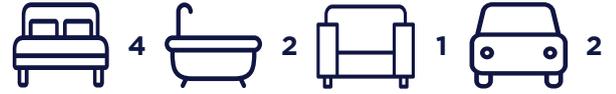
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THE BEDARRA 172

HOUSE SIZE (W x D): 9.28m x 23.95m
SUITABLE FOR BLOCK SIZES:
MIN LOT WIDTH: 10.53m
MIN LOT DEPTH: 27.95m

STANDARD FLOOR PLAN WITH THE TRADITIONAL FAÇADE



ROOM SIZES

Master Bedroom	3.6 x 3.2m	Open Living	6.0 x 4.2m
Bedroom 2	3.0 x 2.8m	Study Nook	2.7 x 1.4m
Bedroom 3	2.8 x 2.7m	Alfresco	3.8 x 2.9m
Bedroom 4	2.8 x 2.7m	Garage	6.0 x 5.7m

SPECIFICATIONS

Living	120.8m ²	13.0sq
Porch	2.6m ²	0.3sq
Alfresco	11.3m ²	1.2sq
Garage	37.9m ²	4.1m
Total	172.6m²	18.6sq

DESIGN OPTIONS

- Standard Floor Plan
- 3 Bedrooms with Kids Retreat
- 3 Bedrooms with Media Room

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