



## THE *bedarra* 172

Small lot design that is packed full of features.

The Bedarra is both functional and stylish, from it's 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



COASTAL



HERITAGE

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THE

BEDARRA 172

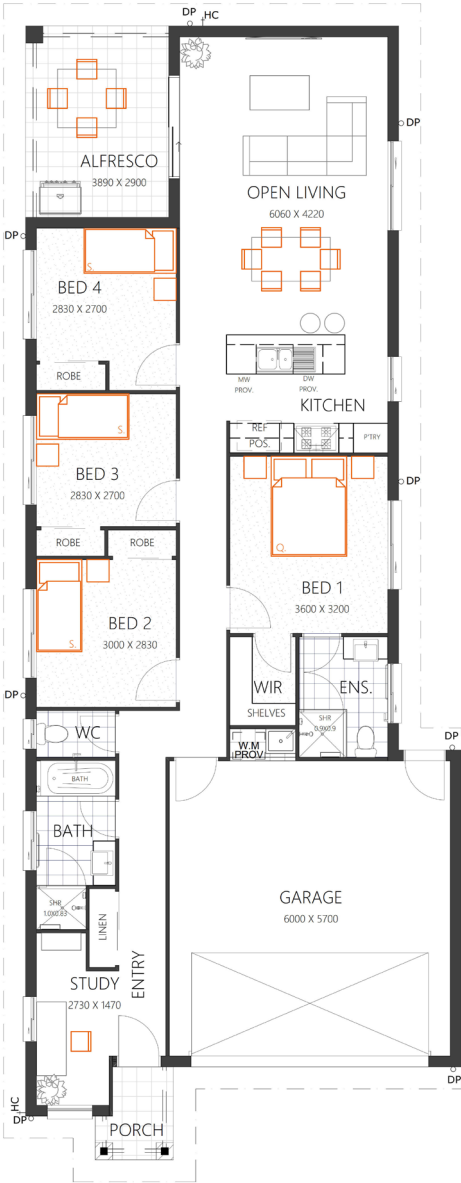
HOUSE SIZE (W x D): 9.28m x 23.95m

SUITABLE FOR BLOCK SIZES:

MIN LOT WIDTH: 10.53m

MIN LOT DEPTH: 27.95m

STANDARD FLOOR PLAN WITH THE TRADITIONAL FAÇADE



| ROOM SIZES     |            |             |            | SPECIFICATIONS |                     |        | DESIGN OPTIONS  |  |
|----------------|------------|-------------|------------|----------------|---------------------|--------|---|--|
| Master Bedroom | 3.6 x 3.2m | Open Living | 6.0 x 4.2m | Living         | 120.8m <sup>2</sup> | 13.0sq | <ul style="list-style-type: none"><li>• Standard Floor Plan</li><li>• 3 Bedrooms with Kids Retreat</li><li>• 3 Bedrooms with Media Room</li></ul> |  |
| Bedroom 2      | 3.0 x 2.8m | Study Nook  | 2.7 x 1.4m | Porch          | 2.6m <sup>2</sup>   | 0.3sq  |   |  |
| Bedroom 3      | 2.8 x 2.7m | Alfresco    | 3.8 x 2.9m | Alfresco       | 11.3m <sup>2</sup>  | 1.2sq  |   |  |
| Bedroom 4      | 2.8 x 2.7m | Garage      | 6.0 x 5.7m | Garage         | 37.9m <sup>2</sup>  | 4.1m   |   |  |
|                |            |             |            | Total          | 172.6m <sup>2</sup> | 18.6sq |   |  |

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Dimensions shown are for the Traditional Façade. This document should only be used as a guide. Refer to working drawings for detailed specifications. Block sizes may vary depending on estate and council regulations. This floor plan is owned by Keibuild Homes and cannot be reproduced either wholly or in part, in any form. © Keibuild Homes 2019. QBCC Licence Number 15126405.