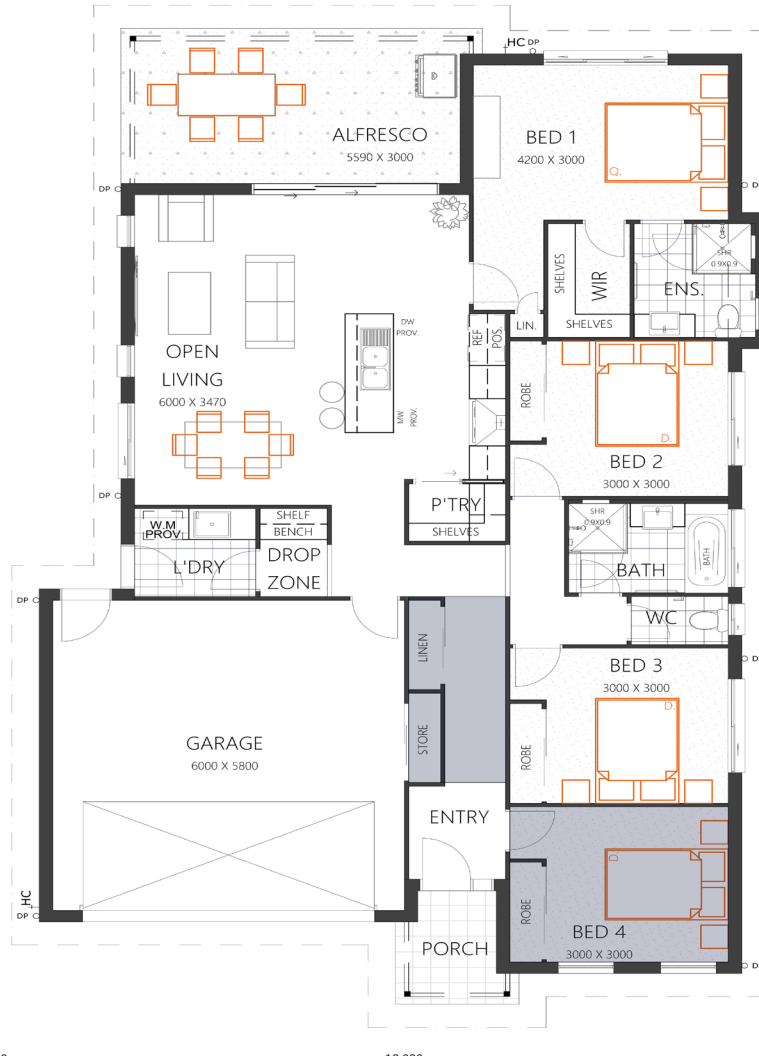
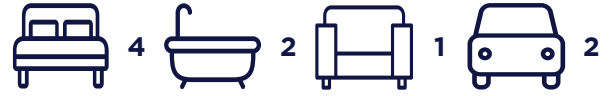


# THE ELLIS 191

HOUSE SIZE (W x D): 12.48m x 19.78m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 15.48m  
 MIN LOT DEPTH: 19.78m

ALTERNATE OPTION WITH A FOURTH BEDROOM  
 WITH THE TRADITIONAL FAÇADE



## ROOM SIZES

|                |            |             |            |
|----------------|------------|-------------|------------|
| Master Bedroom | 4.2 x 3.0m | Open Living | 6.0 x 3.4m |
| Bedroom 2      | 3.0 x 3.0m | Alfresco    | 5.5 x 3.0m |
| Bedroom 3      | 3.0 x 3.0m | Garage      | 6.0 x 5.8m |
| Bedroom 4      | 3.0 x 3.0m |             |            |

## SPECIFICATIONS

|              |                           |               |
|--------------|---------------------------|---------------|
| Living       | 132.2m <sup>2</sup>       | 14.2sq        |
| Porch        | 3.7m <sup>2</sup>         | 0.4sq         |
| Alfresco     | 16.9m <sup>2</sup>        | 1.8sq         |
| Garage       | 38.7m <sup>2</sup>        | 4.2sq         |
| <b>Total</b> | <b>191.5m<sup>2</sup></b> | <b>20.6sq</b> |

## DESIGN OPTIONS

- Standard Floor Plan
- Fourth Bedroom
- Kitchen Flip + Kids Retreat
- Kitchen Flip, Kids Retreat + Fourth Bedroom

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