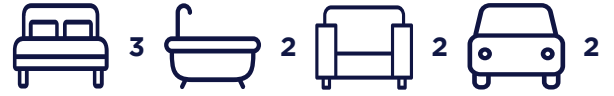


# THE ELLIS 191

HOUSE SIZE (W x D): 12.48m x 19.78m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 15.48m  
 MIN LOT DEPTH: 27.28m

ALTERNATE OPTION WITH KITCHEN FLIP + KIDS RETREAT  
 WITH THE TRADITIONAL FAÇADE



## ROOM SIZES

Master Bedroom	4.2 x 3.0m	Family	3.4 x 3.2m
Bedroom 2	3.0 x 3.0m	Dining	5.5 x 2.8m
Bedroom 3	3.0 x 3.0m	Alfresco	5.5 x 3.0m
Kids Retreat	3.6 x 3.0m	Garage	6.0 x 5.8m

## 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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