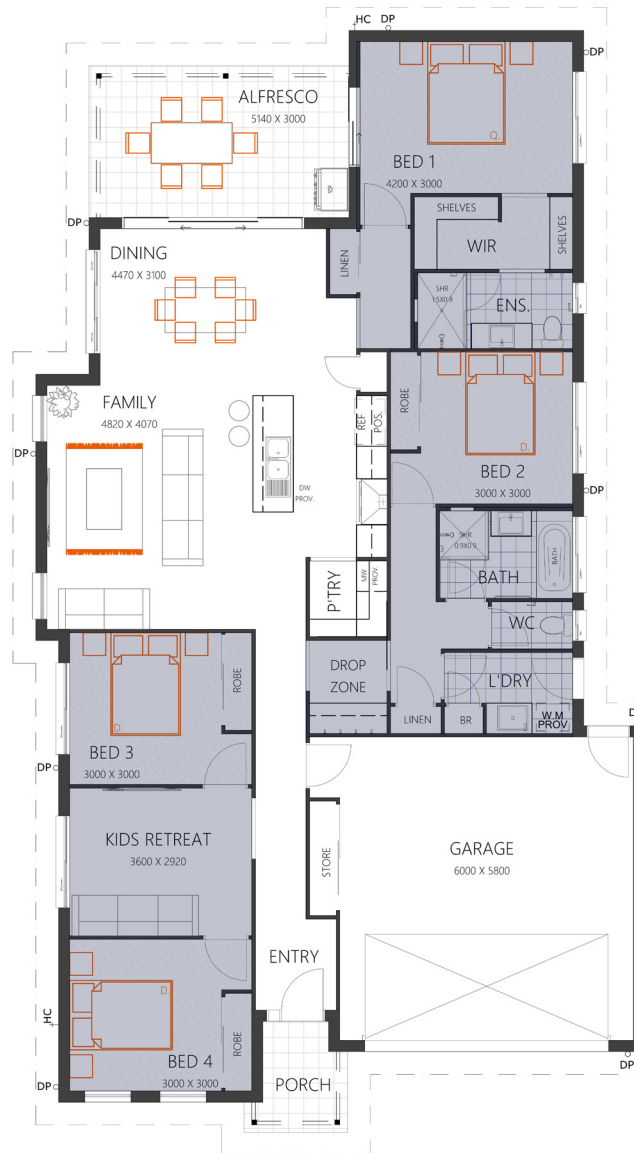
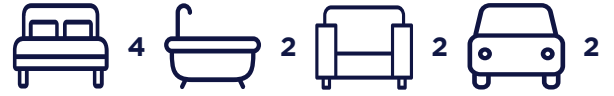


# THE ELLIS 219

HOUSE SIZE (W x D): 12.48m x 22.69m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 14.23m  
 MIN LOT DEPTH: 30.19m

ALTERNATE OPTION WITH MASTER BEDROOM TO REAR OF HOUSE WITH THE TRADITIONAL FAÇADE



## ROOM SIZES

|                |            |          |              |
|----------------|------------|----------|--------------|
| Master Bedroom | 4.2 x 3.0m | Family   | 4.82 x 4.07m |
| Bedroom 2      | 3.0 x 3.0m | Dining   | 4.47 x 3.1m  |
| Bedroom 3      | 3.0 x 3.0m | Alfresco | 5.1 x 3.0m   |
| Bedroom 4      | 3.0 x 3.0m | Garage   | 6.0 x 5.8m   |
| Kids Retreat   | 3.6 x 2.9m |          |              |

## SPECIFICATIONS

|              |                           |               |
|--------------|---------------------------|---------------|
| Living       | 158.6m <sup>2</sup>       | 16.9sq        |
| Porch        | 3.7m <sup>2</sup>         | 0.4sq         |
| Alfresco     | 17.2m <sup>2</sup>        | 1.9sq         |
| Garage       | 40.8m <sup>2</sup>        | 4.4sq         |
| <b>Total</b> | <b>218.9m<sup>2</sup></b> | <b>23.6sq</b> |

## DESIGN OPTIONS

- Standard Floor Plan
- Fourth Bedroom + Kids Retreat Swap
- Master Bedroom to Rear of House
- Master Bedroom & Media Swap

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