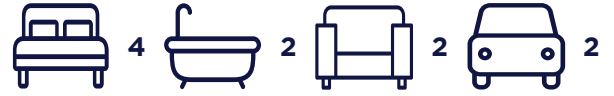


# THE SYDNEY 255

HOUSE SIZE (W x D): 13.7m x 23.94m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 16.7m  
 MIN LOT DEPTH: 31.44m

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



## ROOM SIZES

Master Bedroom	4.0 x 3.3m	Kids Retreat	4.0 x 3.6m
Bedroom 2	4.0 x 3.0m	Open Living	6.4 x 5.4m
Bedroom 3	3.4 x 3.0m	Alfresco	5.0 x 3.4m
Bedroom 4	3.0 x 3.0m	Garage	5.8 x 5.8m

## SPECIFICATIONS

Living	185.4m <sup>2</sup>	19.9sq
Porch	4.2m <sup>2</sup>	0.5sq
Alfresco	17.5m <sup>2</sup>	1.9sq
Garage	39.5m <sup>2</sup>	4.3m
<b>Total</b>	<b>246.6m<sup>2</sup></b>	<b>26.5sq</b>

## DESIGN OPTIONS

- Standard Floor Plan
- Kitchen Rotation + Study Nook
- Alfresco Extension + Dining Relocation
- Kitchen Rotation + Kids Retreat

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