

# THE ELMIRA 331

HOUSE SIZE (W x D): 13.63m x 20.52m  
 SUITABLE FOR BLOCK SIZES:  
 MIN LOT WIDTH: 16.630m  
 MIN LOT DEPTH: 28.020m

ALTERNATE OPTION WITH BED 1 & RETREAT SWAP  
 WITH THE TRADITIONAL FAÇADE



GROUND FLOOR



FIRST FLOOR

## ROOM SIZES

Master Bedroom	5.3 x 3.4m	Family	4.0 x 3.7m
Bedroom 2	3.5 x 3.0m	Dining/Meals	4.0 x 3.7m
Bedroom 3	3.5 x 3.0m	Media Room	4.1 x 3.5m
Bedroom 4	3.0 x 3.0m	Alfresco	4.0 x 3.8m
Bedroom 5	3.0 x 3.0m	Garage	5.8 x 5.8m

## SPECIFICATIONS

Total Living	269.2m <sup>2</sup>	29sq
Porch	4.7m <sup>2</sup>	0.5sq
Alfresco	15.4m <sup>2</sup>	1.6sq
Garage	37.4m <sup>2</sup>	4.0sq
<b>Total</b>	<b>331.0m<sup>2</sup></b>	<b>35.6sq</b>

## DESIGN OPTIONS

- Standard Floor Plan
- Living Area Swap
- Bed 1 and Retreat Swap

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