



## HARVARD 245

Upgrade Façade—Orient

Botania Estate Plumpton

4  2  2 

**Priced From \$595,000**

Lot Address: **Lot 107 Elm Drive**

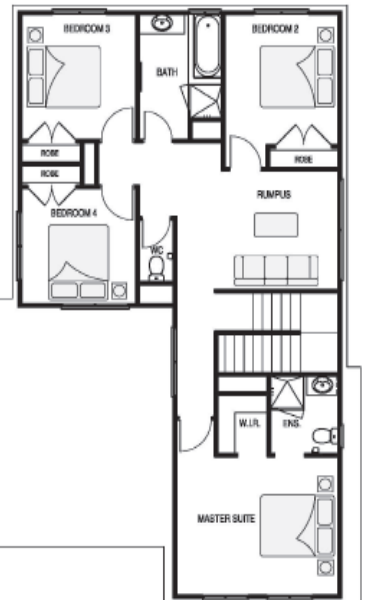
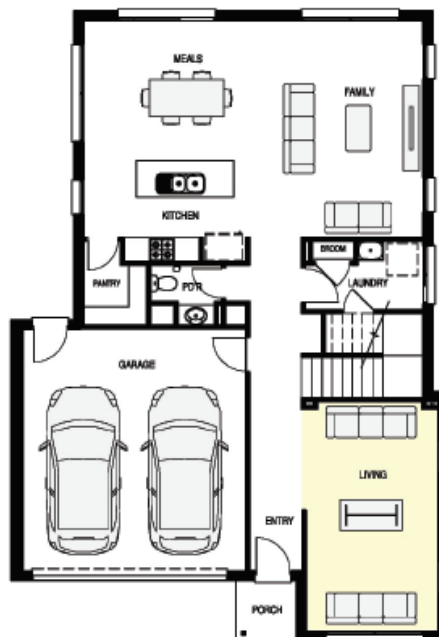
Lot Size: **350m<sup>2</sup>**

Lot Dimensions: **12.5m x 28m**

### House & Land Package Includes:

- Site Cost Allowance
- OHS & Council Requirements
- Flooring Throughout
- Front Landscaping, Colour Driveway & Letterbox
- 20mm Stone Benchtops to Kitchen
- 900mm Stainless Steel appliances
- Heating & Cooling
- Plus much much more

Ground Floor



First Floor

The information contained in this brochure is to be used as a guide only.

Prices are subject to change according to soil & test survey. Images are for illustrative purposes only. Promotions may change at any time.

## HOUSE & LAND PKG — HARVARD 245

*Priced From* **\$595,000\***

*\*Based on standard floorplan, facade and standard inclusions*

### HARVARD 245

Providing an enviable family lifestyle, the Harvard 245 is a compact double storey design with flexible living and entertaining options.

A formal living space, on entry, flows through to the large open plan meals, family and kitchen area.

Upstairs are the bedrooms alongside a flexible rumpus space. Or you can easily alter to one of our other design options adding diversity to this fantastic (and affordable) design..

#### HOUSE EXTERNAL DIMENSIONS

<b>House Width:</b>	10710mm
<b>House Length:</b>	15610mm

AREA	m2	SQUARES
Ground Floor	105.61 m2	11.36 sq
First Floor	103.38 m2	11.12 sq
Garage	36.15 m2	3.89 sq
Porch	2.08 m2	0.22 sq
<b>Total Area</b>	<b>247.22 m2</b>	<b>26.61 sq</b>

#### ROOM DIMENSIONS

Family	5.37m x 4.28m	Meals	5.70m x 3.25m	Living	5.70m x 3.25m
Rumpus	3.08m x 3.28m	Master Bedroom	3.60m x 4.28m	Bedroom 2	3.39m x 3.00m
Bedroom 3	3.25m x 3.00m	Bedroom 4	3.00m x 3.00m	Garage	6.00m x 5.50m