



## MAPLE 29sq

2  4  2 

### Sleek, practical and unique...

Entertain your guest as they admire your unique island style kitchen, extend your dinning area outdoors to the adjoining alfresco area.

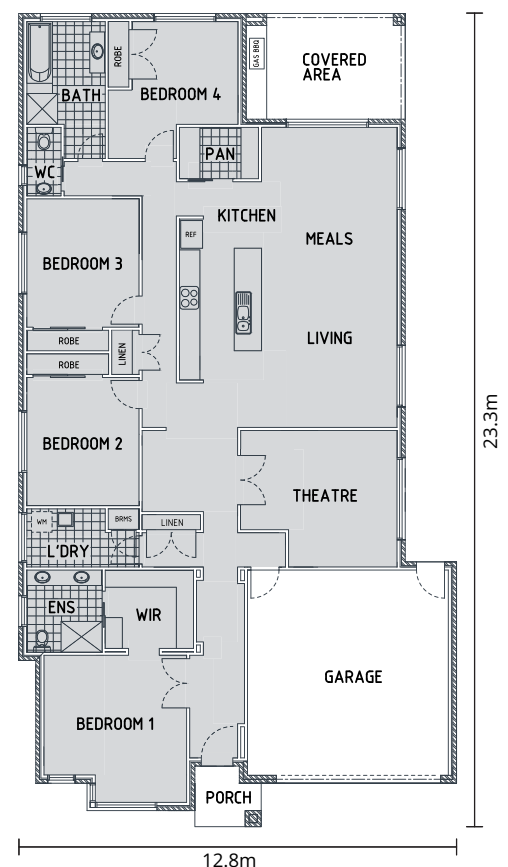
There is plenty of room for the growing family to move in to; four in fact. Get lost in your master bedroom's large walk-in-robe or enjoy a few flicks with the kids in the purpose built theatre room. The Maple comes with no regrets!

### SPECIFICATIONS

<b>Exterior Width:</b>	12.80 m
<b>Exterior Length:</b>	23.30 m
<b>Min. LOT Width:</b>	14.00 m

<b>Living Area:</b>	208.62 m <sup>2</sup>		22.49 sq
<b>Garage Area:</b>	41.00 m <sup>2</sup>		4.42 sq
<b>Porch Area:</b>	3.12 m <sup>2</sup>		0.34 sq
<b>Alfresco Area:</b>	14.36 m <sup>2</sup>		1.55 sq

<b>Total Area:</b>	<b>267.10 m<sup>2</sup></b>		<b>28.79 sq</b>
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All photos and façade images are for illustrative and impression purposes only, features not included in the base price include landscaping, fencing, driveways and pathways, clients will need to enter a separate contract with the builder for the construction of the house and the purchase of the land from the developer, Austral Homes Melbourne reserves the right to alter or withdraw the price without notice. Fixed price package is subject to developer design and guidelines approval, the land cost does not include stamp or transfer duty, settlement or any other fees associated with the land, prices are subject to change upon receiving completed site plans and current market value of the land, package prices is based on standard home and façade features. Please contact a Austral Homes Melbourne consultant for information regarding specifications and pricing of this home.