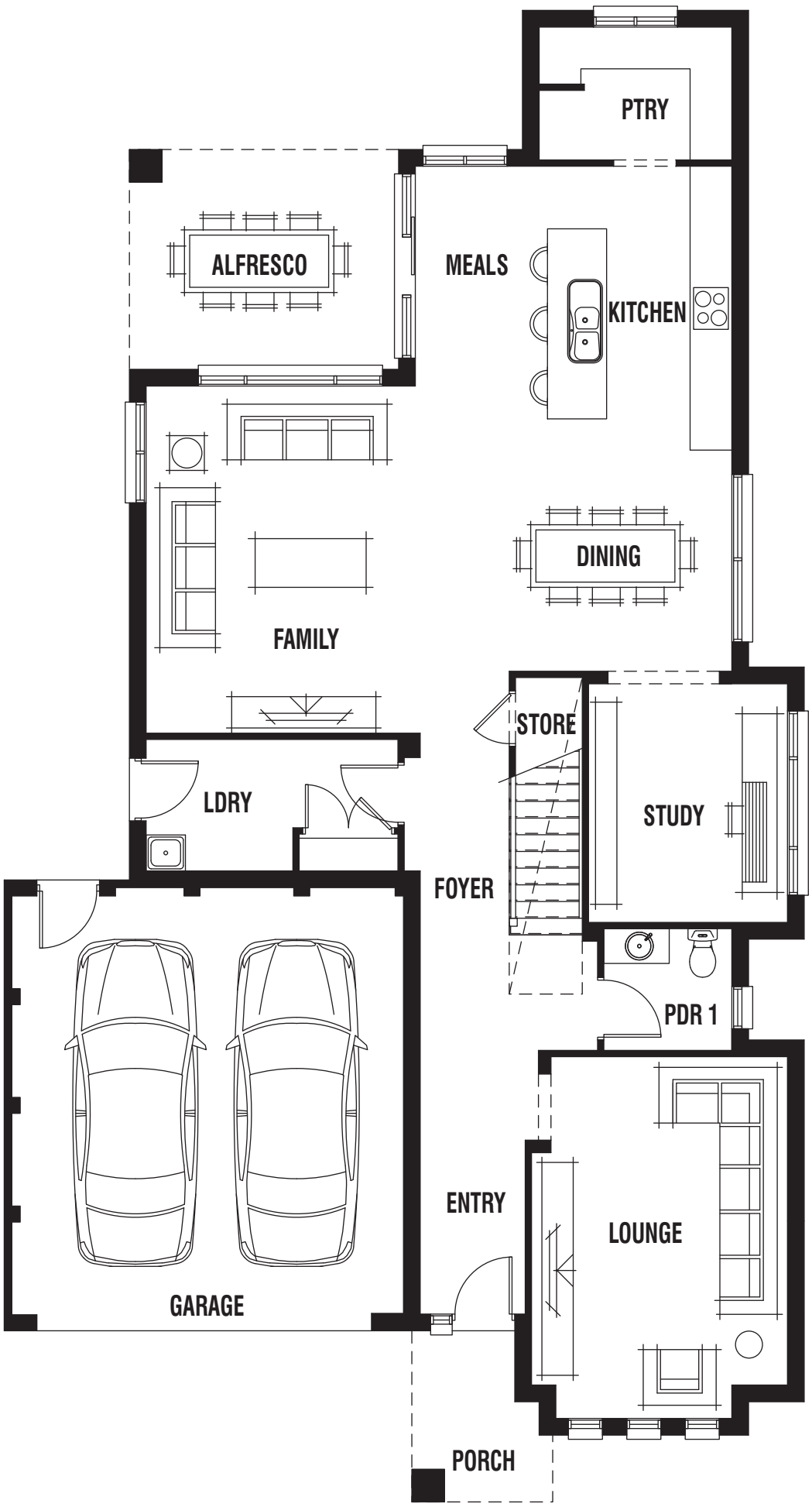
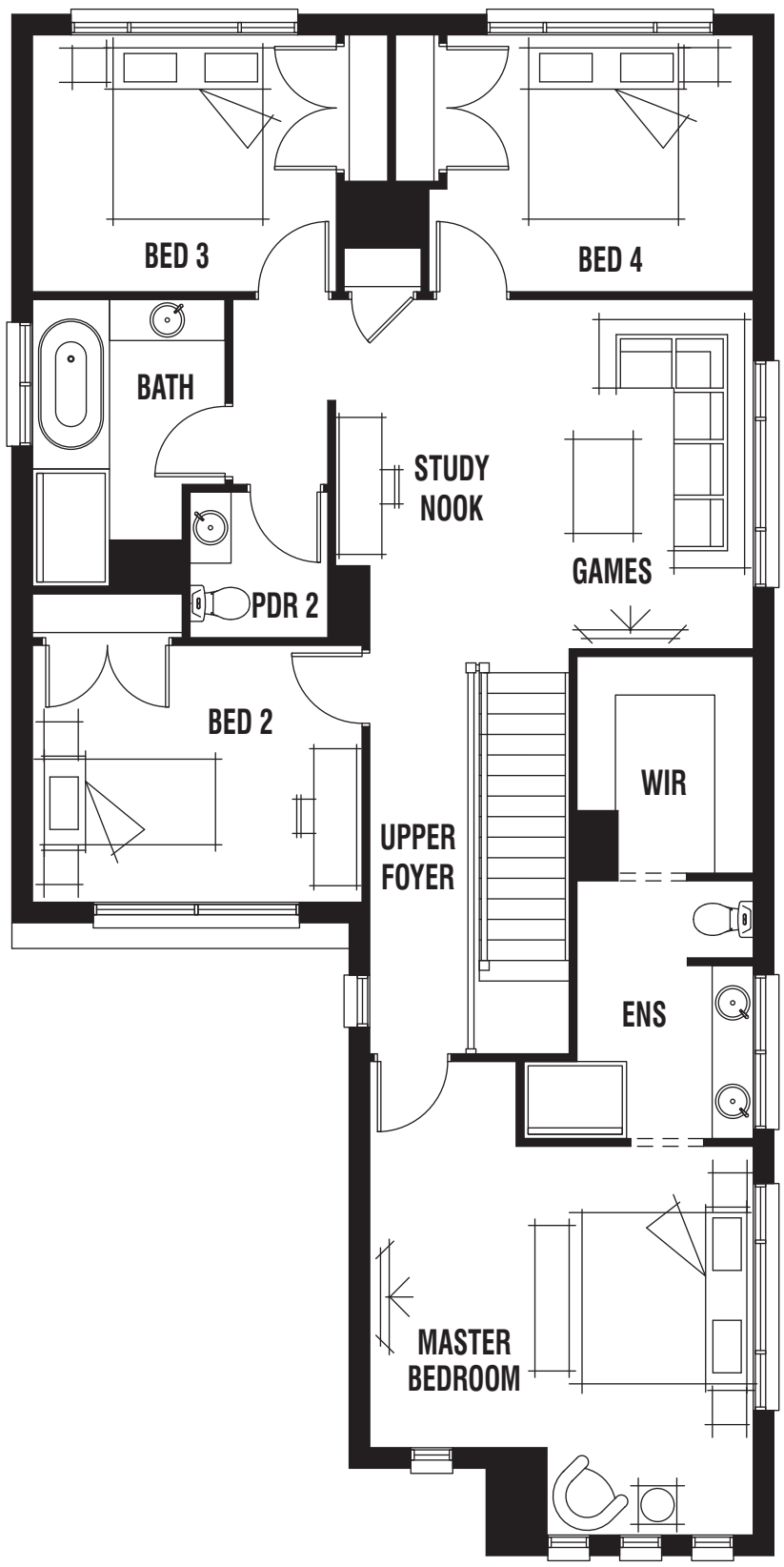
THE BAROSSA 34

STANDARD FLOORPLAN
WITH BALMAIN FAÇADE

4 3 2 2 1 2

House (width x length):	11.50m	x	21.44m
DESIGNED TO SUIT			
Land Min. Lot Width#:	12.5m+	|	41ft
Min. Lot Depth#:	30.0m+	|	98ft 5in+





Room Sizes

Master Bedroom	3.5 x 4.5m	Study	3.4 x 2.9m
Bedroom 2	3.0 x 3.9m	Family	5.0 x 3.9m
Bedroom 3	3.0 x 3.6m	Dining	3.2 x 3.2m
Bedroom 4	3.8 x 3.6m	Meals	3.2 x 1.9m
Lounge	4.7 x 3.7m	Games	4.1 x 4.5m

Specifications

Living Area	261.91m²	28.19sq
Garage	36.77m²	3.96sq
Alfresco	12.23m²	1.32sq
Porch	4.83m²	0.52sq
Total	**315.74m²**	**33.99sq***

Available Sizes

Barossa 40

Barossa 34

Design Options

- Ensuites to 2nd & 3rd Bedrooms Option
- Extended Family Option
- Grand Alfresco Option
- Guest Suite Option
- Open Lounge Option
- Staircase Options

1424L-110116

* Sizes may vary slightly as per façade range. Floorplan based on the Balmain façade – see façade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by RSS Property Holdings and cannot be reproduced or copied either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the internet) without the written permission of RSS Property Holdings. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. Garage dimensions are external measurements only. Refer to actual working drawings.

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