

Sloping Block

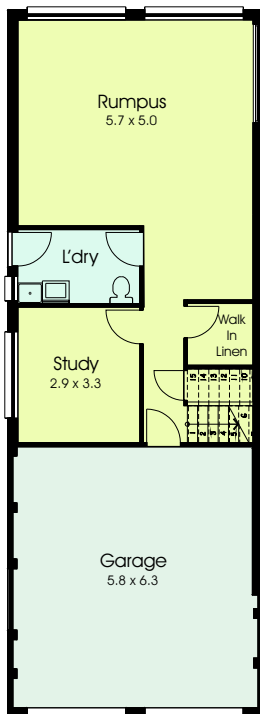
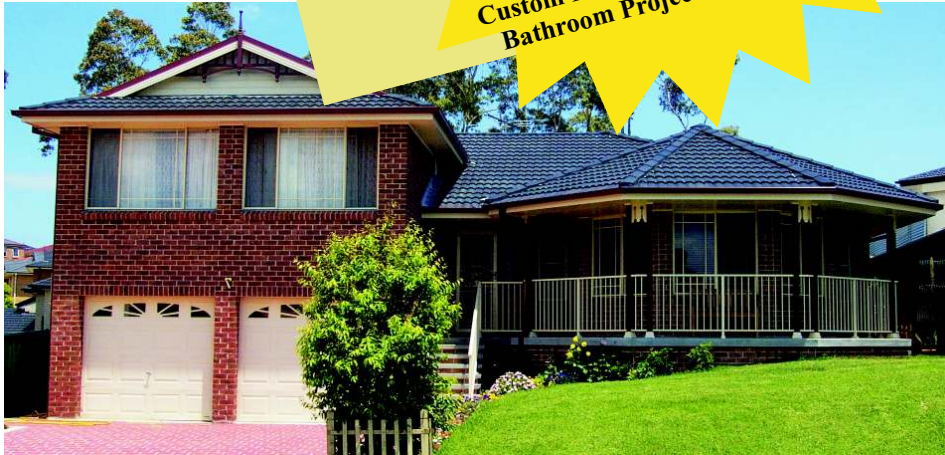
Balcolyn

Master Builders Association Awards
WINNER - 2008
Custom Built Home \$350,000-\$500,000
Kitchen of the Year Over \$30,000

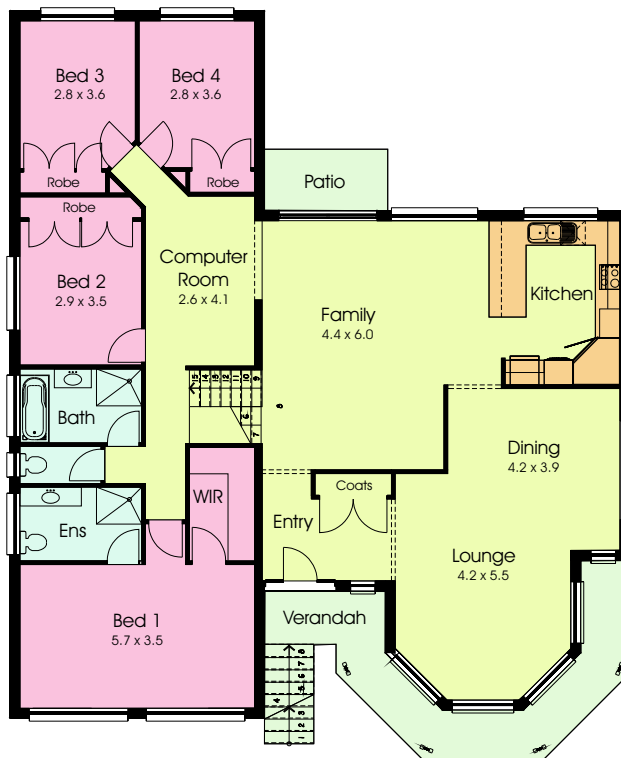
Housing Industry Association
WINNER - 2008
Custom Built Home Under \$800,000

Finalist - 2008
Custom Built Home Under \$800,000
Custom Built Home Under \$500,000
Bathroom Project Under \$25,000

Facade - Federation



Ground Floor Plan



First Floor Plan

The Balcolyn is designed to complement a sideways sloping block. The home has family living in mind with the bedrooms clustered into one sleeping area to the top floor. This creates the space for a generous linked living area, and a separate rumpus, study & double garage beneath. Width 15.1m - Length - 18.2m.

- * 4 bedrooms with the option of a 5th bedroom or study
- * open plan lounge, dining, kitchen and family room
- * large deck at rear
- * separate downstairs rumpus room
- * large open kitchen
- * 1 bathroom, 1 ensuite and wc in landry
- * internal laundry with external access
- * double garage with internal access

Floor Area: 266.2sq.m (28.6sq) | Verandah: 16.3sq.m (1.8sq) | Garage: 41.0sq.m (4.4sq) | Patio: 4.5sq.m (0.48sq) | Total: 328sq.m. (25.2sq)