

# Plaza 44



4



4



4



1



1



2



2

House (width x length)

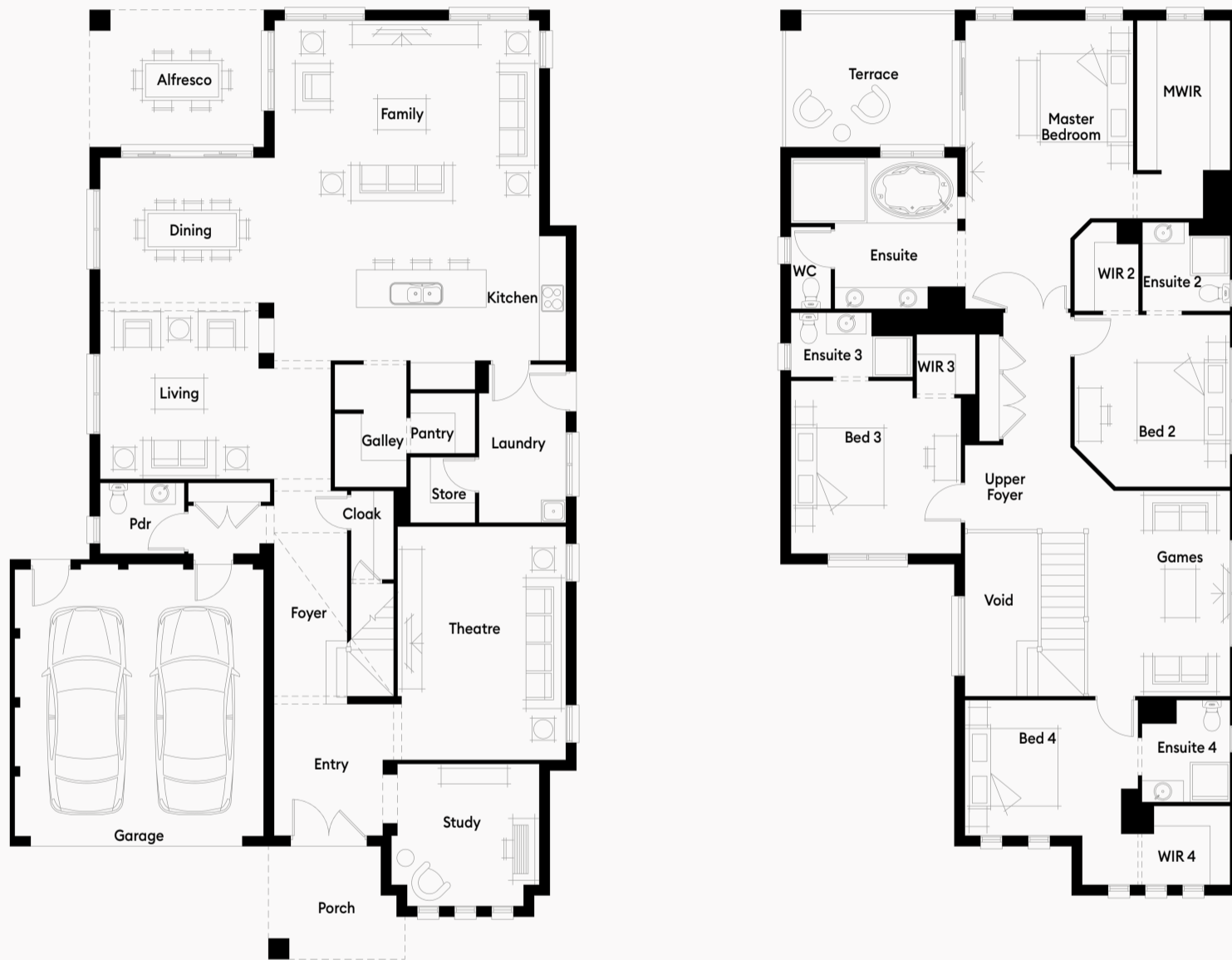
12.8m x 21.44m

Minimum Lot Width<sup>#</sup>

14.0m+

Minimum Lot Depth<sup>#</sup>

30.0m+



Standard floorplan with Balmain façade

## Design Options

- + Grand Master Suite, Living & Dining with Alfresco
- + Lower Master & Bedroom 2 with Separate WC
- + Shower to Powder
- + Grand Living
- + Laundry Chute
- + Soaker Tub to Master Ensuite

For a more detailed view of all floorplans, visit [porterdavis.com.au](http://porterdavis.com.au)

## Room Sizes

Master Bedroom	3.8 x 4.5m
Bedroom 2	3.5 x 3.9m
Bedroom 3	3.8 x 3.9m
Bedroom 4	3.9 x 3.1m
Family	6.0 x 4.9m
Dining	3.9 x 3.3m
Living	3.6 x 3.8m
Home Theatre	3.8 x 5.3m
Games	3.2 x 4.6m
Study	3.3 x 2.7m

## Specifications

Living Area	335.78m <sup>2</sup>	36.14sq
Garage	36.70m <sup>2</sup>	3.95sq
Alfresco	12.21m <sup>2</sup>	1.31sq
Terrace	12.21m <sup>2</sup>	1.31sq
Porch	7.17m <sup>2</sup>	0.77sq*
<b>Total</b>	<b>404.07m<sup>2</sup></b>	<b>43.50sq*</b>

PORTER DAVIS HOMES

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House (width x length)  
**12.8m x 21.44m**

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Minimum Lot Depth#  
**30.0m+**

**Grand Master Suite, Living & Dining with Alfresco**



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MORE THOUGHT BUILT IN

\* 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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## Lower Master & Bedroom 2 with Separate WC



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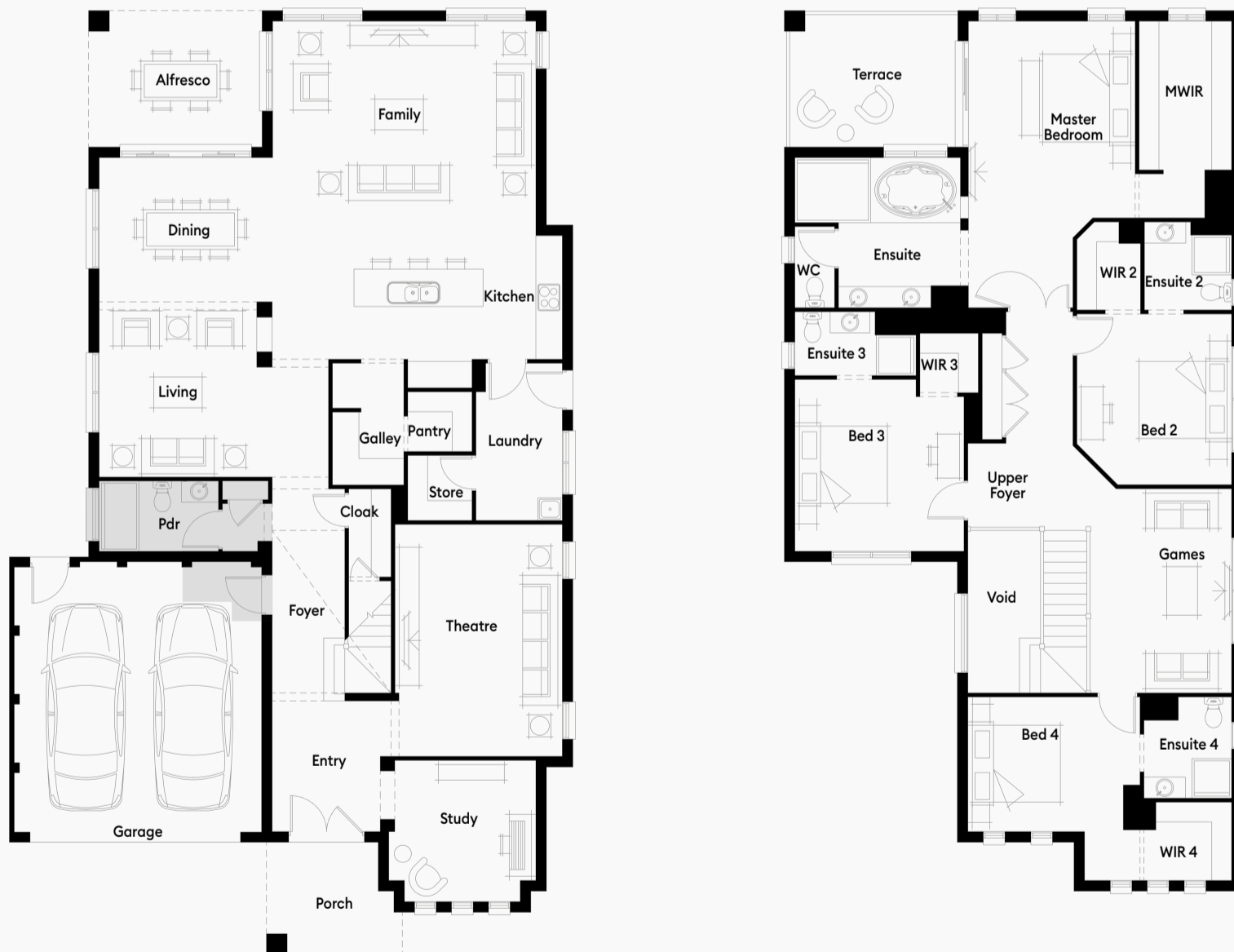
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## Shower to Powder



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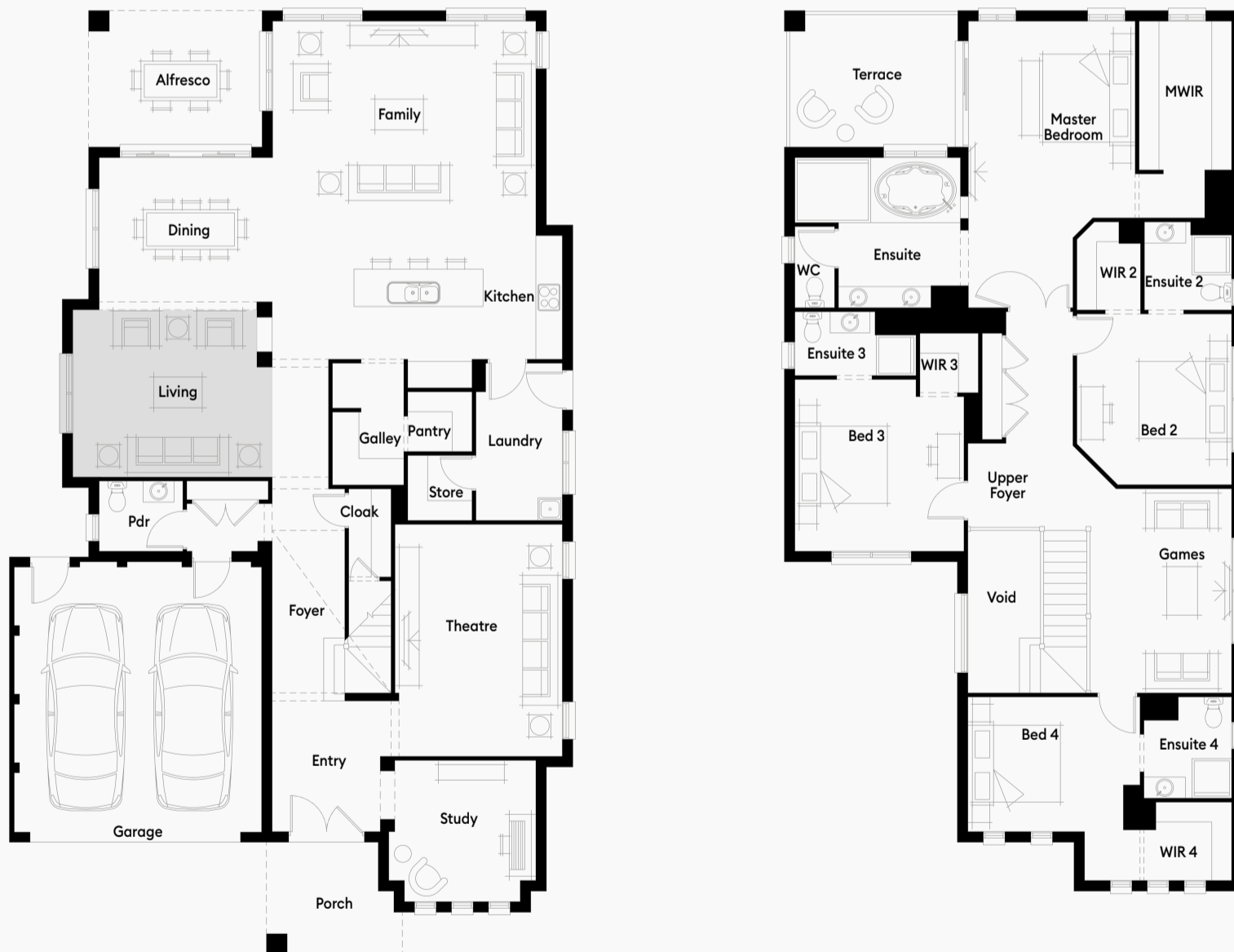
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## Grand Living



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## Laundry Chute



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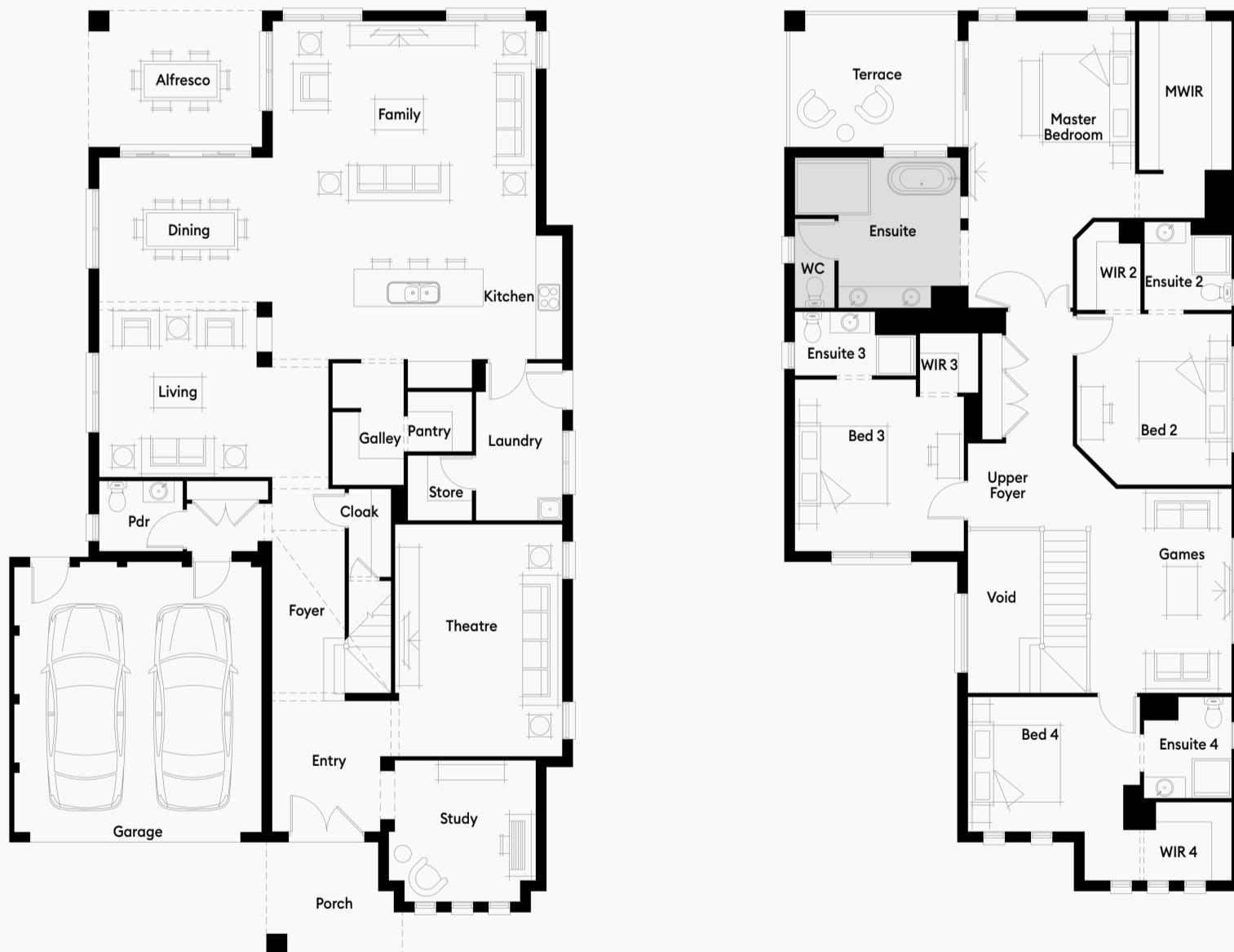
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## Soaker Tub to Master Ensuite



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