

Waldorf 44

STANDARD FLOORPLAN with BALMAIN FACADE

4  4  4  2 

Lot Width **16.0m+**

Lot Depth **30.0m+**



DESIGN OPTIONS

ALTERNATIVE ENSUITE
ENCLOSED REAR CORNER
EXTENDED LOUNGE
EXTENDED THEATRE
FEN SHUI
GRAND LIVING & GRAND THEATRE
GRAND MASTER ED & ENSUITE

DESIGN OPTIONS

GRAND MASTER BED
GUEST BED
MASTER BED WIR
SHOWER TO POWDER
UPPER BATH

AVAILABLE SIZES

WALDORF 44
WALDORF 48
WALDORF 49
WALDORF 50

ROOM SIZES

Master Bedroom	4.2 x 5.2m
Bedroom 2	3.4 x 3.6m
Bedroom 3	3.9 x 3.5m
Bedroom 4	4.8 x 3.4m
Living	4.9 x 4.3m
Dining	4.2 x 3.0m
Lounge	4.2 x 3.4m
Theatre	5.1 x 3.9m
Rumpus	4.0 x 4.2m
Study	3.7 x 3.4m

HOUSE AREA

Ground Floor	166.98m ²	17.97sq
First Floor	165.49m ²	17.81sq
Garage	36.73m ²	3.95sq
Alfresco	14.64m ²	1.58sq
Terrace	14.64m ²	1.58sq
Porch	6.0m ²	0.65sq*
Total	404.48m²	43.54sq*



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*Sizes may vary slightly as per facade range. Floorplan based on the Balmain facade - see facade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by 'homes by MICHAEL KREGAR' 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 'homes by MICHAEL KREGAR'. 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.