

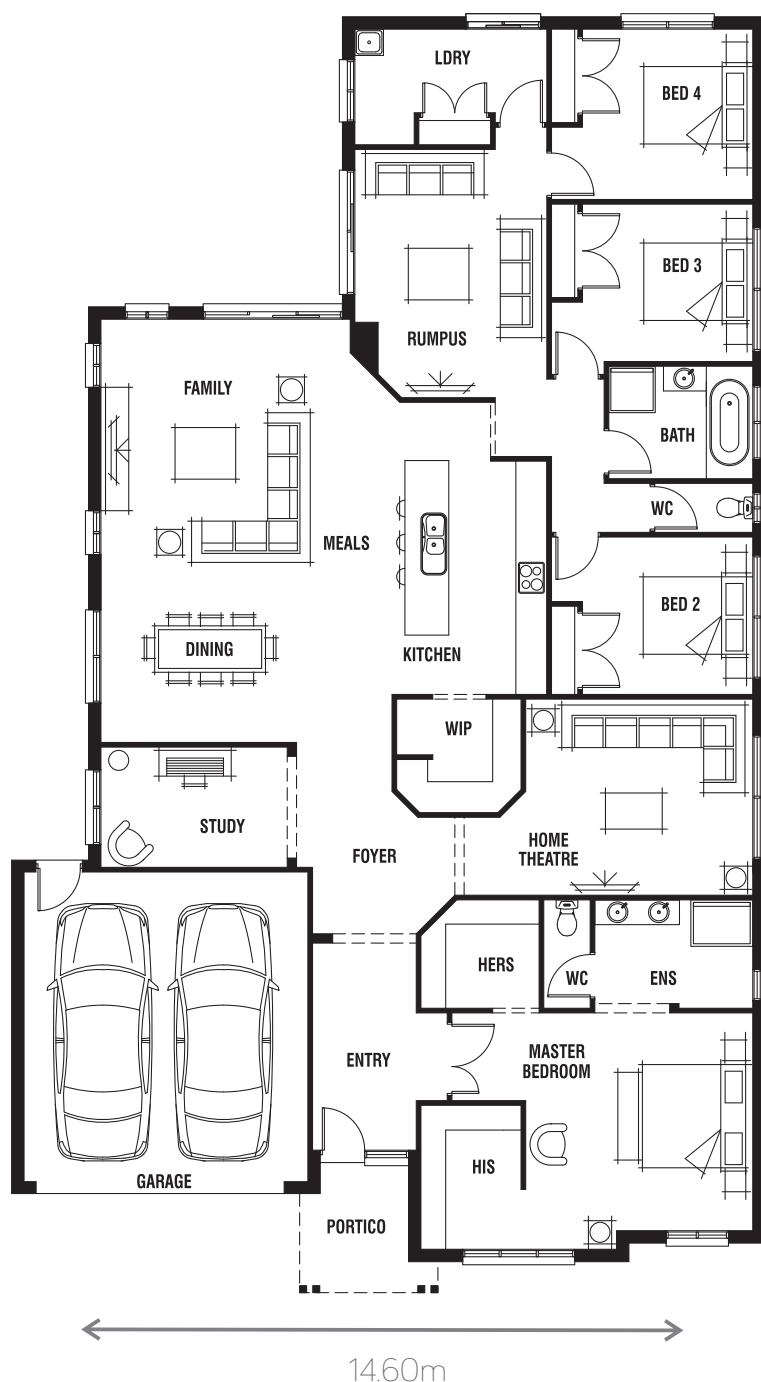
# Dunedin 31

STANDARD FLOORPLAN with SEASIDE FACADE

4  3  2  2 

Lot Width **16.0m+**

Lot Depth **32.0m+**



## AVAILABLE SIZES

DUNEDIN 28

DUNEDIN 29

DUNEDIN 31

## DESIGN OPTIONS

ALFRESCO

BATHROOM

FENG SHUI KITCHEN

FRONT LOUNGE AND GALLEY

GALLEY AND PANTRY

GRAND ALFRESCO

RAKED CEILING TO FAMILY AND DINING WITH ALFRESCO

RAKED CEILING TO FAMILY, DINING AND GRAND ALFRESCO

RAKED CEILING TO GRAND ALFRESCO

SOAKER TUB TO MASTER ENSUITE

SPLIT LEVEL (down to living)

SPLIT LEVEL (up to living)

## ROOM SIZES

Master Bedroom	4.4 x 4.2m
Bedroom 2	3.3 x 3.1m
Bedroom 3	3.3 x 3.1m
Bedroom 4	3.3 x 3.3m
Study	3.6 x 2.3m
Home Theatre	5.6 x 3.8m
Family	4.8 x 5.1m
Dining	5.6 x 3.1m
Rumpus	3.7 x 4.8m

## HOUSE AREA

Living Area	250.93m <sup>2</sup>	27.01sq
Garage	36.25m <sup>2</sup>	3.90sp
Portico	5.38m <sup>2</sup>	0.58sq*
<b>Total</b>	<b>292.56m<sup>2</sup></b>	<b>31.49sq*</b>



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\*Sizes may vary slightly as per facade range. Floorplan based on the Seaside 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.