



FACADE ILLUSTRATION — ARTIST'S IMPRESSION

# The Generation 27

Smiths Lane Estate · Clyde North, Victoria



4+T

BED + THEATRE



2

BATH + POWDER



2

CAR



448

M<sup>2</sup> LAND



N

NORTH-FACING

## SPECIFICATIONS

|           |                            |
|-----------|----------------------------|
| Land size | approx. 448 m <sup>2</sup> |
| Frontage  | 16 m, north-facing         |
| Home      | single storey              |
| Bedrooms  | 4 + theatre / 5th          |
| Bathrooms | 2 + powder room            |
| Garage    | double (2 cars)            |

## ROOM DIMENSIONS

|                 |             |
|-----------------|-------------|
| Master Suite    | 4.7 × 4.2 m |
| Family          | 4.0 × 4.8 m |
| Alfresco        | 4.0 × 4.8 m |
| Dining          | 4.0 × 3.6 m |
| Theatre / Bed 5 | 4.0 × 3.6 m |
| Living          | 4.0 × 3.5 m |
| Bed 2           | 4.0 × 3.0 m |
| Bed 3           | 3.0 × 3.1 m |
| Bed 4           | 4.0 × 3.1 m |
| Double Garage   | 5.5 × 6.0 m |

## PREMIUM FINISHES

- Stone benchtops to kitchen, ensuite & bathroom
- Walk-in robe & ensuite with dual vanities
- 900mm appliances & walk-in pantry
- Floor-to-ceiling tiles, LED mirrors, black tapware
- High ceilings & downlights throughout
- Refrigerated heating & cooling with zoning
- Upgraded double entry door
- Exposed-aggregate driveway & low-maintenance yard

## Floor plan

INDICATIVE · NOT TO SCALE

