

## BOTANICA 32



### DIMENSIONS

Residence Area: 230.89m<sup>2</sup>

Alfresco Area: 10.80m<sup>2</sup>

Garage Area: 38.56m<sup>2</sup>

Porch Area: 9.25m<sup>2</sup>

Total: 289.5m<sup>2</sup> (31.1sq)

House Length: 23.3m

House Width: 14.8m

Min. Block Frontage: 16.0m

### The Botanica 32 features:

- Raised portico with special volcanic tile cladding
- 3.5m high entry and study
- 4 huge bedrooms with walk-in robes
- Master suite features walk-in shower and separate WC
- Designer kitchen with walk-in pantry
- Direct access into bathroom from bedrooms 2 & 3 via walk-in robes
- Separate powder room directly accessible from rear hallway
- Alfresco area without any corner pier obstruction into home
- Theatre room with cornerless window designed and developed in conjunction with A & L Windows
- Caesarstone benchtops
- Italian designer floor tiling throughout home