

## BOTANICA 38



### DIMENSIONS

Residence Area: 281.4m<sup>2</sup>

Alfresco Area: 31.67m<sup>2</sup>

Garage Area: 39.73m<sup>2</sup>

Porch Area: 10.77m<sup>2</sup>

Total: 356.91m<sup>2</sup> (39.1sq)

House Length: 23.9m

House Width: 15.8m

Min. Block Frontage: 17.0m

### The Botanica 38 features:

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