

adenbrookhomes

# The Sapphire

On Display with Marina Facade

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6 CORAL CIRCUIT, LEPPINGTON, NSW 2179





## THE SAPPHIRE | Home on Display

The Sapphire home design is as functional as it is classy and sophisticated and is set across two spacious levels. Upon entry there is direct access to the media lounge or sitting room, excellent for entertaining or gathering the family together.

The remainder of the lower level lends itself to entertaining and seamlessly combines the family, meals and kitchen zones that seamlessly integrates with the alfresco area. A bonus study nook makes the lower level practical and versatile. The upper level is as inviting as it is intuitive with three spacious bedrooms and an oversized master retreat complete with ensuite and walk-in-robe.

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# The Sapphire

Home on Display with Marina Facade 238.9m<sup>2</sup> | 25.7sq

4  2.5  1 



## KEY FEATURES

- Hampton's inspired design
- Gourmet open-plan kitchen
- A generous walk-in butler's pantry
- Luxurious ensuite with twin vanities and walk-in-robe
- Dedicated media room
- Study nook
- Outdoor alfresco
- Compact 25.7sq overall size

## KEY DIMENSIONS

Minimum Lot Width	10.0m
Length	19.5m
Width	8.5m

## ROOM DIMENSIONS (m)

Meals	3.5 x 3.3
Family	3.4 x 4.5
Master Bedroom	3.3 x 5.0
Bedroom 2	2.9 x 3.0
Bedroom 3	2.8 x 3.3
Bedroom 4	2.8 x 3.3
Media/Lounge	3.3 x 3.4
Alfresco	3.3 x 4.8

## FLOOR AREAS (m<sup>2</sup>)

Lower Living	97.5
Upper Living	91.0
Garage	20.9
Alfresco	21.4
Portico	8.1

This display includes lifestyle options which highlight features in the design. Speak with a consultant about how you can customise the base plan to suit your lifestyle.

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