

# Sinclair

STANDARD DESIGN | 302.3m<sup>2</sup> (32.5sq)



4 2.5 2

The Sinclair home design is cleverly compact offering an abundance of space and features suitable for a smaller lot. The intuitive design effortlessly combines the alfresco area with the indoor entertaining and living spaces creating a feeling of spaciousness while the study and the powder room deliver a feeling of stylishness and luxury. The upper floor doesn't disappoint with a well-appointed master retreat with ensuite and walk-in-robe, while also allowing adequate space for additional bedrooms and a generous retreat space ensuring the compact design caters to the entire family.

## KEY DIMENSIONS

Minimum Lot Width	12.0m
Length	18.3m
Width	10.8m

## ROOM DIMENSIONS (m)

Meals	4.5 x 2.9
Family	4.5 x 4.6
Master Bedroom	4.8 x 4.1
Bedroom 2	3.5 x 3.0
Bedroom 3	3.1 x 3.0
Bedroom 4	3.1 x 3.0
Media/Lounge	4.2 x 3.6
Study	2.7 x 3.2
Retreat	4.5 x 3.9
Alfresco	4.8 x 3.3

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

Lower Living	115.2
Upper Living	130.5
Alfresco	16.7
Garage	37.7
Portico	2.2



# Available facade options for:

SINCLAIR HOME DESIGN



BENSON



MARINA



MORGAN



OAKLEY

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