

# Ebony 31



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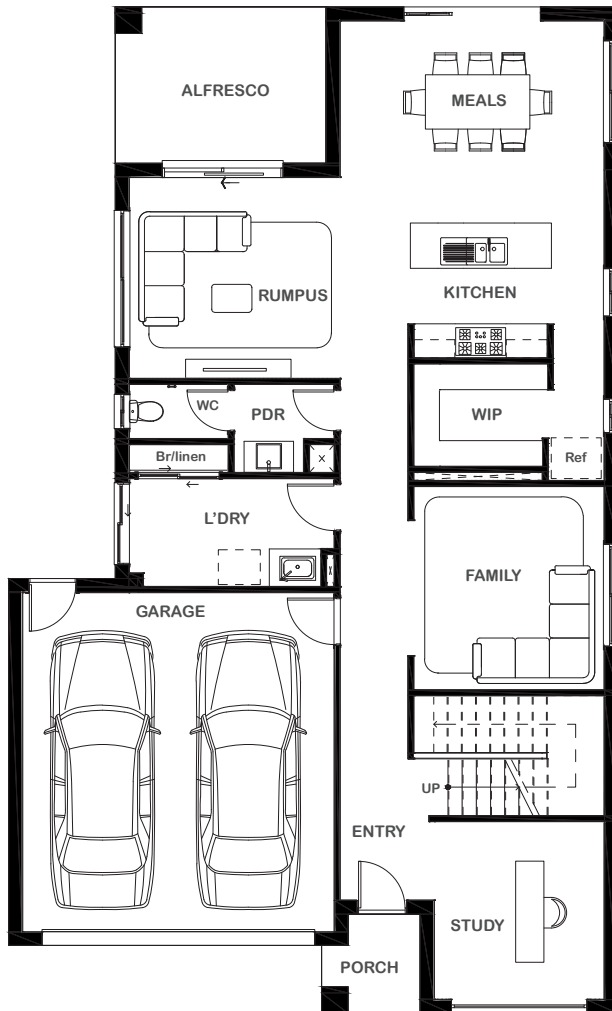
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## Overall Width x Length

10.75m x 17.75m

## Total House Area

289.01m<sup>2</sup>

## Suitable For Lot

12.5m x 25.0m

## Room Sizes

|              |               |
|--------------|---------------|
| Master Suite | 3.63m x 4.46m |
| Bedroom 2    | 2.99m x 3.00m |
| Bedroom 3    | 3.58m x 3.22m |
| Bedroom 4    | 3.51m x 3.27m |
| Rumpus       | 3.72m x 3.56m |
| Activity     | 4.67m x 3.14m |
| Family       | 3.37m x 3.60m |
| Study        | 3.10m x 3.15m |
| Meals        | 4.67m x 3.57m |

## Key Features

Two-storey home  
Plenty of living space  
Spacious study room  
Large laundry  
Three large bedrooms plus one grand private master suite with balcony  
Double garage  
Open-plan design  
Centralised modern kitchen  
Multiple facade options

## Specifications

|              |                            |                |
|--------------|----------------------------|----------------|
| Ground Floor | 114.91m <sup>2</sup>       | 12.36sq        |
| First Floor  | 123.77m <sup>2</sup>       | 13.32sq        |
| Alfresco     | 10.27m <sup>2</sup>        | 1.10sq         |
| Garage       | 37.27m <sup>2</sup>        | 4.01sq         |
| Porch        | 2.79m <sup>2</sup>         | 0.30sq         |
| <b>Total</b> | <b>289.01m<sup>2</sup></b> | <b>31.10sq</b> |



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