

# Coltan 22



4



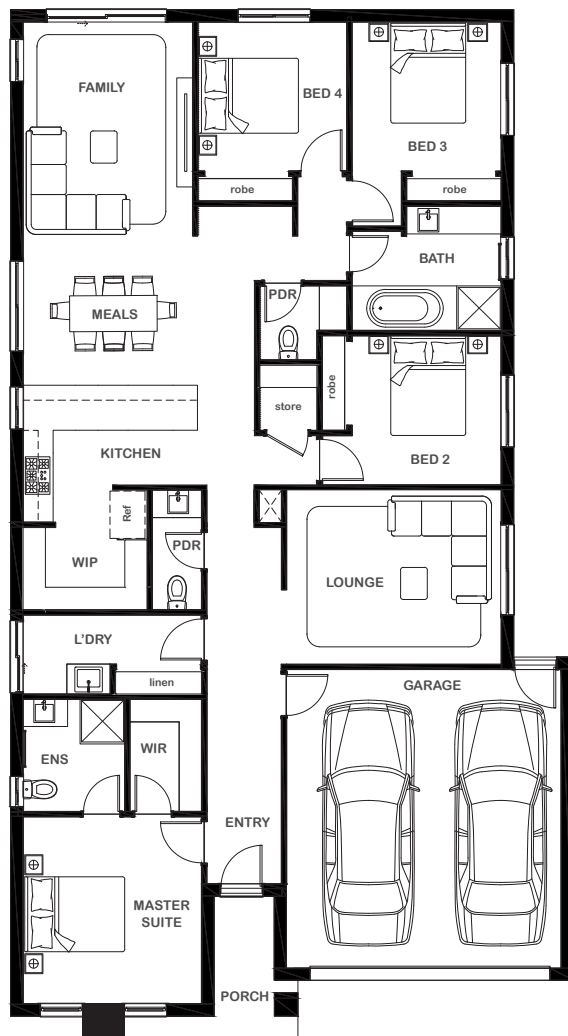
2



2



2



## Overall Width x Length

11.27m x 20.63m

## Total House Area

207.96m<sup>2</sup>

## Suitable For Lot

12.5m x 28.0m

## Room Sizes

Master Suite	3.59m x 3.76m
Bedroom 2	3.00m x 3.00m
Bedroom 3	3.00m x 3.00m
Bedroom 4	3.00m x 3.00m
Lounge	4.31m x 3.50m
Family	4.29m x 3.41m
Meals	2.99m x 3.50m

## Key Features

Four-bedroom single storey home total  
 Master suite with ensuite and walk-in robe  
 Single garage with direct entry to home  
 Open plan living and dining  
 Large and modern laundry  
 Spacious lounge area  
 Multiple facade options

## Specifications

House	168.21m <sup>2</sup>	18.10sq
Garage	36.51m <sup>2</sup>	3.93sq
Porch	3.24m <sup>2</sup>	0.34sq
<b>Total</b>	<b>207.96m<sup>2</sup></b>	<b>22.38sq</b>



1800 XIRCON (1800 947 266)  
[xirconhomes.com.au](http://xirconhomes.com.au)

All images and illustrations featured on Xircon Homes' website and in any advertisements are solely for illustrative purposes and are intended to be used as a guide only. Photographs and floor plans may depict specifications not currently provided by Xircon Homes and not included in the price of your home. Façades may not be accurate. This is due to house type, size, house design and house width. Subject to estate and council guidelines. For detailed home pricing and façade information, please speak to a New Home Advisor.