

# Byron G4



Total Area — 204 m<sup>2</sup> / 21.95 sq



## Go with the flow

Effortlessly flowing from the front door to a private outdoor oasis, the Byron exudes streamlined sophistication and easy elegance. The kitchen seamlessly connects to open-plan living areas and extends through glass sliders to the outdoors, creating a continuous space and making family gatherings a breeze.

## A place for everything

A roomy walk-in pantry, a sleek TV area, and linen cupboard ensure every item finds its place. You'll enjoy the flow, feel and connectivity of a central open living space that maximises natural light.

## Time to retreat

Indulge in 'me-time' in the open study area, a stylish retreat just off the front entry. It's ideal for quiet reading, creative writing, or catching up on emails. The king-size master suite beckons with private access to the rear outdoor living area, and a full-length robe leading to a large ensuite. Retreat in style with the Byron.

## Features

- Continuous open-plan home design with entertainers kitchen at its heart.
- Private master suite with direct access to rear patio.
- Superior energy rated home – 7-star NatHERS rating.

## Living and Outdoor

Living	4.4 m x 4.9 m
Dining	2.6 m x 4.9 m
Kitchen	4.1 m x 2.8 m
Outdoor Patio	3.0 m x 5.1 m
Porch	1.8 m x 4.4 m

## Bedrooms and Study

Bedroom 1	4.1 m x 3.5 m
Bedroom 2	3.2 m x 3.3 m
Study	3.4 m x 2.1 m

## Total Areas

Courtyard	7 m <sup>2</sup>
Garage	36 m <sup>2</sup>
House	138 m <sup>2</sup>
Outdoor Patio	14 m <sup>2</sup>
Porch	9 m <sup>2</sup>
<b>Grand Total</b>	<b>204 m<sup>2</sup></b>



# Byron H9



Artist's impression. Subject to change. Images relating to landscaping are indicative only and may show mature plantings which may not be mature at settlement.

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