

# Yarra H3



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.

**Total Area — 233 m<sup>2</sup> / 25.07 sq**



## Downsize without compromise

Entertaining friends and family is just so easy, and breezy, in the open-plan living area with defined dining and sitting zones, all presided over by high ceilings. Pull back the glass sliders to access your private alfresco living space – perfect for a barbecue dinner.

## It's easy to play host

Family or friends can stay overnight without a worry as the second and third bedrooms sit beside the main bathroom to provide a private guest zone. At the other end of the home, your airy master retreat bestows king-size seclusion along with his-and-her vanities, separate walk-in robe and private access to the outdoors.

## Fit for a master chef

Plate up your specialties with style in the sleek centrepiece kitchen, complete with island bench and two pantries lined with cupboards so that everything has its place.

## Features

- Centrepiece kitchen with direct access to laundry for more function.
- Open plan living.
- Superior energy rated home – 7-star NatHERS rating.

## Living and Outdoor

Living	4.8 m x 5.5 m
Dining	3.8 m x 3.8 m
Kitchen	3.2 m x 4.0 m
Outdoor Patio	4.9 m x 4.3 m
Porch	1.8 m x 5.5 m

## Bedrooms

Bedroom 1	3.3 m x 3.6 m
Bedroom 1 Retreat	2.6 m x 3.6 m
Bedroom 2	3.0 m x 3.3 m
Bedroom 3	3.2 m x 3.4 m

## Total Areas

Courtyard	7 m <sup>2</sup>
Garage	37 m <sup>2</sup>
House	157 m <sup>2</sup>
Outdoor Patio	21 m <sup>2</sup>
Porch	11 m <sup>2</sup>
<b>Grand Total</b>	<b>233 m<sup>2</sup></b>



# Yarra S4



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