

# Shoalhaven 21.7 sq

**Rawdon Hill**  
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Price based on standard inclusions and façade options on a flat block or block up to 300mm fall in new Melbourne Estates in the South Eastern Suburbs, excluding site costs. Established areas and knock down rebuilds will be POA. All prices are correct at time of publication, April 2021.

Floor plan options and additional inclusions are available subject to extra costs.

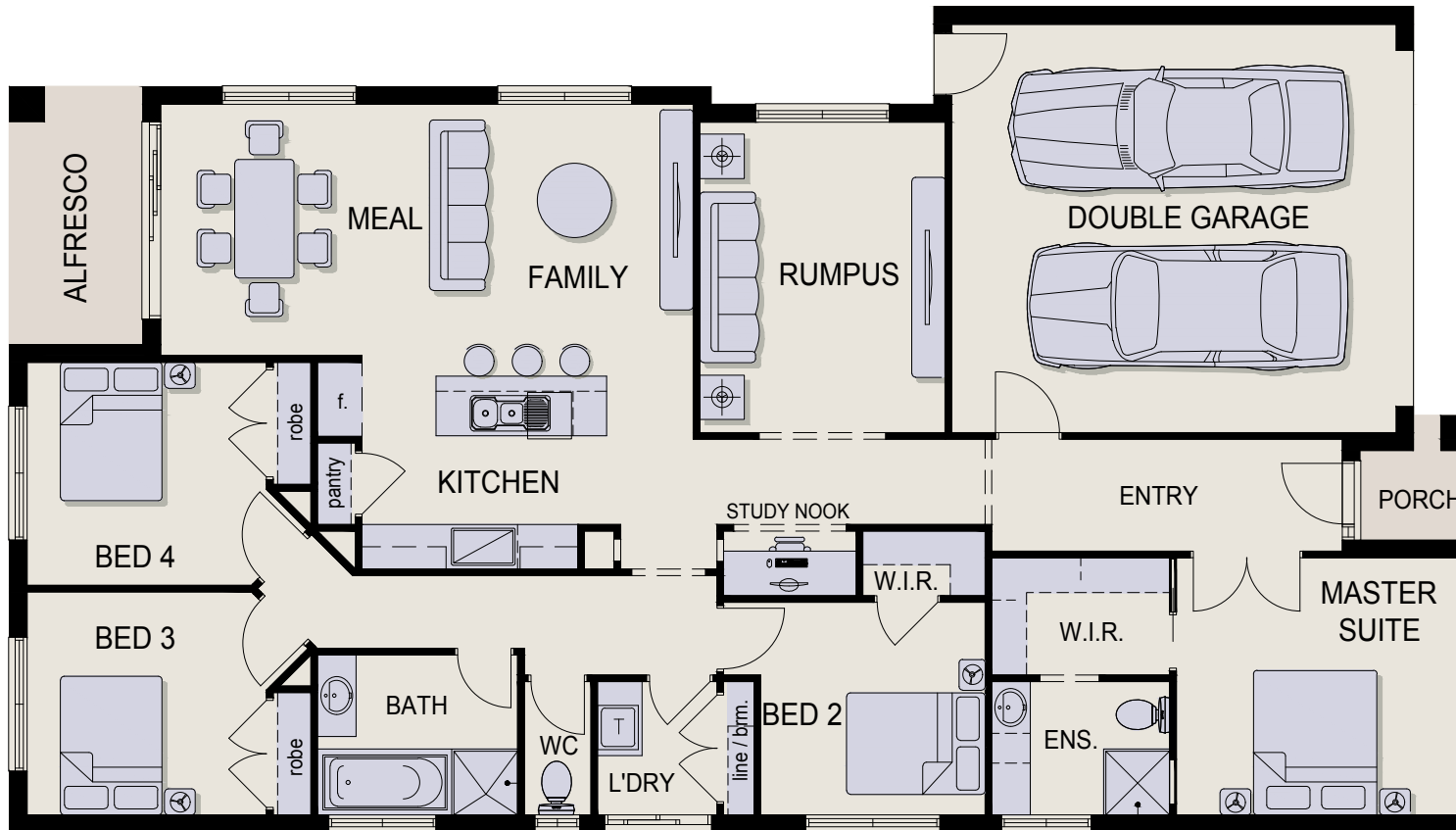


**Min. Lot Width: 12.5m**  
**Min. Lot Depth: 28.0m**

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## Room Sizes

Family	4.4m x 3.4m
Kitchen	3.5m x 2.9m
Meals	2.7m x 3.4m
Rumpus	3.3m x 4.2m
Alfresco	1.8m x 3.5m
Master Suite	3.8m x 3.5m
Bedroom 2	3.0m x 2.9m
Bedroom 3	3.2m x 3.0m
Bedroom 4	3.2m x 3.0m
Garage	5.5m x 6.0m

## Area Analysis

Dwelling	16.9 squares / 156.9m <sup>2</sup>
Porch	0.2 squares / 2.3m <sup>2</sup>
Alfresco	0.7 squares / 6.3m <sup>2</sup>
Garage	3.9 squares / 36.4m <sup>2</sup>
Total	21.7 squares / 201.9m <sup>2</sup>

Exterior Width 11.15m

Exterior Length 19.79m

**Suggested Block Width 12.5m**

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