



Starting from **\$245,000\***



4 Bedrooms



2 Bathrooms



1 Garage

Price based on standard inclusions and facade options on a flat block in metro Melbourne South East suburbs. Excludes site costs. Prices are correct at time of publication (September 2020)

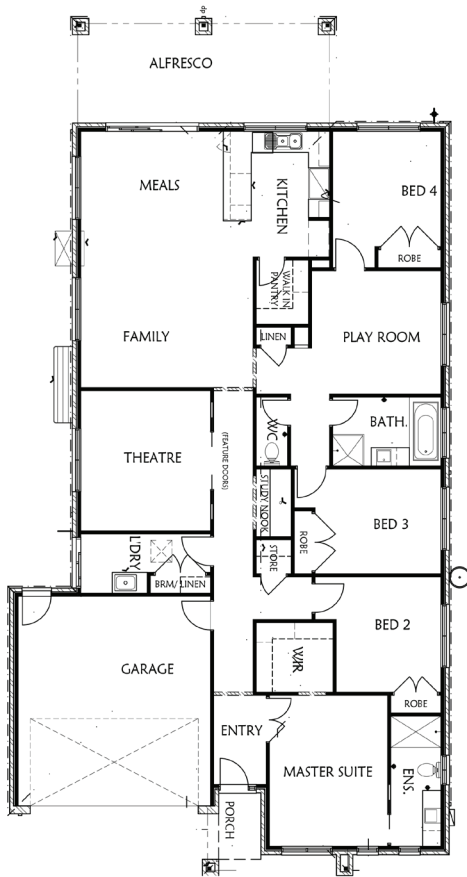
## The new kid on the block

This fantastic floor plan is one of our newest home designs. We wanted to create a modern-family home, that represents the way your family wants to live. The Bedarra is the latest in architectural contemporary design and when combined with your choice of our extensive internal fitting and exterior surface options, this will truly be a home that represents your unique style. We have spent time carefully considering all the living spaces and bedrooms to ensure the layout provides the perfect mix of social and private spaces. This floor plan also features open plan meal and 4 shared family spaces, a purpose built theatre or games room and a study area. All bedrooms are generously sized with ample room for all your family and entertaining events.

### Key Features

- Large bedrooms, and a master suite with a generous walk-in wardrobe and ensuite
- Spacious alfresco with access to meals and family areas for great entertaining and functional living
- A must-have walk-in pantry for the inner MasterChef or the everyday cook
- A retreat area and study-nook; perfect to keep the kids occupied and on-top of their homework, alongside 4 shared family areas

\*Floor plan options and additional inclusions at extra cost.



## Room Sizes

Family	4.9m x 3.7m
Kitchen	3.6m x 3.0m
Meals	4.1m x 3.6m
Theatre	3.7m x 4.0m
Play Room	3.7m x 3.5m
Garage	5.5m x 6.0m
Alfresco	7.5m x 3.0m
Main Bedroom	3.4m x 4.3m
Bedroom 2	3.0m x 3.3m
Bedroom 3	3.1m x 3.3m
Bedroom 4	3.1m x 3.3m

## Area Analysis

Dwelling	161.0m <sup>2</sup>
Porch	2.7m <sup>2</sup>
Alfresco	22.5m <sup>2</sup>
Garage	36.4m <sup>2</sup>

## Choose Your Options

Make this new house your home with our range of facades and interior options to suit your style.

- Facades available for this home - Merida / Traditional / Newtown / Tempo / Kennedy
- Comes with all standard inclusions with luxe upgrade options available

## Getting your own dedicated stylist consultant service is all part of the service!

Putting your individual flair into your new house is the best way to make it your home. We want building your new home to be a great experience for you and your family. That is why we offer some really unique inclusions to our build process.

Early in your journey we will introduce you to your design consultant. This is a person dedicated to helping you make the right choices to match your style and give you the home, inside and out that you have been dreaming of. Regardless of how little, or how much, you already know about your style and what you want in a home, working with your design consultant will ensure you choose the best finishings, fittings and facade to deliver the home of your dreams.

"Rawdon Hill endeavours to ensure that information is free from error; however, it does not warrant the accuracy, adequacy or completeness of that information. Rawdon Hill also endeavours to ensure that information, including prices, home design information and home inclusions, is up to date. However, this information is subject to change without notice. In particular, prices and inclusions for homes are displayed in purchase contracts. Unless expressly stated otherwise, the information on this brochure does not constitute an offer or inducement to enter into a legally binding contract, and does not form part of the terms and conditions for Rawdon Hill products and services.