

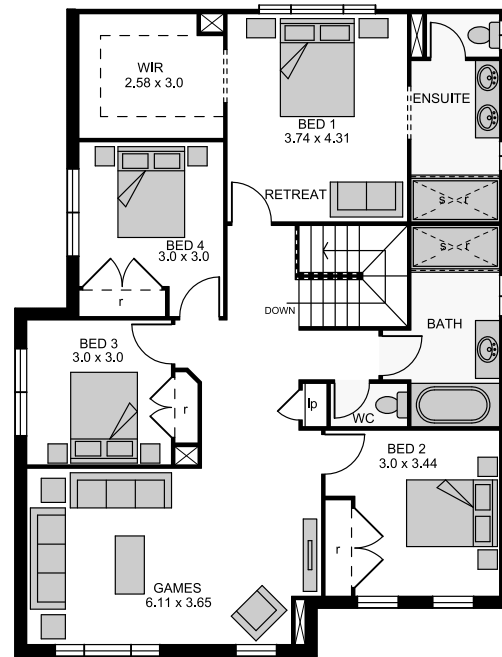
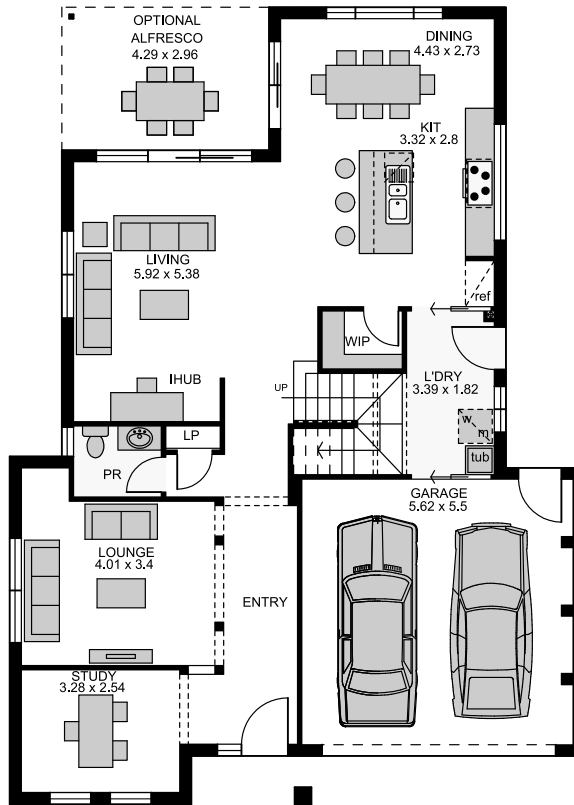
# BRISTOL 30 (FRONT GAMES OPTION)

Advantage series

eden brae homes

## OTHER AVAILABLE SIZES

26, 28, 28, 31, 33



## HOUSE DIMENSIONS

|                              |                      |
|------------------------------|----------------------|
| Total area (m <sup>2</sup> ) | 278.70m <sup>2</sup> |
| Total area (sq)              | 30.00sq              |
| Home length                  | 16.50 (m)            |
| Home width                   | 11.78 (m)            |

## ROOM DIMENSIONS

|         |                 |                |                 |
|---------|-----------------|----------------|-----------------|
| Living  | 5.92 x 5.38 (m) | Alfresco       | 4.29 x 2.96 (m) |
| Kitchen | 3.32 x 2.80 (m) | Garage         | 5.62 x 5.50 (m) |
| Dining  | 4.43 x 2.73 (m) | Bedroom 4      | 3.00 x 3.00 (m) |
| Lounge  | 4.01 x 3.40 (m) | Bedroom 3      | 3.00 x 3.00 (m) |
| Study   | 3.28 x 2.54 (m) | Bedroom 2      | 3.00 x 3.44 (m) |
| Games   | 6.11 x 3.65 (m) | Master Bedroom | 3.74 x 4.31 (m) |
| Laundry | 3.39 x 1.82 (m) | Walk-in-Robe   | 2.58 x 3.00 (m) |

\*Sizes may vary slightly as per facade range. Floorplan based on the Retro facade - see facade pricelist for RRP. # Minimum Lot Sizes may vary due to Council requirements & estate guidelines. This work is exclusively owned by RSS Property Holdings and cannot be reproduced or copied either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying and uploading to the internet) without the written permission of RSS Property Holdings. This document is for illustration purposes and should be used as a guide only. Illustrations are not to scale. Garage dimensions are external measurements only. Refer to actual working drawings.