



# Balmain 407

52 Windsor Drive, Upper Kedron

6 | 4 | 2

## “A home that caters for the ultimate entertainer”

The large outdoor entertaining zone and multiple living areas make this home perfect for the entertainer. With an open plan kitchen, butler's pantry and family room that opens onto the large alfresco and media room, the Balmain makes having family and friends over a breeze.

With a large Master bedroom with ensuite and walk in robe, plus double garage, this home will be the envy of the street.

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Images depict 509 Urban facade. 509 Urban floorplan.

## Balmain 407

6 Beds 4 Baths 2 Cars

### Ground Floor

|              |                            |
|--------------|----------------------------|
| Living       | 152.0 m <sup>2</sup>       |
| Garage       | 38.1 m <sup>2</sup>        |
| Alfresco     | 14.0 m <sup>2</sup>        |
| Porch        | 8.5 m <sup>2</sup>         |
| <b>Total</b> | <b>212.6 m<sup>2</sup></b> |

### Upper Floor

|                    |                            |
|--------------------|----------------------------|
| Living             | 182.1 m <sup>2</sup>       |
| Balcony            | 6.9 m <sup>2</sup>         |
| Voids              | 6.4 m <sup>2</sup>         |
| <b>Total</b>       | <b>195.4 m<sup>2</sup></b> |
| <b>Grand Total</b> | <b>408.0 m<sup>2</sup></b> |



**\*Disclaimer:** Subject to site limitations. Images and photographs may depict fixtures, finishes and features either not supplied by G.J. Gardner Homes or not included in any price stated. For details pricing or to discuss our building time program please talk to a New Homes Consultant. QBCC: 1052162

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