

**G.J. Gardner.**  
**HOMES**



**Avalon Bay**

# Avalon Bay 255

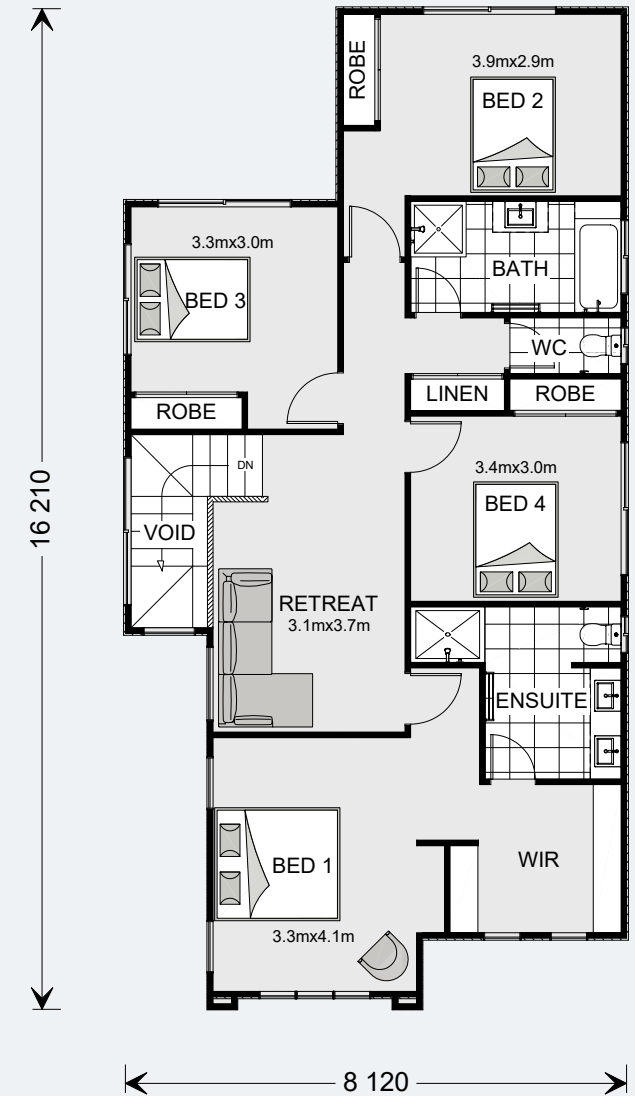
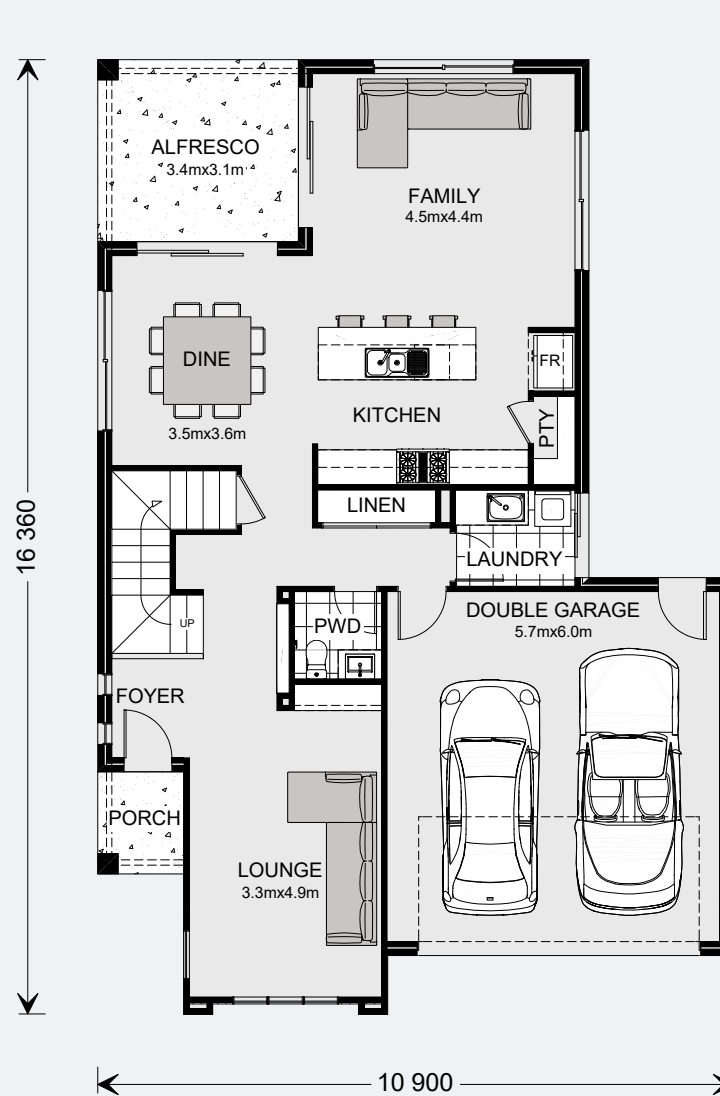
4 | 2.5 | 2

## Ground Floor

Living	95.3 m <sup>2</sup>
Garage	37.7 m <sup>2</sup>
Alfresco	10.7 m <sup>2</sup>
Porch	2.6 m <sup>2</sup>
<b>Total</b>	<b>146.3 m<sup>2</sup></b>

## Upper Floor

Living	103.5 m <sup>2</sup>
Void	5.0 m <sup>2</sup>
<b>Total</b>	<b>108.5 m<sup>2</sup></b>
<b>Grand Total</b>	<b>254.8 m<sup>2</sup></b>



Images in this brochure may depict landscaping, fences and upgraded fixtures, features or finishes which are not included. For availability and pricing of these items please discuss with your new home consultant.

# Avalon Bay 286

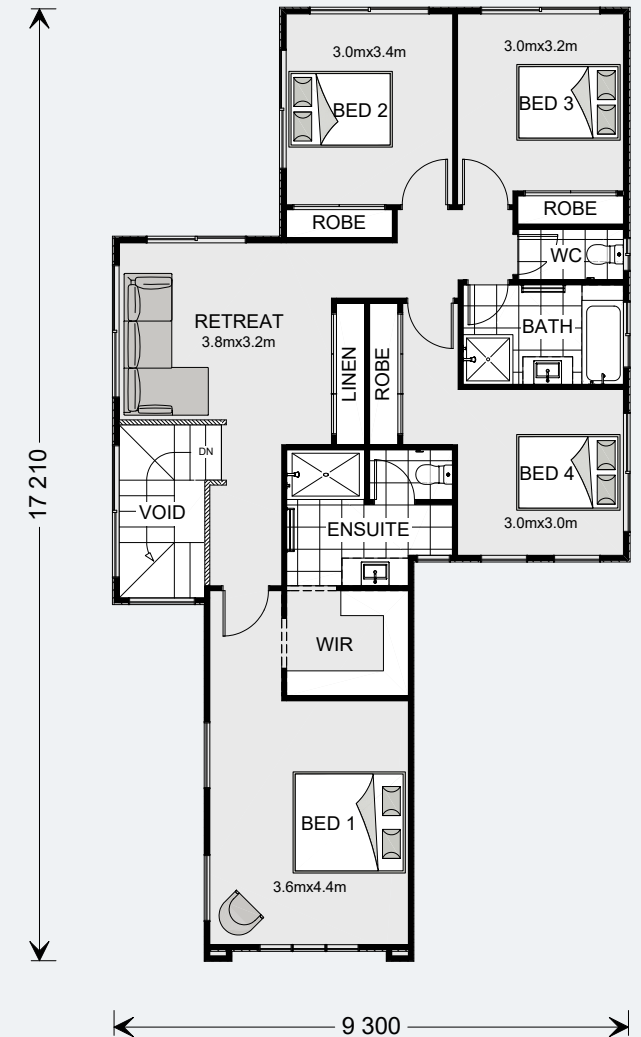
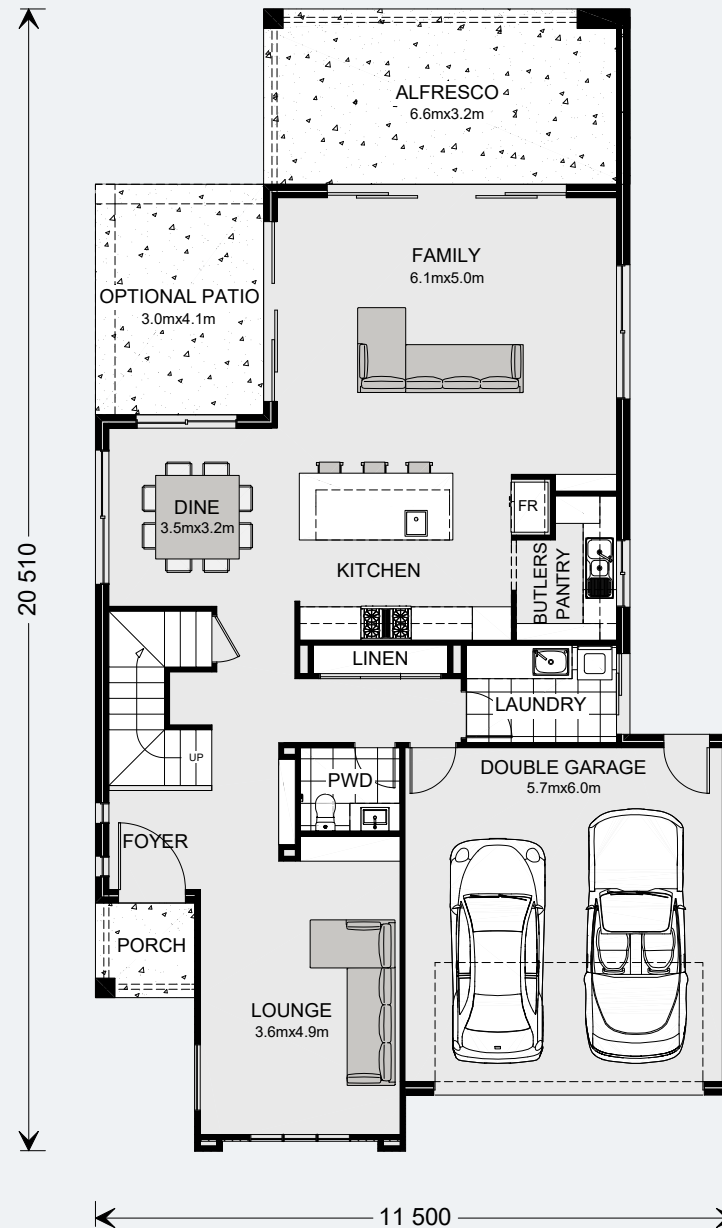
4 | 2.5 | 2

## Gound Floor

Living	116.5 m <sup>2</sup>
Garage	37.5 m <sup>2</sup>
Alfresco	20.7 m <sup>2</sup>
Porch	3.0 m <sup>2</sup>
<b>Total</b>	<b>177.7 m<sup>2</sup></b>

## Upper Floor

Living	102.8 m <sup>2</sup>
Void	5.5 m <sup>2</sup>
<b>Total</b>	<b>108.3 m<sup>2</sup></b>
<b>Grand Total</b>	<b>286.0 m<sup>2</sup></b>



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# Avalon Bay

## 314

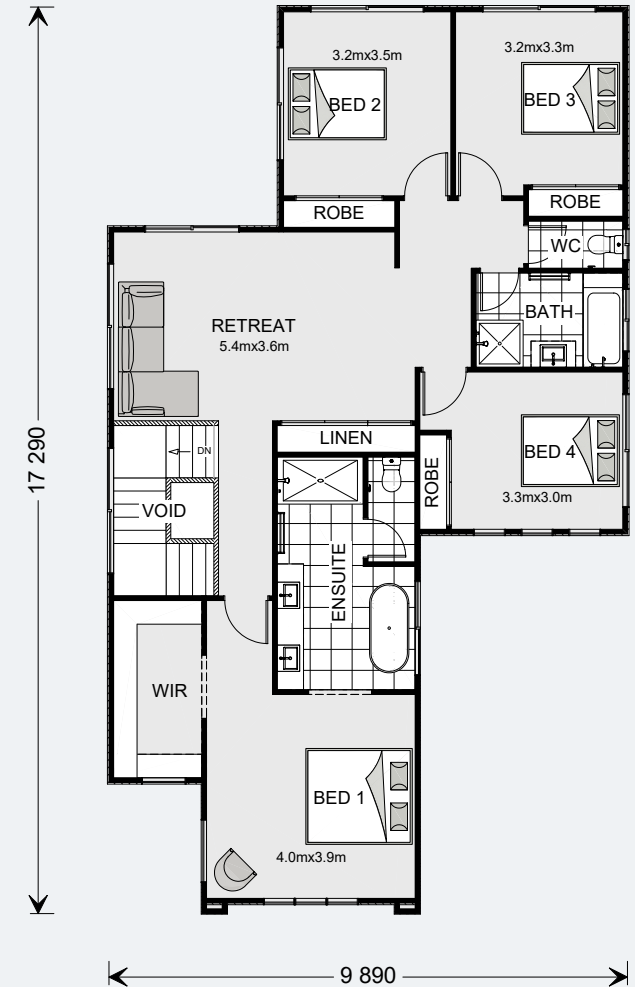
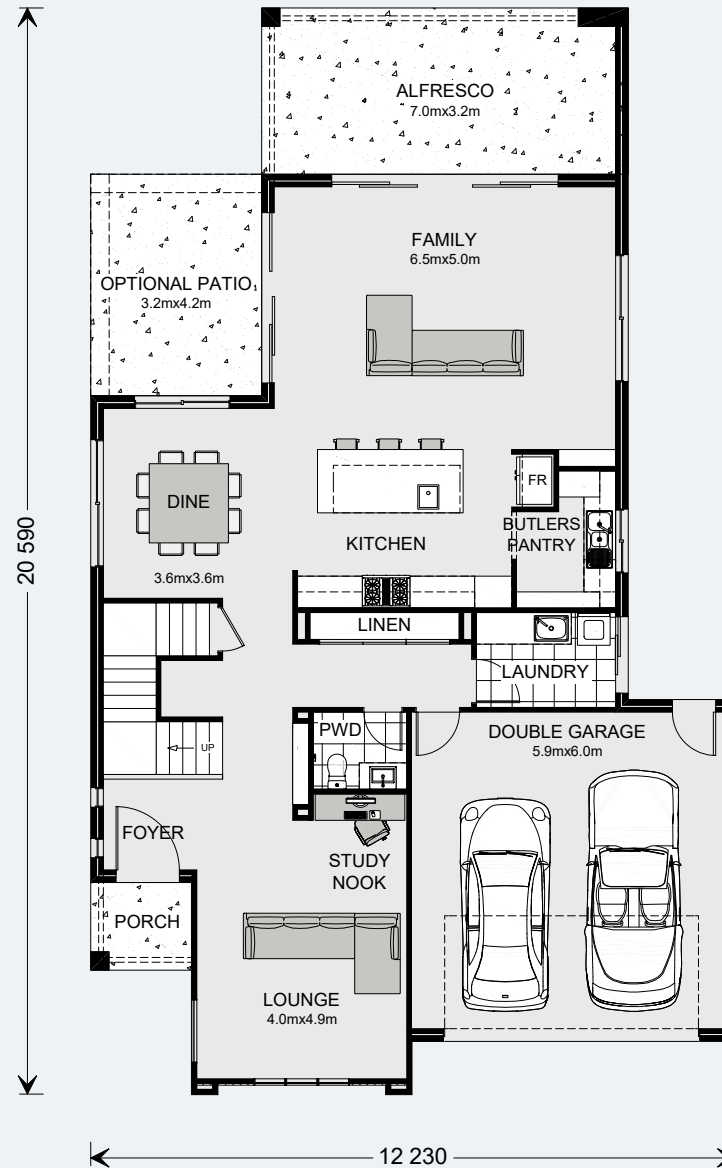
4 | 2.5 | 2

### Ground Floor

Living	126.0 m <sup>2</sup>
Garage	38.9 m <sup>2</sup>
Alfresco	21.9 m <sup>2</sup>
Porch	3.2 m <sup>2</sup>
<b>Total</b>	<b>190.0 m<sup>2</sup></b>

### Upper Floor

Living	117.0 m <sup>2</sup>
Void	6.7 m <sup>2</sup>
<b>Total</b>	<b>123.7 m<sup>2</sup></b>
<b>Grand Total</b>	<b>313.7 m<sup>2</sup></b>



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# Avalon Bay

## 342

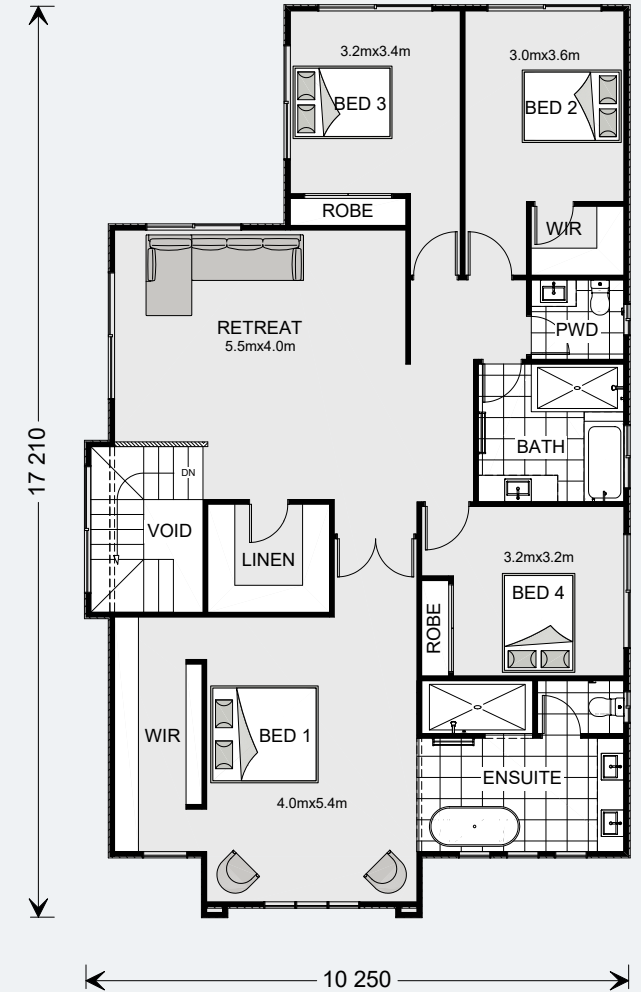
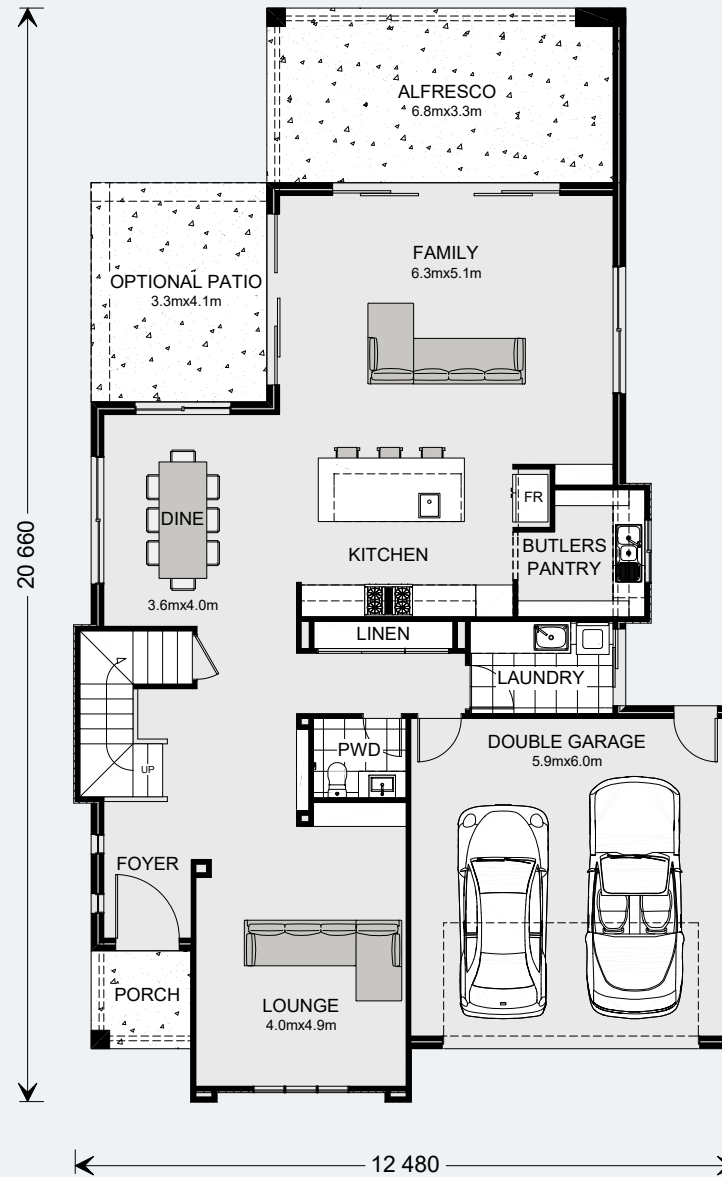
 4
  2.5
  2

### Ground Floor

Living	128.2 m <sup>2</sup>
Garage	38.8 m <sup>2</sup>
Alfresco	22.4 m <sup>2</sup>
Porch	3.6 m <sup>2</sup>
<b>Total</b>	<b>193.0 m<sup>2</sup></b>

### Upper Floor

Living	142.5 m <sup>2</sup>
Void	6.8 m <sup>2</sup>
<b>Total</b>	<b>149.3 m<sup>2</sup></b>
<b>Grand Total</b>	<b>342.3 m<sup>2</sup></b>



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# Avalon Bay

The Avalon Bay design offers individually crafted facades that will inspire you by providing a choice of homes that reflect your personal lifestyle and preferences.

From the moment you step into the Avalon Bay you'll appreciate the stylish design of this two-storey home, a stunning example of form and function. With 3 separate living zones and 4 bedrooms, this is a well-appointed family home.

The ground floor offers seamless connections between the indoor open plan family areas and the outdoor spaces including the home's large alfresco. A separate lounge room at the front of home provides a comfortable space to relax and unwind.

Upstairs four generous bedrooms and a central retreat or activity room allow for privacy from the living areas on the ground floor and so give everyone their own space. The master bedroom is huge and is complimented by the executive ensuite and huge walk in robe.

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# Avalon Bay

## MASTER BEDROOM



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## BEDROOM

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# Avalon Bay

## DINING



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# Avalon Bay

FAMILY



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# Avalon Bay

RETREAT



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# Avalon Bay

URBAN



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EXECUTIVE



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# Avalon Bay

BEACH



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# Avalon Bay

CLASSIC



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# Avalon Bay

HAMPTONS



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# Avalon Bay

RESORT



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