

G.J. Gardner.
HOMES



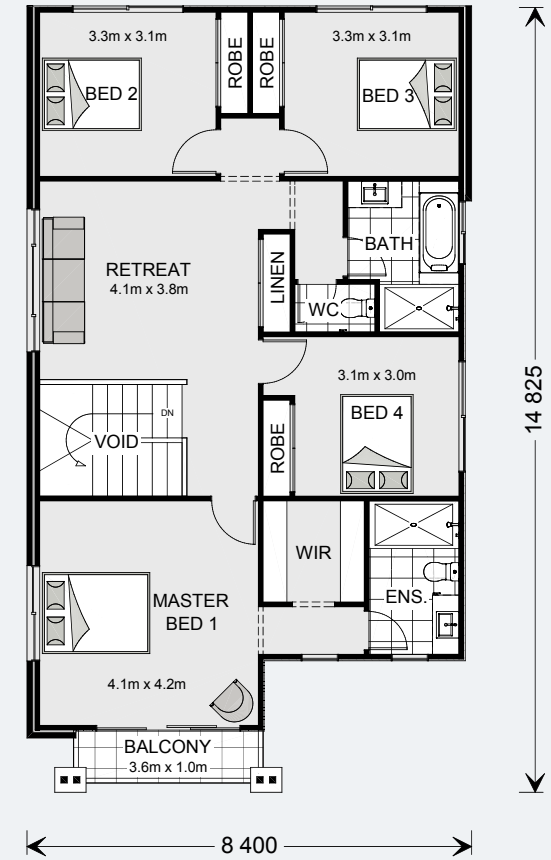
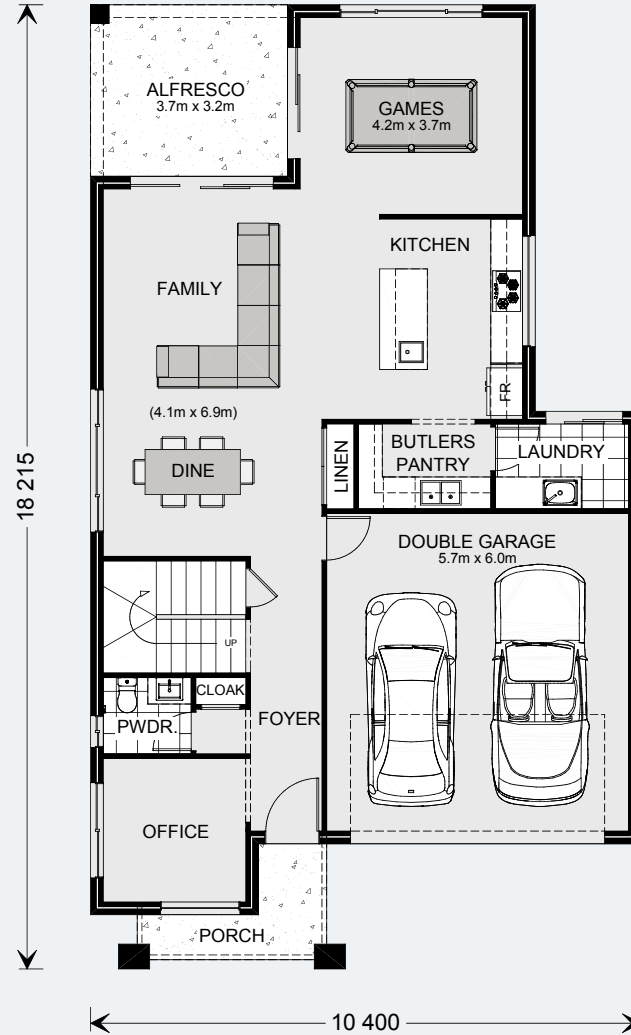
Balmain

Balmain 270

4 | 2.5 | 2

Ground Floor

Living	104.5 m ²
Garage	37.1 m ²
Alfresco	12.1 m ²
Porch	4.8 m ²
Total	158.5 m²
Upper Floor	
Living	102.2 m ²
Balcony	3.6 m ²
Void	6.0 m ²
Total	111.8 m²
Grand Total	270.3 m²



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.

Balmain 300

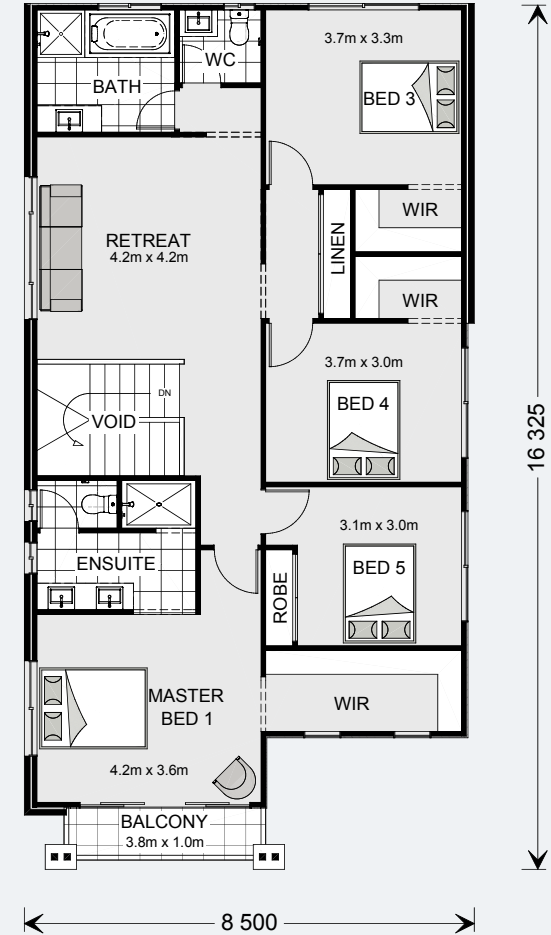
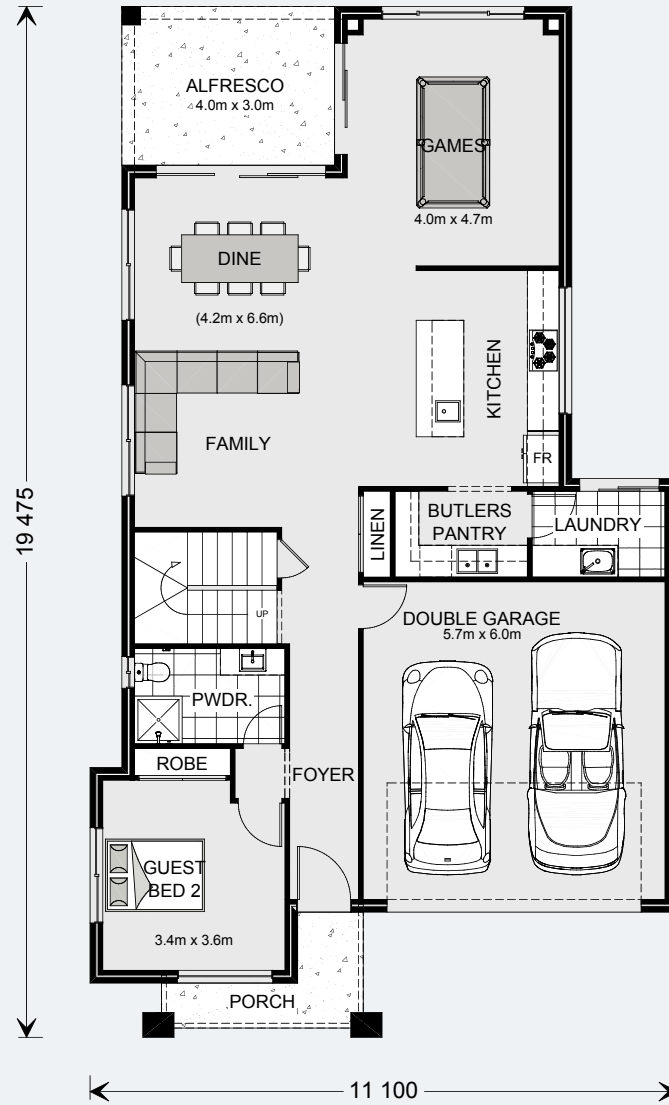
5 | 3.5 | 2

Ground Floor

Living	119.5 m ²
Garage	37.1 m ²
Alfresco	12.1 m ²
Porch	4.9 m ²
Total	173.6 m²

Upper Floor

Living	116.4 m ²
Balcony	3.8 m ²
Void	6.0 m ²
Total	126.2 m²
Grand Total	299.8 m²



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Balmain 350

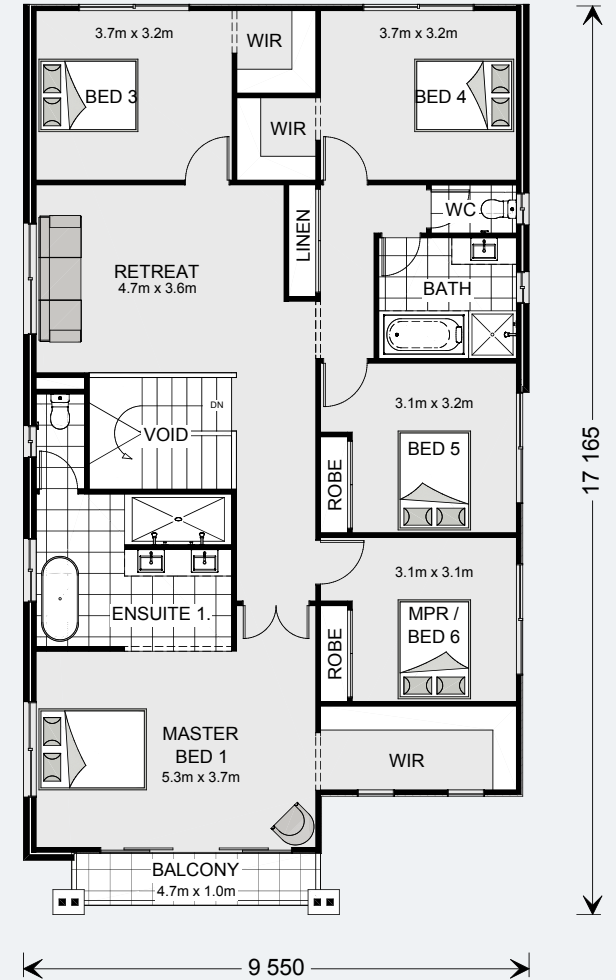
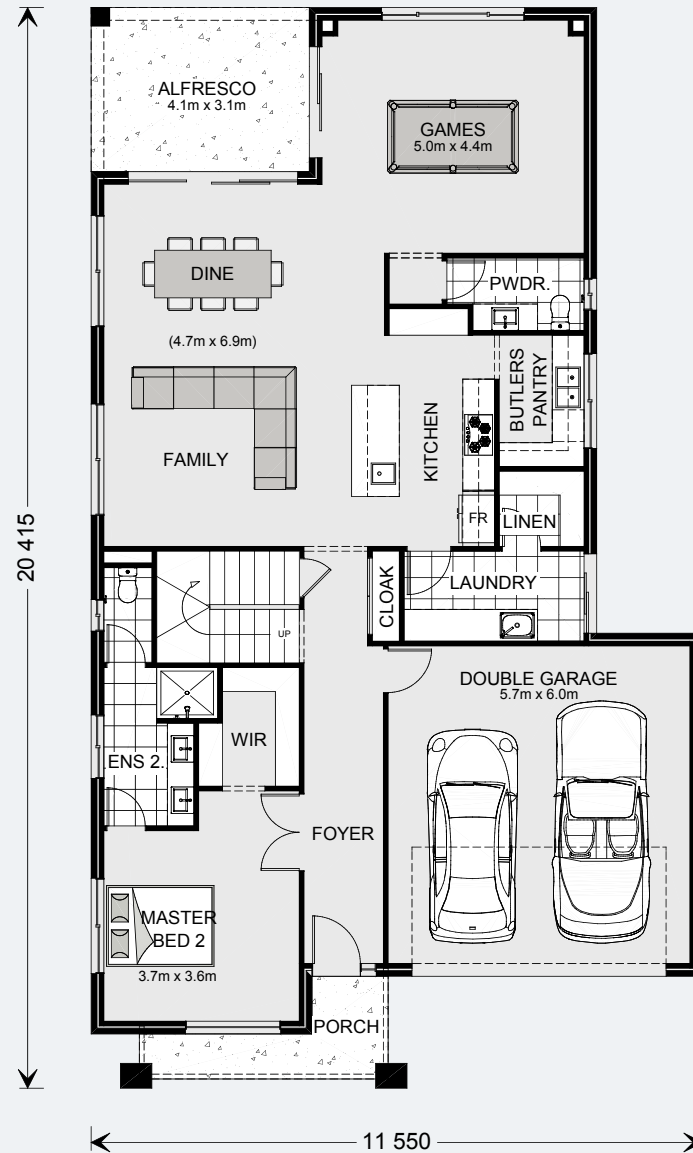
6 | 3.5 | 2

Ground Floor

Living	141.9 m ²
Garage	37.5 m ²
Alfresco	12.8 m ²
Porch	5.6 m ²
Total	197.8 m²

Upper Floor

Living	141.5 m ²
Balcony	4.7 m ²
Void	6.0 m ²
Total	152.1 m²
Grand Total	349.9 m²



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Balmain 400

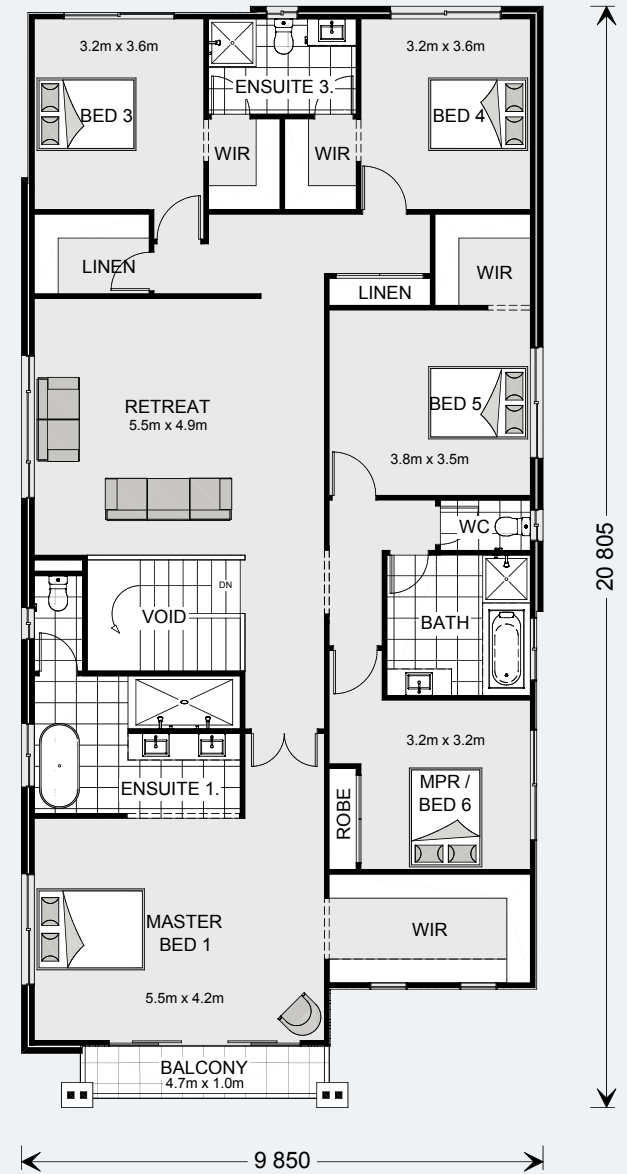
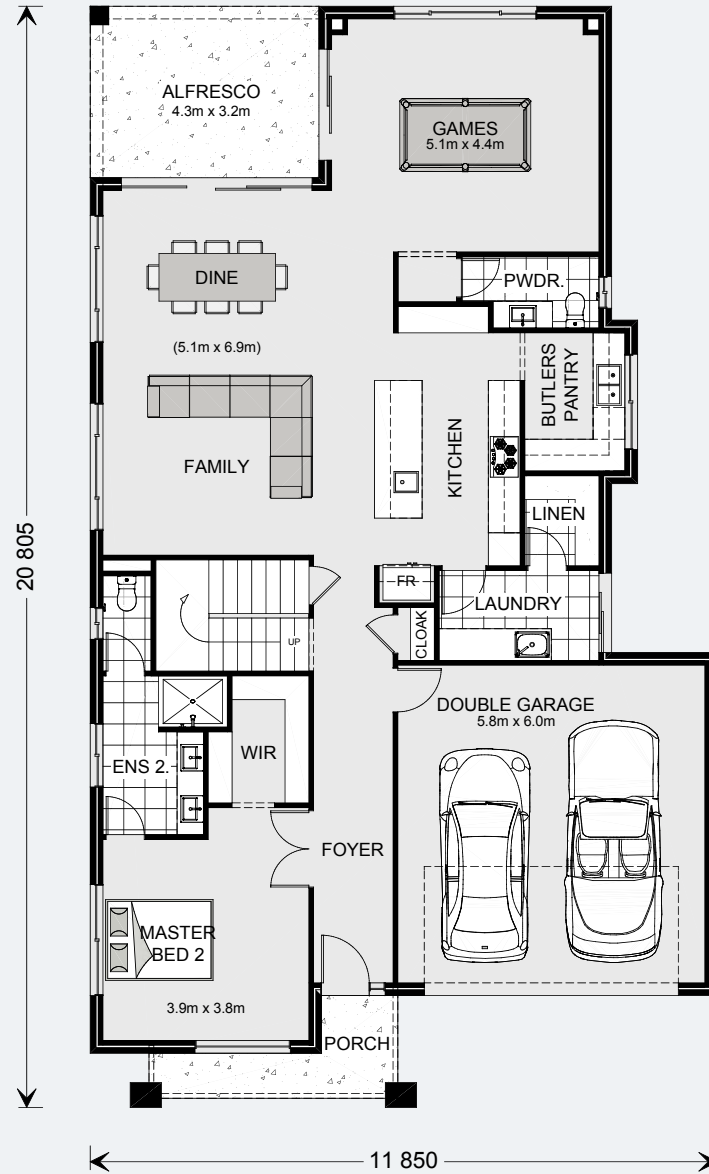
6 | 4.5 | 2

Ground Floor

Living	151.1 m ²
Garage	38.2 m ²
Alfresco	14.0 m ²
Porch	5.6 m ²
Total	208.9 m²

Upper Floor

Living	180.5 m ²
Balcony	4.7 m ²
Void	6.4 m ²
Total	191.6 m²
Grand Total	400.5 m²



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Balmain

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

Overflowing with features, the Balmain redefines family living with flowing interior spaces, sublime connections to the outdoors and stylish, contemporary living with enough room to for the whole family to grow.

The ground floor has a flowing, open-plan living space with an entertainer's kitchen, family room, dining area, games room and covered alfresco. The family room is subtly separated from the games room making this the ideal entertainer. A second master bedroom suite with ensuite and walk in robe can be located to the front of home.

An upstairs retreat centrally positioned provides perfect separation of family and personal spaces. The large master bedroom suite to the front with its own balcony, huge walk-in robe and ensuite, has been created for privacy, a place to relax and re-energise.

With unparalleled flexibility, the Balmain is designed to adapt beautifully to a variety of large to narrower sites, perfect for urban blocks.

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Balmain

BEDROOM



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Balmain

DINING



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ENSUITE



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GAMES



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FAMILY



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Balmain

RETREAT



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Balmain

URBAN



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Balmain

EXECUTIVE



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Balmain

METRO



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Balmain

CLASSIC



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Balmain

REGENT



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Balmain

RESORT



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