



**Mandalay**

**G.J. Gardner.** HOMES









# Mandalay 305

## Display Home

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### 23 Blomeley Dr, Lucas

The Mandalay was designed around the concept of open space flowing out to an inner courtyard to create the ultimate in Resort style Living.

Three separate living zones wrap around a central courtyard allowing natural light and cooling cross breezes throughout the home. The gourmet kitchen including butler's pantry, dining and family room flow out to a covered Alfresco area making entertaining a breeze.

A private & luxurious Master Suite with ensuite and Walk in Robe, 3 additional bedrooms with Activity, Study, family bathroom and a central open lounge room complete the picture.

Enjoy all the comforts this great design brings and experience the home you always wished to have.

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.



**“Elegant form and perfect  
function, Mandalay Designs  
are a winning combination.”**

Peter, Lead Home Designer





# Mandalay 305

4 | 2.5 | 2

## Floor Area

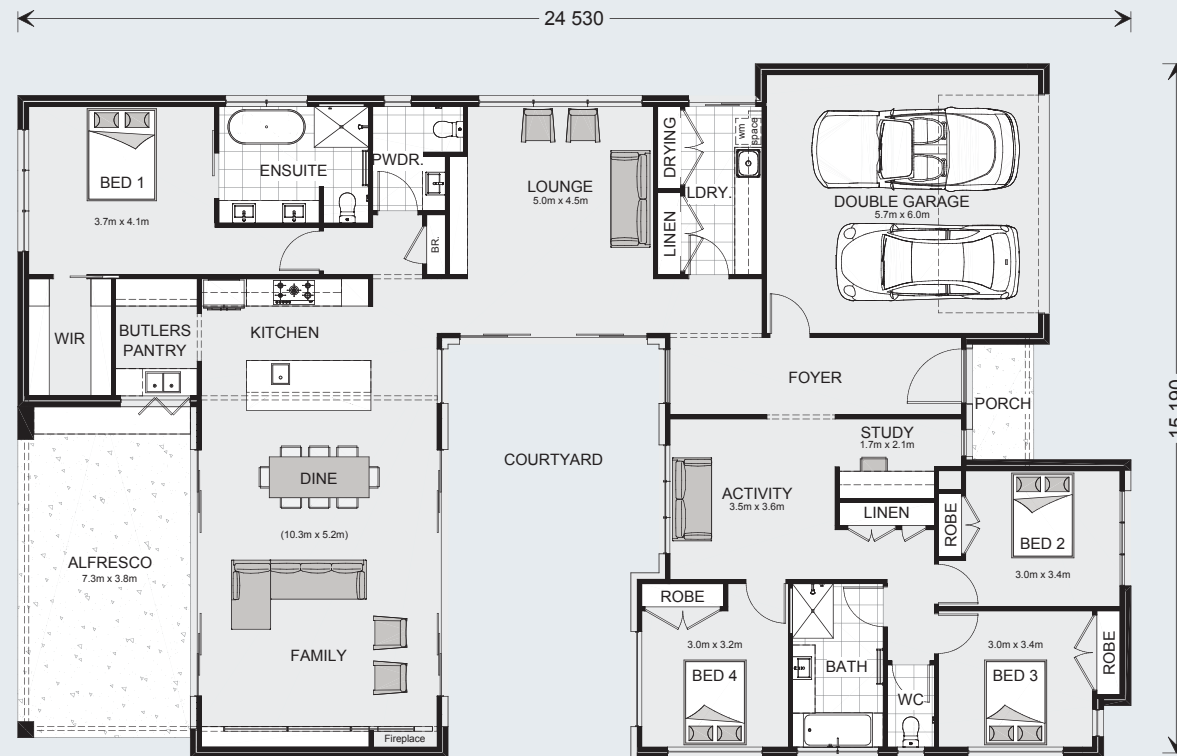
Living	236.4 m <sup>2</sup>
Garage	37.6 m <sup>2</sup>
Alfresco	27.7 m <sup>2</sup>
Porch	3.4 m <sup>2</sup>
<b>Total</b>	<b>305.1 m<sup>2</sup></b>



## The North Point

Orientate your floorplan with the main living areas positioned due north to ensure your home is optimised for the sun during the day, as well as throughout the seasons.

By getting the right floor plan for your block, taking into consideration the north point, you will get the best out of the land that you've chosen.





RESORT



EXECUTIVE



BEACH



CLASSIC



URBAN



HAMPTONS



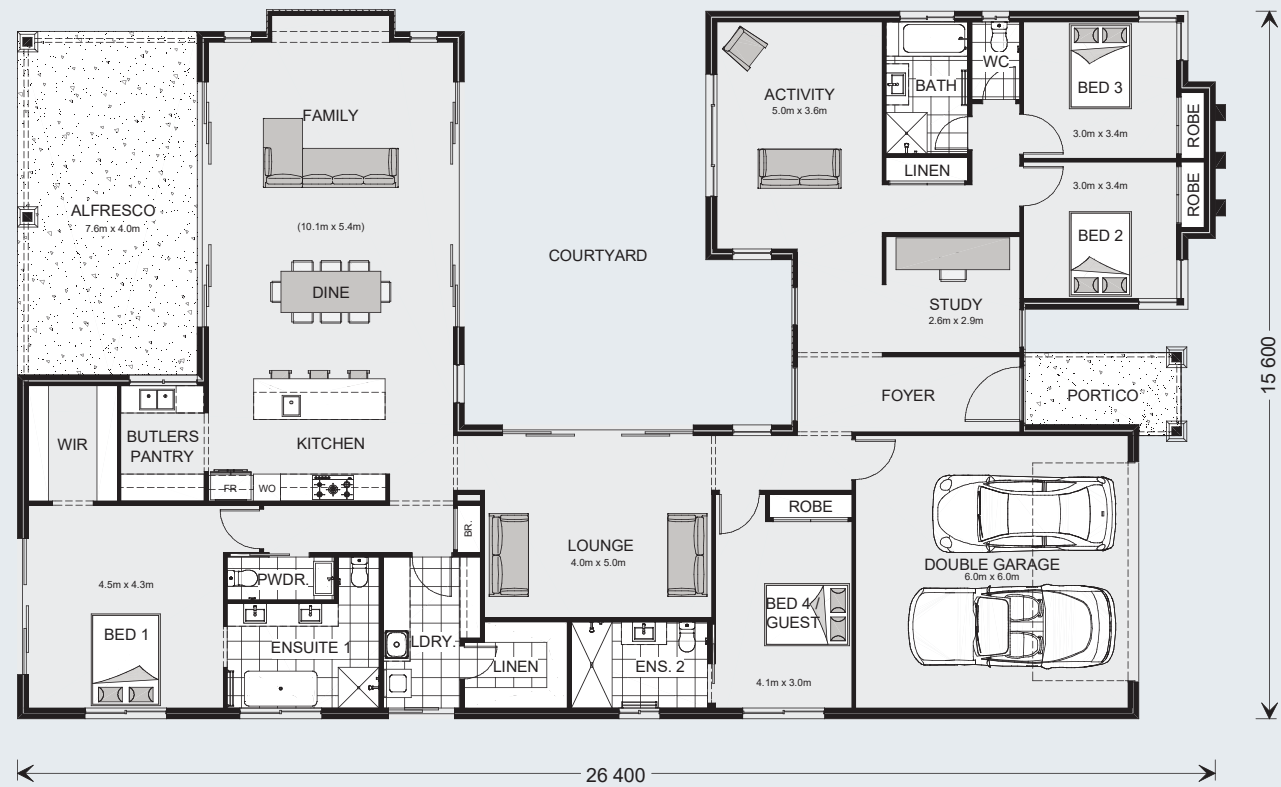


# Mandalay 335

4 3.5 2

## Floor Area

Living	259.9 m <sup>2</sup>
Garage	39.6 m <sup>2</sup>
Alfresco	30.1 m <sup>2</sup>
Porch	5.7 m <sup>2</sup>
<b>Total</b>	<b>335.3 m<sup>2</sup></b>





# Mandalay 300

4 2.5 2

## Floor Area

Living	227.1 m <sup>2</sup>
Garage	39.7 m <sup>2</sup>
Alfresco	27.7 m <sup>2</sup>
Porch	5.5 m <sup>2</sup>
<b>Total</b>	<b>300.0 m<sup>2</sup></b>



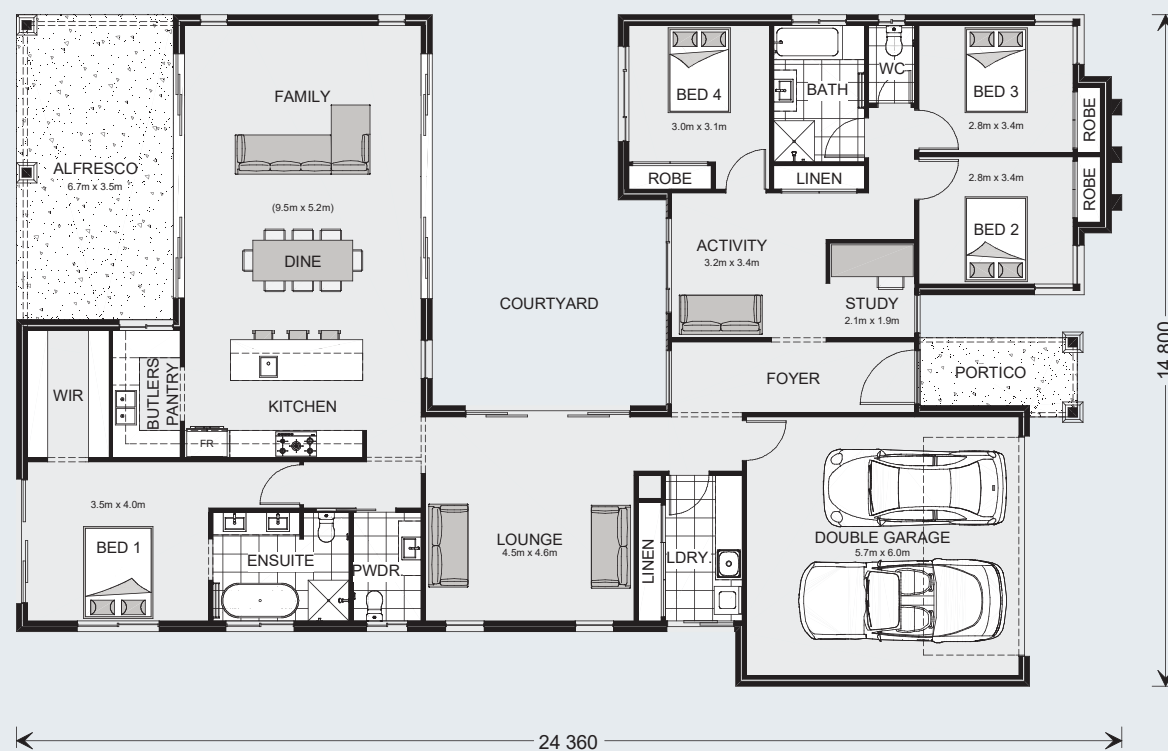


# Mandalay 280

4 2.5 2

## Floor Area

Living	213.5 m <sup>2</sup>
Garage	37.9 m <sup>2</sup>
Alfresco	23.3 m <sup>2</sup>
Porch	5.5 m <sup>2</sup>
<b>Total</b>	<b>280.2 m<sup>2</sup></b>

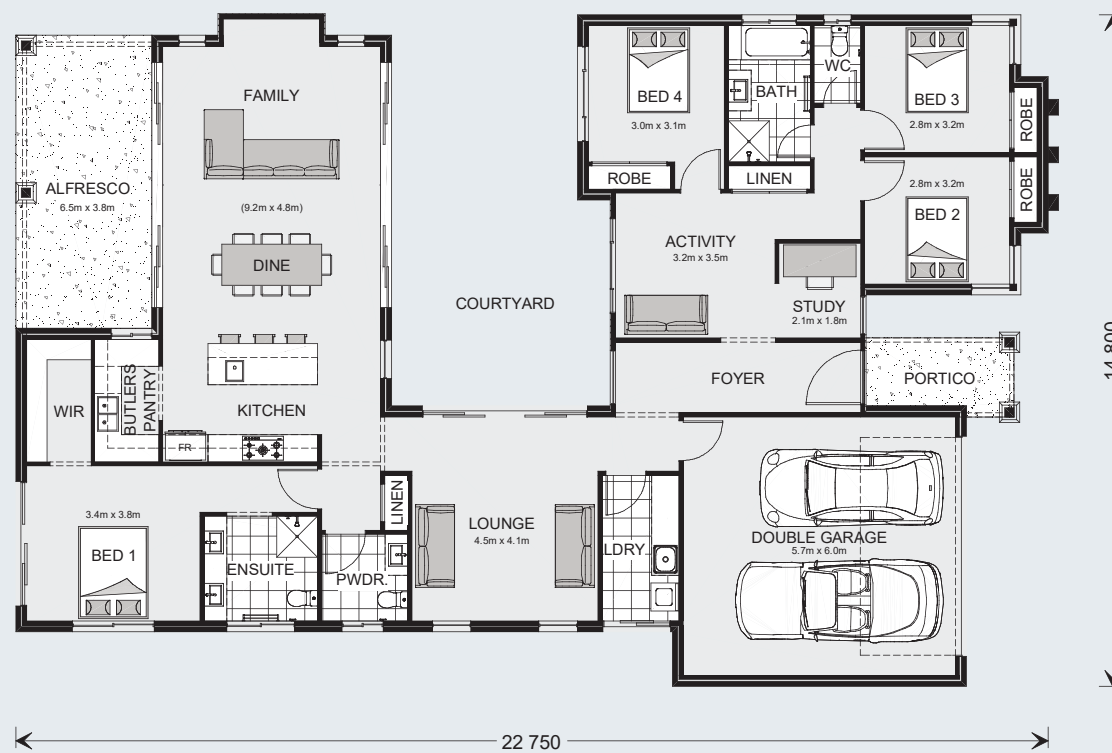


# Mandalay 260

4 2.5 2

## Floor Area

Living	197.9 m <sup>2</sup>
Garage	37.9 m <sup>2</sup>
Alfresco	19.4 m <sup>2</sup>
Porch	5.2 m <sup>2</sup>
<b>Total</b>	<b>260.4 m<sup>2</sup></b>







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