



**Mandalay**

**G.J. Gardner.** HOMES



RESORT



ALPINE



URBAN



HAMPTONS



BEACH



CLASSIC



# Mandalay

The Mandalay exclusive to G.J. Gardner Homes 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 encouraging natural light and 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 and luxurious master suite at the rear of the home includes an ensuite and walk in robe, opening with large doors to the rear yard, presenting a relaxed space to retreat. Additional bedrooms with an activity, study and family bathroom provide a separate kid's zone observed across the central courtyard. An open lounge room provides the interior link between the front and rear of the home completes 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.

# Mandalay

## 338

 4
  3.5
  2

### Floor Area

Living	264.4 m <sup>2</sup>
Garage	39.6 m <sup>2</sup>
Alfresco	28.1 m <sup>2</sup>
Portico	6.2 m <sup>2</sup>
<b>Total</b>	<b>338.3 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.



# Mandalay

## 300

4 2.5 2

### Floor Area

Living	228.3 m <sup>2</sup>
Garage	40.4 m <sup>2</sup>
Alfresco	26.8 m <sup>2</sup>
Portico	5.3 m <sup>2</sup>
<b>Total</b>	<b>300.8 m<sup>2</sup></b>



# Mandalay

## 280

4 2.5 2

### Floor Area

Living	212.8 m <sup>2</sup>
Garage	38.0 m <sup>2</sup>
Alfresco	24.6 m <sup>2</sup>
Portico	5.3 m <sup>2</sup>
<b>Total</b>	<b>280.7 m<sup>2</sup></b>



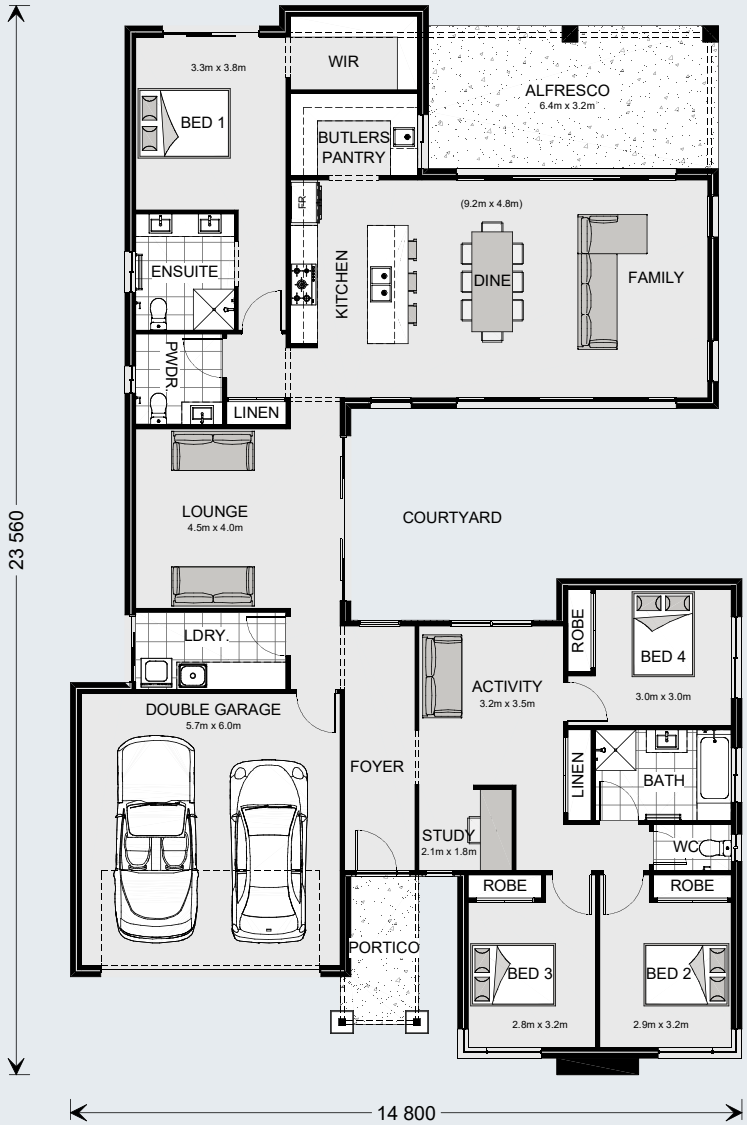
# Mandalay

## 265

4 2.5 2

### Floor Area

Living	201.8 m <sup>2</sup>
Garage	37.9 m <sup>2</sup>
Alfresco	20.1 m <sup>2</sup>
Portico	5.2 m <sup>2</sup>
Total	265.0 m <sup>2</sup>



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