



Laguna

G.J. Gardner. **HOMES**

3 Dairy Yard Road,
Huntley, NSW, 2530







Introducing the Laguna

The Laguna boasts a striking split-level facade and is designed beautifully to complement sites that slope down toward the rear of the site.

Set over three levels, it features a private office and media room on the entry level with a double garage before continuing downstairs to the open-plan main living zone.

Entertaining is a delight thanks to a well-appointed kitchen with butler's pantry and island bench which is complimented by the open plan family and dining room that wraps around the outdoor alfresco. There is also a guest bedroom and bathroom set off the main living for privacy and functionality.

On the upper level are the remaining bedrooms with great storage, including the master suite with stylish ensuite, walk-in robe and a private family retreat. This design offers the modern family all the luxury extras and space that will have everyone living well.



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“This design offers the modern family all the luxury extras and space that will have everyone living well.”

Peter, Lead Home Designer



Laguna 299

4 | 3.5 | 2

Lower Floor

Living	131.5 m ²
Garage	37.2 m ²
Alfresco	13.9 m ²
Porch	3.8 m ²
Total	185.9 m²

Upper Floor

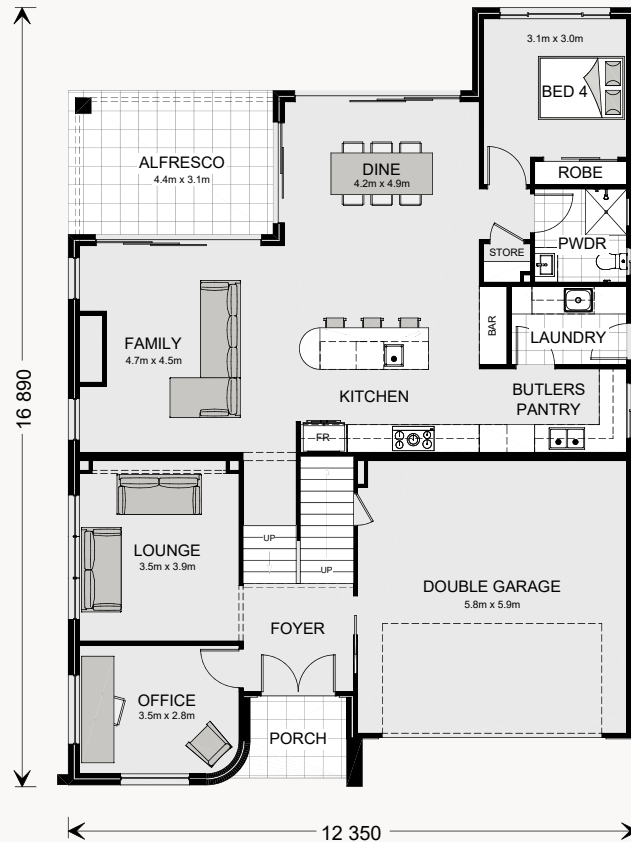
Living	100.8 m ²
Void	12.2 m ²
Total	113.0 m²
Grand Total	298.9 m²



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.



URBAN



HAMPTONS



CLASSIC



RESORT



Laguna 281

5 | 3.5 | 2

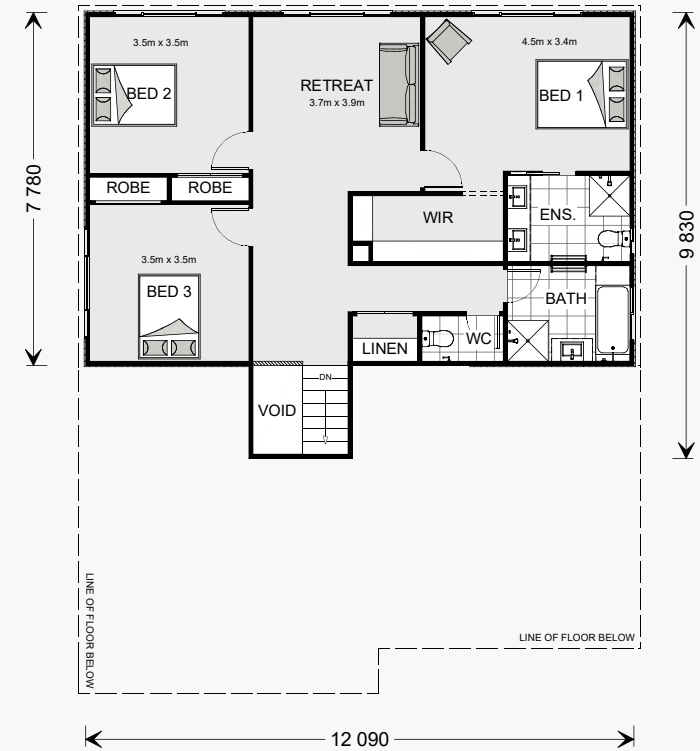
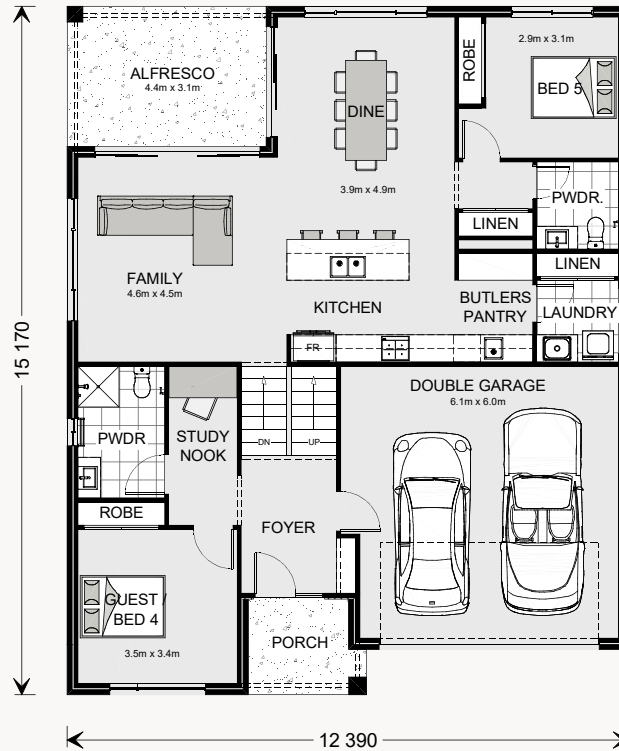


Lower Floor

Living	124.6 m ²
Garage	38.9 m ²
Alfresco	13.6 m ²
Porch	5.1 m ²
Total	182.2 m²

Upper Floor

Living	94.6 m ²
Void	4.1 m ²
Total	98.7 m²
Grand Total	280.9 m²



Laguna 230

4 | 3.5 | 2

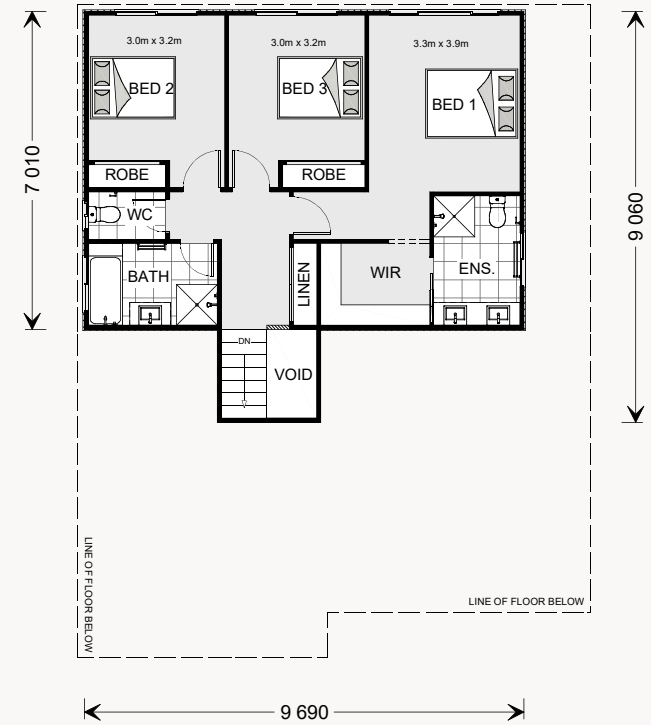
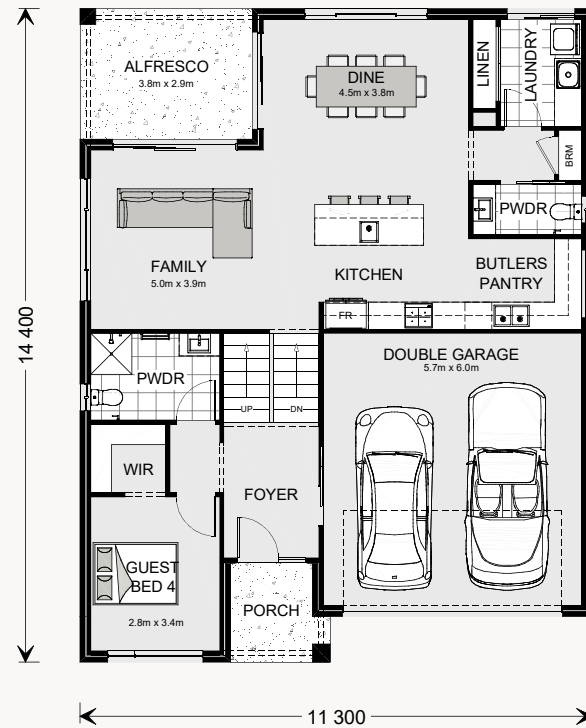


Lower Floor

Living	104.2 m ²
Garage	37.4 m ²
Alfresco	10.9 m ²
Porch	4.4 m ²
Total	156.9 m²

Upper Floor

Living	68.5 m ²
Void	4.1 m ²
Total	72.6 m²
Grand Total	229.5 m²





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