



**Ashgrove**

**G.J. Gardner. HOMES**







RESORT



BEACH



# Ashgrove

With an impressive two storey frontage, the Ashgrove is designed for sites that slope down to the front of the home and features great separation of private and living spaces.

The entry level provides a double garage and a fourth bedroom with a separate bathroom, with all remaining spaces on the upper floor.

The upper floor is defined in two halves with three bedrooms, a family bathroom and a laundry down one side, while the spacious open plan living areas flow from front to back on the other.

A separate lounge at the front allows you to retreat and take in the views achieved by elevated living, while the kitchen, family, and dining lead you towards the rear outdoor alfresco and backyard for entertaining.

The master bedroom enjoys the privacy and outlook to the rear of the home and comes with a well-appointed ensuite and walk in robe.

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.

HAMPTONS



CLASSIC



# Ashgrove 261

4 3 2

## Lower Floor

Living	36.4 m <sup>2</sup>
Garage	38.3 m <sup>2</sup>
Porch	2.2 m <sup>2</sup>
<b>Total</b>	<b>76.9 m<sup>2</sup></b>

## Upper Floor

Living	162.8 m <sup>2</sup>
Void	6.2 m <sup>2</sup>
Alfresco	15.5 m <sup>2</sup>
<b>Total</b>	<b>184.5 m<sup>2</sup></b>
<b>Grand Total</b>	<b>261.4 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.





# Ashgrove 230

4 Beds 3 Baths 2 Cars

## Lower Floor

Living	36.3 m <sup>2</sup>
Garage	38.3 m <sup>2</sup>
Porch	2.2 m <sup>2</sup>
<b>Total</b>	<b>76.8 m<sup>2</sup></b>

## Upper Floor

Living	141.3 m <sup>2</sup>
Void	6.2 m <sup>2</sup>
Alfresco	10.3 m <sup>2</sup>
<b>Total</b>	<b>157.8 m<sup>2</sup></b>
<b>Grand Total</b>	<b>234.6 m<sup>2</sup></b>













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