

RESIDENCE
THREE



* 3.7 living room ceiling with sweeping curve to clerestory North facing windows to capture light and breeze and allow warmer air to escape for passive cooling

* Sky well provides light and ventilation

* Master bedroom complete with bespoke built-in cabinetry, WIR and North facing windows to deep planting and established trees

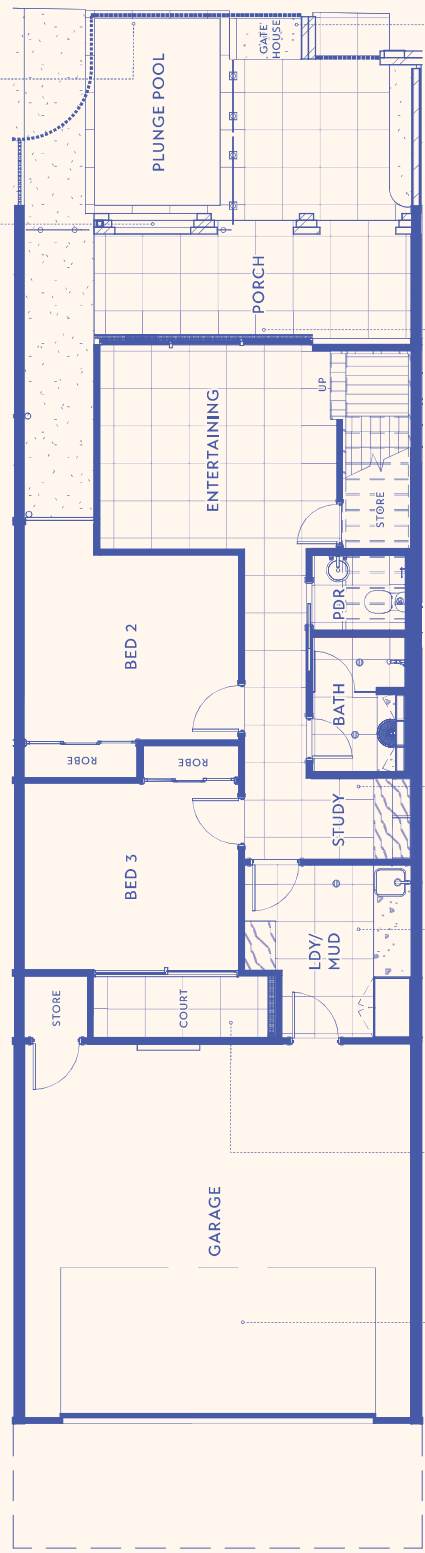
FIRST FLOOR

* Feature sky well provides additional light

* Unique brick arch facade

* Unique breeze blockwork in front fence

* Feature arch windows to ensuite



GROUND FLOOR

* Large 2 car garage

* Internal sky well provides light and ventilation to bedroom 3

* Mud room incorporated into laundry

* Separate study zone

* Flush sliding doors to porch

* Private street access and gate house

AREA SCHEDULE	
Bedrooms	3
Bathrooms	2.5
Study	1
Car	2

INTERNAL	
Ground Floor	103m ²
First Floor	106m ²
Total	209m ²

EXTERNAL	
Courtyard	31m ²
Porch	10m ²
Deck	19m ²
Total	60m ²

TOTAL	269m ²
-------	-------------------

