



# Flinders One

You'll be looking for excuses to have guests around with this graceful contemporary design which has great Queensland outdoor living as its hub.

The linear design doesn't compromise on style and elegance. The recessed alfresco area connects the living spaces yet gives you the option to have separate entertaining for quieter occasions.

The master bedroom opens onto the alfresco area, perfect for savouring a quiet moment over a coffee and the paper. A walk-in wardrobe and ensuite with double vanity gives you plenty of storage space.

Three double bedrooms around the spacious bathroom creates the perfect kids' hub for a busy family. Storage space abounds in the double garage and laundry. With its multitude of features, this home is ideal for entertaining and family living.



## ROOMS

Kitchen	2.9m x 3.9m
Dining/Family	7.4m x 4.9m
Living	4.8m x 5.0m
Alfresco	6.0m x 4.7m
Bed 1	3.8m x 5.2m
Bed 2	3.1m x 3.6m
Bed 3	3.4m x 3.7m
Bed 4	3.6m x 3.0m
Garage	6.0m x 6.0m

## AREAS

House:	209.54m <sup>2</sup>
Garage:	41.83m <sup>2</sup>
Alfresco	30.92m <sup>2</sup>
Porch:	12.22m <sup>2</sup>
<b>Total:</b>	<b>294.51m<sup>2</sup></b>