



# Bimberi 17

This home brings together space, light, and balance — with open living downstairs, private bedrooms above, and a design that fits the rhythm of family life.

3 Bed 2 Bath 1 Car

**House Size** 158.2m<sup>2</sup>

**Land Size** 300m<sup>2</sup>

Lot 42

## Package Price

**\$1,270,070**

House Price

\$550,070.00

Land Price

\$720,000.00

Caesarstone kitchen benchtops & Polytec cabinetry

Haier 60cm appliance package. Electric oven, gas cooktop and slide out rangehood. Dishwasher and microwave space

12x Downlight Package

2600mm ceiling height to ground floor

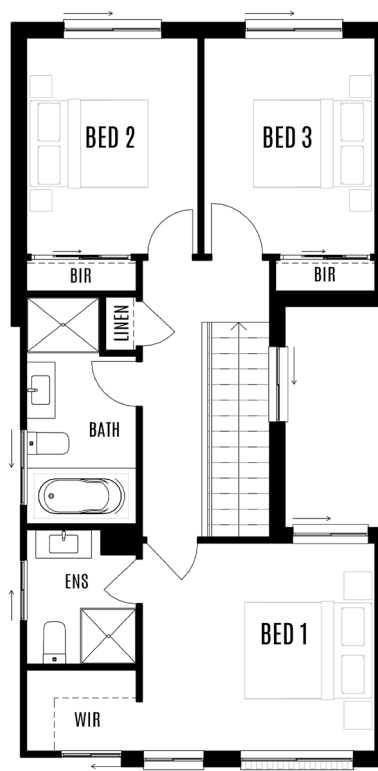
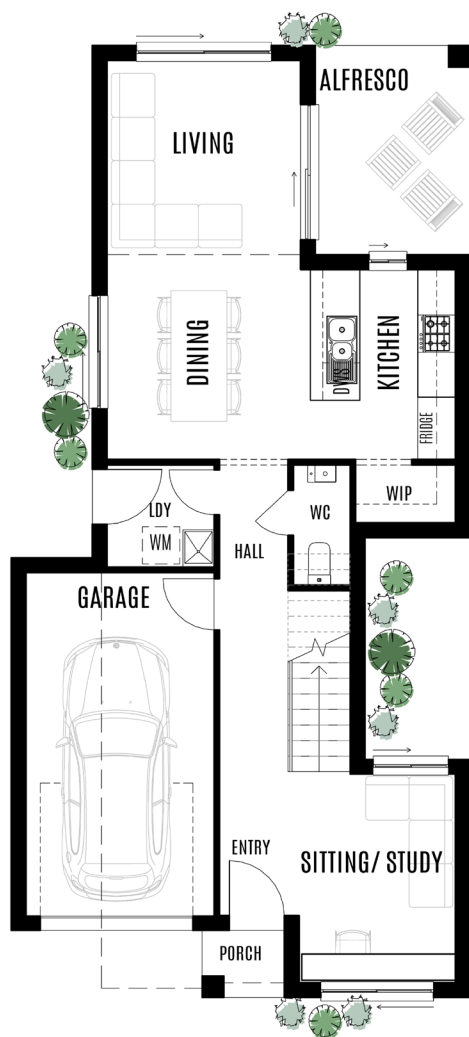
Wall vanity basin, freestanding bath & shower niche

Choice between 450mm x 450mm tiling to main living areas or 1200 Hybrid plank flooring to groundfloor, excluding study, stairs, bedrooms and wet areas.

Ducted air conditioning throughout

# Bimberi Floor Plan

Designed for balance and flow, this double-storey layout separates living and rest with purpose. The ground floor opens into connected living, dining, and alfresco spaces, while upstairs offers three bedrooms, including a private master suite with walk-in robe and ensuite.



<b>Total area</b>	<b>158.2m<sup>2</sup></b>	Living	3.11 x 3.36	Garage	3.02 x 5.52
House length	15.3m	Dining	3.27 x 3.05	Master bedroom	3.74 x 3.35
House width	7.3m	Kitchen	2.33 x 3.05	Bedroom 2	2.76 x 3.48
Block width	9.2m	Study	3.79 x 2.51 / 3.35	Bedroom 3	2.75 x 3.48
Block length	32m	Alfresco	2.49 x 3.36		

Disclaimer: This plan is indicative only and subject to council and other relevant authority approval. All information and images in this plan are indicative only and subject to authority approval and, may change at any time without notice.

BUILDER'S LICENCE NUMBER: 222440C

