



Design: **173**. Design Name: **Tubrid**

Floor Area: **272.88**

Frontage: **13.82**

Overall Height: **9.36**

Description: This farmhouse style two storey dwelling has a traditional elevation with rendered plaster and a slated roof. Windows have vertical emphasis. The ground floor has a variety of individual living spaces and an attractive entrance detail. The upper floor has four bedrooms, some with built-in wardrobes and the master bedroom has a dressing room and a bathroom ensuite. The dwelling is suited to a rural setting.

Dimensions:

Ground floor

Kitchen/dining room	6.00	M	x	4.80	M
Lobby	4.60	M	x	1.20	M
Utility room	3.00	M	x	1.70	M
Toilet	1.70	M	x	1.50	M
Living room	4.80	M	x	3.60	M
Sitting room	6.00	M	x	4.80	M
Family room	4.80	M	x	3.80	M
Inner hall with stairs	3.00	W	-		
Outer hall	3.00	M	x	1.70	M

First floor

*Bedroom 1	4.80	M	x	4.40	M
Dressing room	3.00	M	x	2.70	M
Bathroom ensuite	3.00	M	x	1.80	M
Bedroom 2	4.80	M	x	3.30	M
Bathroom	3.50	M	x	2.45	M
*Bedroom 3	4.80	M	x	3.30	M
*Bedroom 4	4.80	M	x	3.20	M
Study space on landing	3.20	M	x	3.00	M

*Excluding wardrobe.