

# The BIRCH HILL

## 5 Bedroom

### FLOOR AREA

Living	213 sqm
Garage	43 sqm

### TOTAL FLOOR AREA

	256 sqm
Over Brick	265 sqm

### ROOM SIZES

Lounge	5.6m x 5.0m
Family	5.9m x 4.5m
Dining	4.8m x 4.4m
Bed 1	4.1m x 3.9m
Bed 2	3.0m x 3.0m
Bed 3	3.4m x 3.1m
Bed 4	3.1m x 3.1m
Bed 5	3.2m x 3.0m
Garage	6.6m x 6.2m

### FEATURES

- 4 or 5 Bedroom option
- 2x Living areas
- 2x bathrooms
- Separate laundry
- Butler's pantry
- Double garage
- Lots of storage



Overall Length & Width 23.7m x 17.8m