



ESSENCE SERIES  
/ FRASER 23

The enchanting design of this modern home invites you to explore the incredibly efficient floorplan within. Featuring four bedrooms, multiple spacious living areas, a butler's pantry and dedicated study space, this innovative design will appeal to families with narrow blocks who want to maximise their home for contemporary living.

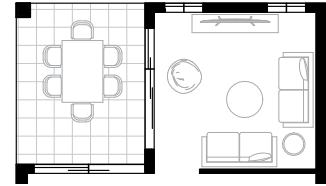


MODERN FACADE

# /FRASER 23

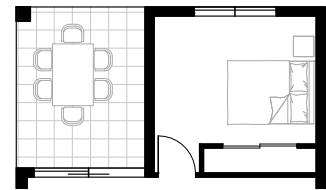
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## DESIGN OPTIONS



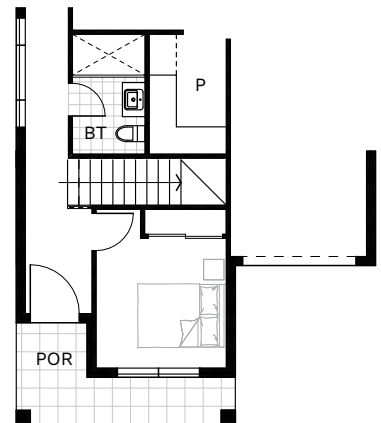
### Media Room

Media Room - 3.57 x 2.46 m  
Alfresco - 2.84 x 3.55 m



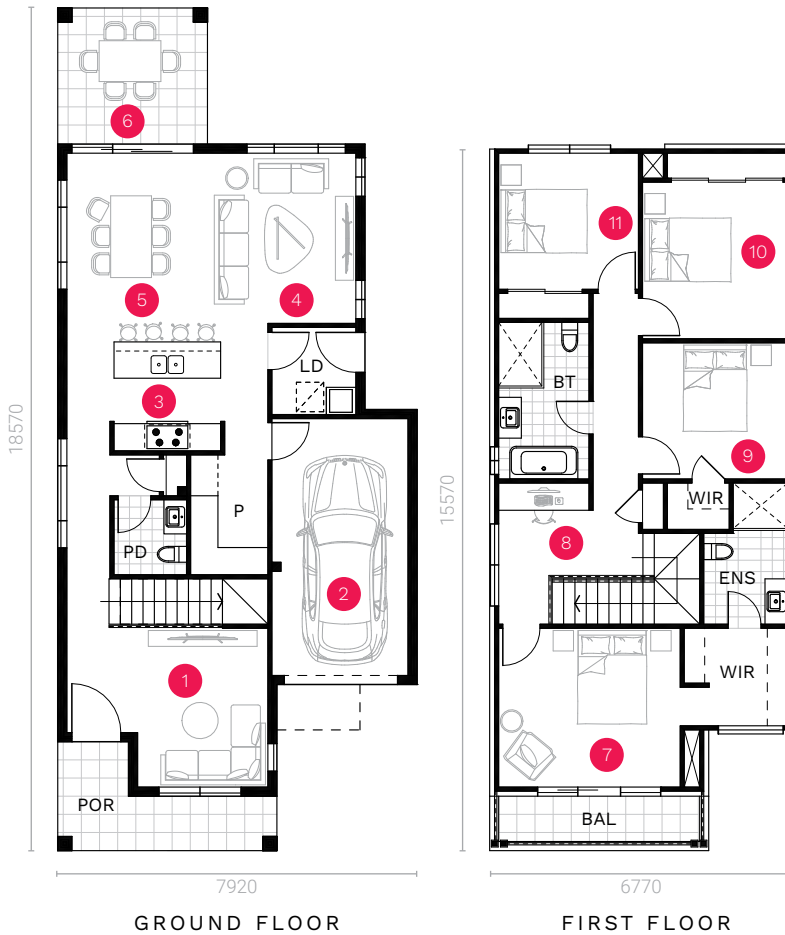
### Bedroom 5 to Rear

Bedroom 5 - 3.57 x 2.82 m  
Alfresco - 2.84 x 3.55 m



### GROUND FLOOR

Bedroom 5 to Front with Bath  
Bedroom 5 - 2.87 x 2.86 m



\*Standard floor plan based on Hamptons façade.

Ground Floor	78.60 sqm	1. Multi room	2.87 x 3.50 m	8. Study	1.99 x 2.11 m
Garage	19.00 sqm	2. Garage	3.00 x 5.66 m	9. Bedroom 2	3.20 x 3.00 m
Porch	6.90 sqm	3. Kitchen	2.53 x 2.40 m	10. Bedroom 3	3.20 x 3.45 m
Alfresco	9.90 sqm	4. Living	3.30 x 4.16 m	11. Bedroom 4	3.08 x 3.00 m
First Floor	95.00 sqm	5. Dining	3.07 x 3.75 m		
Balcony	5.00 sqm	6. Alfresco	3.30 x 3.00 m		
TOTAL	214.40 sqm   23.10 sq	7. Master Bedroom	4.00 x 3.50 m		

POR - Porch, PD - Powder Room, LD - Laundry, P - Pantry, ENS - Ensuite, WIR - Walk-in Robe, BT - Bathroom, BAL - Balcony

# / FACADE OPTIONS



MODERN



HAMPTONS

**Disclaimer:** Modern facade porch dimensions vary and do not include a balcony to the first floor



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