



SIGNATURE SERIES

# / MADISON 31

Effortlessly stylish and striking in its design, this four bedroom home is perfect for growing families and embraces the beauty of natural light. An extended alfresco connecting to an open plan living and dining space, creates the perfect frame for year round entertaining while the upstairs balcony offers an idyllic afternoon retreat to enjoy.



CITY FACADE

## / FACADE OPTIONS



COASTAL

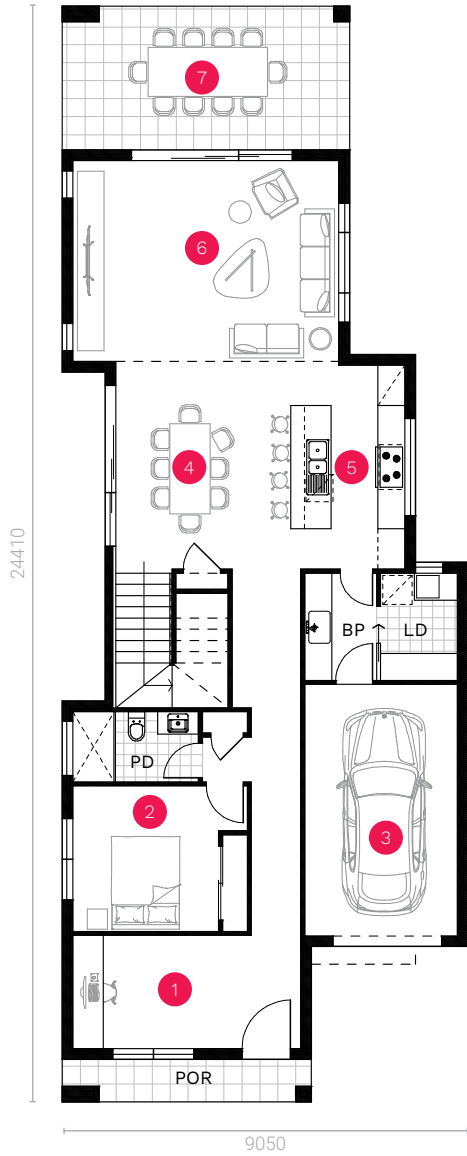


COUNTRY

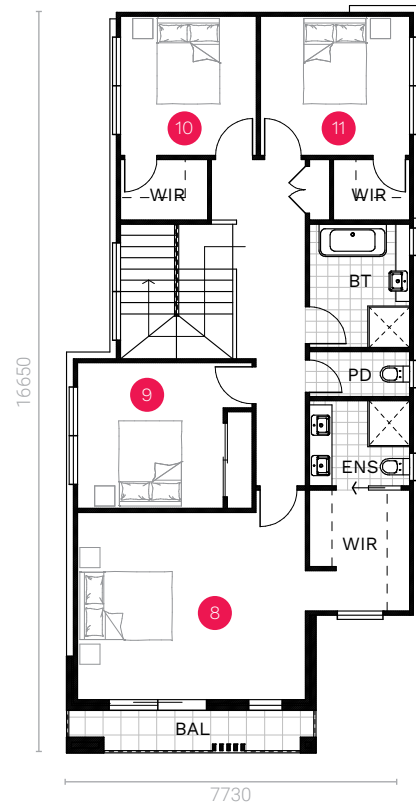


HAMPTONS

# /MADISON 31



GROUND FLOOR



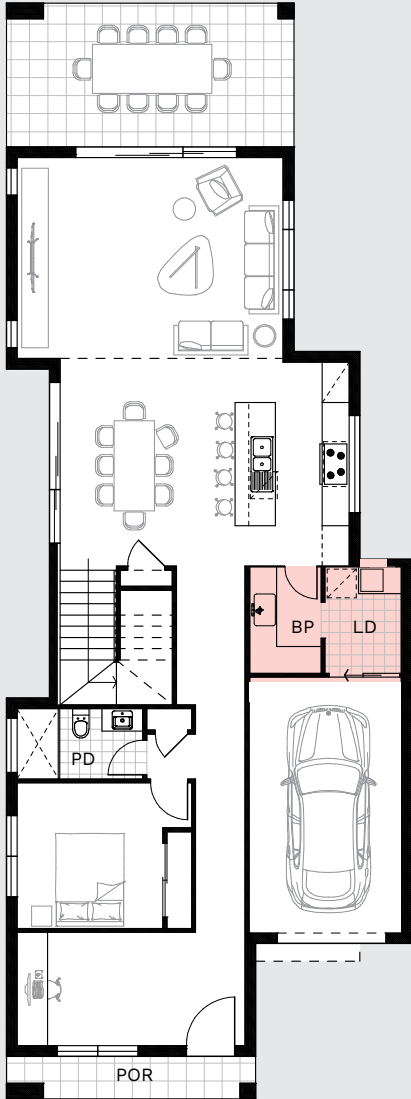
FIRST FLOOR

\*Standard floor plan based on Coastal façade.

<b>Ground Floor</b>	128.80 sqm	<b>1. Study</b>	5.08 x 2.52 m	<b>8. Master Bedroom</b>	5.08 x 4.17 m
<b>Garage</b>	21.20 sqm	<b>2. Guest Bedroom</b>	3.25 x 3.24 m	<b>9. Bedroom 2</b>	3.25 x 3.24 m
<b>Porch</b>	5.30 sqm	<b>3. Garage</b>	3.40 x 5.60 m	<b>10. Bedroom 3</b>	3.03 x 3.10 m
<b>Alfresco</b>	20.50 sqm	<b>4. Dining</b>	3.90 x 4.63 m	<b>11. Bedroom 4</b>	3.32 x 3.10 m
<b>First Floor</b>	109.20 sqm	<b>5. Kitchen</b>	2.54 x 4.54 m		
<b>Balcony</b>	5.30 sqm	<b>6. Living</b>	5.93 x 4.47 m		
<b>TOTAL</b>	<b>290.30 sqm   31.20 sq</b>	<b>7. Alfresco</b>	6.41 x 3.20 m		

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

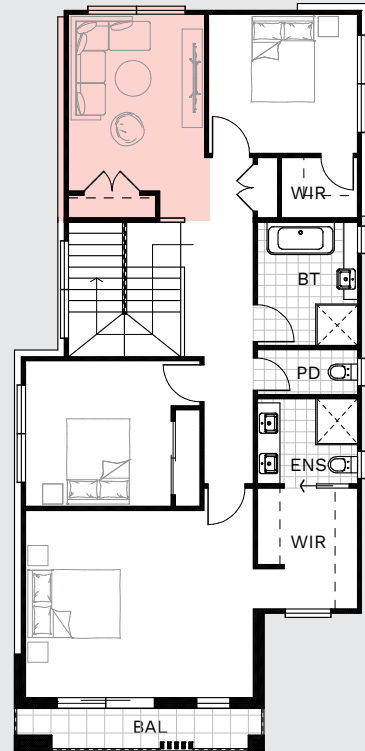
# / DESIGN OPTIONS



## GROUND FLOOR

### Alternate Laundry/Butler's Pantry

Laundry - 2.39 x 1.60 m  
Butler's Pantry - 2.39 x 1.71 m



## FIRST FLOOR

### Rumpus

3.30 x 3.94 m



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