



## EMERALD



### Features

- Contemporary 2 storey home
- Open plan dining & living
- Modern kitchen with butler's pantry
- Grand entry with void over stairs
- Master suite with WIR & ensuite
- Additional study with balcony
- 4 generous living spaces

### Area

Lower	152.82m <sup>2</sup>
Upper	164.55m <sup>2</sup>
Garage	40.35m <sup>2</sup>
Alfresco	28.41m <sup>2</sup>
Balconies	41.67m <sup>2</sup>
Porch	6.61m <sup>2</sup>

**Total 434.59m<sup>2</sup>**

Length	20.560m
Width	13.030m



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