



Design: 21. Design Name: **Ballina**

Floor Area: **217.44**

Frontage: **23.72**

Overall Height: **6.44**

Description: A substantial bungalow with hipped end roof and a rendered finish externally. Windows are traditional up and down sash design. The sleeping areas are in a self-contained block and all bedrooms have built-in wardrobes. The living areas are well laid out and pocket doors separate the kitchen from the family room. The fabric of the building is fully insulated and a draught porch at the front elevation offers insulated security.

Dimensions:

Kitchen/dining room	6.37	M	x	5.60	M
Utility room	3.27	M	x	2.50	M
Hot press	2.50	M	x	1.20	M
Toilet	2.50	M	x	1.50	M
Family room	5.07	M	x	4.80	M
Sitting room	5.07	M	x	4.80	M
Hall	2.30	W	-		M
Porch	2.80	M	x	1.80	M
Bathroom	3.65	M	x	2.40	M
*Bedroom 1	4.00	M	x	3.65	M
Bathroom ensuite	2.60	M	x	1.60	M
Walk-in closet	2.25	M	x	1.60	M
*Bedroom 2	3.80	M	x	3.65	M
*Bedroom 3	3.65	M	x	3.50	M
*Bedroom 4	3.65	M	x	3.50	M

*Excluding wardrobe.