

# MONUMENTAL 31A

INTERNAL 291.6M<sup>2</sup>

BUILDING  
HOMES SINCE  
**1975**



The long, ranch style Monumental 31A floor plan features three separate living areas. Children have their own rumpus room while the master suite includes a separate lounge. Family can come together in a large family room off the open plan kitchen and meals area. Whilst a separate, enclosed study or toy room off the kitchen and meals area gives homeowners an area that can be closed off at the end of a busy day.

A spacious master suite with walk in robe and ensuite plus a further five bedrooms with built in robes, makes Monumental 31A perfectly designed, with families in mind.

An optional timber verandah surrounds the entire house for 360-degree views and a large outdoor entertaining area extends your living area significantly. A two-car garage can also be attached.

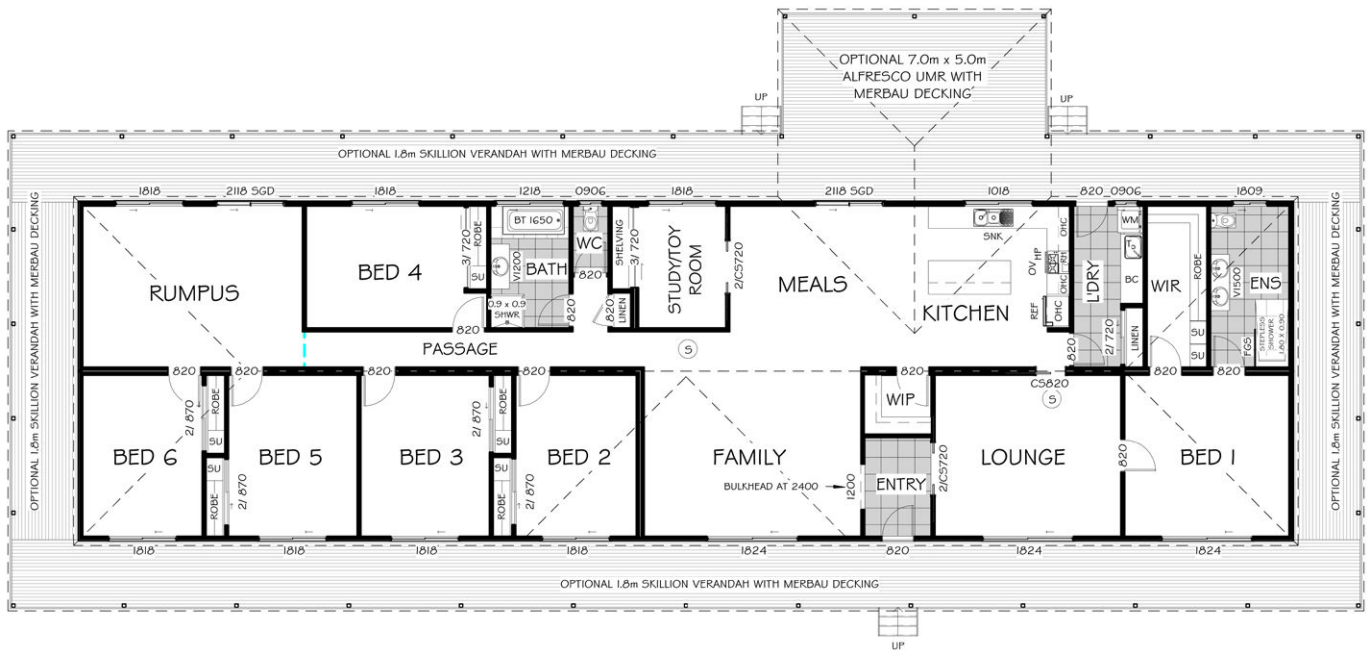
For the family that enjoys being together but can respect individual space, the Monumental 31A is a winner.

**Check out our list of inclusions as standard – we think you will be pleasantly surprised.**

## FEATURES

Indoor Size (m <sup>2</sup> )	<b>291.6</b>
Number of Bathrooms	<b>2</b>
Number of Bedrooms	<b>6</b>
Number of Living Zones	<b>3</b>
Home Style	<b>Country</b>

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**Swanbuild is your custom country and contemporary home expert. Flexible in design, exceptional customer service and rapid quality-controlled construction.**

At Swanbuild we understand that there is no 'one size fits all', yet to totally design a custom home from scratch is time consuming, requires vast experience and can be a daunting task. With over 35 years' experience in the building industry, we've refined a construction system that is completely unique compared to that of project homes, kit homes and onsite building.

## AVAILABLE CUSTOMISATIONS TO OUR HOMES\*

- Amended floorplan
- Carport or garage
- Ducted reverse cycle air-conditioning
- Downlights
- Fireplace
- Feature painted walls
- Extra WC in laundry
- 2pac Laminex profile doors
- Custom designed verandah/alfresco
- Feature glass entry door
- Architectural facade
- Increased natural light

Speak to our friendly sales team about designing and building your dream Swanbuild home today.



**1800 008 024**



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\*customisations may incur additional costs