



Swanbuild

# VILLA 30

INTERNAL 278.6M<sup>2</sup>

BUILDING  
HOMES SINCE  
1975



## FEATURES

Indoor Size (m <sup>2</sup> )	<b>278.6</b>
Number of Bathrooms	<b>2</b>
Number of Bedrooms	<b>6</b>
Number of Living Zones	<b>2</b>
Home Style	<b>Country</b>

The carefully considered design with central integrated living, allows the family to come together for casual family meals and entertainment, yet still permits each member to enjoy their own space.

An emphasis on functionality is clearly reflected in the large kitchen and well laid out pantry and laundry area. The kitchen has an impressive grand island bench that doubles as a breakfast bar and servery. Food and dishes can be kept out of sight in the butler's pantry, which is easily accessed from the laundry for swift delivery of groceries through the rear laundry door.

Sprawling from this central kitchen hub is a plethora of spacious living, meals, and entertainment spaces. Entertainment is very much on the agenda in this family home with indoor and outdoor eating options including an undercover outdoor area as well as another separate entertainment areas the kids retreat or toy room.

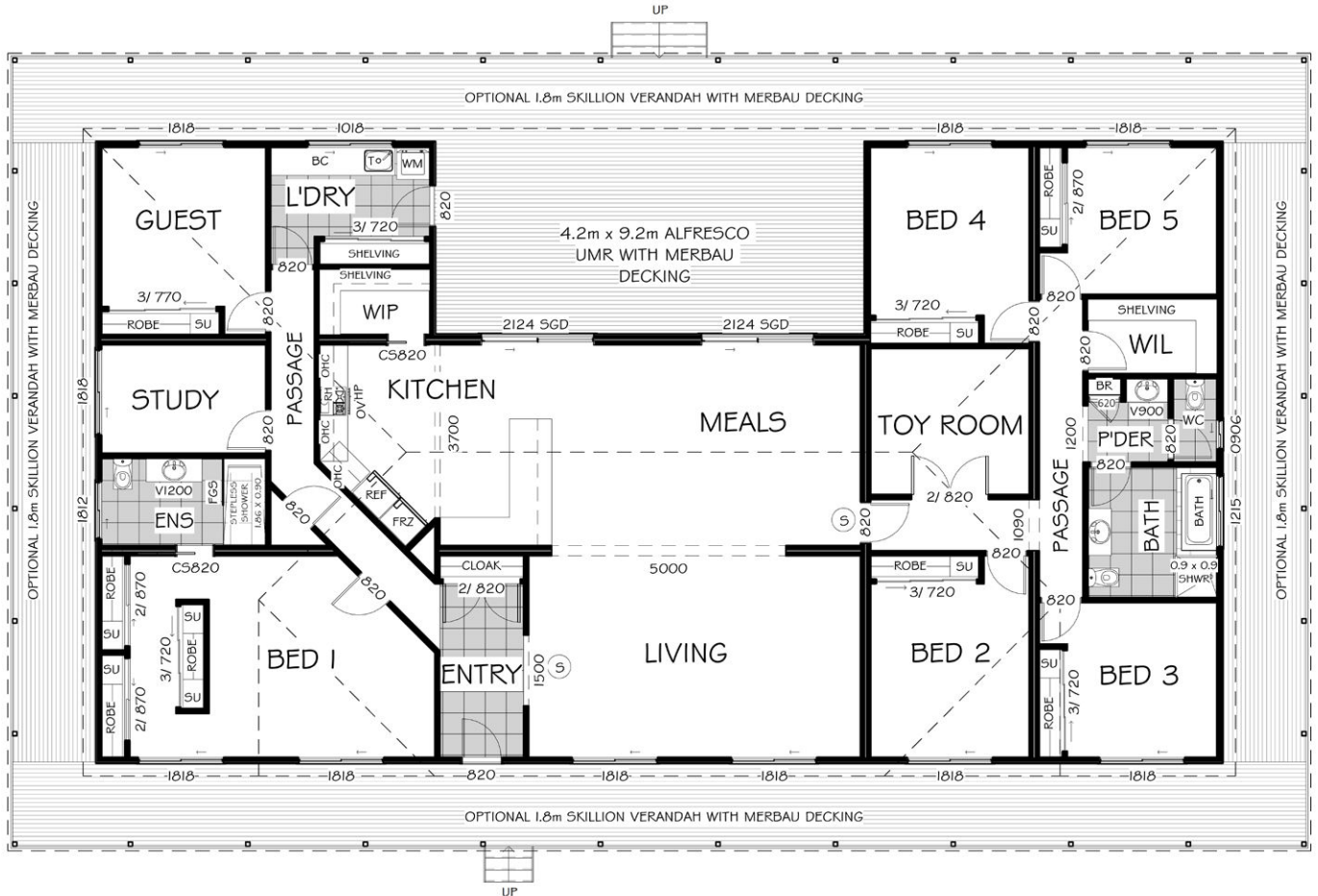
The master bedroom at the front of the house also doubles as a parent's retreat and boasts a large walk-in wardrobe plus ensuite featuring a large double shower. Four further bedrooms are located at the other end of the house, all with built-in wardrobes to keep clothes neatly tucked away.

The well-proportioned main bathroom with shower and bath is positioned across the hall from the toy room, with a well appointed walk in linen cupboard along the hall.

The quiet study and sewing area offer a great get away for parents wanting some quiet time. With a little something for everyone, the Villa 30 offers functionality, comfort and style all under the one roof.

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

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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