



Swanbuild

# HAMLYN 17

INTERNAL 156M<sup>2</sup>

BUILDING  
HOMES SINCE  
1975



The Hamlyn 17 is a stunning, modern 3 bedroom design that impresses with its clean, contemporary look on the outside and provides plenty of space for a growing family or those who frequently welcome friends for visits on the inside.

At the heart of the home is the living/family area that creates a great spot at the centre of the home for people to get together and relax. The living room is connected to an open plan kitchen and dining area, allowing for a seamless transition between the two. The kitchen has its own walk-in pantry that offers plenty of storage for the aspiring chef!

The bedrooms are situated in the corners of the home, giving each one plenty of privacy. The master bedroom has its own walk-in robe and private bathroom, while the other two bedrooms have built in robes creating plenty of storage options. These bedrooms are separated by the conveniently placed main bathroom that includes a bath and shower.

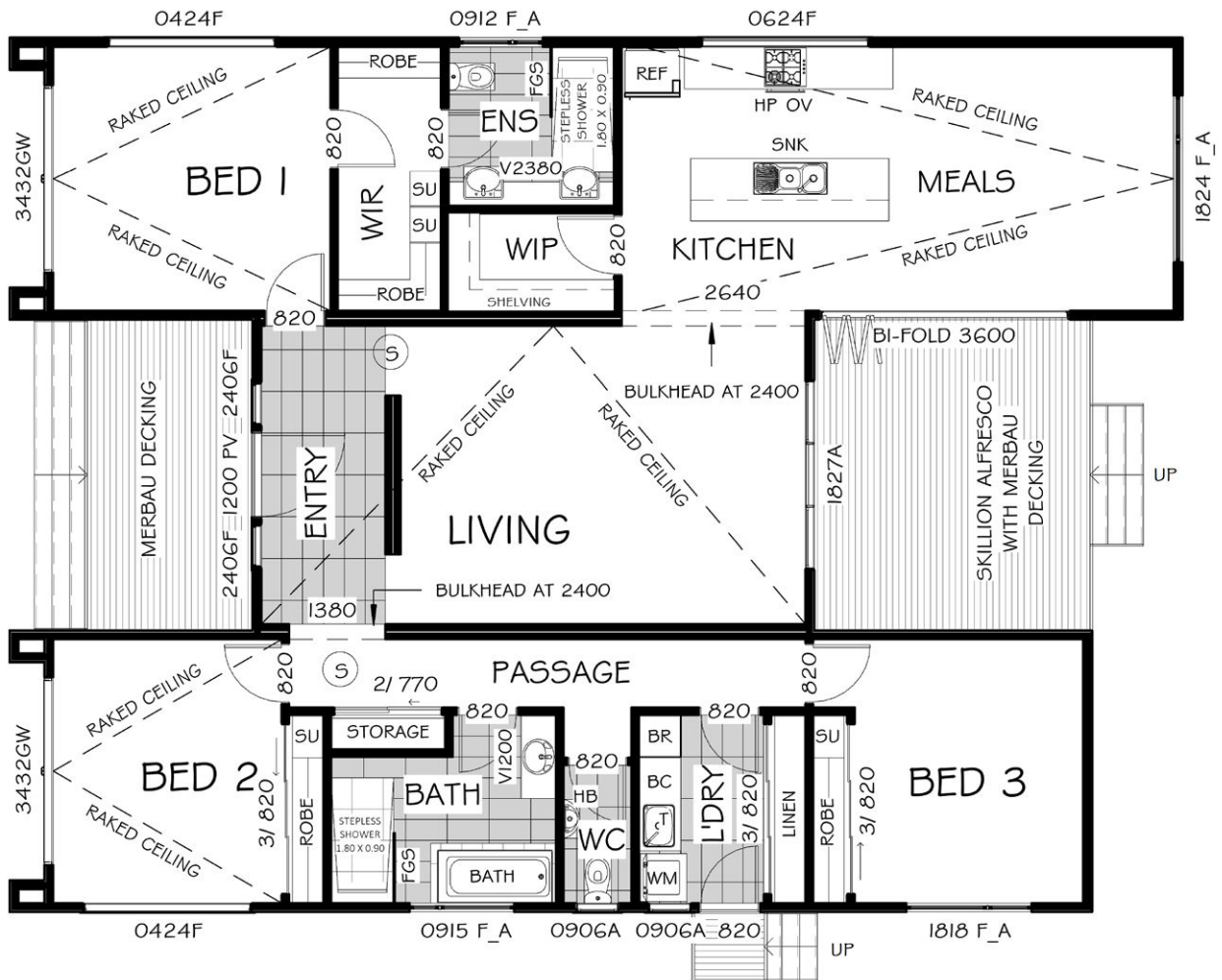
The separate laundry room has a built-in linen cupboard, and an extra storage space can be found in the hallway so no matter who is staying there will be ample room for everyone's belongings!

The Hamlyn 17 features beautiful, raked ceilings throughout that add height and space to each room, while the optional decking areas to the side and back of the home give a great outdoor space for relaxing summer evenings or alfresco entertaining.

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

## FEATURES

Indoor Size (m <sup>2</sup> )	<b>156</b>
Number of Bathrooms	<b>2</b>
Number of Bedrooms	<b>3</b>
Number of Living Zones	<b>1</b>
Home Style	<b>Contemporary</b>



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.



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\*customisations may incur additional costs