



Swanbuild

# MONASH 23L

INTERNAL 230.4M<sup>2</sup>

BUILDING  
HOMES SINCE  
**1975**



## FEATURES

Indoor Size (m <sup>2</sup> )	<b>230.4</b>
Number of Bathrooms	<b>2</b>
Number of Bedrooms	<b>4</b>
Number of Living Zones	<b>2</b>
Home Style	<b>Country</b>

The interior of the home starts with a generous-sized entrance area that leads into an open floor plan, beginning with a large living area, that also boasts an impressive loft. An open kitchen area is adjacent to the living room with a view of the dining, living and loft areas.

The basic floor plan includes four bedrooms and two full-sized bathrooms.

The master bedroom also has a walk-in robe, and a robe is included in all the other bedrooms as well. There is also a generous-sized laundry room conveniently located on the first floor of the home, as well as a large linen area directly adjacent.

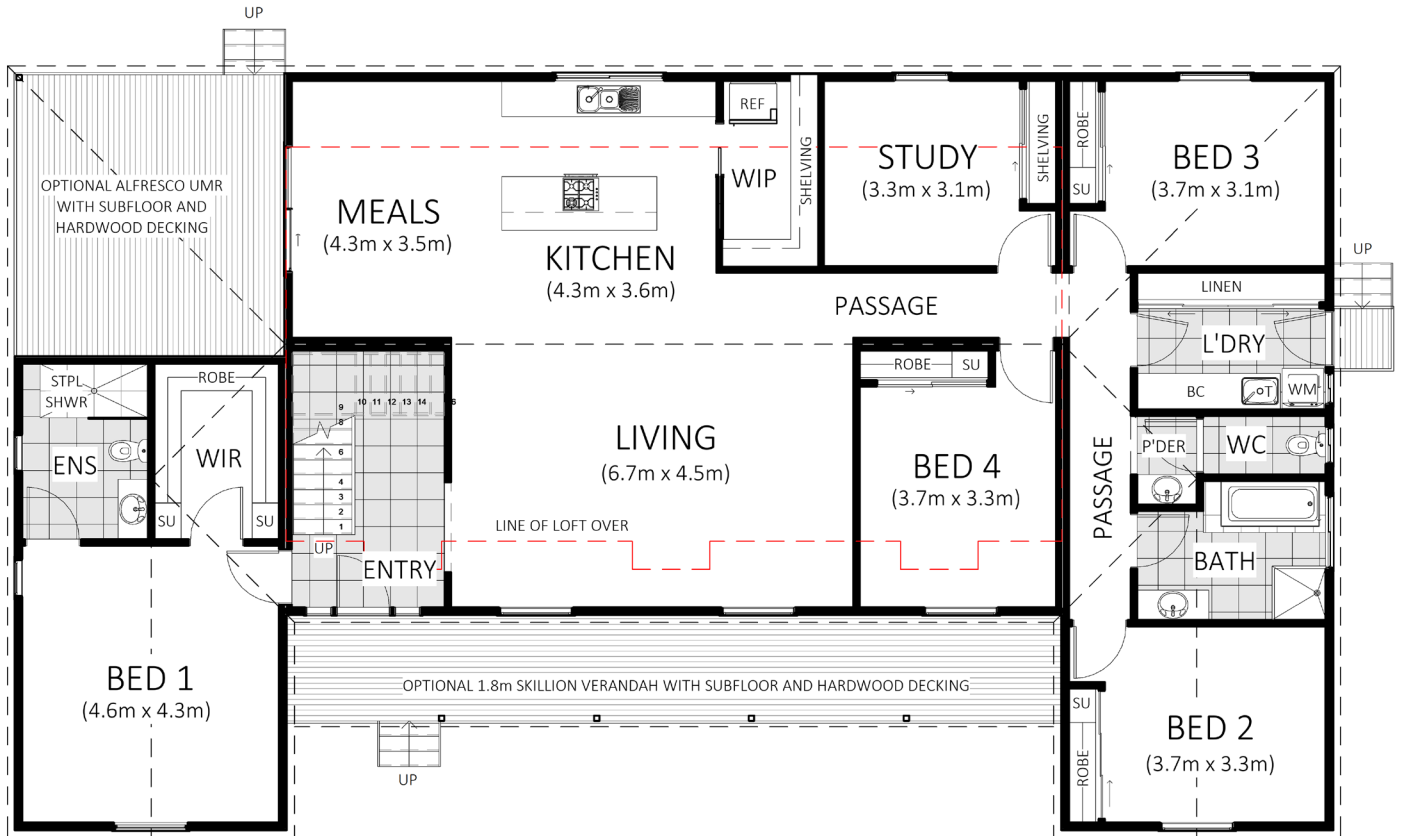
Still need more space? The Monash 23L floor plan also includes a study area, which could be used as an office or as a spare bedroom for guests.

Directly off the main dining area, there is an area outside for alfresco dining with family and guests. A unique feature of this home is a second floor that can be used as a media/gaming area, a play area for small children and/or an exercise area, which would allow families to easily incorporate their health and fitness goals into their daily routine.

The Monash 23L is truly a beautiful home inside and out, and your family will quickly feel comfortable and at home.



*This floor plan is available when selecting any of the 3 Inclusions Packages.*



**From traditional country to modern living, we offer a simplified process and genuine care, creating homes that have your lifestyle at their heart.**

At Swanbuild, we want to ensure your experience of building a new modular home is an exciting and rewarding process from start to finish. We offer a large range of floor plans and 3 inclusions packages to suit your lifestyle. Whether you're after a budget friendly first home, or a forever home packed full of premium inclusions, we'll help you get exactly what you need.

#### **TAILORED UPGRADE OPTIONS\* INCLUDE:**

- Carport or garage
- Ducted reverse cycle air-conditioning
- Downlights
- Fireplace
- Feature painted walls
- Extra WC in laundry
- 2pac Laminex profile doors
- Verandah/alfresco
- Feature glass entry door
- Architectural facade

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



**1800 008 024**



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\*Tailored upgrades may incur additional costs and are only available when selecting a Life Made or Sustainable Living Package.