



Swanbuild

# HAMLYN 17

INTERNAL 156M<sup>2</sup>

BUILDING  
HOMES SINCE  
**1975**



## 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>



*This floor plan is available when selecting a Life Made & Sustainable Living Package.*

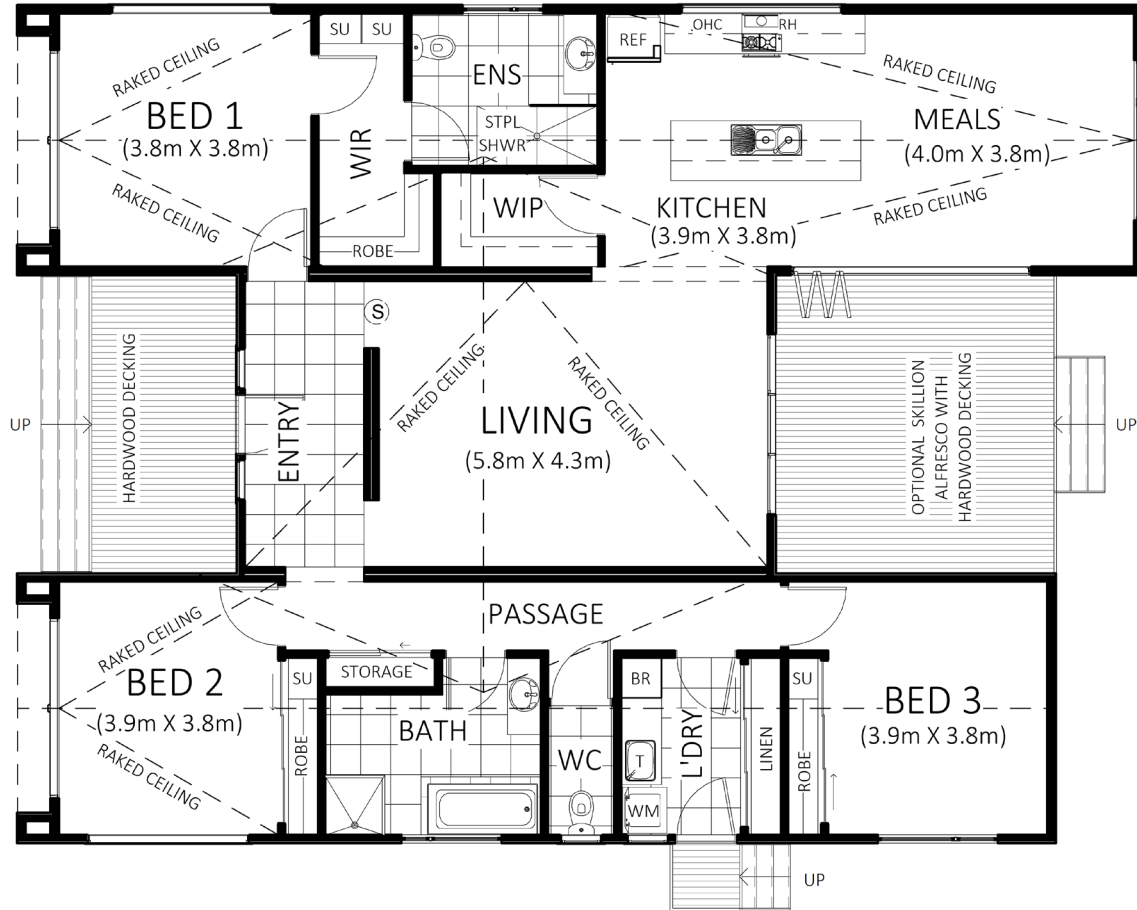
The Hamlyn 17 is a stunning, modern 3 bedroom design that impresses with its clean, contemporary look on the outside and provides plenty of space for a growing family or those who frequently welcome friends for visits on the inside.

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.



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.



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