



Swanbuild

# AVOCA 16

INTERNAL 147.2M<sup>2</sup>

BUILDING  
HOMES SINCE  
**1975**



Featuring everything you need for a great looking, comfortable home, the Avoca 16 is a quality-built home designed to maximise space.

The design includes 3 spacious bedrooms, 2 bathrooms (including an ensuite), independent study and a laundry room – providing you with all the space you need for both working and relaxing.

The spacious family room flows into a meals/dining room and kitchen, so you can keep the conversation going while cooking, or keep an eye on the little ones.

This classic country cottage inspired home has ample room for entertaining and provides great variety with an alfresco area that offers an outdoor space to enjoy relaxing with family and friends.

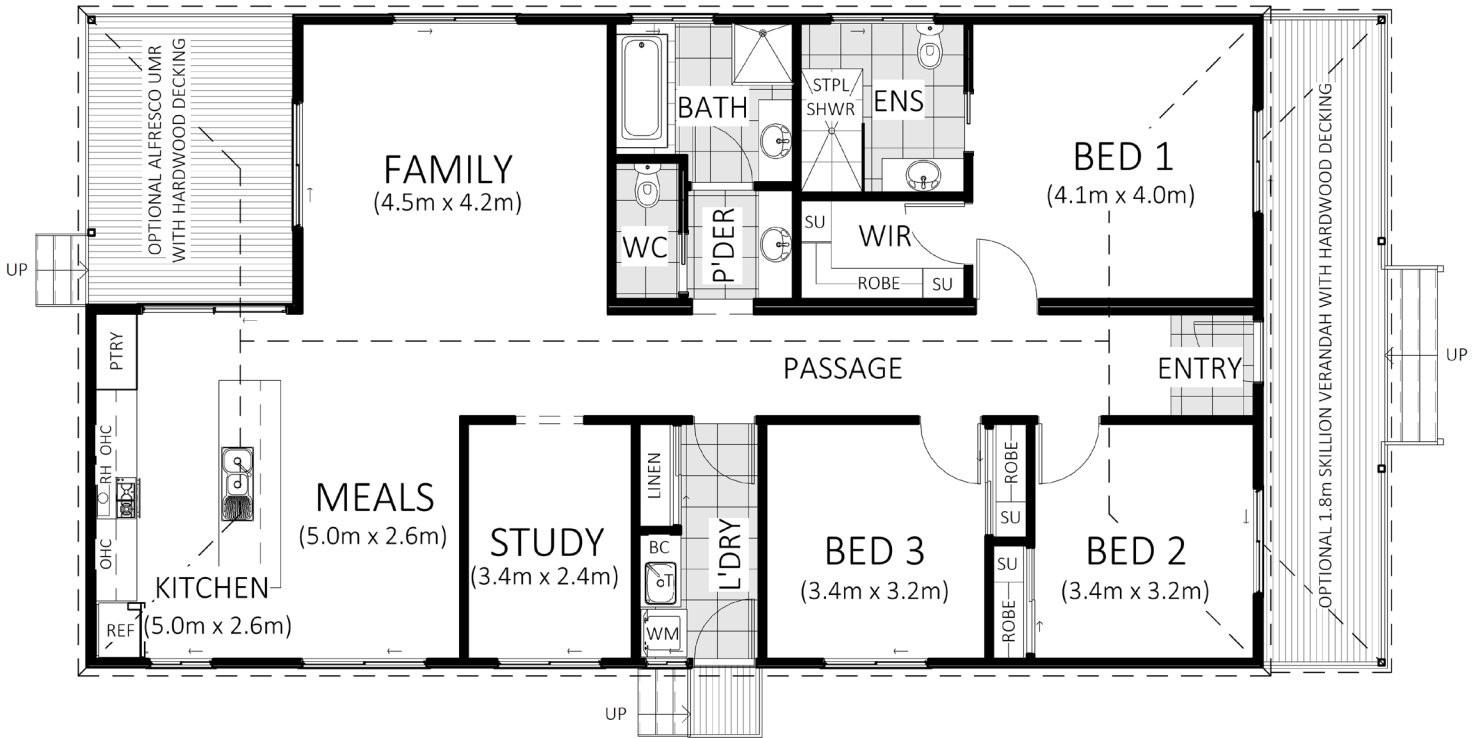
You can also opt for a 1.8m skillion verandah and deck for that true country cottage feel – all that's missing is your very own deck chair!

## FEATURES

Indoor Size (m <sup>2</sup> )	<b>147.2</b>
Number of Bathrooms	<b>2</b>
Number of Bedrooms	<b>3</b>
Number of Living Zones	<b>1</b>
Home Style	<b>Country</b>



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



**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.