



## Engelholm concept

gross external area 477 sqm / 5130 sq ft  
gross internal area 415 sqm / 4464 sq ft

Overall width 22.03 m / 72' 3"  
Overall depth 19.16 m / 62' 10"

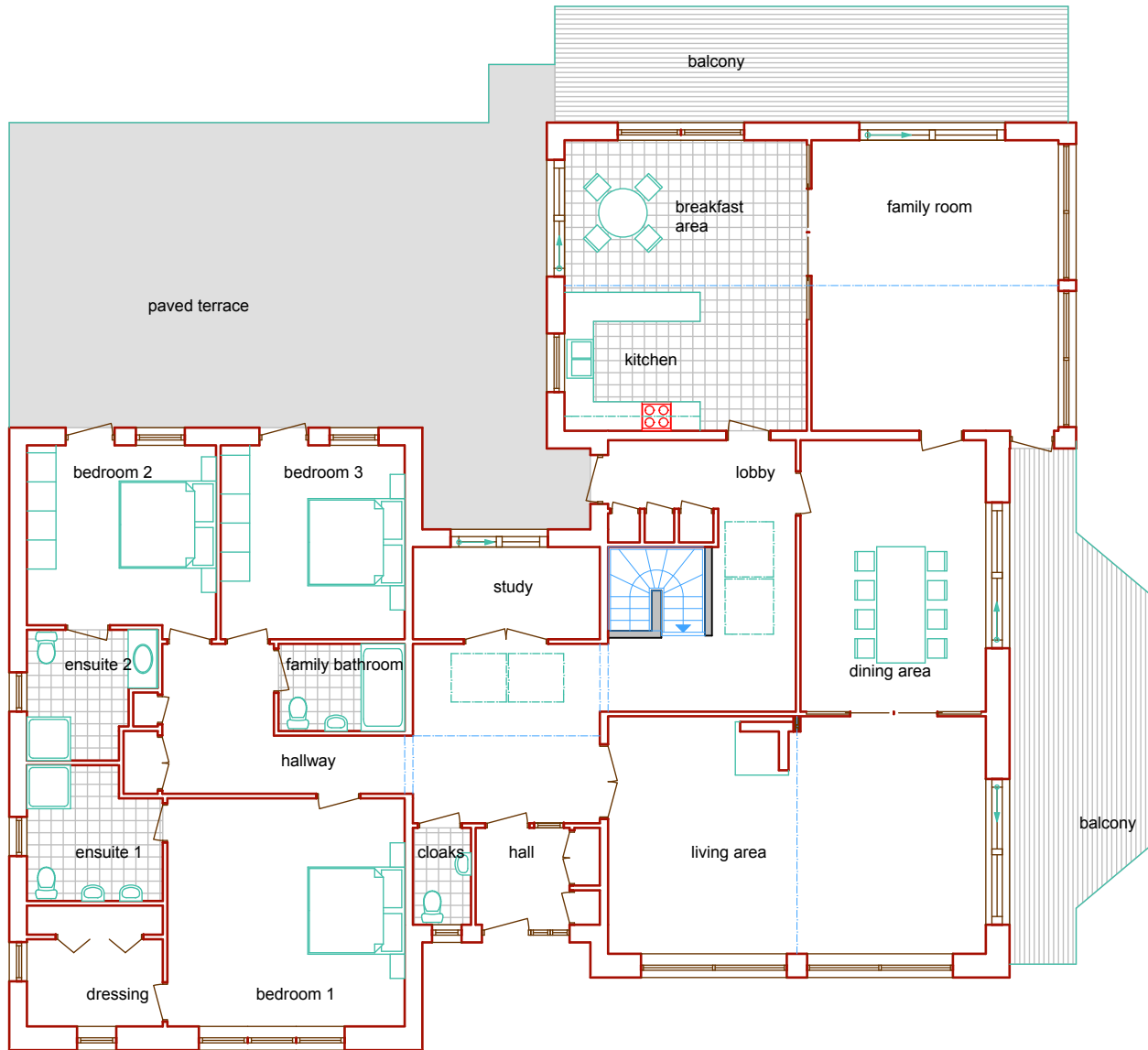
- Expansive 3 bed roomed villa
- Designed for sloping site
- Extensive views over several aspects
- Open plan living space
- Vaulted ceiling through the main living areas creating a great feeling of space

Designed to take full advantage of natural light and extensive views from an elevated sloping site.

Capturing the best views to the North and West, this expansive villa features lots of exciting spaces and positively rambles with elevated timber deck balconies.

Although the main body is single storey the design incorporates a basement with all the utility spaces, a double garage and a complete independent guest suite.

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**Ground floor plan**

Ground floor	metric		imperial	
Hallway	3.860	x 3.705	12*8"	x 12*2"
Cloaks	1.200	x 2.000	3*11"	x 6*7"
Bedroom 1	4.900	x 4.710	16*1"	x 15*5"
Dressing	2.805	x 1.800	9*2"	x 5*11"
En-suite 1	2.805	x 2.805	9*2"	x 9*2"
Bedroom 2	3.905	x 3.715	12*10"	x 12*2"
En-suite 2	2.700	x 2.700	8*10"	x 8*10"
Bedroom 3	3.800	x 4.005	12*6"	x 13*2"
Fam. bathroom	2.605	x 1.800	8*7"	x 5*11"
Study	3.860	x 1.905	12*8"	x 6*3"
Kitchen area	5.005	x 6.000	16*5"	x 19*8"
Family room	5.100	x 6.000	16*9"	x 19*8"
Dining area	3.830	x 5.605	12*7"	x 18*5"
Living area	7.800	x 4.905	25*7"	x 16*1"