

# THE MALLARD



Perspectives & Floor Plan are artists impressions only

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  2 | 
  2

## Home Features

Living Area	206.65m <sup>2</sup>
Porch Area	4.41m <sup>2</sup>
Alfresco Area	10.89m <sup>2</sup>
<b>Total Floor Area</b>	<b>221.95m<sup>2</sup></b>

## Designer Notes:

Modern in design and concept this 2 storey home suits a narrow block yet delivers space and luxury. Its fabulous Kitchen overlooks a large living space and on into the garden. With a second large Living area upstairs this is superb family living.



Richard Adams  
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