



# Byron 22

## House Design


## Momentum Collection

Canyon Facade shown on the Riverview 27

House Size	22.31sq						
Amenities	3 Bedroom	2 Living	2 Bathroom	1 COA	2 Garage		
Suitable Facades	Alpine	Botany	Canyon	Crest	Dune	Haven	Loch
	Peak	Pier	Providence	Range	Ravine	Regal	Resort
	Scandi	Sierra	Soho	Sovereign	Surfcoast	Tidal	

Step inside the Byron and you'll find a home designed for both connection and retreat. A front living room adds flexibility for work or quiet moments, while the main bedroom at the rear offers a peaceful retreat. At the centre, the kitchen, meals and family area opens to a spacious outdoor living zone, creating the perfect setting for gatherings that flow easily inside and out.

*Built with Care*

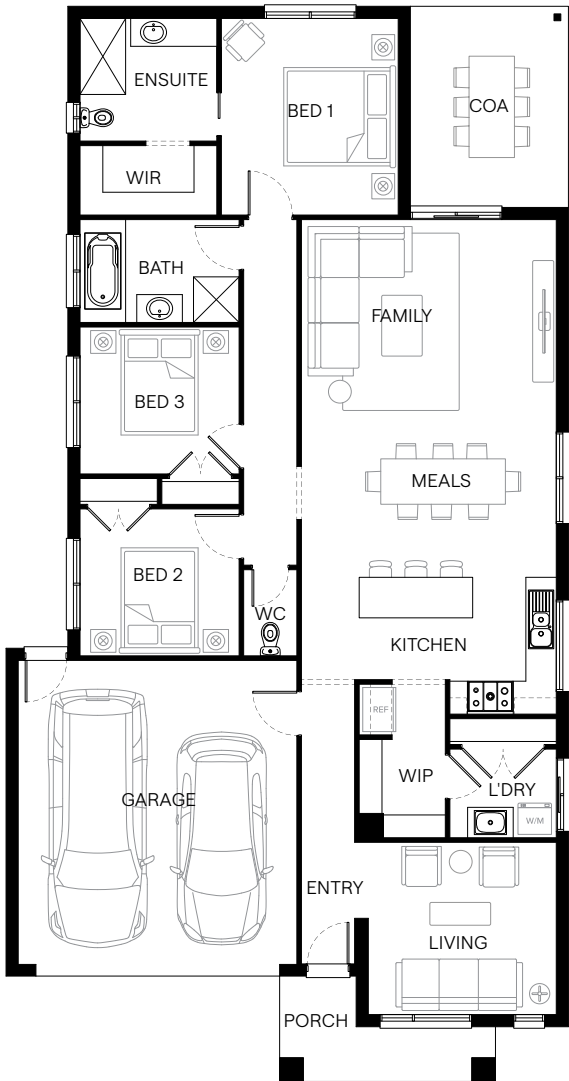


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Disclaimer: All photographs in this flyer and on our website are for illustration purposes only and include examples of upgraded items.



Standard Floorplan	Botany Facade				
Specifications	House Width	House Depth	Min Block Width	Min Block Depth	Storey
	11.1m	21.2m	12.5m	28.0m	Single
Room Sizes	Bedroom 1	Bedroom 2	Bedroom 3		
	3.5 x 4.0m	3.1 x 2.9m	3.1 x 2.9m		
	Family	Living	Meals	Kitchen	COA
	5.0 x 3.5m	3.7 x 3.4m	5.0 x 3.5m	3.9 x 2.7m	3.1 x 4.0m
House Specifications	Ground Floor	Garage	Porch	COA	House Total
	152.74m <sup>2</sup>	36.05m <sup>2</sup>	6.11m <sup>2</sup>	12.38m <sup>2</sup>	207.29m <sup>2</sup>
	16.44sq	3.88sq	0.66sq	1.33sq	22.31sq
Structural Options	See website or contact us for a variety of available structural options				



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