



Merimbula 239


Momentum Collection

This displayed design has been replaced by the Merimbula 24

House Size	25.17sq						
Facade	Ravine						
Amenities	4 Bedroom	2 Living	2 Bathroom	2 Garage	1 COA		
Suitable Facades	Botany	Alpine	Canyon	Crest	Dune	Haven	Loch
	Scandi	Peak	Pier	Providence	Range	Ravine	Regal
	Resort	Sierra	Soho	Sovereign	Surfcoast	Tidal	

The Merimbula 239 offers four large bedrooms and an open plan family and meals and are designed to suit blocks from 12.5 metres wide. The main bedroom is located at the front of the home, with a central bathroom and a separate water closet at the rear, servicing the remaining bedrooms. A double garage provides direct access to the laundry, with the larger designs offering an additional formal living room.

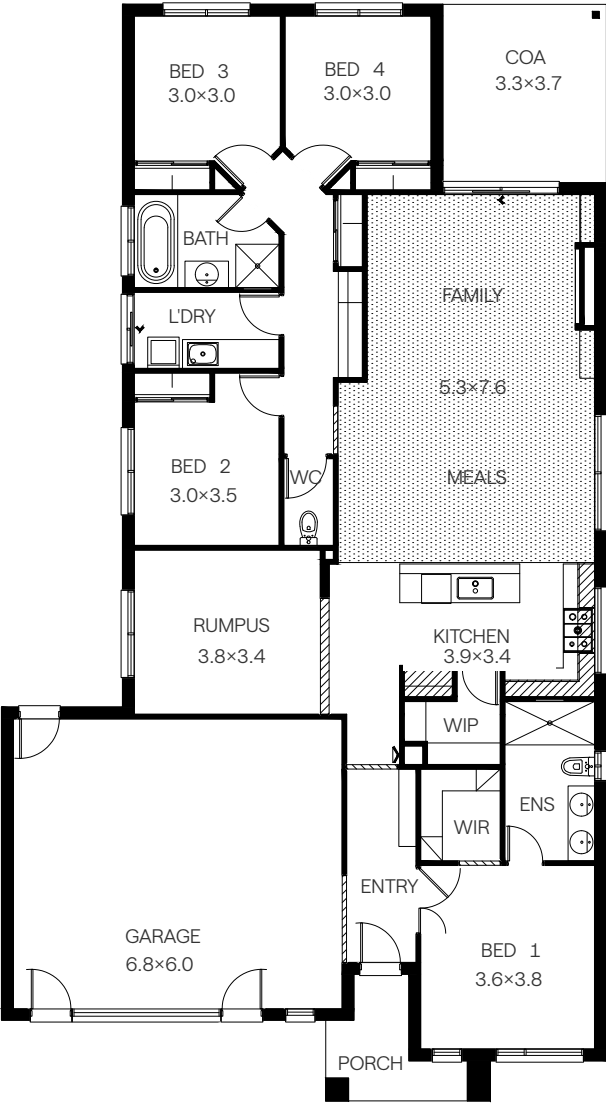
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As Displayed

Specifications	House Width	House Depth	Block Width	Block Depth	Storey
	12.5m	22.7m	12.5m	30.0m	Single
Room Sizes	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	
	3.6 x 3.8m	3.0 x 3.5m	3.0 x 3.0m	3.0 x 3.0m	
	Family/Meals	Rumpus	COA		
	5.3 x 7.6m	3.8 x 3.4m	3.3 x 3.7m		
House Specifications	Ground Floor	Garage	Porch	COA	House Total
	171.36m²	44.69m²	5.35m²	12.47m²	233.87m²
	18.45sq	4.81sq	0.58sq	1.34sq	25.17sq



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Standard Floorplan

Floorplan Specifications	House Width	House Depth	Block Width	Block Depth	Storey
	11.1m	22.9m	12.5m	30.0m	Single
Room Sizes	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	
	3.5 x 3.6m	3.0 x 3.0m	3.0 x 3.0m	3.0 x 3.0m	
	Living	Rumpus	Meals	Kitchen	COA
	5.2 x 3.5m	3.9 x 3.3m	5.2 x 3.5m	3.9 x 2.8m	3.3 x 3.7
House Specs	Ground Floor	Garage	Porch	COA	House Total
	169.48m ²	36.33m ²	7.22m ²	12.10m ²	225.15m ²
	18.24sq	3.91sq	0.78sq	1.30sq	24.23sq
Structural Options	See website or contact us for a variety of available structural options				

