




Shoal 22

Momentum Collection

House Size	23.37sq						
Facade	Canyon						
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 Shoal features an expansive open plan kitchen, meals and family, along with a spacious main bedroom with walk-in robe and private ensuite. Three further bedrooms and a generous covered outdoor area offer all the space and entertaining options your family needs. A range of floor plans and facade options are available.

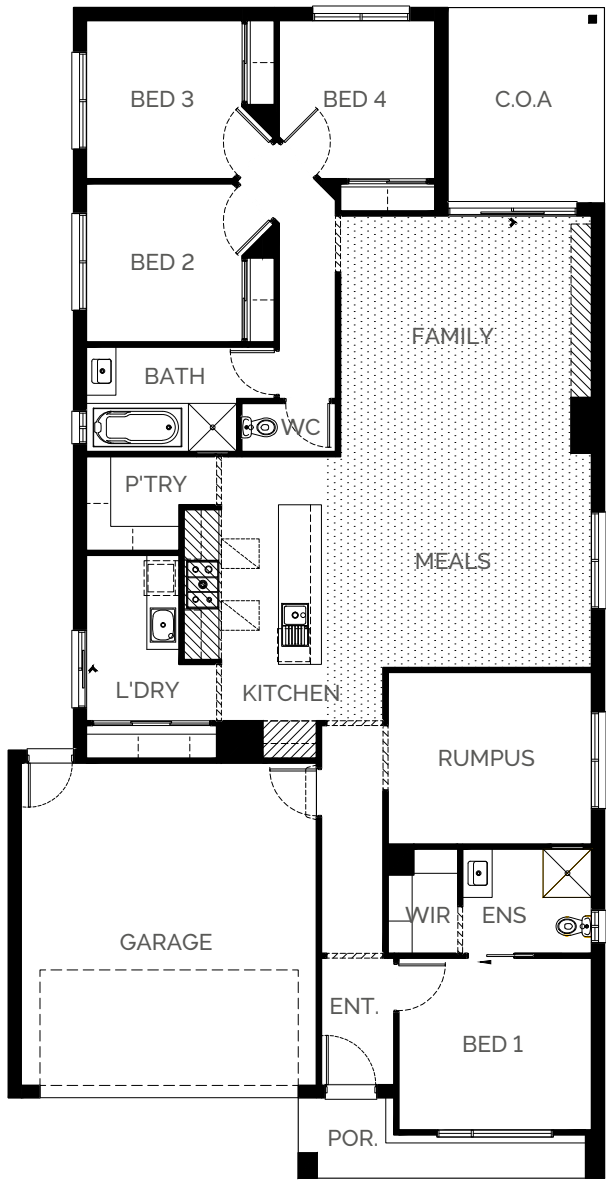
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As Displayed

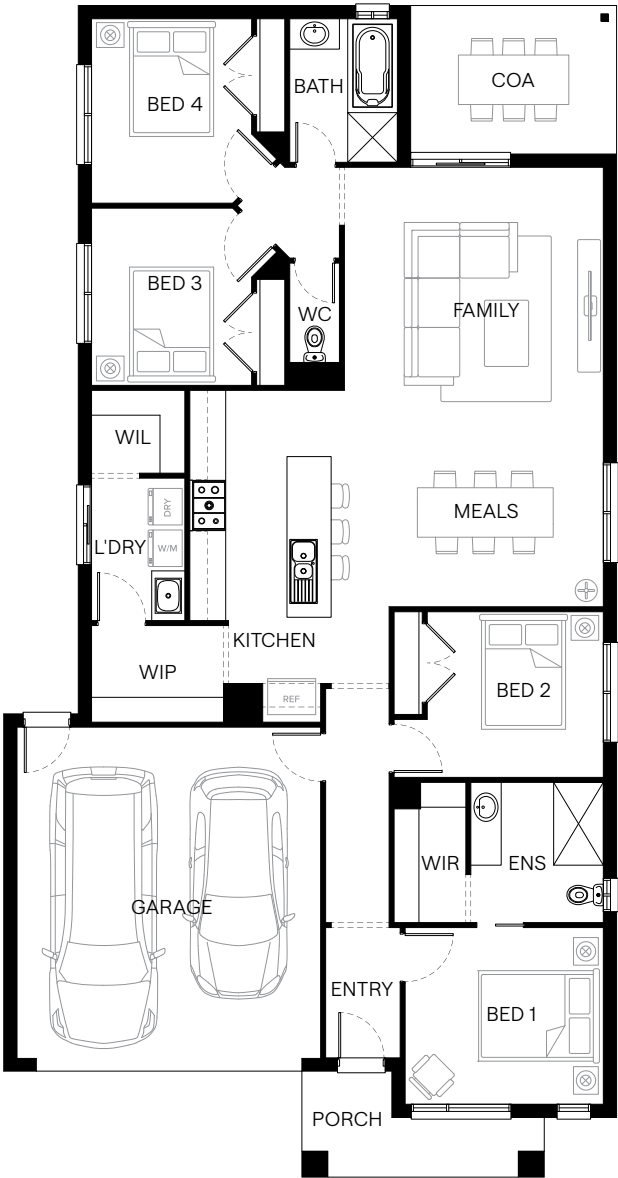
Specifications	House Width	House Depth	Block Width	Block Depth	Storey
	11.1m	21.8m	12.5m	28.0m	Single
Room Sizes	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	
	3.2 x 3.6m	3.0 x 2.9m	3.0 x 2.9m	3.0 x 2.9m	
	Family/Meals	Rumpus	COA		
	8.4 x 4.7m	3.2 x 3.8m	3.6 x 2.9m		
House Specifications	Ground Floor	Garage	Porch	COA	House Total
	165.51m ²	36.05m ²	4.90m ²	10.61m ²	217.08m ²
	17.82sq	3.88sq	0.53sq	1.14sq	23.37sq



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Standard Floorplan

Specifications	House Width	House Depth	Block Width	Block Depth	Storey
	11.1m	21.2m	12.5m	27.0m	Single
Room Sizes	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	
	3.6 x 3.2m	3.2 x 3.0m	2.9 x 3.0m	2.9 x 3.3m	
House Specifications	Family	Meals	Kitchen	COA	
	4.7 x 4.0m	4.7 x 4.0m	2.6 x 4.2m	3.7 x 2.7m	
House Specifications	Ground Floor	Garage	Porch	COA	House Total
	154.21m ²	36.08m ²	6.11m ²	10.03m ²	206.44m ²
	16.60sq	3.88sq	0.66sq	1.08sq	22.22sq
Structural Options	See website or contact us for a variety of available structural options				



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