



The Brook – Sage.
4 Bedrooms.

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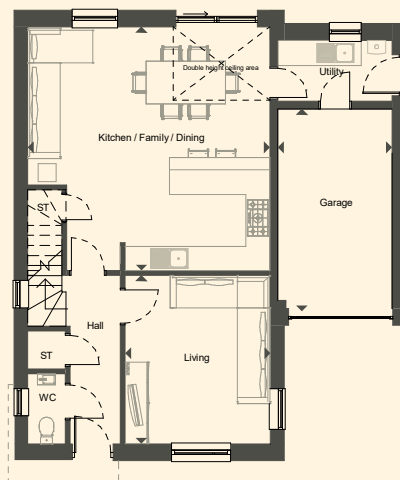
The Sage 4 bedroom detached home provides family living with style.

Downstairs offers a balance of open family space with the open plan kitchen/dining/family room and separate living room to the front. Double height windows with sliding patio doors to the garden fill the space with natural light and volume above.

Upstairs comprises of four double bedrooms (one ensuite) and a family bathroom with freestanding bath and separate shower. The light and spacious landing opens to the gallery above the kitchen.

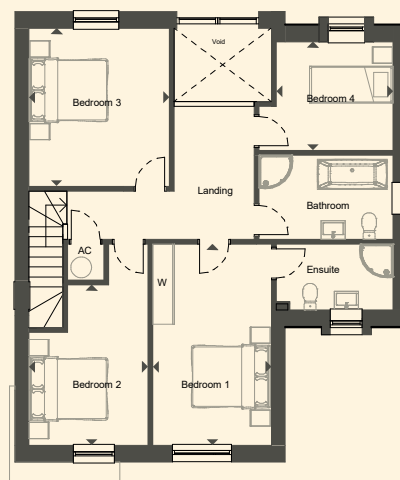
Integral garage and driveway.

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Ground Floor Plan

Kitchen/Family/Dining	6.08m x 6.05m	19'11" x 19'10"
Living Room	4.20m x 3.62m	13'9" x 11'10"
Garage	5.05m x 2.85m	16'6" x 9'4"



First Floor Plan

Bedroom 1	5.00m x 2.96m	16'4" x 9'8"
Bedroom 2	4.00m x 2.97m	13'1" x 9'9"
Bedroom 3	3.95m x 3.50m	12'11" x 11'5"
Bathroom 4	2.92m x 2.70m	9'6" x 8'10"

Gross Internal Area

Level	Area	
Ground Floor	67.54 m ²	727 ft ²
First Floor	78.13 m ²	841 ft ²
	145.68 m ²	1568 ft ²

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