



traditional



In addition to our **Prestige Specification** the following items are included:

- 3.0 m high ceilings to Ground Floor
- Decorative Cornices to Ground Floor
- Tiled Rear Patio
- Fireplaces to Living and Patio
- Panel lift door
- Trilock to front door
- Two Rinnai Hot Water Services with controls
- BBQ point to Patio
- Bench to Garage

The Kensington

Ground Floor Living	235.1 m ²
Upper Floor Living	140.1 m ²
Garage	43.5 m ²
Patio	33.1 m ²
Porch	9.1 m ²
Total Area	460.9 m²
House Width	19.7 m
House Depth	23.5 m



Listen, advise and create

The Kensington

- A home suited to the most discerning client, features included grand entrance with a stylish timber staircase, formal living and dining with a fireplace creating the perfect ambience for an occasion.
 - Includes a versatile library and study or alternatively a home theatre.
 - A feature glass skylight leads you to the enormous casual entertaining area incorporating outdoor al fresco with built in cooking facility and a stylish fireplace to relax around on those lazy Sundays.
 - The kitchen area is very generous with its modern European appliances, a larder area with a huge amount of storage and extra bench space with practical access directly to the garage.
 - To complete this area, a cellar is incorporated off the larder which can accommodate over 500 bottles of your best wine.
 - In addition to the extensive living areas, the home includes a master bedroom suite with a luxurious ensuite spa bath, twin vanity and separate toilet.
 - The first floor includes 2 huge bedrooms big enough for any teenager with their own private facilities and a guest room which also has its own ensuite. A separate living area makes the first floor complete.
 - The home can be modified to suit your block or requirements while maintaining the luxury and integrity of the design. Different façade options are also available.
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sandstone villa



australian colonial



georgian



Listen, advise and create