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Introducing
Isla 23.6



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ON DISPLAY AT
LEPPINGTON LIVING DISPLAY VILLAGE,
5 TWILIGHT STREET LEPPINGTON

Showcasing a subtle Hamptons feel, the Isla 23sq features an attic, four bedrooms, two bathrooms, and a double garage, its raked ceilings enhance the kitchen, family and meals area.

This beautiful single storey design does justice to the intuitive talent of our in-house designer, who has utilised her spatial expertise to expand the living areas up into the roof space by creating a habitable attic that is versatile and easily accessible by a compact fixed internal staircase. This unique space can be used as a home office, kids' playroom, gym or parents retreat, and provides flexibility by maximising floor area on small lot sizes.

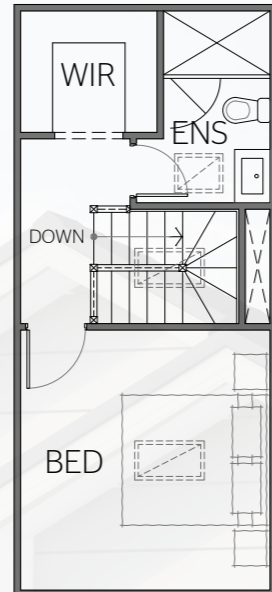
The Main Bathroom exhibits the luxury of a 'Wet Room' containing an open shower, free-standing bath and floor mounted bath Mixer.

The Isla 23sq will work on a 12m wide block and is fully customisable with alternative floor plan layouts available providing larger attic sizes, to further maximise the habitable living area within the same building footprint.

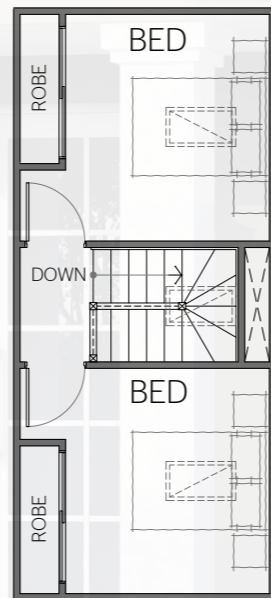
UPGRADED INCLUSIONS

- ▶ Hamptons Façade
- ▶ Ceiling Height to 2.6m
- ▶ 40mm Caesarstone Kitchen Bench tops
- ▶ 40mm Caesarstone Bathroom Bench tops
- ▶ Habitable Attic Construction
- ▶ Raked Ceilings
- ▶ 900mm Appliances Upgrade
- ▶ Bathroom Floor to Ceiling Tiling
- ▶ Free Standing Bathtub with floor mounted mixer
- ▶ Shower Niches
- ▶ Ducted Air Conditioning
- ▶ Upgraded Downlights Package
- ▶ Dishwasher
- ▶ Water tap to fridge space
- ▶ NBN Pre-Wire (Builder's Provision)
- ▶ Alarm System
- ▶ Carpet in Bedrooms
- ▶ Laminate Flooring to Living Areas and Staircase
- ▶ Square set wall to ceiling junctions
- ▶ Shower and bath niches

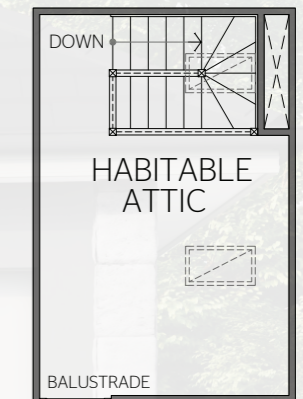
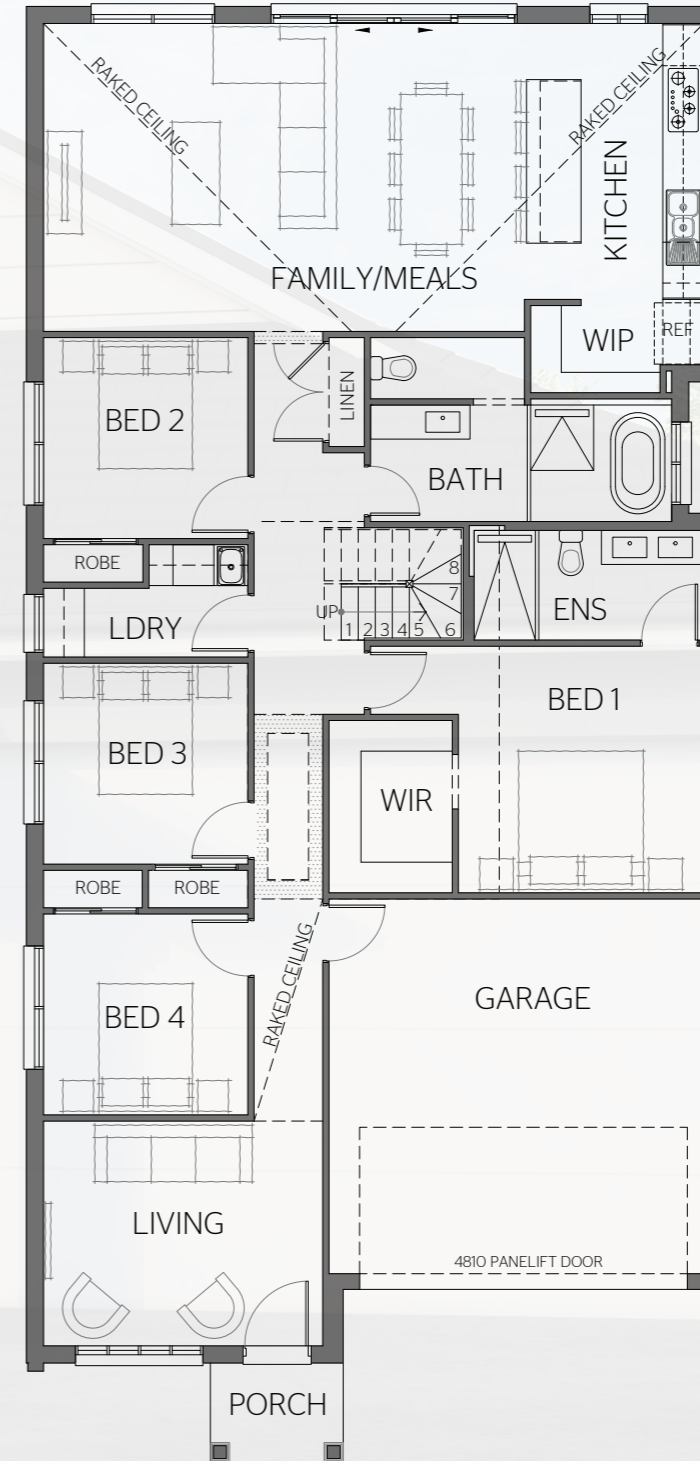
Isla Attic Options



FLOOR AREAS
ATTIC 2 30.74M²
 TOTAL SQUARES 24.75Q



FLOOR AREAS
ATTIC 3 30.74M²
 TOTAL SQUARES 24.75Q



FLOOR AREAS
ATTIC 1 20.44M²
 TOTAL SQUARES 23.65Q

GROUND FLOOR LIVING	163.05M ²
GARAGE	32.95M ²
ALFRESCO	NAM ²
PORCH	2.83M ²
HABITABLE ATTIC	20.44M ²
TOTAL	219.27M ²
SQUARES	23.605Q



MINIMUM LAND DIMENSIONS	LIVING	BED	BATH	CAR
HOUSE DIMENSIONS 10.19 x 19.91				
MINIMUM LOT SIZE 12.0 x 27.50 CDC	3	4	2	2
MINIMUM LOT SIZE 12.5 x 28.50 DA/CC				

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