

The

Kiama 22

On display at **Bairnsdale**





12.5M+ LOT WIDTH

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4 2 2 2 1

Plan Size (WxL) Minimum Lot Size (WxL)
11.03m x 24.35m 12.5m x 28m

Functionality meets modern aesthetics in a spacious and stylish home. The Kiama 22, with its 4 bedrooms and 2 bathrooms, is designed for 12.5m+ blocks, exemplifying an ideal family home. The design features a central passage leading to a sleek kitchen with a walk-in pantry and island seating. The kitchen seamlessly integrates with the dining and family, before extending out to an alfresco, perfect for indoor-outdoor living. At the front, the master suite offers a serene retreat, while the secondary bedrooms surround a central bathroom. The functional layout is completed by a private lounge which adds further versatility.v



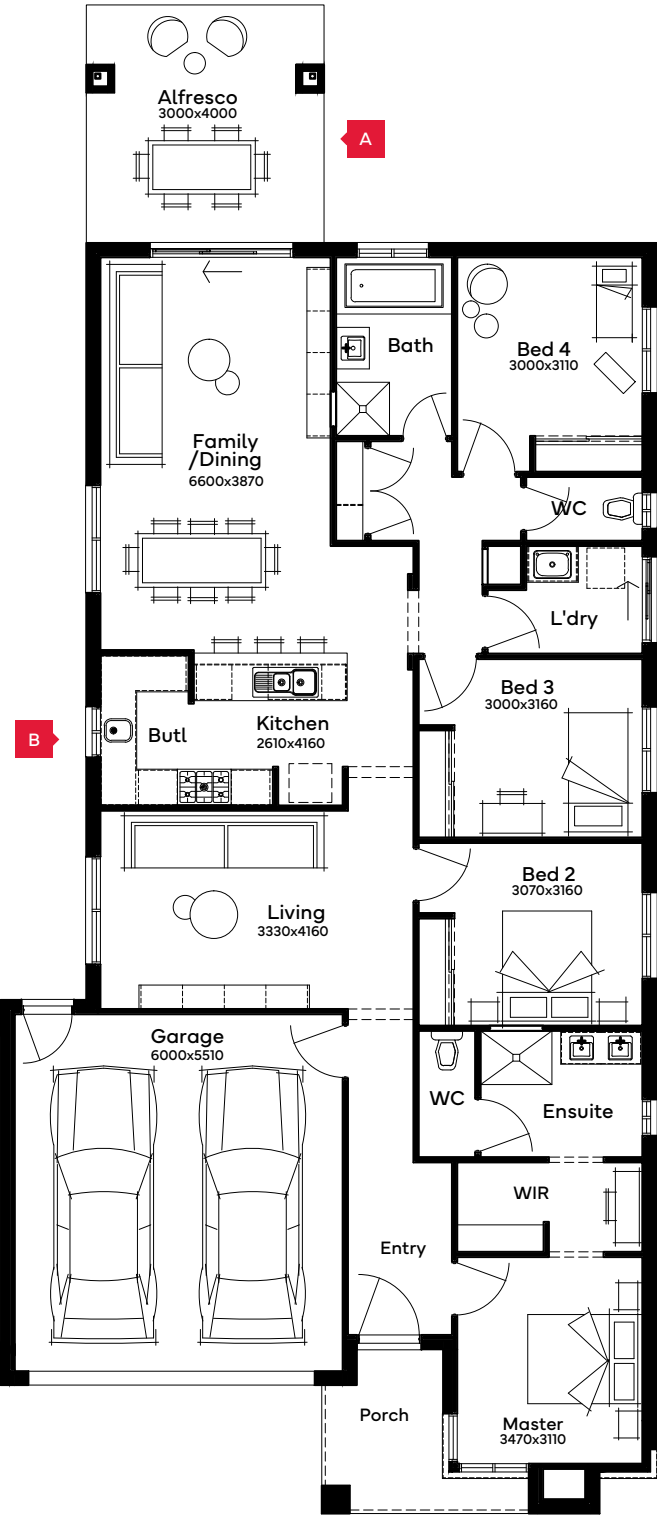
Scan for all design and facade options available with the Kiama 22; or visit simonds.com.au

As Displayed Specifications

Ground Floor	161.77 m ²	17.41sq
Garage	36.31 m ²	3.91sq
Alfresco	12.00 m ²	1.289sq
Alfresco Slab Extension	4 m ²	0.43sq
Porch	6.85m ²	0.74sq
Total	220.93m ²	23.78sq

As Displayed Structural Options

- A Alfresco Upgrade
- B Butler's Pantry
- C Ensuite



Displayed with Garrett Facade

As Displayed Specifications

Exterior

Cladding	James Hardie Scyon Axon in Basalt
Render	Surfmist
Roof	Monier Concrete - Elabana Profile in Sambuca

Kitchen

Benchtop	Caesarstone - Deluxe in Alpine Mist
Cabinetry	Laminex in Classic Oak and White
Cabinetry profile	Natural in Straight Edge
Featured tile	National Tiles - Pressed Edge White Matt

Living

Carpet	Carpet Call - Universe in Nova
Feature paint	Haymes Paint in Minimalist 6
Flooring	Perfect Timber Floors - Coastal Water Resistant Laminate in San Remo
Paint	Haymes Paint in Greyology 1

Bathroom and Ensuite

Benchtop	Caesarstone - Deluxe in Alpine Mist
Cabinetry	Laminex in Classic Oak
Cabinetry profile	Natural in Straight Edge
Main tile	National Tiles - Como Beige Matt
Feature tile	National Tiles - Canyon Stone Glacier Brick

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