

The

# Camperdown 33

On display at Edgewater Place





18M+ LOT WIDTH

# The Camperdown 33

On display at Edgewater Place

5 4 2 1 2 1

Plan Size (WxL) Minimum Lot Size (WxL)  
19.79m x 26.15m 18m x 33m

Bask in an entertainer's dream with the best in open plan living in our Camperdown 33. The Camperdown 33, designed for 18m+ blocks, offers 4 bedrooms (with the option to add a fifth), 2 bathrooms, and a 2-car garage. This single-storey home design excels in creating spaces to entertain with its open-plan living area, versatile lounges and outdoor alfresco – all ideal for various social events. The smart use of lines creates a homely yet spacious feel, with zoned secondary bedrooms for functional and comfortable living and a master suite at the front for privacy.

### As Displayed Specifications

Ground Floor	265.63 m <sup>2</sup>	28.59sq
Garage	61.31 m <sup>2</sup>	6.60sq
Alfresco	27.31 m <sup>2</sup>	2.94sq
Alfresco Extension (Pergola)	6.00 m <sup>2</sup>	0.65sq
Porch	4.70m <sup>2</sup>	0.51sq
Deck	5.59 m <sup>2</sup>	0.60sq
Total	386.90m <sup>2</sup>	41.65sq



Scan for all design and facade options available with the Camperdown 33; or visit [simonds.com.au](http://simonds.com.au)

### As Displayed Structural Options

- A** Alfresco
- B** Raked Ceiling
- C** Bed 5



Displayed with Norfolk Facade

## As Displayed Specifications

### Exterior

Brick	Austral - Melbourne Range in Yering
Feature masonry	National Tiles Landmark Range in Stackstone
Roof	COLORBOND® steel in Monument
Cladding	James Hardie Scyon Axon in Monument

### Kitchen

Benchtop	Caesarstone - Supernatural Mineral in Aterra Blanco
Cabinetry	Laminex Colour Tech Satin in Chamois
Cabinetry profile	Settler
Featured tile	National Tiles Zellige White Matt

### Living

Carpet	Carpet Call Caversham in Cygnet
Flooring	Perfect Timber Floors - Oak Classic Engineered in Istanbul
Feature walls	Haymes Paint in Shady Knoll, Water Grey & Intermittent
Paint	Haymes Paint in Aura

### Bathroom and Ensuite

Benchtop	Caesarstone - Supernatural Mineral in Aterra Blanco
Cabinetry	Laminex Chalk in Natural Walnut
Cabinetry profile	Straight Edge
Tapware	Alder Tapware in Brushed Nickel
Main tile	National Tiles Motley Rio Natural
Powder feature tile	National Tiles Mania Olive Gloss

[simonds.com.au](https://simonds.com.au) 1300 SIMONDS

