

The

Ironbark 37

On display at Woodlea Estate





12.5M+ LOT WIDTH

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5 2 3 1 1 2 1

Plan Size (WxL) Minimum Lot Size (WxL)
11.03m x 23.15m 12.5m x 28m

Enter a luxurious design that balances family moments with private retreats.

The Ironbark 37, a double-storey home ideal for 12.5m+ blocks, includes 5 bedrooms, 3 bathrooms, and a 2-car garage. The master suite features a vast walk-in robe and a luxury ensuite, while the remaining bedrooms also have their own walk-in robes. The kitchen overlooks the rear, and living and formal dining areas embrace the alfresco, ensuring a blend of communal interaction and private luxury, perfect for families seeking a balance of togetherness and individuality.

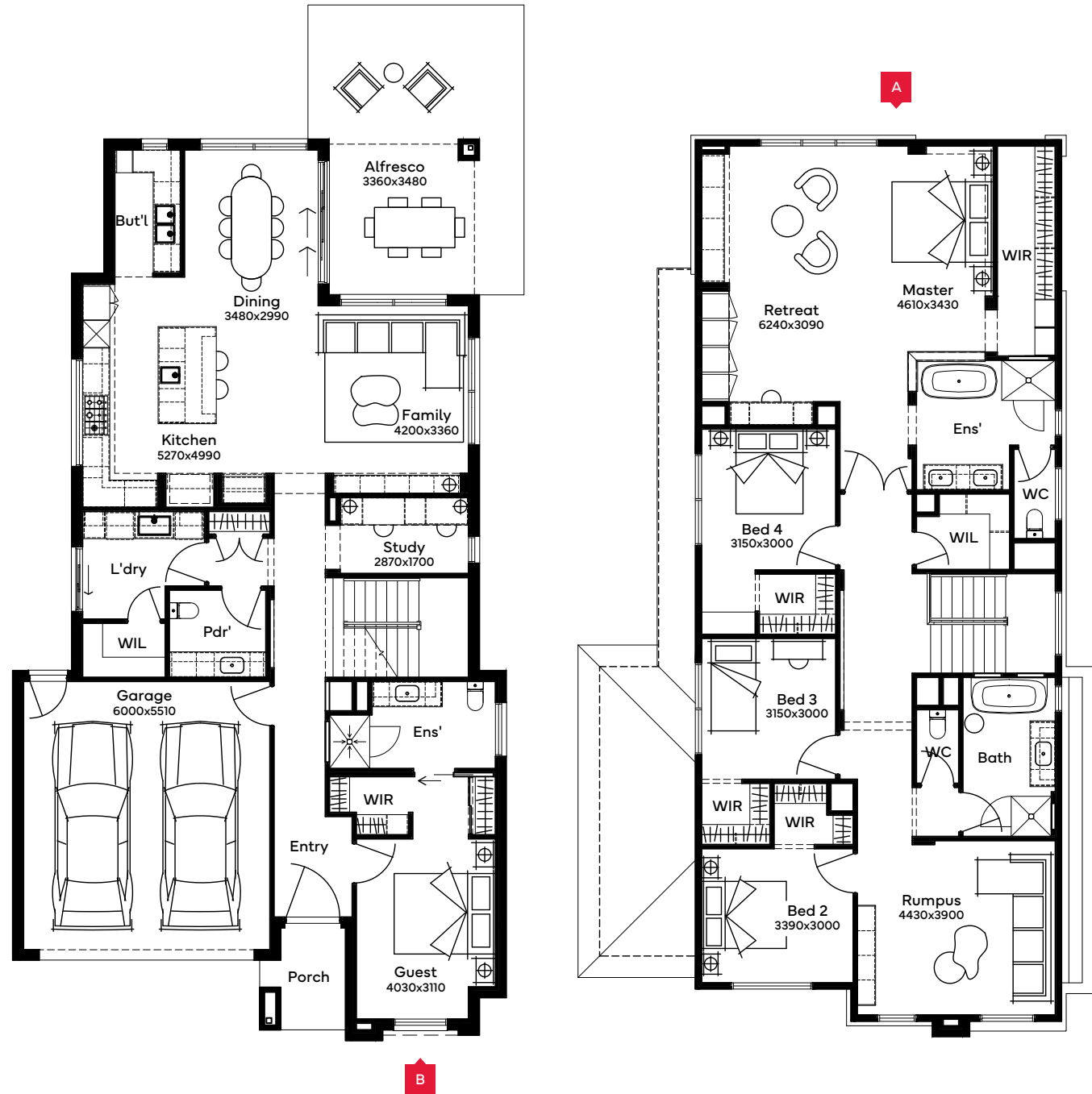


Scan for all design and facade options available with the Ironbark 37; or visit simonds.com.au

As Displayed Specifications		
Ground Floor	133.98m ²	14.42sq
First Floor	156.46m ²	16.84sq
Garage	36.14m ²	3.89sq
Alfresco	11.69m ²	1.26sq
Alfresco Ext'	17.97m ²	1.93sq
Porch	4.04m ²	0.43sq
Total	360.28m ²	38.78sq

As Displayed Structural Options

A Master to Rear **B** Guest Bed



Displayed with Bennett Facade

As Displayed Specifications

Exterior

Brick	Austral - Indulgence Range in Truffle
Feature Brick	Austral Nubrik Artisan in Wolf
Roof	Monier Concrete - Madison Profile in Soho Night
Cladding	James Hardie Primline Newport in Phantom

Kitchen

Benchtop	Caesarstone - Deluxe in Organic White
Cabinetry	Laminex Colour Tech Satin in Surf
Feature Tile	National Tiles Masia Blanco Matt

Living

Paint	Haymes Paint in Relaxation
Feature Wall Paint	Haymes Paint in Aged Grey 7
Internal Cladding	Surround by Laminex in Scallop 45
Carpet	Carpet Call Hargrove in Sycamore
Flooring	Perfect Timber Floors - Oak Classic Engineered in Lyon

Bathroom and Ensuite

Benchtop	Caesarstone - Deluxe in Organic White
Cabinetry	Laminex Chalk in Delana Oak
Cabinetry Profile	Settler
Main Tile	National Tiles Ascoli Travertine Crosscut

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