

The

Rosella 31

On display at Crownlea





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 4  2  3  1  1  2  1

Plan Size (WxL)

14.39m x 25.43m

Minimum Lot Size (WxL)

16m x 32m

Redefines family comfort with a luxurious, open-plan house design.

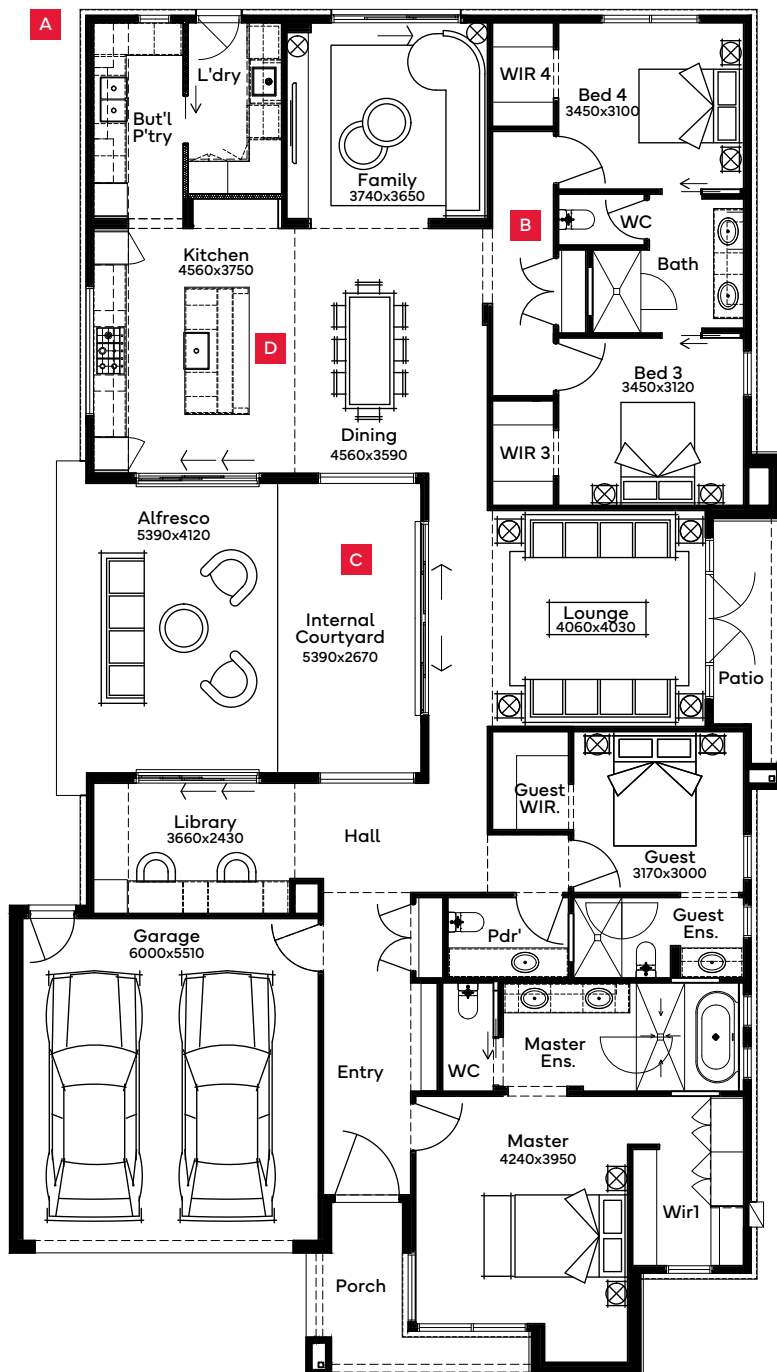
The Rosella 31 home design, unfolding on a single level, offers 4 bedrooms, 3 bathrooms, and a 2-car garage, making it an exceptional choice for families seeking a blend of luxury and practical living. This house plan excels in providing spacious communal areas while ensuring personal retreats for all. The comfortable guest suite provides households with flexibility — accommodating guests, relatives coming to stay or older teens in search of more independence. Showcasing an internal courtyard and alfresco, its thoughtful layout maximises indoor-outdoor flow, catering to the modern desire for expansive living zones that remain connected to the natural world outside.

As Displayed Specifications

Ground Floor	233.59m ²	25.14sq
Porch	6.95m ²	0.75sq
Alfresco	20.61m ²	2.22q
Alfresco Slab Ext'	2.80m ²	0.30q
Garage	36.34m ²	3.91sq
Patio	5.52m ²	0.59sq
Internal Courtyard	15.20m ²	0.30sq
Total	321.01m ²	34.55sq

As Displayed Structural Options

- A** Alternate Rear
- B** Linen
- C** Internal Courtyard
- D** Raked Ceiling



Scan for all design and facade options
available with the Rosella 31;
or visit simonds.com.au

Displayed with Hampshire Facade

Lot 16 (31) Claremont Drive, Warragul

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