

The

Bowden 36

Previously the *Berrick 38* on display at **Vista Estate**





12.5M+ LOT WIDTH

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Plan Size (WxL)

11.27m x 21.23m

Minimum Lot Size (WxL)

12.5m x 30m

The ultimate family haven, the double-storey Bowden 36, is designed for a 12.5m+ block. This beautifully curated 5-bedroom, 3-bathroom home seamlessly blends modern luxury with practical living, offering generous spaces for every member of the family. The ground floor opens up to an expansive living, dining, and kitchen area, perfect for entertaining. While the downstairs guest suite provides a private retreat for visitors or adult children. Upstairs a dedicated rumpus room adds extra space for relaxation or play, surrounded by 4 well-appointed bedrooms including a grand master suite with its own walk-in robe and luxurious ensuite. Featuring a 2-car garage with a connecting mud room, this double-storey home covers all the essentials while offering an elevated lifestyle.

Specifications

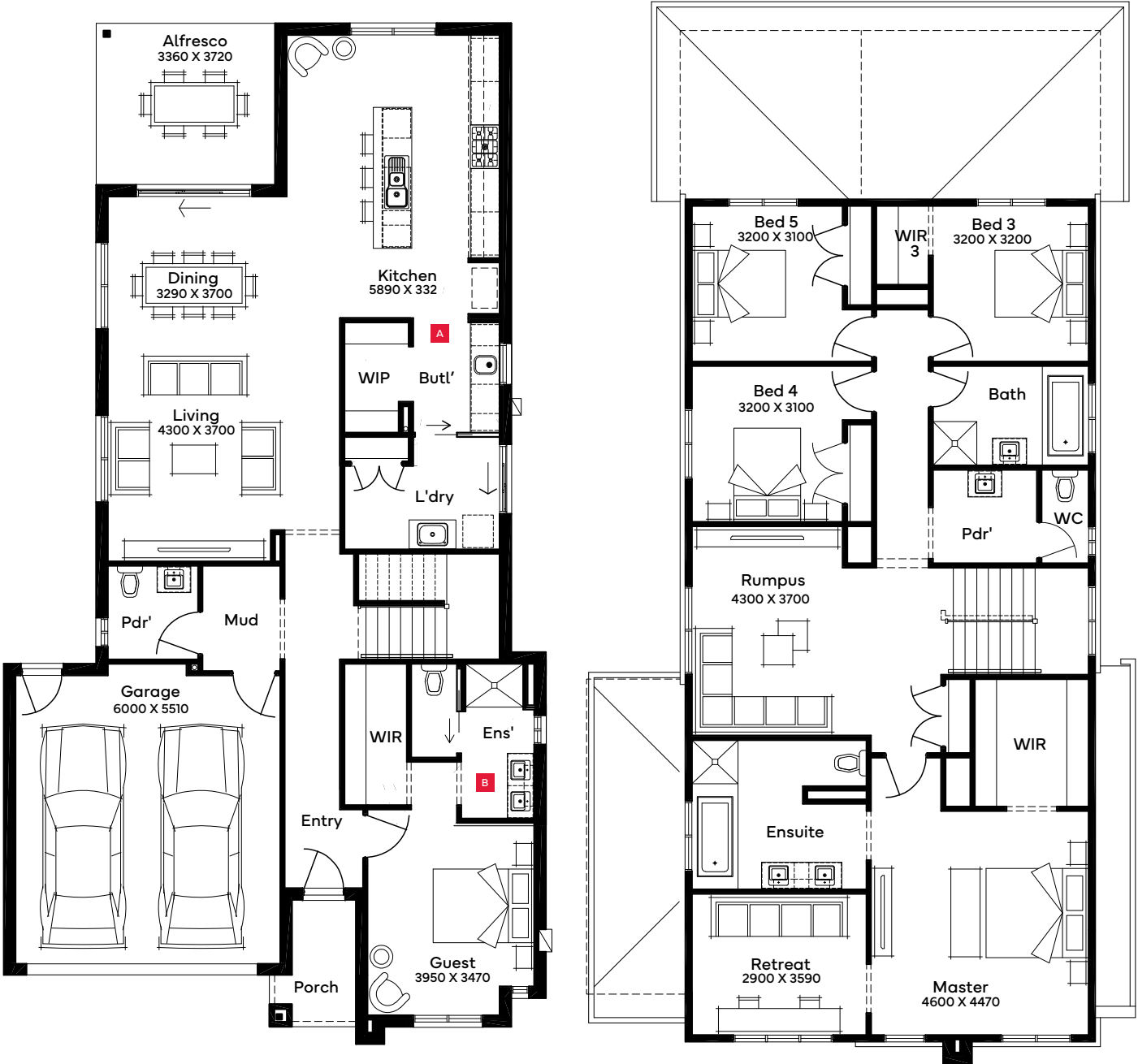
Ground Floor	140.40m ²	15.11sq
First Floor	143.66m ²	15.46sq
Garage	37.10m ²	3.99sq
Alfresco	12.50m ²	1.35sq
Porch	4.01m ²	0.43sq
Total	337.67m ²	36.35sq



Scan for all design and facade options available with the Bowden 36; or visit simonds.com.au

Structural Options (NCC Equivalent)

- A** Butler's Pantry 1
- B** Ensuite



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