

The

Gardiner 23

Previously the *Prague 19* on display at St Yves Estate





12.5M+ LOT WIDTH

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 4
  2
  2
  2
  1

Plan Size (WxL)

11.27m x 24.11m

Minimum Lot Size (WxL)

12.5m x 30m

Discover the single-storey Gardiner 23, designed for a 12.5m+ block. Crafted to elevate your lifestyle, this 4-bedroom, 2-bathroom home is the perfect blend of space and style. Ideal for young families, this design features a spacious open-plan kitchen, dining, and living area that flows effortlessly into the alfresco for seamless indoor-outdoor living. The plush master suite, complete with a walk-in robe and ensuite, offers a private retreat, while the additional 3 bedrooms are generously sized for comfort and functionality. With a dedicated lounge area for relaxation, a versatile layout, and a double car garage for added convenience, this home is designed to meet your every need. Embrace modern living at its finest with this exceptional home design.

Specifications

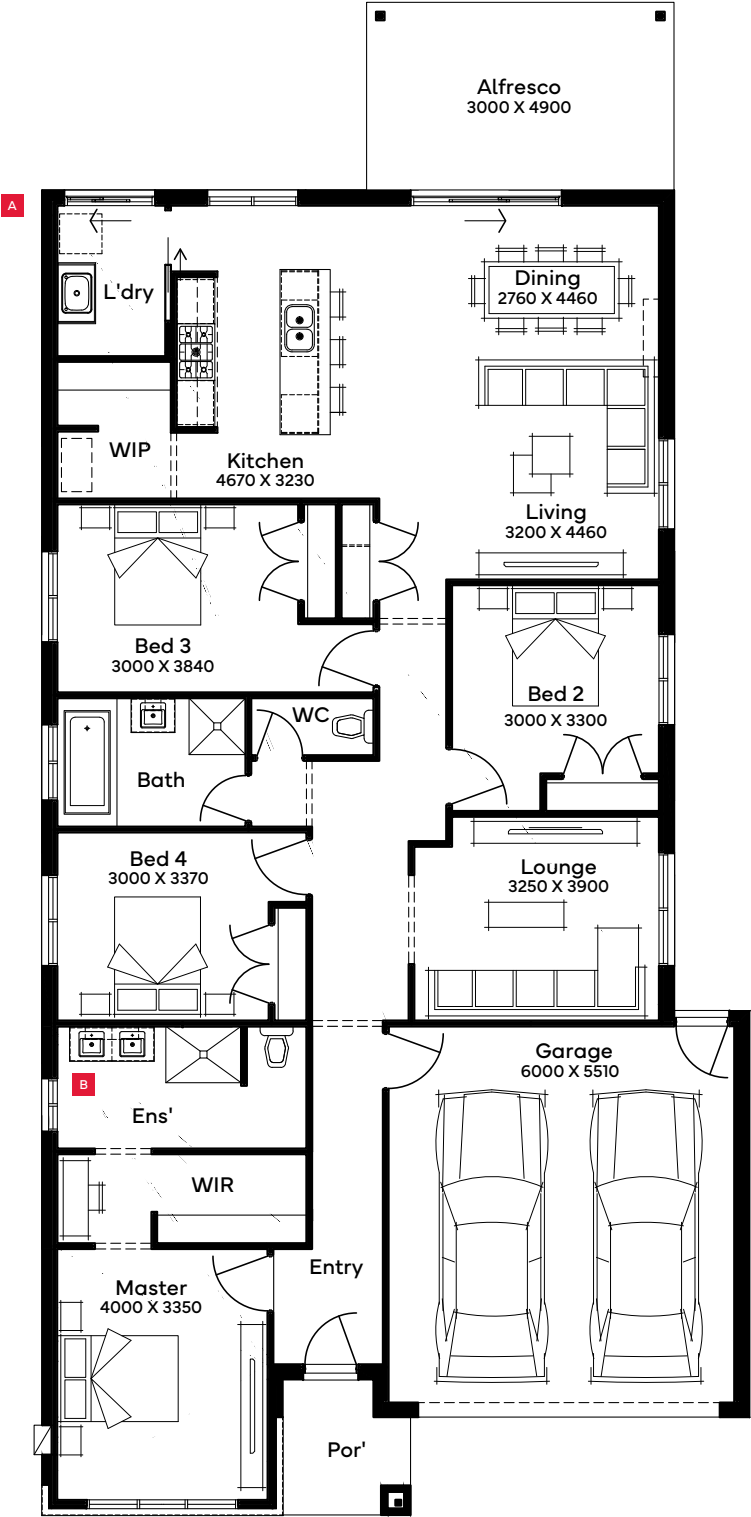
Ground Floor	173.48m ²	18.67sq
Garage	36.25m ²	3.90sq
Alfresco	14.70m ²	1.58sq
Porch	4.05m ²	0.44sq
Total	228.48m²	24.59sq



Scan for all design and facade options available with the Gardiner 23; or visit simonds.com.au

Structural Options (NCC Equivalent)

- A** Rear Flip with Alfresco
- B** Ensuite



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