

The

Sandford 32

Previously the *Hampstead 32* display at **St Yves Estate**





18M+ LOT WIDTH

The Sandford 32

Previously the *Hampstead 32* on display at **St Yves Estate**

5
 2
 2
 1
 1
 2
 1

Plan Size (WxL)

15.71m x 22.67m

Minimum Lot Size (WxL)

18m x 32m

Welcome to the beautifully crafted Sandford 32, 5-bedroom, 2-bathroom single-storey home designed for a 18m+ block. Crafted with family living in mind, this home boasts a large open plan kitchen and family area, a private theatre room for entertainment, and a dedicated home office for ultimate convenience. Practical touches, such as a 2-car garage, separate laundry and walk-in linen don't go unnoticed. The generous alfresco space invites outdoor dining and relaxation, making this home a perfect blend of comfort, style, and practicality. Ideal for families seeking a modern lifestyle, this home design offers everything you need for luxury living on a single level.

Specifications

Ground Floor	247.69m ²	26.66sq
Garage	36.34m ²	3.91sq
Alfresco	31.29m ²	3.37sq
Porch	4.61m ²	0.50sq
Total	319.93m²	34.44sq



Scan for all design and facade options available with the Sandford 32; or visit simonds.com.au

Structural Options (NCC Equivalent)

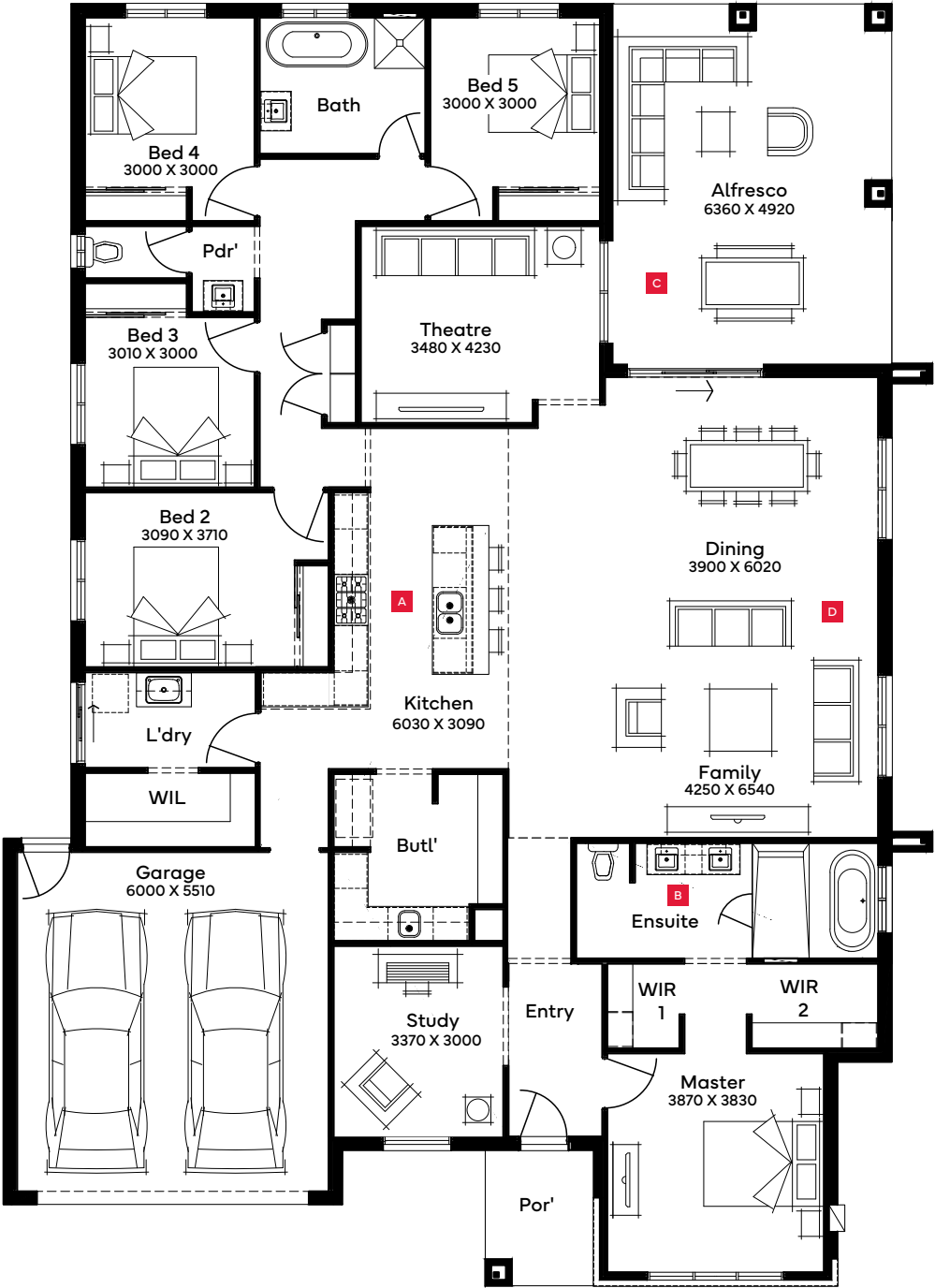
- A

Alternate Kitchen & Butler's Pantry 2
- B

Ensuite
- C

Larger Alfresco
- D

Raked Ceiling to Family and Dining



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