

The

# Armidale 38

Previously the Washington 37 on display at Merrifield





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Plan Size (WxL)

**12.35m x 22.39m**

Minimum Lot Size (WxL)

**14m x 28m**

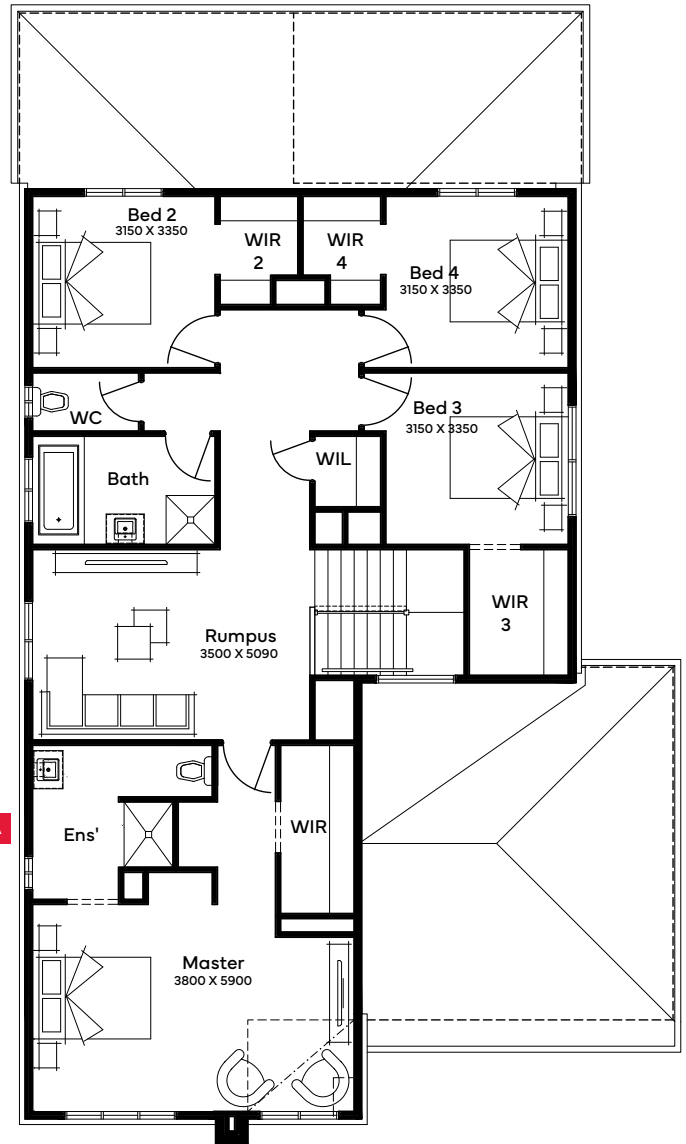
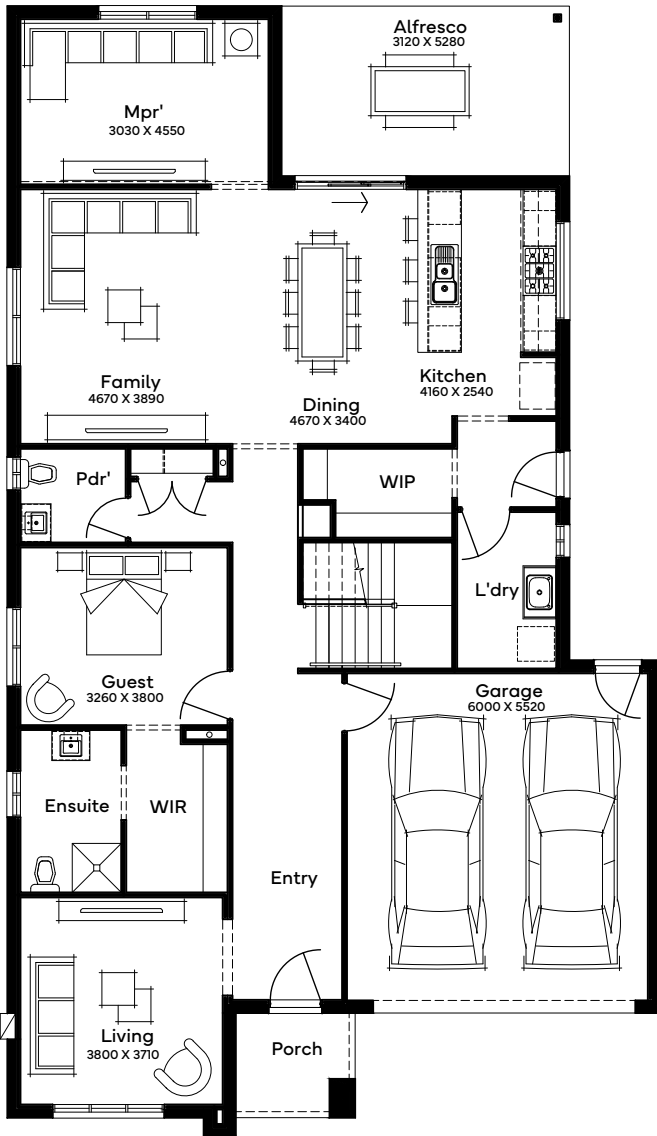
Suited for 14m+ blocks, the Armidale 38 includes 5 bedrooms, 3 bathrooms, and a 2-car garage. The ground floor features an open-plan living space with a large kitchen and walk-in pantry. A guest bedroom with an ensuite, walk-in wardrobe, and a spare lounge cater to hosting needs. Upstairs houses three bedrooms with walk-in closets, a rumpus room, and a resort-style master suite, providing a luxurious retreat for every family member.

#### As Displayed Specifications

Grand Floor	156.79m <sup>2</sup>	16.88sq
First Floor	135.96m <sup>2</sup>	14.63sq
Porch	6.39m <sup>2</sup>	0.69sq
Garage	36.30m <sup>2</sup>	3.91sq
Alfresco	20.93m <sup>2</sup>	2.25sq
<b>Total</b>	<b>359.67m<sup>2</sup></b>	<b>38.72sq</b>

As Displayed Structural Options

**A** Master Ensuite



Scan for all design and facade options available with the Armidale 38; or visit [simonds.com.au](http://simonds.com.au)

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